Mike

Here is the Word.doc “flip chart” of Vision Statement main tenets that the Council developed on Friday Morning.

I have also pasted-in the section from our Low Density Residential chapter that outlines the Neo-traditional Neighborhood option. A couple of quick explanatory notes on that:

1. It is not as clear as I’d like, but section A actually allows up to 80% of the lots to be reduced to 80%-% of the underlying minimum lot size, and
2. What is not shown is a section of the subdivision chapter that allows reduction of R-O-W to 40 feet if the section 18.12.090 is being employed. That chapter also sets the minimum width of an alley.
3. Also not shown here are design guidelines which require porches on houses in these neighborhoods. The reference in section L is a reference to the design guidelines.
4. Finally, we are in process of removing the final subsection that requires alleys of only 50% of the lots in the neo-traditional subdivision. It will soon be 100% with a small escape clause for some illogical situations.

I appreciate the opportunity to assist your council and the City of Ellensburg. I enjoyed the sessions and hope they were of benefit to the group.

If there is anything more I can do, please don’t hesitate to ask.

18.12.090 Traditional neighborhood design optional development standards.
In place of the development standards of SMC 18.12.070, new subdivisions in the LDR-6, LDR-7.2, LDR-8.5 and LDR-12 districts may utilize the following standards, if all provisions are met.
A. Lot sizes: 20 percent of the lots may equal 80 percent of the square footage of the minimum lot size of the district. Lots taking access from an alley may equal 80 percent of the minimum lot size. A minimum of 25 percent of lots must equal the required lot size of the zone. In no case shall the reduction in lot sizes be combined with the reduction in lot sizes allowed in SMC 16.40.140(A) or (B);
B. Lot width in feet: 50; 40 for lots with alley access;
C. Front yard setback in feet: 15 minimum; 25 maximum;
D. Rear yard setback in feet: 25;
E. Interior side yard setback in feet: six;
F. Street side yard setback in feet: 10;
G. Maximum building height in feet: 30;
H. Maximum lot coverage: 40 percent;
I. Minimum street frontage in feet: 15;
J. Reserved;
K. Reserved;
L. Structures in subdivisions subject to this section shall comply with regulations outlined in chapter 18.40 SMC;
M. At least 50 percent of the homes shall have alleys for vehicular access. (Ord. 2134 § 11, 2005: Ord. 1906 § 8, 1999; Ord. 1803 § 4, 1997; Ord. 1694 § 1, 1995)

Paul Rogerson.
Ellensburg's Core Vision

Small Town Characteristics
Building on what we have
Be proactive
Create, foster, and expand stable, sustainable, diversified economy
Grown in a manner reflecting existing neighborhoods
  walkability
  grid streets
  affordability
  alleys
  accessibility
Downtown is the heart of the community
Historic preservation
Enhance ties between City and CWU and County
Preserve open space farm lands (quality of life connectivity)
Foster sense of community (knowing each other)
Support cultural facilities and events
Maintain present levels of municipal service
Protection of natural features
Effective health care
Diversity of housing options
Mix of housing options
Social diversity
Strong social services network