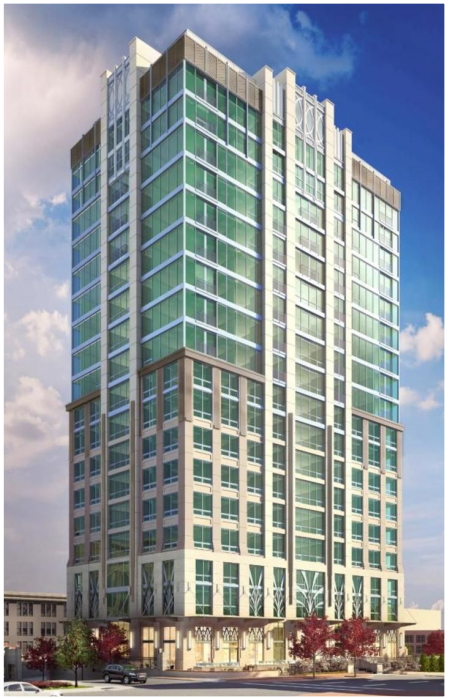
Hotel Development Standards

City Council







February 23, 2021

Todd Okolichany
Planning & Urban Design Director

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Overview of Recommended Changes

- Overlay Map (removal of Urban Renewal Study Areas)
- Modifications to Community Benefits Table
- Changes in the appointments to the Design Review Committee

Hotel Overlay Map Changes

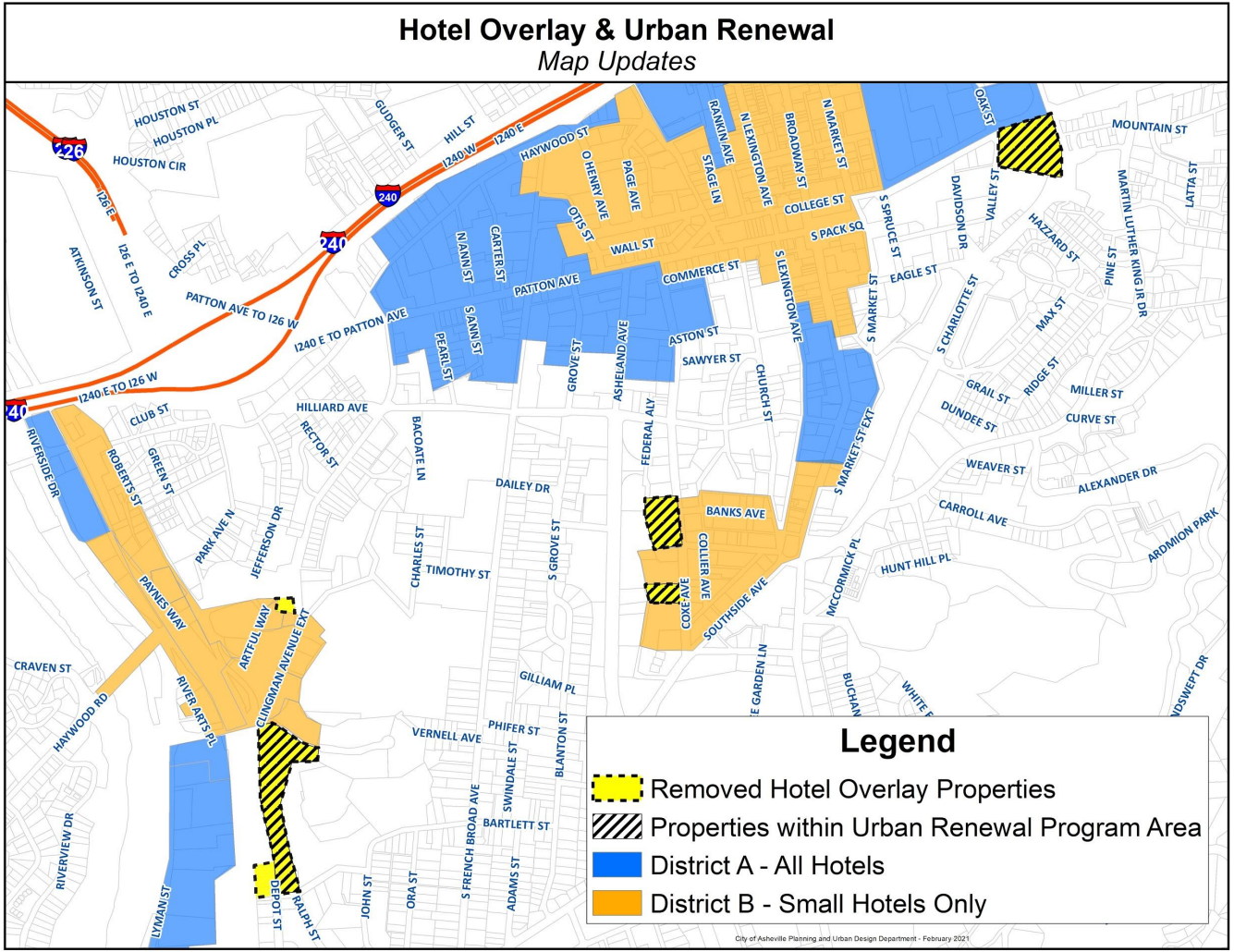
Removed the following areas from the hotel overlay map:

- Urban renewal program areas
- Some additional properties along Depot Street to avoid “spot zoning”
- The Grey Eagle

Hyperlink: Hotel Overlay District Map

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The highlighted properties are removed from the Hotel Overlay District



Public Benefits Table Changes

Hyperlink: Public Benefits Table

- **Increased required points** for hotels by 40-60 points
  - 22% to 40% increase in urban areas
  - 33% to 150% increase in suburban areas
- Further prioritized **affordable housing and reparations** options (Group 2)
  - 50% of required points must go toward one of these benefits
  - Removed lower dollar contribution options for affordable housing and reparations ($1,000 and $2,000 options removed)
  - E.g. 100 room hotel = **minimum $400,000 contribution** plus other benefits
- Adjusted several other point allocations to **incentivize equity-related benefits**
  - E.g. lower points for LEED, B Corp certification and non-equity related options

Design Review Process Changes

- Joint Design Review Committee members will consist of:
  - 8 Council appointees to the Downtown and Riverfront Commissions
  - 1 at-large member appointed by the Committee
- The Committee will include 9 total members

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Questions?

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