

Economics

Uncertainty

Fair Market Value

Density - can be positive

** quality, design, sustainability

increase prop value

* movie, rest → Preston Center - more choices

economy of scale

*** Future - long term

Mission Statement

Part of "Behind Pink Wall"

Impacts surrounding area

comprehensive plan

ingress/egress, delivery trucks,

* Streets/alleys, utilities

infrastructure

competing interests

* Area Plan

3-4 story developments in area

Land Use Issue

height & density - comparable to land area

wrapped parking
sidewalks

dog parks

(1)

Legacy

(2)

quality,

* Investment, property values, higher rents

density → traffic → studies

MF-3

Redevelopment - growth

PD 15 - "cut out for developers" - not to standards of area developments (d.r.)

'streets' maintained by residents

traffic studies, drainage - by developer
market demands

RPS

Bids for developer

No zoning change - less profit

(rebuild)
Small units, cheap construction, surface parking
→ little investment in developments

green space, underground parking, move investment
w/ amended zoning
dev → infrastructure

water drainage

History

③

* 2015 → residents have say in recommendations
how steering committee members determined
area vs residents

SC recommendations to CPC & CC

Options for CC

PT ? Athena - units/acre
proposed an increase

Infrastructure / roads
bond \$

Structural issues of current developments

Density - increase

Responsible development

Reduce property rights - don't take away

Aging population

Millennials

transportation, incentive

increase tax base

4 stories - right decision

Balancing act
 high end, quality*
 preserve charm - sense of place
 green space
 underground parking
 density & height equality

Redevelopment - move forward from tragedy
 urgency*
 displaced residents
 more density - thoughtful

Alternatives if no change

PD No. 15 interpretation - question
 opportunity to direct development

How experience "visit"
 paving, parking, open space, sidewalks
 density will true out