# East Area Plan

Steering Committee Meeting  
July 30, 2020

**AGENDA**

<table>
<thead>
<tr>
<th>Time</th>
<th>Item</th>
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<tbody>
<tr>
<td>6:00 – 6:10</td>
<td>Welcome</td>
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</table>
| 6:10 – 6:30| Presentation  
• Recap of Process  
• Community Feedback Themes  |
| 6:30 – 7:20| Discussion                                |
| 7:20 – 7:30| Next Steps                                |
• Updated draft – August
• Virtual Open House – September
• Final Steering Committee Meeting – September
• Planning Board and City Council Public Hearings – October/November
Community Engagement: March – July 2020

• Online Commenting
• Virtual Open House
• Office Hours
• Emails, Phone Calls
• Organization Meetings & Feedback

• 450+ participants
• 1,100+ comments

Responses to all comments will be included with next draft
Feedback Themes
Land Use & Built Form

- Areas proposed for additional height
  - Specific locations should be reconsidered
    - Colfax/Cherry
    - Narrow/small lots
    - Mayfair - concern about losing grocery store(s); need for detailed planning for park/redevelopment
  - More height is appropriate; missing opportunities
    - Yosemite and 11th
    - Quebec
    - Not enough specifics on affordable housing/community benefits
  - Current zoning can accommodate growth

- Integrating Housing in Neighborhoods
  - Concerned new options won’t fit in with single-unit character
  - Parking
  - Language is too limiting/general (“primarily single unit;” places map)
Land Use & Built Form

• More areas should be included in historic character map

• In favor of recommendations to improve regulations on Colfax to support adaptive reuse, small lot development, and a safer street streetscape

• Johnson & Wales closure
  • Achieve plan goals if redeveloped
    • Affordable Housing
    • Open Space
    • Historic Preservation
  • Ensure compatible development
MAXIMUM BUILDING HEIGHTS

Recommended maximum building heights take several factors into account: heights of existing buildings, existing zoning lot size, buildings considered to be preserved, and community input on desired development patterns and areas to direct growth. The height incentive areas outlined in dark blue below show the key locations in the East area where more height is appropriate and only if community benefits are provided. The East Area Plan recommends no additional buildings be allowed without providing a community-wide community benefit.
Economy

- Anti-displacement strategies (for both residents and small businesses) are even more important given the impacts of the pandemic

- In favor of support for small businesses and creation of an international district

- Concerns that height incentive will not create enough affordable housing
Safety for pedestrians and bicyclists is a top priority.

Concerns about impacts from BRT and increased density (parking, traffic).

Support for better sidewalks and improved pedestrian environment.

Support for multimodal elements on parkways, but need to make sure they keep their historic character.

Support for bike improvements, include more North/South bike facilities.
Quality of Life

• The plan should list more specific locations for additional parks to meet growing demand for open space

• The plan should encourage the use of native plants and drought tolerant plants where appropriate

• The plan should address historic stream corridors
General Comments

• COVID-19 impact
  • Urgency for small businesses and residents at risk of displacement
  • Incorporating lessons learned
  • Worried about moving forward when engagement is difficult

• Improve plan format to make it easier for community members to navigate

• Include more specific language/commitments in policies
  • Importance of community engagement in implementation
Discussion
**Next Steps & Schedule**

- **Contact staff with questions and/or suggested changes** – By Mid-August

- Updated Plan Draft – Late August

- Virtual Community Open House – Early September

- Final Steering Committee meeting – Mid-September
  - Provide Recommendation to Planning Board/City Council

- Planning Board and City Council Public Hearings – October/November

*We continue to be available for meetings/phone calls with organizations and community members as requested*