

**PROPOSED SCOPE OF ACTIONS**

<b>CAUSE:</b>	<b>PROPOSAL:</b>	<b>ADDITIONAL CONSIDERATIONS:</b> (Not included in Background & Summary Doc.)	<b>EXPECTED OUTCOME:</b>
<p>The Master Plan process is too onerous.</p> <p>Certain development regulations may be outdated.</p> <p>There are neighborhood concerns about design, primarily about the mass and scale of buildings.</p>	<p><u>Consider</u> code amendments to:</p> <ul style="list-style-type: none"> <li>Remove the master plan process for neighborhood centers, and update neighborhood retail zoning regulations as the alternative process. (update allowed uses and other development standards)</li> <li>Decrease the number of required vehicle parking stalls for neighborhood center businesses.</li> <li>Update the sign code to allow businesses to have more visibility, while also balance this with public concerns about sign clutter.</li> <li>Expand design review to all neighborhood center developments. Consider adoption of standards that provide more certainty, yet maintain flexibility for variety of tenants. Incorporate Crime Prevention through Environmental Design (CPTED) standards.</li> </ul>	<p>Some things to consider <u>at time this action is completed</u>:</p> <ul style="list-style-type: none"> <li>Is the master plan process still appropriate for larger undeveloped properties?</li> <li>Current requirement is to include a 1 acre village green or park, with a center between 2-10 acres in size. If open space requirement is kept, consider reducing the size or using a percentage instead of a flat acre.</li> <li>Current requirement is to separate centers from each other by ½ mile. Consider whether this is necessary.</li> <li>Incentives for food-related businesses, such as allowing wholesale food operation in conjunction with retail uses (small-truck operations only), food stands and small neighborhood food courts.</li> <li>Should center design review in centers be administrative or Design Review Board level?</li> <li>Standards regarding noise, odors, hours of operation, and size of trucks used to move goods that support center businesses.</li> </ul>	<p>The process and regulations around neighborhood centers will be easier to understand, apply for and administer.</p>
<p>In some areas, surrounding population densities are too low to support neighborhood center businesses.</p>	<p>As part of the neighborhood subarea planning process, provide a data profile of planned neighborhood center locations within the subarea. As an option for the subarea planning process, facilitate a visioning, followed by a feasibility analysis to determine whether higher densities are likely needed to support the subarea’s vision for its neighborhood center.</p>	<p>Data profile could include current &amp; projected number of households within ½ mile, household income, and nearest park, schools, transit routes, bicycle pathways, food stores, etc.</p>	<p>Subarea stakeholders explore options for feasibility, including increasing population density around centers, or may rethink vision for these locations.</p>
<p>Costs are prohibitive:</p>	<p>Explore possible partnerships between the City,</p>	<p>Consider allowing neighborhood grants to be used</p>	<p>Provide a ‘tool-box’</p>

**PROPOSED SCOPE OF ACTIONS**

<ul style="list-style-type: none"> <li>- Construction of new mixed-use buildings</li> <li>- Rehabilitation of existing, underused sites</li> </ul>	<p>neighborhoods, business and property owner/developers to reduce costs associated with neighborhood center development or improvement (e.g., assistance with addressing contamination, constructing improvements, and place-making.)</p> <p>Provide info about tax incentives associated with upgrading older buildings. See also #1, #2 and #4</p>	<p>for improvements within neighborhood centers.</p>	<p>of potential partnerships &amp; other incentives to help overcome financial hurdles to developing or operating a business in a neighborhood center.</p>
<p>There is not enough land onsite to stage garbage, recycling and compost bins.</p>	<p>Consider allowing shared space among neighborhood businesses for staging garbage, recycling and compost.</p> <p>Continue to explore the City’s options for picking up commercial recycling.</p>		<p>There is adequate space and collection opportunity to manage waste and recycling.</p>
<p>Inadequate pedestrian infrastructure</p>	<p>Prioritize improvement of pedestrian infrastructure and amenities in neighborhood center areas as they develop.</p>		<p>Improve pedestrian safety and walkability.</p>
<p><b>New:</b> Safety concerns regarding drug and other unlawful use or abuse of property.</p>	<p>Develop and communicate safety best practices for neighborhood center businesses. For example, the police department cannot enforce trespassing rules unless there is a sign posted onsite, thus the best practice would be to install a visible ‘no trespassing’ sign.</p>	<p>Consider including this as part of the City’s neighborhood watch program.</p>	<p>A proactive approach to share best practices increases awareness among business owners and neighbors, reducing the instance of unsafe behaviors.</p>