

CCAP March 14, 2011 Community Meeting Public Questions and Comments

Comment: Village Eatery Owner indicated they have one window panel painted with their specials. Due to the economy their business was way down until they did this. He feels that the painted sign draws a significant amount of business and would like the City to consider allowing these types of window signs.

Q: Will the use in T4-Village Edge remain the same?

A: The zone designation would be CCAP but the use as high density multifamily housing would be the same.

Q: Will the change affect taxes in the T-4 area?

A: No. Property taxes are based on assessed value of the property which is normally determined at the time of a property sale. There will be no change in the tax rates which are 1% of assessed valuation.

Q: What will change in the T-4 area?

A: There will be more design standards due to its unique historic character and the goal to preserve the community character.

Q: Will it be more expensive to build?

A: Possibly due to more design requirements to preserve and enhance neighborhood character.

Comment: I would like to add to the rear of my property in the T-4 Village Edge area but the 20 foot rear setback is too much. I prefer a smaller rear setback.

Q: Regarding the T4 Village Edge, at the time of the General Plan update in 2005-06, the Vista Bonita to Wabash area was removed from the CCAP. Why include it now?

A: The area is part of the older, historic original town with unique character that provides context for the downtown village area as a whole. Including the area in the CCAP will provide that context while also creating development guidelines for future projects that preserve the unique character of the area as a residential neighborhood.

Comment: The guidelines for T4, Village Edge have the same feeling as a historic preservation overlay zone regarding restrictions.

Comment: I feel that mixed use would also work in the T-4 Village Edge area.

Q: Won't 10,000 square foot minimum lot size encourage the demolition of small homes and lot consolidation rather than encourage single lot development?

A: One goal of the CCAP would be to promote multifamily development on larger lots. However, there will be guidelines to preserve the existing one story street front aspect, putting two story development (in the case of the T4, Village Edge) in the rear of the property.

Comment: I would like to see lower standards – lower parking standards.

Comment: I have a hard time accepting the City's concern about historic preservation since the City sold the three old bungalows on Vermont for the Gangi project.

Comment: The City should make standards to encourage development.

Comment: The City should promote underground parking.

Q: What are the benefits for T4, Village Edge? It seems like we will be more restricted in design by historic standards.

A: Right now, there are no design standards for the area from Vista Bonita to Wabash that would protect the existing unique character of the area. Including this area in the CCAP will not reduce the multifamily density capability of the area but would provide more comprehensive guidelines that help preserve the character of the neighborhood.

Q: What is Tier 1? What is the significance for the CCAP?

A: It is part of a rating system established years ago by the Historic Preservation Committee to indicate the quality of a particular property with historic resource potential. Tier 1 means that the Committee felt the property would be eligible for nomination to the State or National Historic Resource Register. The Tier system is part of the Historic Preservation Committee's historic resource survey and provides the City with some indication of the value of the property as a historic resource which may assist the City in the future. However, being on the survey does not put any development restrictions on the property at this time.

Q: What are the differences in development standards between the R-3 zone and CCAP zone?

A: The proposed CCAP development standards will have more specific architectural guidelines and requirements for preserving the character of the various sub-areas. The R-3 zone does not have any architectural or design guidelines or language about preserving neighborhood character.

Comment: The City should cover the Dalton Wash as a pedestrian walkway.

Comment: There should be a stronger connection between the Village and Finkbiner Park and encouragement for pedestrian activity to T5, Village Core from the edges.

Q: What could be built on the empty lot at the southwest corner of Bennett and Glendora Avenue today?

A: Under today's standards a two-story 35 foot high commercial building could be constructed there. The City did approve a special overlay called a PD or Planned Development a number of years ago for the property that allowed 3 stories to allow a 3rd story residential component with an underground parking structure. That project was never built. That type of development would be allowed as part of the CCAP with some changes in the façade to be more consistent with the historic context of the village.

Q: Are there any concerns about allowing development to go 3 stories?

A: We will need to look carefully at what the potential impacts of 3 story development will have on parking. In the T5A, Village Transition area we will need to think about how to preserve neighborhood character if we allow 3 stories. In the T5, Village Core, based on the examples we

have seen, there will be no negative visual impact to the village from 3 story development due to the width of the street and the existing tree canopy.

Comment: Parking is an issue now. Right now there is a lot of parking on Meda Avenue on Thursdays and Fridays from restaurant users.

Comment: More height means more parking demand.

Comment: Expressed concern about the difference in setbacks in the T5A, Village Transition between commercial and residential uses.

Comment: It is hard to walk on the sidewalks downtown right now because of the outdoor dining areas blocking the sidewalk.

Q: How will the City pay for additional lighting for the area? Will there be any parking fees? Is this being thought about?

A: Our sense is that the community wants to work within the existing framework without additional fees.

Q: What are next steps?

A: We now need to work on a more detailed plan and then have more outreach to the community, at least one more meeting.

Q: Why can't the T4 area be mixed use?

A: Because it's historic character has always been residential. One of the goals of the CCAP Development Standards is to preserve and enhance the existing character of the CCAP area. In the case of the T4 area, that would mean preserving the existing residential use.