

City of Falls Church

Meeting Date: 01-16-18 Work Session	Title: (TO18-01) ORDINANCE TO AMEND ARTICLE IV, DIVISION 10, B-2 CENTRAL BUSINESS DISTRICT, OF THE ZONING ORDINANCE TO AMEND SEC. 48-486. - PRINCIPAL USES PERMITTED BY RIGHT. IN ORDER TO ALLOW ADDITIONAL USES; AND TO ADD SEC. 48-489. SPECIAL EXCEPTIONS FOR DEVELOPMENT PROJECTS ON A SITE DESIGNATED “SPECIAL REVITALIZATION DISTRICT FOR EDUCATION AND ECONOMIC DEVELOPMENT AND DESIGNATED FOR “MIXED-USE” ON THE FUTURE LAND USE PLAN MAP.	Agenda No.: 2.c.
Proposed Motion: None. City Council work session.		
Originating Dept. Head: James B. Snyder, Director of Community Planning and Economic Development Services 703-248-5128 JBS 01-10-2018 Susan Bell, Planning Consultant SIB 01-10-2018 Carly Aubrey, AICP, Principal Planner 703-248-5106 CMA 01-10-2018		Disposition by City Council:
City Manager: Wyatt Shields 703-248-5004 FWS for work session	City Attorney: Carol McCoskrie 703.248.5010 CWM for worksession	CFO: Kiran Bawa 703-248-5092 KB 1-11-18
		City Clerk: Celeste Heath 703-248-5014 CH for ws

2 **REQUEST:** The City Council is requested to consider and discuss potential zoning
 3 ordinance amendments to add special exception provisions in the B-2, Central Business
 4 zoning district that relate to the West Falls Church project (Schools-Related Parcels).

5
 6 The proposed rezoning to B2 is for the full 34 acre GMHS campus. The proposed
 7 zoning text amendment to the B2 Zoning establishes additional density and building
 8 height for the GMHS campus property, by special exception. The proposed zoning text
 9 amendment also establishes a two-step special exception approval process, whereby
 10 Step 1 (which would be approved at the same time as a land lease, land sale agreement)
 11 establishes entitlements for building heights, density and uses. Step 2 approval would
 12 include architectural design and the level of detail typical for S.E. approvals under B2
 13 zoning elsewhere in the City.

14
 15 **RECOMMENDATION:** Staff recommends that the City Council provide guidance on
 16 the proposed ordinance and permit the placement on an upcoming regular meeting
 17 agenda with the intent of referring it out to the School Board and Planning Commission.

18
 19 **BACKGROUND:** The 34-acre Schools-Related Parcels site currently is zoned R-1A in
 20 accordance with a provision in the Zoning Ordinance that stipulates that property added

21 to the City shall be zoned R-1A until otherwise classified (§48-205.(c)). The Schools-
22 Related Parcel site was added to the City as a result of the 2013 Boundary Adjustment
23 Agreement with Fairfax County but has not yet been rezoned.

24
25 The B-2, Central Business Zone, is the most appropriate zoning category for this site
26 because B-2 allows school uses, a wide range of commercial uses, and allows, by
27 special exception mixed-use development, including residential uses. The B-2 zoning
28 offers needed flexibility and the potential for density and increased height. The B-2
29 District is designed “to create a downtown business area which will provide a range of
30 commercial activities at a level of development more concentrated than other
31 commercial areas.” B-2 permits an array of principal uses including public buildings
32 and facilities, hotels and motels, business and professional offices, and a variety of retail
33 uses both by-right and as conditional uses. Special exception provisions allow for
34 approval of residential uses within mixed-use projects at a maximum height of 115 feet
35 as well as entirely commercial projects. Retail components in mixed-use projects are
36 required to be located adjacent to major thoroughfares or major shopping streets, and
37 may extend to other floors.

38
39 The proposed B2 regulations for the West Falls Church area provide additional
40 flexibility in height and density is needed to achieve a significant development project
41 on the 10 acres of the site. .The purpose of such development would be to help lower
42 the cost of building the new George Mason High School/Mary Ellen Henderson Middle
43 School Campus, and to create a great place with a desirable mix of uses and amenities
44 that will serve the City and surrounding area.

45
46 To that end, the proposed amendments to the B-2 ordinance will create a new special
47 exception provision that signals the City’s intention to facilitate and support
48 development of a significant mixed-use project on up to 10 acres of the school site
49 (“economic development parcel”) by a private partner as recommended in the “Draft
50 GMHS Commercial Development Strategic Roadmap” (“Roadmap”) prepared by
51 Alvarez and Marsal in September 2017. These amendments would provide a legislative
52 path to achieve the type of development contemplated for this site, reduce risk and
53 uncertainty as the City moves forward with developer solicitations, and provide for the
54 type and scale of development envisioned by the Strategic Roadmap.

55 56 **STAFF ANALYSIS**

57 58 **Key Elements of Proposed Zoning Ordinance Text Amendment**

59 60 Applicability

61 Under this proposed amendment, the new provision in B-2 would apply only to sites
62 designated “Special Revitalization District for Education and Economic Development”
63 and designated for “Mixed-Use” on the Future Land Use Map. What this means as a
64 practical matter is that these new provisions in B-2 will apply only to the 10 acre
65 campus site.

66 67 Standards

68 In order to implement the goals of the “Special Revitalization District for Education and
69 Economic Development”, provide the necessary flexibility in height and density
70 required for the project, and fulfill the provisions of the Boundary Adjustment
71 Agreement with Fairfax County, the B-2 District should be amended to create a new
72 special exception option that would help facilitate the project. The following describes
73 some of the standards that are under consideration for the proposed draft ordinance.
74

75 Achievement of heights and densities provided for in the proposed amendment would
76 be based on a finding by the City Council that the project meets the special exception
77 standards set forth in City Code §48-90 and substantially achieves the goals of the
78 “Special Revitalization District for Education and Economic Development” and site-
79 specific studies. NOTE: these goals are part of the proposed Comprehensive Plan
80 amendments scheduled for the January 22, 2018 City Council hearing. The underlined
81 and strike-through text for the goals and strategies are based on recommendations made
82 by the Planning Commission at their December 18, 2017 meeting.
83

84 Goal: Recognize the requirements set forth in the Voluntary Boundary Adjustment
85 Agreement between the City of Falls Church and Fairfax County requiring that 70%
86 of the area is used for school purposes and 30% for economic development
87 purposes, while encouraging revitalization and further development.
88

89 Goal: Provide a gateway to the City which instills a sense of place through the use
90 of high quality urban design, a flexible and connected street grid, multi-modal
91 access within and to adjacent sites, appropriate buffering between the educational
92 and economic development ~~school and commercial~~ uses, and green space and plazas
93 to serve both the educational and economic development ~~schools and commercial~~
94 uses.
95

96 *Strategy: Utilize the recommendations presented in site-specific studies when*
97 *reviewing proposed development projects. These studies include the pending*
98 *Small Area Plan, Urban Land Institute Technical Assistance Panel 2014 report,*
99 *and the Urban Design Guidelines and Small Area Plan POA 8 Mobility and*
100 *Accessibility 2017 studies.*
101

102 Goal: Encourage creative proposals and successful economic development to offset
103 school construction debt service and to provide other community benefits by
104 developing planning and zoning guidelines and standards, such as an appropriate
105 mix of uses, a range of densities and heights within suitable locations, and explore
106 options for a special tax district.
107

108 *Strategy: Standards should provide for building heights and massing compatible*
109 *to the adjacent schools, while allowing for higher building heights adjacent to*
110 *arterials and nearby commercial development. Appropriate standards would*
111 *include floor area ratios of 2.5 to 4.0 or higher; 1.2 to 1.5 million square feet or*
112 *higher; and building heights that reflect the site’s proximity to transit and*
113 *transportation facilities.*
114

115 *Strategy: Consider and explore creating a tax increment financing district,*
116 *business improvement district, community development authority or similar*
117 *financial mechanisms to generate tax revenue from ~~commercial~~ economic*
118 *development to support the debt service required to construct and maintain the*
119 *schools and other infrastructure and amenities on the site.*

120
121 Goal: Promote environmentally-responsible development that is supported by
122 sustainable systems of green infrastructure and utilities and that integrates
123 educational and environmental stewardship opportunities for the students of George
124 Mason High School and Mary Ellen Henderson Middle School.

125
126 *Strategy: Incorporate the recommendations presented in the Urban Design*
127 *Guidelines 2017 study when developing zoning standards, such as certification*
128 *from accredited green building programs, low-impact design and green*
129 *infrastructure features, ~~and~~ geothermal energy (as studied in the Geothermal*
130 *Feasibility Assessment, November 2017) and/or district heating and cooling.*

131
132 *Strategy: Design of school buildings and facilities should incorporate standards*
133 *of green building certification programs, low-impact design and green*
134 *infrastructure features, and geothermal energy and/or district heating and*
135 *cooling, to the greatest extent possible.*

136
137 Goal: Encourage collaboration between ~~commercial~~ economic development uses
138 and the educational programs anchored by the Virginia Tech and University of
139 Virginia Northern Virginia Center and Falls Church City Public Schools.

140
141 *Strategy: Dialogue between the Virginia Tech University of Virginia Northern*
142 *Virginia Center, Falls Church City Public Schools and the City of Falls Church*
143 *should occur on a regular basis to determine what potential ~~commercial~~*
144 *economic development uses would provide mutual benefits for the educational*
145 *and ~~commercial~~ economic development programs.*

146
147 Goal: Provide an inclusive process in the plan development and implementation for
148 the site.

149
150 *Strategy: Ongoing planning for the site, such as zoning district designation,*
151 *special exception criteria and zoning standards, and development of the small*
152 *area plan should incorporate recommendations presented in previous site-*
153 *specific studies, as well as input from city stakeholders.*

154
155 Proposed zoning provisions include the following elements:

- 156
157 • Future Land Use Map Designation: Special Revitalization District for Education and
158 Economic Development and designated for mixed-use development.
159 • Density: Density in the Special Revitalization District for Education and Economic
160 Development is expected to be flexible with development at 2.5 FAR or higher.

- 161 • **Building Height:** Building heights should vary over the site with lower heights
162 adjacent to the school site, and higher heights adjacent to arterial roads and nearby
163 commercial development, up to a maximum height of fifteen (15) stories, not
164 including mechanical penthouses. Penthouses may exceed the height limits provided
165 they are set back from the building edge a distance equivalent to their height.
- 166 • **Use:** Provides for limited by right use of the mixed-use site as well as an option for
167 the City Council to approve interim uses. The amendment would permit Office,
168 Hotel, Retail, and Multifamily Residential uses with a preference for significant
169 commercial development on the mixed-use site. To encourage the development of
170 commercial uses, the City Council could permit additional residential density based
171 on the extent to which the project fully achieves the goals and strategies of the
172 “Special Revitalization District for Education and Economic Development” and is
173 consistent with the recommendations presented in site-specific studies.
- 174 • **Parking:** To promote multimodal access to the site, and shared parking where the
175 operating characteristics of different uses make it feasible, parking below the
176 minimum parking requirements in the Zoning Ordinance is desirable. Reductions
177 below minimum requirements should be considered for provision of exemplary non-
178 motorized vehicular options or other transportation demand management elements.
179 While underground parking is preferred, above-ground structured parking should be
180 wrapped or otherwise screened from view.

181 182 Review Process

183
184 To permit the coordinated development of sites designated “Special Revitalization
185 District for Education and Economic Development” and designated Mixed-Use on the
186 Future Land Use Plan Map, a two-step process consisting of a Step I plan for the entire
187 economic development site and a Step II special exception for all or individual parcels
188 will be required. It is expected that the Step I plan will constitute a general plan for the
189 entire site with respect to building massing, location and density, land uses,
190 transportation, public facilities and infrastructure and shall guide future Step II special
191 exception approvals for the site. As with other special exceptions, a site plan approval
192 would be required before a building permit could be approved for any aspect of the
193 development.

194
195 As proposed, the Step I plan would be approved by the City Council following referral
196 to appropriate commissions and boards and would be required before consideration of a
197 special exception of all or any part of the site. The Step I approval will establish a legal
198 entitlement that runs with the land for building heights, uses, and density, and will
199 supplant the underlying B2 Zoning regulations.

200
201 Approval of the Step I plan and Step II special exception(s) shall be based in part on the
202 City Council finding that the development proposal furthers the goals of the “Special
203 Revitalization District for Education and Economic Development” and is substantially
204 consistent with the recommendations presented in site-specific studies.

205 206 207 **Comprehensive Plan Analysis**

208
209 The proposed amendments to the B-2 zoning provisions further the implementation of
210 the Boundary Adjustment Agreement between the City of Falls Church and Fairfax
211 County which was adopted by the City Council in April 2013, approved by voter
212 referendum on November 5, 2013 and approved by a Special Court appointed by the
213 Virginia Supreme Court on December 13, 2013. Under the provisions of this agreement
214 approximately 34 acres are to be used for educational purposes with approximately 10
215 acres to be used for economic development purposes. The proposed amendments reflect
216 the City Council’s commitment to achieve these objectives.

217
218 The subject sites do not have a designation on the Future Land Use map since the 2013
219 Boundary Adjustment. Within the context of setting policies for development of the
220 City, the Comprehensive Plan identifies several “Planning Opportunity Areas (POAs)”
221 in the City. The Plan describes POAs as being areas where property is currently
222 underutilized and redevelopment could help improve quality of life in the City and
223 further the realization of the Plan’s overall vision for the City.

224
225 In August 2016, the City Council adopted Resolution 2016-36 amending Chapter 4
226 (Land Use and Economic Development) of the Comprehensive Plan to establish
227 designated revitalization areas pursuant to Virginia Code §15.2-2303.4. The Broad
228 Street Revitalization Area includes the subject site. The purpose of the Revitalization
229 Area is to designate where redevelopment will be encouraged. The Revitalization Area
230 encompasses mass transit, is oriented toward the most logical transit alternative,
231 includes the ability for mixed-use development and allows for density greater than 3.0
232 floor area ratio (F.A.R.) in a portion thereof. Resolution 2016-36 also designated the
233 entire City as an Urban Redevelopment Area, which allows the City to provide
234 financial and other incentives to encourage redevelopment.

235 To achieve the desired level of commercial development on the subject site, it is
236 necessary to amend Chapter 4 of the Comprehensive Plan to add “Special
237 Revitalization District for Education and Economic Development” and to place
238 designations of “Park & Open Space” with Two School Symbols (24.28 acres) and
239 “Mixed-Use” (10.34 acres) within the “Special Revitalization District for Education
240 and Economic Development” on the Future Land Use Map of the Comprehensive Plan.
241 On November 27, 2017, the City Council referred such amendments to Chapter 4 of the
242 Comprehensive Plan and Future Land Use Designations for the school sites to the
243 Planning Commission and School Board and scheduled final action for January 22,
244 2018.

245
246

NEXT STEPS:

- 247 • Approve Comprehensive Plan Future Land Use designations and text
248 amendments for the Boundary Adjustment Agreement parcels – January 22,
249 2018
- 250 • Complete Re-Zoning Schools Related Parcels – May, 2018
- 251 • Complete Small Area Plan for Schools Related Parcels – Spring 2018
- 252 • FCCPS Request for Proposal Step 2 for School Construction – 2nd quarter of
253 2018

- 254 • Issue the Step 1 Request for Proposals for the West Falls Church Economic
255 Development Project – March, 2018
- 256 • Issue the Step 2 Request for Proposals for the West Falls Church Economic
257 Development Project: June, 2018
- 258 • Subdivision Approval – 4th quarter 2018
259

260 **FISCAL IMPACT:** No direct fiscal impact for making these amendments to the
261 Zoning Ordinance and Official Zoning Map.
262

263 **TIMING:** Refer to next steps for additional action items.
264

265 **ATTACHMENTS:** None.
266

267 ORDINANCE TO AMEND ARTICLE IV, DIVISION 10, B-2
268 CENTRAL BUSINESS DISTRICT, OF THE ZONING ORDINANCE
269 TO AMEND SEC. 48-486. - PRINCIPAL USES PERMITTED BY
270 RIGHT IN ORDER TO ALLOW ADDITIONAL USES AND TO ADD
271 SEC. 48-489. SPECIAL EXCEPTIONS
272

273 THE CITY OF FALLS CHURCH, VIRGINIA, HEREBY ORDAINS that
274 Chapter 48 "Zoning" be amended and reenacted as follows:

275
276 **Ch. 48 – Zoning**

277
278 **DIVISION 10. B-2, CENTRAL BUSINESS DISTRICT**

279 * * *

280 Sec. 48-486. - Principal uses permitted by right.

281 **(a)** Principal uses permitted by right in the B-2, central business district are as
282 follows:

- 283 (1) Public buildings and facilities.
284 (2) Hotels, motels.
285 (3) Business and professional offices, including medical and dental.
286 (4) Clinics.
287 (5) Offices for medical, dental and optical laboratories and offices for operations
288 devoted exclusively to scientific research.
289 (6) Restaurants.
290 (7) Inns, bed and breakfasts.
291 (8) Private, noncommercial clubs, lodges, and recreational or community facilities.
292 (9) Museums.
293 (10) Group homes for mentally ill, mentally retarded, developmentally disabled or
294 handicapped persons. Mentally ill, mentally retarded, developmentally
295 disabled or handicapped shall not include current illegal use of or addiction to
296 a controlled substance as defined in Code of Virginia, § 54.1-3401, or as
297 defined in section 102 of the Controlled Substance Act (21 USC 802). The
298 term "handicapped" is defined hereby incorporating by reference the definition
299 in Federal Fair Housing Amendments Act of 1988 and in regulations (24 CFR
300 14, et al.) duly adopted under Fair Housing Amendment Act. Group homes for
301 which the department of mental health, mental retardation and substance abuse
302 services is the licensing authority, pursuant to the Code of Virginia, shall be
303 deemed to be a group home permitted by right.
304 (11) Parking lots, subject to site plan review by the planning commission.
305 (12) The following retail business and service establishments, provided, that all
306 business, service, fabrication, preparation or processing shall be conducted
307 entirely within an enclosed building, and that all goods shall be only for retail
308 sale on the premises: Food stores and beverage stores, drugstores, bakeries,
309 confectioneries, self-service laundries, laundry or cleaning depots, shoe repair
310 shops, barbershops or beauty salons, clothing stores, variety stores, gift shops,
311 studios, banks, antique shops, jewelry stores, florists, photo shops, music
312 stores, bookstores or stationery stores, appliance store, office equipment store,
313 furniture store, hardware store, garden supply stores, mortuaries, department

314 stores, theaters and any other retail and service uses determined by the zoning
315 administrator to be consistent with uses permitted in this subsection.

316 (13) Mixed-use redevelopments, as permitted and regulated in article V, division 5
317 of this chapter.

318 **(b) Principal uses permitted by right in the B-2, central business district, on**
319 **sites designated Special Revitalization District for Education and**
320 **Economic Development and designated for Mixed-Use development on**
321 **the Future Land Use Plan Map:**

322 **(1) Permitted uses under Sec. 48-486(a) above.**

323 **(2) Schools, parks and playgrounds up to seven stories in height.**

324 **(3) Public buildings associated with schools, parks and playgrounds including**
325 **administration buildings and buildings accessory to school, park and**
326 **playground uses.**

327 **(c) Principal uses permitted by right in the B-2, central business district, on**
328 **sites designated Special Revitalization District for Education and**
329 **Economic Development on the Future Land Use Plan Map, for which a**
330 **Step I has been approved, shall not include any permitted uses under Sec.**
331 **48-486(a) or (b) but shall be limited to uses permitted by that Step I.**

332 * * *

333 Sec. 48-488. Special Exceptions.

334 The city council may, by special exception, modify the requirements of this
335 division, for the B-2, central business district, to allow:

336 (1) Single-story commercial development. Single-story commercial development or
337 a 500 square foot or greater expansion of an existing single-story commercial use; or

338 (2) Residential development within mixed-use development projects. The following
339 shall also apply to the residential special exception:

340 a. A height bonus of up to 40 feet may be granted by the city council if the city
341 council determines that the project is exemplary in terms of conformance with the
342 criteria in section 48-90(d)(1) and (2), and the bonus shall significantly assist in
343 conformance with section 48-90(d)(2) and (3). Maximum height shall not exceed 115
344 feet. The height of all structures within a special exception project that abut an R district
345 must be tapered to the district, taking into consideration the height of existing buildings
346 in that area. The upper stories of structures should be stepped back to be compatible
347 with the maximum by-right height permitted within the B district in which the structure
348 will reside.

349 b. A height bonus of up to 40 feet may be granted by the city council for certain
350 preferred uses. Maximum height shall not exceed 115 feet. These uses must be located
351 on the primary street frontage portion of the structures. These uses may include, but are
352 not limited to, entertainment uses, health clubs open to the public, theaters, art galleries,
353 antique stores, clothing stores, and restaurants with outdoor dining facilities, and will be
354 incorporated into the special exception conditions. The height of all structures within a
355 special exception project that abut an R district must be tapered to be compatible with
356 the maximum heights permitted in the buildings in that area. The upper stories of
357 structures should be stepped back to be compatible with the maximum by-right height
358 permitted within the B district in which the structure will reside.

359 c. The city council may identify certain uses that will not be encouraged in the
360 primary street frontage portion of the first floor of the required commercial component

361 for each application. These uses may include, but are not limited to, travel agencies,
362 insurance agencies, nail salons, laundromats, mortuaries, and offices for financial
363 advisers, consultants, dentists, doctors and realtors.

364 d. The retail component of projects, if any, shall be located adjacent to major
365 thoroughfares or designated shopping streets on the first or second floor of structures,
366 but may extend to upper floors.

367 e. All structures containing residential uses shall be a minimum of four stories in
368 height.

369 (3) A height bonus of up to 40 feet may be granted by the city council for
370 projects composed solely of commercial uses. Maximum height shall not exceed 115
371 feet. The height of all structures within a special exception project that abut an R district
372 must be tapered to be compatible with the maximum heights permitted in the abutting R
373 district, taking into consideration the height of existing buildings in the area. The upper
374 stories of structures should be stepped back to be compatible with the maximum buy-
375 right height permitted within the B district in which the structure will reside.
376 Additional criteria and requirements applying to special exceptions shall be as set forth
377 in section 48-90(f).

378
379 **Sec. 48-489. - Special Exceptions for Development Projects on a site designated**
380 **“Special Revitalization District for Education and Economic Development and**
381 **designated for “Mixed-Use” on the Future Land Use Plan Map.**
382

383 **The intent of this provision in the B-2 zone is to provide additional flexibility in**
384 **height and density for mixed-use development on such designated sites beyond that**
385 **which is available in Sec. 488(2) and Sec. 48-488(3) for mixed-use development.**
386 **Achievement of the heights and densities provided for below shall be based on a**
387 **finding by the city council that the project complies with Sec. 48-90 and**
388 **substantially achieves the goals of the “Special Revitalization District for**
389 **Education and Economic Development” and the recommendations presented in**
390 **site-specific studies.**
391

392 **a. Approval Process: To permit the coordinated development of sites designated**
393 **“Special Revitalization District for Education and Economic Development” and**
394 **designated Mixed-Use on the Future Land Use Plan Map, a two-step process**
395 **consisting of a Step I plan for the entire site and a Step II special exception as**
396 **regulated in Sec. 48-90 for all or individual parcels shall be required. The Step I**
397 **plan shall constitute a legal entitlement based on a general plan for land uses,**
398 **transportation, public facilities and infrastructure for the entire site as further**
399 **described below and shall guide future development proposals and the Step II,**
400 **special exception approvals, for the site. The following information shall be**
401 **provided as part of the Step I application:**
402

403 **1 Statement of Justification including how the proposal is consistent with the**
404 **Comprehensive Plan, Future Land Use Plan Map and site-specific studies. In**
405 **addition, the Statement will outline how the proposed uses, heights and densities**
406 **will further the intent of Sec. 48-489 and how they will relate to other uses and**
407 **proposed uses in the area.**

408 2 Certified survey of the site designated “Special Revitalization District for
409 Education and Economic Development” and designated Mixed-Use on the Future
410 Land Use Plan Map

411 3 Current aerial photograph of the site and surrounding uses within a
412 distance of 400 feet of the site boundary to show context

413 4 Plot and location plan at 1” = 20’ scale (unless an alternate scale is
414 approved by the city) showing:

415 a. Dimensions and site area;

416 b. Topography at five-foot contour intervals;

417 c. Locations and descriptions of all known, existing and proposed
418 underground and aerial utilities within or on the periphery of the site and
419 in streets serving the site;

420 d. Location of all existing and proposed surface structures, including but
421 not limited to sidewalks, curb and gutter, curb ramps, crosswalks, bus
422 shelters/bus stops;

423 e. Location and dimensions of all proposed structures, and delineation of
424 any proposed underground structures;

425 f. Outline of block faces and structures on adjacent contiguous sites and
426 across adjacent streets, with curb cuts for garage entrances and loading
427 docks shown;

428 g. adjacent roadway median strips and existing and proposed median
429 openings for vehicular access;

430 h. General location and extent of proposed uses, public and community
431 facilities, and open space;

432 i. Vehicular and pedestrian circulation systems, including general location,
433 design and control grades for perimeter and interior streets, vehicular
434 grade separations, sidewalks, plazas;

435 j. General location of proposed bus loading and transit facilities;

436 k. Average elevation of the site, or for individual development parcels, as
437 determined by the applicant.

438 5 Conceptual landscape master plan providing a general description and
439 location of landscape elements, including streetscape elements, plazas,
440 parks, and public and private open space.

441 6 The following data about the project shall be provided:

442 a. Site area in square feet for the total site and for individual parcels as
443 designated by the applicant

444 b. Site area allocated for density purposes to office, retail, hotel,
445 residential, other (specify), and total

446 c. Proposed gross floor area for office, retail, hotel, residential, other
447 (specify), and total

448 d. Proposed number of dwelling units and hotel units

449 e. Parking for office, retail hotel, residential, other (specify) by use and for
450 individual parcels as designated by the applicant

451 f. Proposed building height (number of stories and feet) for each proposed
452 building

453 g. Area of each public and private proposed open space (square feet)

454 h. Proposed recreational facilities (type, number, area in square feet)

455 7 Special Studies to be provided including, but not limited to, Traffic Impact
456 Analysis, Transportation Demand Management Plan, Shared Parking
457 Analysis

458 8 Proposed variances, waivers and modifications to zoning regulations or
459 adopted city plans and policies

460
461 The Step I plan shall be submitted and approved by the city council in the manner
462 used for special exception applications under Sec. 48-90 following referral to
463 commissions and boards as determined by council and shall be approved before
464 consideration of a special exception of all or any part of the site.

465
466 Approval of the Step I plan and Step II special exception(s) shall be based in
467 part on the city council finding that the development proposal furthers the goals of
468 the “Special Revitalization District for Education and Economic Development”
469 and is substantially consistent with the recommendations presented in site-specific
470 studies.

471
472 b. Density: Density in the “Special Revitalization District for Education and
473 Economic Development” will be flexible and it expected to be approved at 2.5 FAR
474 or higher. Where adjacent educational or public uses or buildings are approved to
475 be located in whole or in part on the area covered by the special exception, they
476 may be excluded for any density calculation. In addition, to facilitate provision of
477 an adequate street network through the site, additional density up to the height
478 limit may be granted for any area dedicated for street purposes through a density
479 credit. site designated “Special Revitalization District for Education and Economic
480 Development” and designated Mixed-Use on the Future Land Use Plan Map.

481
482 c. Use: Office, Hotel, Retail, and Multifamily Residential uses are permitted with a
483 preference for significant commercial uses. To encourage the development of
484 commercial uses, the city council may permit additional residential density based
485 on the extent to which the project fully achieves the goals and strategies of the
486 “Special Revitalization District for Education and Economic Development” and is
487 consistent with the recommendations presented in site-specific studies.

488
489 d. Maximum Height: Building heights should vary over the site with compatible
490 heights adjacent to the school site and higher building heights adjacent to arterial
491 roads and nearby commercial development, up to a maximum height of fifteen (15)
492 stories, not including mechanical penthouses. Penthouses may exceed the height
493 limits provided they are set back from the building edge a distance equivalent to
494 their height.

495
496 e. Parking: Minimum parking requirements for both educational and commercial
497 uses may be reduced or modified through reductions in the amount of required
498 parking (Sec. 48-970), shared parking arrangements (Sec. 48-971) and off-site
499 parking agreements (Sec. 48-972) subject to approval by the planning commission
500 as part of a site plan application. Additional reductions may be approved for
501 provision of exemplary non-motorized vehicular options or other transportation

502 **demand management elements. Above ground structured parking must be**
503 **wrapped or otherwise screened from view.**

504

505 *Subsequent sections to be renumbered.*

506

507 1st Reading:

508 2nd Reading:

509 Adoption:

510 (TO18-01)

511