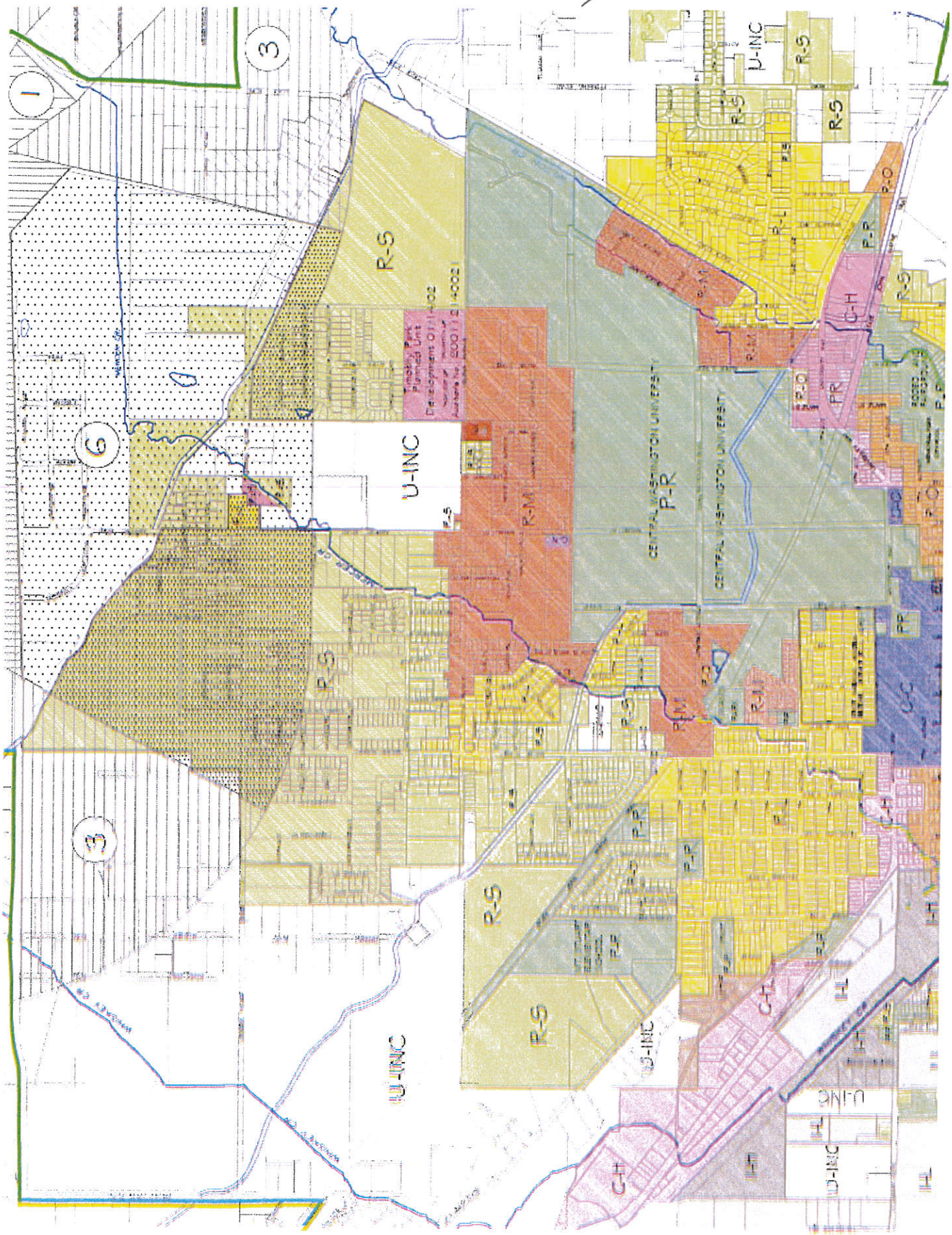
Powerpoint shown at Council Meeting July 29, 2013



Thayer Ave
Skyline Dr
Vuecrest
Radio Rd
N Brook Ct
N Brooklane St
N Willow St
Iron Horse
E 10th Ave
E 8th Ave
E 18th Ave
E Dean Nicholson Blvd
E University Way
E 7th Ave
N Walnut St
D St
E 14th Ave
C St
N B St
N A St
N Water St
W 9th Ave
W 7th Ave
W 6th Ave
W 15th Ave
W 13th Ave
W 12th Ave
Nanum St
Cle Elum St
N Cora St
Dry Creek Rd
W University Way
N Railroad Ave
Helena Ave
N Regal St
Wildaho Ave
Indiana Dr
N Bluegrass Ln
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Growth Policy – Streets & Circulation

- **Policy T-2-B-3:** Minimize street widths.
- **Policy T-4-A:** Enhance the appearance of public rights-of-way
- **Policy T-10-A-1:** Implement the Non-Motorized Transportation Plan that increases the number of residents who choose to walk or bicycle in lieu of driving.

Ellensburg Energy Efficiency & Conservation Strategy/Land Use Code Update

Priority Land Use Code Issues

July 21, 2010 Project Kick-Off Meeting

Issue	Dots (priority votes)
Protect/reinforce historic character & promote adaptive reuse/energy retrofit	18
Enhance connectivity (and connect housing to schools)	17
Address residential density and housing types/promote infill development	15
Update multifamily design standards	9
Provide standards that relate site development to streets	9
Treat canals/creeks as amenities in site development (and daylight creeks)	9
Update streetscape design standards	8
Address mother-in-law apartments and home-based businesses	7
Update industrial zone provisions	6
Code needs to be legally defensible	5
Base parking spaces on # of bedrooms	5
Create a TDR program with identified sending/receiving sites	4
Implement comprehensive plan	3
Address brownfield sites opportunities	2
Integrate critical areas ordinance	1
Neighborhood Commercial (CN) needs updating	1
Consider form-based approach	1
Residential Office (RO) zone needs updating	
Improve code organization	
Simplify use definitions	

Newer Streets In Ellensburg

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OLDER STREETS

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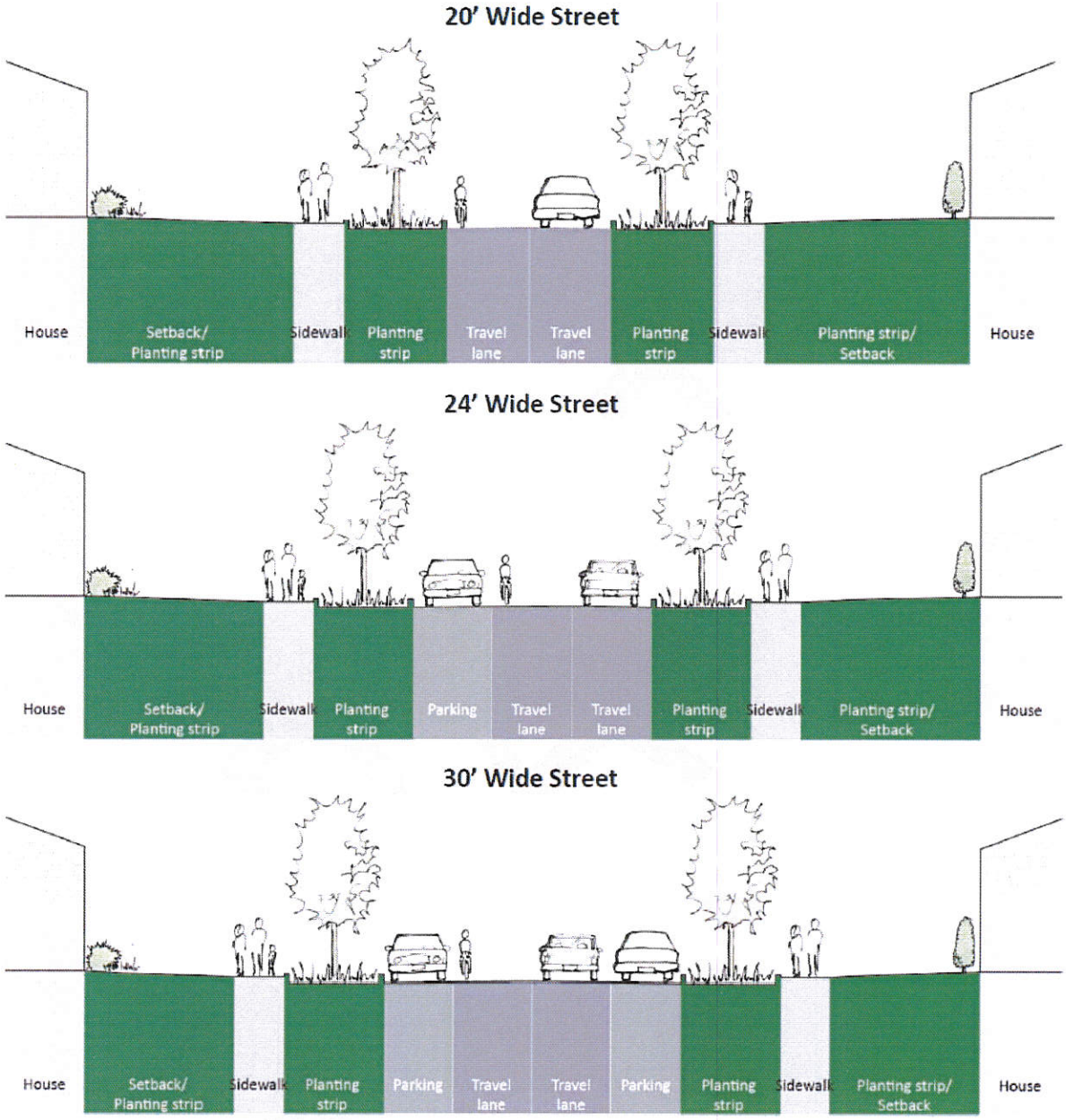

Figure 15.410.040. Cross-sections for local access street design options.

NEW STREETS IN OTHER CITIES

Marysville: 27’

Lacey: 28’

Snoqualmie Ridge: 24-26’’

Issaquah Highlands: 30’

NOTE TO CITY COUNCIL: BASED ON CITIZEN COMMENTS RECEIVED, CONSIDER THE FOLLOWING REVISION:

- ***COMBINE THE TWO LEFT COLUMNS IN THE CHART – TO BELOW 3.5 DU/ACRE WITH 30% STANDARD SINCE THERE WILL LIKELY BE FEW OR NO PARCELS AT THE LOWEST DENSITY:***

Table 15.320.060 Impervious area standards for residential zones.

	Lot Density (dwelling units/acre)					
	<3.5 du/acre	3.6-4.99 du/acre	5-6.99 du/acre	7-9.99 du/acre	10-14.99 du/acre	15 or more du/acre
Maximum impervious area	30%	40%	45%	50%	60%	70%

- ***ADD THE EXTRA EXCEPTIONS NOTED BELOW:***

2. Single-story homes will be granted a 10 percent increase in allowable impervious area, provided the restrictions are recorded on the plat. For example, for lots with a density of 7.1-10 dwelling units/acre, the maximum impervious area would be 60 percent instead of 50 percent.

3. An increase in impervious area by up to 10 percent (in addition to areas allowed in Items 1-4 above) may be permitted by the responsible official provided alternative treatments employ best management practices as defined in the Department of Ecology's Stormwater Management Manual for Western Washington that can successfully minimize water runoff and associated impacts.

15.320.080 Setback measurements.

A. Front yard setback. The front yard is measured from the street right-of-way or the edge of a surface improvement which extends beyond a right-of-way, whichever is closer to the proposed structure, to a line parallel to and measured perpendicularly from the street right-of-way or the edge of the surface improvement at the depth prescribed for each zone. For dual frontage properties, the front yard is measured from the street right-of-way that is the property's street address and primary access. NOTE: AGAIN – IF CITY ADOPTS 60' ROW STANDARDS FOR ALL LOCAL STREETS, WE SUGGEST THAT THIS BE MEASURED FROM BACK OF SIDEWALK, NOT THE FRONT PROPERTY LINE.