Urban Design Project Review & Code Amendments

Urban Design Project Review (UDPR)
• New land use permit required for developments over a building size threshold in Mixed Use Centers
• Two review tracks: Administrative (lower threshold) & Urban Design Board (higher threshold)
• Departure from design standards can be included – replaces variances

Code Amendments
• Yard space requirements revised to include interior spaces and exceptions dialed back
• Mixed-Use and Downtown Building Design standards reorganized and retooled

8/16/23
Planning Commission Public Hearing

9/20/23
Planning Commission Public Hearing Debrief

10/18/23
Planning Commission Recommendation

1/24/24
City Council IPS Begin Review Process
Urban Design Project Review & Code Amendments

Public Comment Highlights
• Concerns about UDPR impacts to development: delays/costs, neighborhood opposition
• Strong support for UDPR departure feature
• General support for simplifying code requirements
• Concerns about code amendments’ impact on small and mid-sized development, especially yard space changes
• Provide sufficient grace period before program and code amendments are effective

Responses
• Continue to focus on minimizing impacts by focusing on early consultation and limiting public engagement to early stages to produce effective, more constructive input
• Possible revisions to expand the scope of departures to encourage greater flexibility
• Possible revisions to “amenity space” requirements to specifically address challenges for small and mid-sized development
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Effective Dates

• Two different effective dates are expected for Code Amendment (sooner) and UDPR (later) items

• Code Amendments: 10 day effective date would be typical but longer grace period is possible

• UDPR: 6 month transition time has been suggested

TPAG feedback is requested regarding grace period timeframes