

COUNCIL MINUTES

Regular Meeting June 3, 2008

Mayor Lee Felling called the regular meeting of the Sammamish City Council to order at 6:30 pm.

Councilmembers present: Mayor Lee Felling, Deputy Mayor Don Gerend, Councilmembers Jack Barry, Kathleen Huckabay, Michele Petitti and Nancy Whitten.

Staff present: City Manager Ben Yazici, Deputy City Manager Pete Butkus, Public Works Director John Cunningham, Community Development Director Kamuron Gurol, Parks & Recreation Director Jessi Richardson, Administrative Services Director Mike Sauerwein, City Attorney Bruce Disend, and City Clerk Melonie Anderson.

Roll Call/Pledge

Roll was called. Sammamish Youth Board Liaison, David Lingenbrink the pledge.

Public Comment

Richard Kuprewicz, 4643 192nd Drive NE, He is very concerned about the speeding through his neighborhood. His dog was hit by a speeding car. He feels that if the barricades on 42nd Street are removed it will increase the problem.

Michael Rutt, 22832 SE 1st Street, He concurred with the first speaker that there is a speeding problem in the city. He feels the speed limit on 228th needs to be reduced.

Fred Coleman, 1314 227th SE, He was pleased to see that the Eastlake Girls Softball Team is being recognized for their championship season.

Approval of Agenda

MOTION: Councilmember Huckabay moved to approve the agenda as revised. Councilmember Cross seconded. Motion carried unanimously 7-0.

Student Liaison Report

Skyline Student Liaisons (*Kim Lammers*):

The year is wrapping up. Prom is Friday. Graduation will be June 13. The last day of class is June 19. The Student Liaisons for next year will be Melanie Morehead and Lauren Sullivan.

Eastlake Student Liaison (*Michelle Holmes*):

No report.

Sammamish Youth Board Student Liaison (*David Lingenbrink*)

The youth Board has been very busy planning the youth event that will be occurring at the Sammamish Commons on June 20.

Proclamations/Presentations

Student Representative Plaque Presentation

Mayor Felling presented the representatives with a plaque and thanked them keeping the Council informed about their activities throughout the year.

Eastlake Girls' Softball Team

Mayor Felling introduced the Coach and team and read the following proclamation:

WHEREAS, it is the desire of the Sammamish City Council to recognize excellence and achievement in the community, and

WHEREAS the Eastlake High School fast-pitch softball team won 26 games in the 2008 season, and

WHEREAS, the team won the 4A state championship in 2008, and

WHEREAS, pitcher Stephanie Fox was named the KingCo 4A Most Valuable Player, and

WHEREAS, Eastlake High School's George Crowder was named the KingCo 4A coach of the year, and

WHEREAS, seven of his players received All-Star and honorable mention recognition,

Now, therefore, on behalf of the Sammamish City Council, and in recognition of the outstanding achievement of our community's young citizens, I hereby declare June 3, 2008, as Eastlake High School Wolves Day in the city of Sammamish

Consent Calendar

- **Payroll for pay period ending May 15, 2008 for pay date May 20, 2008 in the amount of \$224,522.97**
 1. **Approval: Claims for period ending June 3, 2008 for Check No. 20853 through Check No. 20962 in the amount of \$332,107.86**
 2. **Resolution: Sole Source Approval/Emergency AM Radio Equipment (R2008-332)**
 3. **Amendment: Evans Creek Preserve/J.A. Brennan**
 4. **Approval: Mower Purchase**
 5. **Approval: Notes for May 13, Study Session**
 6. **Approval: Notes for May 19 Study Session**

MOTION: To approve consent calendar. Motion carried unanimously 7-0.

Unfinished Business

Ordinance: Second Reading Amending The City Of Sammamish, Comprehensive Plan Land Use Element Figure Iii-2 For The Adoption The City's Town Center Plan

Mayor Felling explained that this was the second reading of the Ordinance adopting the Comprehensive Plan Change to approve the Town Center Plan. A public hearing was held on

* Italicized notes after each motion refer to Council Decision Papers included in the packet material for June 3, 2008. Decision Papers are attached to these minutes.

May 20, 2008 and public comment was taken. The Public Hearing is now closed and Council will begin considering the plan and any amendments that they would like to offer. He then asked each Councilmember to make some opening comments.

Councilmember Huckabay: I am excited to reach this point in the process. I have a vision of the future town center as a central gathering place. We have made a good start with the commons, the 4th of July celebration, and the new farmers market. If we can continue to carry this plan forward with the idea that this will be a place where community can come together, we will have a successful program at the end.

Councilmember Petitti: Many have been vigilant through this process and we hope to see the plan move forward to a new stage tonight. I was pleased to hear the comments of the other elected officials with their own new Town Centers. My only concern with our plan is that we will have a lack of balance between housing and jobs. Considering the economy and the price of gas today and into the future, this will be even more important. I would like to see a discussion take place during the Council's budget retreat over the next two weeks regarding infrastructure investments by the City. I am also concerned about the amount of affordable housing that we will be able to see on the ground once the Town Center Plan is complete. If this does not rise to the surface, the City may need to rethink its strategies to encourage and support affordable housing

Councilmember Whitten: There are so many sides to this issue and many have done a wonderful job to express their perspective throughout the Town Center planning process. Some may not be pleased with the final decisions that will be made tonight but the Council must balance all interests at the table and make a final decision at the end.

Deputy Mayor Gerend: Sammamish must change. The idea of trying to maintain this bedroom community needs to pass, or we will be vulnerable to outside influences. Gas prices, global warming, carbon footprints, and environmental impacts all mean that Sammamish will need to change our business as usual. The legislature just noted that we need to reduce our vehicle miles traveled, increase the efficiency of our vehicles and change our style of living to survive in our future world. We need more diversity in retail and commercial, and support residents that work out of their homes. I ask that the Council think bold tonight as it makes its final decisions related to the Town Center Plan.

Councilmember Cross: Transportation and transit must change, and that also means land use planning must change. Transportation and land use planning must be done together. As a person, father and resident of the city, creating opportunities for our community to gather and celebrate events together is important and demonstrate the benefits of good planning. A better balance between office space, housing and retail will be critical.

Councilmember Barry: Tonight more than any other night exemplifies why I wanted to be on the City Council once the City of Sammamish was incorporated. We have held many public meetings and discussions that have brought out comments that have spoken out against change and some for change. It is important for your City Council to plan and prepare for what this City will be in the future. We can not keep Sammamish like it is. We need to take our fair share of

growth, just like our neighboring communities, and we have used the last 3 years and 9 months to examine how best to do that. We have done a significant amount of research and study, and conducted many public meetings, workshops, Planning Commission and City Council meetings. We have listened carefully to staff and to the public. Tonight we are going to make the best decision that we can to become the best that we can be as a City.

Mayor Felling: After years of work and recommendations by citizen committees, we are at a decision point. We agree that we need to create a central gathering place for the community. We need strategically placed office and retail space to reduce the need for trips off the plateau. We do not want large surface parking areas. Affordable housing and open space are desirable, as well as trails and parks. Adverse environmental impacts should also be avoided. Thank you to city staff, citizens, volunteers, and panelists who have participated in this process. While opinions are not unanimous, they have lead us to these common themes. Opinions have also differed between those that live within and outside the Town Center area, and between those that wish to stay and those that wish to develop and we will consider that. The plan is needed to link infrastructure planning with growth, and to strategically place density rather than letting it happen throughout the city in an unorganized way. We need to celebrate this accomplishment tonight. The work of implementing the plan has just begun. A well planned Town Center can be a financial plus for Sammamish, however, if we are not strategic and careful, it can become a money pit for taxpayers.

Councilmember Huckabay: I want to clarify something - the Gerend/Whitten/Huckabay amendment does not include the 700 proposal for commercial shown here.

MOTION: Deputy Mayor Gerend moved to adopt the ordinance amending the Sammamish Comprehensive Plan Land Use Element Figure III-2 for the adoption of the City's Town Center Plan as defined as the Preferred Alternative of October 2, 2007 Town Center Plan and December 2007 Chapter Four Capital Facilities and Utilities Element. Councilmember Petitti seconded.

Director of Community Development/Assistant City Manager Kamuron Gurol gave a brief overview of all of the amendments that have been submitted to staff to date.

Council recessed from 8:00 pm to 8:05 pm.

MOTION: Mayor Lee Felling moved to amend (1) LU 2.1 to read: Mixed-use activities and development should be focused in the core area north of the Sammamish Commons. This will be the primary concentration of retail designed to enhance this area, anchored by the Civic Center (City hall, Library, etc) as the primary gathering place in Town Center. Commercial nodes on the east quadrants of Town Center will be primarily office with limited retail. Development regulations and zoning shall incorporate mechanisms to support this policy. Deputy Mayor Gerend seconded. *(See Page 4, Amendment #2-Revised)*

Councilmember Huckabay offered a friendly amendment to add definitions for the retail-focused mixed-use commercial on the west side of 228th and office-focused mixed-use commercial on the east side of 228th. The amendment was accepted by the maker.

Councilmember Cross offered a friendly amendment to include an added policy statement to concentrate retail use within the primary town center area around the A-1 core, but with some retail allowed on the east to provide room for services that are necessary to support office uses, but not necessary to provide the 24-hour vitality desired within the west side core. The amendment was accepted by the maker.

Main Motion as amended carried unanimously 7-0.

MOTION: Mayor Felling moved the following: (2) Create two A zones, one for the East side of 228th and one for the West side. “**A East**”: Focus on office; Retail would be limited to 10% of total commercial allocation. An additional 10% of retail may be allowed within the commercial allocation based on adopted incentive mechanisms. “**A West**”: Focus on retail; Retail shall comprise at least 50% of all commercial allocation. All areas of Town Center would permit public schools or civic structures for public benefit after the required review for such projects. Councilmember Huckabay seconded. *(See Page 12, Amendment #3).*

Friendly Amendment: Development regulations for mixed use retail should focus on creating an active streetscape through an emphasis on a majority of product oriented retail uses. Regulations for mixed use office should emphasize office and service oriented retail uses with a smaller amount of complimentary localized product oriented retail. Amendment accepted by the maker.

Friendly Amendment: Civic uses on the west side of 228th must be complementary to the retail core as determined by the development regulations and approval process.

Main Motion approved as amended unanimously 7-0 *(See minutes of June 9, 2008 for final version of this amendment).*

MOTION: Moved to prohibit single family in the A zones as shown in Table 3 Allowed Building Types. Motion carried 5-2 with Councilmembers Huckabay and Whitten dissenting. *(See page 8, Table 3).*

MOTION: Moved to prohibit cottage housing in the A-zones as shown in Table 3 Allowed Building Types. Motion carried 6-1 with Councilmember Whitten dissenting.

MOTION: Councilmember Huckabay moved to include an additional descriptor in the Multiple-Family Residential line to include walk-up type apartments either attached or detached and other innovative designs. Council agreed.

MOTION: Councilmember Cross moved to adopt a minimum density of 8 units per acre for the B zones. Deputy Mayor Gerend seconded. (see page 9, Table 2). Mayor Felling suggested including the previous motion to allow single family residential as a use allowed outright in the B Zone *(see page 8, Table 3).* Motion carried unanimously 7-0.

Council agreed with the strike-outs that staff has proposed for Table 2 *(see page 9).*

Councilmember Whitten recommended approving the zones in the maps before deciding on the zone allocations.

MOTION: A-4 Zone shall be extended as the shown on the Planning Commission recommended Land Use Designation map and the Arbor School property shall be changed from B Zone to A Zone. Motion carried unanimously 6-0 (Councilmember Whitten recused herself from the vote due to a past professional affiliation with one of the owners of the Arbor School property).

Council recessed from 9:30 to 9:45pm

MOTION: Councilmember Cross moved to add an E zone column to the table that has an allocated DU density of 0, no commercial use, no minimum density, 35-foot maximum height and no master planning required. The E zone would be applicable to C-Zone as proposed on the Planning Commission Recommended map for the properties located at 228th Avenue SE and SE 8th Street. E-Zone designation could only be changed through a future amendment to the Comprehensive Plan. Motion carried unanimously 7-0 (see page 9, Table 2). No other changes were made to the other C Zone areas.

A-2 Zone as proposed in the Town Center Plan was approved.

MOTION: Councilmember Huckabay moved to expand A-2 Zone (as shown on the Town Center Plan Land Use Map) to include the B Zone area which is directly north of it. No second.

A-3 Zone as proposed in the Town Center Plan was approved.

MOTION: Councilmember Cross moved to incorporate a policy for zone A-3 that the office use be along 228th and any supporting retail be in the interior of the project within the A-3 designation. No Second.

City Manager Ben Yazici explained that this is a matter better dealt with through development relations. Councilmember Cross was in agreement.

MOTION: Deputy Mayor Gerend moved to moved to change the commercial allocation table to read as follows: A-1 Core – 200,000; A-2 Eastside NE quadrant – 90,000; A-3 Eastside SE quadrant – 90,000; A-4 Liu/Lynette development – 70,000; A-5 Arbor School – 20,000; Incentive Pool – 130,000 for at total allocation of 600,000. Motion carried 5-2 with Councilmembers Whitten and Huckabay abstaining. (see page 10).

MOTION: Move to reduce A-5 from 40K to 20K which brings the total allocation to 600K. Motion carried with 6-2 Councilmember Huckabay abstaining and Councilmember Whitten recusing herself.

MOTION: Moved to add recreational use as a descriptor to the commercial retail use category to the table, and add a new E designation to allow single family residential use only in that zone, new notes at the bottom to note recreational uses and a description of the E designation. Second. Approved 7-0 (see page 8)

MOTION: Moved to strike the maximum building footprint, maximum impervious surface and structured parking from the table - these specifics will need to be addressed in the development regulations. Second. Approved 7-0 (*see page 9*).

MOTION: Would like to preserve footnote 10 regarding on-site structured parking as a note to the page. Council agreed (*see page 9*).

City Manager Report – No Report.

Executive Session – If Necessary

Meeting adjourned at 12:15 am.

Melonie Anderson, City Clerk

Lee Felling, Mayor

CITY COUNCIL DECISION PAPER

Topic: Development caps - commercial

<u>OPTIONS</u>	DECISION
<ul style="list-style-type: none"> • <i>TC Plan – “The Preferred Alternative” as embodied in the TC Plan calls for a range of 200,000 to 400,000 sq. ft. of commercial development with flexibility as to the mix.</i> 	<hr style="width: 100%;"/>
<ul style="list-style-type: none"> • PC recommendation #1A. – “To increase commercial hard cap not to exceed 450,000 sq.ft.” (Please see <i>rationale</i> related to incentives.) 	<hr style="width: 100%;"/>
<ul style="list-style-type: none"> • PC recommendation #1B. – “Regarding process that if there is a desire to adjust the 450,000 sq.ft. upwards that it goes through the Comprehensive Plan process. 	<hr style="width: 100%;"/>
<ul style="list-style-type: none"> • GP #14 “To do away with completely, or significantly increase, the caps for all three of the categories of use.” 	<hr style="width: 100%;"/>
<ul style="list-style-type: none"> • GP #29 “Remove the Hard Cap of 450,000 sq.ft. for Office and Retail Space and instead put a policy of No Caps. 	<hr style="width: 100%;"/>
<ul style="list-style-type: none"> • GP #28 Related comment 	<hr style="width: 100%;"/>
<p><u>REVISIONS/COMMENTS</u></p>	

CITY COUNCIL DECISION PAPER

Topic: Development caps - residential

<u>OPTIONS</u>	DECISION
<ul style="list-style-type: none"> • <i>TC Plan – “The Preferred Alternative” as embodied in the TC Plan calls for a range of 1300- 2000 du with a variety of housing types.</i> • PC recommendation #2A. “To establish a hard cap not to exceed 2000 du for residential.” • PC recommendation #2B. “Regarding process that if there is a desire to adjust the 2000 du upwards that it goes through the Comprehensive Plan process.” • GP #14 “Recommend that you [City Council] remove the cap range of 1300-2000 du, or at least put in place a flexible number of housing units, <u>and</u> people based on a model that factors in those forward thinking Smart Growth concepts (referred to in GP #14).” • GP #20 “This plan establishes an upper limit for residential development in the Town Center of 2,000 du. This means the maximum build-out in the Town Center, <i>excluding TDRs and incentive based affordable housing</i>, should not exceed 2,000 du. 	<hr style="width: 100%;"/> <hr style="width: 100%;"/> <hr style="width: 100%;"/> <hr style="width: 100%;"/> <hr style="width: 100%;"/>
<u>REVISIONS/COMMENTS</u>	

CITY COUNCIL DECISION PAPER

Topic: Expand development opportunities for “A-4” zone

<u>OPTIONS</u>	DECISION
<ul style="list-style-type: none"> • <i>TC Plan – Identifies geographic area designated “A-4” with a limit of 15,000 sq. ft. of commercial and with residential density consistent with “A” zone proposed densities.</i> • PC recommendation #4. – “Amend the Town Center plan to provide for expanded development opportunities for the “A-4” zone. [Including expansion of the commercial development allocation 65,000 – 100,000 sq. ft. and an expansion of the actual area of the “A-4” designation – see PC revised Land Use map for TC.] • GP #31A. “Modify the “A-4”/”B” Town Center boundary as illustrated in Figure 21, Chapter 4, page 25 of the TC Plan to follow a natural demarcation rather than the property line. • GP #31B. “Amend Figure 23, page 28 and Table 2, page 30 of Chapter 4 of the TC Plan: Increase the commercial space in “A-4” allowed from 15,000 sq.ft. to a range of 65,000 to 100,000 Sq. Ft. provided the site is developed as a Town Village and meets Master Plan review criteria. 	<hr style="width: 100%;"/> <hr style="width: 100%;"/> <hr style="width: 100%;"/>
<u>REVISIONS/COMMENTS</u>	

CITY COUNCIL DECISION PAPER

Topic: Arbor School Property

<u>OPTIONS</u>	DECISION
<ul style="list-style-type: none"> • <i>TC Plan – “B” zoning</i> • Planning Commission observation in transmittal letter to City Council – “Consider changing zoning for Arbor School property from “B” zone to “A” zone. • GP-12 (Mary O’Brien) – Request “A” zone for Arbor School property for “highest and best use.” 	<hr/> <hr/> <hr/>
<u>REVISIONS/COMMENTS</u>	

CITY COUNCIL DECISION PAPER

Topic: Lake Washington School District property

(Please note: Relates to Council Decision Papers on Development Caps and “A” zoning in NE Quadrant.)

<u>OPTIONS</u>	DECISION
<ul style="list-style-type: none"> • <i>TC Plan – provides for “A-2” Mixed-Use in this area located in the NE Quadrant.</i> • PC recommendation #9 “Create a new institutional zone for LWSD property.” • GP #15-1 “Amend the Subarea Plan to restore [retain] the A-2 zoning designation to the LWSD property located within the NE Quadrant of the Town Center in order to permit mixed-uses on the site, including commercial uses. (Please see attachments to GP #15.) • GP #15-2 “Amend the Subarea Plan to restore [retain] the Preferred Alternative’s recognition that mixed-use development can be located in the NE Quadrant <u>and</u> include a new provision that permits up to 200,000 sq. ft. of commercial uses in the NE Quadrant. (Please see attachments to GP #15.) 	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 10px;"/> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 10px;"/> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 10px;"/> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 10px;"/>
<u>REVISIONS/COMMENTS</u>	
6	

CITY COUNCIL DECISION PAPER

Topic: NE Quadrant Mixed-Use (primarily along 1st St. and East Main St.)

<u>OPTIONS</u>	DECISION
<ul style="list-style-type: none"> • <i>TC Plan – “B” zoning</i> • Planning Commission recommendation # 3, locate all mixed-use to the west side of 228th. • GP #3 “Develop the NE Quadrant as Mixed-Use” • GP #13 “For NE zone “B,” elimination of the zoning 8-20, change to multi-use. 	<hr/> <hr/> <hr/> <hr/>
<p align="center"><u>REVISIONS/COMMENTS</u></p>	

CITY COUNCIL DECISION PAPER

Topic: Increase "B" zone in NW Quadrant

<u>OPTIONS</u>	DECISION
<u>REVISIONS/COMMENTS</u>	

- *TC Plan – provides for “A,” “B,” and “C” in NW Quadrant*

- GP #6 “Change a portion of “C” zoned property located directly north of “A” zoned property, to “B” zoning (within NW Quadrant).” - See map attached to GP #6.

CITY COUNCIL DECISION PAPER

Topic: Allow for limited single family residential in “B” zone

<p style="text-align: center;"><u>OPTIONS</u></p> <ul style="list-style-type: none">• <i>TC Plan – Does not provide for single family residential development in “B” zone. See Table 3, Chapter 4, page 31.</i> • PC recommendation #10 “Provide for limited single family residences as part of a site master plan for “B” zone developments.	<p style="text-align: center;">DECISION</p> <hr/> <hr/>
<p style="text-align: center;"><u>REVISIONS/COMMENTS</u></p>	

CITY COUNCIL DECISION PAPER

Topic: Retain current zoning for property owners wishing to remain in their homes.

<u>OPTIONS</u>	DECISION
<ul style="list-style-type: none"> • <i>TC Plan – calls for a rezone of entire TC area to a minimum of “C” R4-8 in addition to “A” and “B” zones (with higher densities).</i> • PC recommendation #8 – “Designation of certain properties in the Southeast quadrant from “B” to “C” zone. (See proposed PC land- use map revised per PC recommendations.) • GP #11 “Leave the zoning on all families that wish to remain as it is today.” • GP #16 “Grant R-1 for existing residents within Town Center (including Sammamish Hills Lutheran Church).” 	<hr style="width: 100%; border: 0.5px solid black;"/> <hr style="width: 100%; border: 0.5px solid black;"/> <hr style="width: 100%; border: 0.5px solid black;"/> <hr style="width: 100%; border: 0.5px solid black;"/>
<u>REVISIONS/COMMENTS</u>	

CITY COUNCIL DECISION PAPER

Topic: Stormwater Management /LID #1

<p align="center"><u>OPTIONS</u></p> <ul style="list-style-type: none"> • <i>TC Plan – Land Use chapter of the LU-1, page 32, identifies characteristics of development design to the natural surroundings.</i> • PC recommendation #5 “Add new policy LU-1.6, page 32, “Utilize multiple integrated measures of the preferred stormwater management techniques as the standard within town center. [A number of specific edits to accomplish this Motion are attached in PC recommendation #5.]” 	<p align="center">DECISION</p> <hr/> <hr/>
<p align="center"><u>REVISIONS/COMMENTS</u></p>	

CITY COUNCIL DECISION PAPER

Topic: Stormwater Management /LID #2

<p align="center"><u>OPTIONS</u></p> <ul style="list-style-type: none"> • <i>TC Plan –reference page 6, “Conditions, Challenges, and Opportunities, first paragraph...’which acts to both concentrate growth and reduce development impacts to surrounding areas.’”</i> • PC recommendation #6 “To revise language on Page 64...to read, ’which acts to both concentrate and reduce development impacts <u>to the rest of the city and its remaining critical areas.</u>”” 	<p align="center">DECISION</p> <hr/> <hr/>
<p align="center"><u>REVISIONS/COMMENTS</u></p>	

CITY COUNCIL DECISION PAPER

Topic: Reduce Affordable Housing Requirement

<p style="text-align: center;"><u>OPTIONS</u></p> <ul style="list-style-type: none">• <i>TC Plan – requires mandatory 10% Affordable Housing</i> • GP #5 “Change affordable housing requirements to 5% (from 10%).”	<p style="text-align: center;">DECISION</p> <hr/> <hr/>
<p style="text-align: center;"><u>REVISIONS/COMMENTS</u></p>	

CITY COUNCIL DECISION PAPER

Topic: Reduce Structured Parking Requirement from 80% to 50%

<p style="text-align: center;"><u>OPTIONS</u></p> <ul style="list-style-type: none">• <i>TC Plan – requires 80% structured parking across zones</i> • GP #4 “Change structured parking requirements to 50% (from 80%).” • GP #22 – Related comment	<p style="text-align: center;">DECISION</p> <hr/> <hr/>
<p style="text-align: center;"><u>REVISIONS/COMMENTS</u></p>	

CITY COUNCIL DECISION PAPER

Topic: Base zoning

<u>OPTIONS</u>	DECISION
<u>REVISIONS/COMMENTS</u>	

- *TC Plan – Land Use chapter of the Plan sets out base zoning – see Table 2, page 30.*
- GP #21 “ Setting base level zoning that is half of master planned zoning needs to be eliminated altogether.”

CITY COUNCIL DECISION PAPER

Topic: Increase “B” zoned properties maximum building footprint to 50%

<u>OPTIONS</u>	DECISION
<ul style="list-style-type: none"> • <i>TC Plan – provides for a maximum building footprint in “B” zones of 30%</i> • GP #7 “Increase “B” zoned properties maximum building footprint to 50% (from 30%).” • GP #24 “The limitation of “B” zoning to a 30% footprint is extremely restrictive.” 	<hr style="width: 100%;"/> <hr style="width: 100%;"/>
<u>REVISIONS/COMMENTS</u>	

CITY COUNCIL DECISION PAPER

Topic: No minimum assemblage requirements for master plan proposal

<u>OPTIONS</u>	DECISION
<u>REVISIONS/COMMENTS</u>	

- *TC Plan – Identifies establishing a master plan process (see Table 3, page 31; and #2, page 35, also pages 25-26. “Establish a mixed-use node master plan process.” The Plan does not describe the specific requirements of a master plan development application but general elements.*

- GP #10 – “Requirement for master plan proposal to be considered on an individual basis without minimum assemblage requirement.”

CITY COUNCIL DECISION PAPER

Topic: Transfer Development Rights (TDR)
(Reference PC recommendation #1 – Development caps – commercial)

<u>OPTIONS</u>	DECISION
<ul style="list-style-type: none"> • <i>TC Plan –Chapter 4, “Recommended Implementation Actions,” page 35 identifies “Explore Transfer of Development Rights program provisions.</i> • PC recommendation #7 “That the initial allocated amount of commercial in the NW and SE Quadrants total 250,000 sq.ft. with incentives pool to include TDRs allowing for a potential addition of 200,000 sq.ft. up to a total of 450,000 sq.ft. [consistent with previous motion on development cap of 450,000 sq.ft. – PC recommendation #1]. 	<hr/> <hr/>
<u>REVISIONS/COMMENTS</u>	

CITY COUNCIL DECISION PAPER

Topic: Destination park at northern end of “Green Spine”

DECISION	
<p style="text-align: center;"><u>OPTIONS</u></p> <ul style="list-style-type: none">• <i>TC Plan –Envisions the “Green Spine” conceptual layout, to the north, to terminate in a roadway crossing. See page 23, figure 19 and page 24, Figure 20.</i> • PC recommendation #13 “To support recommendations from the Parks and Recreation Board for a Destination Park at the north end of the “Green Spine.”	<hr/> <hr/>
<p style="text-align: center;"><u>REVISIONS/COMMENTS</u></p>	

CITY COUNCIL DECISION PAPER

Topic: Traffic calming design

	DECISION
<p style="text-align: center;"><u>OPTIONS</u></p> <ul style="list-style-type: none">• <i>TC Plan – Goal T-3, Transportation Chapter, page 44, states, “Provide for Town Center circulation while addressing safety and minimizing impacts to surrounding areas.”</i>• PC recommendation #12 “To incorporate traffic calming road design into the standards for the Town Center.”	<hr/> <hr/>
<p style="text-align: center;"><u>REVISIONS/COMMENTS</u></p>	

CITY COUNCIL DECISION PAPER

Topic: Local Transit Options

<p align="center"><u>OPTIONS</u></p> <ul style="list-style-type: none"> • <i>TC Plan – Speaks throughout Transportation Chapter, for example, pages 41 and 45, regarding increased access and use of transit.</i> • PC recommendation #11 “To develop local transit from Pine Lake shopping center to Inglewood shopping center.” 	<p align="center">DECISION</p> <hr/> <hr/>
<p align="center"><u>REVISIONS/COMMENTS</u></p>	