Memorandum

Planning Division
Community & Economic Development Department

To: Planning Commission

From: Nick Norris, Senior Planner

Date: March 2, 2010

Re: Petition PLNPCM2009-00510 North Temple Viaduct Station Area
Plans

On February 24, 2010 the Planning Commission adopted a motion to transmit a positive recommendation to the City Council regarding the 800 West, Fairpark, Cornell and 1950/2200 West Station Area Plans. At the March 10, 2010 Planning Commission meeting I will hand out a draft copy of the station area plan for the area around the North Temple Viaduct station. The intent of the briefing will be to go over the content and principles in the plan in order to give the Commission a background as you review the plan.

The Viaduct Station Plan is based off of feedback received during the community workshops and open houses held since June 2009. This station creates a number of unique challenges and that is reflected in the plan. The viaduct plan contains a number of major differences from the other station area plans:

- A heavy emphasis on Urban Design and infrastructure; particularly how it relates to public access between the Trax station, Frontrunner station and the major destinations in the area.

- The Gateway Mixed Use zoning district on the south side of the viaduct, which will not be amended as part of this project. This district promotes intense, mixed use development.

- A range of zoning on the north side, including M-1 Light Manufacturing, CC Corridor Commercial, RMF-35, and lower density residential, such as SR-1 and SR-3. This zoning already is creating a stepped down approach to development, with the lower density zoning districts located further from North Temple.

- The area is divided into 4 distinct quadrants by North Temple and the railroad tracks. Each quadrant has a different development pattern and a unique identity that will be identified in the plan.

As with the other draft versions of the plans, the text will be complete and some graphics will be included. For those places where the graphic is not available, a placeholder describing the graphic will be included.