

## **Chronology of the AHP Process**

The following is a summary of the chronology of proposed revisions to Chapters 55 (Zoning) and 59 (Off-street Parking) pertaining to the standards in the Area, Height and Placement chart that regulate density, height, and setbacks:

### **2006**

1. The *Northeast Area Plan* (2006) recommended modifications to development standards that encourage more sustainable land use practices.

### **2007**

2. The *Citywide Non-motorized Plan* (2007) recommended elements of sustainable land use planning, “to encourage dense, mixed-use development and design considerations that support a variety of transportation choices”.
3. In 2007, Planning Commission began a dialogue with the Planning & Development Services Unit staff regarding the feasibility of amending the Area, Height & Placement standards in the Zoning Code to address recommendations of the NE Area Plan and Non-motorized Plan.
4. After the draft amendments were proposed, a technical advisory committee was formed to review content. The committee consisted of representatives of the environmental, design, and development communities. Revisions were made after two technical advisory committee meetings were held.
5. A Stakeholders list was created to provide periodic e-mail updates on the progress of the effort for anyone expressing interest in the project. The list included members of City Council and the Planning Commission.
6. The proposed amendments were then brought to the Planning Commission’s Ordinance Revisions Committee (ORC). The ORC spent numerous months reviewing the proposed amendments and made a number of modifications.
7. In December, 2007, Staff then presented the proposed amendments to the Planning Commission at a working session to provide a status report on the project and to ensure that the Commission supported the general concept.

### **2008**

8. When a more finalized version was created, staff organized two stakeholders meetings to get feedback from a larger group of representatives of the environmental, design, and development communities and neighborhood organizations.
9. Further revisions were made before staff completed a final draft for a public hearing at the June 3, 2008 Planning Commission meeting. Extensive public notice was provided and included all registered neighborhood associations.
10. Planning Commission recommended approval at the June 17, 2008 meeting.

11. Staff presented the proposed amendments to City Council at a working session on September 15, 2008. At this meeting, Council directed staff to develop a comprehensive public outreach strategy.

### **2009**

12. The public outreach strategy was approved by Council on March 16, 2009 and included an advisory committee to assist staff with the outreach effort.
13. The *Transportation Master Plan* was approved in May, 2009 recommending increases in density and mixed land uses along signature transit corridors.
14. Staff hosted a Community-Wide Kickoff meeting on May 27, 2009 and meetings for each of the five City wards during the summer of 2009 to explain the proposed amendments and receive public comment.
15. Staff will host a Community-Wide follow-up meeting during the fall of 2009.
16. Staff will produce a report for City Council that includes the public comment received during the outreach effort. Staff will also recommend that further revisions to the proposed amendments be made to address public comment.