

# KINGSTON SUB-AREA PLAN WORK GROUP

## Meeting #2 Tuesday March 11, 2008

### Tonight's topics

- Urban residential land use
- Commercial land use
- Industrial land use
- Natural systems

### Land Use – Urban Residential

#### 1. Parking requirements

- Make density requirements fractional and round up.
- Marketing → testimonials
- Define incentives
- “Can do” attitude

2. Suspension of property tax during construction periods. Pro rate over 5 years.

3. Fast track SDAP review

4. One point of contact for protects

5. Fast track building permits

- Recognize value of architect/engineer stamp

6. Achieving stormwater requirements is difficult

7. Stormwater compliance based on net increase

- Encourage county to integrate/train in LID principles
- Fast track LEED projects

- Equality in procedural times
- Farm out work load to provide staff time for permit review.
- Design standards for residential in UGA
  - Sidewalks
  - Identify existing view corridors

### Land Use – Commercial

#### **\*\*Parking\*\***

- Based on net square footage not gross square footage

- Enforce 2/4 hour parking areas
- Encourage mixed use development

\*\*Relax parking requirements for restaurants in mixed use development

#### Land Use – Industrial

1. Review appropriate uses for UGA
2. Survey of available industrial land within 10 miles of Kingston UGA.

#### Environmental Quality

1. Protect beach, cove & estuary.
  - Regular clean-ups
  - Native plants
2. Identify and mark [shoreline] access points
3. Port agreement
4. Study stormwater management / streetscapes / planting strips / rain gardens
  - UGA coordination
5. Guideline on street development → LID?
6. Lighting control
7. Public education on being good wildlife neighbors
8. Connect Kingston wildlife corridors to neighbors
9. Incentives for clustering to preserve natural vegetation
10. Runoff from ferry lot → needs management
11. ID wildlife corridors
12. Grants to purchase prop / easements
13. Create wildlife viewing areas → mark them
14. Performance standards for rural and urban restricted