SUMMARY OF FOCUS GROUP MEETINGS

During two focus group meetings the discussion centered on the NBO District, these meetings were held on May 6, 2003 and June 23, 2003. During the course of these meetings suggestions were made for revisions to the NBO District and the group came to majority consensus that this district was acceptable as amended throughout the process. Changes were also made to the text of the district based on input received during two meetings held with City and County Growth Management staff and input submitted by City Growth Management staff via e-mail to Planning Department staff. The resultant amended proposed text of the NBO District is attached within the proposed ordinance (see Attachment 4, page 4).

The most recent focus group meeting, held on July 30, 2003, centered on the NBC District. During this meeting representatives from the Charter Oaks/Dellview neighborhood and CONA objected to the implementation of the NBC District in its entirety while other focus group members were in favor of the districts implementation provided that some of the allowed uses as proposed were removed. Therefore, consensus on the adoption of the NBC District could not be achieved. Those focus group participants in opposition to the district recommended that the City and County move forward at this time with the adoption of the NBO District, which only allows office and residential uses, but not the NBC District. Those in opposition cited concerns over unintended consequences as well as concern regarding the commercial uses allowed and their potential negative impacts to surrounding neighborhoods. Those in opposition to the adoption of the NBC District also favored an approach that would identify certain areas of applicability within a regulatory framework or applying the NBC District as part of a sector planning approach. Due to the inability of the focus group to generate consensus on the adoption and/or modification of the NBC District, Planning Department staff did not include this particular district within the proposed ordinance (Attachment 4), opting to only move forward with the agreed upon NBO District at this time.