



Planning Commission

Discussion about the OPC Recommendation on Topics Related to Urban Neighborhoods/Corridors

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Title

Discussion about the OPC Recommendation on Topics Related to Urban Neighborhoods/Corridors

Recommended Action

N/A

Report

Issue:

The purpose of this discussion is to review the substance of and rationale for the Planning Commission's December 13, 2013 'Urban Neighborhoods' and 'Urban Corridors' recommendations, and to choose a representative from the Commission to represent these recommendations before the City Council.

Staff Contact:

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Presenter(s):

Chair Brown

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Amy Buckler

Background and Analysis:

Background document including the text of the recommendations and OPC's rationale as stated in the minutes will be posted under 'Meeting Details/Attachments' on the City's online Agenda & Minutes calendar (Legistar) by end of day Thursday, March 13. Recommended options from Dec 16, 2013 included in Attachment 2 to aid in interpreting the motions

One aspect of the Planning Commission's recommendation on the Comprehensive Plan Update is referred to as the 'Urban Neighborhoods' proposal. In general, this relates to density and transportation downtown, along Capitol Way, State and Fourth Avenues, Harrison Avenue and the abutting single-family neighborhoods. This also relates to the definition and policies associated with the 'Urban Corridor' land use designation, which applies to some areas along major arterials in the

city.

Between January-December, 2003, the Planning Commission issued three separate recommendations on “Urban Neighborhoods” and “Urban Corridors.” At the City Council’s request, the Commission issued the final recommendation on December 16, 2013. The third recommendation supersedes the first two. The recommendation now before the City Council and public in the draft Comprehensive Plan Update reflects the December 16, 2013 version, and is thus the focus of upcoming City Council meetings on the topic.

On December 10, 2013, the OPC Leadership Team met with Councilmember Jones (filling in as Council’s liaison to OPC since Councilmember Langer is out of town) to discuss the City Council’s direction in regard to this matter. Councilmember Jones reiterated the City Council asked OPC to provide a revised recommendation because they understood there was a need for clarifications [and internal consistency] in regard to the Urban Neighborhoods and Corridor policies and the Addendum.

To aid the Commission in tonight’s discussion staff compiled the attached information from OPC’s final recommended goals, policies and definitions, as well as staff reports and minutes from the OPC meetings wherein the topic was discussed.

Neighborhood/Community Interests (if known):

The City Council tentatively plans to hold public hearings on the draft Comprehensive Plan Update recommended by the Planning Commission in June of 2014.

Options:

Choose one Commissioner to represent the Planning Commission recommendation to the City Council on the following dates for topics related to the December 16, 2013 “Urban Neighborhoods/Corridor” recommendation:

1. Re-Zoning Criteria for Low Density Neighborhoods
 - Land Use & Environment Committee Meeting; Thursday, March 27
2. High Density Neighborhoods Minimum Density Requirement
 - Land Use & Environment Committee Meeting; Thursday, March 27
3. Urban Corridors
 - City Council Work Session; Tuesday, April 8

Financial Impact:

Discussion is included in base budget