

Prioritize the execution of the CLUP's Hub category, along with the limited adjacent Transition category areas necessary to fully activate the rezoned Hub areas, as soon as possible in 2026.

Prioritize Hub. CPC should begin CLUP implementation with the Hub category. The remaining CLUP categories will be developed and executed in the following sequence: all other Transition category areas, the Residential category, and the "Residential or Transition" category areas on the Future Land Use Map.

Execute Appropriate Supporting "Halo" Transition. To avoid new Hub zoning automatically tapering to mid-rise where adjacent to legacy R3/R4 zones, effecting an unintended downzoning, develop either a second mixed-use "halo" Transition zoning district intended for use where Transition separates Hub from Residential, or a single mixed-use Hub zoning district that, as it approaches R1/R2 parcels, tapers in height and permitted density in the manner the CLUP contemplates for the Transition category.

Zone the Hub Category and Halo Transition Area in 2026. Planning staff should zone the Hub category and the related Halo Transition Areas as soon as possible in 2026. The memo argues this will likely be the least complex and time intensive part of the three CLUP land-use districts and that completing Hub early will reserve the balance of the CLUP's three-year execution window for the remaining Transition areas and the Residential category.

Model Hub and Halo Transition Area zoning on the Kazis/Levine/Leaf proposals. Use that public input as a model for the execution of the Hub category and the Halo Transition Area.

The district or districts should prioritize simplicity and ease of use, remove unnecessary barriers to housing construction, and avoid the use of overlays wherever possible.

If the district can be properly executed as a single mixed-use zone ("MU1") rather than separate Hub and Halo Transition Area zones, it should be executed as a single zone.

CPC and Planning staff should consider an upper height limit recommendation for Hub that will activate the potential for Hub to create high-density housing options while remaining sensitive to resident concerns regarding building height.

Other modifications to the Kazis/Levine/Leaf recommendations will be appropriate or required, but those changes should be specifically identified and supported in the supporting staff memoranda.

Prioritize the rezoning of the Hub category and the Halo Transition Area over other work relating to CLUP execution and, to the extent permitted by law, over any pending or future rezoning applications that relate to parcels in these areas.

Regard the current CPC Work Plan as modified by any resolution adopting the memo's recommendations.

Develop and review discrete components of the new district or districts, such as permitted uses, dimensional standards, and a redline of proposed edits to the UDC, in phases and on an ongoing basis, rather than through a comprehensive review of a complete draft district.

Schedule reviews during full CPC meetings and work sessions, rather than limited-participation ORC meetings, to permit full CPC awareness and participation in district development and execution.