

MOTION SHEET

I move approval of Item 13 to negotiate and execute an exclusive negotiating agreement with Aspen Heights Partners and to include terms in the eventual Master Development Agreement for the lease and redevelopment of the former HealthSouth tract and to return to Council prior to execution of that Master Development Agreement.

The City Manager should keep council apprised as to the status of the negotiations and return for further direction if substantial concerns arise.

In this negotiation, city staff is directed to explore the inclusion of the following provisions in the terms of the master development agreement:

- Creative methods to provide more on-site affordable housing and/or deeper levels of affordability, such as the reassessment of parking needs and the utilization of tools such as decoupling parking from the residential units;
- Commitment to adhere to the tenant protection provisions within the rental housing development assistance guidelines;
- Programing in a live music venue space that could be leased to live music venue operators, prioritizing operators representing historically disenfranchised musicians;
- The inclusion of high-quality, affordable on-site childcare;
- Alternative cross-subsidizing opportunities in lieu of, or in conjunction with, commercial office tower space; and
- Improved connectivity by taking available opportunities to restore original downtown street grid, and ensuring all public right of way is pedestrian-oriented with ground-level activation.