

Centers, Corridors and Wedges

Advisory Group Meeting #5



February 10, 2009

Presentation Overview

- Advisory Group Process
- Feedback from Meetings #1-4



Advisory Group and Adoption Process - Revised

Meeting #1 – Dec. 9

- Introduction
- Issue Verification

Meeting #2 – Dec. 16

- Vision/Guiding Principles

Meeting #3 – Jan. 13

- Centers, Corridors

Meeting #4 – Jan. 27

- Centers Feedback
- Corridors Discussion

Meeting #5 – Feb. 10

- Corridors Feedback
- Corridors Discussion

Meeting #6 – March 3

- Wedges Discussion
- Revised Vision and Principles

Meeting #7 – TBD

- Wrap Up

Document Update – Jan./March 2009

- Document Revisions Based on
Advisory Group/Staff Consensus
- Summarize Outstanding Issues
from Advisory Group Process

Planning Commission Review and Recommendation – March/April 2009

- Public Input

City Council Review and Adoption – April/June 2009

- Public Input

Status of Staff Work Based on Advisory Group Meetings: General

- Re-establish web survey – *complete, including neighborhood leader e-mail blast*
- At end of Advisory Process, determine additional input needed – *future*
- Develop a glossary for document – *underway*
- Revise wording for Vision – *underway*
- Advisory Group to provide suggested language for Vision – *complete*
- Revise wording of Guiding Principles and provide explanatory text for each Principle - *underway*

Status of Staff Work Based on Advisory Group Meetings: Centers

- Update CCW and GDP's to address similarities and differences between "centers" in each document – *underway*
- Revise text to indicate that mixed use and multi-use represent the desired character of Mixed Use Centers and Center City, not the prevalent building type – *underway*
- Revise text to strengthen this concept that the Center City is the heart of the City and Region – *underway*
- Revise text for Mixed Use Centers to make types of office (national/regional) more similar to Center City - *underway*
- Clarify park recommendations for Centers - *underway*

Status of Staff Work Based on Advisory Group Meetings: Corridors

- Redefine Corridors to reflect positive characteristics - *for discussion tonight*
- Add fourth subarea, Established Neighborhoods, to Corridors – *for discussion tonight*
- Revise document to indicate Corridor Station Areas function as “Centers” around a rapid transit station - *for discussion tonight*
- Revise document to indicate Corridors can have areas with character of Mixed-Use Centers and smaller centers may be located in Wedges and Corridors – *Corridors for discussion tonight; Wedges underway*

Status of Staff Work Based on Advisory Group Meetings: All Area Types

- Address areas with unique or historic qualities in design section of each area type - *underway*
- Revise document to refer to mixed use and multi-use in Centers, Corridors and Wedges, where appropriate – *underway*
- Develop summary of framework that highlights major common elements and differences between Centers, Corridors and Wedges - *underway*

Additional Staff Recommendations

- **Develop Executive Summary of document**
 - **Place in front of document**
 - **Provides highlights of document but is attached to full content**
- **Replace existing maps in document with more general maps**
 - **Use “bubble” diagrams**
 - **Staff will continue to use parcel based maps for tracking development goals**
 - **Designation will continue to be used for rezonings**

Additional Staff Recommendations (cont.)

- Remove “numbers” from body of document and place in glossary
- For example:
 - “low density (up to 4 units per acre)” would be revised in to document to “low density”
 - Glossary definition would be added: “low density residential: housing at a density typically at 4 units per acre or less”

Additional Staff Recommendations (cont.)

- Continue use of terms – Center, Corridor and Wedge
 - Did not find replacement terms
 - Many people are familiar with these terms
 - Using “Activity Centers” and “Growth Corridors” to differentiate from other Centers and Corridors

Review Updated Material

- New Corridor Text
- Text for Established Neighborhood Area of Corridor

CENTERS • CORRIDORS • WEDGES

Growth Framework



Thank You

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