Stakeholder Interviews Summary related to Land Development Code Update
October 4, 2010

Major Themes

- Desire for clear and predictable codes. Current standards are often too vague and subjective.
- Interest in more flexibility on the types of housing permitted. Cottage housing and townhouses.
- Interest in provisions that encourage clustering of lots in subdivisions.
- Interest in density bonuses in exchange for better design/energy efficient development.
- Require pre-application meetings for most projects. Adds predictability & saves $.
- Energy efficient design – need incentives and/or proof that it makes economic sense.
- Better pedestrian access and connectivity are important.
- Promote compatible infill development in and around downtown – mixed-use, townhouses, etc.
- All liked the concept of street-based development frontage standards – particularly in downtown.
- Interest in provisions that deemphasize the garage in single family developments.
- Desire for better streetscape design, including reduced street widths, planting strips, sidewalks, and minimizing tall fences in front yards.
- Parking standards – need updating, particularly multifamily uses and use-change provisions.

Other Comments/Suggestions

- Design review - consider reducing the number and types of projects subject to DR.
- City/county coordination - needed on roadway connections and for consistent zoning.
- Business park/office uses in light industrial areas.
- Creeks and canals – good sites for possible trail/amenity corridors, but recognize challenges: Likely irrigation district resistance, creek setbacks (75’).
- Sign code – interest in update to reduce/eliminate tall pole signs, better design.
- Landscaping provisions should be updated for more clarity, better design and plant mixture.
Stakeholder Interviews Summary related to Energy Efficiency & Conservation Strategy

Key Themes
Development Barriers
  o Remove barriers to infill development
    - Odd-shaped parcels without street access are impossible to develop under the City’s requirements for setbacks, driveways, fencing, etc.
    - Provide more flexibility for accessory dwelling units.
  o Provide more flexibility for cottage developments
    - PUD ordinance needs revising to allow for cottage development or create a special ordinance to allow cottage development.
  o Historic buildings in the downtown are empty because it is cost prohibitive to renovate them.

Energy Efficiency & Conservation Barriers
  o Existing commercial buildings need energy efficiency upgrades but the City’s energy assessment audits are currently geared toward residential homes.

Multi-Modal Transportation Barriers
  o Subdivision requirements for pedestrian and/or bicycle corridors are too restrictive i.e. prescribed location of a pedestrian and/or bicycle corridor can divide a parcel in a way that reduces its’ number of buildable lots and the requirement for continuous fencing adds more cost. Both of these requirements tighten the developer’s profit margin.
  o Shuttle bus service has a limited service area and long wait times (30 min average head ways).

Sticky Issues
  o How to reconnect isolated subdivisions to the community.
  o How to redevelop historic buildings in downtown in an affordable manner.
  o How to encourage higher development standards for private development.
    - Enhancements for off-campus housing such as pedestrian/bicycle accommodations, utility metering, and a recycling program would be welcomed, but CWU has no purview over private development.

Opportunities
  o Provide utility bills with visual usage report over the last 12 months to track spikes or dips in consumption.
  o Technical Fact Sheets to expedite permitting and lower cost of residential solar hot water, PV, and ground source heating.
  o Provide electric vehicle charging stations along interchange and/or downtown to draw economic development.

Resources
  o Food Access Coalition is conducting a Community Food Survey. Review results for overlap issues with this project.
  o Central Washington University is updating their Master Plan. Review draft for opportunities in transitional zones between campus and surrounding community i.e. non-motorized connections, energy-efficient lighting, community gardens, etc.