



South Central Waterfront Advisory Board

October 12, 2022

RE: 305 South Congress PUD

To Mayor and City Council:

We are charged with the implementation of the adopted SCW Vision Plan, as such, we would like Council to prioritize and have a deeper discussion on the following items.

While we support the increased height, based on the 20 percent affordable goal overall for the district we feel the additional height should be taken into consideration and result in comparable affordable housing. With regard to affordable housing, we feel the applicant should provide 10% on-site as well as implement the 70 units at 422 to be phased out when the final project comes online.

Given that the vision plan had this area as contributing the signature park, we feel that the parkland when built should be fully inviting, accessible, and usable to the general public. In accordance with the staff recommendation, the future park that is built shall meet Level 1 standards. We agree that the developer shall open the trail and publicly accessible parkland in a phased manner, but no later than 9 years after the ordinance is passed. All programming of the park shall be overseen and implemented by the COA utilizing traditional park protocol.

With regard to environmental protections, we feel the developer should be required to adhere to a maximum reflectivity of 15% or less and reclaimed water as the irrigation source for the property as well as the implementation of Water Forward standards as required by city code.

The applicant shall adhere to the waterfront overlay as it pertains to any setback requirements for the lake.

Sincerely,

Samuel Franco,

Chair, South Central Waterfront Advisory Board