

Land Development Code Update Survey Results Summary

DRAFT, February 18, 2011

Overview

Survey Purpose

In concert with the development of an Energy Efficiency & Conservation Strategy (EECS), the City is in the process of a comprehensive Land Development Code Update (LDCU). The update is necessary to update currently outdated code, reflect current best practices, remove inconsistencies and conflicting code, help implement the 2007 Comprehensive Plan, and to simplify the code to make it easier to read and use. As one of the first project steps, the project team reached out to greater City of Ellensburg and Kittitas County residents, to identify community preferences and priorities for the EECS and LDCU.

LDCU Survey Results Synopsis

Key Issues and Themes

The LDCU portion of the survey included 17 questions with multiple choice options. Categories included streetscape design, new single family areas, new multifamily areas, new commercial developments, and individual questions involving the city's creeks and canals, historic preservation in the neighborhoods, and encouraging energy efficiency and renewable energy sources in the updated land use code. Participants were asked for each 17 strategies to identify whether they were (1) not important at all, (2) not very important, (3) somewhat important, (4) important, or (5) very important. Key findings from the results include:

- The strategy of encouraging energy efficiency and defining standards for renewable energy sources in the updated land use code received the highest score for "Very Important" of all 17 strategies.
- Installing and maintaining trees and sidewalks on new and existing streets was a very high priority, with 46% indicating "Very Important" and 78% indicating "Important" or higher.
- The design of new commercial and multifamily developments (10 of the questions) were seen as important – as more than 50% of surveys indicated "Important" or higher on all two of the questions. The most important of these strategies are providing usable open space for multifamily developments (72% rated "Important" or higher) and providing pathways in new commercial developments (65% rated "Important" or higher).
- Encouraging historic preservation in the neighborhoods was another important issue with 67% indicating "Important" or "Very Important".
- The Creeks and Canals were seen as an important element that should be integrated as an amenity into new developments. 84% indicated that this was at least somewhat important, and 25% indicated "Very Important."



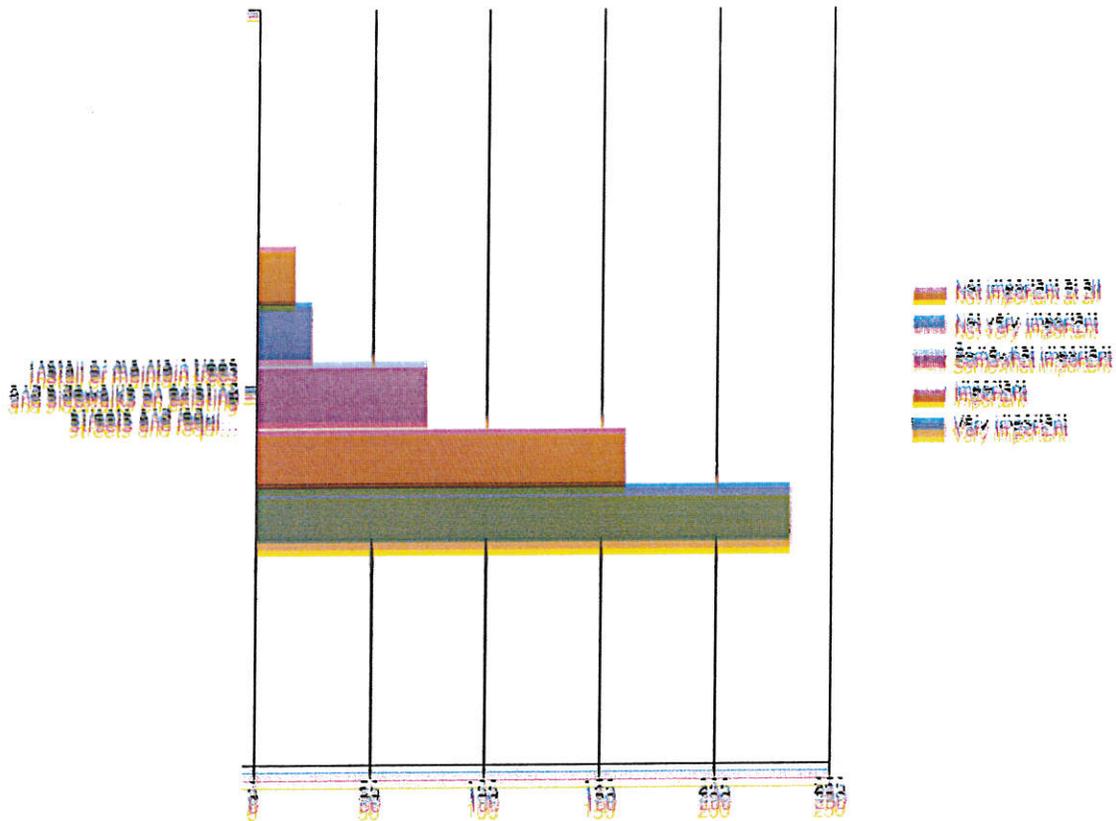
- Survey respondents were mixed on the strategies for deemphasizing garages in the design of new homes and for avoiding subdivision designs where tall fences lined up against sidewalks on arterial streets.

When reviewing these survey results, it's important to recognize the limitations of such a survey without supporting background information, context, and photos and other illustrations. For instance, the survey results from the January 31 workshop (where supporting background information and illustrations were available) strongly supported measures to deemphasize garages in the design of new homes and strongly disliked the subdivision designs with tall fences lining arterial streets. Nevertheless, the survey results are useful in determining priorities and trends and will be used in conjunction with workshop input and other forms of community outreach in updating the land development code.

Survey Question Responses

Question 1: Trees and sidewalks - Install or maintain them on existing streets and require that street trees be installed with new sidewalks in new developments?

Trees and sidewalks: Please prioritize the following concepts on a scale of 1 to 6, with 5 being the most important.

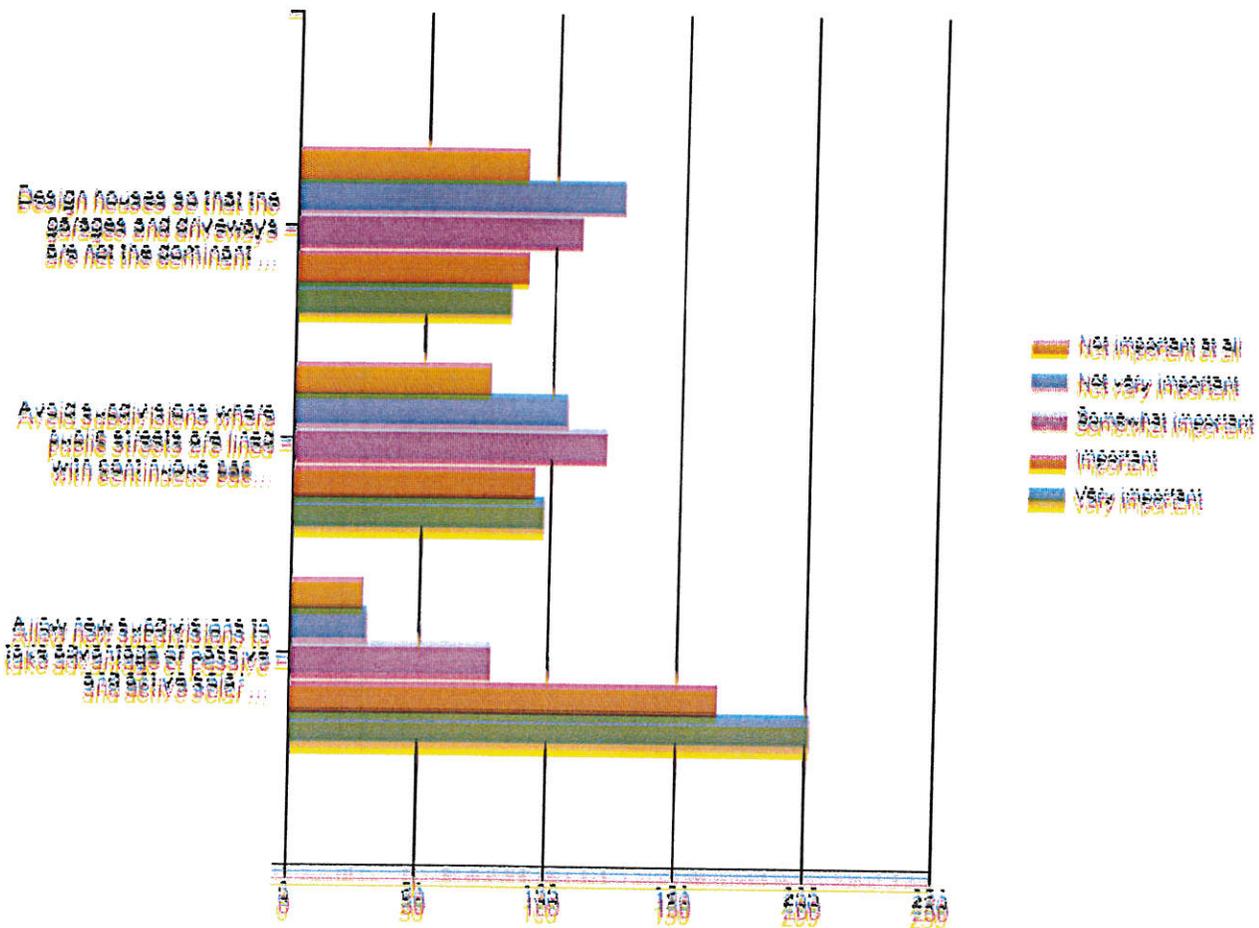




Questions 2-4: New Single Family Areas:

2. Design houses so that the garages and driveways are not the dominant visual feature from the street.
- 3: Avoid subdivision layouts where public streets are lined with continuous back yard fences.
- 4: Allow new subdivisions to be oriented to take advantage of passive and active solar energy.

New single family areas - Please prioritize the following concepts on a scale of 1 to 5, with 5 being the most important.

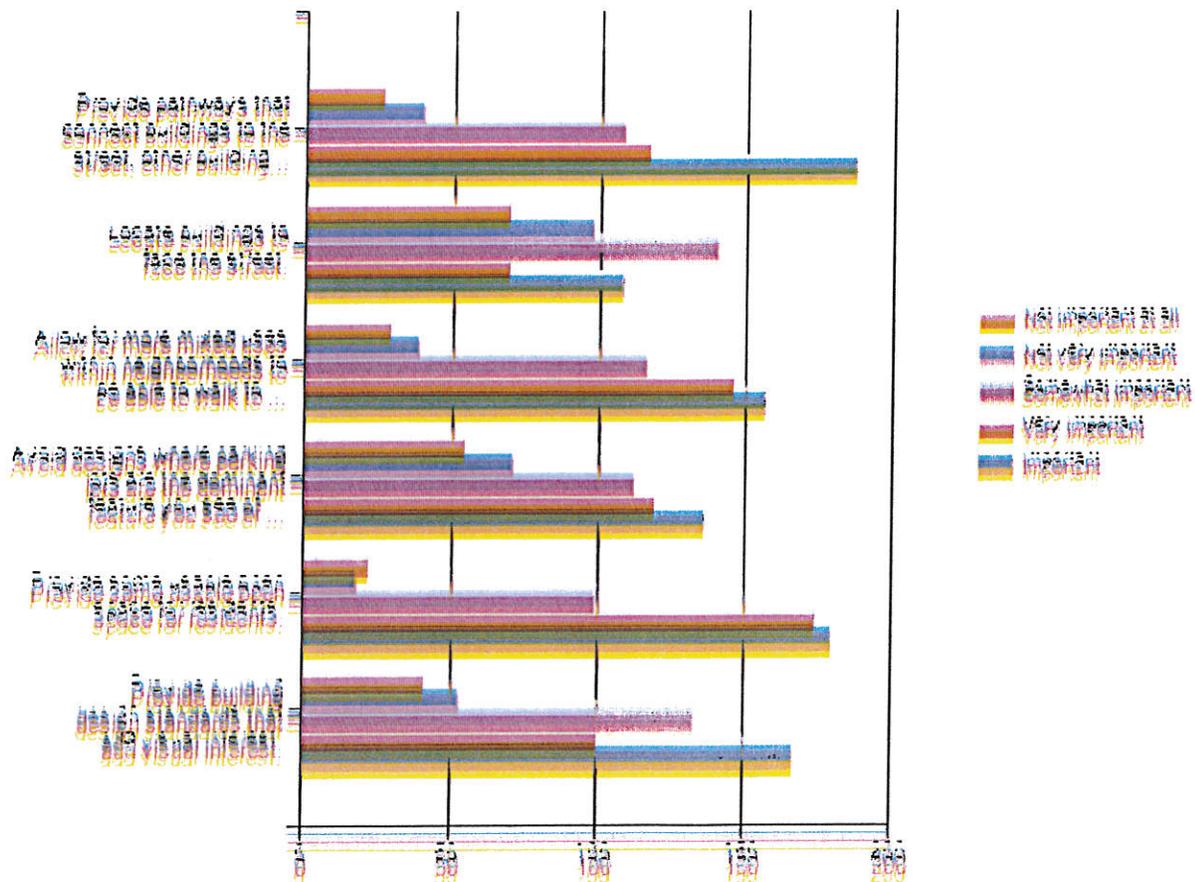




Questions 5-10: New Multifamily Areas:

- 5: Locate and orient buildings to the street (rather than have buildings face away from street).
- 6: Avoid designs where parking lots are the dominant feature of the development.
- 7: Provide building design standards that reduce the perceived scale of buildings and add visual interest.
- 8: Provide some usable open space for residents.
- 9: Provide pathways that connect buildings to the street, other buildings, and surrounding uses (except for single family and incompatible uses).
- 10: Allow for more mixed-uses within neighborhoods to enhance the ability to walk to services such as stores, schools, community centers, etc.

New multifamily developments - Please prioritize the following concepts on a scale of 1 to 5, with 5 being the most important.

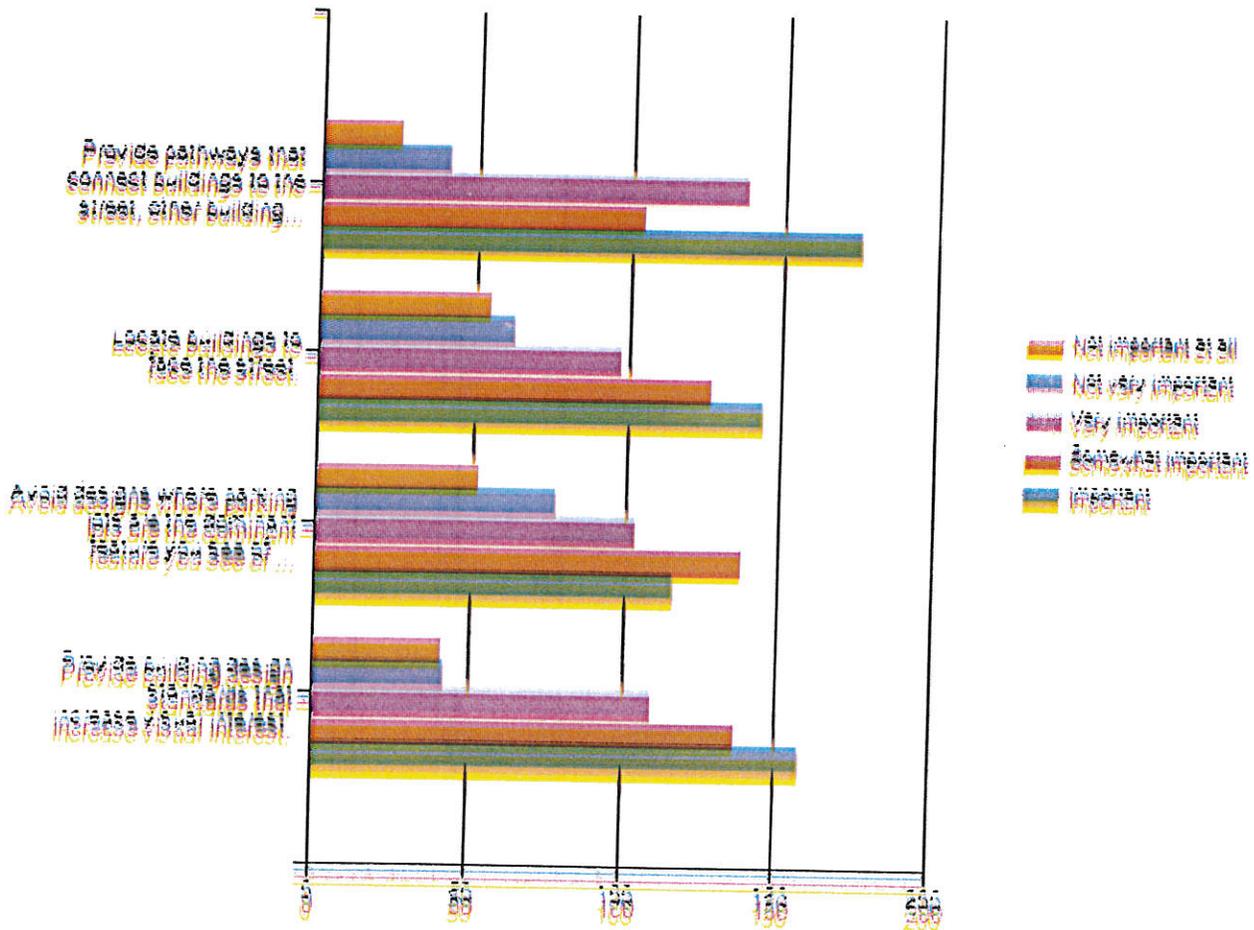




Questions 11-14: New Commercial Areas:

11. Locate and orient buildings to the street (rather than have buildings face away from street).
- 12: Avoid designs where parking lots are the dominant feature of the development.
- 13: Provide building design standards that reduce the perceived scale of buildings and add visual interest.
- 14: Provide pathways that connect buildings to the street, other buildings, and surrounding uses (except for single family and incompatible uses).

New commercial developments - Please prioritize the following concepts on a scale of 1 to 5, with 5 being the most important.





Questions 15-17:

- 15. The creeks and canals – design developments to treat these features as amenities by orienting buildings to them and/or developing pathways along them.
- 16. Historic preservation in the older neighborhoods surrounding the downtown core – zoning should encourage the preservation of historic buildings and include design standards that encourage new construction to reinforce the historic character of these areas.
- 17. Energy efficiency & renewable energy – Ellensburg’s land use codes should encourage energy efficiency and define standards for renewable such as solar & wind energy systems.

Please prioritize the following concepts on a scale of 1 to 5, with 5 being the most important.

