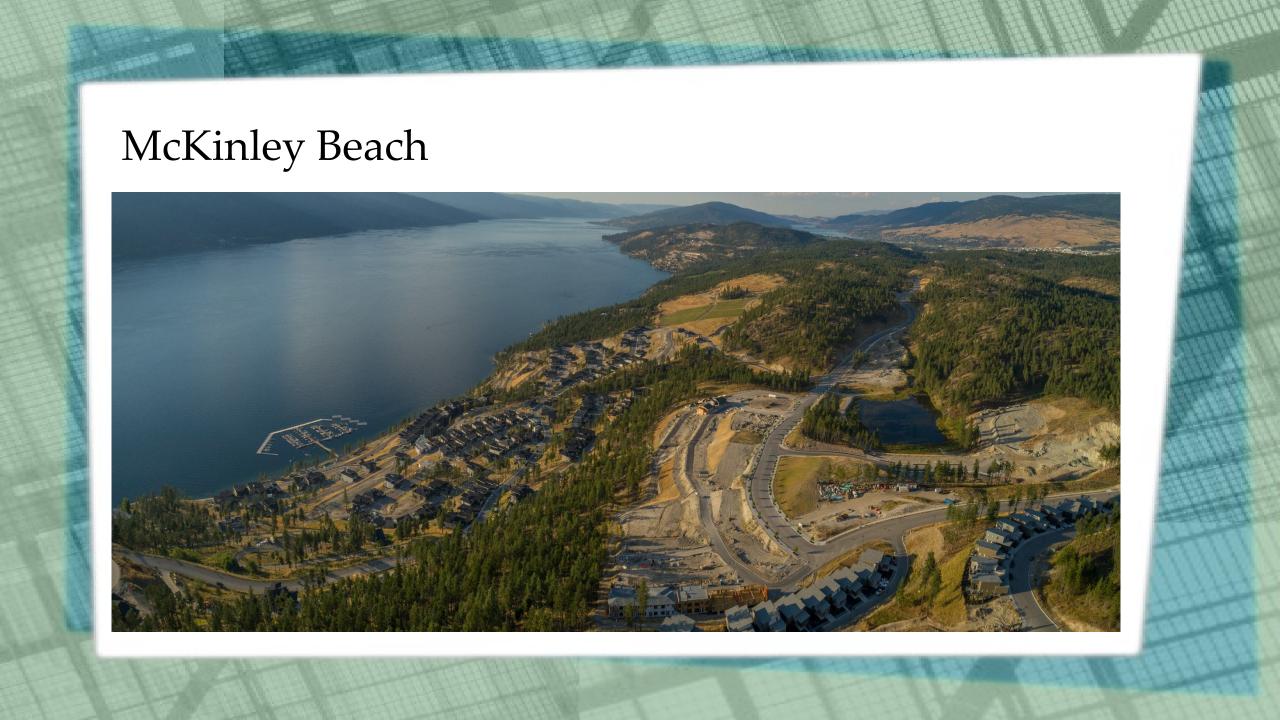
# McKinley Beach

OCP and Rezoning OCP21-0004, Z21-0005, TA21-0002

August 10, 2021

## McKinley Beach

- Community Overview
- Proposal
  - Park Lands & Future Development Clusters
  - Extensive infrastructure currently installed
- Park Lands
  - Flyover, Environmental Values
- Current Lands
  - Density, Servicing, Commercial/Mixed Use
- Future Development
  - Hillside development, environment, Step Code, EV Encouragement

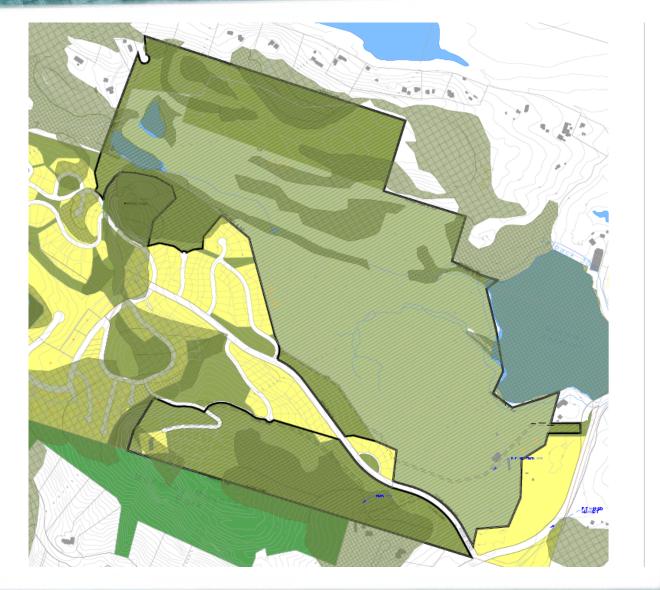


## McKinley Beach – Overall Development and Parklands

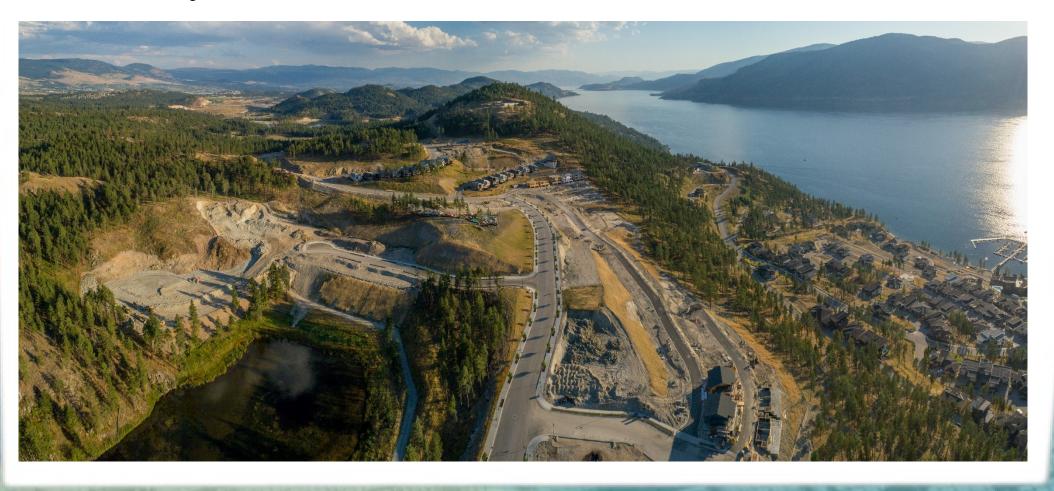


## Environmental Values in Parklands

PROPOSED DEVELOPABLE
PROPOSED OPEN GREEN
PROPOSED CITY PARK
PROPOSED ESA1
PROPOSED ESA2



## McKinley Beach – Aerial Illustrative



#### McKinley Beach – Current Zoned Areas

Undeveloped & unplanned multifamily sites are highlighted in blue



## CD18 Approved Density

| Total Units in Zone Currently       | 1,300 |
|-------------------------------------|-------|
| Units approved or developed to date | 473   |
| Units Permitted and in Pipeline     | 76    |
| Units Remaining to Develop          | 751   |

- At 8 stories, which is the height permitted in Area 1 of CD18 Zone (Hilltown), the undeveloped multi sites (12.04 acres of undeveloped sites beyond the unit counts listed here) can accommodate 960 units.
- At 6 stories the undeveloped sites can accommodate 780 units.

### Future Development

- Hillside Guidelines
  - All future development would conform to Hillside development guidelines and remain subject to environmental development permits
- Steep Slopes
  - Steep slopes (greater than 30%) are generally avoided
- Environmentally Sensitive Areas (ESAs)
  - ESA grade one is generally avoided
- Encouraging Electric Vehicle transition
  - We will require by covenant that all homes provide EV charging
- Step Code
  - We will require by covenant that all SFD are <u>designed</u> to Step Code 4 & 5