



Planning Commission

Kaiser-Harrison Opportunity Area Briefing

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Title

Kaiser-Harrison Opportunity Area Briefing

Recommended Action

None, briefing only.

Report

Issue:

Whether to receive an update on the Opportunity Area planning process.

Staff Contact:

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Presenter:

Joyce Phillips, Senior Planner, Community Planning and Development

Background and Analysis:

The City Council directed that a focus area planning process be conducted for the Kaiser-Harrison area after it was identified in the 2013 *Investment Strategies* report from our consultant, ECONorthwest. A 2015 comprehensive plan amendment and rezone request from one of the property owners in the area was also directed to be considered as part of this planning process. The City Council has included the Kaiser-Harrison Opportunity Area Plan as part of the docket of 2016 comprehensive plan amendments.

In late 2015 and early 2016, the Community Planning and Development Department worked with staff from ECONorthwest to update the market study and conduct interviews of property owners, neighbors, and interested parties. In February and March, staff conducted public meetings with property owners and occupants within and in proximity of the study area. There were public workshops and meetings at City Hall and at Marshall Middle School near the study area. Staff met with individuals who were unable to attend scheduled meetings in order to share information and gather feedback.

On March 31, there was a Public Workshop to present three potential land use scenarios for the area. The three scenarios were developed based on the public comments we had received to date, as well as the market study and other provisions of the City's comprehensive plan. General

comments, as well as comments about what people liked and did not like about each option, were recorded. After the comments were received on March 31st, staff and the consultants developed a preferred alternative.

Staff began reviewing potential environmental impacts once the preferred alternative was prepared. The environmental review considers the differences in anticipated impacts between the type of development allowed currently and what is being proposed. It is a high-level, non-project review, which will be supplemented by additional environmental review on specific development proposals as they are submitted. Another Public Workshop is scheduled for May 25, 2016, at the Marshall Middle School Library. At the workshop staff will summarize the preferred alternative, the proposed comprehensive plan, zoning, and design review map amendments, and the text amendments to the development regulations.

The intent is for this area to become a pedestrian and bicycle friendly mixed use area serving both those who live within and near the study area. Draft maps are attached to the staff report, however it should be noted that changes may be made to the maps or code text before the public hearing is held in June, based on comments from the Public Workshop scheduled for May 25th.

Neighborhood/Community Interests (if known):

There is community interest in this project, particularly from area property owners and residents. Comments have addressed the desire for more transit, greater pedestrian and bicycling facilities in the area, the type and mix of uses in the area, and urban design issues.

Options:

Status update only - no action required at this time.

Financial Impact:

This planning process fits within the existing budget and staff resources of the Community Planning and Development Department. Following completion of an updated plan, some implementation items may require additional funding.

Attachments:

Preferred Alternative
Intent for the Kaiser Harrison Opportunity Area
Draft Future Land Use Map
Draft Zoning Map
Draft Design Review Map