**VISION PLANNING PROCESS**

Final Vision Plan Guides City Council Review

- Vision Planning Started: January 28
- Final Vision Plan Completed: May 1, 2019

**DRAFT VISION PLAN**

**FINAL VISION PLAN COMPLETED**

**ANTICIPATED RIVERSIDE SPECIAL PERMIT PROCESS**

1. **ZONING REVIEW**
   - Planning & Development Board, Urban Design Commission, Conservation Commission, and others.
   - (Timeline variable)

2. **RIVERSIDE CONCEPTUAL PLAN LAND USE COMMITTEE PUBLIC MEETING**
   - March 14, 2019
   - The current Mixed-Use 3 (MU-3) zoning for the Riverside site requires the developer to present a conceptual plan to the Land Use Committee before submitting a formal Special Permit application to the City.

3. **SPECIAL PERMIT APPLICATION, TEXT AMENDMENT REQUEST TO MODIFY EXISTING MU-3 DISTRICT, AND REZONING REQUEST TO REZONE HOTEL INDIGO PARCEL AND ANOTHER PORTION OF MBTA PARCEL**

4. **CITY COUNCIL FORMALLY REFERS (DOCKETS) ITEM**

5. **INITIAL PUBLIC HEARING ADVERTISED**

6. **PUBLIC HEARING: LAND USE & ZONING AND PLANNING COMMITTEES**
   - The public hearing process will involve multiple meetings and occur over a period of several months.

7. **CITY COUNCIL, ZONING AND PLANNING AND LAND USE COMMITTEES VOTE ON REZONING AND SPECIAL PERMIT REQUESTS**

8. **FULL CITY COUNCIL VOTES ON REZONING AND SPECIAL PERMIT REQUEST**

9. **APPEAL PERIOD**

**DEVELOPER ACTIONS**

- **APPLY FOR ZONING REVIEW**
- **CONCEPTUAL PLAN SUBMISSION** March 1, 2019
- **SPECIAL PERMIT APPLICATION SUBMISSION** March 29, 2019

**SPECIAL PERMIT APPLICATION**

- Includes:
  - Application
  - Plans
  - Relevant additional studies
  - (Relevant studies may be submitted with application or in advance of relevant hearing meeting)

  Relevant Studies:
  - Fiscal/Economic Impact
  - Transportation Study
  - Inclusionary Housing Plan
  - Design Review
  - Sustainability Plan
  - Shadow Study
  - Stormwater Plan
  - Others as requested

City Planning staff and outside consultants (peer reviewers) review all aspects of proposal and provide professional analysis to City Council Land Use and Zoning and Planning Committees.

The current Mixed-Use 3 (MU-3) zoning for the Riverside site requires the developer to present a conceptual plan to the Land Use Committee before submitting a formal Special Permit application to the City.