

Moab City Council Agenda Item
Meeting Date: June 23, 2020

Title: Discussion of Walnut Lane Priorities

Disposition: Presentation and discussion

Staff Presenter: Kaitlin Myers, Senior Project Manager

Attachment(s):

- Attachment 1: Example PDF of Walnut Lane Prioritization Sheet

Recommended Motion: N/A

Background/Summary:

Since the issuing of the RFP for this project, Staff has prioritized including Council on key decision points for the Walnut Lane redevelopment project. As such, City Staff and Architectural Squared (“The Team”) are coming before Council to facilitate a discussion to identify the top priorities for master planning, acquiring funding, and performing other necessary predevelopment work. The Team has been working for several weeks on preliminary work for the master plan but has come to a few critical decision points; an understanding of the Council’s priorities will help move the project forward.

Architectural Squared will first give a presentation to the Council like the one presented to the RFP Review Committee; the presentation will outline the Team’s initial priorities and will highlight several important challenges to address.

After the presentation, the Team, led by Staff, will facilitate a discussion with Council to identify priorities, including the following:

- For the master plan, Council is asked to prioritize the amount of land dedicated to housing units, parking, and open space.
- For funding priorities, Council is asked to prioritize whether the Team should focus on emphasizing affordability, sustainability, or community amenities.

Staff has included an example PDF in this packet to show Council the “Walnut Lane Prioritization” spreadsheet Staff will use to rank these priorities. As is shown in the example, Council members will be asked to rank each of the items respectively as a high, medium, or low priority to provide the Team with a clear list. It is important to note that the numbers reflected in this example were chosen at random and do not reflect projected priorities of the Council or the Team.

Each of the three elements in each of these groupings are all high priority and are just as important as the others, and this project will only succeed if all the elements are included in the project. However, the Team developed this exercise to gain consensus amongst Council members about which priorities are *most* important.

This exercise will help guide the Team as it proceeds, but more importantly, it is intended to be a guide to the Council as it reviews various master plans, responds to public comments, and allocates funding for the project.

In particular, the ranking of land allocated in the site plan is currently critical to the Team because it will inform whether to proceed with developing this project utilizing the Planned Affordable Development (PAD) ordinance or the R-4 Manufactured Housing Zone.

Though the City has always intended to develop this project with the PAD, the Team has discovered challenges written into the ordinance, namely with the parking requirements. On one hand, to reach the intended density for this project to reach affordability and as allowed by the PAD, the Team cannot reach the parking spaces required. On the other, by proceeding in the R-4, the Team cannot reach the intended density, which will heavily impact the affordability of this project – both for current and future residents and for the City’s return on investment – but it will provide the required parking spaces. The Team will further explain this element of the discussion during the presentation portion of this item.