

Southside Community Specific Plan

Summary of Draft to Final Changes

Document wide

- Yellow call out boxes from draft plan removed throughout the final plan. These boxes were prompts for public and technical reviewers.
- Split the document into 2 volumes. Volume 1: Goals, Policies and Strategies and Volume 2: Concepts and Illustrations

VOLUME 1

Preamble (p. 4)

- Language added to better set the tone for the document and its purpose in the first 2 paragraphs
- Vision statement duplication with Chapter 3 removed.

Chapter 1: Introduction

- More information added about the uses of a specific plan, what a plan cannot do and how the document is organized (p. 7)
- Statements of intent to review plan every 5 years moved to Appendix A
- History of the Southside section and Historic Milestones graphic added (p. 9-13)
- Information on 60-day public review removed

Chapter 2: Site and Area Analysis Summary

- Made corrections to maps throughout the chapter
- Information added to Historic Preservation section and language inconsistencies corrected (p. 15)
- Added call out box on Recycling buildings through adaptive reuse (p. 16)
- Added call out box on Gentrification and Neighborhood Change (p. 18)
- Added more information about activity centers from the Regional Plan (p. 20)
- Language on transect zoning corrected (p. 22)
- Added cross references with the High Occupancy Housing Plan and the related zoning code proposals. (p.22)
- Reorganized and added information to the Parking section. (p. 27)
- Added information to clarify bullet about parking in the floodplain and count of historic and non-historic homes in the floodplain (p. 33)
- Created a call out box about climate change adaptation and flooding (p. 35)
- Added a paragraph about other hazards besides flooding and fire (p. 35)

Chapter 3: Goals, Policies, and the Regional Plan

Numbering for goals and policies were changed for clarity and ease of reference in future policy analysis

Heritage Preservation (p. 38)

- Minor wording changes to Policies S 1.2, S 1.3, and S 2.1 for improved technical communication
- Added policy S 1.5 and S 2.2

Growth and Change (p. 39)

This section was significantly changed between draft and final plans under the guidance and direction of the Southside Stakeholder group which was convened by the Southside Community Association. During February 2020, the group met twice to review substantive changes that staff proposed to the plan based on the public comment received. Meeting notes and materials presented are available on the project website and attached to the Public Participation Plan and Summary. The following bullets summarize the changes to this section and a track changes version can be produced by request:

- Examples in Policy S3.1 moved to goal statement
- Policies 4b and 4c were moved from the Growth and Change heading to the corresponding subareas
- Policy on short term rentals moved to strategies because it is an action more than a policy.
- Policies related to transect zoning and incremental changes to the zoning code were deleted (See Chapter 6 changes below for details and rationale)
- Policy S 4.4 and S 4.5 added (S 5.5 had appeared in the draft plan as a strategy and was moved up to a policy)

Future Growth Southside Subareas were moved from later in the chapter to this section and the text from the previous version was modified into goals and policies. All policies were written based on a combination of descriptive text from the previous version, strategies in Chapter 6 that could be captured as policies, and public comment based on the recommendations and endorsement of the Southside Stakeholders Group. (p. 40-46)

Business and Live/Work Community (p. 47)

- Minor wording changes to S 6.1
- S6.2 was split from S 6.1

Public and Community Spaces (p. 48)

- Minor wording changes to S 7
- Minor wording changes to S 8.2
- Added Goal S9 and related policies; Policy S 9.2 was moved from strategies and modified.

Parking (p. 48)

- Added Policy S 10.3

Transportation (p. 49)

- Minor wording changes to S 11.1, S 11.2, S 11.4, S 11.5
- Added Policies S 11.6, S 11.7, S 13.3
- Policy S 12. 2 reworded to better reflect the original intent

- Minor rewording of policies S 12.4, 12.5, 12.6
- Added Footnote that clarifies intent of Policy S 13.2
- Added policies 14.4 to clarify that widening streets is discouraged. This content had been part of a footnote previously

Flooding and Other Hazards (p. 50)

- Heading changes from emergencies to hazards
- Added Policies S 14.5, S 15.1, and S 15.2

Public Safety (p. 50)

- No changes

Regional Plan amendment proposal removed from Chapter 2 and attached to the project narrative.

Chapter 4

Heritage Preservation (p. 51)

- Wording changes to strategy about targeted landmark overlays and the addition of Souths Leroux Street
- Design review criteria strategy reframed as Policy S 5.5
- Exemptions and administrative modifications strategy changed to strategy in

Growth and Change (p. 51)

This section was significantly changed between draft and final plans under the guidance and direction of the Southside Stakeholder group which was convened by the Southside Community Association. The following bullets summarize the changes to this section and a track changes version can be produced by request:

- The strategy to recalibrate conventional zoning and to change the height of the CC zone was changes to “Revise the Zoning Code to implement the Southside Community Plan policies by rescinding the Conventional and Transect Zoning in the Southside and replace with new zones that simplify regulations, add flexibility, and accommodate diverse incomes and lifestyles.”
- Strategies related to front setback design and about large buildings fronting Butler were moved to Chapter 3 and rewritten as Policies S4.3 and S 4.5
- Policy on short term rental s moved to strategies because it is an action more than a policy.
- Added strategy to “Offer one-on-one discussions of current zoning code requirements and proposed changes to property owners.”
- Retained one policy related to the transect zone about allowing the transect zone to be used for one story commercial buildings if the transect zoning is not replaced.
- Added community benefits agreements as alternative idea to research alongside linkage funds.

Business and Live/Work Community (p. 52)

- Reworked some strategies and moved them to the policies for the Live/Make Center subarea.
- Added strategy to “Encourage grant writing efforts that support women and minority-owned business development in the Southside.”
- Minor rewording of some strategies to clarify intent

- Reworded strategy about size of commercial suites to commercial suites typical of an urban environment to allow appropriate calibration at the time new zoning is evaluated.

Public and Community Spaces (p. 52)

- Modified in-lieu fee strategy to allow private investment to complete and improve public property
- Moved Murdoch Center design strategy to Goal S9
- Added strategy, “Consider land exchanges to allow for continuation of businesses and residences affected by the Lone Tree construction and to create more usable park space for the Southside community.”

Parking (p. 53)

- Minor wording changes only

Transportation (p. 54)

- Added strategies about improvements to allow consolidated waste disposal, including paving alleys.
- Added policy to reevaluate street design of S San Francisco Street and S Beaver Street after Lone Tree Overpass is completed.

Flooding and Other Hazards (p. 55)

- Modified strategy to find a funding source for the Little Rio improvements to developing a systematic workplan which needs to happen first.

Public Safety (p. 55)

- Minor working changes to clarify strategies

Glossary

- Added definitions for Flood Fringe, and Redlining
- Changes Downtown Regulating Plan, High Density, Medium Density, and High Occupancy Housing to better match the Zoning Code definitions
- Adjusted other definitions based on legal review

Appendix A

- Added prioritized 1 to 4 strategies for each heading

Appendix B

- Changed from Public Participation summary to “Impact of the Rio de Flag Flood Control Project on Strategies”

Appendix C

- Deleted appendix and created a more comprehensive Public Participation Plan and Summary. All comments received during the 60-day public review are also posted to the project website in a spreadsheet.

- A If not/ Why not document was also prepared to be transparent about how comments that were not incorporated into the document. It is also posted to the project website.

VOLUME 2

Introduction

- Added introduction to the Concept Plan as a second volume to explain the relationship between the two parts of the plan (p. 4-5)

Development and Preservation Concept Plan

- Adjusted area identified as Live/Work vs Live/Make Center to exclude homes facing Elden north of Butler. This area is now identified as Live/ Work Neighborhood. (p. 6)
- 3D overview concepts that show maximum bulk, mass and scale were noted in the text. (p. 16 and p. 23)
- Added descriptive text, design examples and samples of appropriate materials to the Live/ Make Center concept (p. 7-13)
- Added green building practices to the Live/Make Center concept text. (p.14)
- Added trees and shadows to plan-view illustration of Live/ Make Center concept (p. 15)
- Added architectural details and updated colors (materials) to 3D overview illustration of Live/Make Center concept (p. 16)
- Created new 3D perspective view for Live/Make Center concept to show experience of one area for a pedestrian (p. 16)
- More language added to Southside Main Street Concept Illustration – Infill, to discuss before-and-after Floor Area Ratios (p. 18)
- More detail added to plan-view of Southside Main Street Concepts Illustration - Infill including correctly sized trash facilities, trees, shadows, and changing “The Lofts” to show up as existing (p. 19)
- Added/updated details to 3D overview illustration of Main Street Concepts Illustration – Infill, including adding “The Lofts” and changing the porch on the Southernmost building. (p. 20)
- Created three new 3D perspective view for Main Street Concept Illustrations to show the experience of a pedestrian at one location. (p. 20, 23, 26)
- Updated text in Southside Main Streets Concept Illustration – Larger Lot 1, to not mention CC zoning and to discuss bulk and mass in more detail (p. 21)
- Added detail to plan-view of Southside Main Streets Concept Illustration – Larger Lot 1, including trees and shadows (p. 22)
- Added detail to 3D overview of Southside Main Streets Concept Illustration – Larger Lot 1, including new architectural details and updated colors (p. 23)
- Updated text in Southside Main Streets Concept Illustration – Larger Lot 2, to not mention T5 zoning and to discuss bulk and mass in more detail (p. 24)
- Added detail to plan-view of Southside Main Streets Concept Illustration – Larger Lot 2, including striping, trees, and shadows (p. 25)
- Added detail to 3D overview of Southside Main Streets Concept Illustration – Larger Lot 2, including new architectural details and updated colors (p. 26)

- Minor rewording for clarity in the Live/Work Neighborhood (p. 28)
- Added text about Historic Preservation Focus areas to Live/Work Neighborhood Concept Illustration (p. 28)
- Added detail to plan-view of Live/Work Neighborhood Concept Illustration, including the Historic Preservation focus area, a new letter to address the focus area, trees and shadows (p. 29) Added more language about the Rio de Flag Flood control project impacts on residential areas in the Neighborhood Core Concepts (p.30)
- Updated affordable housing concepts for change in the status of the Scattered Sites Affordable Housing project. (p. 31)

Public Improvements Concept Plan

- Parks Overview represents addition of Murdoch Center concept (p. 33)
- Adjusted Mike's Pike Pocket Park concept for newer information about sewer design associated with the Rio de Flag Flood control project and public comments about parking. (p. 34-35)
- Added discussion and illustration detail on parking adjacent to the pocket park concept (p. 34)
- Adjusted text for Rio/Ellery Green Space park concept to discuss the use of permeable surfaces in design. (p. 36)
- Updated Lone Tree Overpass Park concept to incorporate constraints posed by the roadway project, BNSF plans, and public comment (p. 39-41), including:
 - New fill slope extents instead of bridge to represent relocated railroad spur,
 - Elimination of "Elden St Extension" and showing of other more likely streets,
 - Updated extents of Rio de Flag Flood Control Project,
 - A more complete list of possible active amenities,
 - Additional connectivity, particularly as FUTS trails,
 - Potential additional park area identified, and
- Preserving private property access. Added second Lone Tree Overpass park concept to illustrate differences if BNSF spur is not moved (p. 42-43), illustration concepts include:
 - Elimination of "Elden St Extension" and showing of other more likely streets,
 - Updated extents of Rio de Flag Flood Control Project,
 - A more complete list of possible active-amenities,
 - Additional connectivity, particularly as FUTS trails,
 - Potential additional park area identified,
 - New parking/event space, and
 - Preserving private property access.
- Added concept and illustrations for improvements at the Murdoch Center, based on input from the public and the Southside Community Association. (p. 44-45)
- Added potential shared parking locations to Transportation Overview Illustration (p. 47)
- Added more detail to the illustration of the O'Leary Street FUTS connection based on door-to-door public involvement and added general comments about the area to identify/address neighborhood concerns. The Southside Stakeholder Group reviewed this concept and the comments and considered if it should be carried forward before recommending that it be included in the final plan. (p. 50-51)

- Removed proposed dimensions from S O'Leary St Traffic Calming and Curb, Gutter, and Sidewalk concept illustrations (p. 53)
- Clarified language for the Downtown Connection Center concept, updated effective project extents, and updated bike/ped routes that are on Active Transportation Master Plan (p. 58)

Created a separate Glossary and Bibliography for Volume 2