

## City Council Meeting Handouts

November 14, 2022

- I. 2023 City Council Meeting Calendar
- II. Glenville Drive Reconstruction Project Status
- III. CVB Update and Social Media Launch
- IV. Public Hearing ZF 22-11



# Proposed 2023 City Council Meeting Schedule

November 14, 2022

# Introduction



Each Fall City Council is asked to consider and approve a meeting schedule for the upcoming year.



Provides a plan for important breaks, holidays, & work schedules; and ensures adequate attendance at meetings to conduct city business



Informs the community, staff, and stakeholders of City Council meeting dates.



All meetings are held and may be called at anytime in accordance with the City Charter and the Texas Open Meetings Act.

# Scheduling Guiding Principles

- Charter requirements:
  - Two meetings per month unless canceled by Council
- Meeting day/start times:
  - Meetings begin at 6:00 p.m. – current schedule due to relocation of Council Meetings
- Meetings are not generally scheduled on:
  - The fifth Monday of a month
  - Recognized City holidays
  - The Monday of a holiday week
  - The Monday of RISD/PISD Spring Breaks





# 2023 Schedule Notes

- Fifth Mondays
  - Jan, May, Jul, Oct
- City Holidays
  - Jan 2 – New Year’s Day (Observed)
  - Jan 16\* – MLK Day
  - May 29\* – Memorial Day
  - Jul 4 – Independence Day
  - Sep 4\* – Labor Day
  - Nov 23-24 – Thanksgiving Holiday
  - Dec 25\* – Christmas Holiday
  - Dec 26 – Floating Holiday

- ISD Spring Breaks
  - Mar 6 -10 – PISD
  - Mar 13-17 – RISD
- Summer Break
  - Jun 26 and Jul 3
- Important Dates
  - May 15 – Canvass Election
  - Jul 17-18 – Budget Workshop

*\* Denotes a Monday Holiday*

Date	Type of Mtg	Cancelled	Date	Type of Mtg	Cancelled
January 2, 2023	City Holiday	No meeting / Holiday	July 3, 2023	No Meeting	Summer Break
January 9, 2023	WS & Regular		July 10, 2023	WS & Regular	
January 16, 2023	City Holiday	No meeting / Holiday	July 17-18, 2023	Budget Workshop	<i>Tentative dates</i>
January 23, 2023	WS & Regular		July 24, 2023	WS & Regular	
January 30, 2023	WS & Regular	<i>5th Monday - activated</i>	July 31, 2023	WS & Regular	<i>5th Monday - activated</i>
February 6, 2023	Worksession		August 7, 2023	Worksession	
February 13, 2023	WS & Regular		August 14, 2023	WS & Regular	
February 20, 2023	Worksession		August 21, 2023	Worksession	
February 27, 2023	WS & Regular		August 28, 2023	WS & Regular	
March 6, 2023	No Meeting	PISD Spring Break 6-10	September 4, 2023	City Holiday	No meeting / Holiday
March 13, 2023	No Meeting	RISD Spring Break 13-17	September 11, 2023	WS & Regular	
March 20, 2023	Worksession		September 18, 2023	Worksession	
March 27, 2023	WS & Regular		September 25, 2023	WS & Regular	
April 3, 2023	Worksession		October 2, 2023	Worksession	
April 10, 2023	WS & Regular		October 9, 2023	WS & Regular	
April 17, 2023	Worksession		October 16, 2023	Worksession	
April 24, 2023	WS & Regular		October 23, 2023	WS & Regular	
May 1, 2023	Worksession		October 30, 2023	5th Monday	No meeting / 5th Monday
May 8, 2023	WS & Regular		November 6, 2023	Worksession	
May 15, 2023	WS & Regular	Canvass Election	November 13, 2023	WS & Regular	
May 22, 2023	WS & Regular		November 20, 2023	No Meeting	Thanksgiving Break
May 29, 2023	City Holiday	No meeting / Holiday	November 27, 2023	No Meeting	Thanksgiving Break
June 5, 2023	Worksession		December 4, 2023	Worksession	
June 12, 2023	WS & Regular		December 11, 2023	WS & Regular	
June 19, 2023	Worksession		December 18, 2023	Worksession	
June 26, 2023	No Meeting	Summer Break	December 25, 2023	City Holiday	No meeting / Holiday

# Next Steps

- Accept City Council Feedback
- City Council will consider approval at the December 12 meeting
- Calendar will be published on the City website and distributed to staff and Council



# N GLENVILLE DRIVE STREET RECONSTRUCTION

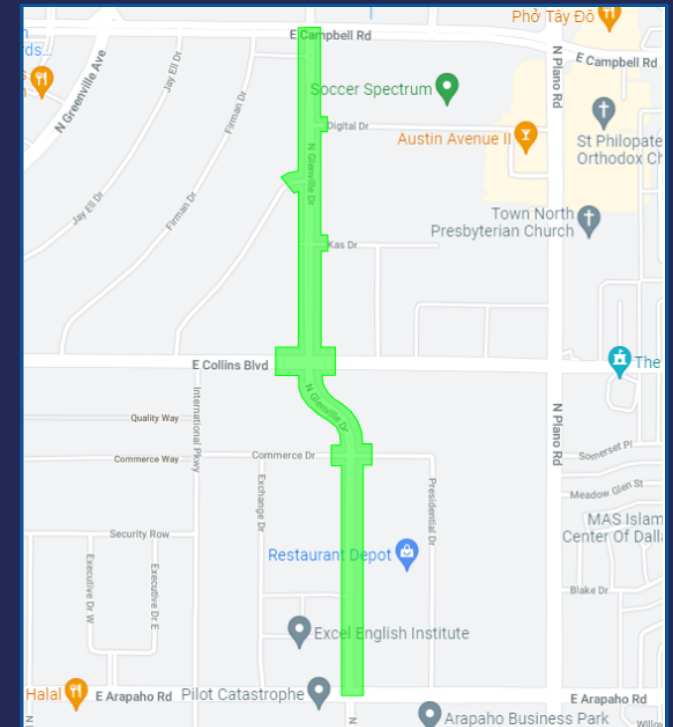
*PROJECT STATUS UPDATE*

City Council Briefing: November 14, 2022



# PROJECT BACKGROUND

- Campbell to Commerce
- Paving and utility improvements
- Design postponed in 2018 for Collins Arapaho TOD & Innovation District Study
- Add Commerce to Arapaho
- Additional utility improvements
- IQ Vision for better mobility with enhanced roadway cross section and amenities



# RICHARDSON IQ VISION

- Improve the overall look and feel of the District through property upgrades and public streetscape improvements
- Improve mobility around the District to make it easier to get around without a car
- Increase the amount and quality of parks, open space, trails and green space in the District
- Increase marketing and branding of the District as the premiere tech hub in Texas



# ENHANCED SCOPE WITH IQ VISION

- Road Diet (4-lane to 2-lane)
- Bike and Pedestrian Amenities
- Creating amenity space at Duck Creek
- Enhanced Landscaping
- Enhanced Hardscape
- Smart Technology Infrastructure



Project Funding Summary

Project Description-	Estimate	2021 Bond Dollars Needed	2015 Bond Funds	Dallas County	Federal Grants Committed	TIF	General Fund Reserves	FY 21 Special Projects	Future Grant Funding
Custer Pkwy (Campbell-Renner)*	\$20.36M	\$12M	\$8.36M**	-	-	-	-	-	-
Glenville Dr (Campbell-Arapaho)*	\$19.3M	\$3.82M	\$7.3M	\$3M	-	\$5.18M	-	-	-
S. Sherman St*	\$5.88M	\$2.08M	-	-	-	-	-	\$3.8M	-
Commercial Sidewalks*	\$2.89M	\$1.29M	-	-	-	-	-	\$1.6M	-
Glenville Park*	\$3.75M	\$2.75M	-	-	-	-	\$1M	-	-
Campbell & Jupiter*	\$3.29M	\$1M	-	\$500K	\$1.79M	-	-	-	-
Campbell & University*	\$1.6M	\$300K	-	-	\$1.3M	-	-	-	-
McKinney St.*	\$2.5M	\$1.82M	-	\$680K	-	-	-	-	-
Lawnmeadow Drainage-Phase 1	\$5M	\$0	-	-	-	-	-	\$5M	-
CORE District Open Space	\$5.4M	\$0	-	-	-	\$5.4M	-	-	-
Belt /Main & US75	\$2.4M	\$0	-	\$1M	-	-	-	\$1.4M	-
Arapaho ROAD & US75	\$3.1M	\$0	-	\$1M	-	-	-	\$2.1M	-
Main St–Phase 2	\$7M	\$0	\$1M	\$2.96M	-	\$3.04M	-	-	-
Collins Bridge–Phase 1	\$5.1M	\$0	-	\$750K	-	\$4.35M	-	-	-
Total	\$87.57M	\$25.06M	\$16.66M	\$9.89M	\$3.09M	\$17.97M	\$1M	\$13.9M	-

\*2021 Bond Program Project – multifaceted funding strategy includes bond and other funding as outlined  
\*\*\$8.36M is ARP funds have been dedicated to the Custer (Arapaho – Campbell) 2015 Bond Program project so they can be expended within the required timeframe. \$8.36M in 2015 Bond Program funds have in turn been dedicated to the Custer (Campbell – Renner) 2021 Bond Program project. The net result is neutral to both projects.

# N. GLENVILLE PROJECT PROCUREMENT

- Project was bid using the Competitive Sealed Proposal (CSP) method
  - Proposals are ranked on a specified scoring criteria with Cost accounting for at least 50% of the weighted score.
  - Scope and price can be negotiated in a competitive environment
- Three proposals were received, scored and ranked.
  - Tiseo Paving was the top ranked proposer, followed by Ed Bell Construction and Ragle, Inc..
  - Tiseo Paving's Proposal was \$23.4M requiring considerable scope and fee negotiations

# Proposed Project Funding Strategy

Project Cost Description		Funding – \$19.30M
Project Soft Costs (Engineering, Testing, Admin)		\$3.00M
Available Budget for Construction		\$16.30M
Tiseo Paving's Proposal – Reduced to Base Project Scope		\$16.35M
(Paving, Utilities, Bike Lanes, Sidewalks, Traffic Signals)		
Add Back 1 – Paving, Signal Pole Finish, Utilities, Contingency	\$1.845M	\$18.20M
Add Back 2 – Enhanced Landscaping/Hardscape	\$1.940M	\$20.14M
Add Back 3 – Duck Creek Culvert Extension	\$0.675M	\$20.82M
Add Back 4 – Smart Infrastructure Conduits	\$0.225M	\$21.04M
Project Total Cost Including All Added Back Scope:		\$24.04M

- Smart Infrastructure Sensors/Equipment will be installed as a separate project after Glenville Reconstruction is complete and conduits are installed.

# Proposed Project Funding Strategy

Project Description-	Estimate	2021 Bond Dollars	2015 Bond Funds	Dallas County	Federal Grants Committed	TIF	General Fund Reserves	FY 21 Special Projects	Future Grant Funding
Glenville Dr (Campbell-Arapaho)*	\$19.30M	\$3.82M	\$7.30M	\$3.00M	-	\$5.18M	-	-	-
Glenville Supplemental Strategy	\$4.74M	\$1.60M	\$3.14M	-	-	-	-	-	-
<b>Total</b>	<b>\$24.04M</b>	<b>\$5.72M</b>	<b>\$10.14M</b>	<b>\$3.00M</b>	<b>-</b>	<b>\$5.18M</b>	<b>-</b>	<b>-</b>	<b>-</b>

## Supplemental Funding Strategy Sources:

- 2021 Bond Funds – Drainage Savings \$1.6M
- 2015 Bond Funds – Reconciling Closed Projects (Multiple Funds G.O. & C.O.)

# NEXT STEPS

- Finalize Project Scope and Budget Pending Council Input
- Complete Negotiations with Tiseo Paving
  - Confirm Best and Final Offer and choose to award or end negotiations.
- Council Award – December 2022
- Start Construction – January 2023
- Estimated Completion – Summer 2024





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# Convention & Visitors Bureau Update

City Council Work Session: November 14, 2022

# OVERVIEW

- Organizational Structure
- Council Goals
- Objectives
- Relationship Building
- Sales Summary
- Marketing Summary
- New Social Media Campaign



# Organizational Structure

- History
- Staff
  - CVB & Sponsorship Administrator
  - Sales Manager
  - Administrative Secretary
- HOT Fund - \$344,499
- Represent 22 Hotels with 3,234 Rooms
- 100,686 sq. ft. of Meeting Space

## About Richardson

**Richardson is located within minutes of all the amenities**

of Dallas Fort Worth and enjoys a temperate climate with mild winters and warm summers. Spanning 28 square miles and nestled just to the north of downtown Dallas, Richardson is a city like no other.



# Council Goals

## Goal:

- To have residents and other stakeholders choose Richardson as the best place to locate, contribute, and engage

# Objectives

- Promote, Enhance & Support the Tourism Industry
- Sponsorship
- Coordination of City Meetings
- Emergency Housing Response





# Building Relationships

- Hoteliers
- Restaurants
- Entertainment Establishments
- Sponsors & Partners



# Richardson Market

- Business Travel
- Corporate Meetings & Seminars
- Conferences & Conventions
- Leisure Travel
- Weddings & Reunions



# Selling Richardson

- Trades Shows & Networking
  - COVID
  - Growing Planner Database
  - Active Sales Funnel
- Leads
- Familiarization Tour (FAM)
- Request for Proposal (RFP)
- Site Visits
- Contract & Servicing



# What We Promote

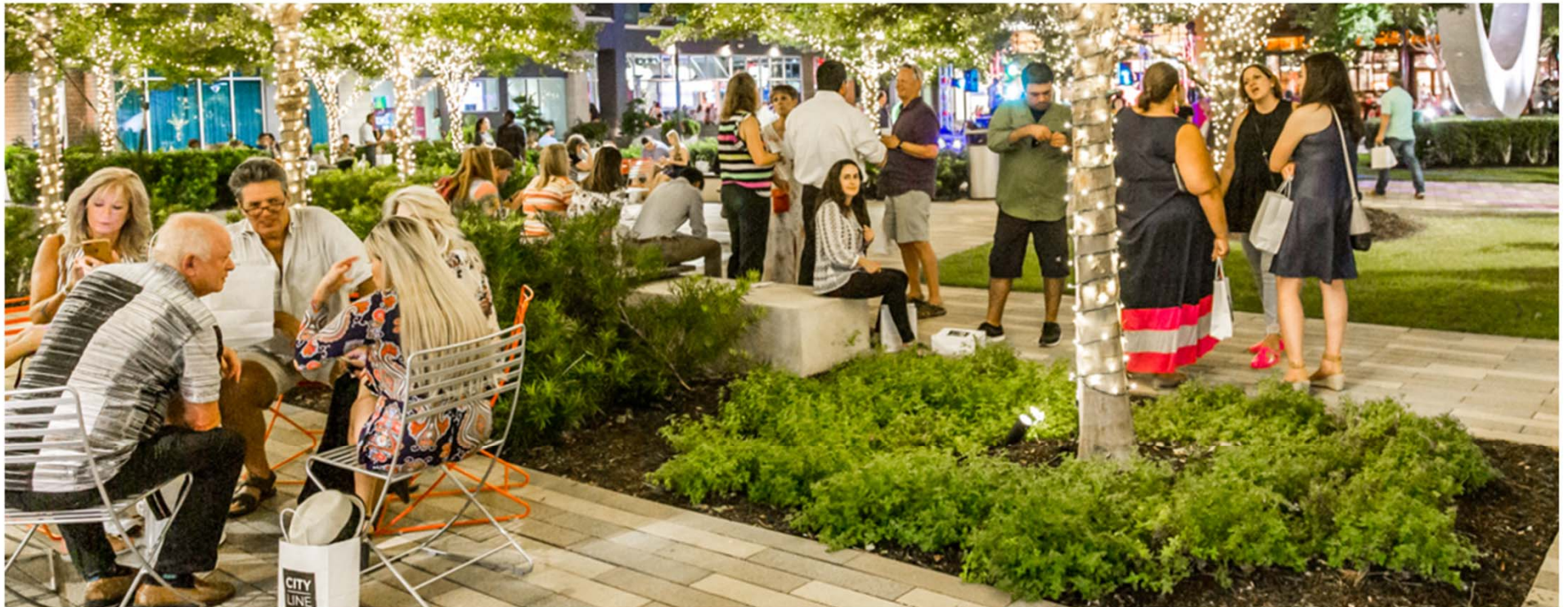
- Location, Location, Location
- Affordability
- Unparalleled Dining Variety
- World Class Festivals
- Dazzling Cultural & Performing Arts
- Stunning Parks, Trails & Nature Areas

REGIONAL ACTIVITIES, SHOP, THINGS TO DO

**Location, Location , Location**








**Welcome to Richardson**  
**The Center of Your North Texas Experience**

# VisitRichardsonTX.com

- Things to Do
- Places to Stay
- Shop
- Eat & Drink
- Blog – Guide to the Good Stuff
- Meetings – Micro Site



### Places to Stay

#### Book-a-Room in Richardson

Richardson has 20 hotels offering over 3,100 hotel rooms. Six of the 20 properties are full-service, having meeting space ranging from 3,389 square feet at the smallest property to 30,000 SF at the largest facility.

### Things to Do


#### Richardson Is Home to the Best North Texas Attractions

From award-winning festivals like the Cottonwood Art Festival to all the glorious shopping along I-75, there is truly something for everyone, be it art, music, food, fireworks, shopping and most importantly, FUN!

### Shop

#### Three In One

"Location, Location, Location" is our motto. If you're looking for an affordable getaway spot with endless shopping and dining options, Richardson is in the middle of all the North Texas action.



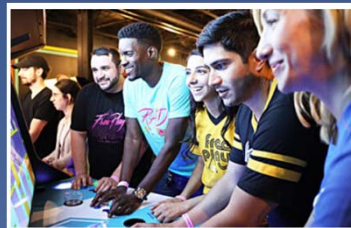
Location  
Location  
Location

ALLEN PREMIUM OUTLETS  
DALLAS  
FORT WORTH  
AUSTIN  
RICHARDSON  
HIGHTWAY CENTER



# Guide to the Good Stuff

- Eat & Drink
- Events & Activities
- Local
- More to Do
- Regional Activities
- Shop
- Things to Do



MORE TO DO

**Local – Indoor Fun in Richardson**



SHOP, THINGS TO DO

**A Girlfriend Getaway in Richardson**



REGIONAL ACTIVITIES

**Regional – Sixth Floor Museum at Dealey Plaza in Dallas**



EAT AND DRINK

**BBQ Trails**



SHOP

**Best Stores in Richardson**



EVENTS AND ACTIVITIES

**Local – Cottonwood Art Festival**



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Subscribe

Where to shop in Texas



What to do when you're here

[Browse By City](#) ▾

[2022 Best Stores](#)

[Best In Texas](#)

[Shopping Trips](#)

[Blogs](#) ▾

[Sweepstakes](#)

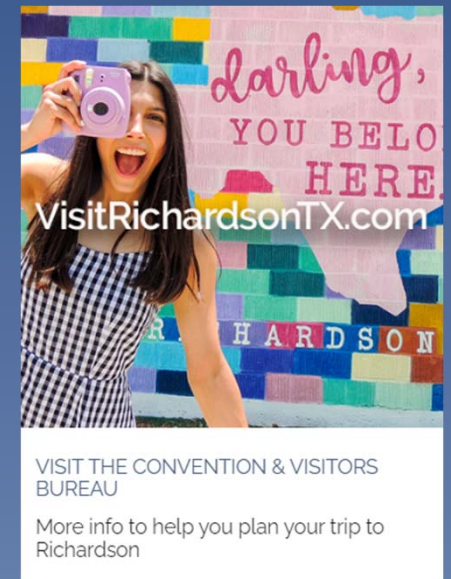
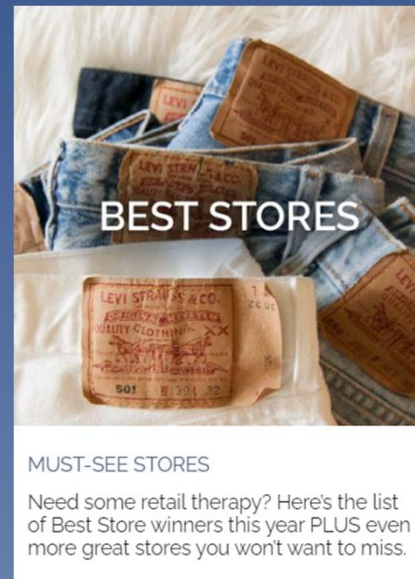


When it comes to shopping in the DFW metroplex, Richardson, Texas is the perfect place to settle in and set up camp.

*It's centrally located to all the glorious shopping along I-75 from NorthPark to Allen Premium Outlets, and Richardson's hotel rooms can be scored for as little as \$69/night on weekends—on weekends! Plus, Richardson has an award-winning festival scene, including its signature Wildflower! Arts and Music Festival and Cottonwood Art Festival. Pair that with Richardson's nationally ranked championship golf courses and the Charles W. Eisemann Center for the Performing Arts that regularly hosts must-see attractions, and you've got yourself an A+ getaway.*

# Shop Across Texas

- Hosted Richardson Page
- Blog Style Stories
  - Best Stores
  - Shopping Trips
  - More to Do
  - Book-A-Room (Direct)
- Register to Win
- Summer Getaway Story
- Database Management with e-blasts





# COMING SOON




## Visit Richardson TX

0 likes • 0 followers

 Like

 Message

 Search

[Posts](#)

[About](#)

[Mentions](#)

[Reviews](#)

[Followers](#)

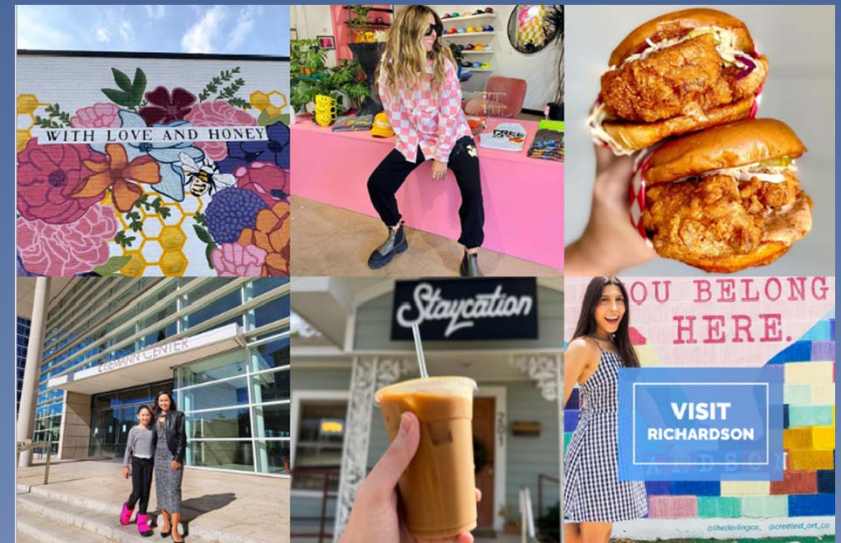
[Photos](#)

[More ▾](#)

...

# Social Media Plan

- Contracted with The Dealey Group / Shop Across Texas
- Project Management & Copywriting Utilize Facebook, Instagram & Twitter
- Initial Work
  - Set up accounts
  - Acquisition of usernames
  - Profiles, Bios, Photos
- Goal
  - 1,000 on Instagram
  - 250 on Facebook
  - Traffic to Website



# Social Media Strategy

- Minimum of two post per week on Facebook & Instagram
- Stories posted to VisitRichardsonTX.com Website Blog
- Follow and engage with Richardson Establishments & Influencers
- Ad Placement & Monitoring
- Creation of GIF or Reel each month
- Hashtag (#) Planning & Utilization
- Social media logos added to E-blast & Website
- Register to Win, Follow, Like, Tag a friend to win

# Example – Coffee Feature



## Instagram & Facebook:

Something's brewing over at Staycation Coffee! ☕ Looking to get your java on? Let's go on a coffee crawl!

## Boost:

On Facebook & Instagram

## Link:

[visitrichardson.com/Coffee-sweets-treats](http://visitrichardson.com/Coffee-sweets-treats)

## Tag: Richardson Coffee Shops

@communioneatworkplay  
@eilandcoffeeroasters  
@fictioncoffeeshop at  
@commondesk  
@iloveualattetexas  
@javalandrichardson  
@junbirichardson  
@magiccupinc  
@staycationcoffee  
@sweetwaterscoffeetea  
@tapiocahousedfw  
@teadaddyrichardson

#visitrichardson #richardson #richardsonTX #northtexas #dfw #dfwmetroplex #staycation #coffee #coffeecrawl  
#richardsonfoodie #dallasfoodie #dfwfoodie #newcoffeeshop #dallascoffee



# Monthly Content Worksheet Example

## Facebook

- Post #1 – Launch REEL
- Post #2 – Staycation Coffee Shop Feature
- Post #3 – Eisemann Center January Roundup
- Post #4 – Restaurant Feature (Best Foodie City)
- Post #5 – Giveaway (SAT RTW)
- Post #6 – Darling Company Feature
- Post #7 – Mural Feature REEL
- Post #8 – Jeng Chi Feature (Best Chinese Restaurants)

## Instagram

- Story #1 – Reshare posts/reel
- Story #2 – Restaurant Roundup, Italian (National Spaghetti Day)
- Story #3 – Reshare Staycation post; coffee shop roundup
- Story #4 – Hotel Rates of the Week
- Story #5 – Reshare post; best foodie city; restaurant roundup



# Next Steps

- November – December: Finish Planning
- January Launch





**RICHARDSON, TX**

**DEVELOPMENT SERVICES**

# Agenda Item 8

Zoning File 22-11

PD Planned Development – Waterview Mixed-use







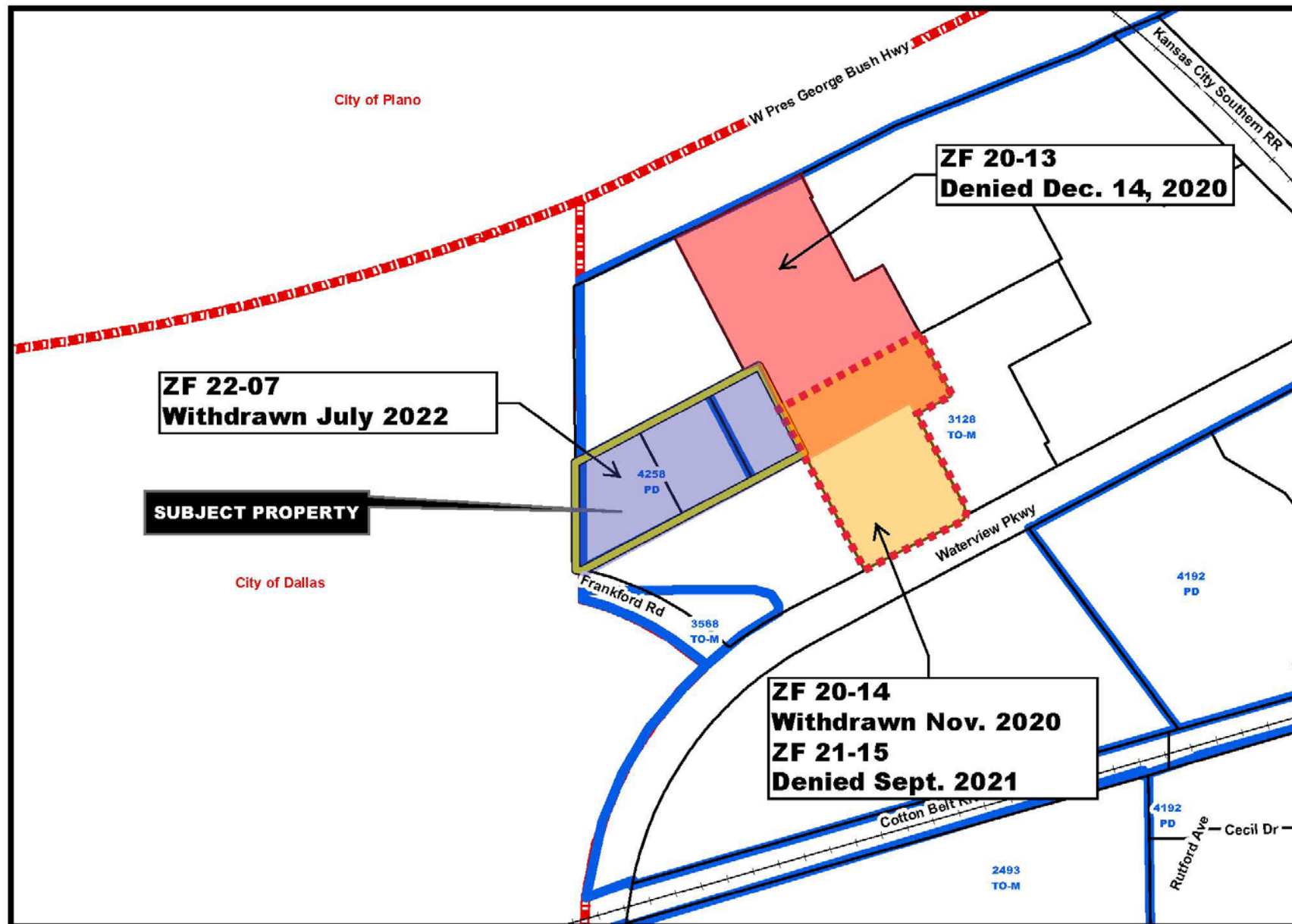
**ZF 22-11 Zoning Map  
Planned Development  
Waterview Mixed-Use**



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This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





## Property Zoning History

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



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# Project Summary

## Zoning Change on 13.03 acres

## Allows for:

Up to 511 apartment units  
and live/work units

4 story limited-service hotel

Up to 19,000 square feet of  
retail space

## Two (2) Phases Proposed

### Sub Area 1

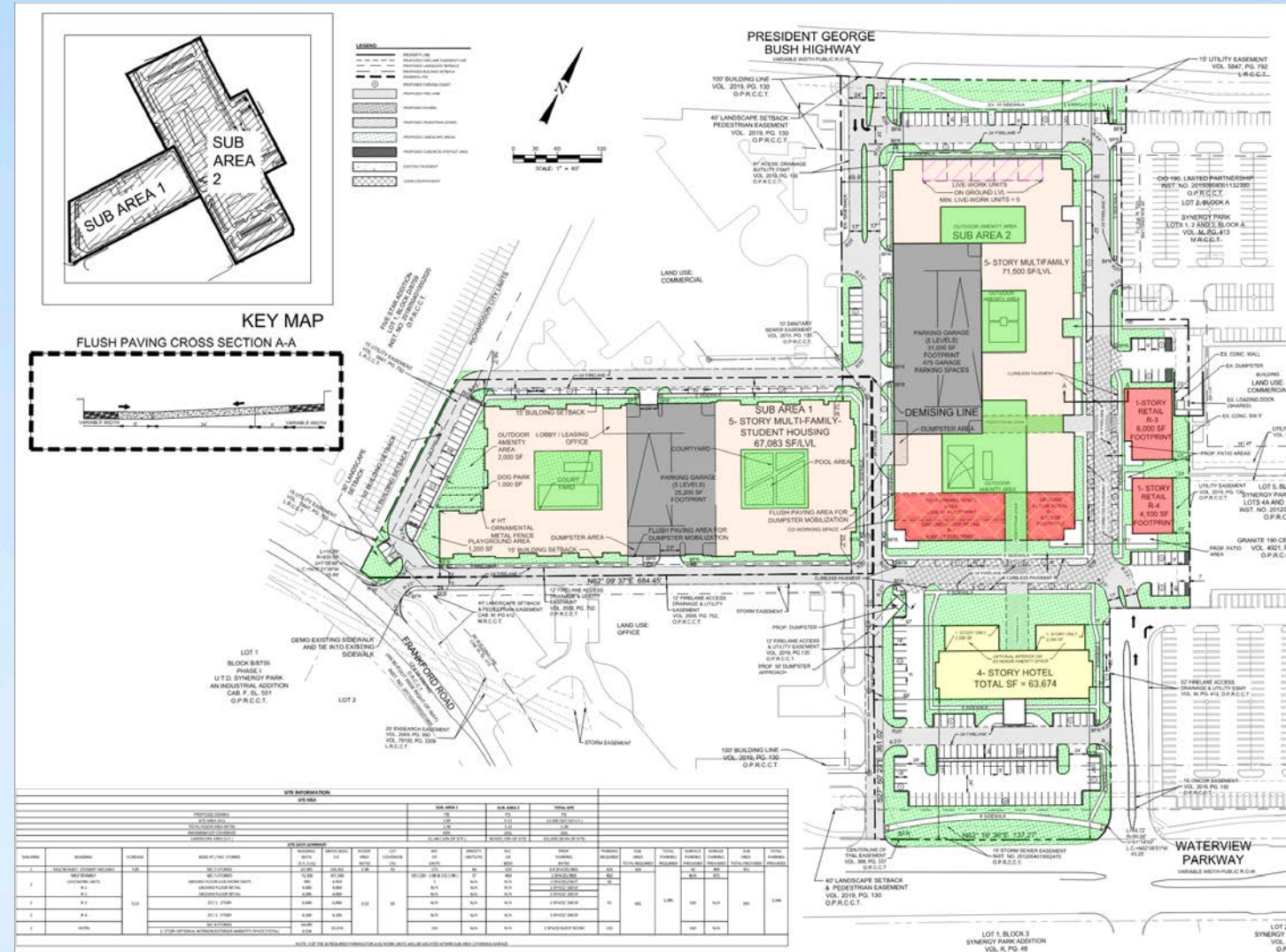
171-unit apartment/student housing

## Sub Area 2

340 apartment units

## Hotel

## Retail





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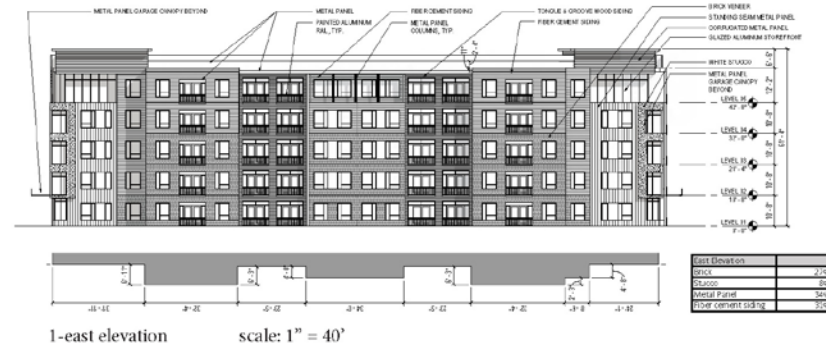
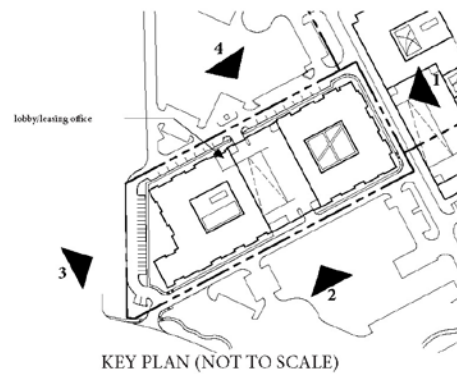
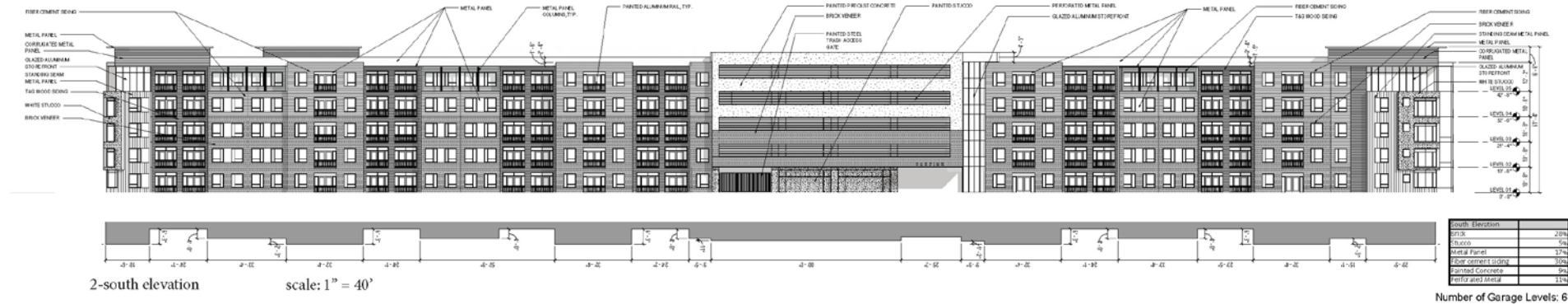
# ZF 22-11 Request Summary (Sub Area 1)

PD Planned Development District in conformance with Development Standards (Exhibit “A”), the Zoning Concept Plan (Exhibit “B”), and Building Elevations (Exhibit “C-1” & Exhibit “C-2”), except as otherwise listed below:

- Minimum Floor Areas:
  - 1-Bedroom Unit: 450 s.f.
  - 2-Bedroom Unit: 750 s.f.
  - 4-Bedroom Unit: 1,315 s.f.
- Bathroom to Bedroom Ratio: 1 bathroom per bedroom
- Maximum Building Height: 68 feet, including parapet wall
- Maximum Density: 44 units per acre, maximum 171 units
- Parking Ratio: 0.8 space per bedroom (*staff recommends 1 space per bedroom*)
- Building Setbacks: 50 feet along Frankford Road / minimum 30-foot landscape buffer
- Maximum lot coverage 65% / No maximum F.A.R.
- Required recreational amenities: playground, indoor fitness center, clubhouse/gameroom/multi-purpose room, business center, study lounge, swimming pool, outdoor kitchen, and dog park
- Perimeter Fencing: Not required
- Shuttle Service: Required between development and UTD when school is in session
- Bike Storage: Minimum 75 spaces to be required in the parking garage
- Lot Frontage: allow lot to have minimum 15 feet of frontage along Frankford Road



## Sub Area 1 – Building Elevations



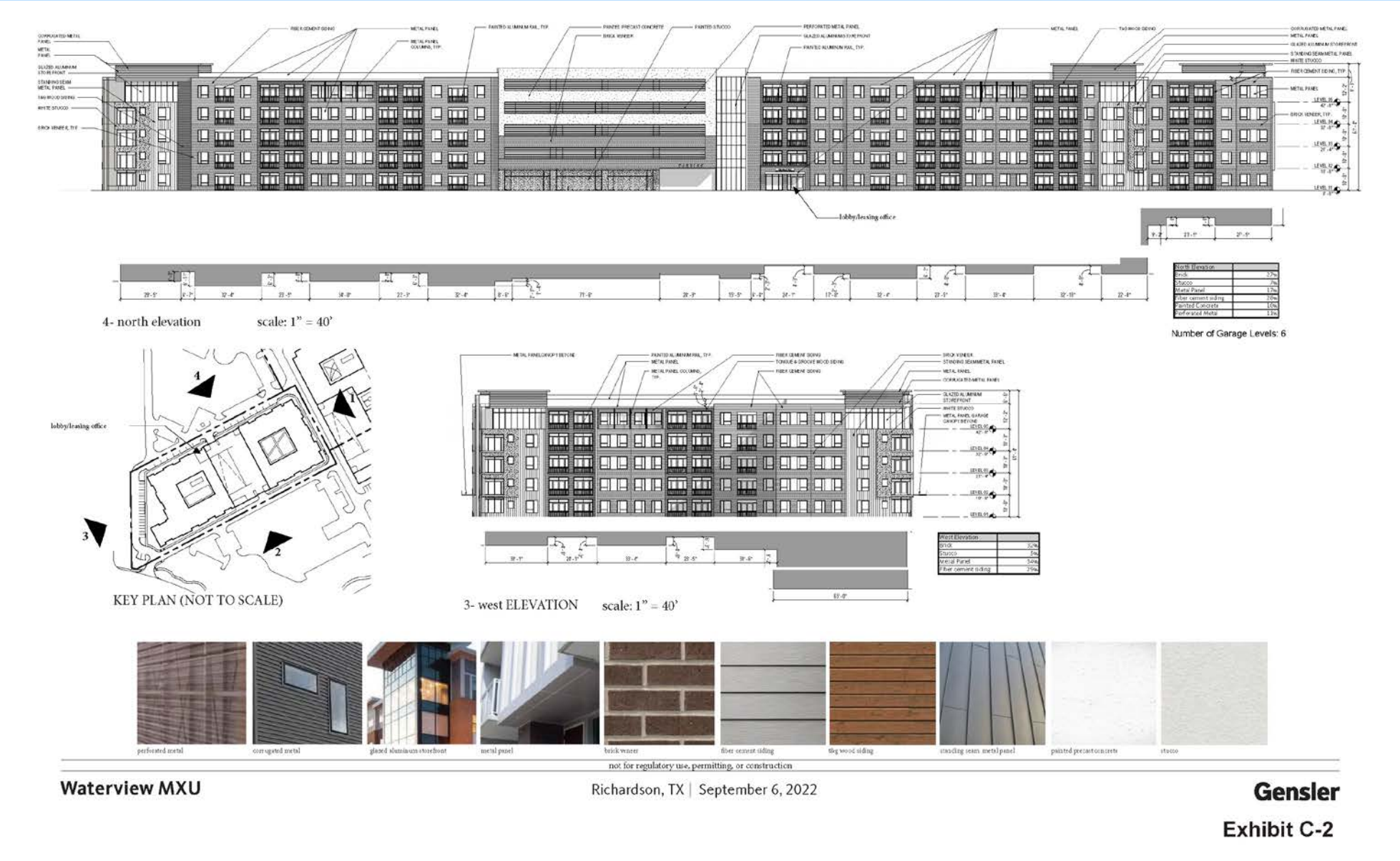
not for regulatory use, permitting, or construction

## Waterview MXU

Richardson, TX | September 6, 2022

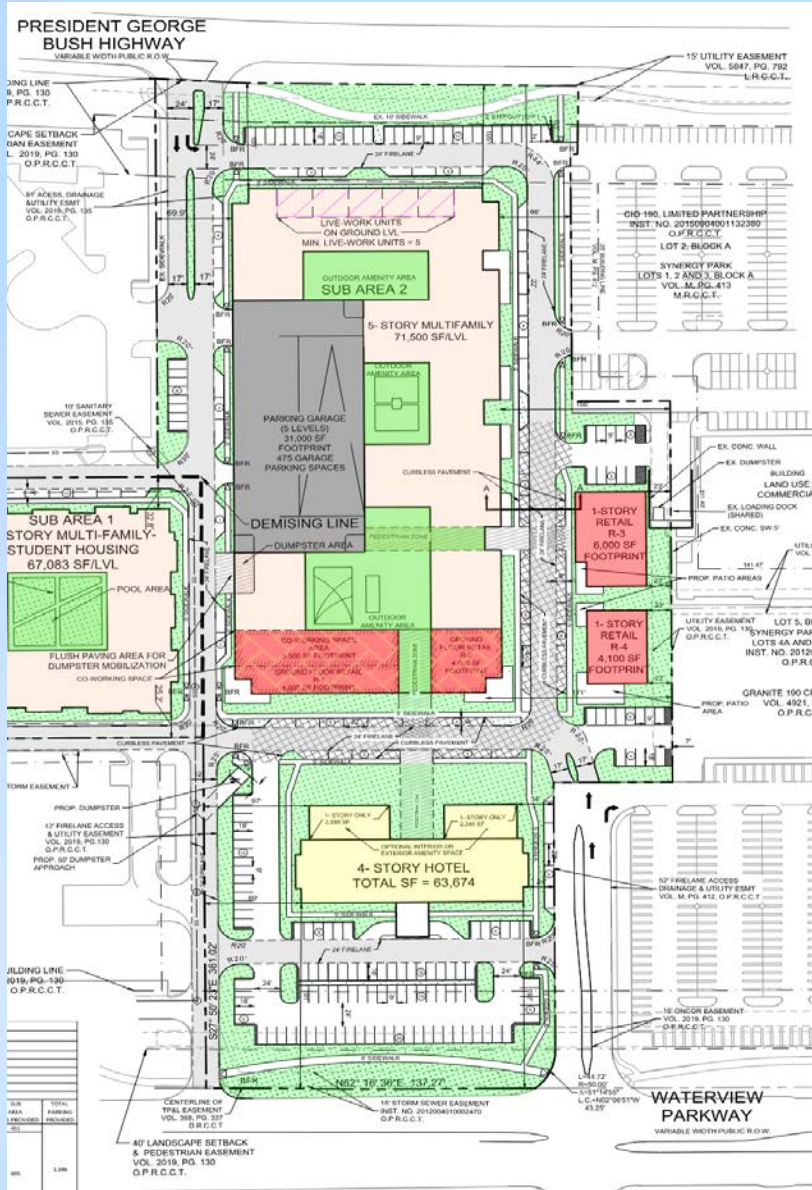
**Gensler**  
Exhibit C-1

# Sub Area 1 – Building Elevations





# Sub Area 2



## SITE DATA – SUB AREA 2

SITE AREA	9.13 acres
Total Building Area (excludes pkg. garage)	444,224 S.F.
Multi-Family Bldg.	357,500 S.F.
Hotel	63,674 S.F.
Stand alone Retail	10,100 S.F.
Total Building Footprint (lot coverage)	126,327 S.F.
Lot Coverage	39.2%
Number of Units	340 (min. 5 live/work units)
Density	65/(37 within entirety of Sub-area 2)
Parking Spaces Required	661 spaces
Parking Spaces Provided	695 spaces
Multi-Family (335 units-450 beds & 5 Live-Work)	475 garage spaces (1 space/BDRM & 2 spaces/Live-Work unit)
Hotel (110 rooms)	110 surface spaces (1 space/room)
Parking Spaces - Retail (10,100 S.F. & 8,000 S.F – MF Bldg.)	110 surface spaces (1 space/200 S.F.)



# Sub Area 2 – Reference Imagery





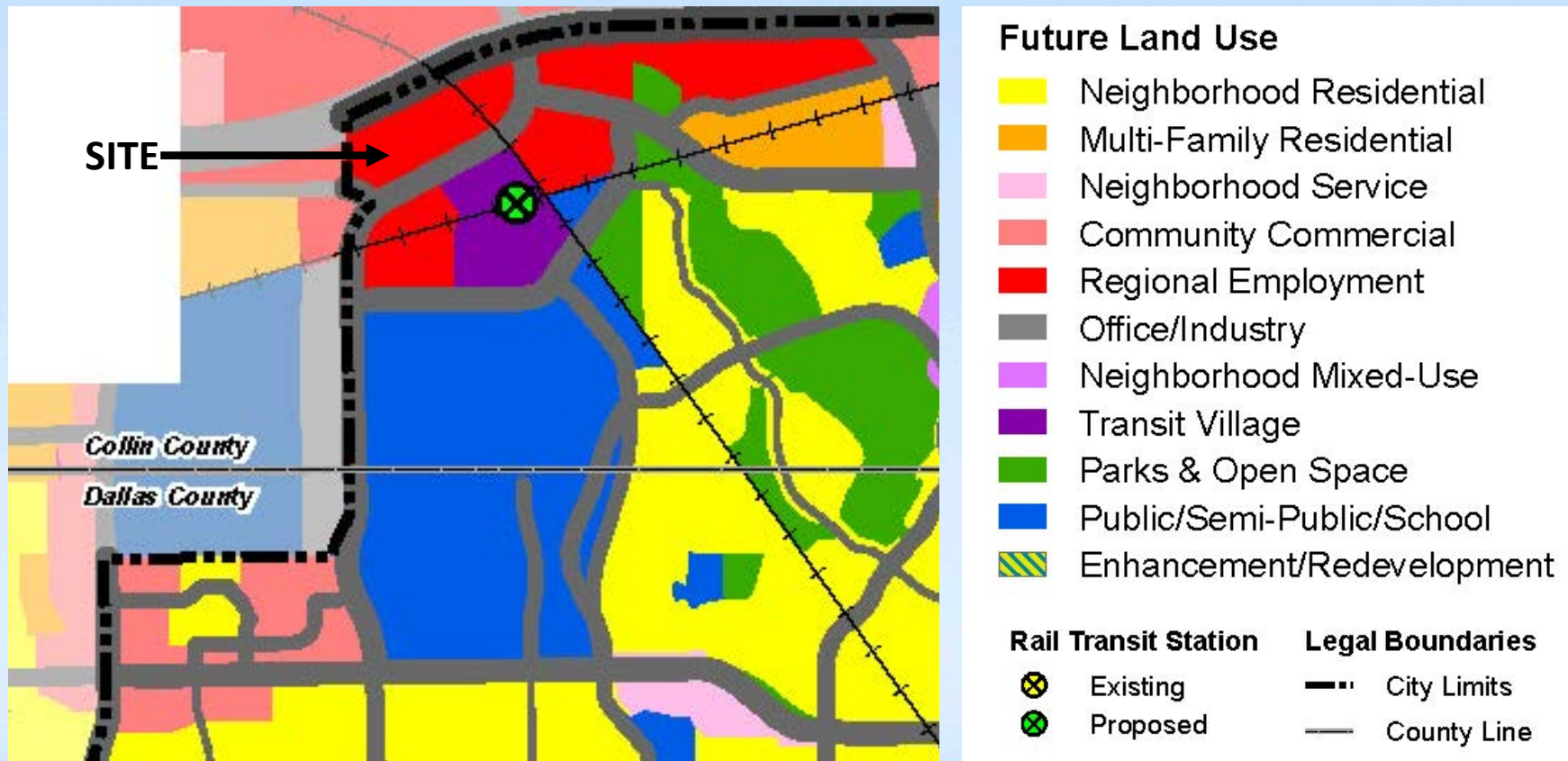
# ZF 22-11 Request Summary (Sub Area 2)

PD Planned Development District in conformance with Development Standards (Exhibit “A”), Zoning Concept Plan (Exhibit “B”), and Architectural Character Images (Exhibits “D-1” through “D-3”), except as otherwise listed below:

- Minimum Floor Areas:
  - 1-Bedroom Unit: 550 s.f.
  - 2-Bedroom Unit: 850 s.f. (Units larger than 2-bedroom units are prohibited)
- Maximum Building Height: 68 feet, including parapet wall
- Maximum Density: 37 units per acre, maximum 340 units (min. 5 shall be live/work units)
- Parking Ratios:
  - Apartments: 1 space per bedroom
  - Live/Work Units: 2 spaces per unit
  - Hotel: 1 space per room
  - Retail: 1 space per 200 s.f.
- Building Setbacks: 100 feet along Waterview Parkway & PGBT / minimum 40-foot landscape buffer
- Maximum lot coverage 65% / No maximum F.A.R.
- Required Amenity Areas:
  - Apartments: fitness center, swimming pool, and 2 additional outdoor amenity courtyard areas
  - Hotel: fitness center, business center, bicycle racks for minimum of 5 bicycles
- Perimeter Fencing: Not required
- Bike Storage: Minimum 45 spaces required in parking garage for the apartments
- Lot Frontage: Retail buildings R-3 & R-4 to be platted without frontage on a public or private street

# Items to Consider

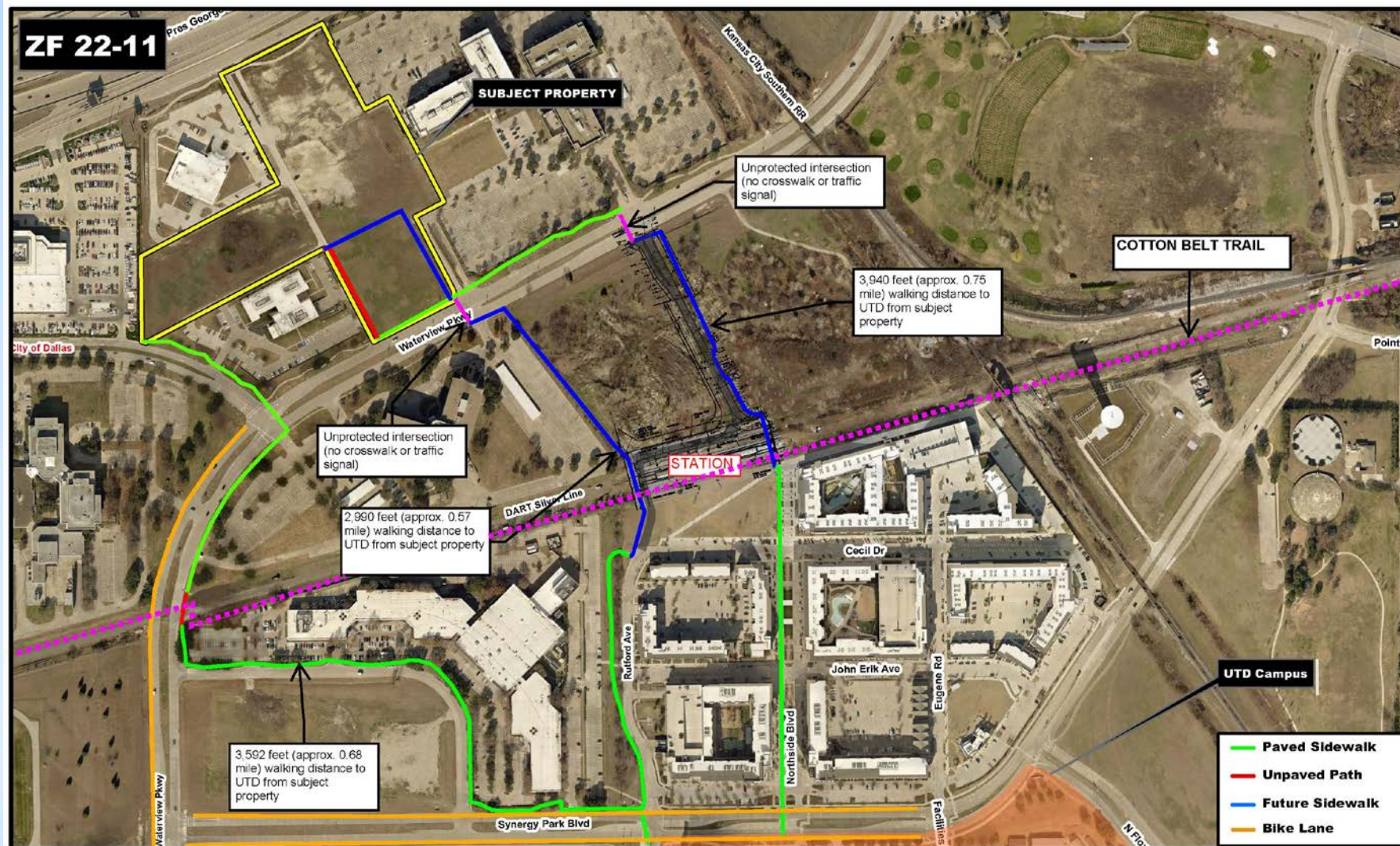
- Proposed residential use inconsistent with Future Land Use Plan of the City's Comprehensive Plan
  - General location along highways
    - Primary uses: Higher density high-rise office
    - Secondary uses: Retail centers and entertainment venues





# Items to Consider

- Development considered non-adjacent campus housing





# Items to Consider

- Shuttle Service: Traffic Impact Analysis (TIA) includes a 15% reduction of traffic only with the addition of a shuttle service. Proposed shuttle services to be provided during the weekday when school is in session.
- Parking: Proposed parking ratio (0.8 spaces per bedroom) appears to be insufficient for Sub Area 1 as development is considered off-campus housing. Possible off-site parking impact as on-site surface parking is limited and garage parking may come at an optional upcharge.

***Staff recommends 1 space per bedroom for Sub Area 1.***

- Phasing: Applicant's request allows the apartment building in Sub Area 1 be allowed to obtain their certificate of occupancy (C.O.) prior to any portion of Sub Area 2 being required to commence construction.

***Staff recommends that the C.O. for Sub Area 1 should not be issued until such time vertical construction of the hotel in Sub Area 2 has commenced.***

- Fire Station #3 Proximity: Emergency response delays to the development are possible due to the distance to the subject property and the indirect routes between the subject property and Fire Station #3.





# Phasing Comparison

- Applicant's request: Require issuance of a certificate of occupancy (C.O.) for the hotel prior to issuance of a C.O. for the multi-family building in Sub-area 2; **however, issuance of the C.O. for the multi-family building in Sub-area 1 would not be tied to any development within Sub-area 2.**
- CPC Recommendation: Recommended approval as presented by the applicant; however, the CPC modified the conditions to allow any allowable use within Sub-area 2 (excluding apartments or live/work units) to be located on the “hotel site”. Issuance of the C.O. for the building on the “hotel site” would still be required prior to the issuance of the C.O. for the multi-family building in Sub-area 2; **however, issuance of the C.O. for the multi-family building in Sub-area 1 would not be tied to any development within Sub-area 2.**
- Staff Recommendation: Require vertical construction of the hotel or a multi-story office building to commence (including fire lanes, utilities, foundation and commencement of framing) prior to issuance of a C.O. for the multi-family building in Sub-area 1. **Issuance of the C.O. for the multi-family building in Sub-area 1 would be tied to commencement of development within Sub-area 2.**

***-Staff's recommendation ensures non-residential development would commence prior to allowing occupancy of any multi-family building. The applicant's request and CPC recommended phasing would not ensure any development beyond the multi-family building in Sub-area 1.***