


CITY OF MARYSVILLE AGENDA BILL

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: September 7, 2021

AGENDA ITEM:	
Downtown Master Plan Briefing (PA19045)	
PREPARED BY:	DIRECTOR APPROVAL:
Chris Holland, Planning Manager	
DEPARTMENT:	
Community Development	
ATTACHMENTS:	
N/A – PowerPoint Presentation	
BUDGET CODE:	AMOUNT:
N/A	N/A
SUMMARY:	

The City received Engrossed Second Substitute House Bill (E2HSB) 1923 grant funding from Washington State Department of Commerce in order to update the 2009 Downtown Master Plan (DMP), including adoption of a Planned Action Final Environmental Impact Statement (FEIS) and Form Based Code (FBC). MAKERS Architecture & Urban Design, Transpo Group, BERK Consulting and Pertee, were retained by the City in order to assist with this effort.

In addition to maintaining Downtown as a civic and commercial hub, the Draft DMP provides for mixed uses including housing types that offer affordable ownership and rental opportunities in proximity to the planned Swift Bus Rapid Transit (BRT). The City also intends to refresh its Planned Action Ordinance that facilitates environmental review for development that is consistent with the updated plan and FBC.

In advance of the public hearing before the Planning Commission, scheduled on Tuesday, September 14, 2021, staff would like to brief the Council on the Draft DMP & FBC and outline the major highlights of the plan and changes from the 2009 DMP.

Adoption of the update to the DMP would also require a number of amendments to the MMC, removing references to the Downtown Commercial zoning designation, as the zoning is proposed to change to “Downtown Core.” Also proposed, are amendments to the MMC Chapter 3.103 *Multifamily Housing Property Tax Exemption* increasing the boundary to coincide with the DMP boundary and reducing the minimum threshold of housing units from 20 to 10, and amendments to MMC Chapter 22C.160 *Signs* to incorporate sign regulations for the newly created zones within the updated DMP.

In order to comply with the condition of the grant obtained from DOC, the DMP, FEIS and FBC would need to be adopted no later than October 15, 2021.

The DRAFT Documents can be accessed via the City website:

<https://www.marysvillewa.gov/358/Downtown-Master-Plan>

RECOMMENDED ACTION: N/A – Council Briefing
RECOMMENDED MOTION: N/A – Council Briefing