

DISCUSSION QUESTIONS RELATING TO MCKINLEYVILLE TOWN CENTER ZONING AND DESIGN

DISCUSSION QUESTIONS RELATING TO THE PROPOSED MCKINLEYVILLE TOWN CENTER ZONE SUB-DISTRICTS:

- The proposed Town Center Core now includes portions of Central Avenue. Is this a good idea? Should it be expanded further?
- Should the Open Space Sub-District be specifically applied as a zone or more generally applied through standards wetland protection and policies related to Trails, Greenways, Parks, and Recreational Facilities?

DISCUSSION QUESTIONS RELATING TO THE PROPOSED MCKINLEYVILLE TOWN CENTER THOROUGHFARES:

- Diagonal on-street parking is proposed along Central Avenue. Is this a good idea?
- Should the speed limit on Central Avenue and Hiller Road be reduced within the Town Center Area to improve pedestrian and bicycle safety?
- Is it appropriate to allow the north/south connection of Nursery Way to Railroad Avenue to be indirect and meandering through the Town Center Core area?

DISCUSSION QUESTIONS RELATING TO THE PROPOSED BUILDING DESIGN DETAILS:

- Design standards for the Town Center Core area are proposed to be more prescriptive than those applied elsewhere in the Town Center. Is this a good idea?
- The proposed building design standards focus on “building form” (location, height, frontage type, relationship to the street). Should the proposed building design standards give more weight to the exterior treatment of buildings such as siding materials?
- The proposed approach to design conformance allows applicants to choose a minimum number of methods from checklists of design details. Is that a good idea?

OTHER QUESTIONS FOR DISCUSSION:

- What incentives should be used to encourage property owners to expand or redevelop their structures to meet the new Town Center ordinance requirements?
- Should the Town Center Ordinance include language for the phased development of improvements to Hiller Road and Central Avenue? If “yes”, what should it say - how can this phasing best be achieved?
- The proposed Town Center Ordinance includes changes to the McKinleyville Shopping Center parking and driveway areas. Is this a good idea?