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# PCMR BASE AREA WORK SESSION

Request to Amend the 1998 Development  
Agreement

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Planning Commission Meeting June 24, 2020



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# Site Walk

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**July 8, 2020, 3:00-5:00 PM**

- meet at PCM Transit Center (near ice rink)
- Public welcome
- Face masks required

## **Topics Include**

- Pedestrian connections;
- Setback reduction areas;
- Height increase areas;
- Plaza areas;
- Transit and load/unload zones;
- Proposed Road changes/Roundabouts
- Building parcels sites including parking above grade
- Setbacks to adjacent buildings
- Potential for pedestrian bridge or tunnel
- Potential for upgrades to Transit Center



# Scope of Review

- No stipulated scope of review reached
- Staff recommends scheduling Substantive Amendment Determination on 7/8 on issue of MPD Modification



# Outstanding

1. The amount of parking SF that is located above grade and that contributes to the mass or Development Floor Area Ratio of the project *for all parcels*;
  2. Vertical and horizontal articulation of proposed buildings in compliance with LMC Section [15-5-8, Façade Lengths and Variations](#);
- Due by July 8, 2020



# Proposed Schedule

Date	Anticipated Agenda
July 8, 2020	<p>Planning Commission Site Walk - 3:00-5:00 PM            Meet at PCM Transit Center            Face Masks are Required</p> <p>Public Hearing @ City Hall/Zoom Webinar - 5:30 PM            Planning Commission determination on issue of LMC § 15-6-4(I), MPD MODIFICATIONS, which states that “Changes in a Master Planned Development, which constitute a change in concept, Density, unit type or configuration of any portion or phase of the MPD will justify review of the entire master plan and DA by the Planning Commission, unless otherwise specified in the DA.”</p>
July 22, 2020 - <i>Tentative</i>	<p>Planning Commission Public Hearing            Architecture, Site and Landscape Design            Exceptions to Height and Setback Requirements            Opportunity for public input</p>
July 30, 2020 - <i>Tentative</i>	<p>Housing Authority Public Hearing            Affordable Housing Mitigation Plan            Opportunity for public input</p>
August 26, 2020	<p>Planning Commission Public Hearing            Transit and Pedestrian Connectivity, Traffic, Parking and Circulation            Recap of July 30 City Council Public Hearing on the Housing Mitigation Plan            Opportunity for public input</p>
September 23, 2020	<p>Planning Commission Public Hearing            Utilities and Project Phasing Plan            Sustainability            Other topics that come up or remain open            Opportunity for public input</p>
October 22, 2020	<p>Public Hearing            Final topics/review of any plan revisions            Review of Draft Findings of Fact and Conditions of Approval            Opportunity for public input            Planning Commission Vote</p>
November – <i>Date to Be</i>	Hold as needed



# Public Input

- Will be addressed as project is reviewed topically, beginning in July or when we start the public hearings
- Project webpage is live and will be updated as needed

