

Read Me First, Introduction to the Thursday, April 9th CIZUP Advisory Group Meeting

At the Project Advisory Group's 10th meeting I would like to complete our discussion of the Staff Concept, including transportation impact mitigation measures and review what the opportunities are for advisory group members to comment/ testify on the proposal as it works its way to the Planning and Sustainability Commission and on to City Council.

Concept Report

A number of revisions have been made to this document since you last reviewed a draft. Highlights of these changes include the following:

Use Restrictions

Residential uses are limited to accessory uses in both zones

Commercial uses are allowed as primary uses in CI-1 Urban Commercial zones and up to 5,000 sf in CI-2 Residential Campus zones with an ability to add an additional 100 sf as a conditional use.

Development Standards

Setbacks and perimeter height limits use a "stepback" approach rather than a 45^o envelope.

Transition

The report signals an intent to move campuses towards a by-right status subject to the use and development standards associated with the underlying zones and off of their conditional use master plan or impact mitigation plans.

Transportation Issues

The current proposal relies on a quasi-judicial rezone application process to set the stage for ongoing transportation demand management and impact mitigation measures. This takes place at a time when the Bureau of Transportation is itself reevaluating how it reviews development proposals and engages large development sites in ongoing transportation system improvements.

How to Comment Going Forward

Advisory Group members will have a number of opportunities to submit their comments either as individuals or on behalf of their constituencies during the next 3-4 months. Here are some important dates to remember.

May 1 – Staff publishes in-house draft for review by bureau partners

Submit your comments directly to me in whatever format works best for you prior to this date to influence the formal staff proposal.

May 29 -- Proposed draft published

I will distribute a copy of this to advisory group members. It will include commentary and code language.

June 9 -- **PSC briefing** (no public testimony)

July 14 – **PSC public hearing** (public testimony)

Written and oral testimony may be submitted directly to the PSC for their consideration

August 18 -- **PSC workshop** (vote and instruction)

The PSC instructs staff as to what revisions they want incorporated into the proposal as they forward their recommendation to City Council.

Thanks for all of your efforts over the past 18 months. See you Thursday.