



Upcoming Code Updates associated with Downtown Strategy

	Type Code	General Scope	Timeline
1	Scenic View Protection	As directed by Comp Plan goal GL8, change the regulatory emphasis from protecting certain views from public streets to an emphasis on protecting and enhancing views from public gathering places (following a public process.)	<p>Public feedback on the viewshed analysis will be gained in Sept. Then, a recommendation on views for protection will be made in the Downtown Strategy. This would be followed by a code update process in 2017.</p> <p><i>If desired, the DTS team is available to present the 3D viewshed analysis and results of public feedback with the Land Use Committee in October.</i></p>
2	<p>SEPA Related Codes: Consider increasing SEPA exemption levels for minor construction projects (WAC 197-11-800(1)(c) and/or establishing a SEPA urban infill exemption (RCW 43.21C.229). A first step was to identify any gaps in our environmental regulations where we have had to use SEPA in the past to address an environmental issue in downtown; then to establish regulations for these currently unaddressed environmental issues. The gap analysis revealed the City has often used SEPA to communicate requirements of other agencies that will be required regardless of whether they are (re)communicated as part of the SEPA process (i.e., remediating contaminated soil & groundwater). The City has also used SEPA to address sea level rise by requiring higher finished floor elevations; before establishing any possible exemption areas, the City should add finished floor elevations to the development code. (See attached gap analysis).</p>		
2a	Finished Floor Elevations	Update codes to require additional floodproofing in downtown (up to 16' elevation) to address flood risk associated with sea level rise.	On Council consent calendar for August 30
2b	SEPA Exemptions	Consider increasing exemption levels for minor construction projects in downtown and to consider establishing an urban infill exemption for residential, mixed use or stand-alone commercial up to 65,000 sq. ft. (excluding retail) . Outcome would be code changes to establish regulations for currently unaddressed environmental issues, concurrent with code change to establish increased exemption levels for and/or an urban infill exemption.	<p>A recommendation whether to provide SEPA exemptions and where will be made in the Downtown Strategy. This would be followed by a code update process in 2017.</p> <p><i>Staff can provide an oral update on what is being considered at the Aug 18 LUEC meeting.</i></p>



3	Design Standards, historic preservation and streetscapes	<p>As part of the DTS work, MAKERS will review, suggest refinements and illustrate design standards that apply to buildings, sites and streetscapes. They will also produce a template to provide clarity about the desired character of the built environment downtown. Design standard updates may apply to new construction, existing and historic structures in downtown, and apply to codes in both Title 18 and the Engineering Design & Development Standards (EDDS).</p>	<p>Recommendations will be made in the Downtown Strategy. This will be followed by a code update process in 2017.</p>
4	Other development standards or codes	<p>Other code updates may be needed for alignment with the Downtown Strategy, and will be identified in Steps 3 & 4 (March-August).</p>	<p>The DTS team is currently reviewing the downtown development code for alignment with character areas, and analyzing potential business and development tools. Specific steps and a timeline for completion will be outlined in the Downtown Strategy.</p> <p><i>Staff can provide an oral update on what is being considered at the Aug 18 LUEC meeting.</i></p>