

## Petition 2017-173 by Ram Reality Advisors

### To Approve:

([I move that the](#)) Zoning Committee finds the petition to be **consistent** with the *South End Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends mixed use transit supportive development.

([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 petition will remove an existing surface parking lot and utilize the adjacent parking structure to eliminate the need for parking on site; and
- The subject site is within ¼-mile walk of the East/West Boulevard Transit Station on the LYNX Blue Line; and
- The proposed development will provide a mix of retail and residential uses; and
- The petition provides active ground floor uses as well as architectural design commitments for the ground floor, has street facing facades that encourage pedestrian activity, and complements the pedestrian environment.
- The 165-foot building height optional request is 45 feet greater in height than what is allowed by right in the MUDD (mixed use) and TOD (transit oriented development) ordinance standards;
- However, the building height and commitments to ground floor design details are consistent with the recent *South End Vision Plan*.

#### Consistency:

Maker:

2<sup>ND</sup>:

Approve or Deny

Vote:

Dissenting:

Recused:

#### Recommendation:

Maker:

2<sup>ND</sup>:

Approve or Deny

Vote:

Dissenting:

Recused:

### To Deny:

([I make that the](#)) Zoning Committee finds the petition to be consistent with the *South End Transit Station Area Plan*, based on information from the staff analysis and the public hearing, and because:

- The plan recommends mixed use transit supportive development.

([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)