

# 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





# 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 designed to Step Code 4 & 5