



# Comprehensive Plan Update

**Downtown - North of Main St.**

City Council Public Hearing  
August 3, 2020



# Background

- **Comprehensive Plan**

- Long-range policy guide- advisory/non-binding
- Vision and road map for the future
- Current Plan- Adopted in 2013

- **Purpose of the Amendment**

- Land use and visioning for the Police Station site
  - No future use identified in 2013 plan
  - City Council interest to solicit developer interest
- Consideration of the Active River “Riverpark” concept
  - Economic impact- Land use potential
  - Physical impact- Shoreline and floodplain changes

# Project Timeline

- Jan. 2019 – Plan Commission review of existing conditions and background documents
- March 2019 – Presentation of Economic Impact Analysis of Active Riverpark concept
- April 2019 – Community Open House
- July 2019 – Open House report presented
- Sept. 2019 – Plan Commission East Side recommendations presented to P&D Cmte.
- Feb. 2020 – Plan Commission West Side recommendations presented to P&D Cmte.
- June 2020 – Draft East Side plans incorporated into Police Station RFP draft
- August 2020 – Public Hearing for final draft prior to adoption

# Overall Themes

- Transition from downtown core to park/recreational areas to the north
- Riverfront: open, green, accessible
- Mixed use/commercial fronting on active streets, riverfront open space
- Connections to recreation uses, trails
- Residential to add foot traffic
- Building height in the 3-4 story range most preferred
- Buildings set back from riverfront
- Residential transition to neighborhoods
- Parking/parking decks on interior blocks



# Plan Documents

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- Downtown Catalyst Sites Addendum
- Add Site “R” (east side) & Site “S” (west side)
- Land Use Recommendations page
- Site Improvements page