



Regulating Maps: Planning Commission Worksheet Instructions

November 11, 2010

The objective is for the Planning Commission to review/refine the following preliminary suggestions per the community's land use and design objectives:

- 1) Appropriate street type designations and applicable standards
- 2) Regulating maps for the various areas

Since the standards and maps are so interrelated, we suggest the Planning Commission start with the Regulating Maps for the various planning areas first and determine if the street type designations and standards are appropriate and then mark up the maps.

CC District (Downtown)

First, identify concerns and/or suggested changes to the street type standards?

Storefront Street Standards

✓	Component (suggestion)	Alternative considerations, concerns, discussion
	Ground floor use No residential on ground floor	
	Parking location No new parking along frontages OR No more than 60' of parking along frontage	Departures considered?
	Transparency 70% of ground floor façade between 30"-8' above grade	Departures considered?
	Weather protection Required over all entries (at least 3' deep) PLUS Along 70% of frontages of north and east sides of street at least 6' deep.	Departures considered?



✓	Component (suggestion)	Alternative considerations, concerns, discussion
	Other elements?	

Secondary Street Standards

✓	Component (suggestion)	Alternative considerations, concerns, discussion
	Setbacks 10' min if Landscaped Frontage	Departures considered?
	Parking location No more than 50% of frontage occupied by parking	Departures considered?
	Entries At least one entry visible from street for Landscaped Frontages	Departures considered?
	Transparency 15% of façade for Landscaped Frontages	Departures considered?
	Weather protection Required over all entries (at least 3' deep) for Landscaped Frontages	Departures considered?
	Other elements?	



Landscaped Street Standards

✓	Component (suggestion)	Alternative considerations, concerns, discussion
	Setbacks 15' min with allowance for weather prot. elements to project up to 6' into setback	Departures considered?
	Parking location No more than 50% of frontage occupied by parking	Departures considered?
	Entries At least one entry visible from street	Departures considered?
	Transparency 15% of façade	Departures considered?
	Weather protection Required over all entries (at least 3' deep)	Departures considered?
	Other elements?	

Suggested Mapping Changes?

Attach map or comments.



CC-2 District

First, identify concerns and/or suggested changes to the street type standards?

Storefront Street Standards

✓	Any changes to Storefront Street provisions needed (compared to Downtown?)	
	Ground floor use	
	Parking location	
	Transparency	
	Weather protection	
	Other elements?	

Secondary Street Standards

✓	Any changes to Secondary Street provisions needed (compared to Downtown?)	
	Setbacks	
	Parking location	
	Entries	
	Transparency	
	Weather protection	
	Other elements?	



Landscaped Street Standards

✓	Any changes to Landscaped Street provisions needed (compared to Downtown?)	
	Setbacks	
	Parking location	
	Entries	
	Transparency	
	Weather protection	
	Other elements?	

Other Street Type Designation(s) Needed? Describe components.

Suggested Mapping Changes?

Attach map or comments.



Canyon Road Area

First, identify concerns and/or suggested changes to the street type standards?

Gateway Corridor Standards

✓	Component (suggestion)	Alternative considerations, concerns, discussion
	Setbacks 15' min. landscaped setbacks	
	Parking location To side or rear, no max %	
	Pedestrian entry At least one visible from street	
	Transparency 15% of façade min.	
	Weather protection Over all entries, 3' min.	
	Other elements?	

Suggestions for other streets in area?

Suggested Mapping Changes?

Attach map or comments.



University Way Area

First, identify concerns and/or suggested changes to the street type standards?

Gateway Corridor Standards

✓	Component (suggestion)	Alternative considerations, concerns, discussion
	Setbacks 15' min. landscaped setbacks	
	Parking location To side or rear, no max %	Note Comp Plan discussion about this area being a "Heritage Corridor" and discuss what that might mean in terms of possible vision....standards?
	Pedestrian entry At least one visible from street	
	Transparency 15% of façade min.	
	Weather protection Over all entries, 3' min.	
	Other elements?	

Suggestions for other streets in area?

Suggested Mapping Changes?

Attach map or comments.



University Way Interchange Area

MIKE – LET'S TOUCH BASE ON HOW WE'D LIKE TO ADDRESS THIS AREA WITH PC IF AT ALL?

University Way Campus Area

Comments/concerns/suggestions on street designations and standards?

- What about Storefront Street designations along University Way?
- Other street designations?
- Changes to standards?

Other Comments/Suggestions/Concerns?