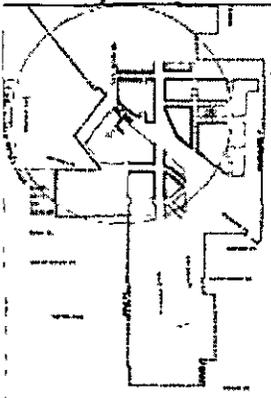
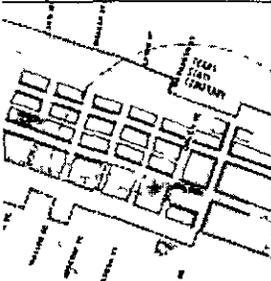
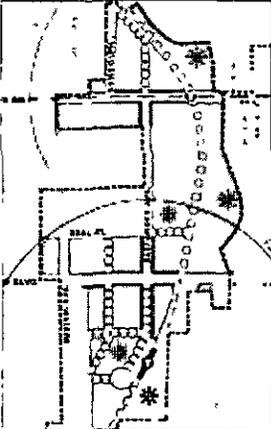




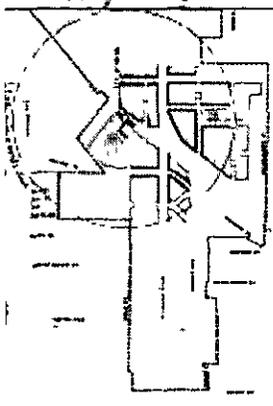
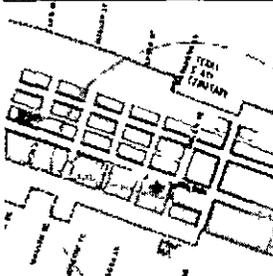
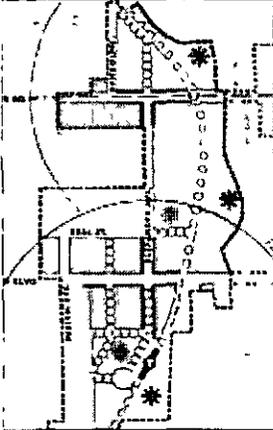
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Development



# TOD Station Area Plans

**City Council agenda items 62-73**

**October 23, 2008**



# Station Area Plan status

## **April 2008 – Council public hearing**

*Plans approved on first reading with amendments*

- Lamar/Justin TOD
- MLK TOD
- Plaza Saltillo TOD

## **August 21, 2008 – Council briefing**

*Presented recommended implementation steps based on first reading action*

## **October 23, 2008 – Council second/third reading**

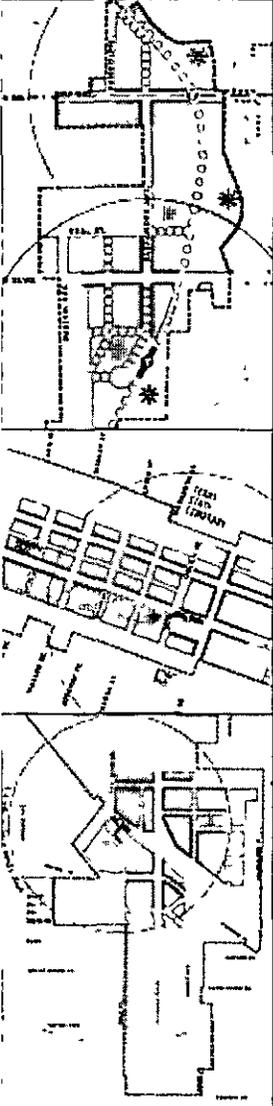
*Station Area Plans, Station Area Regulating Plans, and Neighborhood Plan amendments*

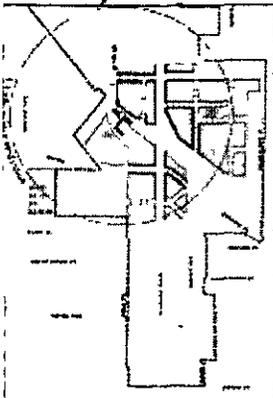
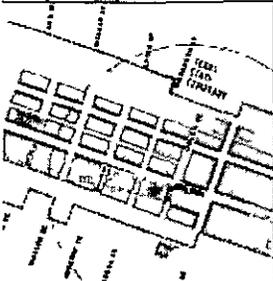
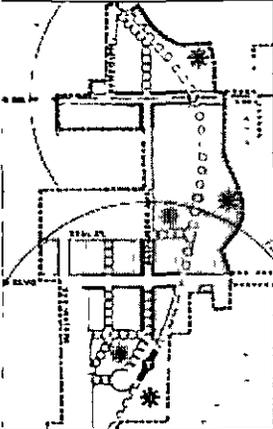


# First reading City Council action

## Categories

- Infrastructure
  - Water/wastewater/drainage
- Transportation
- Compatibility standards & development bonuses
- Affordable housing
- Parks and open space
- Funding tools





# Staff recommendations to implement Council amendments

## Infrastructure

- **Water/wastewater & drainage**

Update CIP plans to include recommended improvements in TODs (AWU & WPDR)

- **Transportation**

- Proceed with Lamar/Airport intersection improvements
- Explore Anderson Lane corridor study
- Evaluate Morrow Street access
- Coordinate implementation of off-street Lance Armstrong Bikeway facility with rail relocation (PW & NPZD)



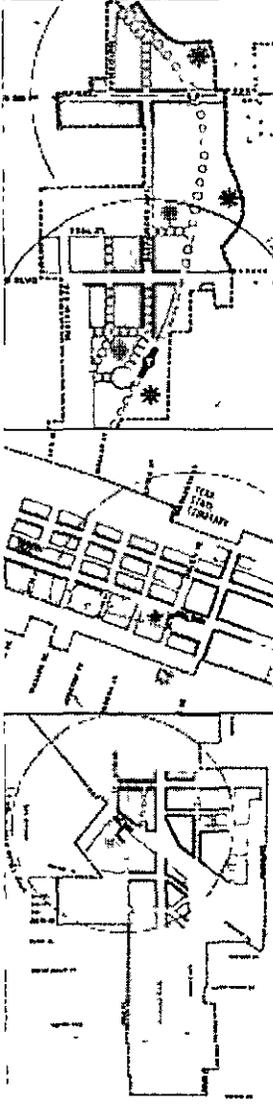
# Staff recommendations to implement Council amendments

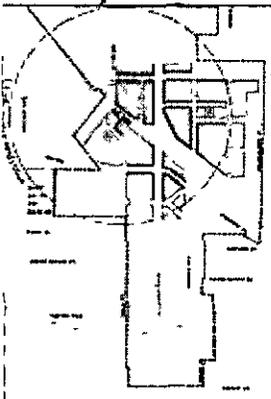
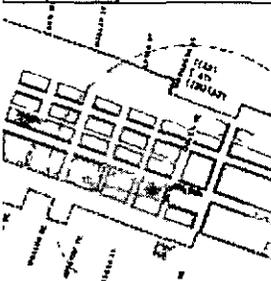
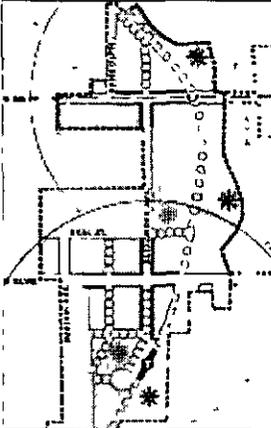
## Compatibility and Development Bonuses

- Only properties (outside of TODs) used as single family trigger compatibility
- Compatibility standards waived if affordable housing requirement met through development bonus
- In Plaza Saltillo TOD, E. 6th St. properties remain eligible for development bonuses
- Consistent with 2005 TOD Ordinance, compatibility standards only triggered by properties outside TODs

## TOD Ordinance Amendments

- Permit height bonus on properties in Plaza Saltillo TOD outside of 11-acre CMTA property
- Allow for height bonus in MLK/Plaza Saltillo TODs in exchange for less than 25% affordability if City is unable to fund gap



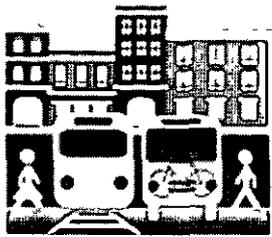


# Summary from Council briefing

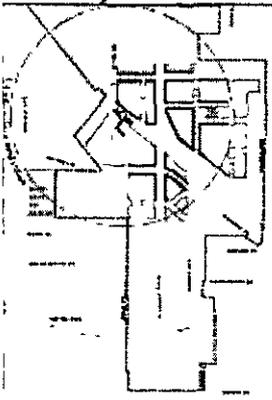
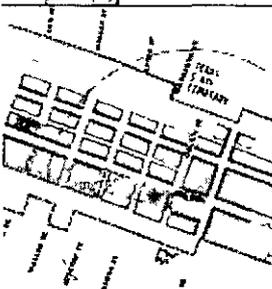
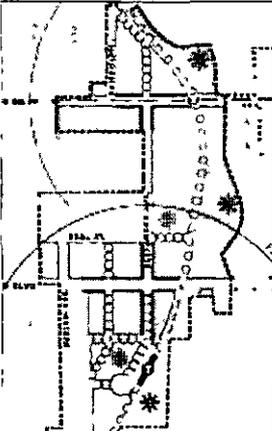
**Affordable housing goal:  
25% of new units as affordable**

## *Recommended strategies*

1. Development bonuses
  - 10-15% developer contribution
  - Fee-in-lieu
2. City initiatives
  - Prioritize TOD projects for funding/GO bonds
  - Facilitate tax credit projects
  - Initiate catalyst project on City land



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# Summary from Council briefing

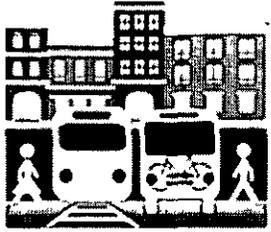
## Parks and open space

*Staff proposal at briefing*

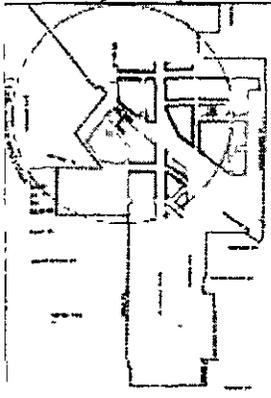
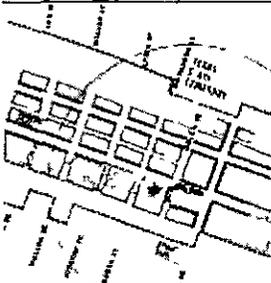
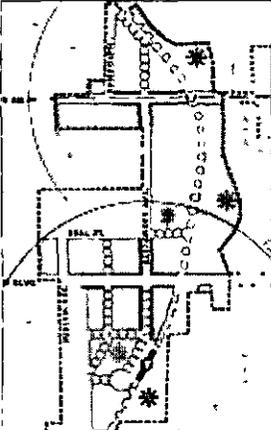
Require on-site parkland dedication for sites described in Station Area Plans

*Council briefing commentary*

Proactively acquire parkland in the TODs via private acquisition negotiations



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# Parks and open space

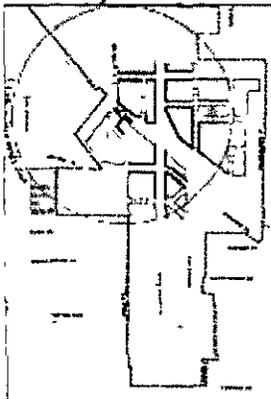
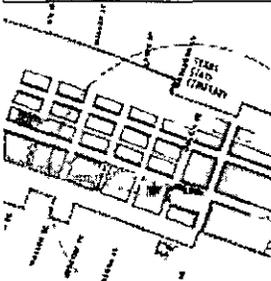
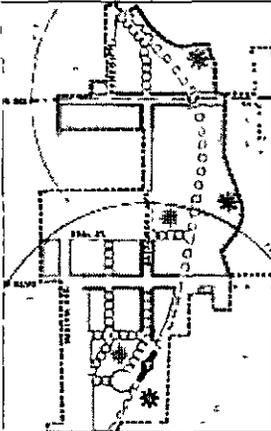
## *Parkland Dedication Ordinance*

Projects with a residential component (3 or more units) have a parkland dedication requirement

- Requirement triggered by site plan or subdivision applications
- Land may be dedicated
  - Amount based on formula that uses number of units per acre and number of residents per unit
  - Director of PARD determines if proposed dedication is appropriate
- For a development that does not include a land dedication, a fee-in-lieu must be paid
  - Currently \$650 p/unit



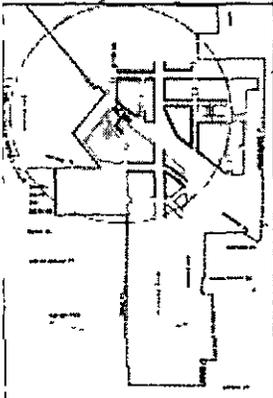
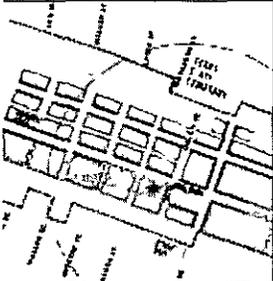
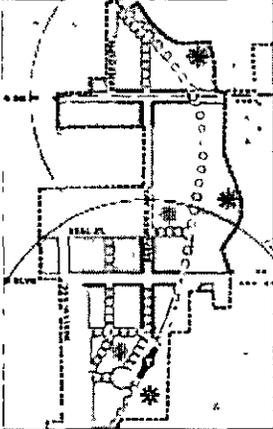
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# Parks and open space

## *Station Area Plan strategy*

- Upon redevelopment, require on-site dedication of parkland on specific properties
- Apart from specific properties, on-site dedication or fee-in-lieu will be selected to meet park and trail needs
- Fees-in-lieu shall be spent in TOD vicinity to fund new and/or improve existing parks/trails



# Summary from Council briefing

## Funding tools

*Staff proposal at briefing*

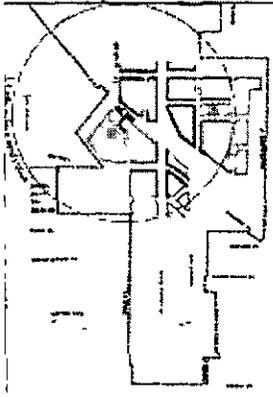
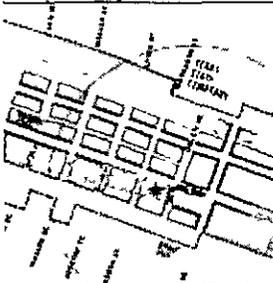
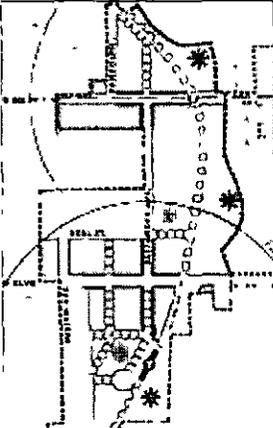
Evaluate financial feasibility of TIF and return to Council with results

*Council briefing commentary*

Evaluate financial feasibility and timing of TIF, GO bonds, and PIDS for funding improvements in TODs



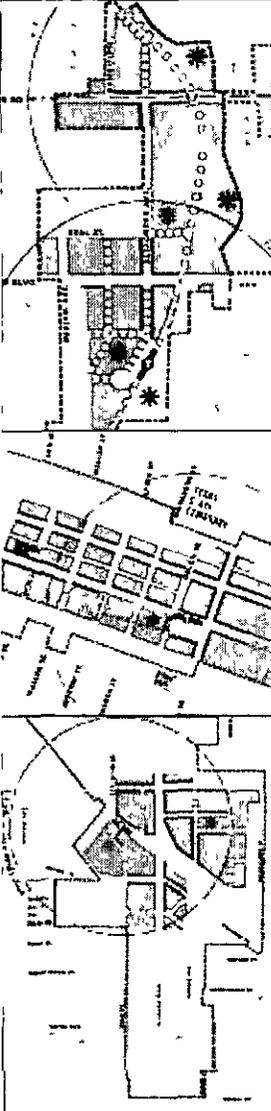
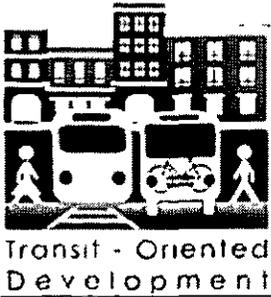
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# Funding tools

## *Next Steps*

- Funding for TIF economic feasibility included in proposed 2009 budget
  - HPD coordination
- Feasibility study will include assessment of financing tools available to determine best option, including timing issues
  - Bonds or Certificates of Obligation
  - Tax Increment Financing
  - Public Improvement Districts
  - Municipal Management Districts



# Council action

## Joint motion sheet for adoption of SAPs and neighborhood plan and code amendments:

### 1. Outlines all first reading action

- Infrastructure
- Parks
- Affordable housing
- Development bonuses & compatibility standards
- Catalyst projects
- TIF
- Development standards

### 2. Neighborhood Plan amendments

### 3. Staff recommended code amendments to 2005 TOD Ordinance