

CITY COUNCIL REPORT

DATE: March 24, 2015
TO: Mayor, Vice-Mayor and Council Members
FROM: Mark Landsiedel, Community Development Director
CC: Josh Copley, Barbara Goodrich, Shane Dille & Leadership Team
SUBJECT: THE HUB 2.0 Plan Review Processing

In response to questions a councilmember sent to the City Attorney's and the City Manager's Offices this morning, I would like to clarify a few things about the developer's obligations under the Hub 2.0 plan, how those obligations have changed now that the zoning map amendment is no longer in play, and the status of the Hub 2.0 site plan.

BACKGROUND & DISCUSSION: If the zoning map amendment had been approved by Council, we would have entered into a development agreement outlining the City's and developer's obligations. The Hub 2.0 plan will not require a development agreement; that does not mean the developer is relieved of all obligations that were outlined in the draft DA. It appears the project submitted as the Hub 2.0 is not significantly smaller than the Hub 1.0 project. Therefore, staff's position is the developer will still be obligated to mitigate development impacts in a similar manner to what was contained in the draft DA for the following:

- Water and sewer lines improvements adjacent to project's frontage along Mike Pike,
- Storm water improvements from Phoenix to Butler,
- Street improvements (curb, gutter, sidewalk, parkway) along their frontage,
- Contribution to a future traffic signal at San Francisco and Franklin, and
- Contribution to upgrading existing pedestrian signal at Humphreys and Butler

The \$500k contribution towards parking solutions cannot be required as there is no City Code provision addressing this issue. There was never a formal plan to build a parking garage with this money. A \$500k contribution would cover an extremely small portion of a parking garage. We would have had choices as to how to use the monies. One option would have been to pay for implementation of the new parking program in Southside and related enforcement.

As for the Hub 2.0 site plan, it has not been approved by staff. It is currently under substantive review. This is when staff will ensure that the project's site plan complies with all development standards found in the City Code (i.e., landscaping, streetscaping, architectural design, etc.), so it is fair to assume that the visual concepts of the Hub 2.0 project that were provided by the applicant will change through our design review process. Depending on how responsive the developer is to comments received, this process generally takes 1 to 3 months before they would receive staff approval. It should be noted, however, that the developer has submitted a demolition permit to the City, which has been reviewed and is ready to be issued. Demolition is not dependent on site plan approval as it is merely an exercise of property rights.

RECOMMENDATION/CONCLUSION: This report is for information only.