Boulevard Road Project
11/27 Council Study Session recap and synthesis

Community Engagement

- "We approve the process, the process informs the outcome" – CG
- Alter the makeup of advisory committee to include the following: - LP
  o Two people representing adjacent neighborhoods
  o Representation from LBA Woods
  o Someone that can speak to commercial viability

Objectives:

- **Homeownership as a plus** - CG, NJ, JB, LP
  o Exploring options for "affordable homeownership" very intriguing – things like Land Trust – JB
    ▪ Different incentives for affordable homeownership will be needed - CG
    ▪ Address issue of young professionals inability to purchase a first home in Olympia – LP

- **Housing for a mix of income levels** – CG, JC, CS, RR
  o Housing targeted at "middle income", "working housing" – LP, CG, JC
  o Majority of units on site for 300% of federal poverty line and below – JC
  o Need to define "what is affordable" - and what are we trying to accomplish - LP
  o Low income concepts like co-housing or home fund site – JC

- **Environmental Sustainability**
  o Energy Conservation - NJ
  o District Heating and Cooling - NJ
  o Maximize site development through offsite storm water treatment in LBA Woods - NJ
  o Onsite engineered wetland to address sewage treatment - JC
  o Sustainable development and design – LP, JC

- **Neighborhood Center has value to explore** – JB, CS, NJ
  o Daycare as component to neighborhood center – NJ, CS
  o Fire department lacked consensus as a must have but opportunity driven – NJ, JC

- **Performance of developer**
  o Clearly articulated timing and buildout expectations – NJ
  o We've tried other incentives and have failed to see those project perform or meet objectives - CG
- **Design**

- o Transition from sidewalk to treeline – JC
- o Align with scale of surrounding area, don't put a 4 story building right in front - LP

Project ideals
- Balancing objectives is necessary – JC
- Equity, inclusion, and access – CS

Draft "Project Vision" synthesized from council feedback at 11/27 Study Session:

To create a platform for the development of a neighborhood that can meet and balance the varying housing needs of our community while incorporating sustainability, quality design, and some limited commercial or service needs and opportunities of the surrounding area.

Items that would benefit from Land Use Committee Consensus:

Confirm Project Vision
- *To create a platform for the development of a neighborhood that can meet and balance the varying housing needs of our community while incorporating sustainability, quality design, and service gaps or opportunities in the surrounding area.*

Confirm Community Engagement Process
- Advisory Committee makeup
- Advisory Committee role
- Expectation of community engagement

Project "Guardrails"
- Are there "must haves" or "response disqualifiers" that are not referenced in the Project Vision?