



MEMORANDUM

DATE December 29, 2017
TO Dundee Riverside Master Plan Code Committee
FROM Becky Hewitt, Matt Hastie, and Cathy Corliss, Angelo Planning Group
RE **Code Committee Meeting 1 Discussion Questions**
CC Project Management Team

The Code Committee will meet on January 9th, 2018 to provide input to the Project Management Team (PMT) for the Dundee Riverside Zoning Code project. The purpose of this project is to implement, build on, and where needed, clarify policies in the Riverside Master Plan. We do not plan to revisit or modify the policy direction in the Master Plan and recommended approaches to updating the city's Development Code ultimately need to be consistent with RMP policies. The PMT has identified a list of key discussion questions for input from the Code Committee. These questions are listed below with options intended to offer a range of reasonable choices. Preliminary recommendations by the project team (city staff and consultants) are shown in **bold** except as noted. To prepare for the meeting, the Code Committee is encouraged to consider the questions and options below, and review the attached memorandum, which provides further background and explanation of the issues and questions at hand (question numbering below matches the numbering of issues in the attached memo).

Key Discussion Questions

1) Housing Targets: The Riverside District Master Plan (RDMP) sets a target number of new homes (including apartment, duplex, and townhome units) to be built within each future residential area of the Riverside District. These targets are intended to ensure efficient use of residential land, provide enough development to help pay for needed infrastructure (e.g. water, sewer and roads), and generate enough new households to support existing and new local businesses, while also ensuring that the amount of development stays within the estimates used to evaluate infrastructure needs.

How much flexibility should developers have to deviate from the housing targets?

- A. Allow a small range (e.g. 0% above to 10% below the target)
- B. Allow a moderate range (e.g. 5% above to 25% below the target)**
- C. Allow a large range (e.g. 10% above to 50% or more below the target)

2) Housing Variety and Mix: The RDMP encourages a mix of different types of housing within residential areas (e.g. single-family homes, duplexes, townhomes, and apartments or condos). This is intended to provide options for different kinds of households (e.g. single people, young couples,

families, older adults) and different income levels to live in the Riverside District. ***How much flexibility should developers have to choose whether to build a mix of housing options?***

- A. Developers should be required to provide a certain amount of housing (e.g. 5-10% of the total) as duplexes, townhomes, apartments, etc.
- B. Developers should be required to provide at least one type of housing other than single family homes (e.g. duplexes, townhomes, apartments, etc.), but no minimum amount**
- C. A range of housing options should be allowed, but there should not be a requirement for what the developer has to build

3) Housing in Commercial/Mixed Use Areas: The RDMP identifies two commercial/mixed use areas. The plan sets a maximum amount of non-residential development in each area but does not say how much commercial development *must* happen, or limit how much residential development can occur in those areas. ***How much flexibility should developers have to build housing in commercial / mixed use areas within the Riverside District?***

- A. Allow up to half of the total ground floor area on sites in commercial/mixed use areas to be developed with housing (more would be allowed above commercial space), similar to the City's existing commercial zones
- B. Allow more than half of the total ground floor area on sites in commercial/mixed use areas to be developed with housing (e.g. 75%)**
- C. Do not limit the amount of residential vs. commercial development, but require housing in mixed use areas to be part of an integrated plan that includes non-residential development

4) Housing in Light Industrial Areas: The RDMP shows one light industrial area, which is intended for food and beverage production and sales, possibly wine production and tasting facilities, indoor and outdoor event space, restaurants, etc. The plan does not anticipate housing in this area, but some communities allow housing within light industrial areas where the area is in transition or other uses that draw the general public (e.g. brewpubs, restaurants, etc.) are present. ***Should housing be allowed in Riverside District light industrial areas?***

- A. Do not allow housing.
- B. Allow limited types of housing (e.g. live/work spaces and housing for employees of area businesses).
- C. Allow housing up to a certain percentage of the total development area when proposed as part of an integrated master plan that addresses compatibility issues.

Preliminary Team Recommendation: Hybrid of Options B and C

5) Non-Residential Uses in Commercial & Light Industrial Areas: The RDMP lays out certain uses that are envisioned in each of the commercial and light industrial areas, and suggests that the code should allow these and "similar uses". However, these uses do not translate directly to defined uses in the existing development code, and many uses are not addressed. ***How much flexibility should the code allow for businesses and uses not specifically identified in the plan?***

- A. Take a narrow approach, with few additional uses beyond those identified in the plan.
- B. Take a broad approach, and allow a wider range of uses, with more emphasis on size limits and design standards to create the desired environment.**

6) Residential Design Standards: The RDMP does not address residential design; however, there was interest in residential design standards during the planning process. Basic residential design standards may address entrance locations, windows, garages, etc. to encourage pedestrian-friendly neighborhoods and “eyes on the street” – the ability to see from the home out to the street, which has been shown to discourage crime. They typically do not regulate architectural style (any architectural style can meet the standards), but some require variety so that adjacent homes are not identical. ***Should the code include design standards for single family homes, duplexes, townhomes, and/or apartments in the Riverside District?***

- A. Do not regulate residential design.
- B. Regulate multifamily design (apartments and condominiums) only – do not regulate single family homes, duplexes, or townhomes.
- C. Establish basic residential design standards as described above for single family homes, duplexes, townhomes, and multifamily.**

7) Commercial and Industrial Design Standards: The RDMP suggests that Riverside District Zone will impose design standards for commercial, mixed use, and light industrial development, but does not describe what type of design is desired, other than a “village scale” in the neighborhood-oriented commercial area. The City’s existing commercial design standards require features that make new buildings pedestrian-friendly (ground-floor windows, buildings close to the street, avoiding blank walls, etc.); existing industrial design standards have more limited requirements related to materials, building entrances, landscaping and screening.

What is the appropriate character for each of the commercial/mixed use areas?

- A. Very pedestrian-oriented, with lots of ground-floor windows, buildings close to the sidewalk, and little parking visible from the sidewalk
- B. Pedestrian-friendly, with some ground-floor windows and parking mostly to the side of the building so the entrance is not separated from the street by a large parking lot

What is the appropriate character for the light industrial area?

- A. Functional/industrial, with some buildings you can’t see inside of and entrances, parking and loading arranged to suit the needs of the business
- B. Pedestrian-friendly with some ground-floor windows and parking mostly to the side of the building so the entrance is not separated from the street by a large parking lot
- C. Pedestrian-friendly as described in B along key streets, industrial as described in A everywhere else

Preliminary Team Recommendation: See Detailed Code Evaluation Memo