

Airport and Oak Springs

- **The applicant requests the ability to participate in city-run affordable housing bonus programs.**
 - The property is currently zoned for CS-MU-NP and LR-MU-NP, both of which allow multifamily and commercial by right – but do not make it eligible for an affordable housing bonus.
 - The applicant is requesting CS-MU-V-DB90-NP, which would allow a project to proceed under the Vertical Mixed-Use program (which requires 10 percent of units as affordable) or the Density Bonus 90 program (which requires 12 percent of units as affordable).
 - The applicant also requests a waiver of the ground-floor commercial design requirement.
- **The property is surrounded by areas designated for commercial, multifamily, and missing middle – and is buffered from single-family properties by a significant and varied slope.**
 - The property is primarily surrounded by parcels with comparable zoning (CS-MU-NP, CS-NP) and missing middle (SF-6-NP), with single-family (SF-3-NP) to the southeast and northeast.
 - The property is buffered to the single-family zoning to the southeast by Oak Springs Drive – and is buffered to the single-family zoning on the northeast by a meaningful slope (Figure 1).
- **This request would make the property eligible for an affordable housing bonus program at a location that is appropriate for growth.**
 - While DB90 would allow the option for additional height, it would be meaningfully buffered from properties with nearby single-family zoning.
 - Additionally, the property is located along Airport Boulevard and within a five-minute walk of five bus routes, including a high-frequency route and one of only five ‘night owl’ routes.

Figure 1. The Property and Slope

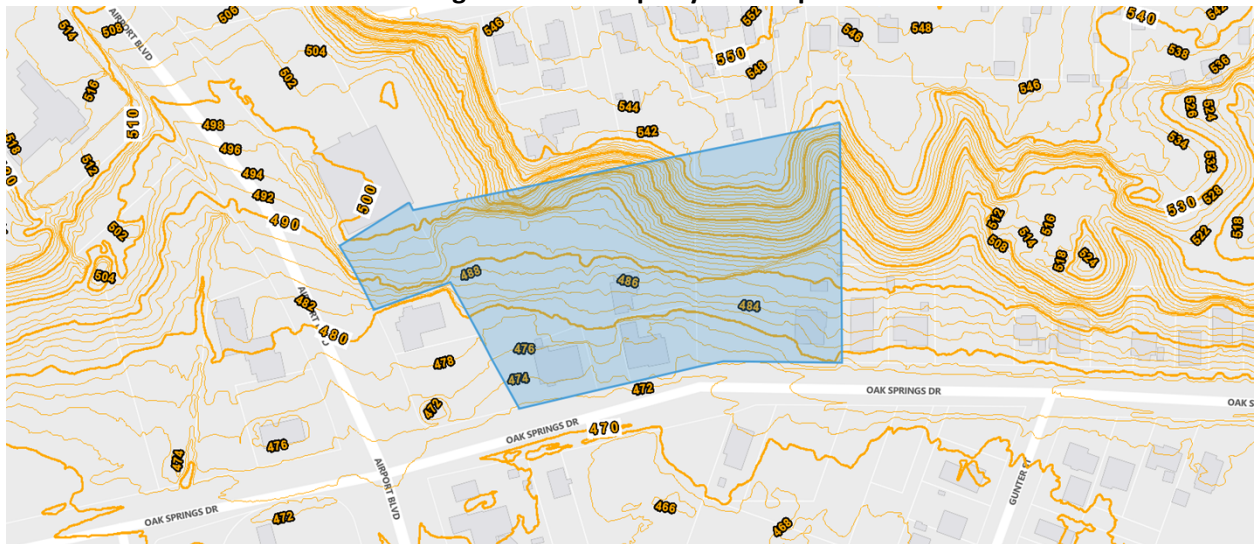
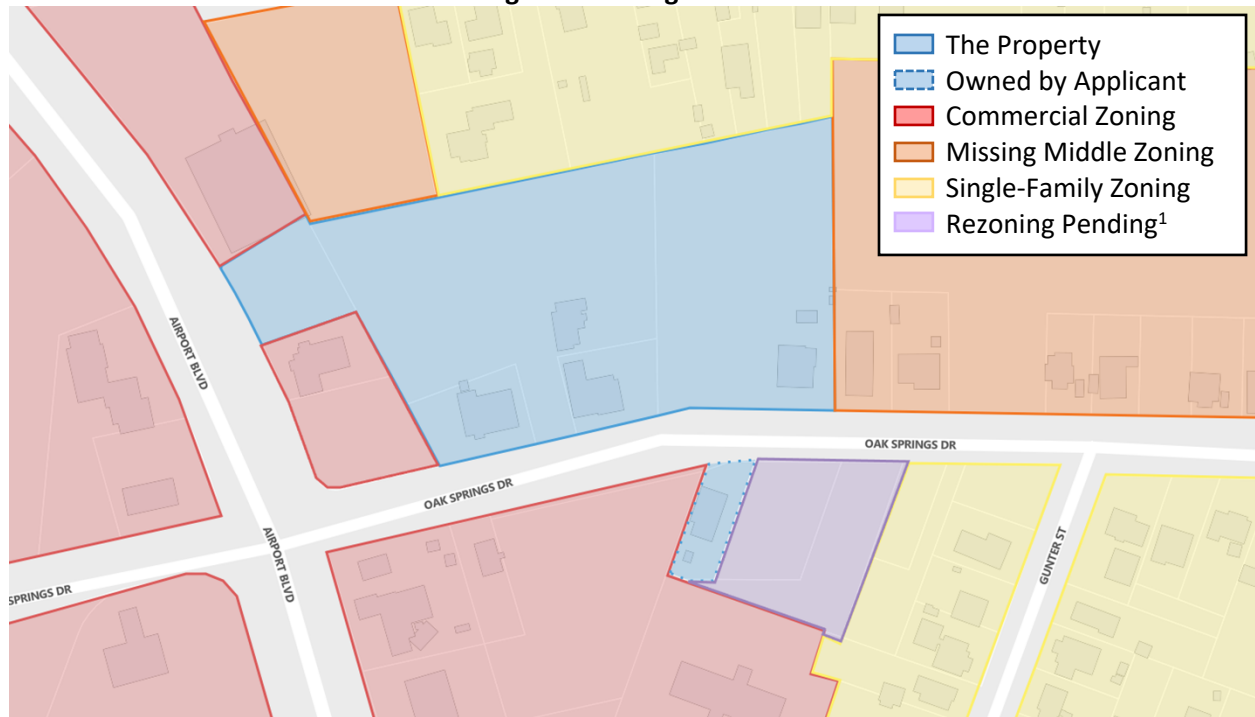


Figure 2. Zoning Context



¹ This area is currently zoned single family but is in review for rezoning, from a different applicant.

Figure 3. Bus Access

