

# Neighborhood Centers

Land Use & Environment Committee

October 12, 2017



# What are Neighborhood Centers?

*Intended to be small walk and transit-friendly business clusters within residential neighborhoods that serve the day-to-day retail and service needs of local residents and foster community interaction.*



# Neighborhood Centers



















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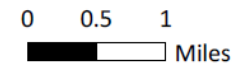
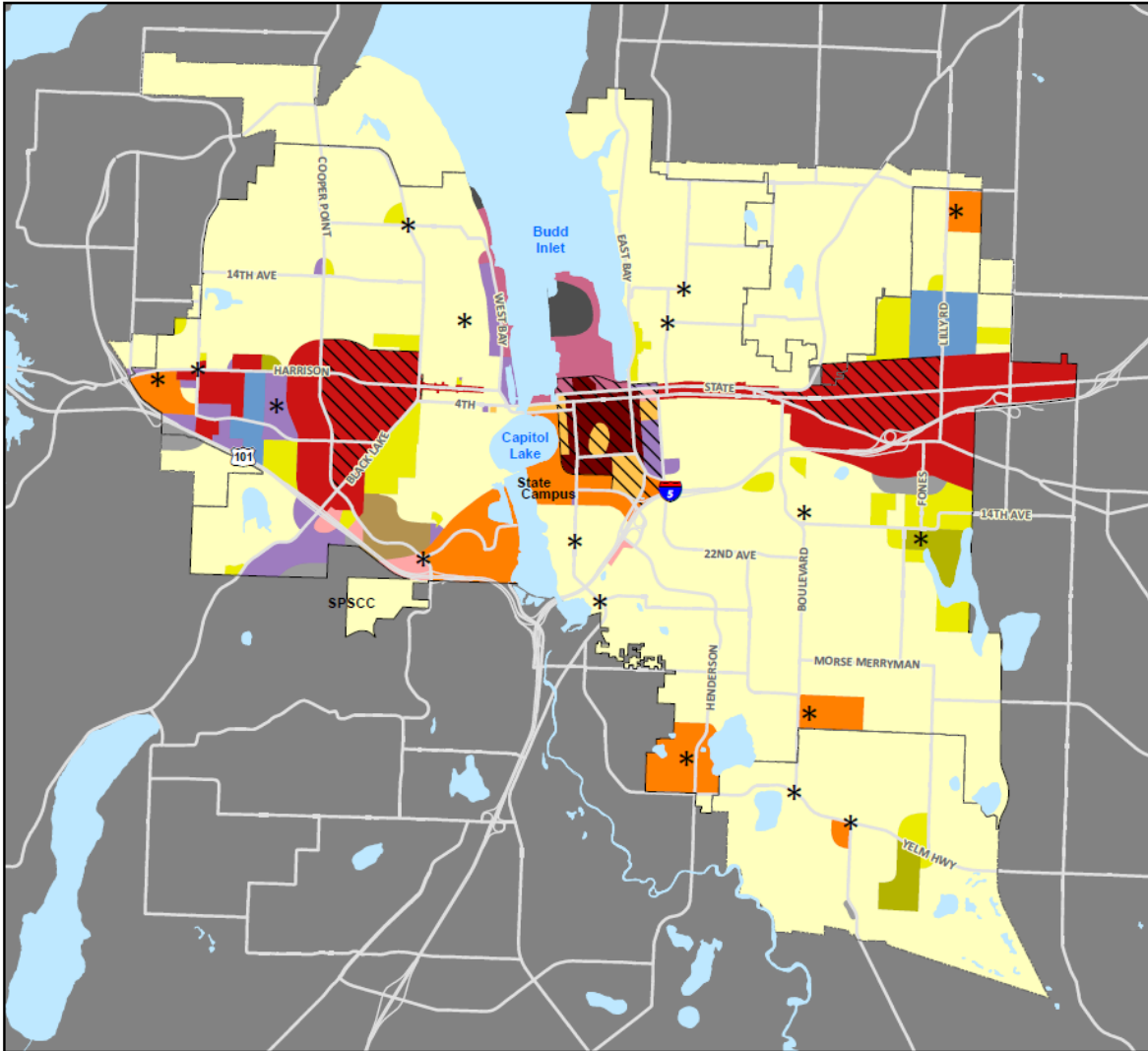
## Future Land Use

Publication Date: 8/25/2016

Effective Date: 8/30/2016

Ordinance #7032

-  High Density Neighborhoods Overlay
-  Low Density Neighborhoods
-  Medium Density Neighborhoods
-  Mixed Residential
-  Neighborhood Centers
-  Residential Mixed Use
-  Planned Developments
-  Professional Office & Multi-family Housing
-  Urban Corridor
-  Urban Waterfront
-  Central Business District
-  General Commerce
-  Auto Services
-  Medical Services
-  Light Industry
-  Industry
-  City Limits
-  Urban Growth Area



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# Neighborhood Centers

## **Comprehensive Plan**

- Businesses serving area residents
- Within ¼-mile of most residents
- Generally include:
  - Small-scale conveniences and service businesses
  - A transit stop and neighborhood park
  - Bounded by moderate or high density housing
- Foster social interaction and a sense of community
- Accommodate nearby residents' routine shopping needs

## **Good Goals and Policies**

## **Turn Focus to Implementation**

## Planning Commission Retreat (2013)

Three phase approach:

1. Information Gathering (2014)
2. Public Outreach (2015 – partially completed)
3. Consider Changes to Regulation (planned for 2016)



Timeline and staffing changed with the focus on completing the Comprehensive Plan and Development Regulations Update.

## Surveys and Interviews

- Public's desires for centers
- Challenges (development & business operation)

Conditions vary at each site

Some commercially zoned, some are not



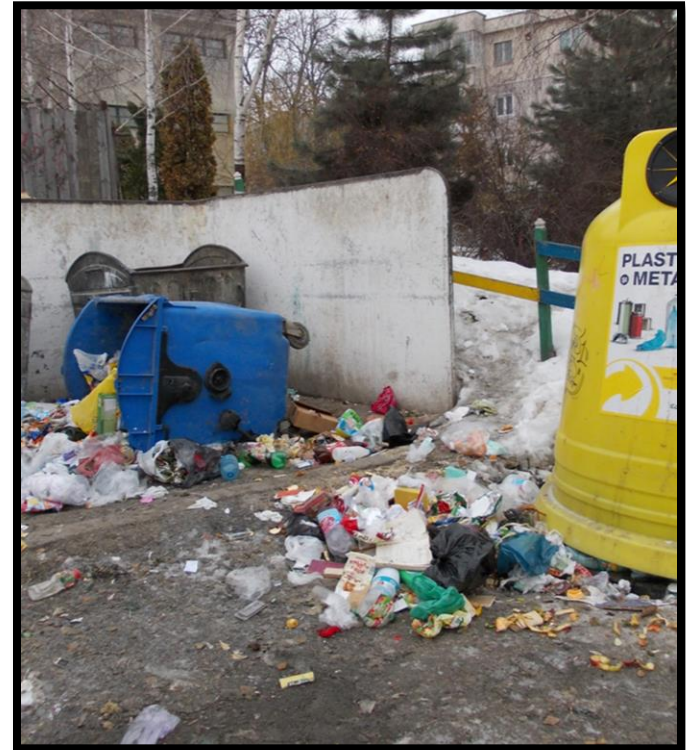
## Public Preferences

- Small-scale, quaint
- Family friendly
- Local, organic
- Affordable, convenient
- Bike friendly
- Easy Transportation Options
- More Housing Choices



## Public Concerns

- Noise
- Vagrancy & Crime
- Garbage Containers
- Parking Availability/Design
- Handicap Accessibility
- Truck Traffic
- Loss of neighborhood character





## Public Outreach began but was not completed

- Partner with Coalition of Neighborhood Associations
- Meet with neighborhood groups
- Open House





# Subarea Planning

- The first neighborhood subarea plan was accepted last year.
- One of the identified priorities is to develop the Neighborhood Center at Bethel Street and San Francisco Ave.

Action Steps (abbreviated)	Potential Partners
Establish ad hoc committee with City to identify steps to develop a neighborhood center.	ONNA, Planning, Public Works
Promote mixed-use building that supports community life.	ONNA, Planning
Research contamination at old gas station. Work with partners to identify funding options for clean up.	ONNA, Planning, Local Gov't, Federal Gov't
Seek opportunities for public and private funding to purchase the properties at 1400 Bethel Street NE.	ONNA



# Potential Next Steps

Respond to requests or broader approach?

If broader approach:

- CPD Work Plan
- Phase 1: Reassess for condition changes at various sites
- Phase 2: Public Outreach
- Phase 3: Proposed zoning and code changes