

Detailed Recommendations for a New Zoning Code

Summary of Civic Engagement



Portfolio Associates, Inc.

Overview

- Unbiased assessment of public perception
- Roughly 675 participants
 - ▣ Public hearing
 - ▣ Community and industry workshops
 - ▣ Online survey
 - ▣ Written testimony
 - ▣ Ongoing communication

Key Changes & Recommendations

□ Organized 21 draft recommendations in 8 Key Changes

Facilitate Public Involvement Protect Neighborhoods

Simplify Approvals

Promote Quality and Design

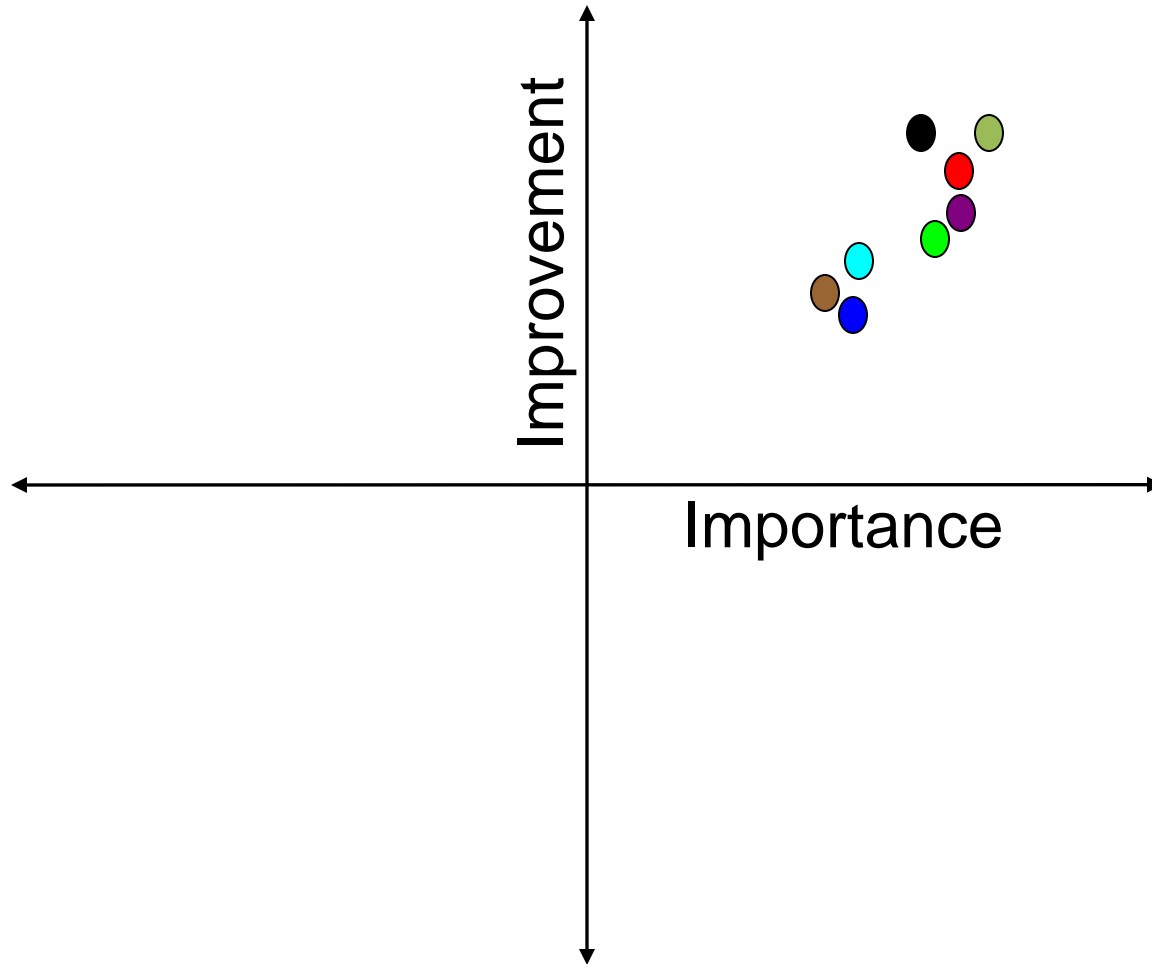
Simplify Base Districts

Promote Sustainability

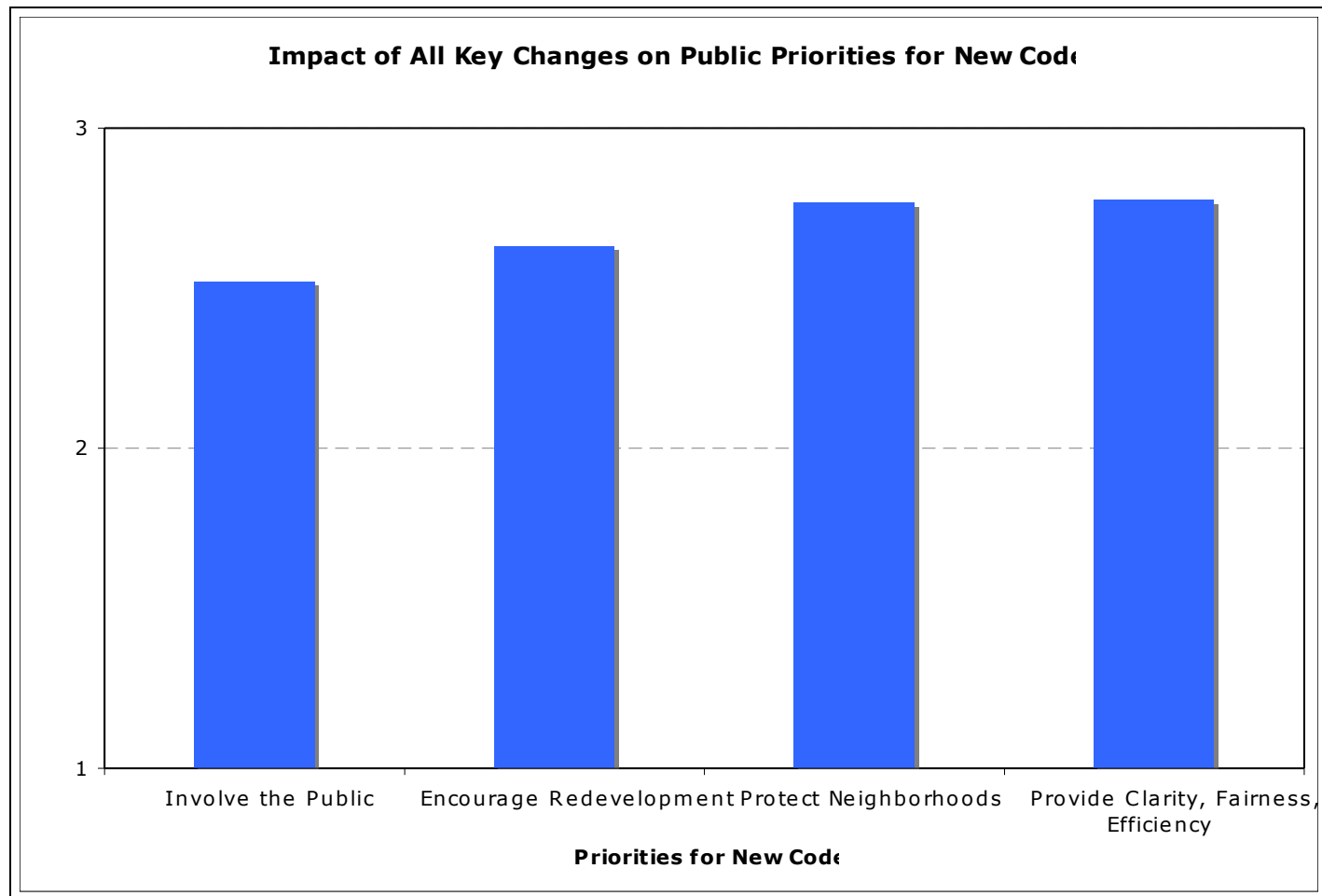
Simplify Overlay Districts

Improve Readability and Organization

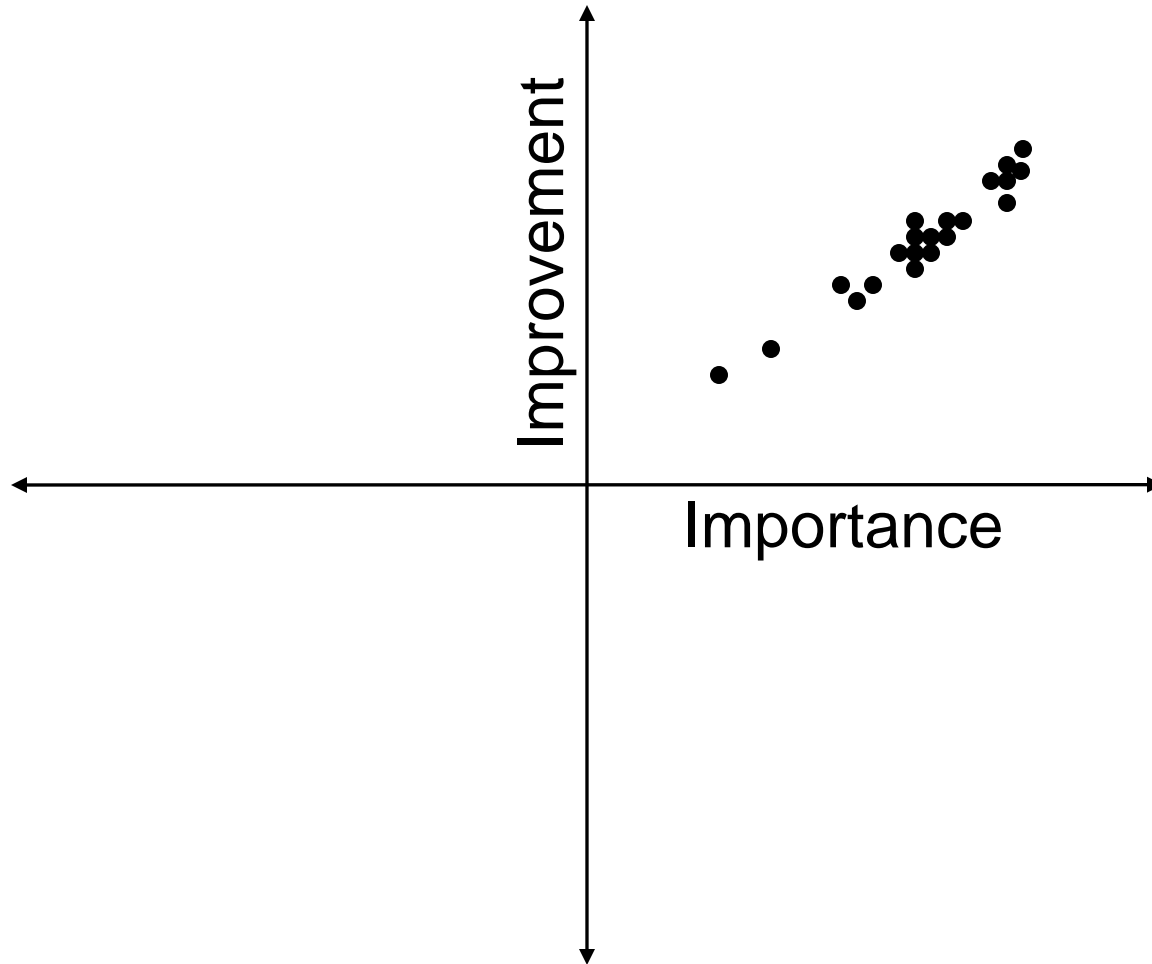
Findings - Key Changes



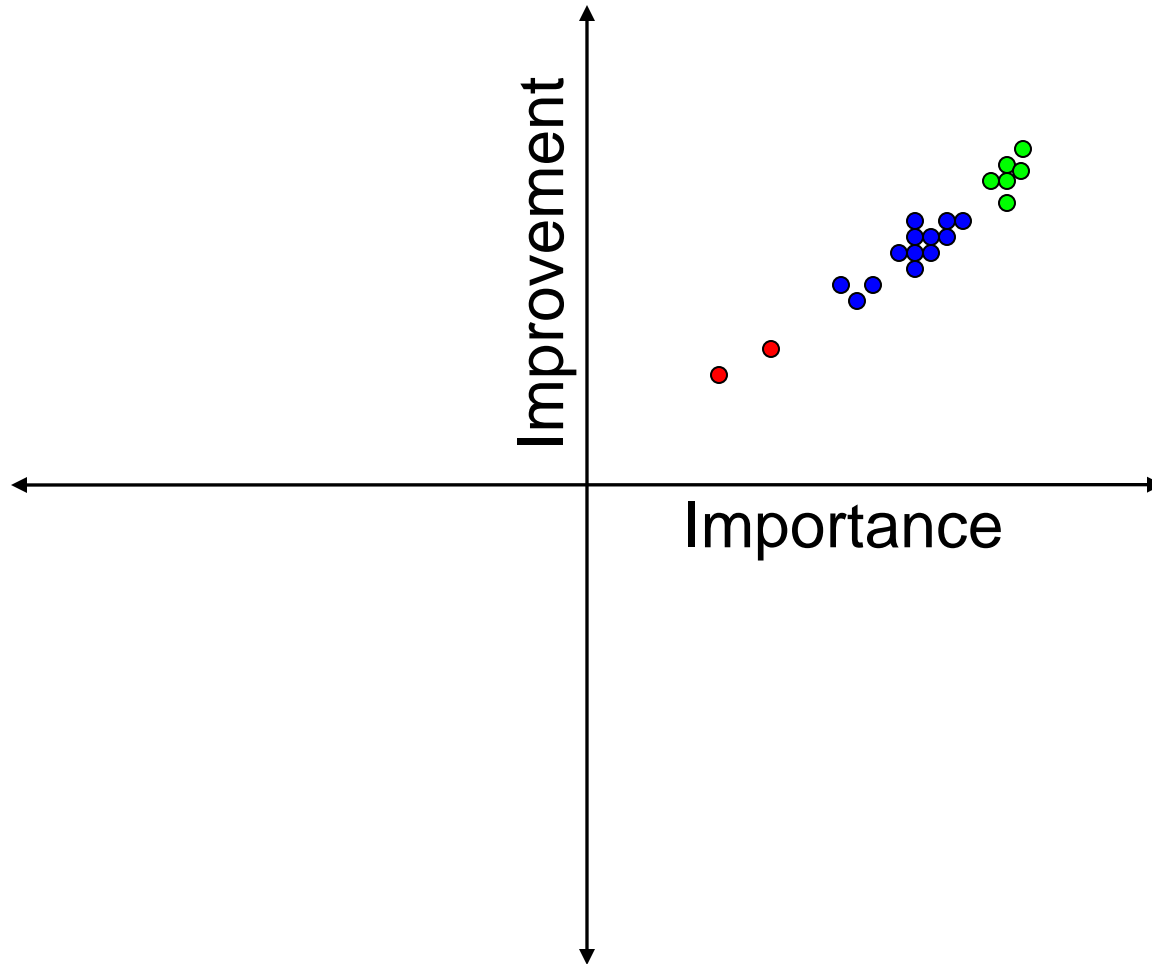
Findings - Public Priorities



Findings - Recommendations



Findings - Recommendations



Findings - Recommendations

- Overall Support:

- Strengthen commercial corridors, limit height and density variances, sustainability

- Need Some Work:

- Increase administrative decisions, Center City overlay, combine similar base districts

- Needing Most Attention:

- Neighborhood meetings, Multi-family homes

Findings - Needing Most Work

- Neighborhood Meetings
 - Too much left to the developer
 - Lack of accountability
 - Insufficient publicity
 - Organized civic association required
 - Multiple meetings needed
 - Meaningful input
 - Other recommendations reduce public input

Findings - Needing Most Work

- Multi-Family Homes
 - Comments about previous problems
 - Overly difficult to develop multi-family
 - Increased conversions
 - Inconsistent granting of special use permits
 - Other recommendations reduce public input



QUESTIONS?