



DATE: April 4, 2016

TO: Mayor Stokes and City Councilmembers

FROM: Chris Salomone, Director, 452-6191
Department of Planning & Community Development

SUBJECT: **Update on Downtown Livability Initiative**

This Management Brief is part of a continuing effort to keep the Council apprised of progress on the Downtown Livability Land Use Code Update. Council referred the Downtown Livability Citizen Advisory Committee (CAC) recommendations to the Planning Commission on May 26, 2015. Beginning in June 2015, staff has been working with the Planning Commission to develop specific code language, conduct further analysis, and engage with stakeholders. In November 2015, a joint Council-Commission workshop was held on incentive zoning.

Based on Council direction, a two-part process with the Commission was followed early on with a set of “early wins” preceding the larger body of work. A public hearing on the “early wins” was held before the Commission in December 2015, with Council adoption of these initial amendments on March 7, 2016.

Work continues on the larger, more complicated code elements. Topics including building height and urban form and design guideline components have been preliminarily reviewed over the last few Commission meetings. A well-attended Stakeholder Exhibits and Open House was also part of the March 9 Commission meeting. Upcoming topics include further work on development standards and design guidelines, building height and urban form, incentive zoning, and process departures. A check-in with Council on incentive zoning will tentatively occur in June 2016. The target is to have a public hearing before the Planning Commission in the Fall (targeted for October 2016) and transmit the Commission’s recommendations to Council by December 2016, per the current Council priority. An overview of 2015-16 City Council and Planning Commission milestones are shown on the following page.

Staff is continuing to pursue ways to accommodate additional public comment and engagement. The March 9 stakeholder event noted above was an example. Another technique may be to modify the Commission agenda on nights when Downtown Livability is being discussed. The staff presentation would occur first, followed by stakeholder/public comment, and then Commission discussion. In addition to public comment refinements, staff will expand materials on the Downtown Livability web site and continue to meet with stakeholders and the public at large in a variety of venues including open houses, stakeholder events, and individual meetings.

A multi-departmental team is working on the Code amendments. The overall Downtown Livability Initiative project managers are Emil King and Patti Wilma in the Department of Planning & Community Development. Trish Byers is the lead staff in Development Services. Staff will be available to answer any questions Council has about the project on April 4.

Overview of 2015-16 Downtown Livability Milestones

City Council		Planning Commission	
January 2015	<i>Council receipt of CAC Transmittal</i>		
May 2015	<i>Council direction on scope of Commission review</i>	April 2015	<i>Commission/Public Walking Tour</i>
		June 2015	<i>Community Open House/Check-in; Commission Orientation/Kick-off for Downtown Livability,</i>
		July 2015	<i>Commission review of CAC Report and Recommendations</i>
		September 2015	<i>Commission/Public Walking Tour; Initiate work on “Early Wins”</i>
		October 2015	<i>Commission work on “Early Wins”</i>
November 2015	<i>Joint Council/Commission workshop on Incentive Zoning</i>		
		November 2015	<i>Commission work on “Early Wins”; de-brief on Nov. 9 Incentive Zoning Workshop</i>
		December 2015	<i>Public Hearing on “Early Wins”</i>
		January 2016	<i>Commission Review: District Identity, Street Character</i>
		February 2016	<i>Commission Review: Building Height and Urban Form</i>
March 2016	<i>Council adoption of “Early Wins”; Public View Corridor of Mount Rainier</i>	March 2016	<i>Stakeholder Exhibits and Open House; Commission Review: Building Height and Urban Form</i>
WE ARE HERE ►		April 2016	<i>Commission Review: Building Height & Urban Form</i>
April/May 2016	<i>Continued discussion of Public View Corridor of Mount Rainier</i>	May 2016	<i>Commission Review: Incentive Zoning Methodology and Amenity List; Process Departures</i>
June 2016	<i>Council check-in on Incentive Zoning</i>	June 2016	<i>Commission Review: Code Standards and Design Guidelines</i>
		July 2016	<i>Commission Review: Incentive Zoning Calibration; Subarea Plan</i>
		September 2016	<i>Commission Review: Consolidated Code Packet; Open House</i>
		October 2016	<i>Target for Public Hearing, Commission Deliberations</i>
		November 2016	<i>Finalize Commission Recs. on Land Use Code Amendments</i>
December 2016	<i>Target for Commission transmittal of Code Amendment Recs. to Council</i>		