

*April 23, 2008 Commission Advisory Team meeting
Executive Summary*

Members present: Carolyn Barkley, Alexander Craghead, Karen Fishel, Elise Shearer (alternate)

Staff present: Sean Farrelly

Agenda Item 1: Welcome/Introductions

No introductions were necessary.

Agenda Item 2: Review Executive Summary of March 23 Meeting

Follow-up item from previous meeting- it would be possible to specifically forbid drive-through restaurants.

Agenda Item 3: Future Schedule

An additional meeting June 18th will likely be necessary to finish up draft regulation recommendations.

The Open House to review and get feedback on the draft will be scheduled soon- mid/late July. It should be sponsored by the subcommittee and the CCAC and the Planning Commission. Council will also be apprised.

The Open House notice will be sent to all Downtown business/property owners and advertised in Cityscape. The TCBDA will be encouraged to attend. Press releases will also be sent to local newspapers.

The open House will utilize some of the U of O project's visuals, which will show the potential urban form of the Downtown with the design guidelines. The visuals and open house content should be vetted by the CCAC.

Agenda Item 4: Downtown Land Uses

Subcommittee reviewed proposal to have two different zones in the URD- the CBD and the Hall and 99 area, with slightly different land uses allowed. Nonconforming uses and development was also discussed.

Recommendations:

- There should be one zone for all of Urban Renewal District.
- Get feedback from property owners to determine if having a one year limit to continue non conforming uses, after the original use has ended, is sufficient.

Agenda Item 5: Residential Open Space Standards

Reviewed previously sent out materials.

Recommendation:

- Don't exempt small developments from open space requirement. Allow a certain percentage (but not all) of the open space standard to be met with private open space. Give a certain percentage credit for developments directly adjacent to Fanno Creek Park (or other park with a minimum square footage.) For mixed use developments the standard can be met with upper courtyards and roof gardens. The current 48 s.f. minimum for private open space will remain. The exact square footage for shared open space that will be required will be deferred, but the subcommittee is comfortable with a more "urban" standard.
- The committee approved the changes to the Residential standards with the exception of allowing plain concrete block for visible foundations-(uniform concrete is OK)

Agenda Item 6: Thresholds and Types of Review

Due to time constraints, this item was deferred to the next meeting

Agenda Item 7: Design Review Body Options

Due to time constraints, this item was deferred to the next meeting

Adjourned: 9:05 PM