

Process Changes

This board outlines changes to the thresholds for DDRC review, the separation of the DDRC into two boards, and next steps in this planning process.

Splitting of the DDRC

Two Design Review Boards

The review of major urban design projects will occur under a separate review board than historic preservation projects. The separation of these two review processes will allow for more focused and efficient meetings.



Thresholds

New Thresholds for DDRC Review

The table below outlines the new thresholds for DDRC review. Projects within the Downtown Study Area that fall below the listed thresholds are reviewed by staff and still must abide by the guidelines.

Proposed Thresholds for Major Applications	
Development Characteristic	Threshold
Development Area	25,000+ GFA
Development Site Area	1 acre (43,560 SF) or greater
Lot Frontage	150 linear feet of lot frontage or greater
Height	50 feet or taller
Number of Units	26 or more units

Next Steps

Upcoming Dates and Schedule

Feedback on the materials presented today are welcome until **Friday the 21st of March**. Following edits to the document and UDO updates in April, the final version of the guidelines will go to the DDRC and Planning Commission in May. Anticipating adoption by City Council in June, the guidelines will go into effect in the following months.

Plan and Guidelines Project Timeline

