



BOARD/COMMISSION RECOMMENDATION

South Central Waterfront Advisory Board Recommendation Number: (20240819-003):
Recommending 311-315 South Congress Planned Unit Development (PUD) Application

The South Central Waterfront Advisory Board (SCWAB) held a public meeting on August 19, 2024, to consider a Planned Unit Development (PUD) proposal for 311-315 South Congress Avenue. The SCWAB unanimously recommends that the City Council approve this PUD, pending satisfaction of the detailed conditions included in the staff report. The rationale for our recommendation is reflected below.

In seeking to create a vibrant mixed-use building that increases residential density, enhances pedestrian engagement, and fosters increased environmental stewardship, the SCWAB found the 311-315 South Congress PUD to be in significant alignment with the SCW Vision Framework Plan and the proposed SCW Combining District and Density Bonus Program.

In addition to adding 485 multifamily units that will begin to ease our critical housing shortage city-wide, 311-315 South Congress offers significant community benefits for the burgeoning South Central Waterfront neighborhood. Those include a 10% set aside for affordable housing units at 60% MFI rents, a public open space/plaza on South Congress with AIPP commissioned artwork, Great Streets and Functional Green compliance, a public hydration station for pedestrians, and 2,500 sf of subsidized commercial space for local businesses or non-profit use.

311-315 South Congress also shows appropriate respect for sustainability concerns and sets a high bar for environmental stewardship in the neighborhood. The project will target an AEGB 3-star rating, offering innovative native plant landscaping, 100% onsite water treatment, funding for 250' of reclaimed water line extension, LEED Bird Deterrence and Dark Skies compliance, a significant rooftop solar PV panel array, expandable EV charging capacity and an innovative urban beekeeping installation.

Date of Recommendation: August 19, 2024

Record of the Vote: 5 yes / 0 Nays

Motion: Vice Chair Felicity Maxwell | **Seconded:** Board Member David Sullivan

Attest:

Jim Stephenson, Chair