

Dear Fellow Commissioners,

At our September 8, 2020, meeting we discussed drafting a memo to the councilmembers, explaining that it was not our intent to delete a couple of paragraphs from the Town Center code section 18.42.040. In particular, these paragraphs discussed uses and limits on residential development without drafting replacement language.

I drafted the following memo for your review. I hope this memo describes the concerns and desired outcome. Please review the draft memo. If a majority of commissioners agree, we will forward it to the council.

Many thanks,
Maddy

Dear Councilmembers,

This spring, we sent to you our recommended revisions to the Lake Forest Park Municipal Code regarding the Town Center for the addition of parking structures and enhancements to the application process for development in Town Center. In July of this year, we received a marked-up version of code with our recommendations. Upon review, we noticed that a couple of sections on the Town Center Permitted Uses, Limitations on Use and Conditional Uses were deleted. It was not our intent to recommend deletion of the sections regarding residential use, until the broader recommendations on residential use were completed.

Our concern lies with the recommendations for current section 18.42.040 - Limitations on use. Two key elements are shown as struck in our recommendations; items A and B, as follows:

- A. Residential uses are not permitted as separate projects; they must be developed in combination with commercial or nonresidential uses as part of a single site development plan. Residential uses may not be developed at a density of greater than seven dwelling units per acre.
- B. Commercial and nonresidential uses shall occupy the floor(s) below the residential portion of a mixed-use building in order to enhance the quiet and privacy for the residents above residential and nonresidential uses occupy the same structure.

As you consider any action on our recommendations, we ask you to retain these two sections in our code – at least until appropriate replacement language is provided elsewhere in your final code revisions. These sections are important requirements that were in place when the current landowner purchased the property. To eliminate them without replacing them with appropriate new sections would allow for Town Center projects that are completely inconsistent with the planned vision for the Town Center.

Thank you for your consideration of our concerns.

LFP PC