ENVIRONMENTAL COMMISSION MOTION 20180103 008a

Date: January 3, 2018

Subject: 425 W. Riverside Planned Unit Development, C814-2017-0001

Motion by: Hank Smith   **Seconded by:** Linda Guerrero

RATIONALE:

WHEREAS, the proposed Planned Unit Development (PUD) is not asking for any modifications to environmental or drainage requirements, has been determined to have superior environmental elements by staff, and staff is supporting the PUD with conditions; and

WHEREAS, the proposed PUD has been used to establish baselines for both CodeNEXT as well as the South Central Waterfront Vision Framework Plan.

THEREFORE, the Environmental Commission recommends support of the request for PUD zoning approval with the following

Staff Conditions: as outlined in the staff memo in the backup for this agenda.

Environmental Commission Conditions:
- The PUD must be considered by the South Central Waterfront Plan group prior to Council approval
- The Applicant will continue to work with staff to identify possible additional off-site water quality treatment
- The Applicant will continue to work with the City Arborist to evaluate management of the full tree canopy
- Power lines on the perimeter will be buried to promote full canopy growth for all street trees
- Encourage City Council to implement the Tax Increment Financing (TIF) and Public Improvement District (PID) funding mechanisms, as those funds will go to funding of open space and park areas within the South Central Waterfront Master Plan
- Work with staff to develop a plan that could encourage public access to the green roof areas with a focus on public education
- Work with staff to develop a plan to utilize green screening for the project
- Work with staff to encourage use of pervious paving for sidewalk areas to provide a water source for planting areas.

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VOTE 8-0

For: Perales, Thompson, Neely, Maceo, H. Smith, Coyne, Guerrero, Gordon
Against: None
Abstain: None
Recuse: None
Absent: B. Smith, Istvan, and Creel

Approved By:

Marisa Perales, Environmental Commission Chair