PC MR BASE AREA WORK SESSION
Request to Amend the 1998 Development Agreement
Planning Commission Meeting June 24, 2020
Site Walk

July 8, 2020, 3:00-5:00 PM

• meet at PCM Transit Center (near ice rink)
• Public welcome
• Face masks required

Topics Include

• Pedestrian connections;
• Setback reduction areas;
• Height increase areas;
• Plaza areas;
• Transit and load/unload zones;
• Proposed Road changes/Roundabouts
• Building parcels sites including parking above grade
• Setbacks to adjacent buildings
• Potential for pedestrian bridge or tunnel
• Potential for upgrades to Transit Center
Scope of Review

• No stipulated scope of review reached

• Staff recommends scheduling Substantive Amendment Determination on 7/8 on issue of MPD Modification
1. The amount of parking SF that is located above grade and that contributes to the mass or Development Floor Area Ratio of the project for all parcels;
2. Vertical and horizontal articulation of proposed buildings in compliance with LMC Section 15-5-8, Façade Lengths and Variations;

• Due by July 8, 2020
### Proposed Schedule

<table>
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<tr>
<th>Date</th>
<th>Anticipated Agenda</th>
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| July 8, 2020   | Planning Commission Site Walk - 3:00-5:00 PM Meet at PCM Transit Center  
Face Masks are Required  
Public Hearing @ City Hall/Zoom Webinar - 5:30 PM  
Planning Commission determination on issue of LMC § 15-6-4(I), MPD MODIFICATIONS, which states that “Changes in a Master Planned Development, which constitute a change in concept, Density, unit type or configuration of any portion or phase of the MPD will justify review of the entire master plan and DA by the Planning Commission, unless otherwise specified in the DA.” |
| July 22, 2020 - Tentative | Planning Commission Public Hearing  
Architecture, Site and Landscape Design  
Exceptions to Height and Setback Requirements  
Opportunity for public input |
| July 30, 2020 - Tentative | Housing Authority Public Hearing  
Affordable Housing Mitigation Plan  
Opportunity for public input |
| August 26, 2020 | Planning Commission Public Hearing  
Transit and Pedestrian Connectivity, Traffic, Parking and Circulation Recap of July 30 City Council Public Hearing on the Housing Mitigation Plan  
Opportunity for public input |
| September 23, 2020 | Planning Commission Public Hearing  
Utilities and Project Phasing Plan  
Sustainability  
Other topics that come up or remain open  
Opportunity for public input |
| October 22, 2020 | Public Hearing  
Final topics/review of any plan revisions  
Review of Draft Findings of Fact and Conditions of Approval  
Opportunity for public input  
Planning Commission Vote |
| November – Date to Be Held as needed | Hold as needed |
Public Input

• Will be addressed as project is reviewed topically, beginning in July or when we start the public hearings

• Project webpage is live and will be updated as needed