

Puyallup Downtown Planned Action & Code Changes

January 10, 2017

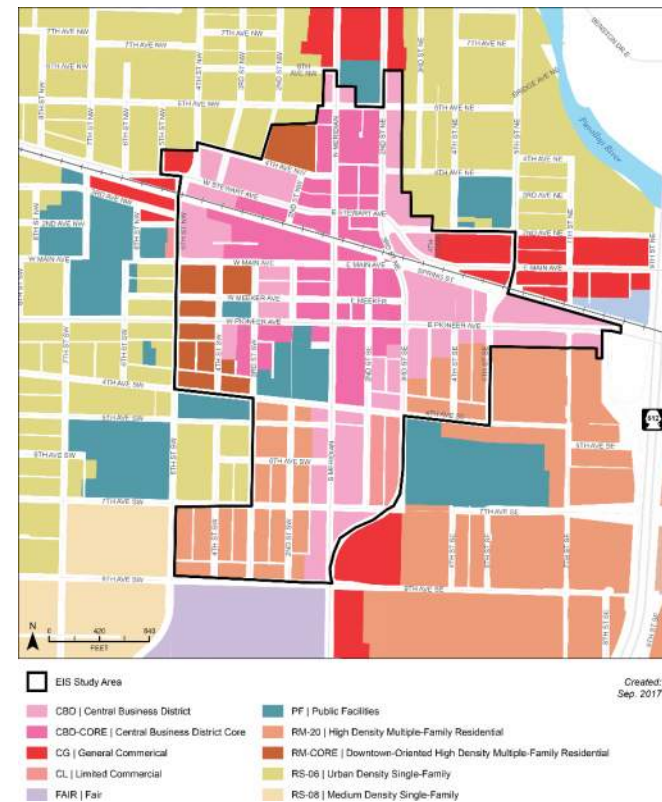


Purpose & Location

Purpose

- Promote economic development and downtown revitalization
- Tools:
 - Municipal Code amendments
 - Change development standards governing the size and scale of buildings and parking
 - Planned Action – advanced State Environmental Policy Act review
 - Expedite the processing of land use approvals for projects consistent with adopted plans

Downtown Planned Action - Zoning



History

Draft Amendments and Draft EIS: 2011 and 2012

- Puyallup considered a series of policy and code proposals called “Cultivating Puyallup”
 - Transfer of Development Rights Program
 - Planned Action, and
 - Associated Comprehensive Plan policy and zoning code changes
- Draft EIS
 - completed in April 2012
- Final EIS
 - developed in July 2012 but not published

Current Proposals

2018 Efforts

- Complete the Final EIS
- Consider
 - Planned Action Ordinance
 - Associated Comprehensive Plan changes (e.g. Transportation plans)
 - Zoning code changes

A Transfer of Development Rights (TDR) Program is not proposed for action in 2018.

If the City pursues a TDR program in the future it may rely on applicable analysis in the 2012 Draft EIS.

Objectives

Required under SEPA | Per the City's Downtown Neighborhood Plan Goals

- The Downtown Center land use pattern has [a dynamic mix of uses](#) that complement one another ... while being sensitive to the established character and existing patterns of development. (DT-1)
- The core downtown area is [enhanced as a pedestrian oriented commercial \(POC\) land use district](#) area through mixed-use development and development standards. (DT-2)
- The downtown designation as a [Regional Growth Center by Puget Sound Regional Council](#) is maintained and encourages land uses and other attributes to further the RGC status. (DT-3)
- The Downtown urban form [allows new development that facilitates the pedestrian experience](#) ... (DT-7)
- The ... [streetscape includes public spaces, sidewalks, street trees](#), and other pedestrian amenities... (DT-8)
- The [significant historic resources of the downtown are protected and enhanced](#) through incentives, designation, and development standards. (DT-10)
- Assure that the [street circulation system, parking, pedestrian and bicycle circulation system, and public transit](#) services are reasonably [safe, convenient and efficiently serve](#) the ...area. (DT -12 to DT-16)
- Downtown [incorporates a public realm that includes public spaces, cultural amenities, parks, and trails](#) ... (DT-9)

Alternatives

Different ways of achieving objectives – required under SEPA

- No Action – Current Plans and Codes and Trends
- Study Alternative 1 –
 - Modest development standard amendments are made
 - A Planned Action Ordinance is adopted, and
 - Growth and development proposals are generally in the middle range
- Study Alternative 2 –
 - More extensive changes are made to existing codes that provide incentives for growth and development
 - A Planned Action Ordinance is adopted, and
 - Population and employment are significantly increased over existing plans

	Feature	No Action Alternative	Study Alternative 1	Study Alternative 2
Net Additional Growth	Residential Dwellings (units)	419	817	1,137
	Population	930	1,814	2,524
	Commercial Square Feet	446,526	871,541	1,136,114
	Jobs	1,276	2,490	3,246

EIS Topics & Public Input

Draft EIS

- Land Use
- Aesthetics
- Historic Resources
- Stormwater
- Transportation
- Utilities: Water, Sewer, Solid Waste, Telecommunications, Electrical, Natural Gas
- Public Services: Fire, Police, Schools, Parks

Public Input

- Scoping comment period and meeting – 21 days
- Draft EIS Comment Period and Open House – 30 days
- Limited comments received
 - Four residents
 - Pierce Transit

Proposed EIS Completion

- Prepare proposed Final EIS
 - Respond to prior Draft EIS comments
 - Update analysis
 - Minimal change to existing conditions on the ground
 - Alternatives – Growth and nature are same
 - Explain City’s updated plans – e.g. Comp Plan, System Plans
 - Update: Land Use, Stormwater, Utilities, Public Services
 - Retain other analyses: Aesthetics, Historic
- Voluntary 14 day comment period
- Final EIS issued

No Action – current code



Study Alternative 2



Code Changes

Reviewed by Architect and Transportation Team

- Some of the present code presents barriers to mixed use development or to the desired pedestrian character
 - Parking Standards:
 - Parking requirements effectively limit density and retail size.
 - Calibrate parking to bedrooms.
 - Recognize proximity of transit.
 - Address shared parking distances that are walkable.
 - Use floor area ratios.
 - Floor area ratio: The definition should exclude any portion of a structure used for parking.
 - Pedestrian-Oriented Plaza: Define more, and provide choices to ensure usability and quality.
 - Heights – adjust to address both residential and office floor to ceiling heights, set minimum ground floor height so there is usable retail space.
 - Calibrate density bonuses to the value of the item desired (e.g. parking is costly, plaza less so).

Code Changes – Part 1

Feature	No Action Alternative	Study Alternative 1	Study Alternative 2
Parking	Maintain current parking standards	Reduce minimum parking rates; modify shared and offsite parking standards	Eliminate minimum parking rates; establish maximum rates; modify shared and offsite parking standards
Height	Maintain current height maximums; zones range from 36 to 75 feet depending on bonuses	Retain height range, but alter height bonuses; establish minimum ground floor height	Similar to Alternative 1 but more extensive changes to height bonus system
Stories	Maintain current base and maximum stories	Amend stories. Allow waiver of stories to be considered for mixed use buildings where maximum height is respected.	Amend stories. Allow waiver of stories to be considered for mixed use buildings where maximum height is respected.
Floor Area Ratio	Maintain current floor area ratio approach	FAR definition – exclude parking. Add FAR standard for all zones.	Similar to Alternative 1 but greater FAR standards
Density	Retain current approach – only applies in RM-20.	Replace with FAR standard	Replace with FAR standard

Code Changes – Part 2

Feature	No Action Alternative	Study Alternative 1	Study Alternative 2
Retail Street Frontages	Retain 25-50% of ground floor commercial standard in CBD and CBD-Core	Require 50% retail frontage along Meridian and one block depth on side streets off Meridian.	Require 75% retail frontage along Meridian and one block depth on side streets off Meridian.
Lot Coverage	Retain current range of 50-100% in zones	Increase lot coverage in RM-20, RM-Core and CBD; retain others	Same as Alternative 1
Open Space	Retain current open space standards	Modify pedestrian open space standards in CBD	Same as Alternative 1
Upper-level step back	Retain current standard depth of 6 feet for 60% of façade at third story	5-10 foot setback at 30 feet in height	Same as Alternative 1
Front yard setbacks	Retain current standards	Modify front yard standards for RM-20 to match RM-Core	Same as Alternative 1

What is a planned action?

- Defines range of future development – type & amount
- Analyzes potential impacts in an associated EIS
- Environmental “homework” completed in advance
- Adopts an ordinance with thresholds & mitigation
- Developers & public have clear rules
- Future development would not need additional SEPA review when consistent with Ordinance
- Proposals still go through permit review
- Can help facilitate private and public investment in the study area

Planned Action

State Rules

- According to SEPA, a Planned Action is defined as a project that:
 - Is designated as a Planned Action by ordinance or resolution;
 - Has had the significant environmental impacts addressed in an EIS prepared in conjunction with or to implement, a comprehensive plan or subarea plan, master planned development or phased project...;
 - Are not essential public facilities, as defined in RCW 36.70A.200, unless an essential public facility is accessory to or part of a ... planned action;
 - Is located within an urban growth area; and
 - Is consistent with an adopted comprehensive plan or subarea plan.

Planned Action Process



Planned Action Ordinance

- Development must show it fits in the frame of the EIS analysis
 - Sets a bank of development (e.g. uses, dwellings and jobs)
 - Sets a bank of traffic trips
- Identifies mitigation measures in addition to the City codes
- Development must comply with City permit requirements and planned action ordinance
- Development applicants benefit from fitting with Vision and Requirements – do not need to redo SEPA documentation

Schedule

- Issue Proposed Final EIS: February
 - Voluntary Comment Period: February
- Respond to comments and prepare Final EIS: March
- Planning Commission Hearing: April
- City Council Review: May
- Adoption: May/June

Code Changes Detail

January 10, 2018 | Downtown Planned Action

Code Changes

Parking

- No Action: Maintain current parking standards
- Study Alternative 1: Reduce minimum parking rates; modify shared and offsite parking standards
- Study Alternative 2: Eliminate minimum parking rates; establish maximum rates; modify shared and offsite parking standards

No Action	Study Alternative 1	Study Alternative 2
<p>Multifamily: CBD-Core: 1 / DU CBD: 1.5 / DU RM-Core: 1.5 / DU Other zones: 2 / DU</p> <p>Commercial: Medical Office: 1 / 200 SF GFA General Office: 1 / 300 SF GFA Retail: 1 / 300 SF GFA</p> <p>Shared Parking: Up to 75% of required daytime parking can be used at night or on weekends</p> <p>Distance to offsite spaces: 300 feet</p>	<p>Multifamily: 1 / DU</p> <p>Commercial: Office/Retail - Within 0.25 miles of Sounder: 1 / 650 SF GFA Greater than 0.25 miles of Sounder: 1 / 400 SF GFA Exemption for the first 5,000 SF commercial space in CBD and CBD- Core</p> <p>Shared parking: use ULI model</p> <p>Distance to offsite spaces: 1,000 feet</p>	<p>Maximums</p> <p>Multifamily: 1.9 / DU</p> <p>Office/Retail: No greater than the No Action Alternative minimums</p> <p>Shared parking: use ULI model</p> <p>Distance to offsite spaces: 0.25 mile (1,320 feet)</p>

Code Changes (cont.)

Height

- No Action: Maintain current height maximums
- Study Alternative 1: Retain height range, but alter height bonuses; establish minimum ground floor height
- Study Alternative 2: Similar to Alternative 1 but more extensive changes to height bonus system

No Action	Study Alternative 1	Study Alternative 2
CBD-Core: 65 feet CBD: 40 feet; height bonus up to 51 feet RM-Core: 50 feet; up to 60 feet with bonuses RM-20: 36 feet, up to 46 feet with bonuses CG: 50 feet, with bonuses to 75 feet CL: 40 feet	CBD-Core: Base 40 feet, height bonus up to 55 feet CBD: Base 40 feet; height bonus up to 50 feet Remaining zones same as No Action Establish minimum ground floor height of 14 feet	CBD-Core: Base 40 feet, height bonus up to 65 feet CBD: Base 40 feet; height bonus up to 55 feet Remaining zones same as No Action Establish minimum ground floor height of 14 feet

Code Changes (cont.)

Floor Area Ratio – amount of building space in relation to parcel size

- No Action: Retain FAR in CG and CL zones
- Study Alternatives 1 and 2:
 - Change FAR definition to exclude parking
 - Add FAR standard to other zones (FAR differs)
 - Replace RM-20 density with FAR approach

No Action	Study Alternative 1	Study Alternative 2
CBD-Core: None	CBD-Core: 2.0 residential; 1.5 office	CBD-Core: 2.75 residential; 2.0 office
CBD: None	CBD: 2.0 residential; 1.5 office	CBD: 2.75 residential; 2.0 office
RM-Core: None	RM-Core: 2.5	RM-Core: 3.0
RM-20: None	RM-20: 1.0	RM-20: 1.5
CG: 4.0	CG: 4.0	CG: 4.0
CL: 1.5	CL: 1.5	CL: 1.5

Code Changes (cont.)

Lot Coverage

- No Action: Retain current range of 50-100% in zones
- Study Alternatives 1 and 2: Increase lot coverage in RM-Core and CBD and RM-20; retain others

Code Changes (cont.)

Retail Street Frontages

- No Action: Retain 25-50% standard in CBD and CBD-Core
- Study Alternative 1: Require 50% retail frontage along Meridian and one block depth on side streets off Meridian.
- Study Alternative 2: Require 75% retail frontage along Meridian and one block depth on side streets off Meridian.

Code Changes (cont.)

Open Space

- No Action: Retain current open space standards
- Study Alternatives 1 and 2: Modify pedestrian open space standards in CBD
 - CBD-Core: Require pedestrian open space at key intersections along Meridian. 15 foot landscaped setback abutting RM; 30 feet landscaping abutting RS

Code Changes (cont.)

Front yard setbacks

- No Action: Retain current standards
- Study Alternatives 1 and 2: Modify front yard standards for RM-20 to match RM-Core
 - RM-20: 10 feet, or 5 feet with bonuses

Code Changes (cont.)

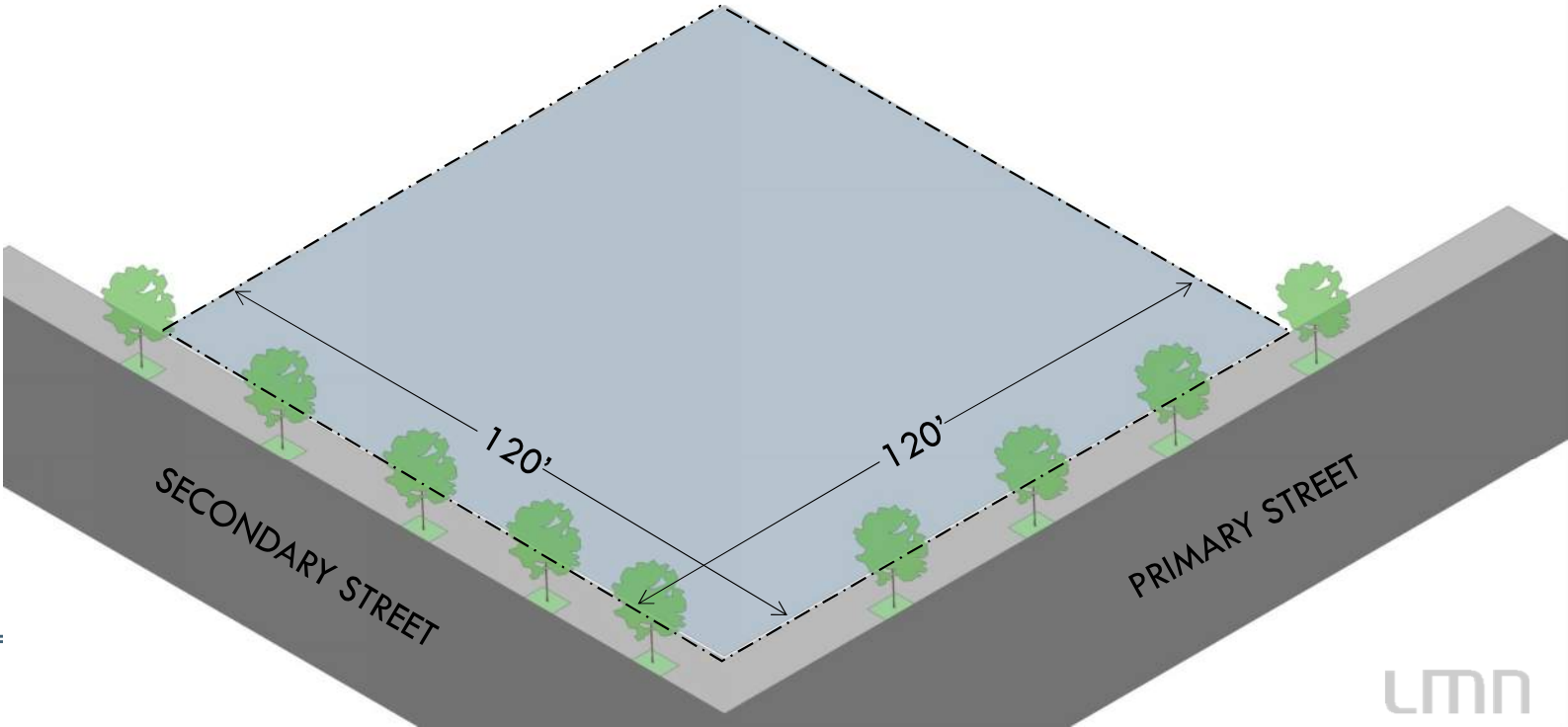
Upper-level step back

- No Action: Retain current standard depth of 6 feet for 60% of façade at third story
- Study Alternatives 1 and 2: 5-10 foot setback at 30 feet in height



**PUYALLUP
DOWNTOWN
DEVELOPMENT
LMN Architects 2011**

TYPICAL LOT:
14,400 SF



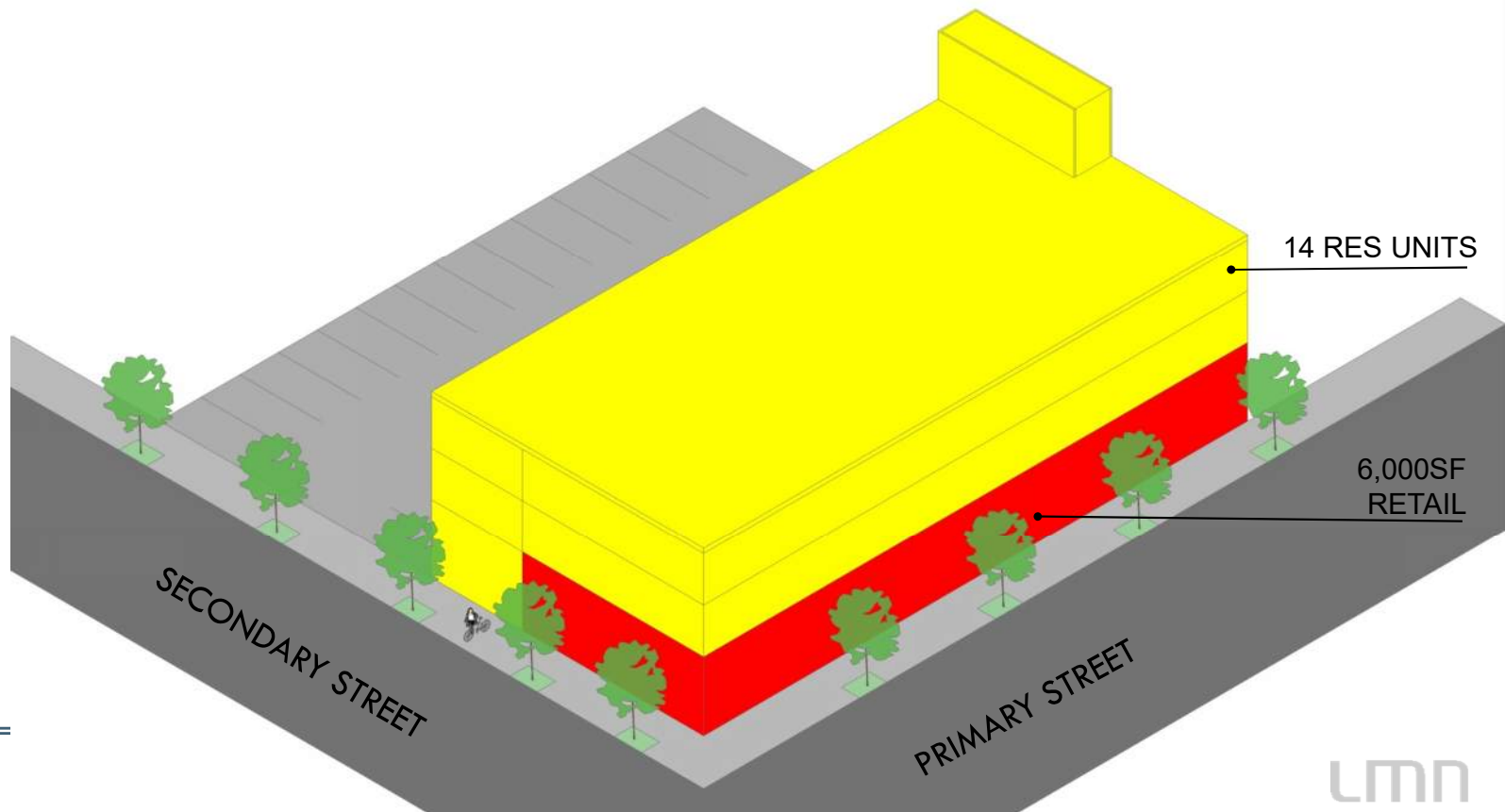
EXISTING CODE BUILDING A:

FAR: 1.5

DENSITY: 42DU/ACRE

HEIGHT: 35'

PARKING: 1/DU, 3/1000 SF RETAIL



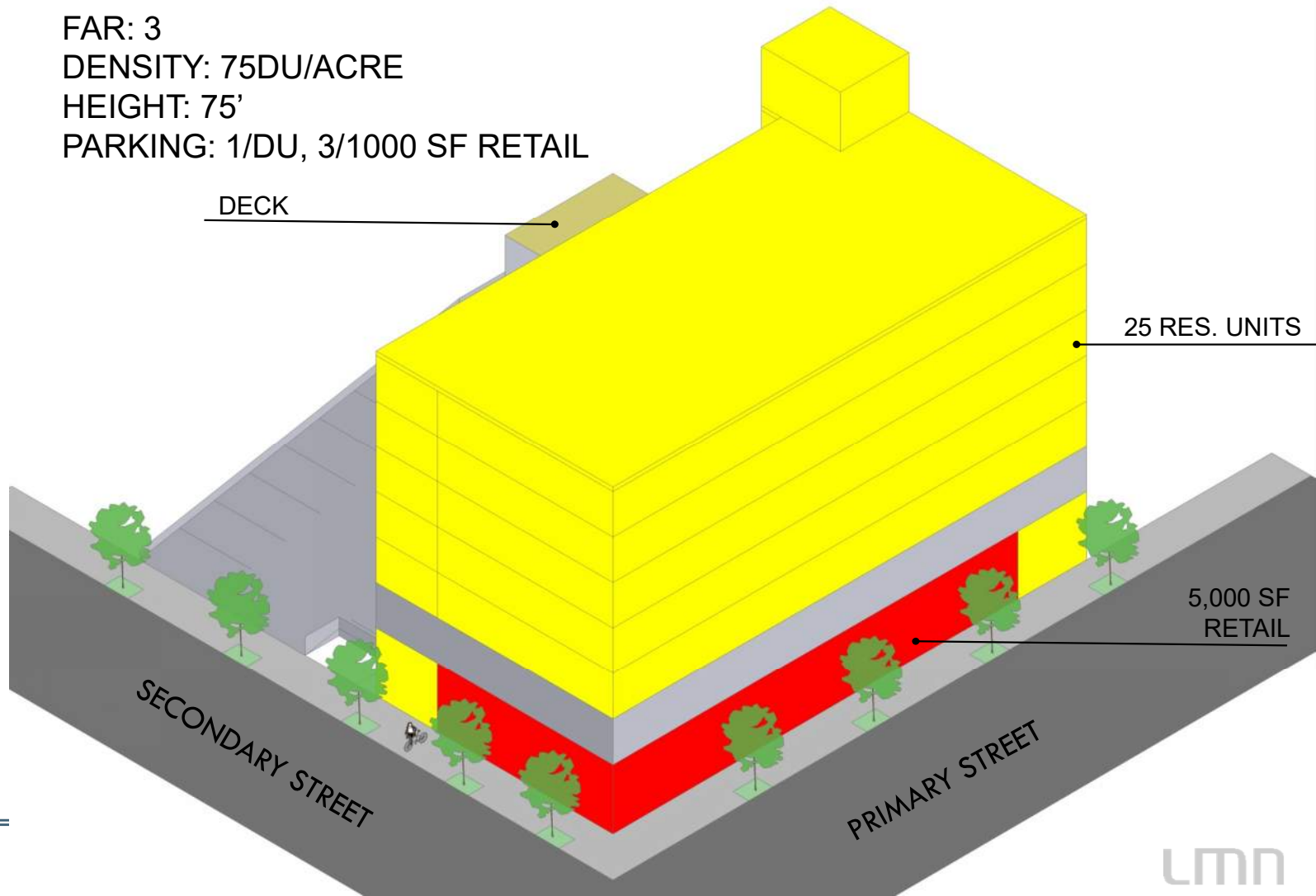
EXISTING CODE BUILDING B:

FAR: 3

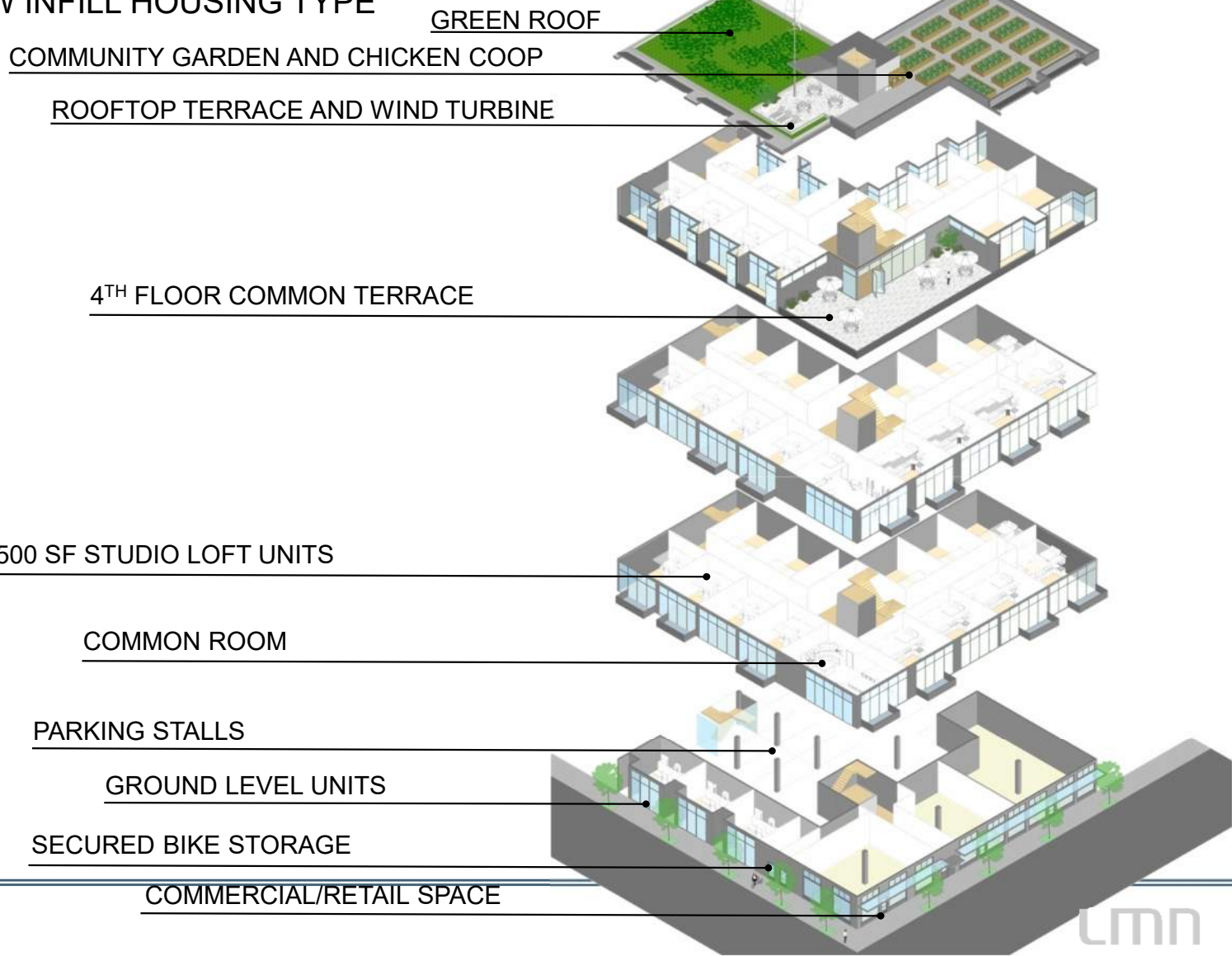
DENSITY: 75DU/ACRE

HEIGHT: 75'

PARKING: 1/DU, 3/1000 SF RETAIL



NEW INFILL HOUSING TYPE



NEW INFILL HOUSING TYPE:

FAR: 2.5

DENSITY: 110DU/ACRE

HEIGHT: 55'

PARKING: .5/DU, RETAIL EXEMPT

