



# Memorandum

**TO:** CITY COUNCIL

**FROM:** Councilmember Arenas

**SUBJECT:** 4200 DOVE HILL ROAD

**DATE:** August 28, 2018

Approved:

Date:

8/28/2018

## RECOMMENDATION

Accept staff recommendation, including the permit condition and Development Standard that requires a new Planned Development Permit or Amendment for any extension beyond the customary two-year permit expiration date.

## BACKGROUND

Evergreen and the East Foothills face unique traffic challenges, which is why – for more than two decades – there have been development policies in place to limit development and match it with needed transportation improvements.

Approved by the Council in 2008, the Evergreen-East Hills Development Policy (EEHDP) has provided the policy framework for a limited amount of new residential, commercial, and office development in the Evergreen and East Hills policy area. It replaced the original Evergreen Development Policy and was intended to promote the long-term vitality of the area by linking together limited development with supporting transportation infrastructure.

As reported in the staff memo, there are currently 62,907 square feet of commercial and 47,374 square feet of office development capacity remaining in the EEHDP<sup>1</sup>. Of that, 14,825 square feet of commercial is being proposed for allocation today for the Dove Hill project.

As allotments for various types of development lessen with each approved project, PBCE is adding a 2-year condition that incentivizes projects to remain active. It discourages inactive projects from sitting on the remaining development allotments, while other potential projects cannot find the allotment needed to move forward.

This project will be the first to operate under this condition, a condition that will likely be necessary until the council updates the EEHDP.

1. Note that square footage here is a measurement of traffic, with an equation used to convert traffic generated from a project into square footage – and is based on the average traffic generated by a square foot of commercial or office space.