

**City of Langley
MEMORANDUM**

DATE: July 10, 2008
TO: Mayor Samuelson, Members of the City Council
FROM: Larry Cort, Director of Community Planning
RE: **DISCUSSION – Subarea Planning Process**

Over the past couple weeks, Robert Gilman, Fred Evander and I have been meeting to discuss the steps involved in bringing the subarea planning process and innovative tool development forward. As a result of these discussions, we have outlined the following initial stages, several of which are already underway:

1. **Research Baseline Information** - Identify and map data layers for each subarea/entire city – topography, land cover/land use, critical areas, utilities, streets, pedestrian facilities, public ownership, parcel geography, development history.
2. **Compile Goals and Policies** - From the revised Comprehensive Plan, compile a list of goals and policies that provide direction on how best to balance land uses in Langley such that the desired balance of intensity, density and open space is achieved over a 20-year horizon.
3. **Identify Basic Land Use Needs to 2030** - Based on a realistic population projection, develop a breakdown of residential, commercial, land conservation and public facility needs to accommodate that growth projection. Within each major land use category, there should be a direct link between a comprehensive plan goal and the appropriate land use response. Determine which goals are and are not being met and by what factor.
4. **Prepare a Working Land Use Budget to 2030** - Draft a numerical land use balance/budget for the planning horizon and across the entire city with an accompanying analysis of which types of land use might have excess capacity and which might exhibit deficiencies either now or over time.
5. **Seek Community Agreement on Approach** - Convene a public workshop to explain the baseline information and draft budget and seek agreement on the approach. Once agreed, break up into small groups to work on where and how to allocate the different types of land uses that might be introduced into Langley over the next 20 years. This process would likely involve a hands-on process of evaluating different options for land use distribution around our community.
6. **Begin Detailed Subarea Planning** - Compile responses by subarea and use the resulting allocation as the starting point to distributing land uses for that subarea.

At this Wednesday's Council Study Session, staff will introduce each conceptual step outlined above and how it might work in a practical sense.

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RE: **DISCUSSION – Old Fire Hall**

As the Council is aware, Fire District No. 3 will later this year be leaving the Fire Station at 179 Second Street for their new home on Camano Avenue. Since this is City-owned property and currently generates rental income for the City, this discussion will focus on what happens next. Attached is some basic factual information about the site.