

July 10, 2017

CITY COUNCIL STUDY SESSION ITEM

SUBJECT

Continued consideration of the Planning Commission Recommendations on the Downtown Livability Land Use Code Amendments, Land Use Code 20.25A

STAFF CONTACTS

Carol Helland, Code and Policy Director, 452-2724
Patricia Byers, Code Development Manager, 452-4241
Development Services Department

Dan Stroh, Planning Director, 452-5255
Emil A. King AICP, Strategic Planning Manager, 452-7223
Planning and Community Development Department

POLICY ISSUES

Part 20.25A of the Land Use Code implements the policy direction of the Downtown Subarea Plan. This is the first comprehensive update of the Downtown Land Use Code since its original 1981 adoption and is intended to better align the Downtown Land Use Code with the updated Subarea Plan.

DIRECTION NEEDED FROM COUNCIL

ACTION



DIRECTION



INFORMATION ONLY



Tonight is the second in a series of study sessions for the Council to consider the Planning Commission's recommendations for updating the Downtown Land Use Code. Staff will present the strategy for City Council to move forward with review of topics of interest in the Downtown Land Use Code that were identified for further consideration during the June 26 Study Session. No formal action is requested tonight.

BACKGROUND/ANALYSIS

On June 26, the Planning Commission's recommended update to the Downtown Land Use Code was presented to the City Council by Vice Chair Walter and staff. Following that presentation, the City Council identified areas of the Code that they were interested in reviewing in greater detail. A list of these topic areas is summarized in the Memory Book included with this memorandum as Attachment A.

On July 10, the City Council will begin its review of the topics identified in the Memory Book for further consideration. Staff is seeking initial direction from the City Council on each topic. Final action, in the form of an ordinance prepared for Council adoption of the full Downtown Code Update package, will be sought at a subsequent meeting. The suggested topics for discussion on July 10 are as follows, with a focus on the more complex issues to start.

Topics for July 10 – Meeting 2

- Tower Separation and Tower Setbacks..... Attachment B
- Downtown Parking Flexibility..... Attachment C

- Small Site Exceptions and Deviations.....Attachment D
- Downtown Transportation Analysis Attachment E

The proposed schedule below anticipates the City Council will complete review and adopt the Downtown Land Use Code Update by the end of September 2017.

Future Meeting Schedule

Council Meeting Date	Topics
Meeting 3 July 17 – Study Session	Office Limited Business District density and design Floorplate reduction and Open Space requirement with added height Affordable Housing
July 24 – Study Session (if needed)	Additional Study Session if needed for follow-up on July 17 topics
Meeting 4 Sept 5 – Study Session	Wrap-up Minor Topics Downtown Boundary Linear Buffer Fee in lieu for parks Accessibility and use of alleys
Meeting 5 Sept 18 – Regular Session	Final Adoption

OPTIONS

No action is requested tonight. The following options are presented to frame future Council action.

1. Proceed with review of the Planning Commission’s recommended Downtown Livability Code amendments focusing on the more complex issues identified for review by the City Council to start, with final adoption of the Downtown Livability Land Use Code Update scheduled to occur by the end of September.
2. Provide alternative direction to staff.

RECOMMENDATION

Option 1

ATTACHMENTS

- A. Memory Book
- B. Topic Paper: Tower Separation and Tower Setbacks
- C. Topic Paper: Downtown Parking Flexibility
- D. Topic Paper: Small Site Exceptions and Deviations
- E. Downtown Transportation Analysis
- F. Planning Commission’s Recommended Downtown Livability Land Use Code

AVAILABLE IN COUNCIL DOCUMENT LIBRARY

N/A