



Memorandum

Date: March 9, 2020

Subject: Carty Road Subarea Plan
Project Advisory Committee Meeting No. 2 – Concept Plans

From: Sam Rubin and Nicole McDermott

To: Claire Lust, City of Ridgefield

Route To: Project Advisory Committee (sign-in sheet attached)

WELCOME AND PROJECT INTRODUCTION

The second meeting of the Project Advisory Committee (PAC) was held on March 4, 2020 at the Ridgefield Outdoor Recreation Center. Attendance included PAC members (sign-in sheet is attached) composed of Carty Road project area property owners and stakeholders, consultant team members from WSP USA, and Claire Lust (interim planning director of City of Ridgefield). Claire welcomed the group and explained that the purpose of the meeting was to review the work completed to date and to provide feedback on the vision statement, guiding principles, and concept plans that would be presented. Claire turned the meeting over to Sam Rubin, WSP, to provide a project update on the vision and guiding principles.

Sam welcomed the PAC members and presented the draft guiding principles and vision statement. The guiding principles were developed with input from the PAC members, online survey, and stakeholder interviews. The guiding principles then provided the framework for creating the draft vision statement for the subarea. Sam also noted that the draft guiding principles and vision statement were used to develop the draft concept plans that would be reviewed later in the meeting. The group broke into two small groups and worked with WSP staff to brainstorm, review, and edit the draft guiding principles and vision statement.

ADVISORY COMMITTEE GROUP DISCUSSION OF DRAFT SUBAREA VISION STATEMENT AND GUIDING PRINCIPLES

The PAC members broke into two small groups and reviewed the draft vision statement and guiding principles prepared for the subarea. Overall, both of the groups liked the drafts but provided input and clarification on several elements.

Vision Statement

The PAC members provided feedback on the draft vision statement and requested that it be updated to reflect the idea that the stakeholders understand the area will change but the subarea plan is a tool to help protect what makes the area special.

Guiding Principles

- Update guiding principle language to be more direct
- Edit guiding principles to say “Respect existing development patterns in the Carty Road Area”
- Edit guiding principles to include preservation of viewsheds

ADVISORY COMMITTEE GROUP DISCUSSION ON CONCEPT PLANS

Nicole McDermott, WSP, introduced Concept Plan A and Concept Plan B to the PAC members and reviewed the key differences between the two concepts; she highlighted how the concept plans drew from the vision statement, guiding principles, existing development patterns, and natural features in the area. Nicole also introduced the draft design guidelines, which will be included in the subarea plan as a recommended implementation measure.

Nicole indicated the PAC members do not need to select a concept plan they preferred but instead discuss both of the concept plans and identify the elements they like, which would be incorporated into a preferred concept. As the group reviewed the concept plans, they were asked to think about whether the plans reflected the vision statement and guiding principles. Similar to the discussion of the vision statement and guiding principles, the group broke into two groups to have detailed discussions of the concept plans and design guidelines. Both concept plans offer several new zoning categories, overlay districts, trails, and transportation improvements that were discussed in the break-out sessions.

Concept Plan A

Concept Plan A proposes three base zoning designations (Community/Civic, Low-Density Residential, and Medium-Density Residential) and three overlay zones (Open Space, Community Agriculture, and Heritage). Concept Plan A proposes two residential zones that provide for densities of four dwelling units per acre (Low-Density Residential) and six dwelling units per acre (Medium-Density Residential).

Concept Plan B

Concept Plan B shares many similarities with Concept Plan A but includes an additional residential zoning category, Medium-High Density at eight dwelling units per acre.

PAC Discussion

The two break-out groups primarily focused on the discussion of densities, design standards, trails, and transportation improvements. In general, the PAC members wanted to have as low a density as possible but understood the regulatory constraints of the Growth Management Act. Cyclist, pedestrians, and trail safety and privacy were also issues that were discussed during the meeting.

Key takeaways and questions from the concept plan discussions included

- How to protect private properties when trails are adjacent to the property?
- Is density averaging across the subarea possible?

- What does the Community/Civic zone entail and is that better captured through an overlay compared to a zone designation?
- How will existing commercial uses be incorporated into the zoning regulations?
- How do you regulate quality of design?
- Will accessory dwelling units be allowed in the subarea?

General feedback on the design guidelines included

- Proposed 30-foot minimum setback throughout the subarea
- Height restrictions and viewshed protections
- Color palette regulations
- Limiting light pollution through materials and design
- Limitations on neighborhood associations
- Preservation of old growth and significant trees
- Prohibition of sound walls
- Residential home design standards and variability

Nicole concluded the PAC meeting thanking participants for their engagement with the project and outlining the next steps in the process and how their input would be incorporated into the preferred concept plan and subarea report.

NEXT STEPS

The PAC meeting was immediately followed by a community open house. WSP will gather the input received from the PAC and open house and present it, together with the vision statement, guiding principles, concept plans, and draft design guidelines, to the Ridgefield City Council at a workshop on March 12. WSP will consolidate all feedback from the PAC, open house, and City Council and prepare a revised vision statement and guiding principles, a preferred concept plan, and subarea plan report, including revised design guidelines. Revised materials will be circulated to the PAC for comments via email.

SGR:nb

March 9, 2020

Attachment