

Community Development Code – Chapters 25 & 26 Rewrite

Initial Scoping

April 11, 2011

Draft Objective: Revise the existing Community Development Code language for Chapter 25: Historic District and Chapter 26: Historic Landmarks to clarify objectives, process, and requirements.

Key Issues

- Need to update the terminology and definitions to match the current terminology (Ex. contributing, non-contributing, etc.)
- Need to update the Historic District map to reflect infill construction, changes to properties, and current terminology.
- Need to update Chapter 26 to reflect the landmarks that were moved or destroyed due to natural events.
- Assess if we want the landmarks listed in the CDC, Comprehensive Plan, or other document.
- Assess existing landmarks to determine if their integrity is still intact.
- Assess existing zoning (GC) for landmarks located near the mill.
- Existing code chapters have been amended numerous times the language has become cumbersome and often difficult to interpret.
- Clarify difference between minor alterations that require a form of review and permitted routine maintenance.
- Assess whether additional regulations, such as those for the Historic District, should apply to Historic Landmarks - ex. ADU regulations.
- In Chapter 25, need to separate the requirements for the existing historic structures from the requirements for infill construction.
- Assess whether to add elements addressing green/sustainable/energy efficiency issues.
- Other issues?

Potential Options for Completing the Project

- Received grant funding totaling \$15,500 that is split between consultant (2/3) and staff time (1/3).
- Need to assess what we want completed by staff and what we want completed by a consultant
- Do we want a separate guidelines document or continue to have all of the requirements in the CDC?
- Other options?

Stakeholders and Interested/Knowledgeable People

- Willamette Historic District owners and residents
- Landmark owners
- Willamette Neighborhood Association

- Bolton Neighborhood Association (20 landmarks are located within Bolton. The neighborhood has over 200 eligible contributing properties and three additional properties that are potentially individually eligible for the National Register.)
- Sunset Neighborhood Association (3 landmarks and next highest concentration of potentially historic structures.)
- Other neighborhood associations
- Planning Commission
- Agencies with purview – ex. LCDC/DLCD
- Other interested parties?

Potential Outreach Opportunities

- Neighborhood meeting
- Historic property and/or historic district meeting
- Press release
- Webpage
- Mailing list
- Flyer
- Advisory/Steering Committee
- Workshop
- Other opportunities?