

To: Interested Parties

From: Jim Hendryx, Director of Economic and Development Services

Re: Downtown Development Plan Update

Date: November 23, 2009

The Planning Commission held three workshop meetings to review the Downtown Development Plan (DDP) and developed a series of comments on the plan. With the Commission's guidance (see attachment 1), the draft DDP was revised in November 2009, including most of the issues addressed during the workshops. Additional modifications to the plan are underway to further address the Commission's comments, to correct inconsistencies, and improve overall readability.

The latest plan (November) can be found on this web page. A subsequent version, reflecting the Commission's final comments will be available on this web page before the Planning Commission's December 10, 2009 Public Hearing. City Council is tentatively scheduled to hold a Public Hearing to consider the Commission's recommendations on January 11, 2010.

Changes made to the Downtown Development Plan are summarized below:

- Executive Summary
 - Revised text that clarifies intent of Downtown Development Plan (page 1)
 - Recognizes historic Settlemier Neighborhood (page 1)
 - Summarizes changes in: Comprehensive Plan, Woodburn Development Ordinance, Transportation System Plan (page 1)
 - Establishes role for Urban Renewal – Strategic Business Plan (page 1)
 - Clarifies relationship between 1998 & 2009 Downtown Plan update (page 1)
 - Clarifies sub-area boundaries (page 1)
 - Clarifies intent of Development Studies as possible future development scenarios (pages 1 & 2)
 - Revised map reflects historic Settlemier Neighborhood (page 5)

- Introduction
 - Sub-area boundary corrected for Old Town and historic Settlemier Neighborhood (page 6)
 - Text recognizes historic Settlemier Neighborhood (page 6)
 - Clarifies intent of Development Studies (page 8)
 - Young Street description – *further refinement needed (page 9)*
 - Clarifies role of housing & business development (page 9) Reformatted to create separate chapter
 - Recognizes intent of Development Studies – how properties could develop under proposed zoning (page 13)
 - Public art – *further formatting needed (pages 16 & 27)*

- Transportation
 - Reformatted to create separate chapter
 - Reference to specific one-way streets deleted, concept remains for optional future decision (page 32 & figure 7)
 - Illustrations revised to reflect changes (figure 7)
 - “Young Street corridor” term eliminated from text and TSP amendments
 - *Need to remove reference to “removing rail crossings” (page 32)*
 - Transportation Improvement Priorities revised reflecting changes (page 41) *need to remove reference to figures*

- Strategic Business Development Plan
 - Reformatted to create separate chapter
 - Clarifies role of Urban Renewal/Chamber of Commerce (page 45)
 - Clarifies intent of Business/Merchandise Opportunities (page 46)

- Housing Strategy
 - Housing remains important to successful downtown (page 59)

- Implementation Plan
 - Clarifies – roles and responsibilities (page 63)
 - Establishes priority actions (pages 63 & 64)
 - *Needs to be reformatted to create separate chapter for implementation plan*
 - Establishes priority actions – needs further editing, eliminating: (page 66)
 - One-way streets
 - Young Street
 - Identifies steps for implementation (pages 67 – 69)

- (Appendix A) Zoning and Comprehensive Plan
 - **Commercial General (CG) Zone**
 - Purpose statements (page 5)
 - Designate Downtown Gateway sub-district (page 5)
 - Provides for housing (multi-family and attached) at 12 – 32 units per acre (page 5)
 - Special Trade Contractors allowed – within an enclosed building (page 6)
 - Existing uses no longer non-conforming uses under proposed language (page 6)
 - Allow corporate offices in the overlay district (page 8)
 - Establishes height limits (40 – 70 ft) allowing CUP to exceed (pages 3 & 11)
 - Commercial General (CG) Zone - Continued
 - Prohibits the following uses: (pages 7, 8, 10, & 11)
 - Agricultural practices
 - Limousine services
 - School transportation
 - Charter bus services
 - Special needs transportation
 - Motor vehicle towing
 - Self & mini-storage
 - Recreational vehicle parks
 - Check cashing
 - Pawn shops
 - Specific entertainment activities

Downtown Development and Conservation (DDC) Zone

- Purpose statements (page 15)
 - Provides for housing (multi-family and attached) at 12 – 16 units per acre (page 15)
 - Allows corporate offices (page 18)
 - Establishes height limits (40 – 50 ft) allowing CUP to exceed *Map*; *needs revising for Front street* (page 21)
 - Establishes design standards to maintain & enhance historic character (page 21)
 - Establishes additional Architectural Design standards (pages 22 – 27)
 - *Editing needed to eliminate conflicting figures in Development Standards and Guidelines for building height in the DDC* (page 23)
 - Outdoor Display of Merchandise- *standard needs to be deleted* (page 26)
 - *Outside food vending needs further editing* (page 26)
 - Mural standards eliminated from WDO (page 26)
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- Comprehensive Plan Text Updates (pages 38 & 39)
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- Appendix B- Transportation System Plan Updates
 - Designated one-way streets eliminated (page 1)
 - Young Street cross-sections eliminated (page 1)
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- Appendix C- Financial Resources
 - Identifies alternative funding sources (pages 1 – 6)