

## Planning Commission Summary Meeting Notes from the February 21, 2013 Kick Off Meeting

In summary, the Planning Commission offered support for the update and offered comments and thoughts at the initial outset of the project

**Green space, greenbelts, and a walkable community.** Creating more green space and providing more opportunities for pedestrian access were mentioned by several members and the public. The idea of building connections within the community and between surrounding areas was mentioned as well.

**Downtown.** Many comments focused on the downtown core. That the core of Main street as the focus of the community. If business is thriving and healthy here that it will provide a positive statement to the community as a whole and build on itself. Members would like to see a greater mix of housing opportunity in downtown and more mix of uses in general.

**Infill and Development within the ULL.** Comments were provided with regard to focusing development within the City's existing boundaries and utilizing existing brownfields rather than considering the ULL as a build-to line. One comment was provided that the City should focus on retaining its character and be selective in what it chooses to allow. Comments were provided that there also needs to be efforts to focus development and redevelopment on Main Street outside the core area and along East Street, with the possibly relocation of the rail line, and reuse of the county fair site.

Additional comments were mentioned including a desire for focus on sustainability and renewable energy and emphasis on Agri-business as a key enterprise. Creating a business friendly atmosphere and helping create success in business were mentioned.

### General Comments received from PC members

- Need to stay on a clear path
- ✓ Need to be more business friendly
- Need to make it easier for new business to locate in City
- Woodland deserves value
- Clarify community values
- Retain small town character
- Stay in control of development process – don't allow everything
- Core downtown is very likable; people want it to succeed
- Encourage re-design/re-development of Main St outside the core; get rid of old "I-5 character"
  
- Focus on what we can do and want, not just what we should avoid
- Learn from the past
- Define what having an ULL means, and opportunities
- Is ULL a build-to line for 2035 – is it to be built-out or preserved?
- Development along Kentucky Avenue and North; need a long term plan; need a flood solution
  
- Walkable

- ✓ Active diverse downtown with a mix of housing types, private office space, and better mixed use balance
  - Higher density infill; use brownfields and blighted areas
  - Prefer to densify on existing brownfields rather than build out to ULL border
  - Distinct neighborhood character
  - Connections within and to outside communities
  - Incentivize infill; remove greenfield development advantage
  - Add clarity to Specific Plans, make them easier to use
  - Focus on Agri-business
  - Increase other transportation modes
  - Relocate RR off East Street
  - Move Industrial uses off East Street; reuse or remove industrial buildings
  - Redevelop East St into something more lively, citywide green space/trail in place of RR.
  - Reuse/relocate fairgrounds
  
- Downtown parking essential, solve parking; need parking facility
  - Need vibrant economy to encourage pedestrians and bicycling
  - Traffic on Main Street; try diagonal parking
  - Good aspects -- Agriculture, wide Streets, Safe neighborhoods
  - Focus on sustainability and renewable energy
  - Encourage local food to market opportunities
  - Focus on Downtown businesses being successful
  
- Plan will be updated several times before 2035
  - Work to achieve near term implementation – focus on accomplishing key actions to build early success
  - Focus on realistic options that can be achieved early
  - Don't try to do too much at once

### **Summary Public Comments**

- More walking and biking paths
- Create a green buffer space at the outer edge of the ULL boundary
- Green up the City of Woodland
- Is timeline in best interest of City of Woodland
- Selection of stakeholder and steering members
- Criteria for project review during the update process
- Want a list of funding sources for the GP
- Grey area/balance between flexibility and accountability
- Edges of the community are most susceptible to land use change
- Look at past history to learn from- gerrymandering of boundary to the north
- ULL initiative – city needs to implement
- Downtown SP, how do the past decisions impact the General Plan
- Library service standards should be evaluated
- Concern with Gateway II legal briefs