

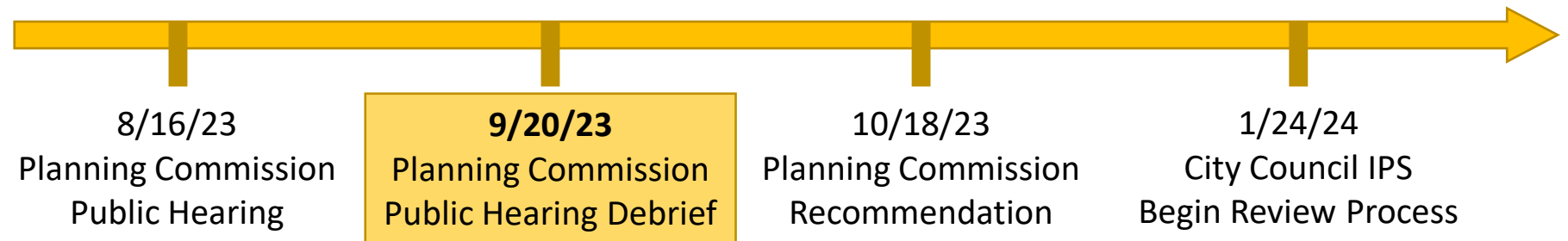
Urban Design Project Review & Code Amendments

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



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