

July 28, 2017



Department of Planning & Community & Economic Development

Planning Division

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At our August 3 work session, we'll wrap up discussion regarding the Draft Generalized Future Land Use Map and review feedback received on the Draft Strategies.

For the Future Land Use Map, we'd like to briefly cover the following topics.

- Downtown. Staff will bring materials to the work session to aid discussion on coordinating the Downtown Plan's Generalized Future Land Use Map and the Comprehensive Plan's Future Land Use Map.
- Greenbush neighborhood. At the July 20 work session, the Commission discussed modifying staff's recommendation for this area. We've included **maps** with density and the number of housing units on each parcel to provide more information.
- Tenney Lapham neighborhood. Staff just recently met with Alder Zellers and a representative from the neighborhood association. Staff will bring materials to the work session regarding potential modifications to this area.
- West Towne area. The 2017 Future Land Use Map update has several areas that have been mapped from General Commercial or Employment into Mixed-Use categories. The area where this occurred most is around West Towne Mall. We've included a **map** which compares the 2012 recommended land uses to the 2017 draft recommendations in this area. In reviewing map edits with the Development Review section, there was some concern that expansion of CMU could result in projects being denied because they do not strictly meet the intent of the FLU map, even if the project represents an improvement over existing conditions. The question for the Commission is whether or not the expansion of Mixed-Use categories (mainly in the West Towne area) should be:
 - Kept as shown in the 2017 draft map;
 - Reduced (if reduction is desired, please bring recommendations); or
 - If the area should be kept as shown, with some plan text to allow flexibility in reviewing/approving projects. Such text could be along the lines of "Redevelopment of outlying RMU- or CMU-mapped areas with current auto-oriented development may be approved for single-use development as may occur in the E and GC categories, so long as the project results in substantial improvements urban design and is developed in a manner that encourages bicycle, pedestrian, and transit use."

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We'd like to spend the majority of the work session on the Draft Strategies. We envision a higher-level discussion of the feedback and the revised strategy language. Staff has provided the following materials.

- A **list** of all comments received regarding the Draft Strategies
- A **summary** of the feedback with background information about methods used to gather and analyze feedback
- A **spreadsheet** that includes the Draft Strategies, feedback relevant to each strategy and revised strategy language

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For Reference:

FLU Map Districts

Here are the proposed districts:

- **Low Residential (LR)** - Predominantly single-family and two-unit housing types (1-2 stories; 0-15 du/acre)
- **Low-Medium Residential (LMR)** - Mix of single-family homes, two, three and four-unit buildings, row/townhouses, and small apartment buildings (1-3 stories; 7-30 du/acre)
- **Medium Residential (MR)** - Generally larger multifamily buildings or multifamily complexes, sometimes interspersed with other smaller housing types (2-5 stories; 20-90 du/acre)
- **High Residential (HR)** - Predominantly larger and taller multifamily buildings (4-12 stories; 70+ du/acre)
- **Neighborhood Mixed-Use (NMU)** - Node or corridor containing housing, shopping, and services that generally serves surrounding neighborhoods (2-4 stories; up to 70 du/acre)
- **Community Mixed-Use (CMU)** - Relatively high-intensity mix of residential, retail, office, institutional, and civic uses, generally located adjacent to a major transportation corridor (2-6 stories; up to 130 du/acre)
- **Regional Mixed-Use (RMU)** - Intensive mix of region-serving retail, office, service, entertainment, civic, institutional, and high density residential uses (4-12 stories)
- **Downtown Mixed-Use (DMU)** - see Downtown Plan
- **Downtown Core (DC)** - see Downtown Plan
- **General Commercial (GC)** - Predominantly retail and service businesses selling a wide range of goods and services
- **Employment (E)** - Predominantly office, research and development, medical, and specialized employment, with some low-impact manufacturing
- **Industrial (I)** - Industrial, manufacturing, storage, distribution, and warehousing uses
- **Park and Open Space (P)** - Parks, recreational facilities, conservation areas, stormwater management facilities, cemeteries, and other open space
- **Special Institutional (SI)** - College campuses, schools, and larger places of assembly and worship
- **Airport (A)** - Airport
- **Neighborhood Planning Areas (NPA)** – Potential, but currently unplanned future neighborhood growth areas that are generally expected to develop beyond 2040

For Reference:

Building Height and Density Range

Staff has developed these two graphics to illustrate changes to the residential and mixed-use districts.



