

— PARKLAND DEDICATION**[ADLER1] PLD-4 CORRIDOR AND CENTER SITES***Clarification*

Clarify code text to reflect current PARD practice: Development on parcels within activity centers and fronting activity corridors that are less than 1 2/3rd acres in size should not be required to dedicate parkland on site, unless dedication of parkland is necessary to provide for pedestrian connectivity to a creek, existing or planned park, or existing or planned trail connection. Dedication of parkland should be limited to the amount of land required for the pedestrian connectivity need. Any remaining applicable fees in lieu of dedication will still be required.

[ADLER2] PLD-5 CORRIDOR AND CENTER SITES*Substantive Revision*

Development on parcels within activity centers and fronting activity corridors that are 1 2/3rd acres in size or greater, and less than ____ [to be determined by 2nd Reading, perhaps between 3 – 6] acres in size, should not be required to dedicate parkland on site (Any applicable fees in lieu of dedication will still be required, as well as the 15% cap in the urban core), unless staff can demonstrate that one or more of the following conditions are met, subject to approval by the Planning Commission within a reasonable timeframe:

- Dedication of parkland is necessary to provide for pedestrian connectivity to a creek, existing or planned park, or existing or planned trail connection.
- The development is substantially (standard to be defined) located in a parkland deficient area, and no other proximate site greater than 6 acres in size is likely to develop in the near term.
- Other specific conditions to be defined by staff and approved by council as part of the Land Development Code rewrite that are clear and predictable and are relevant to a critical need for parkland.

— DOWNTOWN REGULATIONS**[ADLER3] DT-3 Waller Creek***Substantive Revision*

The new code should require a minimum 60' setback from the (to be established) creek centerline in the Waller Creek District for buildings and permanent structures.

— COMPATIBILITY**[ADLER4] CMP-3 CORRIDOR AND CENTER SITES**

Development on parcels within activity centers and fronting activity corridors that participate in an affordable housing bonus program should receive a waiver of compatibility standards.

— MISSING MIDDLE HOUSING | MAP CHANGES**[ADLER5 – Not sure this will offered] MAP-4 Transition Area Mapping***Substantive Revision*

The mapping of transition areas shall be further reduced or eliminated along segments of corridors within the Transit Priority Network that are:

- not the primary intended transit ridership generators for the corridor – for example areas that are primarily opportunities for transit vehicles to make turning movements in order to reverse direction or serve other destinations, and are susceptible to elimination of service, or

- are primarily low-density residential areas that are located along a corridor in between areas that are higher ridership generators.