

## Legislation Text

---

**File #:** ID# 20-166, **Version:** 1

---

Agenda Date: 06/30/2020

Subject:

Joint ULUC Discussion with City Council and Planning Commission

Prepared By: Kathleen Osher, Manager of Innovation & Performance Excellence
---

### **PURPOSE:**

Discuss the development feasibility analysis completed for Phase II of amending the city's code relative to development in Downtown.

### **PRESENTATIONS:**

**Staff Presenters:**

Kathleen Osher, Manager of Innovation & Performance Excellence

**Additional Presenters:**

Tim Morzel, Vice President, Economic & Planning Systems  
Andrew Knudtsen, Managing Principal, Economic & Planning Systems  
Bret C. Keast, AICP, CEO, Kendig Keast Collaborative  
Brian Mabry, AICP, Principal-in-Charge, Code Practice Leader, Kendig Keast Collaborative  
Nore' Winter, Principal and Owner, Winter & Company

### **SUMMARY:**

As part of the Phase II amendments to the city's existing code and the creation of the Unified Land Use Code (ULUC), the city engaged Economic & Planning Systems (EPS) to develop a financial model that will provide City Council and Planning Commission with an overview of the impacts of specific changes to design and zoning requirements in Downtown on development feasibility. This financial model is designed to uncover any unintended impacts on development feasibility and consider how these changes may affect the viability of future development.

EPS will be joined by the KKC team to discuss Phase II amendments of the city code as they apply to Downtown and the economic analysis.

The presentation will provide Council and Planning Commission with an overview of the development types that are currently feasible or may be feasible in the future based on the contemplated zoning requirements.

Council and Planning Commission will discuss:

- Competing goals relating to mass, bulk, economic feasibility, character, and urban design
- Additional direction on refinements to address Council and Planning Commission priorities and/or the development feasibility analysis

This discussion will continue to inform the draft to be released on July 1 as Phase II draft amendments of the city's existing code and the Unified Land Use Code draft anticipated in June 2021.

### **PRIOR ACTIONS OR DISCUSSIONS:**

Envision Littleton was developed to be a multi-year and multi-milestone commitment to planning for the next 20 years of the city. The top priority identified in the Comprehensive Plan is to update the city's regulatory framework and transition to a Unified Land Use Code. The Unified Land Use Code kicked off during the February 10, 2020 community event hosted at Town Hall Arts Center and the February 11 Joint Leadership Session of City Council and Planning Commission. The first Envision Studio focused on Downtown was held as a virtual webinar on March 23, 2020 with 70 participants. Staff provided a brief update to Council on the progress of the Unified Land Use Code project and adjusted timeline on May 5, 2020. The second Envision Studio focused on Downtown was held on Monday, May 18, 2020 at 4:00 p.m. as a virtual webinar with 72 community attendees and about 20 staff, members of Council and Boards, and consultants. Council held study sessions on Tuesday, May 19, 2020, Tuesday, June 2, 2020, and Tuesday, June 23, 2020 to continue the policy discussion that will provide direction for the public draft of Phase II amendments. This is the final study session before the release of the draft Phase II amendments of the city's existing code on July 1, 2020.

### **ANALYSIS:**

#### Staff Analysis

The transition to the Unified Land Use Code is on schedule and on budget. Phase II amendments to the city's existing code relative to Downtown development are also on schedule and on budget.

#### Council Goal, Objective, and/or Guiding Principle

Council Goal 1 - Envision Littleton

#### Fiscal Impacts

N/A

#### Alternatives

N/A

### **STAFF RECOMMENDATION:**

N/A