

EXHIBIT A:

2016 COUNCIL POLICY DIRECTIVE

Connectivity Strategy for Centers in Eastern Neighborhoods

I. Background

The 2035 Comprehensive Plan (Comp Plan) designates Centers as primary areas for growth and defines five unique pattern areas of the City with unique physical characteristics. This Council policy directive governs the application of the requirements for new street and pathway connections in City Code section 17.88.040 to those Centers in the Eastern Neighborhoods pattern area. This strategy serves to provide further guidance to city staff for achieving necessary connectivity in those Centers as development occurs.

II. Connectivity Strategy for Centers in Eastern Neighborhoods

- A. This strategy for applying existing City Code section 17.88.040 (“Through Streets”) applies to development permit applications that meet all of the following criteria:
 - i. Location: in the areas indicated as “Centers within Eastern Neighborhoods” on Exhibit B
 - ii. Zoning: commercial/mixed-use, employment, and multifamily zones
 - iii. Lot size: greater than 10,000 square feet
 - iv. Distance from the nearest parallel connection:
 - a. Pedestrian and bicycle connection: greater than 165 feet from the center point of the parcel to the centerline of the parallel connections
 - b. Street connection: greater than 265 feet from the center point of the parcel to the centerline of the parallel connections
- B. For development permit applications to which this strategy applies:
 - i. The City will require a right-of-way dedication or the grant of a public easement; and

- ii. The City will require construction of the following improvements:
 - a. For parcels the center point of which is more than 165 feet from the nearest parallel Pedestrian and bicycle connection: A pedestrian and bicycle connection.
 - b. For parcels the center point of which is more than 265 feet from the nearest parallel street connection: A street connection.

- C. For development permit applications to which this strategy applies, Transportation System Development Charge (TSDC) credits may be available for qualified public improvements that add system capacity for active transportation and motor vehicles.

Exhibit B - 2035 Comprehensive Plan Centers within Eastern Neighborhoods

