

Town Center Building Height Waiver

City Council
Work Session
June 15, 2026





Agenda

- Project Update
- Review Updated/New Options for Waiver
- Review Task Force and Planning Commission Feedback and Recommendations:
 - Waiver Preferred Alternative
 - Elimination of Waiver to Increase Height
 - Menu Items
- Questions for City Council



Project Update

- 3 Task Force Meetings
- Planning Commission Work Session on May 13, 2026
- City Council Work Session on May 18, 2026
- 2nd Work Session with Planning Commission on June 10, 2026
- 2nd Work Session with Council on June 15, 2026



Town Center Building Height Waiver – The Subdistricts





Options	C-MU	MU (west)	MU (east)
Updated Option 2	Increase for either affordable housing bonus floor or waiver; allows decrease Min = 1 story Max = 6 stories (waiver or bonus floor)	Increase for either affordable housing bonus floor or waiver; allows decrease Min = 1 story Max = 5 stories (waiver or bonus floor)	Consider only increase for affordable housing bonus floor, potentially not for waiver; allows decrease Min = 1 story Max = 5 stories (only bonus floor)
Updated Option 3	Only increase for affordable housing bonus floor; allows decrease Min = 1 story Max = 6 stories (only bonus floor)	Increase for both affordable housing bonus floor and waiver; allows decrease Min = 1 story Max = 6 stories (waiver and bonus floor)	Consider only increase for affordable housing bonus floor, potentially not for waiver; allows decrease Min = 1 story Max = 5 or 6 stories (5 if only bonus floor, 6 if waiver and bonus floor)
Option 5	Increase for either affordable housing bonus floor or waiver; no decrease Min = 2 stories Max = 6 stories (waiver or bonus floor)	Increase for either affordable housing bonus floor or waiver; no decrease Min = 2 stories Max = 5 stories (waiver or bonus floor)	No increase allowed through waiver, but can increase through affordable housing bonus floor; decrease allowed Min = 1 story Max = 5 stories (only bonus floor)
Option 6	Only increase for affordable housing bonus floor; no decrease Min = 2 stories Max = 6 stories (only bonus floor)	Allow either (but not both) increase for affordable housing bonus floor or through waiver; but no decrease Min = 2 stories Max = 5 stories (waiver or bonus floor)	No increase allowed through waiver, but can increase through affordable housing bonus floor; decrease allowed Min = 1 story Max = 5 stories (only bonus floor)



Task Force Feedback on Preferred Alternative for Waiver

- Eliminated Option 3
- Dot Exercise for Remaining Options
 - Option 5 Had Most #1 Dots
 - Discussion Whether to Further Revise Option 5 to Eliminate All Ability to Increase Height in MU (East)
 - 4 Task Force members wanted to keep Option 5 as is
 - 3 Task Force members wanted a revision to limit MU (east) to four stories
 - 1 Task Force member undecided as to whether to limit the height in MU (east) to four stories



Planning Commission Feedback on Preferred Alternative for Waiver

- Eliminated Option 3
- Split between Options 5 and 6
 - Policy Question for Council on Prioritization of Bonus Floor for Affordable Housing



Preferred Alternative v. Eliminating Waiver to Increase

- Task Force:
 - 6-to-2 Vote for Preferred Alternative on Waiver
- Planning Commission:
 - 3-to-2 to Eliminate Waiver to Increase



Menu Items

- Provide Community Benefit
- Mitigate Building Impacts
- Additional “Catch-All” for Other Innovative Ideas
- Developer Fee-In-Lieu or Value-Adds Commensurate with Fee
 - Planning Commission Unsure About This Consideration



Questions for Council

- Any further questions or clarifications regarding the waiver options?
- Move forward with a modification to the waiver provision?
 - Option 5 or 6?
 - Update to menu items?
- Eliminate waiver to increase height?