

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN W-3509
(GATEWAY SUSTAINABILITY VILLAGE, LLC)

The proposed zoning map amendment from MU-S (Mixed Use – Special Use) to PB-S (Pedestrian Business – Special Use) is generally consistent with the recommendations of the *Legacy Comprehensive Plan* to encourage residential and nonresidential infill development/redevelopment rather than greenfield development; encourage reuse of vacant and underutilized commercial and industrial sites; and promote a pedestrian-friendly orientation for new development and redevelopment and reduce the visual dominance of parking areas. Furthermore, the *South Central Area Plan Update (2014)* encourages the revitalization of older/underutilized commercial and industrial sites and buildings. Therefore, approval of the request is reasonable and in the public interest because:

1. The request will promote pedestrian-friendly redevelopment in the Southeast Gateway Activity Center;
2. The request reuses an existing vacant building as recommended in the *South Central Area Plan Update*; and
3. The request proposes a design that facilitates walking and cycling, including access to the Salem Creek Greenway.