

# Code SMTX Policy Discussion

Wednesday, September 27, 2017

# Today's Agenda

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## **Discussion of Outstanding Items**

- Parking Fee-in-lieu

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## **Next Steps**

- Process and Adoption Schedule

# Major Topics for Policy Direction

 **Development Process**

 **Existing Neighborhood Character**

 **Parking Requirements**

 **Drainage**

 **Water Quality**

 **Miscellaneous Topics**

- Material Standards
- Parkland Dedication
- Affordable Housing

 **Parking fee-in-lieu**

# Fee-in-lieu Amounts

Community	One Time Fee	Annual Fee
Oak Bluffs, MA	--	\$100 - \$50 per space
Davis, CA	Downtown: \$4,000/ space All other Districts: \$8,000	--
Coconut Grove, FL	\$10,000/ space	\$50/ month
Palmetto, FL	\$13,600/ space	
Lake Forest, IL	\$22,000/ space	
Jackson, WY	\$8,500/ up to 5 spaces \$17,000/ 6 or more	
Santa Monica, Ca	\$20,000/ space	
Bend, OR	\$510/ space	
Kirkland, WA	\$6,000 / space	

# Fee-in-lieu Amounts

**Questionnaire Results (4 responses):** Results and input varied significantly.

- What should the Fee-in-lieu offset?
  - Split between using fee to offset additional parking and alternative transportation modes
- How much should the fee be?
  - Split between a one time fee and recurring fee
- Additional Comments?
  - Important for smaller developments that didn't have the room on-site and where people may choose not to bring a vehicle
  - Fee-in-lieu is tied directly to the market demand for parking and should be utilized with the goal of reducing demand.

# Fee-in-lieu Amounts

## **Staff Recommendation:**

One time fee: \$10,000/ Space;

Annual fee: \$75/ year/ space;

Revisit fee and program on an annual basis

# Final Draft – Code SMTX

## **The final draft will include the following documents:**

- Final Draft Code SMTX (Clean)
- Final Draft Code SMTX (Mark-up with cover page highlighting major changes)
- Design Manual

## **Amendments to Other Documents for Consistency:**

- Amendments to Preferred Scenario Map in order to:
  - Adjust boundaries of intensity zones
  - Incorporate Land Use Corridors
  - Differentiate Areas of Stability
- Amendments to text of the Comp Plan to support map changes
- Amendments to City Code for consistency with Code SMTX

# Adoption Schedule

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September 27, 2017	CC	Final CC Workshop
October 2, 2017		Final Draft on Website
October 10, 2017	P&Z	* Presentation and Discussion
October 24, 2017	P&Z	Public Hearing and Recommendation
November 8, 2017	CC	* Public Hearing and Discussion
December 19, 2017	CC	Public Hearing and Action
January 2, 2018	CC	Second Reading

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\* Presentation will highlight any major changes in the markup version and include a description of changes to supporting documents and





# Planning Road Map



**Code SMTX**

**January 2018**



**Transportation Master Plan**

**January 2018**



**Zoning Initiative**

**6 Month Process**



**Neighborhood Character Studies**

**21 Month Process**



**Comprehensive Plan Update**

**18 Month Process**



**Downtown Master Plan Update**

**18 Month Process**

