

Downtown Working Group
Draft Commercial Zoning Districts Chapter
June 12, 2013
9:00 AM – Suite Z

1. Introduction (15 minutes)
 - a. Meeting Purpose and Objectives (Jessica/Martha)
 - b. Review DWG objectives and recap (Mickey Brown)

2. Working Groups (led by Mickey Brown and Dave Harvey) (30 minutes)
 - a. Group 1: Discuss Purpose of Commercial Land Uses and Permit Requirements

Discussion Questions:

- 1. Do the purpose statements for the 3 District capture the intended character of each district? Are all the key points from previous meetings captured?**

- 2. Are the proposed Designated Active Frontages (primary and secondary) in the right places? Do the restrictions on ground-floor uses promote an active pedestrian environment?**

- 3. Do the use tables clearly establish the types of permitted development and permit process?**

- 4. Do the use classifications and definitions in Appendix D work?**

- b. Group 2: Discuss Commercial District Development Standards

Discussion Questions:

- 1. Do the proposed physical development standards support the design and character goals desired for the commercial areas?**

- 2. Do the standards allow for enough flexibility and allow for a developer to come in with a “white box” plan?**

- 3. Do the standards attract high quality investment?**

- 4. Are we going in the right direction with FAR in meeting stated objectives?**

3. Working Group Reports (30 minutes)

4. Group Discussion on the use of FAR (45 minutes)

Discussion Questions

1. **The draft code proposes to substitute FAR for units/acre to regulate the intensity of lodging uses. Does this provide the desired level of flexibility for this development type or should the 40 units/acre for lodging uses be retained?**

2. **The proposed code provides density and intensity limits that allow the maximum development established in the General Plan for the Commercial Districts (i.e. overall FAR maximum of 2.5, with a 1.5 limit on lodging). Should FAR be further limited in specific Commercial Districts to reflect the different character goals of those districts?**

AND

3. **Are the proposed FAR limits appropriate to achieve the goals of the General Plan/NDPs?**

OR

4. **Is further evaluation needed?**

5. Public Comments

6. Next Steps (Jessica)