



City Council – April 14, 2020

1

Item 5

City Council and Planning Commission
Joint Workshop: Downtown Plan

DPAC Recommendations

Overall Recommendation

Unanimous recommendation to move the review of the draft plan forward to decision makers.

General Issue Recommendations

- Affordable housing support;
- Sustainability implementation clarifications;
- Community engagement on plan changes;
- Transit and active transportation for further examination;
- Consideration of cost to businesses of transportation management measures.

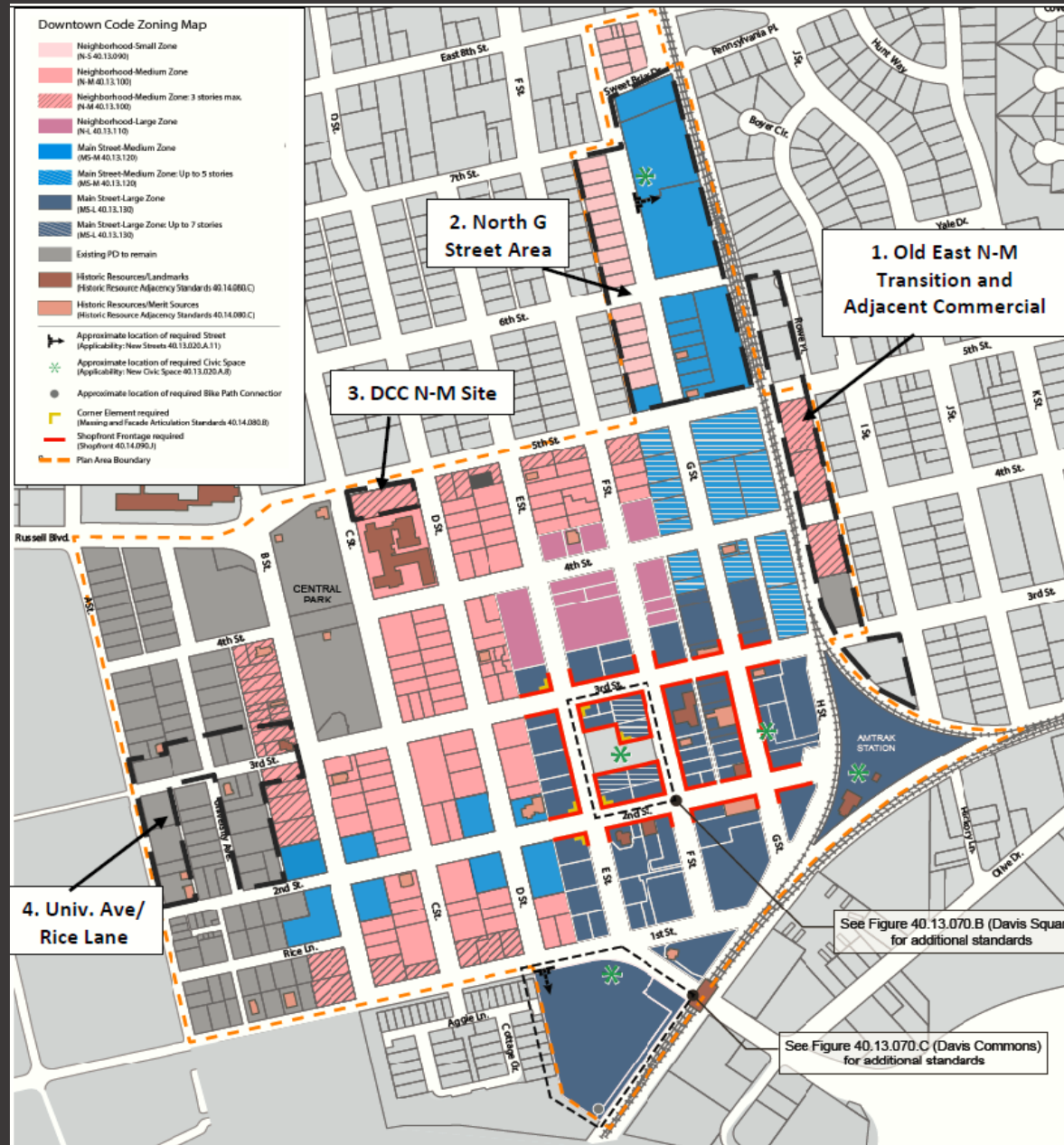
DPAC Recommendations

Specific Topic Recommendations

- Remove cap on maximum number of units for the building types.
- Inclusion of portion of University Avenue/Rice Lane.
- Adjustment to Davis Community Church site.
- Designated Special Area for Hibbert Lumber block.
- Allow stepped back 4th story east side of tracks and provisional zoning for Trackside Project site.
- Failed motion to expand Downtown Plan boundaries.

Downtown Code Zoning Map

With specific neighborhood areas and sites called out



Public Comment Themes

1. Implementation, Structure, and Logistics
2. Parking
3. Mobility, Circulation, and Transit
4. Housing
5. Building Heights, Density, and Development Standards
6. Neighborhood Character
7. Trees and Tree Canopy
8. Land Use and Sites Not Specifically Included in the Plan
9. Infrastructure and Sustainability
10. Economic Development
11. Other Concerns
12. City Commissions

Specific Topic Areas

- Residential neighborhoods and adjacent areas.
- Development Feasibility
- Parking
- TDM plans and TMA requirements
- Historical Resources
- Trees
- Economic Development
- Fiscal Impacts
- SB 330 Consistency

EIR Project Description

- Maximum build out of new residential units, new non-residential square footage.
- Mixed uses throughout the plan area.
- Maximum building heights varying from 2 stories to 7 stories, building transitions, stepback requirements.
- Incremental transportation improvements, parking management and transportation demand management.
- Modest increases in public open space and civic spaces.
- Balancing historic preservation and sensitive redevelopment.

EIR – Additional Scenarios for Potential Analysis

Areas to consider including for additional analysis in the EIR:

- DPAC recommendations for treatment of U-Ave/Rice Lane, east side of tracks, Hibbert block, DCC site.
- Additional commercial properties on east side of tracks west of the alley.
- Additional height for properties near the Amtrak station.

EIR Alternatives

Alternative 1. No Project/Existing Specific Plan Alternative

Alternative 2. Reduced Building Stories Alternative

Alternative 3. Enhanced Transit and Active Transportation Alternative

Alternative 4. Increased Housing Opportunities Alternative

Next Steps

- Plan Analysis.
- Environmental Analysis.
- Community Outreach and Input.
- Adoption Hearings.