



## Memorandum

**To:** Planning Commission  
**From:** Steve Bennett, Planning Director  
**Date:** October 21, 2020 (*updated 11/6/2020*)  
**Re:** November 10, 2020 Meeting Agenda Item: Draft Amendments to Commission's 4/14/20 recommended TC Code  
**Attachments:** 1. 11/6/2020 revised draft of amendments to 4/14/20 Commission Recommended TC Code Update intended to reflect Commission discussion during the 10/27/20 meeting

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At the October 13 meeting, the 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 amendments that were described in the October 9 memo from the Planning Director to the Commission as Option 1:

*Excerpt from October 13<sup>th</sup> Planning Director Memo to Commission:*

### Option 1

One way to begin the discussion of this issue would be to entertain a motion to recommend that no further changes be made to the Town Center code other than restoring the density and other limitations on use (18.42.040) that are in the current regulations. That would limit density on the 17-acre site to about 120 units which would have to be developed as part of a mixed-use project. With some minor modifications, the Commission could also establish that all redevelopment must comply with the site plan review criteria in 18.42.130 and the Town Center Framework Design Guidelines. The linkage of those provisions and guidelines could provide basic guidance for development character and a requirement for some connected indoor/outdoor public space. A final review and vote on this option might be achievable without the need for a special meeting.

Attachment 1 is an amended draft of the track-changes version of the Commissions 4/14 recommended code updates that includes potential amendments intended to implement Option 1.

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

Attachment 1 has been revised to reflect Commission comments and discussion during the 10/27/20 meeting. These revisions include new tracked edits in the text of the document and changes to the comments on the right side of the document. Comments from the City Attorney and Planning Director regarding potential sections for Commission consideration that the Commission decided not to address have been removed. 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 direction from the Commission;
- On page 24, a suggested response is included in a comment relating to a concern raised by Commissioner Fudge.