

# Downtown Overlay Wolfensberger Overlay Interchange Overlay

**August 2, 2010** 

**Development Services** 





# Downtown Overlay

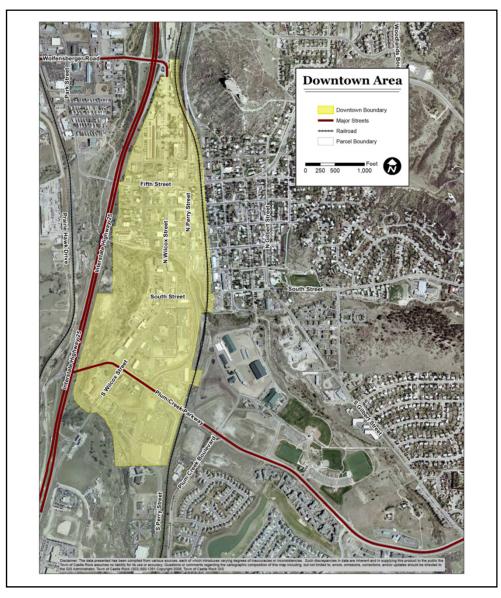


#### **Downtown Master Plan Goals**

- Pedestrian friendly downtown
- Protect and enhance the historic character
- Identify catalytic investment opportunities
- Develop regulatory environment to support these goals
- Create a 'Downtown First' policy
  - (Government Expansion, Transit, Cultural Facilities)
- Family Friendly public spaces



# **Overlay Boundary**





#### **How it Works**

**Overlay** 

Underlining Zoning

If the overlay doesn't talk about something, then the Town's currently codes apply.



#### What it covers

- Setbacks
- Building Heights
- Window Coverage
- Lot Coverage
- Pedestrian Connections and Space
- No Interface
- Landscaping
- Parking
- Etc.



#### What it doesn't cover

- <u>Doesn't</u> Apply to PD Zoned Properties
- Stormwater
- Water Quality
- Curb Cuts
- Architecture
- Etc.



#### **Demolition Permit Process**

Built before 1945 or if the building meets the defined criteria or is landmarked

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**Cultural Resource Survey** 

Review and recommendation to TC by HP Board 5 criteria and CRS to be followed

TC reviews and makes a determination based on the 5 criteria, CRS and HP Board recommendation

Built after 1945 and doesn't meet the defined criteria

Pull building demolition permit



#### **Downtown Review**

- Department Reviews (normal process)
- HP Board if Landmarked
- Design Review Board
- Variance Request through the Design Review Board for Zoning Overlay Items





# Wolfensberger Overlay



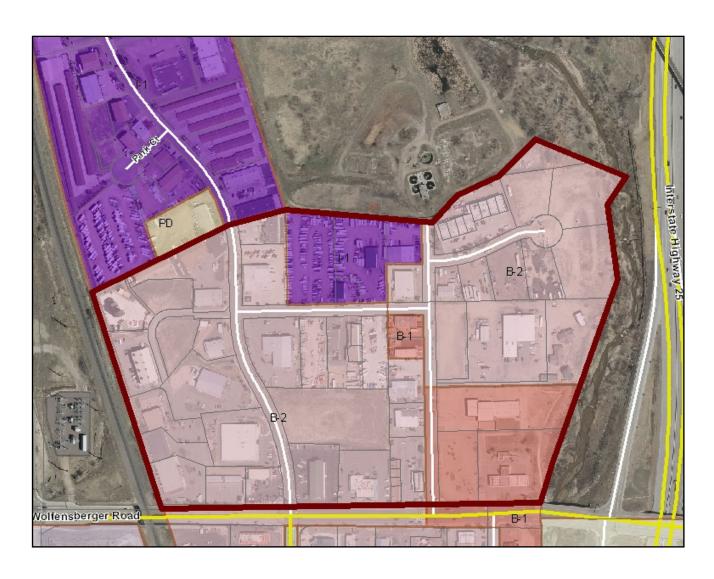


#### Wolfensberger Overlay Goals

- Primary Objective:
  - To promote growth and infill development in the Wolfensberger Road Area.



# **Overlay Boundary**





#### **How it Works**

Overlay

Underlining Zoning

If the overlay doesn't talk about something, then the Town's currently codes apply.



#### What it covers

- Setbacks
- Building Heights
- Window Coverage
- Lot Coverage
- Pedestrian Connections and Space
- No Interface (except on the edges)
- Landscaping
- Parking
- Etc.



#### What it doesn't cover

- <u>Doesn't</u> Apply to PD Zoned Properties
- Stormwater
- Water Quality
- Curb Cuts
- Architecture
- Etc.



### Wolfensberger Review

Department Reviews (normal process)







# **Interchange Overlay**

Bath Body Works



#### Interchange Overlay Goals

- Pedestrian friendly downtown
- Protect and enhance the historic character
- Identify catalytic investment opportunities
- Develop regulatory environment to support these goals
- Create a 'Downtown First' policy
  - (Government Expansion, Transit, Cultural Facilities)
- Family Friendly public spaces



#### **How it Works**

# Planned Development

All Interchange Overlay PD's must go through the Town's designated PD process.



#### What it covers

- Setbacks
- Building Heights
- Window Coverage
- Lot Coverage
- Pedestrian Connections and Space
- No Interface (except on the edges)
- Landscaping
- Open Space
- Etc.

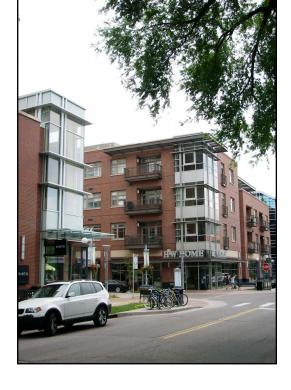


#### **Interchange Review**

Department Reviews (normal process)

 Administrative Variance Process for the Interchange Overlay Development

Standards.





## **Questions?**



