



Memorandum

To: Planning Commission
From: Steve Bennett, Planning Director
Date: May 6, 2020
Re: May 12, 2020 Planning Commission Virtual Meeting
Attachments:

1. Otak memo on work plan approach for Phase 2 of Town Center Code Update
2. Draft code updates for Ch. 18.42.010 through 040
3. Draft design guidelines pertaining to Placemaking, Vibrancy, and Public Spaces

Attachment 1 is a memo from Cristina Haworth, Otak, which summarizes an approach for completing the second phase of the Planning Commission's TC Code Update, which include potential amendments to regulations and design guidelines for all other development that could occur in Town Center beyond those pertaining to freestanding parking structures.

Attachment 2 is the first installment of new draft code provisions addressing the following:

18.08.631 Structure.

- Draft definition of "structure" for review.
- Adding a definition for "structure" allows greater control over the application of certain dimensional requirements (especially setbacks). The definition for "building" excludes some structures and could cause some ambiguity.

18.42.010 Purpose.

- Draft purpose statement for review.

18.42.020 Permitted uses.

- Minor reorganization and clarification edits to language reviewed during Phase 1 of the Town Center planning process.

18.42.022 Limitations on use.

- Minor reorganization and clarification edits to language reviewed during Phase 1 of the Town Center planning process.

18.42.025 Conditional uses.

- Punctuation edits.

18.42.030 Building height.

- Draft maximum building heights for review. Proposal includes base, mixed-use, and bonus height.
 - Base height is for structures with only one use (i.e., a restaurant or grocery store) and limited or no tenant spaces that would be considered "mixed use."
 - Mixed use height provisions allowed by right encourage mixed-use projects that incorporate a certain amount of residential and commercial space.

- Bonus height could authorize an additional story in exchange for public benefits, similar to the approach used for the freestanding parking structure.
- The mixed-use height is based on three-over-1 construction typology and provides wiggle room for rooftop mechanical equipment, sloping or otherwise interesting and varied roof forms, and similar features.
- The mixed-use height is similar to the existing height allowed through the alternative Framework Design Guidelines compliance path available in current regulations.

18.42.040 Setbacks.

- Draft setback dimensions, interpretation guidance, and allowable protrusions in setback areas for review.
- Setback dimensions are related to building height and related as much as possible to existing precedents within the code.
- Specific requirements for measuring setbacks are identified.
- Setbacks from Lyon Creek can be reduced through the provision of restoration-focused public benefits, subject to negotiation of a development agreement.

Attachment 3 is the first installment of draft design guidelines addressing the Town Center as a whole. These guidelines focus on Placemaking, Vibrancy, and Public Spaces. As noted in the draft table of contents of the document, these guidelines are intended to be a section of an update version of the Town Center Framework Design Guidelines. There is also an outline at the end of the document that details the proposed contents of the other sections of the guidelines chapter (Chapter 5).