

WORK SESSION AGENDA ITEM SUMMARY

City Council



STAFF

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SUBJECT FOR DISCUSSION

Land Use Code Update: Commercial Corridors and Centers.

EXECUTIVE SUMMARY

The purpose of this item is to update Council on the scope, approach, and timeline for Phase 2 of the Land Use Code (LUC) update.

GENERAL DIRECTION SOUGHT AND SPECIFIC QUESTIONS TO BE ANSWERED

1. What questions or additional ideas do Councilmembers have on the topics to explore through Phase 2 of the Land Use Code update?
2. What feedback do Councilmembers have on the proposed methods for Council and community engagement?
3. What feedback do Councilmembers have on the timeline or other considerations for Phase 2 of the Land Use Code update?

BACKGROUND / DISCUSSION

Project Overview

The Land Use Code (LUC) Phase 1 project began in summer 2021. In March 2021, in conjunction with the adoption of the Housing Strategic Plan (HSP), Council unanimously approved an off-cycle appropriation to fund the Land Use Code (LUC) Phase 1 updates. From July 2021 through April of 2024, staff led a process to explore changes to the LUC. The process included extensive community engagement, policy analysis and synthesis, development of guiding principles, a diagnostic report of the existing Land Use Code, code drafting and multiple iterations of the code. Two referendums led by a group of voters required that Council reconsider the Ordinance in 2023 and again in 2024. Extensive community outreach and modifications to the LUC ended with Council adoption of Foundational Land Use Code changes in April of 2024.

Phase 2 will focus on aspects of commercial corridors, organized into three workstreams outlined below. Funding for Phase 2 comes from the American Rescue Plan Act (ARPA).

Foundational Land Use Code Changes

Several foundational LUC changes were adopted by Council on April 16, 2024. These include:

- Reorganized content so the most used information is first in the Code
- Reformatted zone districts with consistent graphics, tables, and illustrations
- Created a menu of building types and form standards to guide compatibility
- Updated use standards, rules of measurement, and definitions to align with new building types and standards
- Expanded and re-calibrate incentives for affordable housing
- Regulate density through form standards and building types instead of dwelling units per acre

The aforementioned changes were made to the Land Use Code in Phase 1. There is already a robust list of potential updates to be tackled in Phase 2, including potential updates that have been identified through extensive policy analysis and suggestions included in various Council-adopted plans. These potential updates will be confirmed and augmented through the work to take place during Phase 2.

Policy Foundation

Code updates are complex, multifaceted efforts that build on years of previous planning work. The LUC is the City's primary regulatory tool for implementing our community's vision as described in various policies and adopted plans. It is critical to establish a clear understanding of the relationship between the City's policy priorities and the current LUC early in the process. The City has over 300 pages of adopted policies and information to inform the LUC Updates that primarily come from the following documents:

- *City Plan*
- *Housing Strategic Plan (HSP)*
- *Economic Health Strategic Plan*
- *Our Climate Future (OCF)*
- *Transit Master Plan*
- *15-Minute City Analysis*
- *Land Use Code Audit (which identified opportunities to align LUC with the newly-adopted City Plan)*
- *Council Priorities (affordable and achievable housing strategies; 15-minute communities)*
- *Urban Forest Strategic Plan*

Relevant Goals, Policies, and Action Items

Some statements have been shortened for clarity.

Document	Policy Text
City Plan	LIV 2: Promote Infill and Redevelopment
City Plan	LIV 3: Maintain and enhance our unique character and sense of place as the community grows
City Plan	LIV 3.4: Design Standards and Guidelines: Maintain a robust set of citywide design standards to ensure quality future development
Our Climate Future	LWPN 2: Evaluate opportunities within the LUC to better encourage the development of "complete neighborhoods"

Our Climate Future	HAH 9: Transit-Oriented Development/Incentives for Mixed-Use development along the MAX corridor
Housing Strategic Plan	Create additional development incentives for affordable housing
Economic Health Strategic Plan	Outcome 2.1: Small businesses have access to tools and resources needed to succeed
Transit Master Plan	MAP: Future Transit Network (pg 59)
15-Minute City Analysis	GOAL: Strengthen Underserved Communities
15-Minute City Analysis	GOAL: Shift to Active Modes Trips

Relevant Council Priorities

- **Council Priority No. 1:** Operationalize City resources to build and preserve affordable housing
- **Council Priority No. 3:** Advance a 15-minute city by igniting neighborhood centers
- **Council Priority No. 4:** Pursue an integrated, intentional approach to economic health
- **Council Priority No. 8:** Advance a 15-minute city by accelerating our shift to active modes

These documents and priorities serve as primary inputs to the formation of future Guiding Principles and code language, augmented by work accomplished in Phase 1 of the LUC update. Staff have also begun engaging internal staff and work sessions with the Planning & Zoning Commission.

Exploratory Questions

Exploratory questions have been formulated to help guide preliminary work streams prior to identifying a final scope of work.

- Are there opportunities to add clarity to the development review process?
- How can the Land Use Code be more aligned with our policy plans?
- How can we advance our 15-minute city goals through the Land Use Code?
- How do we balance multiple desired outcomes through our development standards?

Process Refinement

Phase 2 of the Land Use Code update began with an analysis of goals and strategies within adopted plans, a thorough review of the Land Use Code Audit, and the Diagnostic Report. Staff then categorized these into potential work streams. Once a consultant has been secured, we will begin to refine the topics within the workstreams and identify priorities and timing through Council and community engagement to arrive at a draft code.



Work Streams

The following workstreams are organized by subject area and include multiple potential topics within each work stream. These may be refined through engagement with the consultant team, Council, and community:

- **Commercial and Mixed-Use Corridors**
 - Creating Commercial and Industrial Building Types
 - Recalibrating Employment & Industrial Zoning
 - Standards for Specific Uses
 - Small Business Considerations
 - Neighborhood Centers
 - 15-Minute City:
 - Neighborhood Centers
 - Transit-Supportive Development

- **Development Standards**
 - Landscaping & Trees
 - Site Planning & Design
 - Natural Resource Standards
 - Bike, Pedestrian & Trail Connectivity

- **Processes and Procedures**
 - Amendment Process (Micro/Minor/Major)
 - Basic Development Review Process
 - Other Development Review Processes (Type 1 and Type 2 Reviews)
 - Customer Tools & Resources

State Legislation

Several bills were passed this year through the state legislature that will affect local Land Use Policy. Compliance with these bills will be integrated into Phase 2 work and will be brought to Council to comply with their associated deadlines:

HB-1313 Housing in Transit-Oriented Communities:

This bill will require the establishment of a Housing Opportunity Goal, potential rezonings, establishment of anti-displacement strategies, and reporting on an on-going basis.

HB-1152 Accessory Dwelling Units:

This bill will require updating our Land Use Code to permit Accessory Dwelling Units (ADUs) wherever we allow single-family detached homes. Code language from previous iterations of the Land Use Code has already been drafted. Will need to confirm that previously written code language would comply with this bill.

HB-1304 Minimum Parking Requirements:

This bill will require updates to the Land Use Code to remove minimum parking requirements for multi-family and certain mixed-use projects close to transit.

Team Structure

The project management team for Phase 2 of the LUC update is made up of several staff members who participated in leadership roles in Phase 1. The following is the project management team and their roles:

- Clay Frickey, Planning Manager: Guides high level direction of the work
- Megan Keith, Senior Planner, Co-Project Manager: Operational focus, day-to-day management
- Sylvia Tatman-Burruss, Sr. Policy & Project Manager, Co- Project Manager: Relationship and strategic focus
- Noah Beals, Development Review Manager, Technical Lead: Oversees Work Streams, and provides technical expertise

Internal Partners

Because sections of the Land Use Code impact many policy priorities managed by several departments across the City, collaboration among internal partners will be very important. Teams most integral to this work include, but are not limited to:

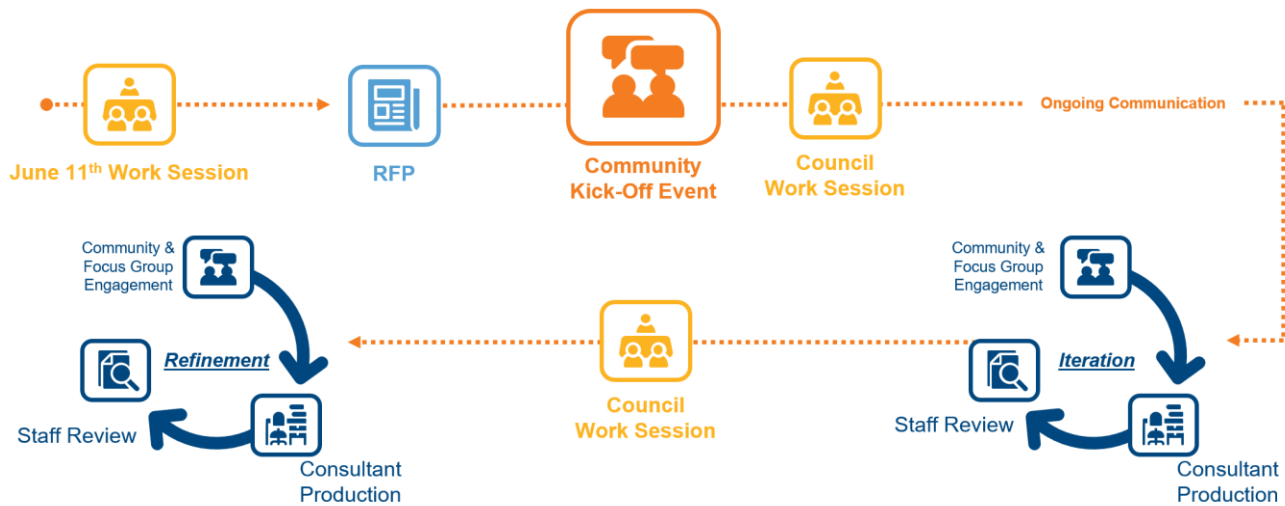
- Planning and Zoning
- FCMoves and Transfort
- Economic Health Office
- Forestry
- Utilities

While these teams will be most closely involved in the work, the project team will need to connect with several other departments across the City to ensure alignment across standards and other code requirements. These partners will be connected through staff working groups for each of the work streams, facilitated by the Technical Lead.

Timeline and Engagement Strategy

The June 11 Council work session is meant to confirm the general timeline, scope, and engagement strategy for Phase 2 of the LUC update. Council feedback will then be incorporated into the scope and project plan for the creation of a request for proposals (RFP). A community kick-off event will then be planned for late fall 2024, and a Council Work Session will soon follow to present community feedback and consultant findings for project refinement. There will be several cycles of consultant production, staff review and community engagement prior to each Council work session and prior to the release of a draft code.

The following is an illustration of one cycle of production and review, following the initial project scope, community, and Council feedback:



Council Engagement

Council engagement will be important throughout the process. Potential methods for Council engagement could include:

- Work Sessions at key decision points
- Invitations to community engagement events
- Listening Sessions
- Interim memos from staff

Staff will also be available to answer questions throughout the process.

Community Engagement

The LUC Phase 2 update also includes additional targeted community engagement to support the code drafting process and confirm the priorities identified in previous engagement efforts. Community engagement and project progression Potential engagement methods include:

Ongoing Communication Methods:

- Email Newsletters
- Frequent Website updates with comment form available

Code Creation Review Methods may include a combination of:

- In-Person & Virtual Events
- Focus Groups
- Website Videos
- Charette-style events
- Boards & Commissions work sessions

Draft Code Review Phase:

- Website videos

- Staff Office hours
- In-Person & Virtual Events
- Draft code sections available for review and comment

NEXT STEPS

If Council is supportive of the approach outlined at this work session, staff will finalize the scope of work and approach, draft a Request for Proposal, and secure a consultant team by fall of 2024. The staff team will then plan to return for a Council work session in early 2025.

ATTACHMENTS

1. Presentation