



January 7, 2020

Jennifer Henninger and Michael Sutherland, Community Development

**DOWNTOWN DEVELOPMENT
PRESERVING CHARACTER THROUGH CHANGES TO
CODE, DESIGN AND
OPERATIONAL STANDARDS**

Discussion this evening

- Recap of December 10 study sessions
- Proposed changes to Code, Design Standards and Operating Standards
- Timeline for changes
- Short moratorium vs. March adoption
- Proposed schedule

Key Conflicts identified at December 10 Study Session



- Downtown boundaries
- Public Engagement
- Inconsistent Allowed Uses
- Lot Development Regulations
- Height
- Parking Regulations

Considerations



Impact on single family residential development



Impact on multi-family residential development



Impact on commercial development and businesses

Considerations



Character

- Language from Land Use & Character chapter

Best Practices

- Standards, definitions, practices used regionally

~~Auto-Oriented Design~~

- Layout favorable walkers, cyclists, wheelchair users

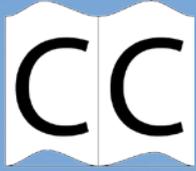
~~Auto-Oriented Use~~

- Non-auto dependent commercial uses

Proposed Boundary for Downtown



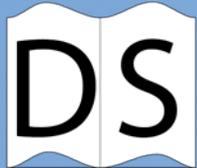
Proposed Changes



Code- 10 changes

Limited to Titles 7 & 10 - Downtown specific also w/City-wide application

Public Engagement	Development Regulations	Parking	Allowed Uses
2	6	1	1



Design Standards- 10 changes

Limited to current Downtown Design Standard boundary

0	8	2	0
---	---	---	---

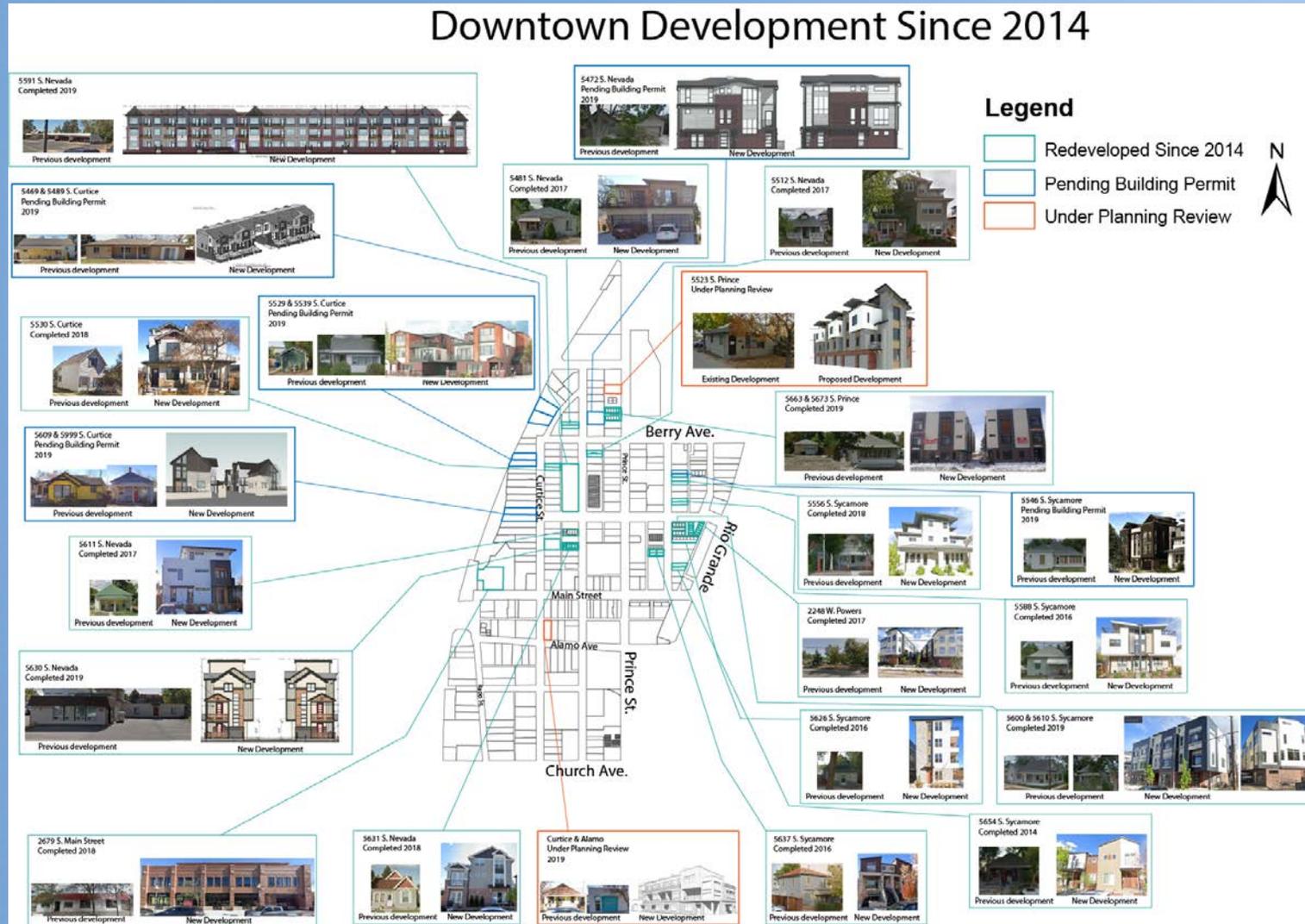


Operating Standards- 8 changes

Limited to Site Plans and any application requiring CC or PC approval

4	4	0	0
---	---	---	---

Background – Development Since 2014



10 Projects built between 2004 and 2013

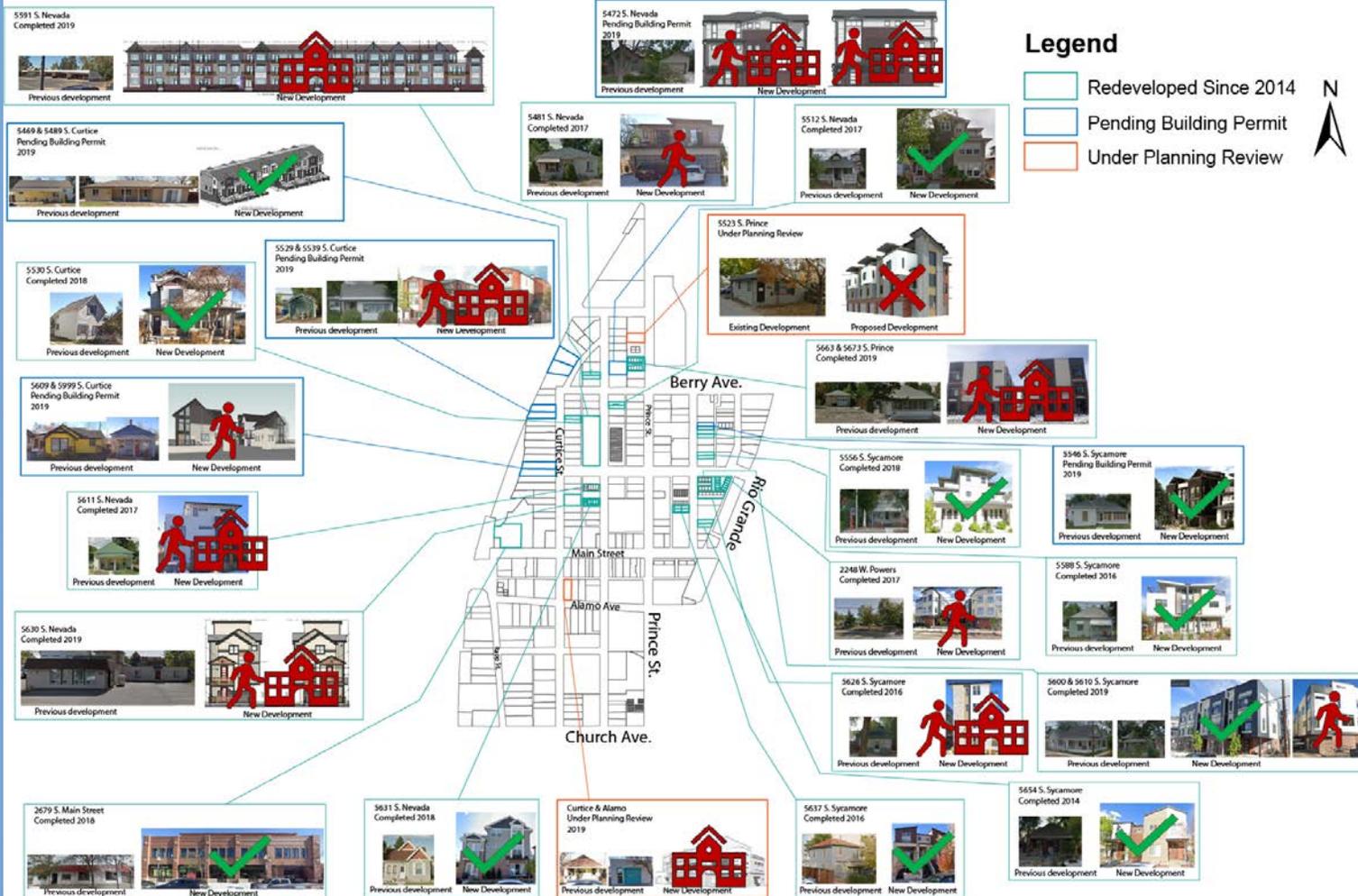
16 Projects approved and built between 2014 and now

5 Projects currently pending building permit

2 projects currently under planning review

Background – Development Since 2014

Downtown Development Since 2014



23 Projects Total:

- 11 would be approvable
- 2 not approvable for building massing, step-backs
- 4 not approvable for direct access
- 6 not approvable for both massing and access

Timeline: Moratorium

PC and CC Schedule

- 5 PC study sessions 1/13, 1/27, 2/10, 2/24, 3/9 (optional)
- 3 CC study sessions 1/14 (code), 2/11 (design standards), 3/10 (operational standards)
- PC public hearing 4/13
- First reading 5/5, second reading 5/19

Considerations:

- Prohibits new multi-family applications
- More public engagement
- Ties in with ULUC kick-off
- Breaks up changes into topic areas

Timeline: March Adoption

PC and CC Schedule

- PC study session (long) 1/13 and 1/27
- CC study session (long) Thursday 1/16
- PC public hearing 2/10
- First reading 2/18, second reading 3/3

Considerations:

- Development applications uninterrupted
- Limited public engagement
- Much to discuss in a short time

Recommendation

- 90-day moratorium
 - Draft moratorium in packet
 - Choose dates for readings
- Move forward with May schedule