

Welcome to the

**Neighborhood
Commercial District**

Community Open House

Commercial District Intent Statements

CENTRAL BUSINESS DISTRICT

The central business district aims to be an aesthetically attractive, intensely used area with a mix of regional retail, major offices, specialty retail, urban residential, hotels, and institutional uses. The development should prioritize people orientation and cater to various needs and interests. The district is divided into different land use districts (CBD-4 to CBD-7) to allow variation in use and development standards.



GENERAL COMMERCIAL DISTRICT

This district aims to permit specific commercial uses that prioritize vehicular access over pedestrian access, which may not be suitable for other commercial areas. General commercial zones should have safe and efficient access to major transportation routes. Development standards are established to improve district efficiency and minimize adverse impacts on the community, particularly adjacent properties with different land use characteristics.



HAWKS PRAIRIE BUSINESS DISTRICT

The district aims to create a planned community with residential and compatible businesses close together, following strict performance standards. It emphasizes site sensitivity, user efficiency, and mixed-use policies. Originality and innovation in planning, design, and transportation are encouraged, along with preserving the natural environment and promoting mass transit. The goal is to create a distinctive area with sufficient commercial space to accommodate regional growth.



WOODLAND DISTRICT

The intent of this district is to encourage density and a diverse mix of uses within the center of our community. It aims to create a pedestrian-friendly, transit-oriented, and identity-driven core. The development standards focus on pedestrian-oriented designs with considerations for transit use, housing opportunities, and an improved street network.



COMMUNITY COMMERCIAL DISTRICT

The intent of this district is to permit commercial facilities in outlying areas of the urban growth area to serve the daily needs of surrounding neighborhoods with convenience goods and services. These facilities should be strategically located to serve multiple planning areas, considering automobile, transit use, and pedestrian accessibility. Development will be limited to areas where economic demand and design solutions ensure compatibility with adjacent neighborhoods.



MIXED-USE HIGH-DENSITY CORRIDOR

Transform the designated portion of Martin Way from strip commercial and low-intensity uses to a mixed high-density residential and commercial area that prioritizes pedestrian-friendly spaces. Create three distinct high-density corridor zones, each catering to specific uses. Encourage diverse businesses, enhance pedestrian access, and balance the needs of motorists and residents.



MIXED USE MODERATE DENSITY CORRIDOR

Develop a mixed-use, moderate-density corridor along Sleater Kinney and Pacific Avenue to cater to pedestrians and residents. Emphasize medical and professional services, small retail opportunities, and support services. Encourage diverse businesses that appeal to pedestrians and integrate new development with existing uses to enhance livability and pedestrian access. Balance the needs of motorists and businesses with the needs of local pedestrians and residents.

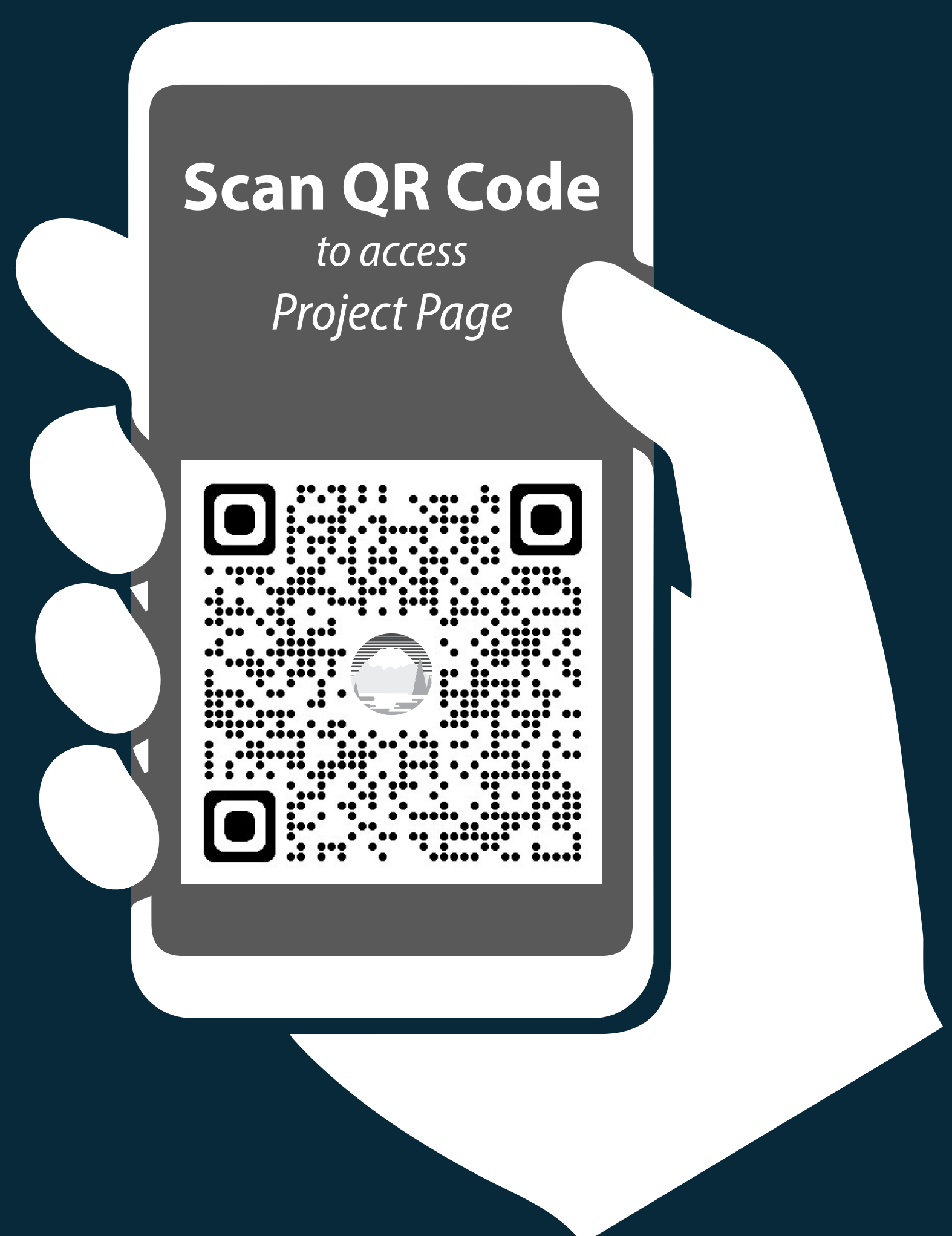


NEIGHBORHOOD COMMERCIAL DISTRICT

The intent of this district is to allow small commercial facilities in residential areas, offering convenience goods and services for daily needs. These amenities should be limited in size and structure to ensure they serve a significant number of people in a small area. Pedestrian accessibility is a crucial element in the design of these locations. Their establishment should consider local economic demand, and neighborhood compatibility.



EXCERPTS FROM COMMUNITY SURVEY REPORT



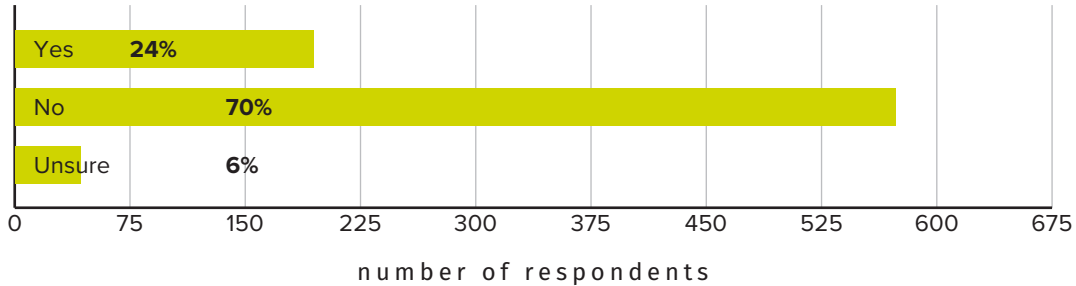
Scan the QR code or follow the link below to visit
the project website & read full survey reports

<https://cityoflacey.org/NCD>

EXCERPT FROM COMMUNITY SURVEY REPORT (pg 7)

PROXIMITY & MODE OF TRAVEL

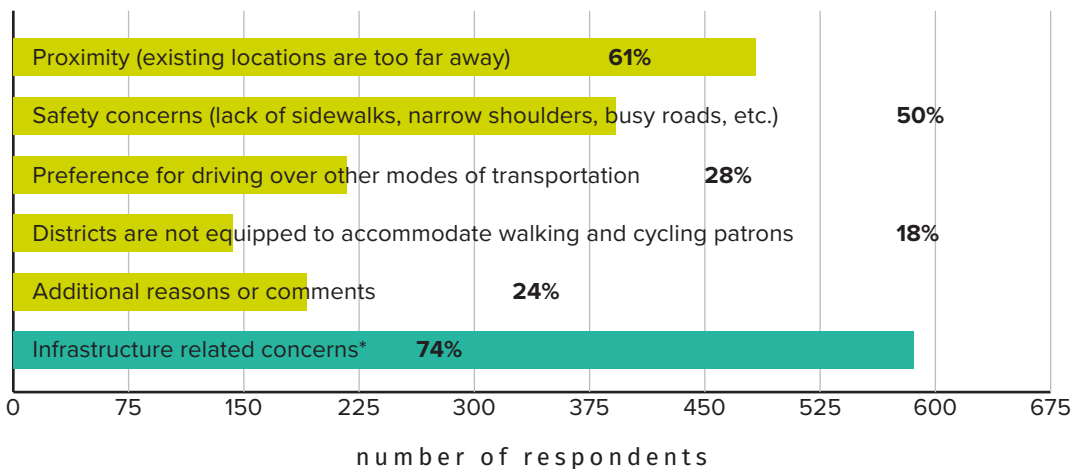
Respondents were asked if they “live within a 15-minute walking distance of a commercial or retail center?”. In total 801 participants responded to this question with 70% indicating they do not.



In line with the goals of the Sustainable Thurston Plan (2013) and Community Market Study (2015), many of these commercial centers and nodes represent opportunities to promote more walkable neighborhoods and communities. By 2035, Sustainable Thurston set a goal for 72% of households to live within a half-mile (15 minute walk) of an urban center, corridor, or neighborhood commercial district.

To better understand where current barriers exist, participants were asked “What are some of the limiting factors, that prevent you from walking or biking to existing commercial or retail districts?”.

Consistent with the results from above, 61% of respondents identified “Proximity (existing locations are too far away)” as the primary reason for not walking to existing commercial districts and centers.



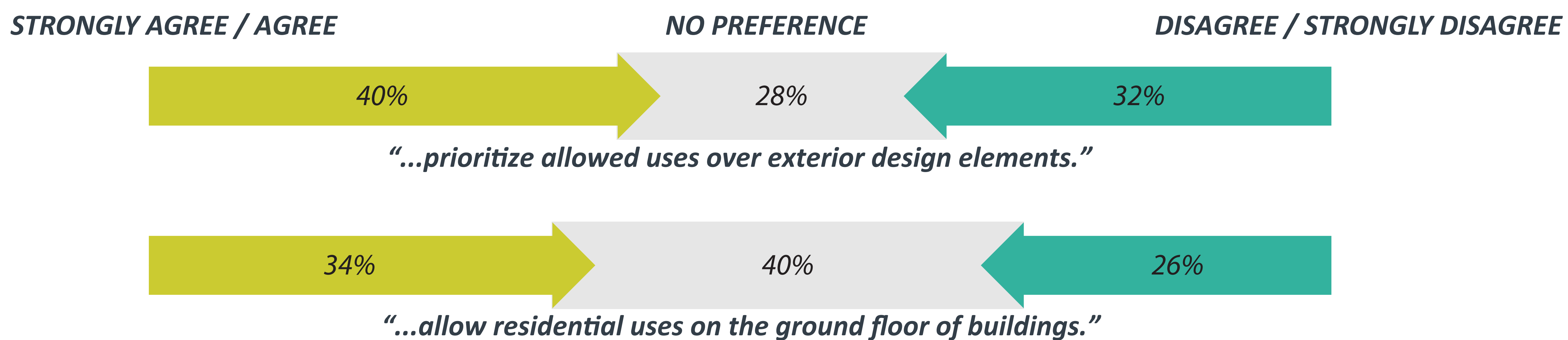
In total, 782 individuals responded to this question with 191 providing additional comments and limiting factors that discourage non-motorized travel. While a general proximity and preference for driving were listed reasons, missing infrastructure to support other modes of travel and safety concerns related to transportation use/mode conflicts, unauthorized encampments, and crime were common themes.

* Approximately 74% of participants referenced infrastructure related concerns as a primary reason for being unable or unwilling to walk or bike to existing commercial districts and centers.

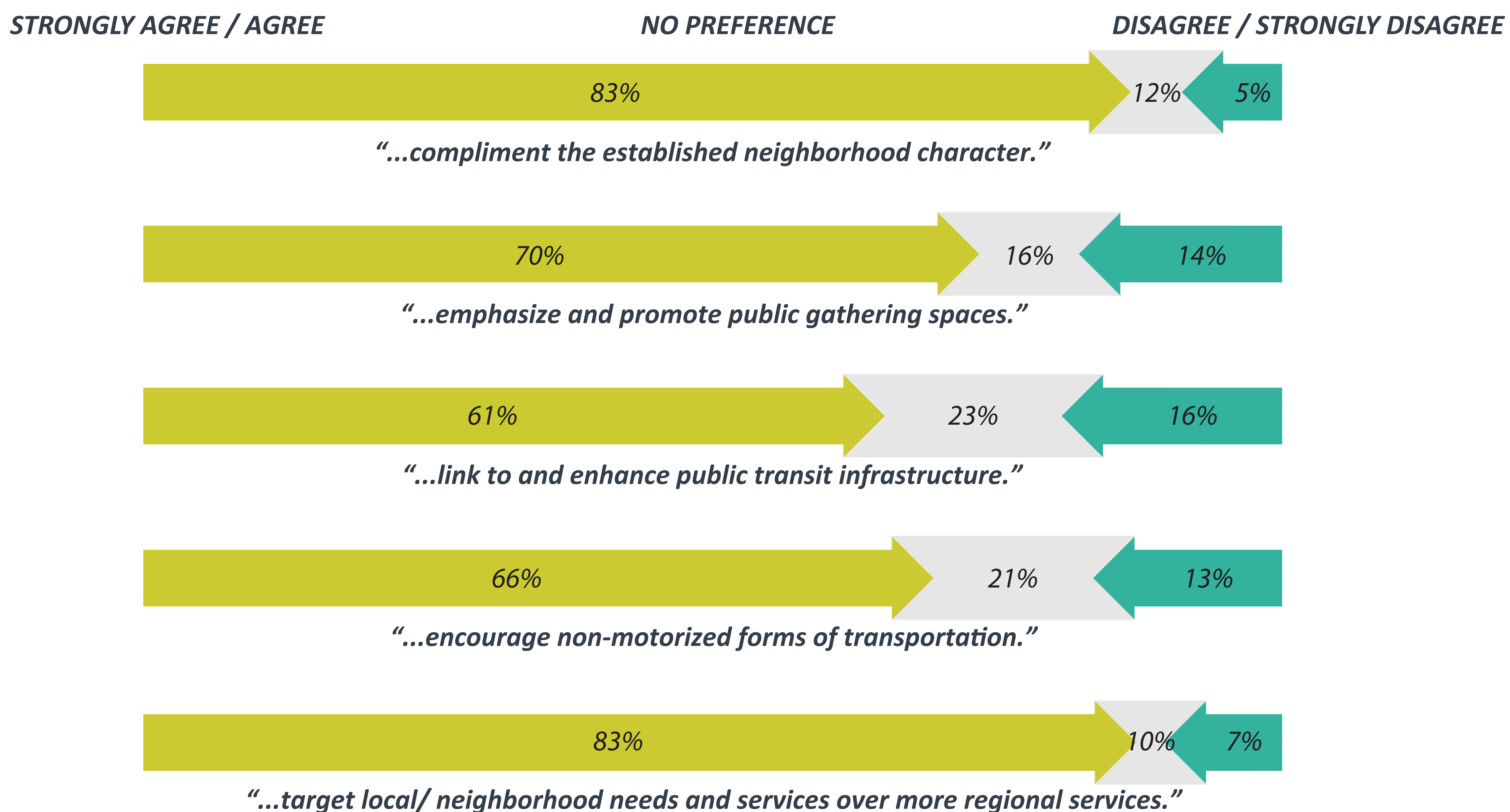
EXCERPT FROM COMMUNITY SURVEY REPORT (pg 12)

EXISTING CODE ELEMENTS

Respondents were asked to “Identify their level of agreement with the following statements as they relate to Neighborhood Commercial Districts.” Participants could select from “Strongly Agree”, “Agree”, “No Preference”, “Disagree”, or “Strongly Disagree”. In total, 630 individuals provided responses to this question.



Results from the first two questions within this section had a comparatively balanced distribution of opinions. This balance of opinions will be worth exploring further within future community outreach and engagement efforts within this update.



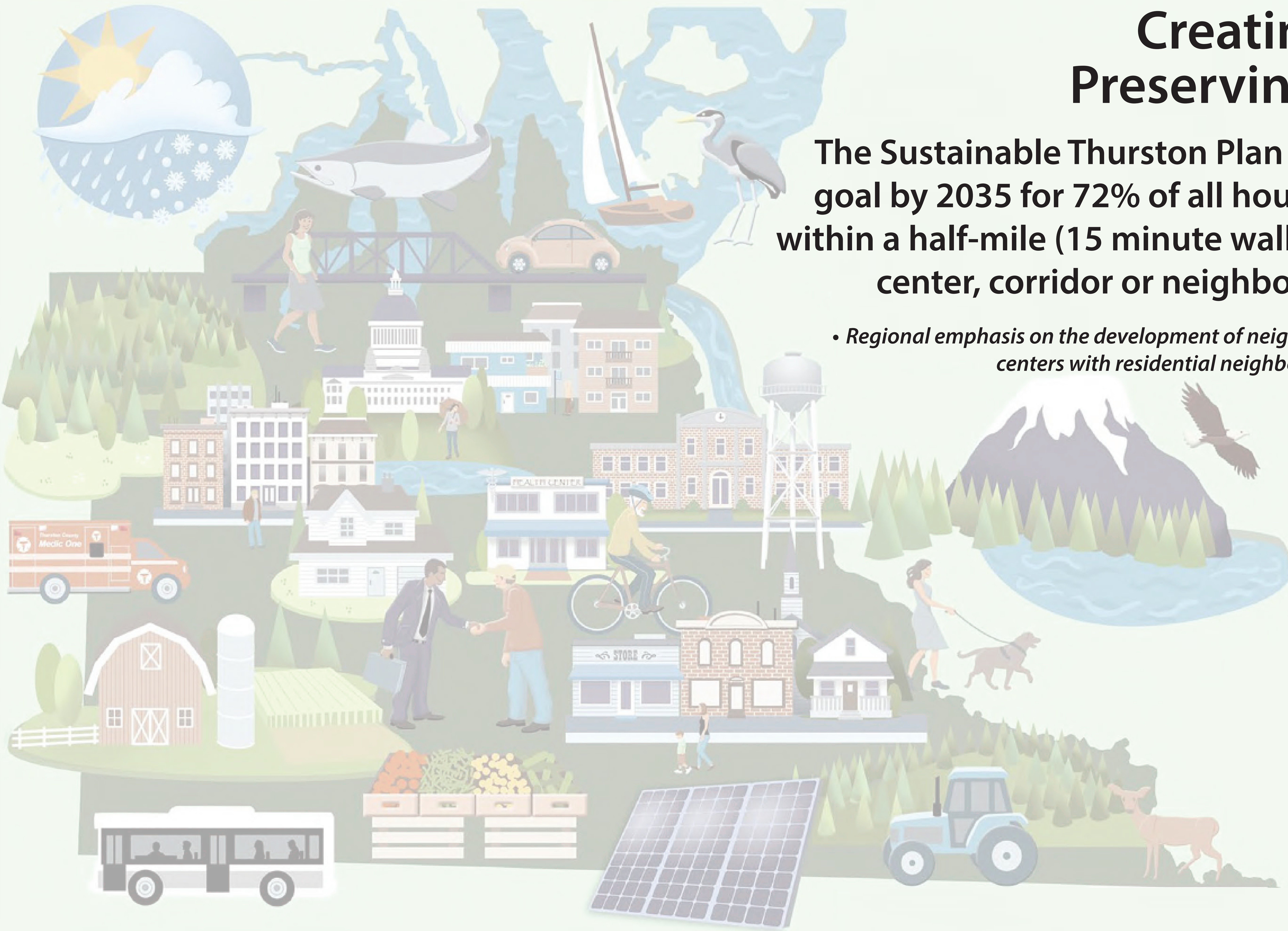
Results from the remaining questions within this section align with existing themes as written within the Neighborhood Commercial District Code.

Regional Sustainability Plan




Creating Places Preserving Spaces

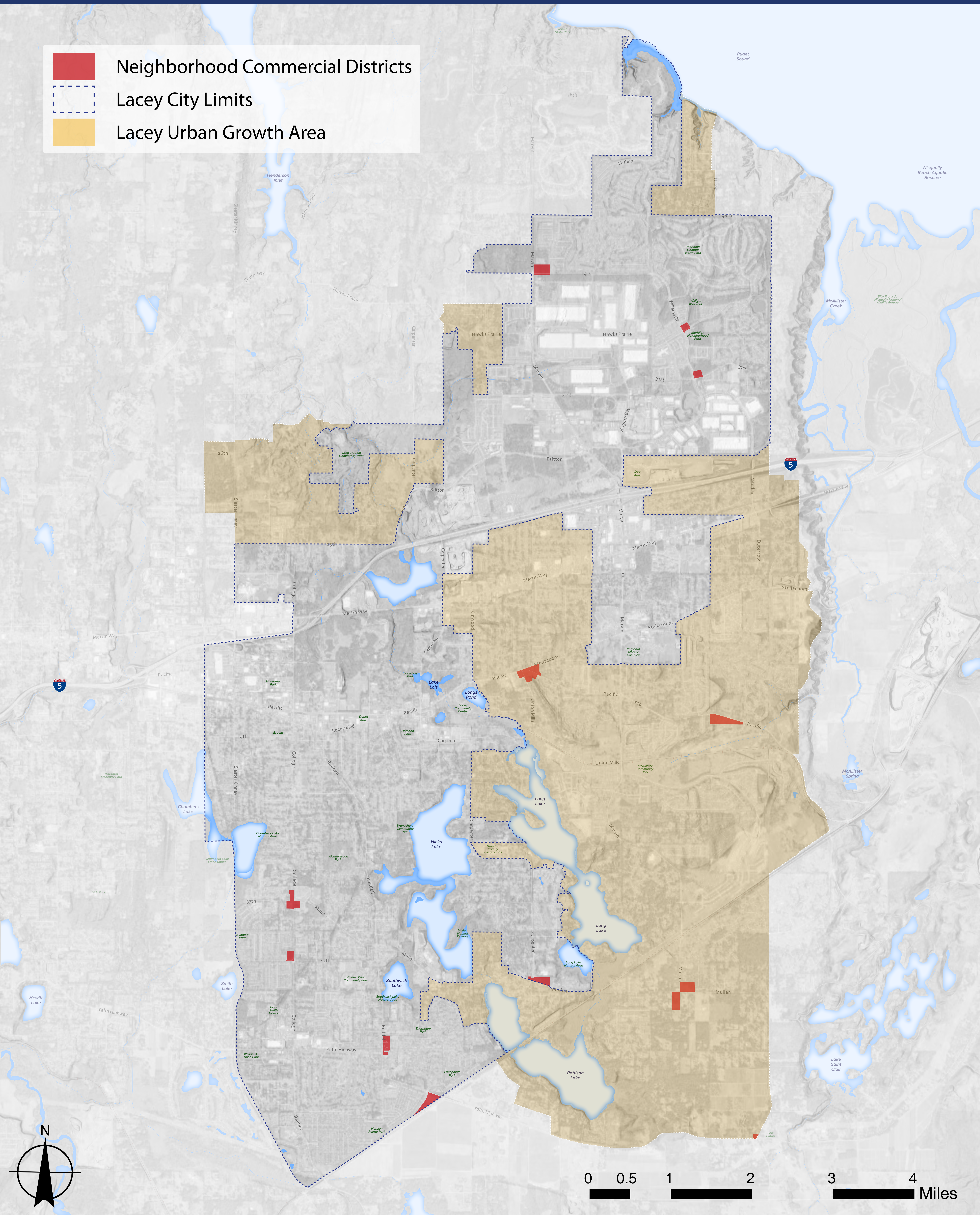
The Sustainable Thurston Plan set a regional goal by 2035 for 72% of all households to be within a half-mile (15 minute walk) of an urban center, corridor or neighborhood center.

- *Regional emphasis on the development of neighborhood commercial centers with residential neighborhoods around them.*



Neighborhood Commercial District Locations

-  Neighborhood Commercial Districts
-  Lacey City Limits
-  Lacey Urban Growth Area




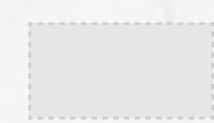
0 0.5 1 2 3 4 Miles



City of Lacey | 15 Minute Walking Areas

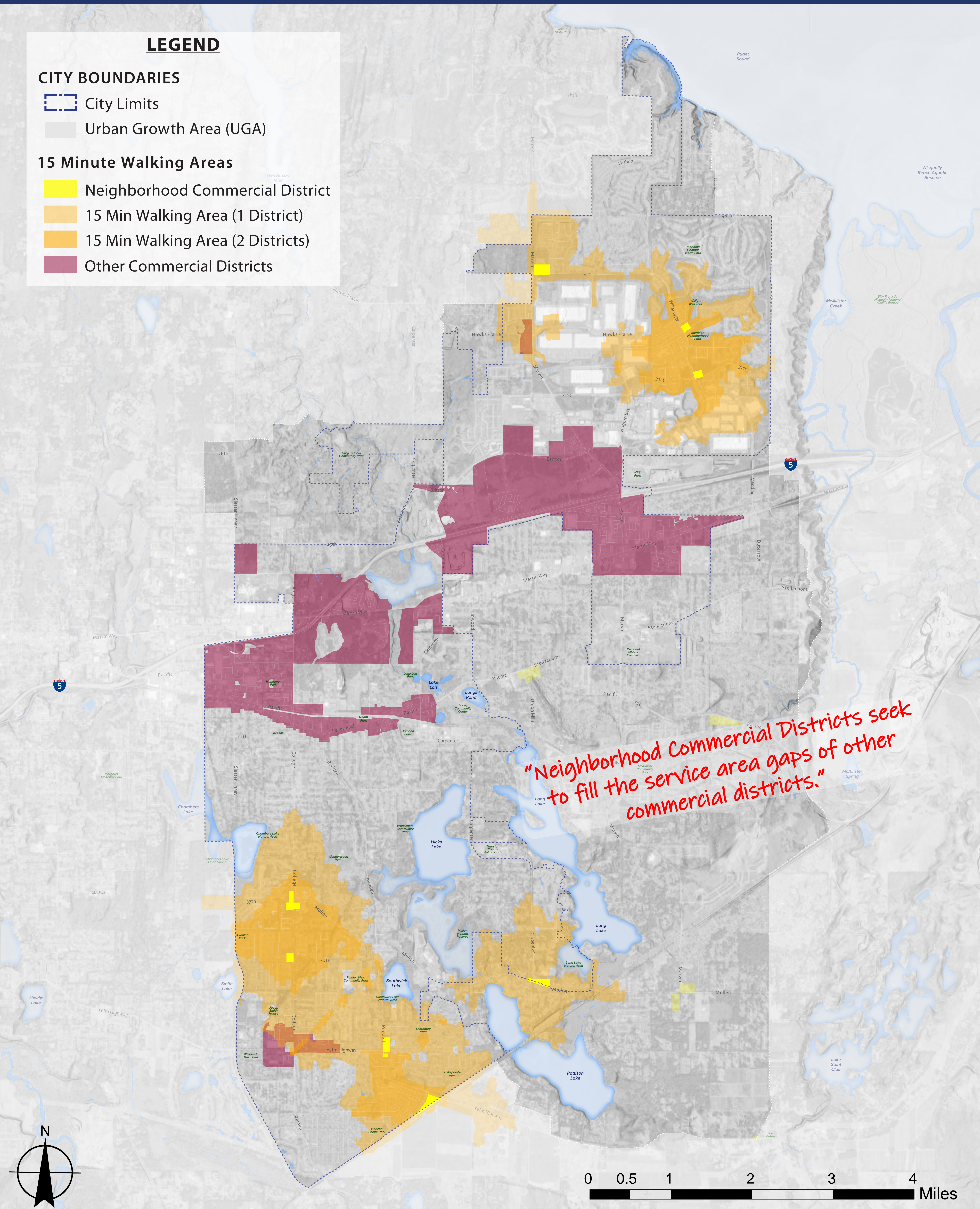
LEGEND

CITY BOUNDARIES

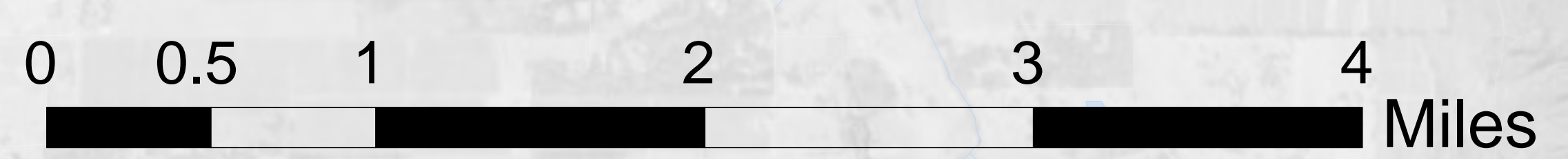
-  City Limits
-  Urban Growth Area (UGA)

15 Minute Walking Areas

-  Neighborhood Commercial District
-  15 Min Walking Area (1 District)
-  15 Min Walking Area (2 Districts)
-  Other Commercial Districts



Neighborhood Commercial Districts seek to fill the service area gaps of other commercial districts.



Excerpt from 2021 Buildable Lands Report (TRPC)

Chapter 8: Regional Goals & Targets

Sustainable Thurston envisioned neighborhood centers as small-scale retail areas serving residents' day-to-day needs, with amenities such as a corner grocery store, coffee shop, or restaurant. There would be enough people living within walking distance — a half-mile radius or roughly 15-minute walk — to support businesses of this size.

On average, every household can support about 15.1 square feet of walkable, commercial retail space. It takes roughly 1,000 households within a half mile to support a small neighborhood retail center (about 15,000 square feet) and 2,000 households to support a medium neighborhood retail center (about 30,000 square feet).

Example Small Neighborhood Retail Center



≈ 15,000 Square Feet of retail space

≈ 1,000 households within a half-mile radius

Example Uses:

- *Bank, Dentist, Barber, Salon & Pediatrics*

Example Medium Neighborhood Retail Center

≈ 30,000 Square Feet of retail space

≈ 2,000 households within a half-mile radius

Example Uses:

- *Grocery Store, Barber Shop, Juice Bar, Insurance, Coffee & Pharmacy*


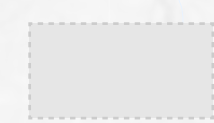


**It is important to note that many other location and economic factors influence the siting of specific commercial uses. These factors often include elements such as accessibility, supportive infrastructure, competition, and household spending patterns.*

Housing Supported Retail Space

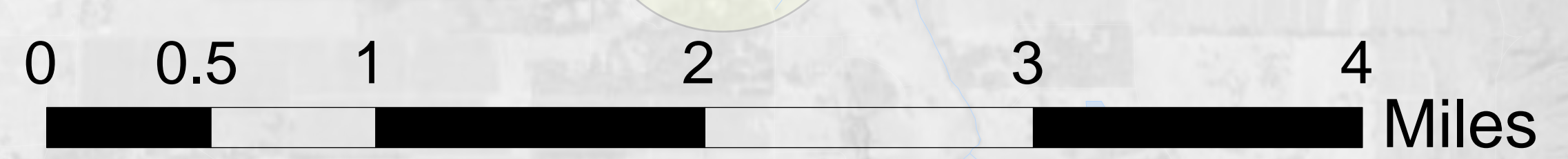
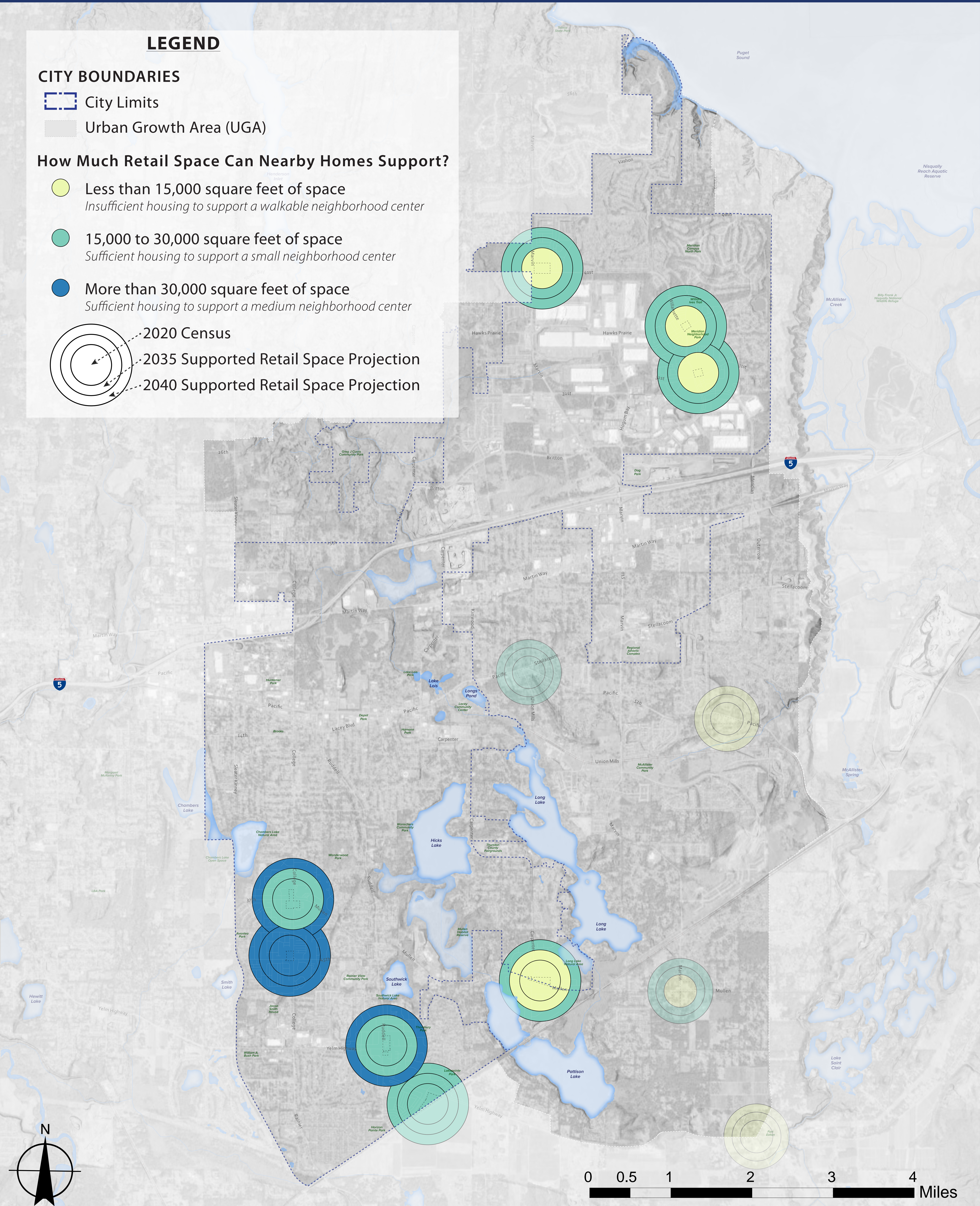
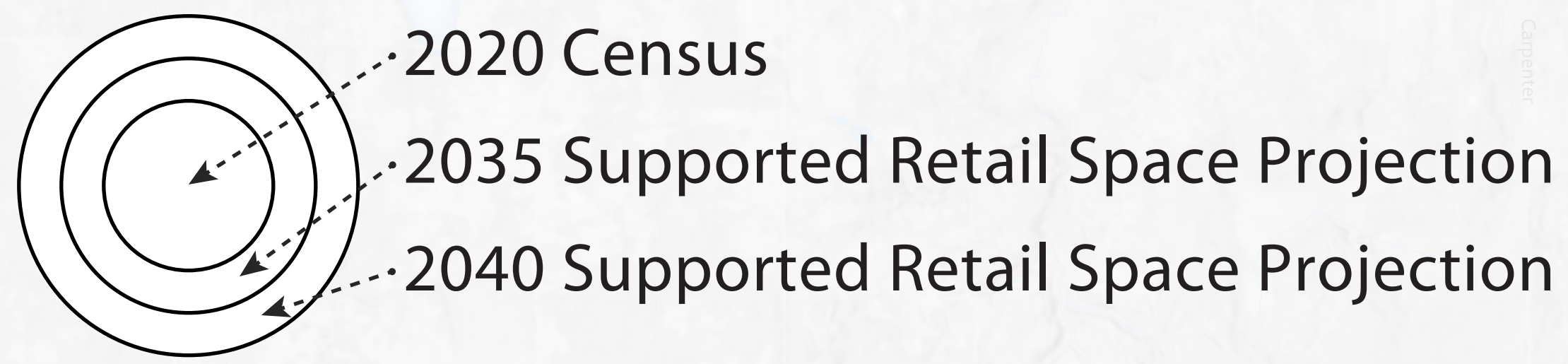
LEGEND

CITY BOUNDARIES

-  City Limits
-  Urban Growth Area (UGA)

How Much Retail Space Can Nearby Homes Support?

-  Less than 15,000 square feet of space
Insufficient housing to support a walkable neighborhood center
-  15,000 to 30,000 square feet of space
Sufficient housing to support a small neighborhood center
-  More than 30,000 square feet of space
Sufficient housing to support a medium neighborhood center



Half Mile Metrics of Top Survey Districts (2023)

Green Lake (Seattle)

- Zoning: Commercial N1
- Households: 7,654
- MH Income: \$127,742
- Population: 14,355
- Inflow (Day): 9,032
- AHH Retail: \$51,657



Downtown (Bellevue)

- Zoning: Downtown MU
- Households: 10,356
- MH Income: \$165,015
- Population: 15,752
- Inflow (Day): 44,631
- AHH Retail: \$56,211



Fairhaven (Bellingham)

- Zoning: Urban Village (CC)
- Households: 1,632
- MH Income: \$108,045
- Population: 2,958
- Inflow (Day): 3,912
- AHH Retail: \$28,487



Downtown (Poulsbo)

- Zoning: Downtown
- Households: 853
- MH Income: \$57,141
- Population: 1,654
- Inflow (Day): 5,025
- AHH Retail: \$20,757



Downtown (Redmond)

- Zoning: Downtown Mixed Use
- Households: 4,113
- MH Income: \$121,974
- Population: 6,225
- Inflow (Day): 10,088
- AHH Retail: \$35,343



Proctor Dis. (Tacoma)

- Zoning: Neighborhood Commercial / Mixed Use
- Households: 2,095
- MH Income: \$127,634
- Population: 4,698
- Inflow (Day): 3,491
- AHH Retail: \$41,976



The Landing (Renton)

- Zoning: Urban Center 1
- Households: 1,719
- MH Income: \$104,823
- Population: 2,690
- Inflow (Day): 22,165
- AHH Retail: \$35,960



6th & Huntamer (Lacey)

- Zoning: Woodland District
- Households: 291
- MH Income: \$52,707
- Population: 1,150
- Inflow (Day): 5,958
- AHH Retail: \$18,469



Point Ruston (Tacoma)

- Zoning: Master Development (PR)
- Households: 1,734
- MH Income: \$113,758
- Population: 3,387
- Inflow (Day): 3,253
- AHH Retail: \$38,765



Wildwood (Olympia)

- Zoning: Neighborhood Retail
- Households: 821
- MH Income: \$89,514
- Population: 1,753
- Inflow (Day): 1,491
- AHH Retail: \$23,888



Ross Plaza (DuPont)

- Zoning: Mixed Use
- Households: 821
- MH Income: \$89,514
- Population: 1,753
- Inflow (Day): 1,491
- AHH Retail: \$23,888



Bridgeport (University Place)

- Zoning: Mixed Use Urban 75
- Households: 2,433
- MH Income: \$76,745
- Population: 5,272
- Inflow (Day): 6,521
- AHH Retail: \$28,551



Briggs Tap (Olympia)

- Zoning: Urban Village
- Households: 856
- MH Income: \$109,009
- Population: 1,911
- Inflow (Day): 1,397
- AHH Retail: \$33,785



Alberta Arts (Portland)

- Zoning: Commercial Mixed Use 2
- Households: 3,860
- MH Income: \$98,284
- Population: 8,563
- Inflow (Day): 5,887
- AHH Retail: \$33,750



Pearl District (Portland)

- Zoning: Central Commercial
- Households: 13,479
- MH Income: \$99,217
- Population: 18,139
- Inflow (Day): 31,688
- AHH Retail: \$28,363



Average NCD (Lacey)

- Zoning: Neighborhood Commercial
- Households: 1,435
- MH Income: \$87,103
- Population: 3,678
- Inflow (Day): 2,492
- AHH Retail: \$29,231

Definitions: Zoning (District), Households (within 1/2 area), MH Income (Median Household), Population (Residents), Inflow (Daytime Population), Retail (Annual Household Spending). Esri 2023

Design Elements | District Intent Statements

Ross Plaza (DuPont)



The purpose of this district is to implement the comprehensive plan's concept of permitting uses that are allowed in the commercial district, the office district and residential zone district.

This area is intended to provide office space, goods and services to the entire community or larger market.

Bridgeport (University Place)



A variety of street types are used in this zone. Both public and private street types provide access to existing and proposed roads that make up the road grid.

Street types range from those with four travel lanes, a center median, bike lanes, on-street parking, landscaping and wide sidewalks in front of stores to local access streets and alleys.

New buildings have an allowed height of 75 feet with additional height available if affordable housing or employment are included.

Buildings are built close to the street.

Point Ruston (Tacoma)



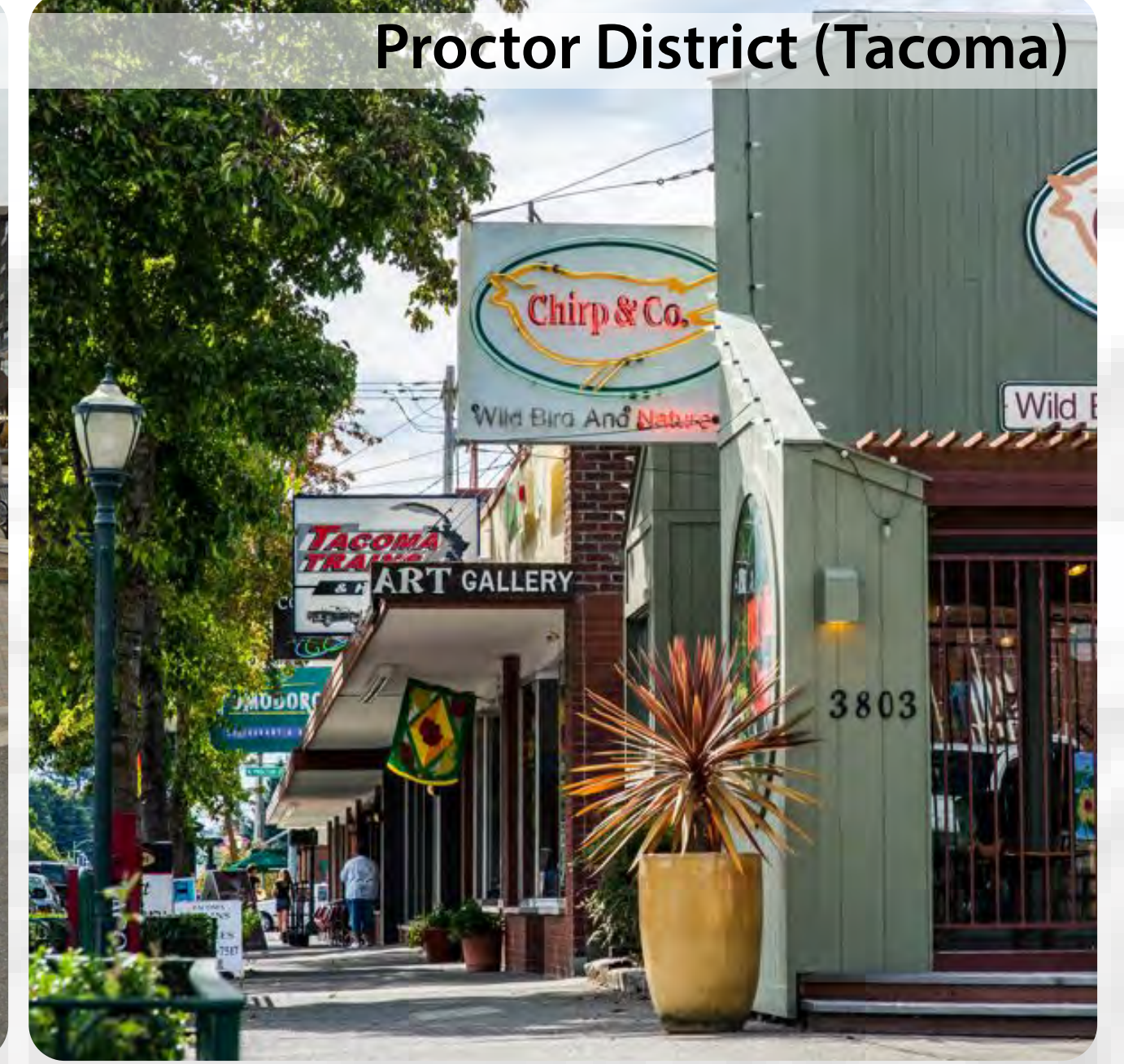
Create a mixed-use setting that allows for creative design, flexibility of uses and building placement, percentage of open spaces, public uses and enjoyment of open spaces.

Develop as a "Built Green" community embracing sustainable design and environmental principles.

Serve as a regional destination for shopping, art and visitor attractions, with numerous publicly accessible open spaces such as parks, plazas, waterfront promenade, tree-lined streets and view corridors.

Point Ruston will encourage a number of transportation choices, including walking, bus transit, and bicycles.

Proctor District (Tacoma)



This district provides areas with day-to-day convenience shopping and services at a level that is compatible with the surrounding neighborhood.

The district is intended to enhance, preserve, and stabilize the neighborhood's unique character. Retail frontages are generally uninterrupted by driveways and parking facilities and pedestrian access and street amenities are encouraged.

The standard building height in this district is 45 feet; additional height can be achieved through the bonus program.

Briggs Taphouse (Olympia)



This district accommodates integrated, mixed use communities, containing a variety of housing types arranged around a village center, which provide a pleasant living, shopping, and working environment; a sense of community; and a balance of compatible retail, office, residential, recreational, and public uses.

Urban villages enable a land use pattern which reduces dependence on auto use, especially drive-alone vehicle use during morning and evening commute hours.

To enable the design of new development in a manner which will ensure the safe and efficient movement of goods and people.

Wildwood (Olympia)



This district accommodates small retail establishments which offer a limited range of goods within a residential neighborhood.

Locations are not less than one-half (1/2) mile from another neighborhood retail district or any other commercial district providing similar services or facilities.

Has a maximum size of not more than one (1) acre and limits the size, scale and expansion of such establishments in order to ensure districts are characterized by small buildings, low traffic generation, considerable walk-in trade, quiet operations and little or no night activity.

Fairhaven (Bellingham)



The urban village designation is intended to growth within compact urban centers (or "villages") while preserving the character of existing residential neighborhoods.

This designation is intended to accommodate a compatible mix of residential, commercial, light industrial, public, and institutional land uses.

The ultimate mix of land uses, appropriate densities, infrastructure requirements and other typical zoning, design and development standards shall be established in a master plan that would be developed by the city and/or by property owners working with the city.

Neighborhood Commercial Districts



This district accommodates small commercial facilities in residential areas catering to the day to day needs of consumers for a limited range of convenience goods and services.

Limit commercial facilities size of site, bulk of structures, and locations to serve a relatively large number of persons in a relatively small geographic area.

To that end, pedestrian accessibility shall be a major criterion in the location of these districts.

Limit such development to areas where local economic demand, local citizen acceptance and appropriate design solutions assure compatibility with the neighborhood.

Design Elements | Permitted & Conditional Uses



Ross Plaza (DuPont)

Permitted

- Professional office-oriented services
- All forms of retail trade, such as stores, shops, sales
- Entertainment facilities, restaurants, delis, coffee shops
- Medical clinics, dentists, pharmacies
- Service stations, car washes, drive-through windows
- Fitness centers

Conditional

- Hospitals
- Accessory residences
- Assisted living & senior homes
- Commercial recreational facilities



Bridgeport (University Place)

Permitted

- Ground floor uses may include commercial, retail, office spaces, live-work units
- Upper floors and areas behind storefronts may be office, lodging or residential.
- Hospitals, medical clinics, veterinary
- Eating & drinking establishments
- Hotels & lodging
- Parking garages (standalone)

Conditional

- Adult entertainment
- Warehousing & storage units

Prohibited

- Drive-through uses



Point Ruston (Tacoma)

Permitted

- Residential uses including townhouses, apartments, home occupations, adult homes, hotels
- Convenience stores, drive through facilities, restaurants, shared mix spaces, day care centers, office and professional services, automobile and boat service facilities
- Hospitals, marinas, theaters, outdoor food sales, kiosks, and sidewalk vendors
- Gasoline dispensing as an accessory use

Conditional

- Unlisted uses can be submitted for review consistent with Comp Plan.



Proctor District (Tacoma)

Permitted

- Special needs housing, adult family homes, day care, single/multifamily housing, home occupations
- Entertainment facilities, restaurants, delis, coffee shops, brewpubs
- Commercial parking facilities
- Professional office-oriented services
- All forms of retail trade, such as stores, shops, sales

Conditional

- Emergency & transitional housing

Prohibited

- Fueling stations
- Warehousing & self storage



Briggs Taphouse (Olympia)

Required

- Apartments & single family homes
- Grocery store
- Parks, village green/plaza
- Child day-care center
- Sheltered transit stops

Permitted

- Assisted living & senior homes
- Professional office-oriented services, banks medical clinics
- Food & general merchandise stores
- Restaurants, without drive-in or drive-through service
- Health, fitness, & dance studios
- Home occupations

Conditional

- Places of worship, schools



Wildwood (Olympia)

Permitted

- Restaurants, without drive-in or drive-through
- Art Galleries
- Health, fitness, & dance studios
- Apartments above ground floor business uses, home occupations
- Building, garden, and farm supplies
- Food & general merchandise stores
- Gasoline dispensing as an accessory use
- Pharmacies, medical supplies, clinics

Conditional

- Assisted living & senior homes
- Greenhouses, nurseries, bulb farms
- Day Care Centers, schools



Fairhaven (Bellingham)

Permitted

- Residential uses including townhouses, apartments, home occupations, adult homes, hotels
- Eating, drinking, and general merchandise stores
- Professional office-oriented services, clinics, dentists, pharmacies, veterinary
- All forms of retail trade, such as stores, shops, sales
- Community & convention centers
- Mini-storage facilities, service & gas stations

Conditional

- Adaptive uses for historical buildings
- Recycling and refuse centers



Neighborhood Commercial Districts

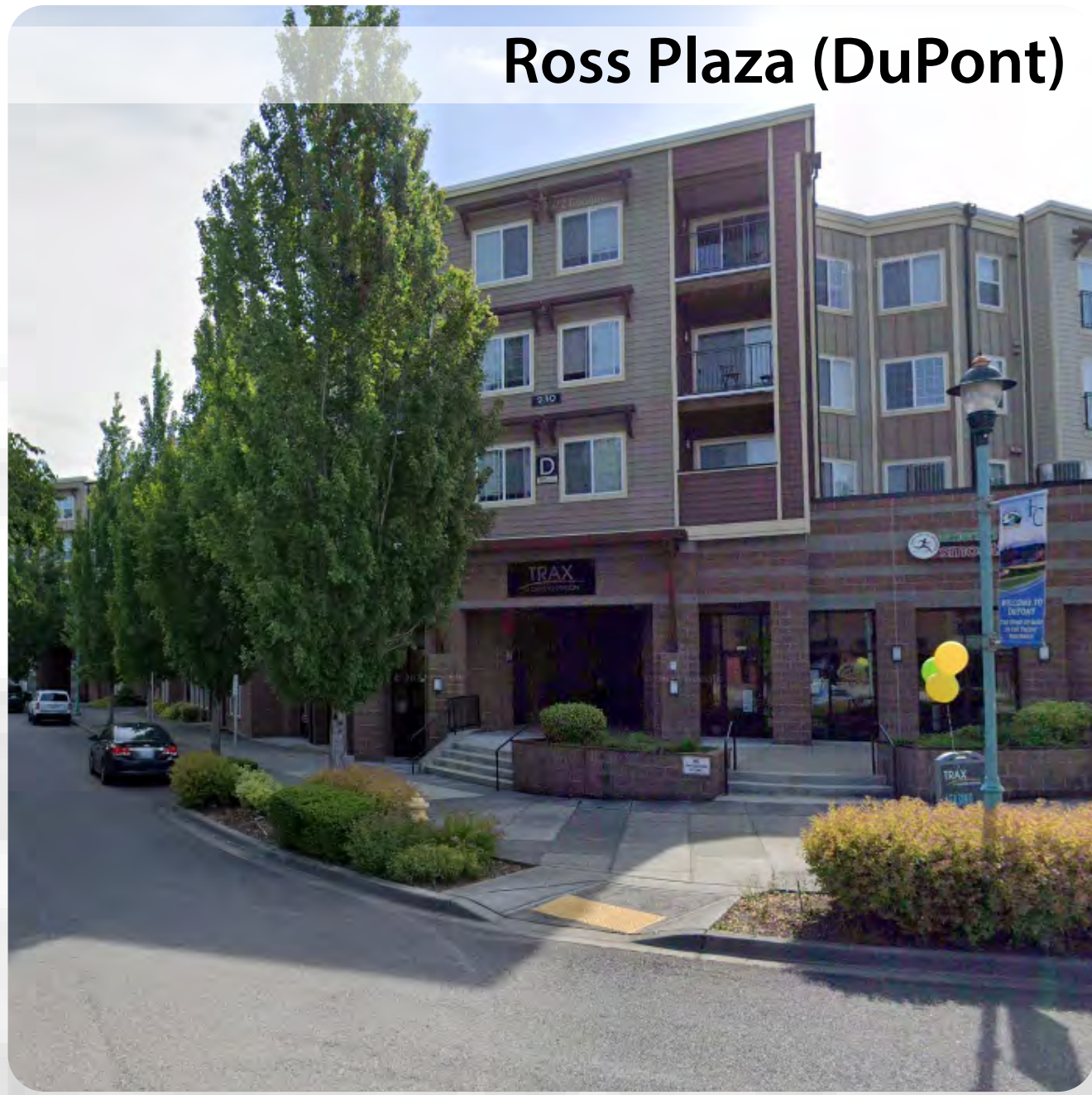
Permitted

- Professional office-oriented services
- Banks, financial institutions, insurance
- Convenience stores, daycares, restaurants (without drive-through), coffee shops
- Medical Offices, clinics, veterinarian
- Electronic & digital media stores

Conditional

- Bars & Cocktail Lounges
- Gas Station
- Residential Uses: Permitted only when located above commercial establishments

Design Elements | Housing



Ross Plaza (DuPont)

Permitted Residential Uses

- Single-family residences
- Multifamily residences
- One accessory residence per lot

Locations

- Residential units are permitted on all floors (including ground floor)

Design Elements

- Adjacent residential districts establish front yard setbacks
- Apartment buildings can be up to 4 stories (50ft).



Bridgeport (University Place)

Permitted Residential Uses

- Assisted living & adult family homes
- Multifamily residences
- Live-work units

Locations

- Residential units are permitted above ground floor
- Live-work residential uses permitted on ground floor

Design Elements

- Single-family, duplex, and small lot housing are not permitted within this district
- Upper floors are accessed through a street level lobby



Point Ruston (Tacoma)

Permitted Residential Uses

- Townhouses, Triplex, ADUs
- Multifamily residences
- Assisted living & adult homes
- Live-work units

Locations

- Residential units are permitted on all floors (including ground floor)

Design Elements

- Adjacent residential districts establish front yard setbacks
- Apartment buildings can be up to 5 stories (60ft)
- Off-street parking required for every residential unit (2 to 1)



Proctor District (Tacoma)

Permitted Residential Uses

- Single-family residences & ADUs
- Multifamily residences
- Assisted living & adult homes
- Live-work units

Locations

- Residential units are permitted on all floors (including ground floor)

Design Elements

- Adjacent residential property density and height bonus
- Height bonuses (+1 floor) available for mixed-use developments with 50% housing in district
- No frontage/street setbacks required for residential uses



Briggs Taphouse (Olympia)

Permitted Residential Uses

- Single-family & ADUs
- Multifamily residences
- Apartments & townhouses
- In home occupations

Locations

- Residential units are permitted on all floors (including ground floor)

Design Elements

- Any development over 42 feet shall be required to include a minimum of 20% of the usable building area for residential purposes.
- Apartments and single family residential units are a required element within this district.



Wildwood (Olympia)

Permitted Residential Uses

- Single-family & ADUs
- Multifamily residences
- Townhouses, Duplexes on corner lots

Locations

- Apartments above ground floor in mixed use developments

Design Elements

- Adjacent residential districts establish front yard setbacks
- Buildings can be up to 3 stories (35ft).



Fairhaven (Bellingham)

Permitted Residential Uses

- Single-family & attached ADUs
- Multifamily residences
- One accessory residence per lot

Locations

- Single Family, Detached Dwelling Unit with less than 5,500 square feet of total floor area at street level
- Apartments above ground floor in mixed use developments

Design Elements

- Adjacent residential districts establish front yard setbacks
- Single Family Residence with 5,500 square feet or more total floor area are a conditional use.



Permitted Residential Uses

- Multifamily residences

Locations

- Residential units are permitted above ground floor

Design Elements

- Adjacent residential districts establish property setbacks
- Live-work residential uses conditionally approved
- Maximum building height, thirty-five feet (3 stories).

Design Elements | Access & Public Spaces



Ross Plaza (DuPont)

Transportation & Access

- Parallel parking on street, parking lots to rear of property
- District not on bus line
- No bike lanes or bike racks

Design Features

- Curb bump outs & shortened pedestrian crossings
- District lighting & banners
- Planter strips and seating

Max Height

- 50 Feet (4 stories)

Building Setbacks

- 0 Feet on all sides, except when adjacent to residential zones - in which case it shall be that of the adjoining residential district



Bridgeport (University Place)

Transportation & Access

- Angled parking on street, parking structures below grade
- Reduced parking requirements are allowed along transit routes

Design Features

- Curb bump outs & shortened pedestrian crossings
- District lighting, banners, planters
- Textured road treatments

Max Height

- 75-110 Feet with affordable housing element

Building Setbacks

- Adjacent residential districts dictate site setbacks



Point Ruston (Tacoma)

Transportation & Access

- Parallel parking on street, parking lots and structures on periphery
- Enhanced sidewalks, covered transit stops, mini plazas
- 1-2 Parking stalls required for every residential unit

Design Features

- Curb bump outs & shortened pedestrian crossings
- District lighting & banners
- Planter strips and seating

Max Height

- 85+ Feet (6 stories)

Building Setbacks

- Adjacent residential districts dictate site setbacks



Proctor District (Tacoma)

Transportation & Access

- Parallel parking on street
- Enhanced sidewalks, covered transit stops, mini plazas

Design Features

- Curb bump outs & shortened pedestrian crossings, district lighting & banners, planter strips
- 30,000 sqft per business; 45,000 square feet for full service grocery; offices exempt from these limits

Max Height

- 45-65 Feet with affordable housing

Building Setbacks

- Adjacent residential districts dictate site setbacks



Briggs Taphouse (Olympia)

Transportation & Access

- Parallel parking on street, parking lots on all sides

Design Features

- Require direct, convenient pedestrian, bicycle, and vehicular access between residences and village center
- Retail space allowed at 75 sqft per authorized residential dwelling

Max Height

- 50 Feet (4 stories)

Building Setbacks

- Adjacent residential districts dictate site setbacks



Wildwood (Olympia)

Transportation & Access

- Parking lots in front of businesses

Design Features

- Maximum building size 30,000 sqft for single use; 60,000 for multi-use dependent on number of residential units within 1/4 mile.
- 50,000 sqft for grocery store
- Operating hours for businesses limited to hours between 6:00 a.m. and 11:00 p.m.

Max Height

- 45 Feet (3 stories); 35 feet when within 100 ft. of residential districts

Building Setbacks

- Adjacent residential districts dictate site setbacks



Fairhaven (Bellingham)

Transportation & Access

- Angled parking on street, parking lots and structures on periphery
- Formalized non-vehicle alleyways
- Transit line on periphery of district

Design Features

- Curb bump outs & shortened pedestrian crossings
- District lighting & banners, planter strips and seating
- Covered bike parking and seating

Max Height

- 56 Feet (4 stories)

Building Setbacks

- Adjacent residential districts dictate site setbacks



Transportation & Access

- Parking shall be provided to the rear or side of the structure
- No parking shall be permitted between the building and the right-of-way

Design Features

- Maximum building size: 40,000 sqft for multiple tenants
- Maximum tenant space: 10,000 sqft
- Lots shall be located on an arterial or collector, with access off minor streets

Max Height

- 35 Feet (2 stories)

Building Setbacks

- Adjacent residential districts dictate site setbacks

Neighborhood Commercial Districts - Whats Next?

- Review community feedback for popular ideas and common themes
- Brief Planning Commission & Land Use and Environment Committee

Initial Findings & Committee Review



- Draft and refine code updates and potential zoning changes based on community feedback and Planning Commission & LUE guidance

Draft Code Updates & Community Review



Winter 2022

Spring 2023

Fall 2023

Winter 2023

Summer 2023



Community Outreach & Project Kickoff

- Launch Project Webpage & Document Library
- Hybrid Community Open House(s) & On-line Public Survey



Identify & Research Alternatives

- Report back to community on initial results and findings
- Present draft code revisions and zoning alternatives for additional feedback



Incorporate Updates Implement Changes

- City Council review and adoption of community driven updates
- Incorporate code and land use changes into the Comprehensive Plan