

Amendment 61 to Council Bill No. 28 -2023

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Amendment No. 61

(This Amendment makes the following change to HoCo by Design Technical appendix C: Focus Areas: Amends the Village Center Redevelopment Illustrative Concept to maintain a grocery store presence in Village Center redevelopments.)

1 In the *HoCo By Design* General Plan, attached to this Act as Exhibit A, amend the following
2 page as indicated in this Amendment:

- 3 • Technical Appendix C: Focus Areas: 19.

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5 Correct all page numbers, numbering, and formatting within this Act to accommodate this
6 amendment.

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Village Center Redevelopment Illustrative Concept

The concept illustrates how a village center could be redeveloped with a mix of uses while strengthening connections to open space networks and nearby neighborhoods.

Design and Planning Principles Illustrated in the Concept

1. Open Space Brought to the Forefront

- A community gathering place is created with a visible public edge.
- Connections between usable open spaces and the natural open space/pathway network are improved.
- Stormwater management practices are integrated into the open space design and provide opportunities for interpretation and outdoor education.
- Tree canopy is increased, and lawn is converted to native landscaping, including pollinator gardens.

2. Leveraged Amenities

- Destination uses (restaurant, café, civic) are located where they can leverage the value of views to open space amenities.
- Active uses front open spaces to promote “eyes on the park” and natural surveillance by the users and occupants of those uses.

3. Destinations Created

- The village center is established as a visible and meaningful destination along the open space and pathway network and from nearby neighborhoods.
- Multiple destinations are located within the village center, including gathering places adjacent to interfaith centers, places for cultural expression and public art, and an activated public realm along internal street networks.
- Infill development is designed with sensitivity to context in terms of building heights, form, and massing. Building height and mass gradually transition to adjacent lower-scale neighborhoods.

4. Transportation Choices

- Multi-modal pathway connections tie the village center into the broader transportation network.
- Complete streets accommodate multiple modes of transportation and green stormwater infrastructure.
- Clear and intuitive connections to adjacent neighborhoods and open spaces are provided.

5. Expanded Land Uses

- ~~To the extent possible, a~~ **A** grocery store presence is maintained or a new anchor is provided.
- Retail and service uses contribute to a vibrant public realm.
- Residential uses support other uses, activate the open spaces, and provide housing options, including multi-family, townhouse, affordable/workforce, and missing middle housing (such as duplexes, triplexes, quadplexes, and live-work units).

