

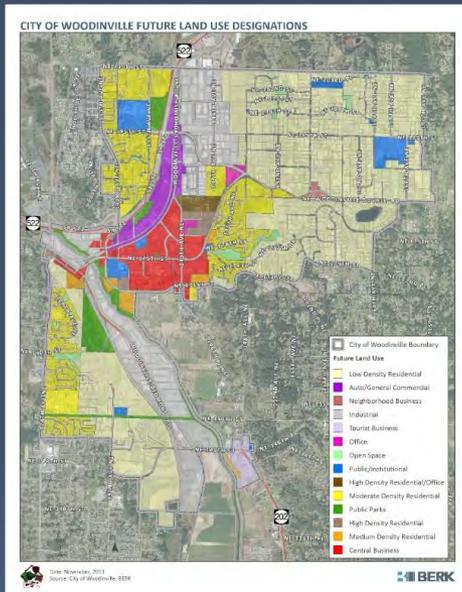


Comprehensive Plan & Municipal Code Update

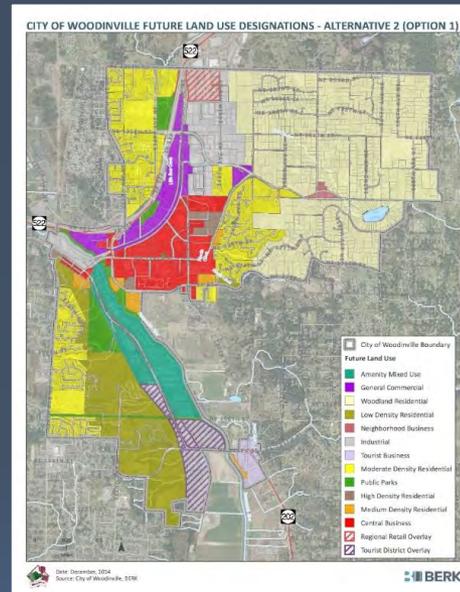
June 9, 2015



Alternative 1 and Alternative 2



Alternatives 1 and 3: Current Plan



Alternative 2: Planning Commission

Selected Capacity Estimates

	Alt 1	Alt 2	Alt 3	Alt 1 with CBD and GB Changes
Housing	2,615	3,097	3,090	2,930
Jobs	4,476	5,433	12,944	5,335 to 5,506

	Housing Units	Jobs (Orig)	Jobs (FAR)
Alternative 1 Baseline Capacity	2,615	4,476	5,266
Remaining Target Straightline 2035	2,682	5,028	5,028
Surplus (Deficit)	-67	-552	237
Plus Canterbury Square Added Units	+100	NA	NA
Plus CBD Planned Action / Incentives	+215	+620	Assumed in Approach
Plus GB Office Emphasis / Incentives	NA	+240	+240
New Total	2,930	5,335	5,506
<i>See DEIS Exhibit 2-3 for Alternative Target and Capacity Information</i>			
Surplus (Deficit)	248	308	478

Seven Issues for Discussion

1. Low Density residential rename to Woodland Residential
2. Changes to Comp Plan Policies
 - Northwest Woodland “Design”
 - Order of Policies
 - Sanitary Sewer Policies
3. Compliance with “Larger City” Designation for Housing and Jobs alternatives
4. Planning Horizon to the year 2031 or 2035?

Seven Issues for Discussion

5. Major Comp Plan Alternatives

- Alternative No. 1: Current Comp Plan (No action alternative)
- Alternative No. 2: Mixed uses (Residential and retail in southern industrial area + large format retail in northern industrial area + residential in GB Zone, etc).
- Alternative No. 3: Greater downtown density + Shadow platting in the R-1 area
- Any combination of the above alternatives

Seven Issues for Discussion

6. Planned Action for Downtown (Ordinance No. 606)

7. Updated Critical Area Regulations (Ordinance No. 605)

Decisions made on May 12th

- Use the 2031-35 Planning Horizon
- Use the straight-line method to determine growth targets

Council Questions