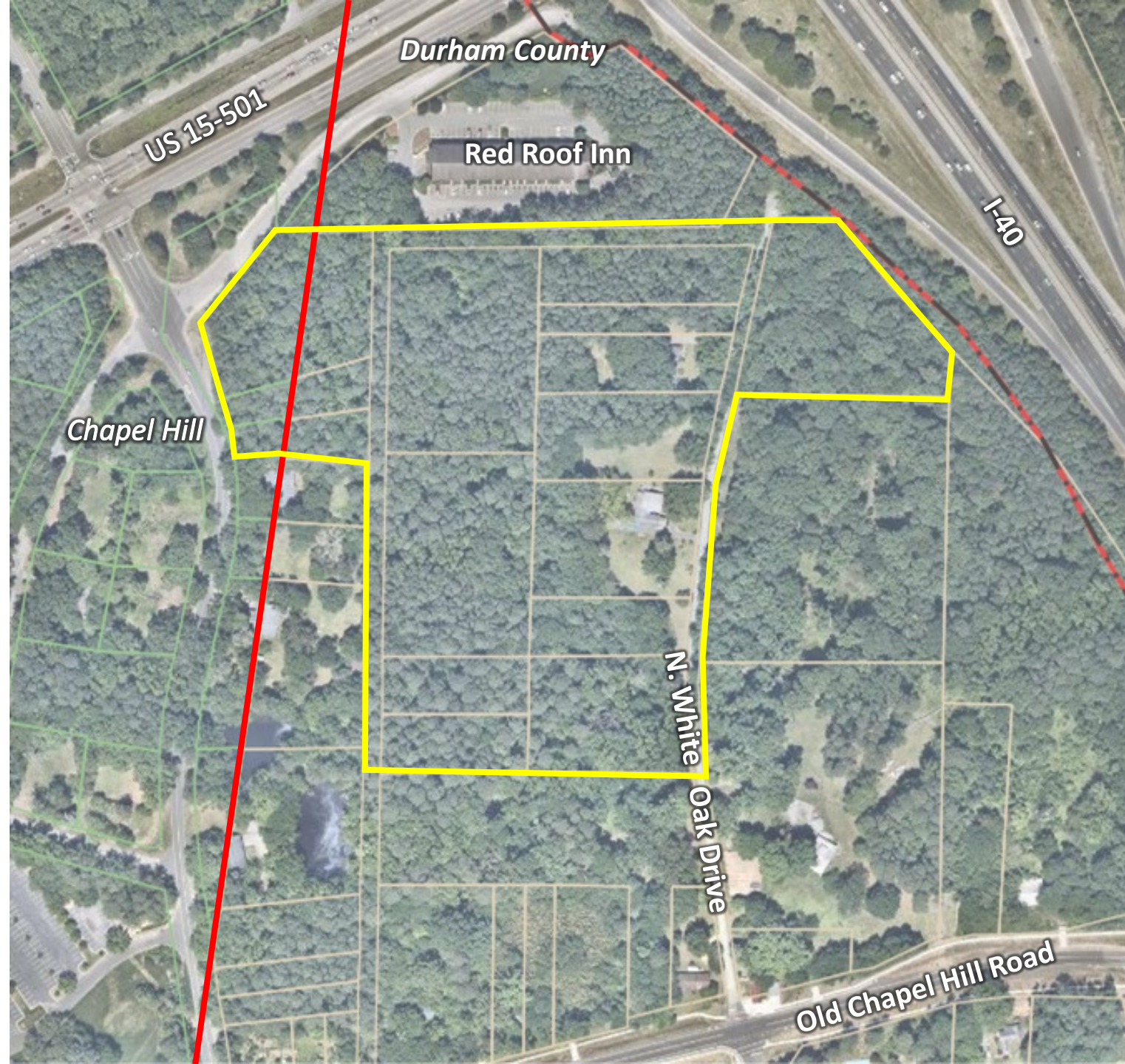






Conditional Zoning: Gateway

October 11, 2023



Complete Community Evaluation

Goal 1 – Plan for the Future Strategically		<ul style="list-style-type: none">○ Participated in the Parkline East planning effort○ Provides first segments of what will become a continuous greenway
Goal 2 – Expand and Deliver new Greenways for Everyday Life		<ul style="list-style-type: none">○ Greenways provided along the north, east, and south boundaries
Goal 3 – Be Green and Provide Housing		<ul style="list-style-type: none">○ Designed to meet 100-year storm○ Electric vehicle parking○ Climate action commitments listed in Condition 25
Goal 4 – Holistic Planning		<ul style="list-style-type: none">○ Bus stops on Lakeview Drive○ Contributing to a bike-ped network with full connection dependent on development of nearby properties

Planning Commission Recommendation



Project is consistent with the Comprehensive Plan



Recommended denial of the project with comments on:

- Connectivity
- Streetscape design
- Tree canopy removal
- Coordination with other projects

Affordable Housing Plan

	Option 1	Option 2
Unit type	48-72 rental apartments	24 for-sale townhouses
Total units	364-388 (316 market-rate units)	340 (316 market-rate units)
Proposed percentage	15-22.7% of market-rate units	7% of market-rate units
Inclusionary zoning	Not applicable	3.6 units required (15% of 24 for-sale units)



Procedures

- Open the Legislative Hearing
- Receive public comment
- Provide comments on the proposed Conditional Zoning
- Continue the hearing to November 15, 2023