

PHASE II AMENDMENTS

Council | Commission Briefing

Downtown Building Block
08.25.20 Study Session



Focus & Priorities

- Phase II amendments relative to Downtown
 - Follow and build on Phase I amendments
 - Implement Comprehensive Plan vision and policies
 - Deploy the character-based approach
 - Relieve moratorium (Oct. 9)
- Defined Priorities
 - ✓ Open space
 - ✓ Building heights
 - ✓ Front setbacks
 - ✓ Building massing / step-backs
 - ✓ District and use transitions
 - ✓ Subdivision of lots – Unified Land Use Code
 - ✓ Downtown parking

Overall

- Draft is more permissive with uses taking place inside the building and more restrictive with the design of the building and site than existing regulations.
- Create or maintain mixed-use, pedestrian-oriented areas as one would expect to find in a downtown.
- Stricter and/or more specific controls on building height, scale, bulk, building placement, and other dimensional standards
- Creates a more predictable and straightforward understanding of the types of projects that the City would like to see

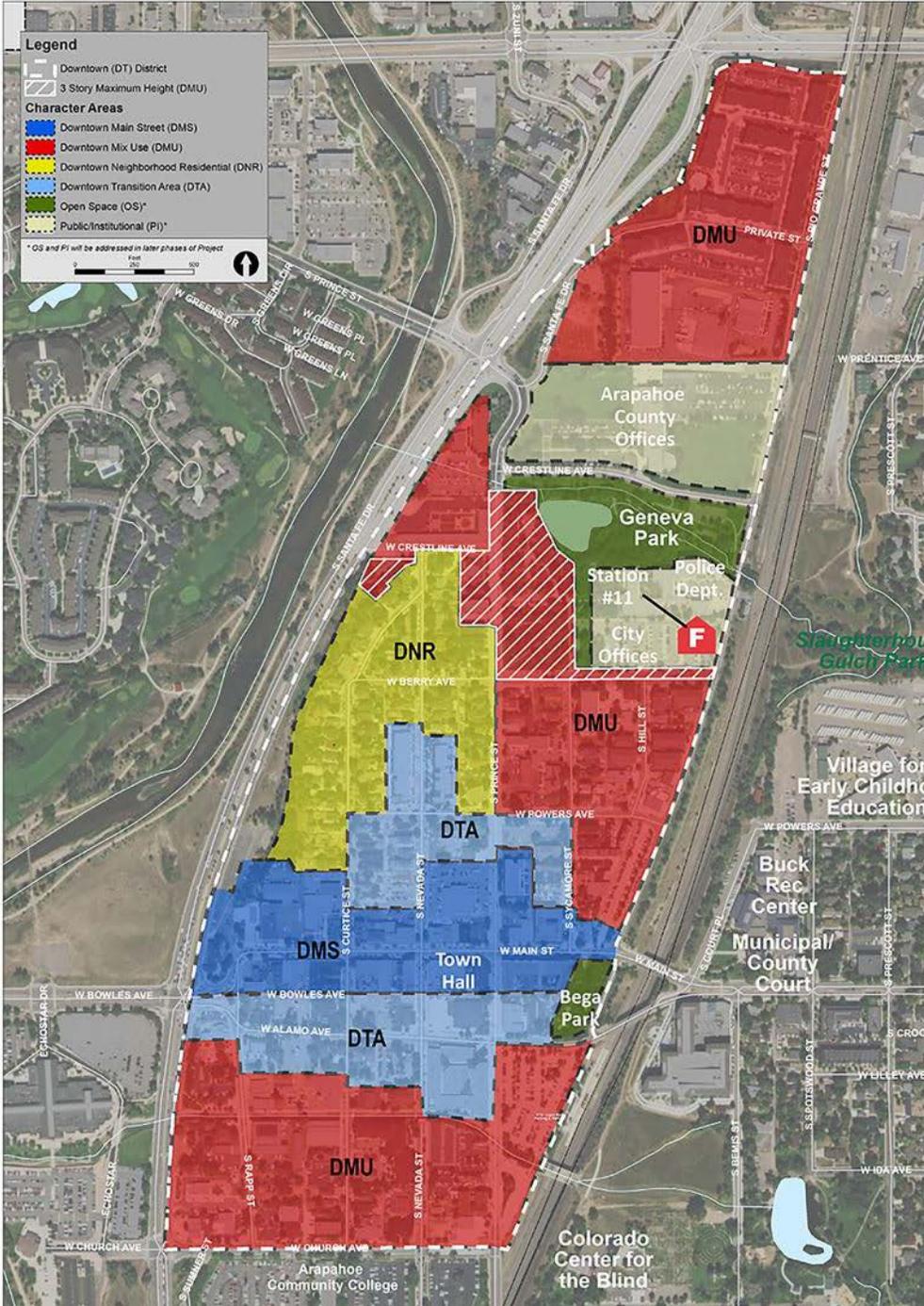
Policy Goals

- Protect and buffer the historic assets of Downtown
- Promote livability and quality of life
- Transportation choice near transit stations
- Parking is more flexible (not less stringent); we are still including a suburban model of parking but recognizing transit and shared parking possibilities
- Set quality expectations on greenscaping, tree protection, lighting, and signage are much more illustrative and robust for Downtown
- Redevelopment and new development compatibility with the character of the surrounding area
- Enhance the City's tax base and diversify revenue sources

Building Types

- Setbacks defined by building type and character area
- Mass and stepbacks defined by building type and character area
- Heights are based on context and allow for more intensity in especially the DMU character area, so that redevelopment within reasonable scale is more likely to occur.

Downtown (DT) District Proposed Character Areas



Character Area Map

Proposed Amended Title 10 – August 31, 2020

Public Engagement

- **February**

- Downtown Survey
- Community kick-off event
- Joint Leadership Introduction

- **March**

- Envision Studio No. 1
- Published Survey Results

- **May**

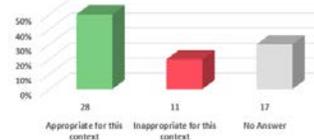
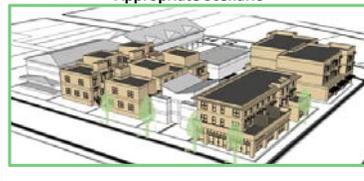
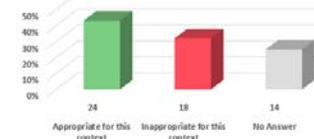
- Envision Studio No. 2
- City Council Study Session

- **June**

- City Council Study Session
- Joint Study Session with Planning Commission

- **July**

- Public Draft Released
- Public comment period

Sub-Area 2	
Low-density scenario for Sub-Area 2	
Appropriate Scenario	
	
Polling Question	Participant Responses
Appropriate for this context	28
Inappropriate for this context	11
No Response	17
Medium-density scenario for Sub-Area 2	
Appropriate Scenario	
	
Polling Question	Participant Responses
Appropriate for this context	24
Inappropriate for this context	18
No Response	14

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