



City Council / Planning Commission Joint Study Session

April 12, 2016

Outline

- Overview
- Community Engagement & Outreach
- Summary Sheet Sample
- Community Consensus Items
- Key Concepts
- General Discussion Items
- Next Steps & Timeline



Overview

- Summary of outreach and engagement
- Review community consensus items
- Overview of key concepts
 - Ground floor retail uses
 - Building height/stories
 - Maximum frontage of 50 feet
 - Setbacks and stepbacks
- Overview of other general discussion items
- Seek direction to prepare Final Draft Specific Plan



Community Engagement & Outreach

- ULI Visioning Charrette
- ULI Stakeholder Interviews
- Intercept Surveys
- Open City Hall
- Community Workshops
- Advisory Committee
- City Council Study Sessions
- Planning Commission
- Joint City Council / Planning Commission



Community Input

- Review of Outreach Process
 - Community consensus items
 - Four key concepts
 - General discussion items
- Additional Community Feedback
 - Preserve small town character
 - Enhance and beautify
 - Role of visitors & residents
 - Parking (access, congestion, permits)
 - Building height and turrets
 - Formula uses



Private Development: Corner Height

Topic:

Corner Height

Chapter:

Ch. 6 Private Realm Development

Draft Plan Proposal:

Allow Towers/Turrets on Corner Buildings to Exceed Height Limit by 6 Feet

Related Goals: Ch. 6

Distinctive architecture, eclectic building design, strong design identity



Benefits

- ◊ Draws attention to corner businesses
- ◊ Creates opportunity for distinctive architecture
- ◊ Encourage eclectic building styles and design

Challenges

- ◊ Block views and sunlight
- ◊ Larger scale buildings
- ◊ City code may require a city-wide election to allow a portion of a building to exceed the height limit (MBMC 10.60.050 D)

Public Input

General Comments

- ◊ Most respondents are opposed to allowing any building feature to exceed the height limit

Advisory Committee

- ◊ Most of the Advisory Committee opposed allowing any building feature to exceed the height limit
- ◊ The MB Commercial Property Owners Association likes the idea of allowing towers to exceed the height limit on corner buildings

Options

Draft Plan Proposal	Allow towers/turrets to exceed the height limit by 6 feet on corner buildings
Option 1	Do not allow towers/turrets to exceed the height limit
Option 2	Only allow mechanical equipment to exceed height limit (will need screening)
Option 3	Allow and regulate what architectural features can exceed the height limit on corner buildings (dimensions of feature, non habitable, etc) and only allow on corner buildings on major intersections

Summary Sheets

- Benefits
- Challenges
- Public Input
 - General Comments
 - Advisory Committee
- Options



Community Consensus Items

Vision

- Add emphasis on residents
- Re-focus vision on retention of existing small businesses
- Balance emphasis of the residents' needs and role of visitors to sustain economic vitality

Land Use & Private Development

- Retain small scale and massing
- Encourage outdoor dining in private realm



Community Consensus Items

Public Improvements

- Enhance Beachhead site
- Beautify intersection nodes
- No traffic signal at MBB/Morningside
- Discreet wayfinding signage
- Install public art
- Enhance landscaping
- No mid-block crossings
- Trash maintenance program & Task Force



Key Concept

Ground Floor Retail Uses

Draft Plan Proposal:

Banks, Offices, Catering Services adjacent to a sidewalk or pedestrian area requires a Use Permit; allowed on upper levels without a Use Permit. Communication facilities only allowed on upper levels with a Use Permit.

Related Goals: Ch. 3, 4, 6, & 9

Small town character, pedestrian access and orientation, activities along streetscape, strong sense of community, economic vitality



Key Concept

Building Height/Stories

Draft Plan Proposal:

No Change in Max Height

Existing requirements in the CD Zone
Area A

- 30 feet with parking structure or pitched roof
 - 22 feet with a flat roof
- Area B
- 26 feet

Related Goals: Ch. 3, 4, & 6

Small town character, tight urban form,
pedestrian scale and massing



Key Concept

Maximum Frontage of 50 Feet

Draft Plan Proposal:

Require a maximum of 50 linear feet of individual building frontage along a street

Related Goals: Ch. 3, 4, & 6

Small town character, scale and charm, pedestrian orientation, activities along streetscape, sustainable design, compatible uses



Key Concept

Setbacks & Stepbacks

Draft Plan Proposal:

Create Maximum Front, Rear, Sideyard, and Street Sideyard Setbacks; Optional Second Story Stepbacks

Related Goals: Ch. 3, 4, & 6

Small town character, tight urban form, pedestrian scale and massing



General Discussion Items

Vision

- Role of Visitors: Relative to Businesses and Residents

Economic Development

- Condense Chapter 8



General Discussion Items

Private Development

- Formula Uses
- Corner Height
- Façade Transparency
- Land Use Changes
- Use Permit Process
- Square Footage Cap



General Discussion Items

Public Improvements

- Pedestrian Plazas
- Private Dining
- Drop-Off Zones
- Beachhead Site
- Maintain or Increase Parking



Timeline & Next Steps

- April-May:** Revise Draft Plan & Prepare Environmental Document
- May-June:** Public Review of Environmental Document
- July 2016:** Planning Commission Public Hearing
- July 2016:** City Council Public Hearing for Final Adoption

