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

# Council Direction

- Make changes to:
  - City Code (10)
  - Downtown Design Standards (10)
  - Administrative operational standards (8)
- Enact Moratoriums while making changes
- Adoption of changes in May

# Tonight's Presentation

- Recap of Council study sessions
- Comp Plan and Code considerations
- Downtown boundary
- Proposed changes to Code, Design Standards and Operating Standards
- Impact of changes on past and current applications
- Timeline for changes
- Proposed schedule

# Key Conflicts identified at Council Study Sessions



- 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

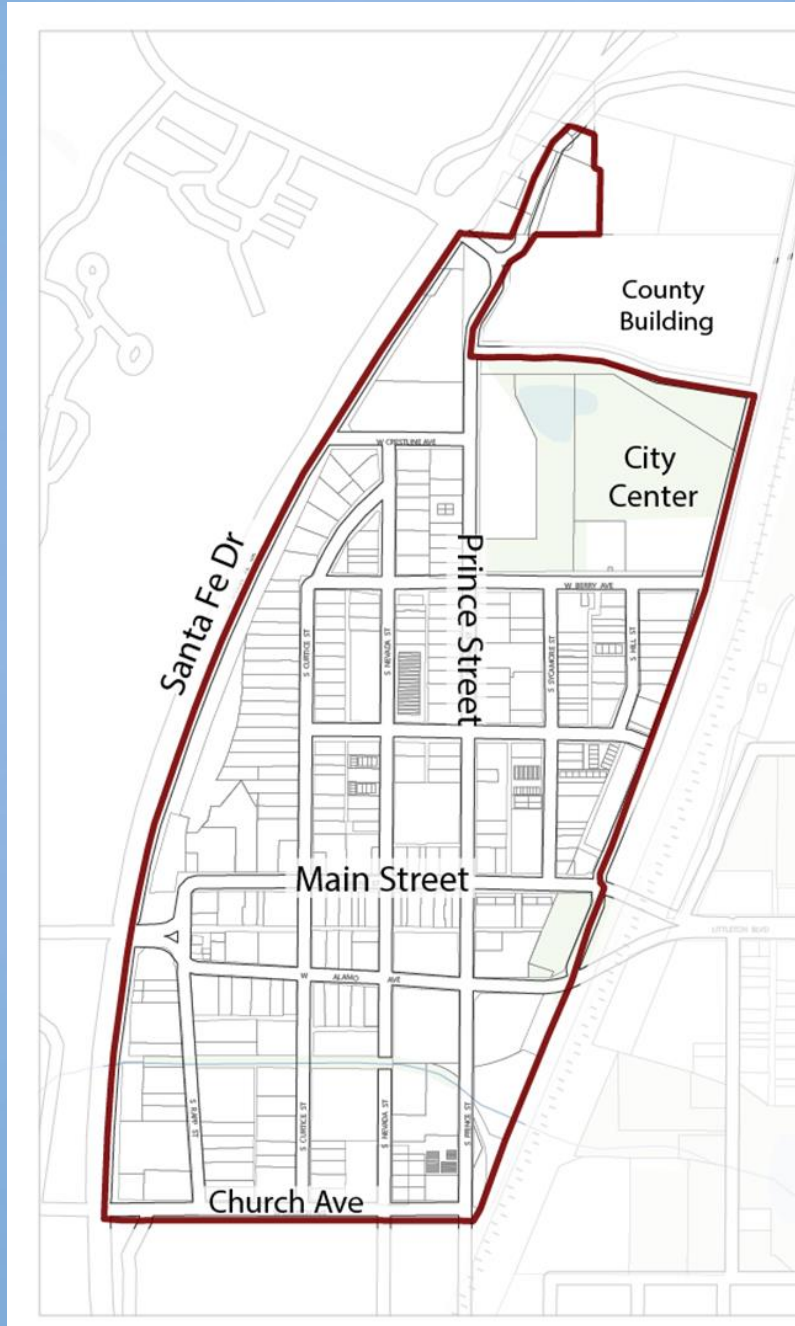
~~Auto-Oriented Design~~

- Layout favorable walkers, cyclists, wheelchair users

~~Auto-Oriented Use~~

- Non-auto dependent commercial uses

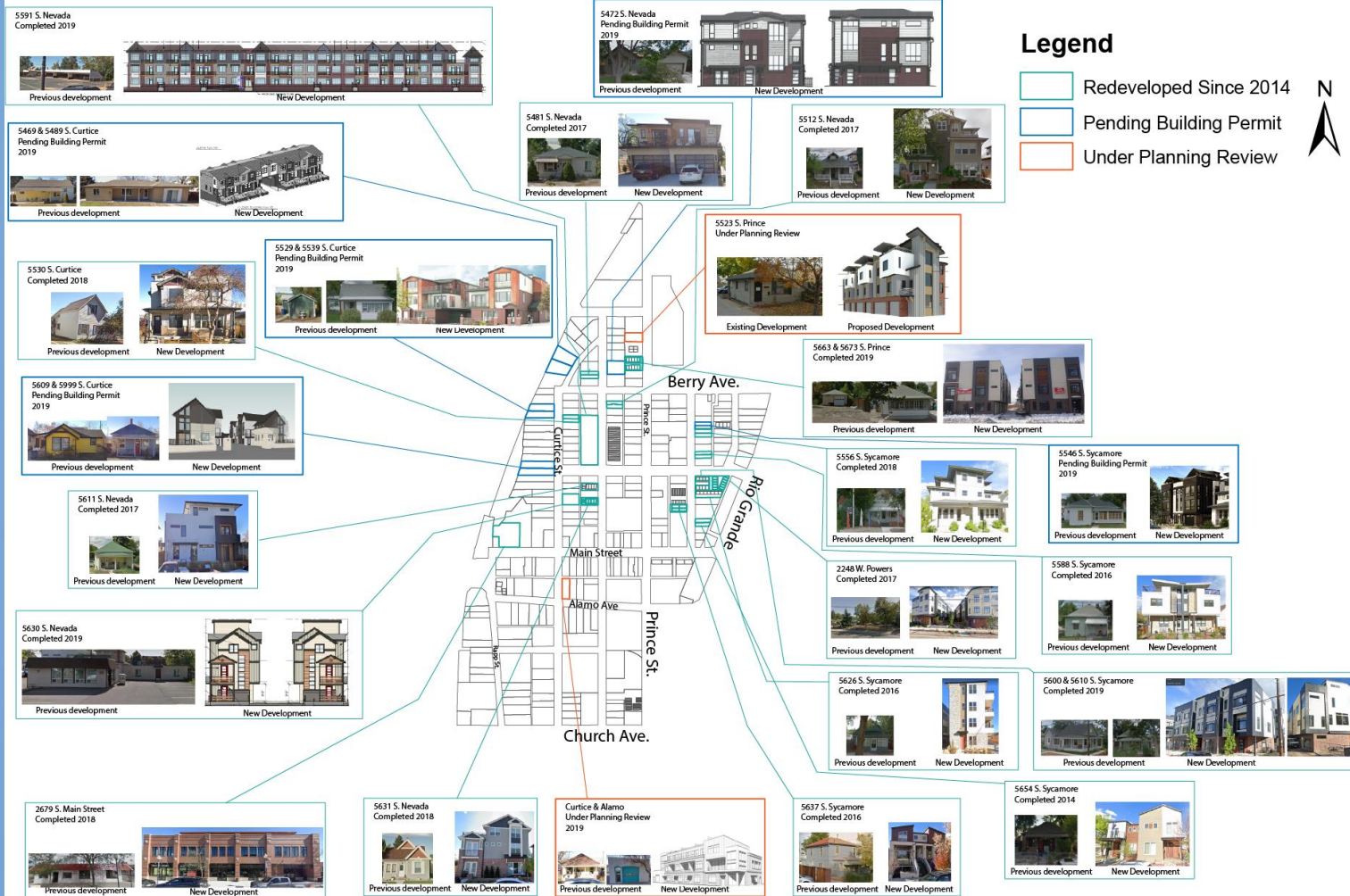
# Proposed Boundary for Downtown





# Background – Development Since 2004

## Downtown Development Since 2014



10 Projects built between 2004 and 2013

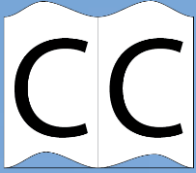
16 Projects approved and built between 2014 and now

5 Projects currently pending building permit

2 Projects currently under planning review



# 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
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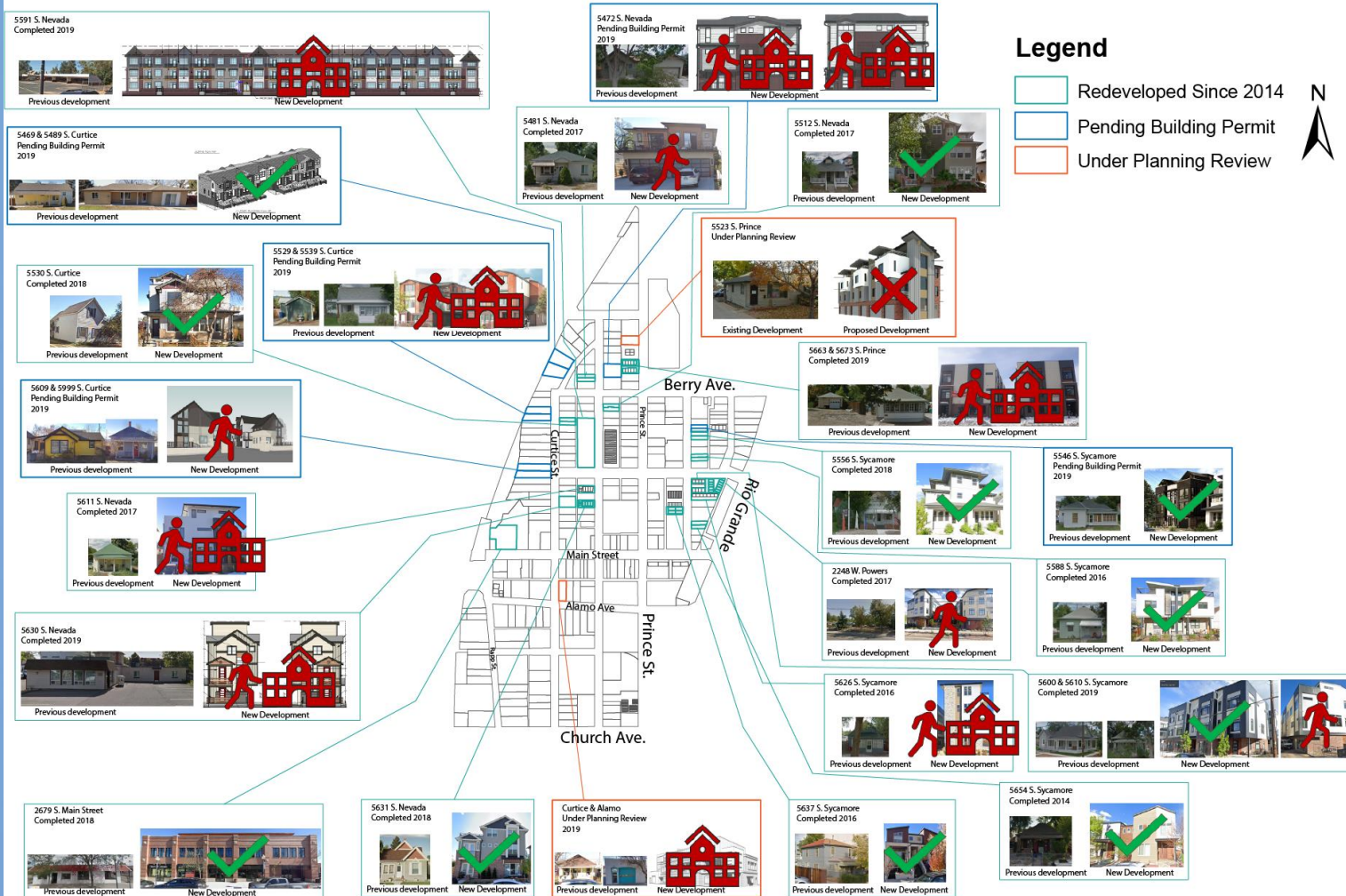
## Operating Standards- 8 changes

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

4	4	0	0
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# Background – Development Since 2014

## Downtown Development Since 2014



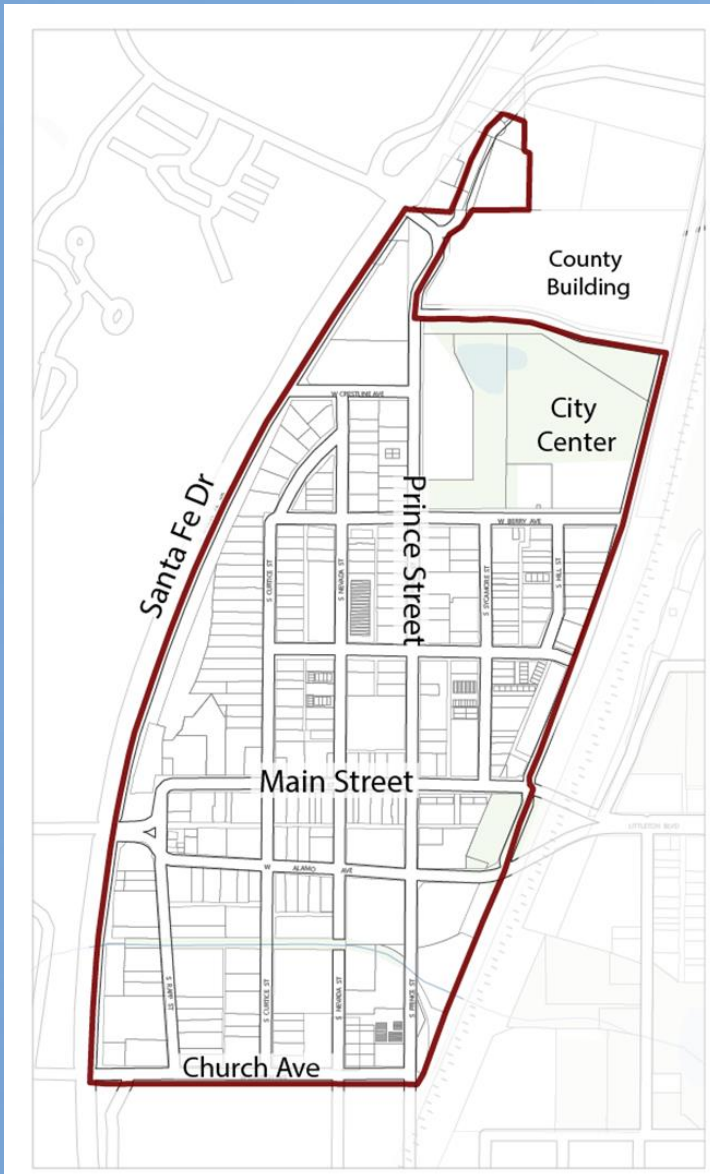
## 23 Projects Total:

- **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

# Two 90 Day Moratoriums

1. Development containing **more than one residential unit**
2. Auto-oriented development or use related to:

- x Banks
- x Ambulance services
- x Drive-thru / take-out curbside service
- x Wholesale
- x Distribution
- x Car sales
- x Gas Stations
- x Car services
- x Commercial laundry



# Timeline

## 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 (design standards), 2/11 (code), 3/10 (operational standards)
- PC public hearing 4/13
- First reading 5/5, second reading 5/19