



### Informational Meetings: August 14th, October 9th, December 5th, + February 5th





## Where We've Been

- 2012: "Raise the Bar"
- 2014: TOD Zoning Assessment
- 2016: Camiros hired
- · 2018:
  - South End Vision Plan adopted
- 4 drafts released + vetted

# camiros



#### OUTREACH

30+ Meetings with Ordinance Advisory Committee

- Neighborhood + Sustainability
- Development + Design

Stakeholder Meetings

15+ Interest Group Meetings

City Council Committee Meetings

Economic Analysis Report

1,000+ Comments



# Economic Analysis Report Update

## • 2 Project Types Tested:

- High Rise Office Building in the TOD-Urban Center District
- Surface Parked Multi-Family Building in the TOD-Transition District



#### • 2 "Sensitivities" Tested:

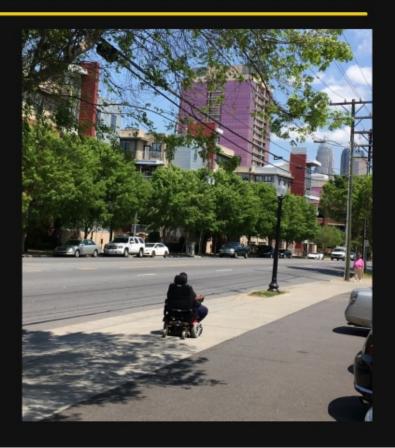
- Open Space Standards
- Bonus Structure

## BONUS STRUCTURE

OPTION 1: Make height clear, predictable, transparent, and SET.

OPTION 2: Give it away through negotiated Optional Process.

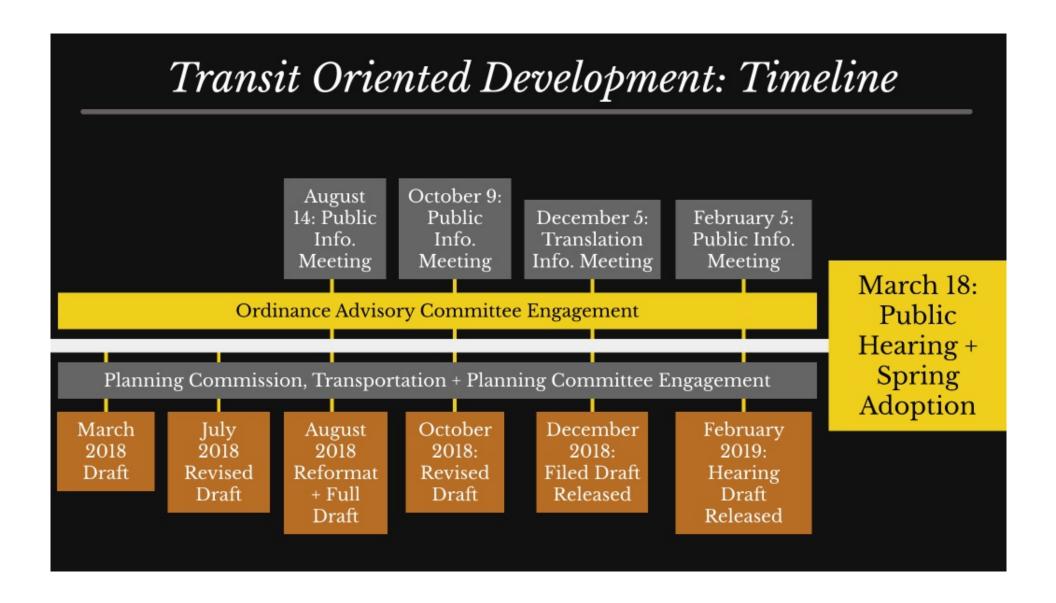
OPTION 3: Blend the two with TRANSPARENT public benefit.



# Bonus Update: Adding Tools

- Sustainability is a development commodity.
  - LEED, On-Site Energy Generation, Additional Open Space
- Open Space Reduction in exchange for Affordable Housing
- Longer Buildings Allowed in exchange for Affordable Housing





#### Transit Oriented Development: Timeline March 18: March 25: March 19: Planning Committee Public Hearing Transportation + Discussion + Planning Committee + at City Council Recommendation Recommendation April: Decision Hearing Draft + Economic Analysis





