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

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

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

Source: BERK Consulting 2014 and 2015
CBD Redevelopment

Parcels included in FAR based job analysis but not in the Original parcel based job analysis.
## Selected Capacity Estimates

<table>
<thead>
<tr>
<th></th>
<th>Alt 1</th>
<th>Alt 2</th>
<th>Alt 3</th>
<th>Alt 1 with CBD and GB Changes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>2,615</td>
<td>3,097</td>
<td>3,090</td>
<td>2,930</td>
</tr>
<tr>
<td>Jobs</td>
<td>4,476</td>
<td>5,433</td>
<td>12,944</td>
<td>5,335 to 5,506</td>
</tr>
</tbody>
</table>

### Alternative 1

<table>
<thead>
<tr>
<th></th>
<th>Housing Units</th>
<th>Jobs (Orig)</th>
<th>Jobs (FAR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baseline Capacity</td>
<td>2,615</td>
<td>4,476</td>
<td>5,266</td>
</tr>
<tr>
<td>Remaining Target</td>
<td>2,682</td>
<td>5,028</td>
<td>5,028</td>
</tr>
<tr>
<td>Straightline 2035</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Surplus (Deficit)</td>
<td>-67</td>
<td>-552</td>
<td>237</td>
</tr>
</tbody>
</table>

### Additional Changes

- **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

### New Total

<table>
<thead>
<tr>
<th></th>
<th>Housing Units</th>
<th>Jobs (Orig)</th>
<th>Jobs (FAR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Total</td>
<td>2,930</td>
<td>5,335</td>
<td>5,506</td>
</tr>
<tr>
<td>Surplus (Deficit)</td>
<td>248</td>
<td>308</td>
<td>478</td>
</tr>
</tbody>
</table>

*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.