

Centers, Corridors and Wedges – “Make-Up” Advisory Group Meeting January 8th, 2009

Summary Notes

Staff provided an overview of the Centers, Corridors and Wedges document and the Advisory Group review process.

Questions asked by Advisory Group members:

1. Question: Is there a difference between wedge areas that are closer to uptown and other employment centers, as opposed to wedge areas that are further out, and should there be higher density allowed in those wedge areas closer into town?

Answer: The CC&W is a general growth framework that will not determine the allowed density of specific parcels. However, it does note that in the wedge areas moderate to higher densities would be allowed in appropriate locations that can accommodate it.

2. Question: When this document and Advisory Group process is over who is going to review this document? Is the City Council going to review it?

Answer: When we finish the Advisory Group process, staff will provide a list of changes and work with Council, who will ultimately need to adopt it.

3. Comment: Should always show PowerPoint slide that illustrates exactly where we are in the process.

4. Question: What exactly was approved by Council in the 1990's, and why are we updating it today?

Answer: There was a document endorsed by Council that is a very different type of document from the one we have today. We are updating it because of changes in demographics and development in the City since the 1990's, and because staff also needed something more detailed to use as a guiding document.

5. Question: What is the new definition of Center City?

Answer: Currently, the document uses the I-277 loop as the boundary, but it might be amended through the upcoming Center City Planning process.

6. Question: Are Centers in Corridors?

Answer: No. However, sometimes they are contiguous.

7. Question: On the South Corridor why is the boundary east of South Blvd.?

Answer: It includes the properties on the east side fronting South Blvd.

8. Question: If we take out the new developments that have happened on the South Corridor would the figure of 70% of new multi-family and 75% of new office developments going in Centers and Corridors still be accurate?

Answer: We have not done that calculation.

9. Question: Were alternative modes of transportation considered?

Answer: Yes, in all areas Centers, Corridors and Wedges alternative forms of transportation are recommended.

10. Question: How can we find Agricultural farm lands in Wedges?

Answer: Maybe through the County's Property Appraiser or POLARIS.

11. Question: Is there a difference in multi-family density in terms of a Center versus a Wedge?

Answer: Density will typically be higher in a Center. Details are provided in the document.

12. Question: How does this document impact the point system for higher density housing found in the GDP's?

Answer: It does not impact the point system per se, and the GDP point system will continue to be used.

13. Question: How could one find out if their property is in a Center, Corridor or Wedge; is there a parcel specific map in which one could look up their property?

Answer: There is a map on line that is more detailed. Staff will be working to make this information available for Advisory Group members.

The meeting concluded at 7 pm and the group was invited to the third Advisory Group meeting on Tuesday January 13th at 6 pm.