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ITEM 8.1

PROPOSAL FOR NEW TEXT FOR DOWNTOWN PROJECTS - JAN 15, 2015

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1. Section 33.02.

For all properties in the B-1 zone fronting Broad Street: max. 4 story height, 25' from front property line.

This requirement would gently moderate the change in scale from the large downtown commercial buildings to the 2-story historic houses on the west side of Broad Street, for only a distance of 25' along the street.

Note: Building height is moderated elsewhere downtown now: B-1 (downtown) permits a height of 12 stories but limits building height for Main Street buildings to 6 stories.

2. Public hearing

Any projects downtown over 10 residential units or 8,000 sf (any use) require a public hearing.

Downtown projects are invariably significantly larger than other projects in town. These projects should be subject to public hearings, as they often involve city land, gift, or other benefit. The public should be allowed to weigh in, as larger buildings demand more public resources (policing, etc.)

Note: A site plan review is required now for all projects over 5,000 sf of new construction and 10 parking spaces anywhere in the city.

3. Application Procedure

All projects adjacent to the Village District require public notice, including letters to abutters within 200' of property. Prior to submitting an application, the applicant is encouraged to hold a public meeting with the neighborhood to survey opinions on the proposal.

Sending notice to area property owners would alert the neighborhood that a project in the works, and give people the opportunity to discuss the project with the developer prior to a public hearing, or simply to participate in the meetings as part of the application schedule. Often important details about the project, property, or neighborhood can be shared without doing this in the public forum.

4. Section 55.04.A.1.c.

Drawing requirement for all downtown projects:

Street sections, scale: 1" = 100' for each street the project borders

Existing site plan, scale: 1" = 100'

Proposed site plan, scale: 1" = 100'

Plans above must show at least 1800 x 2400' of the surrounding neighborhood.

Note: a site plan (called a locator plan) is required at scale 1" = 1000' but this only helps the plan reviewer locate the site; it's too small a map to understand the relationship of the building to the neighborhood. A larger plan is needed so the commission can see how the project fits into the existing neighborhood and fulfills other issues. Street sections will also help the commission understand the size of the proposed construction.

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Jan 15, 2015

1. For all properties fronting Broad Street: max. 4 story height, 25' from front property line.
2. Any projects downtown over 10 residential units or 8,000 sf (any use) require a public hearing.
3. All projects adjacent to the Village District require public notice, including letters to abutters within 200' of property.
4. Drawing requirement for all downtown projects:
 - Street sections 1' = 100' for each street the project borders
 - Existing site plan 1' = 100'
 - Proposed site plan 1" = 100'Plans above must show at least 1800 x 2400' of the surrounding neighborhood.
5. Prior to submitting an application, the applicant is encouraged to hold a public meeting with the neighborhood to survey opinions on the proposal.