

Conditional Zoning: 200 South Elliott Road (CZD-24-4)

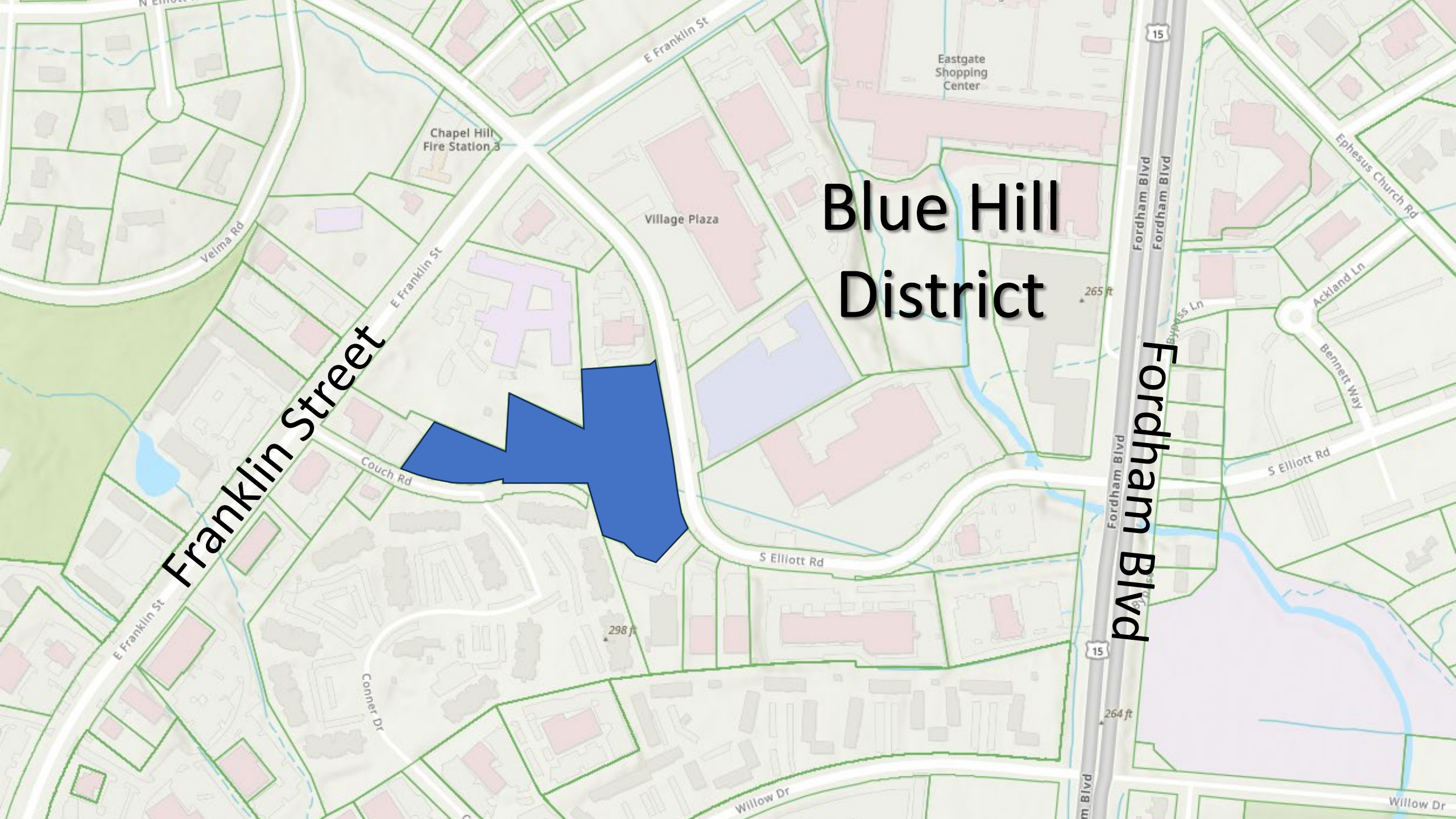


**Town Council Meeting
June 25, 2025**

Procedural Context

Conditional Rezoning Hearing

- Opened on January 15th, 2025
- Approved on April 9th, 2025
- Reopened tonight for a 2nd Action Hearing



Franklin Street

Blue Hill District

Fordham Blvd



Affordable Housing Commitment

The ordinance provides flexibility for the applicant to choose one of these options during final plans review. The applicant has indicated that they prefer the \$1.5 million payment option.

- **\$1.5 million payment towards affordable housing**

OR

- 10% of the units affordable at 80% AMI

Procedures

- Re-open the Legislative Hearing
- Receive comments
- Close the Legislative Hearing

Procedures

- Consider Resolution A: Consistency and Reasonableness
- Consider Ordinance A: Approving the Application

OR

- Consider Resolution B: Denying the Application

Complete Community Considerations

- ✓ Direct growth to greenways, transit corridors, and infill sites
- ✓ Plan for the future strategically
- ✓ Expand and deliver new greenways for everyday life
- ✓ Be green and provide housing
- ✓ Plan for excellence in the public realm and placemaking

Complete Community Considerations

Goal 1 – Plan for the Future Strategically

- The project is a large infill site located in the Blue Hill District, with nearby transit and greenway connections. The project is located in the North 15-501 Corridor Focus Area of the Future Land Use Map.
- The Future Land Use Map calls for an activated street frontage along Elliott Road, with heights at six stories, and Multifamily, Shops & Offices as a primary use.
- This project will provide a mix of housing and commercial space.

Goal 2 – Expand and Deliver New Greenways for Everyday Life

- The project is located near the existing Booker Creek Greenway and the proposed greenways along Fordham Boulevard and Franklin Street.
- The project includes the construction of a multi-use path connection through the site.
- The project is well served by existing sidewalks and nearby bus stops.
- The project includes streetscape improvements along Elliott Road and a payment-in-lieu for improving nearby bus stops.
- The project does not meet the intent of the Connected Roads Plan, as it does not include a vehicular connection between Couch Road and Elliott Road.

Complete Community Considerations

Goal 3 – Be Green and Provide Housing

- This project contributes to the dense, walkable development pattern called for in the Climate Action and Response Plan.
- The project includes commitments on energy efficiency, EV charging, and a climate action plan.

Goal 4 – Holistic Planning

- The urban designer's assessment has been provided to Council.