



Stakeholder Interviews Summary related to Land Development Code Update

October 4, 2010

Major Themes

- Desire for **clear and predictable codes**. Current standards are often too vague and subjective.
- Interest in more **flexibility on the types of housing permitted**. Cottage housing and townhouses.
- Interest in provisions that **encourage clustering of lots in subdivisions**.
- Interest in **density bonuses** in exchange for better design/energy efficient development.
- Require **pre-application meetings** for most projects. Adds predictability & saves \$.
- **Energy efficient design** – need incentives and/or proof that it makes **economic sense**.
- Better pedestrian access and **connectivity** are important.
- Promote **compatible infill** development in and around downtown – mixed-use, townhouses, etc.
- All liked the concept of street-based development **frontage standards** – particularly in downtown.
- Interest in provisions that **deemphasize the garage** in single family developments.
- Desire for **better streetscape design**, including reduced street widths, planting strips, sidewalks, and minimizing tall fences in front yards.
- **Parking standards** – need updating, particularly multifamily uses and use-change provisions.

Other Comments/Suggestions

- Design review - consider reducing the number and types of projects subject to DR.
- City/county coordination - needed on roadway connections and for consistent zoning.
- Business park/office uses in light industrial areas.
- Creeks and canals – good sites for possible trail/amenity corridors, but recognize challenges: Likely irrigation district resistance, creek setbacks (75').
- Sign code – interest in update to reduce/eliminate tall pole signs, better design.
- Landscaping provisions should be updated for more clarity, better design and plant mixture.

Stakeholder Interviews Summary related to Energy Efficiency & Conservation Strategy

Key Themes

Development Barriers

- Remove barriers to infill development
 - Odd-shaped parcels without street access are impossible to develop under the City's requirements for setbacks, driveways, fencing, etc.
 - Provide more flexibility for accessory dwelling units.
- Provide more flexibility for cottage developments
 - PUD ordinance needs revising to allow for cottage development or create a special ordinance to allow cottage development.
- Historic buildings in the downtown are empty because it is cost prohibitive to renovate them.

Energy Efficiency & Conservation Barriers

- Existing commercial buildings need energy efficiency upgrades but the City's energy assessment audits are currently geared toward residential homes.

Multi-Modal Transportation Barriers

- Subdivision requirements for pedestrian and/or bicycle corridors are too restrictive i.e. prescribed location of a pedestrian and/or bicycle corridor can divide a parcel in a way that reduces its' number of buildable lots and the requirement for continuous fencing adds more cost. Both of these requirements tighten the developer's profit margin.
- Shuttle bus service has a limited service area and long wait times (30 min average head ways).

Sticky Issues

- How to reconnect isolated subdivisions to the community.
- How to redevelop historic buildings in downtown in an affordable manner.
- How to encourage higher development standards for private development.
 - Enhancements for off-campus housing such as pedestrian/bicycle accommodations, utility metering, and a recycling program would be welcomed, but CWU has no purview over private development.

Opportunities

- Provide utility bills with visual usage report over the last 12 months to track spikes or dips in consumption.
- Technical Fact Sheets to expedite permitting and lower cost of residential solar hot water, PV, and ground source heating.
- Provide electric vehicle charging stations along interchange and/or downtown to draw economic development.

Resources

- Food Access Coalition is conducting a Community Food Survey. Review results for overlap issues with this project.
- Central Washington University is updating their Master Plan. Review draft for opportunities in transitional zones between campus and surrounding community i.e. non-motorized connections, energy-efficient lighting, community gardens, etc.