

Average Unit-Size Density Program

DRAFT Scope of Work

- I. Council Initiation** (March-April 2012)
 - a. Background and program components
 - b. Interim criteria (concept review @ Council, use of Modifications)
 - c. Assistance and outreach

- II. Draft Key Program Components** (April-June)
 - a. Adopted parameters: densities, locations, parking standards, sunset of AUD program
 - b. Ordinance mechanics to be developed: unit size application, development standards (co-op & employer, setbacks, open space, roof design), review process and findings
 - c. Required amendments to existing Ordinance: variable density, zoning, parking standards, nonconforming properties, definitions, etc.

- III. Outreach** (April-September)
 - a. Planning Commission concept review
 - b. ABR and HLC concept review
 - c. Community workshop

- IV. Draft Ordinance** (November-December)
 - a. Program intent & duration (8 years or 250 units)
 - b. Adopted parameters
 - c. Ordinance mechanics
 - d. Amendments to existing Ordinance
 - e. Definitions

- V. Council Ordinance Committee** (January 2013)
 - a. OC review draft Ordinance
 - b. Staff revise draft as necessary

- VI. Planning Commission Review** (March-May 2013)
 - a. Staff report and draft Ordinance
 - b. PC recommendation to Council

- VII. Council Review and Adoption** (June-July 2013)
 - a. Draft Ordinance and Resolution
 - b. Ordinance Committee review (if needed based on PC recommendation)
 - c. Council review and adoption