

Petition 2018-144 by Portman Holdings

To Approve:

This petition is found to be consistent with the *South End Transit Station Area Plan* and the *South End Vision Plan* based on the information from the staff analysis and the public hearing, and because:

- The plans recommend mixed-use transit supportive uses.

([Therefore, we find](#)) this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The subject site is within a ¼ mile walk of the East/West Transit Station on the LYNX Blue Line.
- The petition will include a mixture of uses, with a minimum of two land uses permitted by ordinance standards, consistent with the South End Vision Plan recommendation to expand the mix of uses in the district.
- The optional request to construct a 250-foot building will allow a building that is 130 feet higher than what is allowed by ordinance standards. However, the site is separated from single family neighborhoods by some distance and will not have a negative impact on established neighborhoods, and added height is supported by the *South End Vision Plan*.
- The petition will enhance the pedestrian environment along the rail corridor by widening the 12-foot rail trail to 16 feet and installing trees in tree grates.
- The petition eliminates existing parking between the building and the street and consolidates two primary driveways into one driveway. The proposed development also includes ground floor active uses on all public streets and open space areas along the multi-use path. Together, these improvements will significantly enhance the pedestrian environment on the subject site.

To Deny:

This petition is found to be consistent with the *South End Transit Station Area Plan* and the *South End Vision Plan* based on the information from the staff analysis and the public hearing, and because:

- The plans recommend mixed-use transit supportive uses.

([However, we find](#)) this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: