



## COMMUNITY DEVELOPMENT DEPARTMENT

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### STAFF MEMO

To: Planning Commission  
From: Ashley Wragge, Planning Technician  
Date: May 31, 2024  
Subject: Retail Overlay Recommendation Alteration

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#### BACKGROUND:

The Planning Commission on May 20, 2024, reviewed a proposal from the Economic Development Commission to alter SMC 17.37 Downtown Historic District Retail Overlay Zone. Part of the recommendation from the EDC is to extend the Overlay to include Falls Avenue SE.

SMC 17.37.101 currently defines the Retail Overlay Zone to include, "all lots and parcels fronting on Railroad Avenue SE from the southerly margin of the right-of-way of SE Northern Street at its intersection with Railroad Avenue to a line intersecting Railroad Avenue defined as the southerly property boundary of 8250 Railroad Avenue S.E."

#### ANALYSIS:

The existing Retail District Overlay was created before the City initiated River Trail in 2015, formerly called Riverwalk. Since the completion of the Riverwalk Master Plan, the city has acquired several properties including properties identified within the existing Retail District Overlay, as shown in the map below (see Figure 1). These properties located south of SE Northern Street on the east side of Railroad Place SE are required to be open space and will remain vacant in perpetuity.



Figure 1

#### RECOMMENDATION:

Staff recommends the Planning Commission reconsider the motion made on May 20, 2024, to reduce Retail District Overlay and exclude properties from SE Northern Street to Fir Street, located east of Railroad Place SE and within the River Trail Master Plan.