

# Comprehensive Plan & Municipal Code Update

May 19, 2015

Additional Responses to City Council Comments

# Seven Issues for Discussion

1. Low Density residential rename to Woodland Residential
2. Changes to Comp Plan Policies
  - Northwest Woodland “Design”
  - Order of Policies
  - Sanitary Sewer Policies
3. Compliance with “Larger City” Designation for Housing and Jobs alternatives
4. Planning Horizon to the year 2031 or 2035?

# Seven Issues for Discussion

## 5. Major Comp Plan Alternatives

- Alternative No. 1: Current Comp Plan (No action alternative)
- Alternative No. 2: Mixed uses (Residential and retail in southern industrial area + large format retail in northern industrial area + residential in GB Zone, etc).
- Alternative No. 3: Greater downtown density + Shadow platting in the R-1 area
- Any combination of the above alternatives

# Seven Issues for Discussion

6. Planned Action for Downtown (Ordinance No. 606)

7. Updated Critical Area Regulations (Ordinance No. 605)

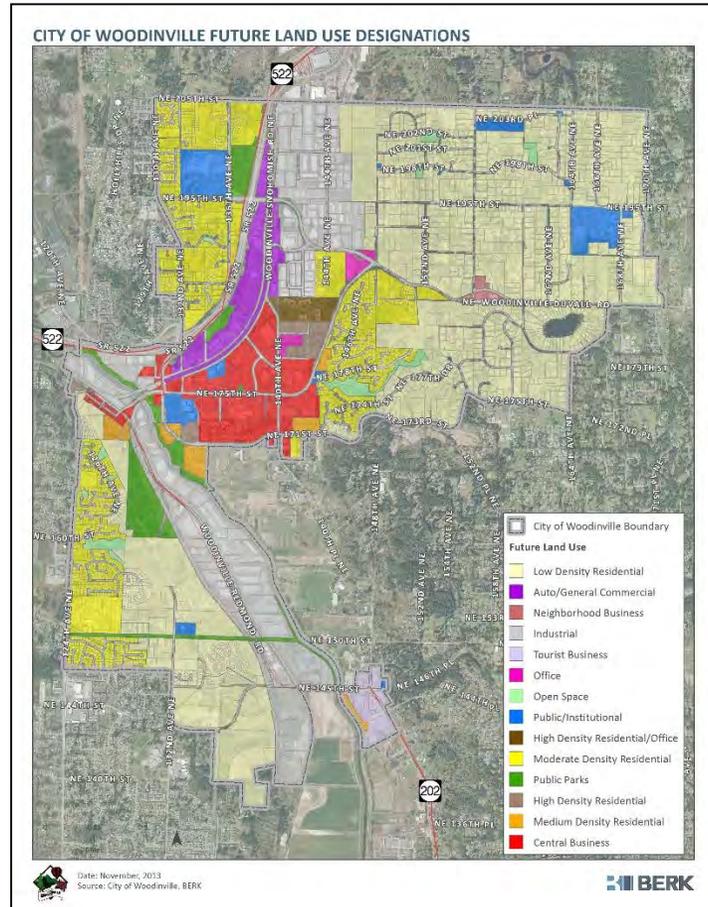
# DECISIONS MADE ON MAY 12TH

- Use the 2031-35 Planning Horizon
- Use the straight-line method to determine growth targets

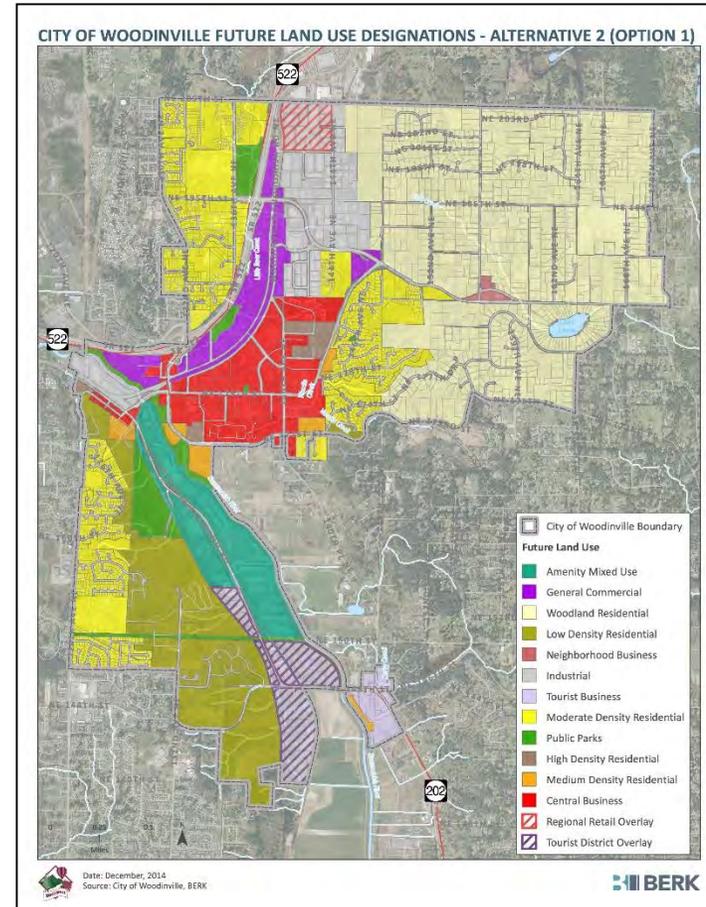
# RESPONSE TO PRIOR MEETING

- Lisa Grueter, BERK Consulting

# Alternative 1 and Alternative 2



Alternatives 1 and 3: Current Plan



Alternative 2: Planning Commission

# Alternatives 2 and 3 Features

## Alt 2 Commercial and Mixed Use

- Riverfront Amenity Mixed Use (AMU)
- Regional Retail Overlay
- GB designation – allow residential
- Gateway – GB instead of Industrial
- Consolidating and simplifying land use designations

## Alternative 3

- Added height in Downtown
- Shadow platting



The AMU's long term vision includes an interconnected network of trails (yellow) and internal roadways (blue).

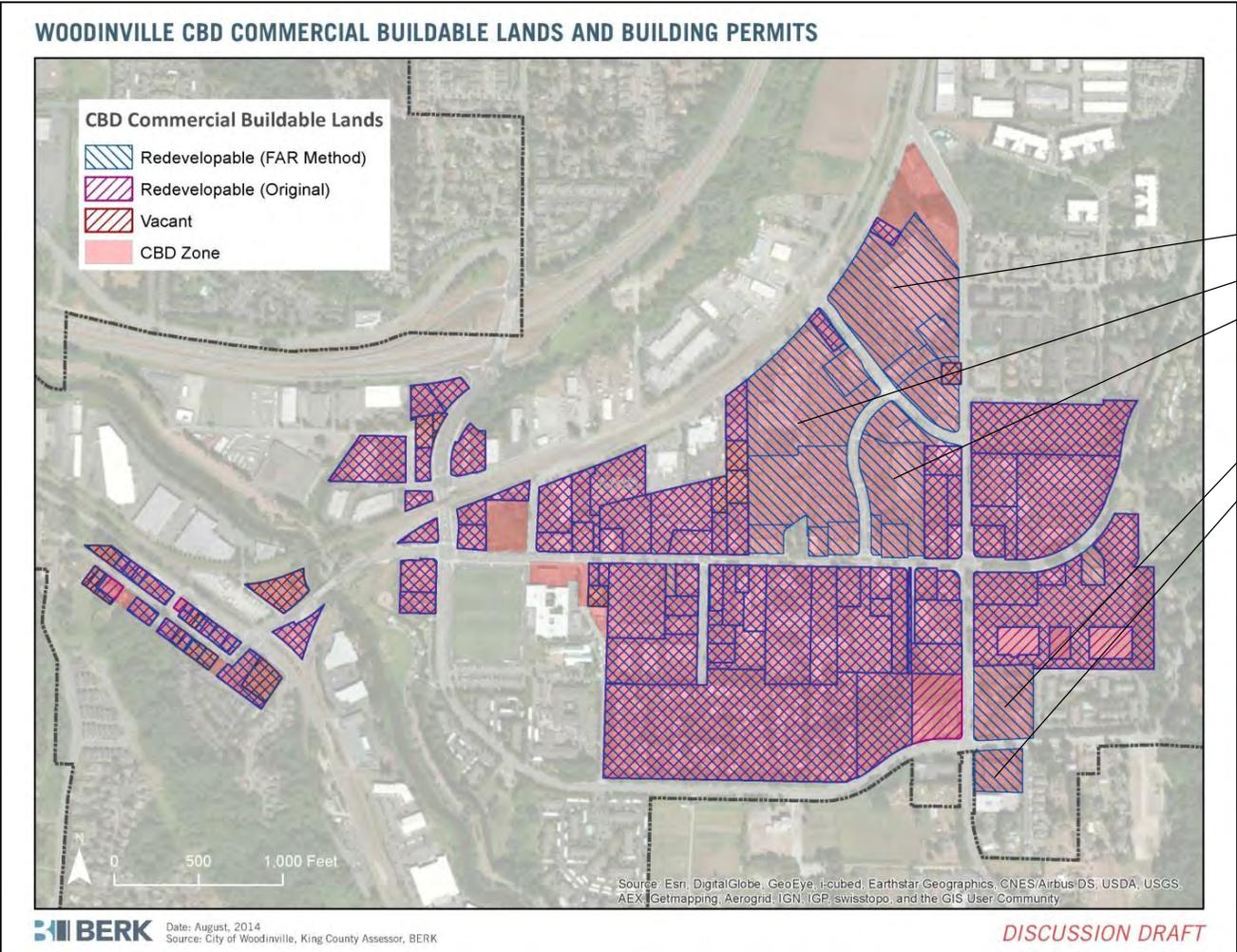
# Capacity Estimates of Features

## Approximate Number of Housing and Jobs by Alternative 2 and 3 Feature

Option	Additional Housing Units	Additional Jobs
Alternative 2: Amenity Mixed Use District	100	70
Alternative2: Regional Retail Overlay	NA	75
Allow only small retail in Warehouse District	NA	35-45
Alternative 2: CBD enhanced development incentives including affordable housing incentives and the SEPA Facilitation tools	315	620
Alternative 2: Allow Mixed Use in GB, Change Gateway to GB, Update development incentives (e.g. for office)	70	185
Alternative 3: Allow Additional Heights in Downtown: Add a sixth story, at up to 75-80 feet in the CBD	705	7,100

*Notes: Figures are rounded. See also Draft EIS Exhibit 2-4 table notes for description of features and capacity. See comparison of CBD capacity by alternative in Draft EIS Exhibit 2-6. Option 3*

# CBD Redevelopment



Parcels included in FAR based job analysis but not in the Original parcel based job analysis

# Selected Capacity Estimates

	Alt 1	Alt 2	Alt 3	Alt 1 with CBD and GB Changes
Housing	2,615	3,097	3,090	2,930
Jobs	4,476	5,433	12,944	5,335 to 5,506

	Housing Units	Jobs (Orig)	Jobs (FAR)
Alternative 1 Baseline Capacity	2,615	4,476	5,266
<i>Remaining Target Straightline 2035</i>	2,682	5,028	5,028
<b>Surplus (Deficit)</b>	-67	-552	237
Plus Canterbury Square Added Units	+100	NA	NA
Plus CBD Planned Action / Incentives	+215	+620	Assumed in Approach
Plus GB Office Emphasis / Incentives	NA	+240	+240
<b>New Total</b>	<b>2,930</b>	<b>5,335</b>	<b>5,506</b>
<b>Surplus (Deficit)</b>	<b>248</b>	<b>308</b>	<b>478</b>

See DEIS Exhibit 2-3 for Alternative Target and Capacity Information

# Policy Adjustments

- Chapter 2 Land Use
  - Renumber Goal LU-2 to Goal LU-1
  - Change Phrase throughout element:
    - Northwest Woodland Design Character
- Chapter 7 Capital and Public Facilities
  - Restore this policy under Goal CFP-7:
    - Encourage conversion from on-site wastewater disposal systems as sewer lines become available.