

CENTER VILLAGE LAND USE DESIGNATION

Purpose Statement: Center Village is characterized by areas of the City that provide an opportunity for redevelopment as close-in urban mixed-use residential and commercial areas that are pedestrian-oriented. These areas are anticipated to provide medium to high-density residential development and a wide range of commercial activities serving citywide and sub-regional markets. Center Villages typically are developed within an existing suburban land use pattern where opportunities exist to modify the development pattern to accommodate more growth within the existing urban areas by providing for compact urban development, transit orientation, pedestrian circulation, and a community focal point organized around an urban village concept.

Objective LU-CCC: Develop Center Villages, characterized by intense urban development supported by site planning and infrastructure that provide a pedestrian scale environment.

Policy LU-317. Apply the Center Village designation to areas with an existing suburban and auto-oriented land use pattern, which, due to availability and proximity to existing residential neighborhoods, are candidate locations for a higher density mixed-use type of development.

Policy LU-318. Implement the Center Village Designation using multiple zoning designations including Residential 14 (R-14), Center Village (CV), and the Residential Multi-family zones (RMF, RM-U, RM-T).

Strategy 319.1. Evaluate commercial and residential development standards in the Center Village and replace zoning designations or re-zone with the vision for a Center Village designation

Strategy 319.2. Prepare a Highlands Plan as a sub-area plan to further refine the land use concept for and implement the Center Village land use concepts. Phasing of the Highlands Subarea Plan is expected to occur within a 2 – 5- year period from the 2004 GMA update.

Policy LU-320. Allow residential density ranging from a minimum of 10 to a maximum of 80 dwelling units per acre in the Center Village designation.

Policy LU-321. Encourage mixed-use structures and projects.

Policy LU-322. Orient site and building design primarily toward pedestrians to maximize pedestrian activity and minimize automobile use for circulation within the Center Village.

Policy LU-323. Accommodate parking within a parking structure. Where structured parking is infeasible due to site configuration, parking should be located in the back or the side of the primary structure. Parking lots between structures and street rights-of-way shall not be permitted.

Policy LU-324. Use alley access where alleys currently exist. Encourage designation of new alleys in redevelopment projects.

Policy LU-325. Encourage shared parking to use urban land efficiency.

Policy LU-326. Develop design guidelines to provide direction on site design, building design, landscape treatments, parking, and circulation components of new development projects. Implementation of this policy should be phased within three years of the adoption of the 2004 Update.

Policy LU-327. Encourage uses in Center Villages that serve a sub-regional or citywide market as well as the surrounding neighborhoods.

Policy LU-328. Encourage more urban style design and intensity of development (e.g. building height, bulk, landscaping, parking) within Center Villages than with land uses outside the Centers.

Policy LU-329. Promote the clustering of community commercial uses and discourage the development of strip commercial areas.

Policy LU-330. Residential development within Center Villages is intended to be urban scale, stacked, flat and/or townhouse development with structured parking.

Policy LU-331. Prohibit new garden style multi-family development.

Policy LU-332. Provide community scale office and service uses.