



Memorandum

To: City Council
From: Steve Bennett, Planning Director
Date: November 12, 2020
Re: Planning Commissions November 10, 2020 Recommendation to Council for amendments to Commission's 4/14/20 recommended TC Code
Attachments: 1. 11/10/2020 Recommended Amendments to 4/14/20 Commission Recommended TC Code Update

On October 13, the Planning Commission considered three different approaches to addressing Deputy Mayor Kassover's and Council Vice Chair French's request for recommendations on density and open space provisions for the Town Center Code Update. The Commission elected to work on a limited set of amendments to the Town Center code that restored the density and other limitations on use (18.42.040) that are in the current regulations. This limits the base density on the 17-acre site to about 120 units which would have to be developed as part of a mixed-use project (additional density could be added through the use of a development agreement). The Commission's new edits also establish that all redevelopment must comply with the site plan review criteria in 18.42.130 and the Town Center Framework Design Guidelines.

Attachment 1 is a track-changes version of the Commission's 4/14 recommended code updates that includes new amendments reflecting the Commission's new recommendations. New draft amendments are in track-changes format and are highlighted in yellow, pink, or blue (if they are associated with a sidebar comment) in a manner similar to this sentence.

Commented [SB1]: The highlighting color changes depending on the author of the comment

The new revisions also reflect Commission comments and discussion during the 10/27/20 meeting. Specific revisions include:

- An exception for the freestanding parking structure provisions was added on page 18 (General Parking requirements);
- On page 20, the comment regarding open space requirements in the TC Framework was updated to reflect the Commission's recommendation to Council to use the larger of the two open/public space minimums included in the Framework.

Chair Maddy Larson will be sending a separate memorandum to Council on behalf of the Commission giving further background on the recommendations in Attachment 1 and other considerations that the Commission would like the Council to be aware of.