



SOUTH CENTRAL WATERFRONT ADVISORY BOARD RECOMMENDATION

**APRIL 15, 2024
AGENDA ITEM #3**

Date: April 15, 2024

Subject: Proposed South Central Waterfront Combining District and Density Bonus Program

Motioned By: Chair Stephenson

Seconded By: Board Member Sullivan

Recommendation

Grant staff recommendation, as amended, to create a new combining district and density bonus program governing development in South Central Waterfront District.

Amendments:

1. Remove the mandatory adoption of bird friendly design criteria.

Rationale. While well-intentioned, the adoption of bird-friendly design criteria should remain a credit option under AEGB, not a prerequisite. The credit is not yet properly calibrated for use on high-rise buildings of this scale, and as currently drafted imposes a multi-million dollar premium that will serve to decrease density and limit community benefit fee-in-lieu dollars for critical affordable housing, parks, and infrastructure improvement. By capping glazing reflectivity, more solar heat gain passes into the building, necessitating larger/upgraded mechanical systems that cost more to build and consume more electricity in perpetuity. The resulting dark glass also decreases visible light transmittance into the building, which conflicts with the AEGB Daylighting credit and with Subchapter E requirements for high-VLT glazing at the first and second floors of each project.

Vote:

For:

Against:

Abstain:

Absent:

Attest: _____
Chair Jim Stephenson

DRAFT