

MEMORANDUM

TO: Mayor and City Council

FROM: Wendy Rampson, Planning Manager

SUBJECT: Status of Downtown Zoning Amendments

DATE: October 20, 2014

City Council adopted Resolution R-14-025 on January 21, 2014, which directed the Planning Commission to begin implementation of recommended Downtown Zoning Amendments to City Code and the zoning map. City Council charged the Planning Commission with specific tasks, and requested that the Commission report back on their status by October 20, 2014.

The status of the implementation of each recommendation is provided below:

1) Rezone the parcel located at 336 E. Ann from D1 (Downtown Core) to D2 (Downtown Interface).

Status: The Planning Commission Ordinance Revisions Committee (ORC) has drafted amendments that would rezone 336 E. Ann from D1 to D2 and create standards for D2 development in the East Huron 1 character overlay district. These recommendations are being incorporated into a larger set of recommendations for the East Huron 1 Character District (see Items 2 and 9). It is anticipated that Planning Commission will review the ORC's proposed amendments in November or December 2014.

2) Reduce the maximum height in the East Huron 1 Character District to 120 feet, include a tower diagonal maximum and consider a step-back requirement to reduce the shading of residential properties to the north.

Status: The ORC has drafted amendments for the East Huron 1 Character Area to implement these recommendations and is refining the recommendations. These recommendations are being incorporated into a larger set of recommendations for the East Huron 1 Character District (see Items 1 and 9). It is anticipated that Planning Commission will review the ORC's proposed amendments in November or December 2014.

3) Rezone the parcel at 425 S. Main from D1 (Downtown Core) to D2 (Downtown Interface) and establish a maximum height of 60 feet for D2 zoning in the Main Street Character District.

Status: In May 2014, the Planning Commission recommended rezoning of 425 S. Main Street from D1 to D2 and associated amendments to the Main Street Overlay District that provided for a 100 foot height maximum height. These recommendations were forwarded to City Council for first reading on June 6, 2014. After reviewing the recommendations, City Council revised the Main Street Overlay recommendations to include a 60 foot height limit, rather than the 100 foot height limit proposed for D2 properties. Council asked that the ORC revisit the

recommendations to address resident concerns about shading of the neighborhood to the east and developer concerns about the reduction in flexibility for future redevelopment of the site. The ORC has revised its recommendation and will forward it to the City Council at its meeting of November 17, 2014.

4) Review and consider methods to achieve compliance with core design guidelines in a manner that achieves Design Review Board support.

Status: The Design Review Board has begun the discussion of linkage between the downtown zoning and the design review process, but has not yet developed recommendations for City Council.

5) Reduce the residential premium with the goal of encouraging the use of other existing or proposed premiums to compensate for this reduction, such as increased energy efficiency certification, open space with landscape, active ground floor use, balconies and workforce housing.

Status: Planning staff has requested a proposal from the consultant that conducted the original downtown zoning evaluation. Once under contract, the consultant will begin the process of identifying desired changes to the premium structure.

6) Review options in D1 and D2 districts, with the Housing and Humans Services Advisory Board, for providing additional affordable housing within mixed income projects or through other funding mechanisms.

Status: A committee of Planning Commission and Housing and Human Services representatives was established in June 2014 to evaluate mechanisms for providing affordable housing through downtown development. Recommendations will be developed after the completion of Countywide Affordable Housing Needs Assessment in progress currently.

7) Eliminate the affordable housing 900% FAR "super premium".

Status: See #6, above.

8) Evaluate the downtown real estate market to determine the effectiveness of premium incentives every 2-5 years.

Status: This recommendation will be triggered after the changes to the premiums are implemented.

9) Consider rezoning that portion of Huron Street from Division to Fourth Avenue to conform with the East Huron 1 Character District, and consider incorporating 25 foot minimum side setbacks and 10 foot front setbacks where feasible in the East Huron 1 Character District.

Status: The ORC has drafted amendments for the East Huron 1 Character Area to implement these recommendations and is refining the proposal. These recommendations are being incorporated into a larger set of recommendations for the East Huron 1 Character District (see Items 1 and 2). It is anticipated that Planning Commission will review the ORC's proposed amendments in November or December 2014.

10) Consider whether other D1-zoned areas which do not have buffering from adjacent residential neighborhoods, including some areas of South University and Thayer Street and Ann Street between Fourth and Fifth Avenues, should be rezoned to D2.

Status: The ORC has not yet conducted this evaluation.

c: Steven D. Powers, City Administrator

Sumedh Bahl, Community Services Area Administrator