

West Route 66 Sector Development Plan - Liaison Committee
Notes of Meeting – July 20, 2011 – West Mesa CC

Committee Participants: George Holly, Pat Hurley NA; Ron Bohannon, NAIOP; Norm Mason, Stinson Tower NA; Elaine Faust, West Park NA; Mike Stewart, Business/Property Owner at 8101 Central NW; Kelly Chappelle, Avalon NA; Nate Archuleta, Business/Property Owner at 2202 Central SW; Van Barber, West Side Merchants Assn; Diane Beserra, Los Altos Civic Assn; Lonnie Yanes, Business/Property Owner at 6220 Central SW; Curt Brewer, Berger Briggs Real Estate.

Presentation of Working Draft (WD) by Lola Bird, Strata Design

- Colors on cover are based on national Route 66 branding.
- Sector plan area reflects that the river can be a bridge instead of a divide.
- The First WD is not formatted—the actual plan will be in “landscape” format.
- For practical reasons mainly, the 6 mile long corridor is split into 4 segments, which is reflected in many of the maps.
- The W66 C-2 zone is mostly C-2 and is not form based, with one important caveat: R-2 is a proposed option and it comes with form based regulations. “Forms” basically means building types.
- The proposed W66 EPR (Employment Residential) zoning is geared to employment uses in campus-style development
- Current SU-1 zoning is retained. SU-1 is associated with site plan approval.
- The most significant proposal in the plan is the Major Activity Center (W66 MAC) between 86th and Coors, with required form based zoning but no requirement for vertical mixed use. Stepback of upper floors is required from Central. Note that the proposed building height is lower than what is allowed under current zoning. Feedback on the MAC proposal from the committee is particularly important to enable the project team to move forward with drafting the plan. For example, the form based requirements could be amended.
- The WD does not change any existing residential to commercial, but retains it where it already exists.
- The proposed W66 MX (Mixed Use) zone reflects the tighter section of the corridor and caps building height. This zone is associated with streetscape improvements.
- The proposed W66 SAC (Special Activity Center) allows for a range of setbacks to allow for diverse pedestrian spaces along the street. Streetscape improvements are intended to support businesses along this stretch of Central.
- The starting point for the Building Types in the WD is the form based zone in the Zoning Code, but the types will be amended and tailored specifically to WR66 in the draft plan.
- One detail regarding transportation recommendations: the WD proposes to widen sidewalks where existing utility poles block pedestrian movement.

Comments from Committee

- Better access from Central to the businesses on the frontage road west of Unser is key.
- Members expressed support for frontage road recommendation in plan. Such a public project would help attract private investment.

- Recommend a city-sponsored, publicized demonstration project after adoption of the plan so that plan doesn't "sit on the shelf".

Hand-outs: First Working Draft of WR66 sector development plan.