



ULUC – Downtown Phase II

Additional Policy Questions

Tuesday June 2, 2020

Study Session

Zoom Virtual Meeting

1. Should we or should we not permit a single-use residential product on Main Street? (Single-use residential means a residential structure that is not mixed-use. For example, an apartment building without retail on the first floor.)
2. Do you agree that buildings on Main Street have a two-story building wall and permit a third story stepped back from the street?
3. Do you agree that four-story buildings are appropriate in the Downtown Mixed-Use Character Area provided third and fourth story step backs and step-downs when adjacent to a sensitive edge, e.g., two-story building?
4. May a five-story building type be available by conditional approval of the Council provided considerations of design, location only in the Downtown Mixed-Use area, economic viability, and fiscal impact to the City?
5. Should the area north of Main Street between Curtice and Nevada become Downtown Transition instead of Downtown Mixed Use?
6. Do you agree with the use and percentages of sloped roof forms in the Downtown Neighborhood and Downtown Transition Character Areas?
7. Does “open space” in Downtown mean:
 - a. Pervious yards in the Downtown Neighborhood area and in the Downtown Transition Areas (Y/N)
 - b. Tree and shrub plantings in the streetscapes in the Downtown Transition and Mixed-Use Areas (Y/N)
 - c. Tree wells in the Main Street and Mixed-Use Character Areas where there is a narrow build-to line (Y/N)
 - d. Public or privately-owned hardscaped amenity areas like plazas and other outdoor covered or uncovered gathering areas (Y/N)
 - e. Public parks and greenways (Y/N)
 - f. Preservation of and addition to the urban tree canopy (Y/N)
 - g. Rooftop gardens
 - h. Green roofs