

Changes made to the Design Manual based on Community Feedback
Suggestion/ Comment **Staff Response**

Change the area between Fisher and Smith, from Church to Wharton to Urban Residential from Pedestrian Mixed Use	Addressed with updated draft
Include language that addresses connectivity and appearance for properties that are adjacent to the Greenway	Addressed with updated draft
Include all properties that are in the CB in the DDO	Addressed with updated draft
Change the area at Blandwood/ Spring Garden to Ped. Mixed Use	Addressed with updated draft
Citizen involvement needed in the Design Review Team	Addressed with updated draft
Include an Index	In progress

General Comments heard from the community
Suggestion/ Comment

Staff Response

Need More standards. There's too much flexibility. Too many opportunities to not comply with goals.	After much consultation and review of the guidelines and standards, staff feels that the Manual strikes an effective balance as it is currently drafted, between guidelines and standards. The flexibility, staff believes, enables the Manual to strike an effective balance between establishing a community vision for downtown development and personal property rights.
General concern about any new regulatory framework in the Downtown area.	While the Manual will establish a level of review for new projects in Downtown, it is not dissimilar to many areas in the city that are heavily used by pedestrians and are undergoing significant redevelopment (i.e. Spring Garden Street, E Market Street). Also, design review is currently implemented in many private developments through private restrictions, covenants, etc. (Green Valley and Grandover Office Parks are examples of this).
Concern that the Ped. Mixed Use section should be further broken downtown into many other 'districts.' -and- Concern that the three existing 'districts' (Urban Residential , Historic Core, Ped. Mixed Use) are too many- there should only be one set of guidelines/ standards.	The Ped. Mixed Use Area was originally composed of several different areas, with five total character areas for the whole of downtown. Because many of the guidelines and standards proposed were extremely similar to each other, it was agreed that the Manual would be more user friendly with only three character areas- Urban Residential, Hist. Core and Ped. Mixed Use. These three areas, staff feels, represents the character of downtown and strikes an effective balance between detail and simplicity.
The 6' sidewalk is 1' wider than current ADA code	While, the current ADA code requires less than 6'; 6' is the ADA preferred guideline. Due to the increased pedestrian traffic in Downtown, the sidewalks will need to provide enough room for people to ambulate as well as provide room for those in wheelchairs, strollers, etc.
Not all buildings should be on the street	The Ped. Mixed Use only requires 50% of commercial and mixed use buildings to meet the sidewalk. Residential buildings are not required to meet the sidewalk. Further,

	upon unique circumstances, this concern could be addressed through the Modification process.
Not all parking in the rear- site specific	The Ped. Mixed Use area does not require parking to the rear or side. Only the Hist. Core and Urban Residential requiring parking to be located to the rear and/ or side of a building.
Existing gravel parking lots should not be required to be paved.	Paving of driveways and parking lots is not retroactive. Paving is already required for all new development within City limits.
The mandatory content in this manual, if enacted, will cause financial loss for property owners.	Staff is unaware of documentation illustrating that the Manual will result in financial loss. Further, studies have shown that design review typically increases property values.
We do accept, on a voluntary free basis, the opportunity to consult with and listen to all recommendations from a wide range of people concerning the current or future status of our properties.	City staff is always available to consult with property owners on their development proposals.
Include the properties to the east of Murrow Blvd, so that the Greenway is contained within the Overlay	Most of the properties outside the boundaries of the Downtown Design Manual are already covered by some level of design review including the properties on the west side of Murrow between Washington and Friendly (by the E. Market St Ped. Scale Overlay District). The Downtown Design Manual map was updated to show these other districts/overlays as well as the proposed Greenway.
Please adopt and ensure adherence	N/A
The modification process seems workable	N/A