City Council Agenda Item Request
Submit to Clerk's Office
No later than 30 days before proposed Council meeting

1. **Date submitted to Clerk's Office:** July 16, 2024.

2. **Primary contact person and Department requesting agenda item:** Clay Mitchell, Planning & Urban Design.

3. **Requested Council meeting date:** August 27, 2024.

4. **Subject:** Conditional zoning amendment for property located at 179 & 144 Riverside Drive.

5. **Action Requested:** Public hearing to consider amending the conditional zoning ordinance (Ord. No. 4398.) for the property located at 179 & 144 Riverside Drive to make changes to the project conditions and site plans to allow for construction of 240 residential units and remove commercial uses from the project.

6. **Note if time sensitive, and why:** Not time sensitive.

7. **Potential fiscal impact(s) - if known by staff at time of request:** None.

8. **Identify all vendor outreach for Minority & Women Owned Business Enterprises (MWBE).** No vendors associated with the conditional zoning - not applicable.

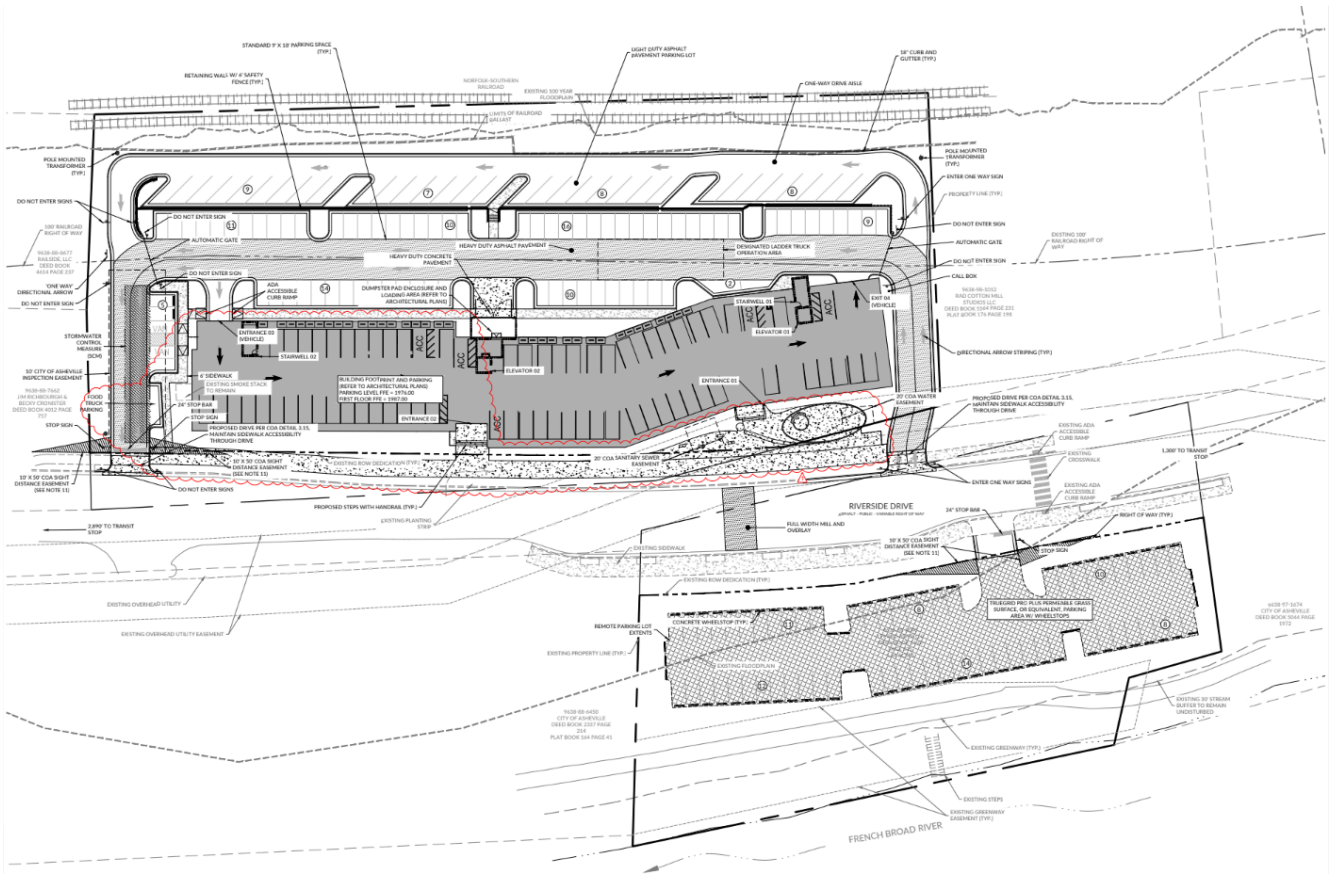
9. **Identify all Boards, Commissions and Council Committees with tentative dates - add in the vote and recommendation from each Board:**
   - Technical Review Committee (TRC) - Approved with Conditions at the March 4, 2024;
   - Planning & Zoning Commission (PZC) - July 11, 2024 - Recommend Approve with conditions, 5-0.

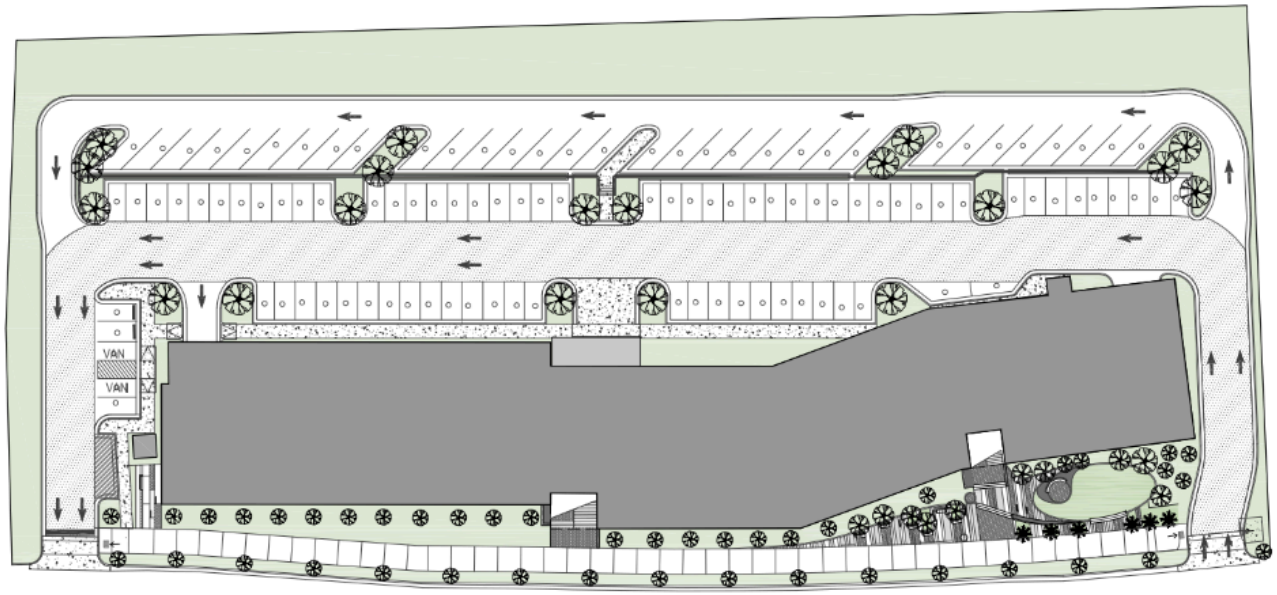
10. **Identify key issues:**
    - The parcels are currently zoned Commercial Expansion - Conditional Zone (COM EXP-CZ) for 179 Riverside Drive and RAD-OSP CZ for 144 Riverside Drive per Ord. No. 4398, adopted August 24th, 2021.
    - The conditional zoning entitled the construction of a 5 story building of up to 70' in height with 134 residential units and 14,000 s.f. of retail/commercial space and associated ground-level podium and surface parking on the 1.95 acres of 179 Riverside Drive. The 1.29 acre property at 144 Riverside Drive was reserved for uses permitted in the RAD-OSP district.
    - Changes include the following:
      i. Residential: Original: 134 units Amendment: 240 units
      ii. Commercial: Original: 14,000 sf Amendment: 0 sf
      iii. Parking: Original: 182 spaces Amendment: 243 spaces
    - The originally approved project included conditions for 5% affordable units at 80% AMI for 20 years; the newly proposed conditions include 5% affordable units at 80% AMI for 10 years. The change was included in a filing on August 7th. This term of affordability was changed by the applicant after the review and recommendation made by the Planning and Zoning Commission. The applicant has noted the unavailability of project financing at a 20 year term as the cause of the change.
    - The originally proposed project featured green infrastructure in the form of a green roof and rainwater harvesting on a preserved mill building; according to the applicant, because the

proposed project does not include preservation of the mill building, they are no longer including green infrastructure as part of the project.

- The project proposes modifications including preserving existing sidewalk (width) along 144 Riverside Drive, allowance for a building of over 400’ in length without required entrances and direct pedestrian openings; and height and story modifications to allow 7 stories and a building height of 74.6’. The underlying code in this area has a height maximum of 55', but provides an affordability bonus that allows buildings up to 70' when voluntarily providing 20% affordability for at least 15 years.

Overview Site Plans:

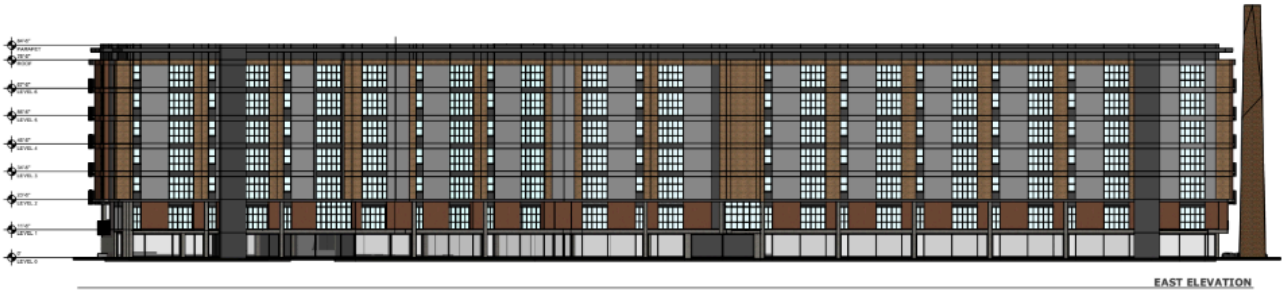




Building Elevations & Rendering:



WEST ELEVATION



EAST ELEVATION

