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CITY OF SANTA FE, NEW MEXICO
ORDINANCE NO. 2022-19

AN ORDINANCE

AMENDING SUBSECTION 14-5.5(D) OF THE LAND DEVELOPMENT CODE TO EXPAND THE PERMITTED USES IN THE MIDTOWN LINC OVERLAY DISTRICT TO INCLUDE ALL QUALIFYING PROJECTS, UPDATE THE NAME OF THE AREA FORMERLY KNOWN AS THE SANTA FE UNIVERSITY OF ART AND DESIGN, FORMAT THE USE CHART CONSISTENTLY WITH THE REST OF CHAPTER 14'S CHARTS, ALLOW ALTERNATIVE OPEN SPACE COMPLIANCE FOR INSTITUTIONAL BUILDINGS, REDUCE LANDSCAPE AREA MINIMUM REQUIREMENTS AROUND THE BASE OF QUALIFYING RESIDENTIAL PROJECTS WITHIN THE MIDTOWN PLANNED UNIT DEVELOPMENT, AND REMOVING AN EXPIRED PROVISION REGARDING REVIEW OF THE ORDINANCE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Section 1. Subsection 14-5.5(D) of the Land Development Code (being Ord. No. 2016-39, § 1, as amended) is amended to read:

14-5.5 HIGHWAY CORRIDOR PROTECTION DISTRICTS

(D) Midtown Local Innovation Corridor (Midtown LINC) Overlay District

(1) Purpose and Intent

The purpose and intent of the Midtown Local Innovation Corridor (LINC) Overlay District is to:

- (a) Strengthen and animate the built environment and the business

1 and population links within the demographic and geographic center of the city between the
2 existing employment centers of the Midtown Planned Unit Development (previously the campus
3 of the Santa Fe University of Art and Design and the College of Santa Fe) and surrounding uses
4 to the west and the Christus St. Vincent Regional Medical Center and related medical uses to the
5 east;

6 (b) Incentivize multi-family residential development,
7 complementary non-residential uses, and an enlivened, street-oriented pedestrian environment
8 by freeing development capacity of existing under-developed land and buildings for these
9 targeted uses, while allowing existing uses to continue as redevelopment occurs;

10 (c) Allow for innovative development and redevelopment of the
11 district while providing buffering between the district and existing residential development
12 outside of the district by the application of amended land development regulations and fees and
13 by establishing conditions precedent for future infrastructure enhancements and the application
14 of other redevelopment and financing tools;

15 (d) Promote a more healthy, safe, and enjoyable environment within
16 the city's midtown area through the enhancement of pedestrian and bicycle accessibility and
17 safety, landscaping and other street-related amenities and the eventual reduction of traffic speeds
18 and provision of on-street parking, bicycle lanes, and improved crosswalks; and

19 (e) Provide flexibility in sign design and location so as to maintain
20 effective communication, business identification and wayfinding for existing buildings whose
21 visibility may be reduced by new development.

22 (2) Boundaries

23 The Midtown LINC Overlay District includes land in the vicinity of the St.
24 Michael's Drive *right-of-way* from the eastern edge of the Cerrillos Road *right-of-way* to the
25 western edge of the St. Francis Drive *right-of-way*, and additional land in the vicinity of the

1 Midtown Planned Unit Development as shown on the Midtown LINC Overlay District Map.

2 **Editor's Note:** The Midtown LINC Overlay District Map can be found as
3 Exhibit E, in the Appendix of Chapter 14, Land Development.

4 (3) Applicability

5 (a) The provisions of this Subsection 14-5.5(D) apply to all land
6 within the boundaries of the Midtown LINC Overlay District and shall supersede the provisions
7 that apply to any other overlay district(s) that overlap in whole or in part with the Midtown LINC
8 Overlay District, including, but not limited to, the South Central Highway Corridor Protection
9 District as set forth in Subsection 14-5.5(A).

10 (b) *New development* shall comply with the provisions of this
11 subsection.

12 (c) *Alterations to existing structures* shall comply with the
13 provisions of this subsection to the extent practical or feasible as determined by the *land use*
14 *director*.

15 (4) Permitted Uses; Qualifying Projects

16 (a) Permitted and Prohibited Uses.

17 Permitted uses and structures within the Midtown LINC Overlay District
18 are the same as those permitted in underlying zoning districts except as provided in Table 14-
19 5.5-2 or as permitted for *qualifying projects* as defined in this subsection.

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Table 14-5.5-2: Midtown LINC Overlay District – Additional Permitted & Prohibited Uses⁽¹⁾			
ADDITIONAL USES		PROHIBITED USES	
<u>CATEGORY</u>	<u>Specific Use</u>	<u>CATEGORY</u>	<u>Specific Use</u>
RESIDENTIAL	Dwellings, Multiple-family	RESIDENTIAL	Mobile homes; Mobile home parks
		COMMERCIAL	Sexually oriented businesses
			Vehicles and Equipment ⁽²⁾
			Outdoor Storage
			Storage ⁽³⁾
			Industrial ⁽⁴⁾
			Warehouse & Freight Movement
NOTES:			
1. Uses listed are additions to, or deletions from, the list of otherwise permitted uses within underlying zoning districts. See Table 14-6.1-1 for a complete listing of use categories and permitted uses per underlying zoning district. See Table 14-5.5-4 for additional uses permitted if associated with a <i>qualifying project</i> .			
2. Parking lots and garages are permitted as <i>accessory</i> uses when associated with a <i>qualifying project</i> .			
3. Individual storage areas enclosed within a building and that are part of a <i>qualifying residential project</i> are permitted.			
4. Research, experimental and testing laboratories are permitted.			

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(b) Qualifying Projects

As used in this Subsection 14-5.5(D):

(i) *Qualifying project* means a new *development* within the Midtown LINC Overlay District that complies with the requirements of this Subsection 14-5.5(D) and that is either a *qualifying residential project* or a *qualifying non-residential project* as defined in this subsection.

(ii) *Qualifying residential project* means a new *development* that: (a) is composed solely of new *multiple-family dwellings*, or (b) results in a *development* that is a mix of primarily new *multiple-family dwellings* and any lesser amount and combination of the eligible non-residential uses listed in Table 14-5.5-3 as measured by *gross floor area*.

(iii) *Qualifying non-residential project* means a new *development* that is composed of a new *building* or *buildings*, or of *alterations* to an existing *building* or *buildings*, for the eligible uses identified in Table 14-5.5-3.

(iv) *Development* projects not meeting the definitions of this Subsection 14-5.5(D)(4)(b) are permitted as provided in Subsection 14-5.5(D) but are not *qualifying projects*.

(v) The *land use director* may adopt submittal requirements and review policies in accordance with Subsection 14-2.11(B) as necessary to verify that *qualifying projects* meet the requirements of this Subsection 14-5.5(D).

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Table 14-5.5-3: Midtown LINC Overlay District – Non-Residential Uses Eligible for Qualifying Projects

USE CATEGORIES ⁽¹⁾	For Inclusion in <i>Qualifying Residential Projects</i>	As <i>Qualifying Non-Residential Projects</i>
Pre-Schools, Daycare for Infants & Children	P	P
Education (All; including Libraries)	P	P
Community Centers & Institutions	P	P
Parks and Open Space (All) ⁽²⁾	P	P
Arts Activities (All)	P	P
Assembly	P	
Food and Beverage (All) ⁽³⁾	P	P
Medical (All)	P	P
Public Transportation	P	
Recreation and Entertainment (All)	P	P
Retail Sales and Services (All)	P	P ⁽⁸⁾
Service Establishments (All)	P	P
Storage ⁽⁴⁾	P	
Vehicles and Equipment ⁽⁵⁾	P	
Industrial ⁽⁶⁾	P	P
Manufacturing and Production ⁽⁷⁾	P	P
NOTES:		
1. Eligible uses listed in this table are permitted uses when part of a <i>qualifying project</i> . See Table 14-6.1-1 for a complete listing of use categories and permitted uses in underlying zoning districts.		
2. Except cemeteries, mausoleums & columbariums.		
3. Except restaurants with drive-through/drive-up service.		
4. Only individual storage areas completely enclosed within a building and that are intended to serve the associated <i>qualifying residential project</i> .		
5. Only parking lots and garages that are intended to serve the associated <i>qualifying project</i> .		
6. Research, experimental and testing laboratories only.		
7. Light assembly and manufacturing (including “maker” spaces) only.		
8. Neighborhood grocery stores and laundromats only.		

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(5) General Standards

(a) Unless otherwise specified in this Subsection 14-5.5(D), permitted uses and *development* standards within the Midtown LINC shall conform to the requirements of the underlying zoning district of a property.

(b) The *land use director* may permit alternate means of compliance with the provisions of this subsection as provided in Subsection 14-2.11(C).

(c) In the event of conflicts between the requirements of this Subsection 14-5.5(D) and the requirements of underlying zoning districts, platted *building setbacks* or existing easements, the requirements of this subsection shall apply.

(6) Building Envelope Standards and Measurements

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Table 14-5.5-4: Table of Dimensional Standards for the Midtown LINC Overlay District						
DEVELOPMENT TYPE	Max. Gross Density (Dwelling units/Acre)	Min. Lot Size	Max. Height of Structures (Feet)(1)	Yard Requirements (Feet)	Max. Lot Coverage (%)	Min. Required Open Space
<i>Qualifying Residential Projects</i> (As defined in Subsection 14-5.5(D))	N/A	Same as C-2 District	52(2)	<u>Minimum</u> Street: 0(3) Side: 5 Rear: 10(4) <u>Maximum</u> Street: 5(5)	None	Same as C-2 District (See § 14-7.5(D))
All Other Development	Same as C-2 District	Same as C-2 District	Per Underlying District Standards; Midtown Planned Unit Development: 62	Per Underlying District Standards except as noted below <u>Maximum</u> Street: 5(3, 5)	Per Underlying District Standards	Per Underlying District Standards(6)
NOTES:						
1. Elevator “over-runs” and renewable energy generating equipment less than ten (10) feet high (such as solar photovoltaic panels and wind turbines) mounted on buildings shall not be included in the calculated height of a building.						
2. Maximum height of structures fifty-two (52) feet, except where any portion of a structure associated with a qualifying residential project will be located within one hundred fifty (150) feet of an existing residential development located outside of the Midtown LINC Overlay District, in which case the maximum height of a structure associated with a qualifying residential project within the above limits shall be thirty-eight (38) feet.						
3. Except that 4 th stories along street-frontage façades shall be set back a minimum of ten (10) feet from the story below.						
4. Rear yard ten (10) feet, except at the rear of a lot abutting an existing residential development, in which case there shall be a required rear yard of not less than twenty-five (25) feet.						
5. Maximum Street yard five (5) feet, except that: (a) up to thirty (30) percent of a street-frontage façade may be set back greater than five (5) feet for entryways and integral courtyards, or to accommodate other aspects of a building’s design, and (b) street-frontage façades may be set back greater than five (5) feet in locations where existing utility easements prevent compliance with this requirement.						
6. Except for the open space associated with institutional buildings, which may be considered collectively, as distributed among multiple lots within the same block.						

1 (7) Site Design, Circulation and Parking

2 (a) New *buildings* or additions to existing *buildings* shall be
3 oriented so that their primary *façades* face St. Michael's Drive, Cerrillos Road, or other *street*
4 *frontages* as applicable.

5 (b) Perimeter screening of parking areas shall be in accordance with
6 Subsection 14-8.4(I)(2) except that *screening* walls, hedges or berms shall not exceed four feet
7 at maturity and shall be provided with multiple openings adjacent to *street frontages* to maximize
8 of pedestrian permeability between *street* sidewalks and parking areas.

9 (c) Sidewalks along the *street frontages* of St. Michael's Drive and
10 Cerrillos Road shall be provided in accordance with Section 14-9.2(E), Sidewalks, and shall be
11 a minimum of fifteen (15) feet wide. Where existing sidewalks are widened to meet this
12 requirement, the widening shall occur on the *building* side of the existing sidewalk.

13 (d) Vehicular access shall be from the side or rear of the *lot* to the
14 extent possible.

15 (e) Vehicular access between and among adjacent *lots* shall be
16 provided where possible.

17 (f) New *buildings* shall have accessible pedestrian connections to
18 St. Michael's Drive or Cerrillos Road as applicable. *Building* entrances shall have the same
19 general elevation as the *street frontage* sidewalks adjacent to the entrance. Site grading shall not
20 result in the need for steps or ramps from the *street frontage* sidewalk to the *building*. Visual and
21 physical barriers to *building* entrances shall be minimized.

22 (g) Sidewalks and other pedestrian pathways
23 connecting *buildings* to the *street* and to parking areas shall be a minimum of six (6) feet wide
24 and shall be clearly defined.

25 (h) Loading docks shall be located at the side or rear

1 of *buildings* and shall be fully screened so that the loading dock is not visible from St. Michael's
2 Drive or Cerrillos Road as applicable. The *screening* shall be integrated with
3 the *building* architecture, materials and construction.

4 (i) Electrical transformers and trash enclosures shall be located at
5 the side or rear of *buildings* and shall be screened from view of public roadways and sidewalks
6 by walled enclosures or landscape *screening*. Wall-mounted utility boxes shall be painted the
7 same color as the nearest *building* on site.

8 (j) Water system backflow preventers shall be located
9 inside *buildings*. Where it is not feasible to locate a water system backflow preventer inside
10 a *building*, the backflow preventer shall be located at the side or rear of *buildings* and shall be
11 screened from view of adjacent public roadways and sidewalks by walled enclosures or
12 landscape *screening*.

13 (k) The amount of off-street bicycle parking required by
14 Subsection 14-8.6(E) shall be increased by twenty-five (25) percent.

15 (8) Architecture

16 In addition to the requirements of Section 14-8.7, Architectural Design
17 Review, the following provisions shall apply.

18 (a) *Lot* configuration and available *street frontage* permitting, the
19 longest *façade* of all new *buildings* on *lots* abutting St. Michael's Drive or Cerrillos Road shall
20 be aligned parallel with the *street frontage* of St. Michael's Drive or Cerrillos Road as applicable.

21 (b) The primary entrance to any new *building* on a *lot* abutting St.
22 Michael's Drive or Cerrillos Road shall be visible from St. Michael's Drive or Cerrillos Road as
23 applicable.

24 (c) *Building walls* along *street frontages* shall not extend more than
25 twenty feet, measured horizontally, without openings. Doors, windows or display windows shall

1 be considered openings.

2 (d) Doors intended for vehicular access to *buildings* on *lots* abutting
3 St. Michael's Drive or Cerrillos Road shall not face St. Michael's Drive or Cerrillos Road as
4 applicable.

5 (e) Except as noted in this subsection, rooftop equipment shall be
6 fully screened so that the equipment is not visible from the adjacent *public rights-of-*
7 *way*. *Screening* shall be integrated with the associated *building's* architecture, materials and
8 construction. *Screening* of renewable energy generating equipment (such as solar photovoltaic
9 panels and wind turbines) mounted on *buildings* is not required; however such equipment shall
10 be incorporated into the architectural design of a *building* to the extent possible.

11 9) Landscaping Standards

12 In addition to the requirements found in Section 14-8.4, Landscape and Site
13 Design, the following provisions shall apply.

14 (a) On-site storm water *detention* or *retention* facilities shall be
15 located underground unless constructed as part of parks or open space, or unless constructed as
16 part of an *active water harvesting* system, in which case the *active water harvesting* system shall
17 be incorporated into the architectural design of a *building* to the extent possible.

18 (b) *Qualifying residential projects* shall provide a minimum five (5)
19 foot wide landscaped area around the base of exterior *building walls*, except for qualifying
20 residential projects within the Midtown Planned Unit Development, which do not have a required
21 minimum landscaped area.

22 (c) *Street trees* shall be planted at a maximum spacing of thirty (30)
23 feet on-center along the *street frontages* of *development* sites on St. Michael's Drive or Cerrillos
24 Road as applicable. Existing *street trees* within the above areas may be counted toward this
25 requirement. *Street trees* shall have a minimum four (4) inch *caliper* at time of planting and shall

1 have a minimum mature height of twenty-five (25) feet. The required spacing of *street trees* may
2 be adjusted to allow for the clustering of trees as part of a *development's* landscape design as
3 determined by the *land use director*. The location and minimum mature height of *street trees* may
4 be adjusted where conflicts exist with overhead or underground utility lines, *wall-* or *building-*
5 mounted signage, site visibility triangles, crosswalks, bus stops, or on-street parking spaces.

6 (d) A minimum of thirty (30) percent of required plant material shall
7 be evergreen.

8 (e) Areas of the *parkway* that are located along the *street*
9 *frontages* of *development* sites, and that are not developed with sidewalks as required by
10 Subsection 14-5.5(D)(7)(c), shall be *landscaped* as part of the required *landscaping* of
11 a *development*.

12 (f) *Qualifying non-residential projects* and other non-
13 residential *development* adjacent to existing *residential development* located outside of the
14 Midtown LINC Overlay District shall provide a continuous *landscaped* buffer strip of not less
15 than fifteen (15) feet where abutting the existing *residential development* . Plant material in
16 the *landscaped* buffer strip shall conform to the requirements for open space provided in
17 Subsection 14-8.4(H).

18 (10) Signage

19 In addition to the requirements found in Section 14-8.10, Signs, the following
20 provisions shall apply.

21 (a) Pole-mounted *signs* are prohibited.

22 (b) Monument *signs* shall not exceed four feet in height.

23 (c) *Signs* shall be setback a minimum of fifteen (15) feet from
24 any *public right-of-way* unless *wall-* or *building-mounted signs* or *directional signs*.

25 (d) *Wall-* or *building-mounted signs* shall not extend above the

1 roofline or parapet.

2 (e) Roof-mounted *signs* are prohibited.

3 (f) The provisions of Subsection 14-8.10(B)(4), Maximum Number
4 of Colors and Lettering Styles, do not apply within the Midtown LINC Overlay District.

5 (g) The provisions of Subsection 14-8.10(B)(5)(d) do not apply
6 to *signs* mounted on the *building walls* of *qualifying projects* within the Midtown LINC Overlay
7 District.

8 (h) *Wall signs* associated with a *qualifying project* within the
9 Midtown LINC Overlay District and whose *sign faces* are mounted perpendicular to
10 a *building wall* may extend up to five (5) feet from the *wall*, including *signs* that project over a
11 front property line, providing that such a *sign* shall not impede or endanger pedestrian or
12 vehicular traffic.

13 (11) Site Furnishings

14 (a) A minimum of one bench per ten thousand (10,000) gross square
15 feet of ground-floor *building* area is required on the site and shall be located adjacent to the *street*
16 *frontage* of the *development*, or to the primary *building* entrance, or within a public or private
17 amenity provided by the *development*.

18 (b) At least one bench per *development* shall be shaded by a tree or
19 a shade structure.

20 (c) Where multiple benches are required, a trash receptacle shall be
21 provided adjacent to one of the benches.

22 (d) All site furnishings on a *development* site, including bicycle
23 racks required by Subsection 14-8.6(E), benches, trash receptacles and light fixtures shall be of
24 a coordinated design style and color.

25 (12) Outdoor Lighting

1 In addition to compliance with Section 14-8.9, Outdoor Lighting, the following
2 provisions apply.

3 (a) Pole-mounted lights shall not exceed twenty (20) feet in height
4 and shall not be placed within buffer strips as required by Subsection 14-5.5(D)(9)(f).

5 (b) Lamps of *building*-mounted light fixtures shall not be placed
6 more than twelve (12) feet above the exterior grade at the perimeter of a *building* unless the
7 outdoor lighting is part of the illumination of a *wall-mounted sign* in accordance with
8 Subsection 14-5.5(D)(10)(g).

9 (13) Additional Requirements for *Qualifying Projects*

10 In addition to the requirements of this Subsection 14-5.5(D), *qualifying*
11 *projects* shall comply with the following requirements:

12 (a) *Qualifying projects* shall utilize a detailed alternative
13 development water budget ("Option B" water budget) in accordance with Subsection 14-
14 8.13(B)(2)(b) and applicable adopted administrative procedures.

15 (b) *Qualifying projects* shall utilize the following water-saving
16 fixtures, appliances, and systems where applicable, throughout all new construction:

- 17 (i) waterless urinals;
- 18 (ii) dual-flush, high-efficiency toilets (HETs) (rated 1.28
19 gallons or less per flush);
- 20 (iii) EPA WaterSense[®] certified showerheads (or equivalent
21 fixtures rated at 2.0 gallons per minute or less);
- 22 (iv) ENERGY STAR[®] compliant clothes washers;
- 23 (v) *active water harvesting* systems.

24 (c) The *land use director* shall not issue a construction *permit* for
25 a *qualifying project* until a restrictive covenant is recorded by the owner of the *development* at

1 the office of the county clerk that requires that the *development* will contain no uses that do not
2 meet the requirements for a *qualifying project* for a period of at least ten (10) years from the
3 completion of the project's construction. The covenant shall be in a form approved by the *land*
4 *use director* and the city attorney and shall be notarized prior to recordation. The covenant shall
5 be considered part of a *development* plan approved pursuant to Subsection 14-3.8(B)(9).
6 The *land use director* shall maintain copies of recorded covenants pursuant to the provisions of
7 this subsection.

8 (14) Fee Incentives for *Qualifying Projects*

9 The following fee incentives apply to *qualifying projects* within the Midtown
10 LINC Overlay District:

11 (a) Construction Permit Fees; Plan Review Fees

12 *Qualifying projects* are exempt from the payment of construction permit
13 fees and plan review fees as set by Resolution of the governing body, as may be amended from
14 time to time.

15 (b) Development Review Fees

16 *Qualifying projects* are exempt from the payment of development review
17 fees as set by Resolution of the governing body, as may be amended from time to time.

18 (c) Development Water Budget Fees

19 *Qualifying projects* shall obtain water to meet
20 approved *development* water budgets through the water rights transfer program or through the
21 water conservation credit program or through a combination of both, and at the reduced rate
22 specified in Subsection 14-8.13(E).

23 (d) Impact Fees

24 *Qualifying projects* are exempt from the payment of impact fees in
25 accordance with Subsection 14-8.14(D).

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(e) Wastewater Utility Expansion Charge (UEC)

The wastewater utility expansion charge (UEC) is waived for *qualifying projects* in accordance with Article 22-6.6, Exhibit A, Section 7.

(f) Water Utility Expansion Charge (UEC)

Qualifying projects are exempt from the payment of the water utility expansion charge (UEC) in accordance with Article 25-4.2, Exhibit B, Rate Schedule 8.

PASSED, APPROVED, and ADOPTED this 30th day of November, 2022.


ALAN WEBBER, MAYOR

ATTEST:


KRISTINE MIHELIC, CITY CLERK

APPROVED AS TO FORM:


~~ERIN K. MICHERRY, CITY ATTORNEY~~

Bill No. 2022-25

Legislation/2022/Ordinances/2022-19 Midtown Property LINC Amendments

FISCAL IMPACT REPORT

General Information:

(Check) **Bill:** X **Resolution:** _____

Short Title(s): Midtown LINC Overlay Amendments

Sponsor(s): N/A

Reviewing Department(s): Planning and Land Use

Staff Completing FIR: Heather Lamboy **Date:** 10/13/2022 **Phone:** 955-6598

Reviewed by City Attorney: *Emily K. Oster* **Date:** Nov 4, 2022

Reviewed by Finance Director: Emily K. Oster (Nov 7, 2022 12:37 MST) **Date:** Nov 7, 2022

Summary:

The purpose of the LINC Text Amendment is to expand the permitted uses in the Midtown LINC Overlay District to include all qualifying projects, update the name of the area formerly known as the Santa Fe University of Art and Design, format the use chart consistently with the rest of Chapter 14's charts, allow alternative open space compliance for institutional buildings, and reduce landscape area minimum requirements around the base of qualifying residential projects within the Midtown Planned Unit Development.

Departments Affected:

Community Development Department and Public Works Department.

Consequences of Not Enacting Legislation:

If this legislation is not adopted, the Midtown LINC would continue to greatly restrict what constitutes a "qualifying project" to multi-family housing, which appears to be an unintentional limitation of the original legislation. In addition, if the legislation is not adopted the Master Plan would need to be amended to include greater setbacks, which would result in lower density. The Master Plan would also need to re-design public open spaces in a way that is not as conducive to public use. The legislation also updates some language, which would otherwise remain out of date.

Conflict, Duplication, Companionship, or Relationship to Other Legislation:

There is no conflict or duplication associated with the LINC Text Amendment. There is a relationship with the legislation that proposes zoning for the Midtown site to C-2 Planned Unit Development (PUD); and the Resolution adopting the proposed Midtown Master Plan will implement the PUD zoning. This text amendment will make sure that all elements of the Master Plan are allowed under the LINC.

Performance and Administrative Implications:

The text amendment increases the number of projects that will be eligible to be qualifying projects compared to the current situation, in which only multi-family housing is a qualifying project. Because qualifying projects are administratively reviewed and approved by the Land Use Director, they will not inundate the Planning Commission. The text amendment will allow implementation of the Master Plan and development of the land for a variety of public and private purposes. The text amendment is one more step on the way to making the Midtown site ready for development.

Fiscal Implications:

None identified.

Fiscal Impact

Check here if no fiscal impact

Expenditures

Expenditure Type	FYE __	FYE __	FYE __	Require BAR (Y/N)	Recurring (R) or Non-recurring (NR)	Fund	3-Year Total Cost
<u>Personnel and</u>	\$ _____	\$ _____	\$ _____	_____	_____	_____	
<u>Benefits*</u>							
<u>Capital Outlay</u>	\$ _____	\$ _____	\$ _____	_____	_____	_____	
<u>Contractual/</u>	\$ _____	\$ _____	\$ _____		_____	_____	
<u>Professional Services</u>							
<u>Operating</u>	\$ _____	\$ _____	\$ _____		_____	_____	\$ _____
<u>Total:</u>	\$ _____	\$ _____	\$ _____				\$ _____

* This includes all staff time associated with executing the job functions of the proposed legislation.

Expenditure Narrative:

Revenue

Revenue Type	FYE __	FYE __	FYE __	Recurring (R) or Non-recurring (NR)	Fund
General Fund	\$ _____	\$ _____	\$ _____	_____	_____
Special Revenue	\$ _____	\$ _____	\$ _____	_____	_____
CIP	\$ _____	\$ _____	\$ _____	_____	_____
Enterprise	\$ _____	\$ _____	\$ _____	_____	_____
Internal Service	\$ _____	\$ _____	\$ _____	_____	_____
Trust and Agency	\$ _____	\$ _____	\$ _____	_____	_____
Federal	\$ _____	\$ _____	\$ _____	_____	_____
Other	\$ _____	\$ _____	\$ _____	_____	_____
Total	\$ _____	\$ _____	\$ _____		

Revenue Narrative:
