

Department of Urban Planning and Design  
Infill Working Group - Mixed Use Infill Zones  
November 28, 2005

Attending

Andrew Singelakis, UPD  
Sarah More, UPD  
Rebecca Ruopp, UPD  
Mike McCrory, City Attorney's Office  
Steve Rendron  
Wendell Neimann  
Paul Mackey  
Kathy Dixon, Ward 2  
Tracy Williams  
Ruth Beeker  
Daniel Williams  
Brett Janssen  
Shannon McBride-Olsen, Planning Commission  
Lori Lustig, SAHBA  
Ari Posner  
Bonnie Poulos

Andrew Singelakis reviewed two ordinances intended to allow for context-sensitive design on infill sites. The first, the Mixed Use Infill Zone is a rezoning process intended for use when an applicant does not have the appropriate uses in the underlying zone. It also allows for design flexibility and if the community buys-off on the project, enables all reviews to occur at one single setting.

The other, Special Project Design Review is for situations when the applicant on a site has zoning that allows for the use intended in the project. Design flexibility would occur through a special exception process with the Zoning Examiner.

Issues raised included the following:

Mixed Use/Infill Zone:

- Clarification about when the zone is appropriate to use. More definition than "arterial street".
- Questions about what a "pedestrian oriented district" is.
- Bus pullouts need to be required.
- Conceptual elevations should be required as part of the submission process.
- A traffic analysis is critical to ensure that there is adequate parking on the site.
- Concerns about reduction in setbacks and how they will impact neighborhoods.
- Better set of findings needed to guide decision-making processes.

Special Project Design Review:

- Findings identified in this ordinance are good.
- Need to define "major" and "minor" project.
- Analysis of on-street parking impacts should be required.