

Attachment D

Planning Commission Comments Downtown Development
Plan
Workshop Summary

Land Use Comments

Issue	Comments	Recommendations
<p>Overlay District-non-conforming uses</p>	<ul style="list-style-type: none"> ○ Plan is unfair to those businesses already established. Figure out a way to permit development without making it a part of the plan. ○ Existing businesses should continue without making them non-conforming. ○ Housing and corporate offices should be allowed in the overlay zone. ○ Industrial area can be rezoned as long as we find a way to allow the existing businesses to repair or rebuild. ○ This should pass on to anyone purchasing the business as long as the use does not change. ○ Don't make existing uses non-conforming. 	<ul style="list-style-type: none"> ○ Allow residential and corporate offices in the overlay district. ○ Do not make any existing use non-conforming. ○ Continue to prohibit; <ul style="list-style-type: none"> ○ agricultural practices ○ Limousine services ○ School transportation ○ Charter bus services ○ Special needs transportation ○ Motor vehicle towing ○ Self & mini-storage ○ Recreational vehicle parks ○ Prohibit <ul style="list-style-type: none"> ○ Payday loans ○ Dancehalls ○ Spectator sports <p style="text-align: center;"><u>Page 5 & 7</u></p>
<p>Transportation – One-way streets</p>	<ul style="list-style-type: none"> ○ One-way streets are a concern. Need to be cautious before implementing changes. ○ The one-way streets are premature. ○ Couldn't that option be revisited if traffic dramatically increased? 	<ul style="list-style-type: none"> ○ Adopt TSP amendment for optional one-way streets. Do not specify individual streets. ○ Include text language indication that a separate public hearing and action is necessary to implement one-way streets.
<p>Transportation –</p>	<ul style="list-style-type: none"> ○ Delete the Young Street Corridor designation. I 	<ul style="list-style-type: none"> ○ Eliminate proposed street sections identifying on-

Young Street Corridor	cannot support a designation that puts any type of constraints on Young Street traffic.	street parking, etc and text from plan.
Design Standards	<ul style="list-style-type: none"> ○ Are the design standards strict enough, and enforceable, regarding any multifamily housing that may go in? 	<ul style="list-style-type: none"> ○ Adopt proposed DDC design standards. <p style="text-align: center;"><u>Page 22</u></p>
Building Height	<ul style="list-style-type: none"> ○ Limit maximum building height to 3 stories. I would support taller buildings adjacent to RR tracks. 	<ul style="list-style-type: none"> ○ Implement “stair-stepped” height limit; transitioning from residential (35 ft.) - to Front Street (with a maximum height limit of 60 ft) ○ Establish conditional use or variance process to exceed height limit. <p style="text-align: center;"><u>Page 12 & 21</u></p>
Housing	<ul style="list-style-type: none"> ○ Plan text emphasizes housing. Text needs to be balanced to recognize the need for retail and housing 	<ul style="list-style-type: none"> ○ Revise plan text to emphasize the importance of both retail and housing in the downtown and gateway areas. ○ Amend Downtown Development text and map to include the Historic Neighborhood. Also include text that emphasizes same point
Plan Text –clarify boundary of “old town”	<ul style="list-style-type: none"> ○ Plan text (page 5) and map conflict 	<ul style="list-style-type: none"> ○ Revise description of “old town” to include all properties east of 2nd street
Murals	<ul style="list-style-type: none"> ○ Delete standards from plan 	<ul style="list-style-type: none"> ○ Delete standards
Carts and outside display areas	<ul style="list-style-type: none"> ○ Concern over sidewalks being blocked 	<ul style="list-style-type: none"> ○ Standards revised to clarify. Outdoor display prohibited in DDC
Non Land Use Comments		
Strategic Business Development Action Plan	<ul style="list-style-type: none"> ○ Plan is too expensive to implement. ○ Plan is too expensive to implement. Is there a need for additional staff and consultants? 	<ul style="list-style-type: none"> ○ Reformat Woodburn Downtown Development Plan to clarify roles and responsibility to implement the plan. Strategic Business plan will be carried out by the Urban Renewal District, Chamber of Commerce,

		<p>and Downtown Business Association.</p> <ul style="list-style-type: none"> ○ Provide overview on the intent of the Plan and who is responsible for what actions as part of the Executive Summary.
<p>Concept Plans</p>	<ul style="list-style-type: none"> ○ Eliminate redevelopment plans for Water Treatment Building. 	<ul style="list-style-type: none"> ○ Reformat Woodburn Downtown Development Plan to clarify intent of Opportunity Sites. ○ Make the concept plans an appendix of the plan with clear explanation of their intended purpose
<p>Rail Crossings</p>	<ul style="list-style-type: none"> ○ Plan calls for closing rail crossings. 	<ul style="list-style-type: none"> ○ Eliminate text (page 24) referring to closing rail crossings.
<p>Historical Overlay District</p>	<ul style="list-style-type: none"> ○ Historical Overlay District should be included in Downtown Development Plan Update. 	<ul style="list-style-type: none"> ○ Amend Downtown Development text to include the language on the Historic Neighborhood and its contribution it provides to the downtown. ○ Amend sub-area map to include neighborhood west to Settlemier