

**Decision Table I: Miscellaneous Code and Map Amendments, Part 4**

This table contains recommended changes to the **Central City Master Plan provisions** including:

- *Threshold site size for voluntary master plans*
- *Open area requirements*
- *Defining the master plan boundary as the site*

**Contents of Decision Packet I:**

- Decision Table I

**Items Marked for Discussion:**

I 39

Ref #	Commenter(s)	Topic	Proposed draft	Issue/Request	Staff recommendation	Staff rationale	Discuss?	PSC decision
I36	BPS Staff	Central City Master Plan	Minimum site size for a voluntary master plan is 80,000 sq. ft.  <b>Reference:</b> 33.510.255.C, p. 209	Open area requirements will be difficult to meet on master plan areas smaller than 160,000 sq. ft.	<b>Proposed Amendment:</b> Increase the minimum site size allowed to enter into voluntary master plan from 80,000 sq. ft. to 160,000 sq. ft.	The initial concept of applying the master plan provisions to sites as small as 80,000 sq. ft. proved to be unrealistic, as the 20% minimum open area requirement removes too much development potential on smaller sites.	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other
I37	BPS Staff	Central City Master Plan	Fifty percent of the required open space must be in the form of parks or plazas  <b>Reference:</b> 33.510.255.L, p. 215	This provision would require very large park or plaza areas, in excess of a few acres, on many required master plan sites.	<b>Proposed Amendment:</b> Fifty percent, but no more than 20,000 square feet is required to be in plaza or park space. In addition, it needs to be large enough to fit a 50-foot by 50-foot square entirely within it.	The standard as proposed would require that too much of the required open space be dedicated specifically for park or plaza use, which would be excessive on very large sites. Dedicating too much to a single use would preclude other important elements such as pedestrian access ways. Thus, the standard has been amended to be more consistent with approaches used elsewhere in the Zoning Code, such as Gateway.	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other
I38	Mark Bello / Urban Forestry Commission, 20339  Scott Fogarty/Friends of Trees, 20911	Central City Master Plan	A minimum of one tree per 1,000 sq. ft. of open space is required and may include a mix of large, medium and small tree sizes.  <b>Reference:</b> 33.510.255.L, p. 215	Amend Central City Master Plan provisions to: 1) Contain detailed tree preservation and planting plan; 2) Require mix of large and medium sized trees; 3) Increase open space requirement from 20% to 30% of site area; and 4) Include a graduated tree density requirement. 5) Require increased tree canopy for industrial areas	<b>Proposed Amendment:</b>  2) <b>Amend 33.510.255.L.3.c:</b> Maintain the option to plant small trees at 1 tree per 1,000 sq ft. Add the option to plant medium or large trees at a tree density of 1 tree per 3,000 square feet.	1) Staff expects that this level of programming comes when the open space is designed and approved at the permit level not at the master plan level.  2) Staff proposes to change the language in the Tree Standard section to encourage the incorporation of medium and large form trees by reducing the required tree density if these tree types are planted. In this case, a tree density of 1 tree per 3,000 square feet would be required. A combination of small, medium and large is also possible.  3) Increasing open space to 30% would remove too much development potential from sites, as access ways are not included in open space calculations.  4) Graduated tree density requirement, and or open space requirement, could be pursued, but an additional process to quantify the required ratios and allow for BDS review of this approach would be required. Instead, at this time, we are proposing two options for tree planting as noted in #2.  5) Master Plan requirements do not apply to industrially zoned lands.	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other

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139	BPS Staff	Central City Master Plan	<p>The new Inclusionary Housing provisions state that required affordable housing developed regarding “off-site” must meet either 15 percent of the units being affordable to those earning no more than 30 percent MFI, or 25 percent of the units being affordable to those earning no more than 60 percent MFI. This is a higher standard than the housing developed “on-site.”</p> <p>The current IH provision for “on-site affordable dwelling units” states that housing created on-site can meet either the requirement of 10 percent of the units being affordable to those earning no more than 60 percent MFI, or 20 percent of the units being affordable to those earning no more than 80 percent MFI.</p> <p><b>Reference:</b> 33.510.210.F.2 and 33.510.255. p. 206 - 215</p>	Allow IH housing developed within a master plan boundary but on a different lot than the development triggering the requirement, to meet the “on-site” requirements.	<p><b>Proposed Amendment:</b> Include language that clarifies that when IH housing is developed within a master plan boundary, but on a lot in different ownership than the lot triggering the requirement, that the on-site provisions apply as long as both sites are within the master plan boundary.</p>	<p>Staff proposes extending the on-site provisions to all lots within a master plan boundary, regardless of whether they are in the same ownership or not. These master plans will create an urban design framework for these areas showing the location of buildings, open areas, access within and connecting to surrounding areas. In addition, the master plan will show the general amounts, type and location of uses on the site.</p> <p>Staff thinks that we need more flexibility for development on these larger sites, especially for campus style development or larger footprint facilities. Staff also believes the ability to phase and locate the affordable housing at different locations within the boundaries of the master plan site will encourage and expedite development.</p>	×	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other