

July 17, 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 – Meeting 3

STAFF CONTACTS

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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 the update is intended to better align the Downtown Land Use Code with the updated Downtown Subarea Plan.

DIRECTION NEEDED FROM COUNCIL

ACTION



DIRECTION



INFORMATION ONLY



Tonight is the third in a series of study sessions for the Council to consider the Planning Commission's recommendations for updating the Downtown Land Use Code. Tonight, staff will seek City Council direction on the remaining major substantive topics previously identified by Council. No formal action is requested tonight. This work is intended to support Council review of the Planning Commission recommendation, identify areas where modifications to the Planning Commission recommendation are desired, and to move toward Council action to adopt an ordinance at a future meeting.

BACKGROUND/ANALYSIS

On June 26, the Planning Commission's recommended update to the Downtown Land Use Code was presented to Council. Following that presentation, the City Council identified areas of the recommended 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 began its review of the topics identified in the Memory Book for further consideration. Initial direction received from Council is summarized in the Memory Book. On July 17, Council will continue its review of identified topics to provide staff initial direction. Council adoption of the full Downtown Code Update package will be sought at a future meeting.

The suggested topics for discussion on July 17 are as follows:

Topics for July 17 – Meeting 3

- Floor plate reduction and open space requirement with added height..... Attachment B
- Affordable housing Attachment C

The proposed schedule below anticipates completion of the City Council review and final adoption of the Downtown Land Use Code Update by the end of September 2017.

Proposed Council Meeting Schedule

	Council Meeting Date	Topics
<input checked="" type="checkbox"/>	Meeting 1 June 26 – Study Session	<ul style="list-style-type: none">• Formal transmittal of recommended Land Use Code Amendments from Planning Commission to City Council
<input checked="" type="checkbox"/>	Meeting 2 July 10 – Study Session	<ul style="list-style-type: none">• Downtown transportation analysis• Tower separation and tower setbacks• Downtown parking flexibility• Small site exceptions and deviations
	Meeting 3 July 17 – Study Session	<ul style="list-style-type: none">• Floor plate reduction and open space requirement with added height• Affordable housing
	Meeting 4 Sept 5 – Study Session (date proposed)	<ul style="list-style-type: none">• Office Limited Business District density and design• Wrap-up minor topics• Downtown boundary linear buffer• Fee in lieu for parks• Accessibility and use of alleys
	Meeting 5 Sept 18 – Regular Session (date proposed)	<ul style="list-style-type: none">• Final Adoption

OPTIONS

No final action on the recommended code amendment is requested tonight. Staff is requesting preliminary direction on whether to prepare amendments to the Planning Commission recommendation for Council consideration. The following options are presented to frame future Council action only.

1. Provide preliminary direction on whether to amend the floor plate reduction provisions recommended by the Planning Commission, and on how to incorporate the Affordable Housing Strategy into the Downtown Livability LUCA.
2. Provide alternative direction to staff.

RECOMMENDATION

Option 1

ATTACHMENTS

- A. Memory Book
- B. Topic Paper: Floor plate reduction and open space requirement with added height
- C. Topic Paper: Affordable housing
- D. Planning Commission's Recommended Downtown Livability Land Use Code

AVAILABLE IN COUNCIL DOCUMENT LIBRARY

N/A