

# WHAT HAVE WE HEARD?

## KEY ACTION ITEMS FROM THE PROCESS SO FAR:

Key points culled from meetings and listening sessions with the working group, village trustees, the Business Improvement District, and members of the village's Plan Commission, Community Development Authority, and the Design Review Board.



## BROAD THEMES

**AGREEMENT** from all that the current zoning and design guideline system of project approval is not working as desired; a better way of regulating and approving new buildings and renovations is needed.

**PREDICTABILITY** is key. It has the potential to rebuild trust, entice higher quality development, retain the village's desirability, assure community members, and increase equitable development.

Keep getting **BETTER**. Embrace inevitable change proactively giving clear, thoughtful directions, and providing economic support to the village as a whole.

Reinforce the **WALKABILITY** and **VITALITY** of the village by focusing on the public realm. Support reasonably scaled development that can support a high level of pedestrian activity and provide housing to support affordability, diversity, and the village economy.

Build **HIGH QUALITY, SUSTAINABLE, ADAPTABLE** buildings. Few opportunities exist for redevelopment. New buildings should be built to last 100 years, so it's important to get the design right now.

Ground the new code in the **COMMUNITY VISION**, staged by the comprehensive plan and reflecting the context of the village.

## THE NEW CODE SHOULD:

### CLEAR, PREDICTABLE REGULATIONS & PROCESS

- Be clear, organized, and understandable for stakeholders -- residents, designers, developers, staff, officials.
- Include regulations in tables for ease of use and comparisons.
- Illustrate regulations with simple diagrams to increase the predictability and convey expectations for built results without designing the buildings.
- Be objective and regulatory, not just guidelines.

### SIMPLER APPROVAL PROCESSES

- Have a clear path to approval, reducing the number of steps for a project that meets the regulations and limiting the need for negotiations processes, especially outside the public forum.
- Simplify the process for renovations that meet the code.
- Limit relief from strict conformance to the regulations to ensure a level playing field for all and increase predictability.
- Require submittal of a complete application, illustrating how the project meets the regulations for approvals. Consider levels of submittal requirements for different activities (site improvements, facade renovations, new construction).
- Clarify responsibilities for project review and approvals.

### HIGH QUALITY, APPROPRIATELY SCALED BUILDINGS

- Treat the unique districts within the larger context of the corridors discretely.
- Address how older buildings can be brought up to date without covering up architectural details.
- Maintain building heights defined in the current zoning code, considering story step-backs and building setbacks where abutting residential houses.
- Consider an additional story in specific contexts where impacts would be very limited, and through a more complex, but highly transparent approval process.
- Ensure high quality building facade materials, not false, composite materials. Limit relief from strict compliance of materials regulations to ensure predictability.
- Limit the number of building facade materials to keep buildings simple and elegant.

### AFFORDABLE PLACES FOR PEOPLE TO LIVE

- Ensure that upper stories of mixed-use buildings are easily used for residential.
- Allow a mix of housing types along the corridors in areas specific designated for ground story residential.
- Maintain current clusters of housing along the corridor, as existing affordable housing options.

### FOCUS ON THE PUBLIC REALM

- Proactively locate buildings and parking on the lots to create more predictable site designs oriented to the sidewalk and the public realm of the street.
- Prescribe high levels of transparency (clear glass) and permeability (entrances) between interior people spaces in the building and pedestrians on the sidewalk.
- Allow a broad mix of uses, but focus storefronts and active uses in ground stories to reinforce walkable districts already established. In non-storefront buildings, locate amenities and other active spaces on the ground story, front facades.
- Support the implementation of the streetscape, requiring wider sidewalks in locations where little pedestrian area exists (along Capitol).
- Locate parking and loading on the site to limit conflicts with pedestrians and reduce the visual impacts of vehicular activities.
- Allow for small civic spaces, such as courtyards, places for people to gather and sit along the streetscape.
- Consider effects of new buildings on the local environment, including the public realm for the bird population! (Shorewood is a Bird City.)
- Reduce impacts of auto-oriented uses, such as drive-throughs, or disallow in appropriate sections of the corridors.