

WSF Background

On October 24, 2012, the HRA adopted Resolution PH 12-312, which approved the West Side Flats Phase I, Phase II and Phase III Development Agreements. The Phase I West Side Flats Apartments project was completed in 2014. The Phase II Development Agreement requires the Developer to redevelop the north parking lot of the West Side Flats Apartments project by 2022. The Third Amendment to the Phase III Development will extend the developer rights, regarding the 4.16 acre HRA property, until September 30, 2017.

In the spring and summer of 2015 the Developer met with the Design Center and the West Side Community Organization (WSCO) regarding key design criteria for the project. Design recommendations that were incorporated into the project include:

- Housing units with various affordability and sizes.
- Pedestrian corridors that increase accessibility to the riverfront.
- A bike trail linking the site to the riverfront.
- Engagement of the Riverfront Esplanade through an inviting plaza and pedestrian link.
- Enhanced urban ecology through landscaping and natural storm water management.
- Protected river views and view corridors and a height gradient that is lower at the river and higher at Fillmore.
- High performance building design to minimize energy use.