



MEMORANDUM

TO: Comprehensive Plan Citizen Advisory Committee

FROM: Beth St. Amand, Senior Planner
Sarah Selden, Associate Planner

DATE: May 18, 2012

SUBJECT: Complete Neighborhoods & Housing and Inspiring Spaces & Places Goals and Policies:
Follow-Up from April 25 CAC Discussion

ACTION

Review the updated draft Inspiring Spaces & Places and Complete Neighborhoods & Housing and goals and policies, which have been revised based on CAC feedback from the April 25 meeting. Provide additional feedback on the goals and policies, and forward a recommendation to the Planning Commission for their June 25, 2012 public hearings. The revised goals and policies are included as Attachments A and B. ***Please be sure to read over these goals and policies carefully prior to the meeting and be prepared to provide feedback at the meeting.***

BACKGROUND

On April 25, 2012, the CAC met and reviewed the Planning Commission's feedback on Inspiring Spaces & Places and Complete Neighborhoods & Housing goals and policies. It was anticipated that the CAC would complete their review of these two action areas, and forward a recommendation to the Planning Commission. Due to the amount of CAC discussion on the goals and policies and additional time needed to discuss Inspiring Spaces and Places, it was determined that additional CAC review was needed at their May 23 meeting.

DISCUSSION

Complete Neighborhoods & Housing

The CAC had significant discussion on the Complete Neighborhoods & Housing goals and policies during the April meeting. The discussion section below highlights those goals and policies where staff follow-up was needed in response to CAC feedback. Where there was CAC agreement on revisions to goal and policy language, the changes are highlighted in track changes in Attachment B.

Housing Location & Quality Policies

Policy A-1 outlines the criteria for where the range of residential zones should be located. The existing Plan groups together medium and high density residential zones under the same criteria (R-6, R-6, R-3, R-2 and R-0). The CAC discussed dividing this section into separate criteria for medium, and high density. Staff has drafted revisions to this policy following this feedback, along with feedback to add a section on mixed-use locations. Following is some background information that informed the revisions:

The Community Development Code was recently reorganized to make it more user-friendly. As part of the reorganization, residential zoning is now organized under low, medium, and high-density residential. The residential zones outlined in the development code approach housing density in terms of either lots per acre, dwelling units per acre, or development intensity with a maximum floor area per building. This provides some guidance on how to organize the Comprehensive Plan policy.

The code includes the following as medium density:

- **R-5** (Any dwelling type allowed. 5,000 minimum sq. ft. per lot or unit.)
- **R-6** (Single family dwellings. 6,000 minimum sq. ft. per lot.)
- **R-DD** (Old Town Design District. Allows range of densities & dwelling types from single family to multifamily, with single family at 5,000 sq. ft. min lot size)

The code includes the following as high density:

- **R-0** (Any dwelling type allowed. Minimum density 20 units/acre; maximum building floor area, not number of units)
- **R-2** (Single family, duplex, or row house. Minimum density 12 units/acre; maximum building floor area, not number of units)
- **R-3** (Any dwelling type allowed. 3,375 minimum sq. ft. per lot or unit)
- **R-W** (Single family dwellings in Waterfront Cabana Zone. 3,375 minimum sq. ft. per lot or unit)

Staff outlined the criteria for medium-density, high-density, and mixed-use zones by reflecting on the locations of existing zoning, arterial and major collector streets, and public transit. The vision map and statement were also used as guidance. The locational criteria for medium-density zones include a greater distance from transit, employment and town centers, and neighborhood villages than for high-density (half vs. quarter mile). Medium density locations also support Policy A-3 regarding transitions between uses and densities, by identifying the medium-density zones as transitions between low-density residential and higher intensity uses. Last, the criteria allows medium-density housing to be included as part of a larger planned development, where a mix of densities could be achieved (like in Mt. Park). The criteria for high-density residential calls for these zones to be located adjacent to the employment centers, town centers, or neighborhood villages, and within a quarter mile of transit, arterials and major collector streets. A fourth section was added on mixed-use residential zoning, which identifies locations tied to the Vision Map: employment and town centers, and neighborhood villages.

Housing Affordability Policies

Policies C-3 and C-4 address incentives for affordable housing, and affordable housing in urban renewal areas. The CAC provided feedback on these two policies during the April meeting, which resulted in an expanded Policy C-3 and revised Policy C-4. The CAC supported the idea of focusing incentives for affordable housing in areas near public transit and commercial development. The CAC suggested addressing urban renewal areas is a separate policy. This policy language is kept general; specific strategies may be identified as part of the action planning phase, and the need for flexibility is recognized by calling for strategies to be tailored by district. Staff is working to outline some initial strategy concepts for reference in discussions with the CAC, Planning Commission and City Council.

Inspiring Spaces and Places

At the last CAC meeting, the ISP policy discussion was cut short due to time constraints. The CAC agreed to continue it in May. The version in your packet still retains the **Planning Commission's changes in yellow highlighting**. Changes from the last CAC **meeting are highlighted in blue**.

During the time available at April's meeting, the ISP discussion focused on two policies: A-1 and A-3. The following changes address the key points raised by CAC members:

A-1. Use of the word "color" and "use." The word use has been retained since the City currently has regulations in place. Regarding color: it was suggested that Policy A-1.a. be divided into two separate policies because size, scale and bulk are different from color, materials and architectural design.

Discussion: All six elements - size, scale, bulk, color, materials and architectural design – provide the basis for code regulations that address these characteristics. However, specifying where this applies helps clarify the policy. Staff suggests changing A-1a. to refer only to residential development and the applicable regulations and standards, and changing A-1b. to refer to commercial development and the applicable regulations and standards.

A-3. Discussion focused on where this policy applies. There was agreement that it should clarify that it applies only to public views and the built environment. View corridors would be defined and identified during the Action Plan phase of the Comprehensive Plan.

Next Steps

Staff will revise the goals and policies based on CAC feedback, and forward them to the Planning Commission for their preliminary hearing on June 25, 2012.

Attachments

- a. Inspiring Spaces & Places Goals and Policies – May 18, 2012 Draft revisions
- b. Complete Neighborhoods & Housing Goals and Policies – May 18, 2012 Draft revisions