

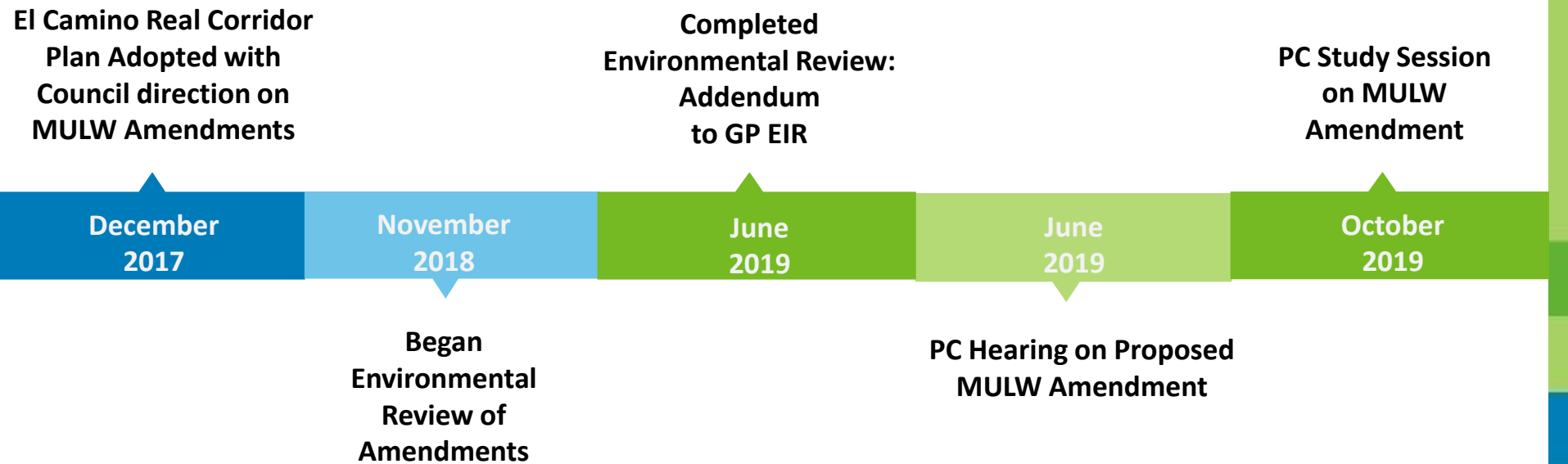


# Mixed-Use Live/Work Study Session

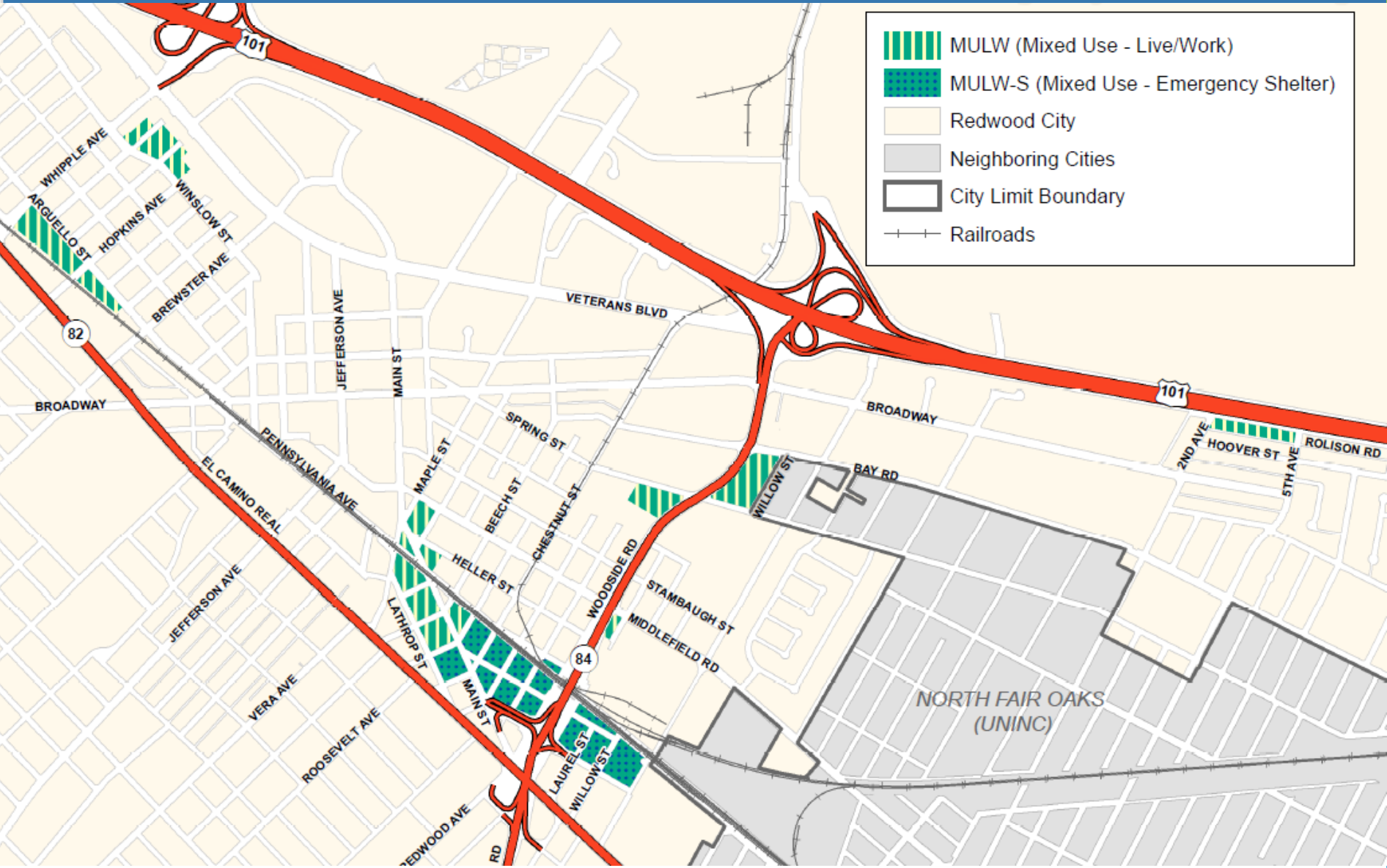
Planning Commission  
October 1, 2019



# Background



# MULW & MULW-S Zoning Districts



# Overview of Amendments

- 1 Uses
- 2 Community Benefits
- 3 Live/Work Units

# Uses

## Goal: Provide more flexible uses

### Permitted:

- Multi-family units
- Live/work units

### Conditional:

- Single-family residential
- Child care facilities
- Senior care facilities
- Entertainment
- Retail (exceeding 5,000 sq. ft.)
- Medical office (exceeding 5,000 sq. ft.)
- Office (exceeding 10,000 sq. ft.)

# Community Benefits

**Goal:** Allow increased height & density in exchange for community benefits

| Development Standards |             | EXISTING Standards | PROPOSED Standards | PROPOSED Community Benefit Standards |
|-----------------------|-------------|--------------------|--------------------|--------------------------------------|
| Floor Area Ratio      |             | 2.0 max            | 1.5 max            | 2.0 max                              |
| Density               |             | 20 du/acre max     | 20 du/acre max     | 40 du/acre max                       |
| Stories               | Residential | -                  | 3 stories max      | 4 stories max                        |
|                       | Commercial  | 3 stories max      | 3 stories max      | 4 stories max                        |
|                       | Mixed-Use   | 3 stories max      | 4 stories max      | 5 stories max                        |
| Height                | Residential | -                  | 40 ft. max         | 50 ft. max                           |
|                       | Commercial  | 40 ft. max         | 40 ft. max         | 50 ft. max                           |
|                       | Mixed-Use   | 40 ft. max         | 50 ft. max         | 60 ft. max                           |

# Community Benefits Program

- 1 Tiered point system
- 2 Menu of options
- 3 Adopted by resolution to allow updates as needed
- 4 Benefits based on community input for Corridor Plan

# Community Benefits Program

- Child care facility
- Publicly accessible open space
- Shared parking
- Affordable housing
- New streets or pathways
- Business façade improvements
- Community facilities
- Live/work units
- Neighborhood improvements
- Non-profit commercial space

# Live/Work Units

## Goal: Simplify requirements

- 1 Permit by right
- 2 Incentivize through Community Benefits Program
- 3 Remove strict development standards (floor space, business license, ownership requirements)

# General Plan

## Goal: Consistency updates

- 1 Rename to Mixed-Use Transitional
- 2 Update description narrative & maps
- 3 Remove reference to height (stories)



Mixed Use - Live/Work

## Mixed Use - Live/Work

The Mixed Use - Live/Work category facilitates a creative mix of residences and low-intensity workplaces. Live/work environments combine residential occupancy with commercial activity in the same building space, generally with the resident using the combined or adjacent commercial space for his or her business. Typical uses include artist lofts, studio spaces, small offices, and similar low-intensity uses. Creative industrial workspace areas are also permitted, provided that activities limit or confine noise, dust, and vibration impacts. Stand-alone residential development is not permitted.

## Development Standards

- Combined Use
  - Maximum residential density: 20 du/acre
  - Maximum commercial intensity: 2.0 FAR
  - Maximum height: 3 stories
- Single Use (Nonresidential)
  - Maximum intensity: 2.0 FAR
  - Maximum height: 3 stories

# PC Questions & Concerns

- Maintain MULW or Re-Envision the Zoning District
- Public Engagement
- Displacement
- Housing
- Mixed-Use
- Live/Work
- FAR
- Community Benefits

# Staff Response

- ❑ Maintain MULW or Re-Envision the Zoning District  
The proposal is consistent with Council direction and community input received during Corridor Plan consideration.
- ❑ Public Engagement
  - Spoke with individual owners within district
  - Community meeting in August
  - Two articles local newspapers
- ❑ Displacement
  - Adopted rental protections (effective 1/2019)
  - Citywide concern that would need to be initiated by the Council
  - Drafted regulations support existing residences, businesses, and new affordable housing

# Staff Response

## □ Housing

Proposal incentivizes housing through

- Permitting multi-family by right
- Allowing duplex and single family with use permits
- Evaluate commercial and residential densities separately
- State Density Bonus Law

## Questions:

- Does the proposal go far enough to incentivize housing?
- Should the proposal allow increased heights for standard housing developments?

# Staff Response

## ❑ Mixed-Use

For the purposes of obtaining additional height, mixed-use will be tied to ground floor retail

- Ground floor frontage along all major streets to be occupied by retail or restaurant
- Community benefits program would allow an additional 1-story / 10 ft.

## ❑ Live/Work

Proposal includes simplified regulations, permitting use by right, and including in the community benefits program.

### Question:

- Support changes or maintain unchanged?

# Staff Response

## FAR

Proposal lowers FAR from 2.0 to 1.5 for standard developments.

Question:

- Support change or maintain unchanged?

## Community Benefits

Proposal is point based system with a menu of options to provide flexibility for projects ranging in size, use, and complexity.

Questions:

- Are the options flexible enough?
- Are the options weighted appropriately?
- Are there any options that should be added or removed?

# Next Steps

- 1 **Planning Commission - Formal Recommendation**  
~ early November
- 2 **City Council - Review & First Reading**  
~ early December
- 3 **City Council - Second Reading & Adoption**  
~ January 2020

# Summary of Questions

## Housing

- Does the proposal go far enough to incentivize housing?
- Should the proposal allow increased heights for standard housing developments?

## Live/Work

- Support changes or maintain unchanged?

## FAR

- Support changes or maintain unchanged?

## Community Benefits

- Are the options flexible enough?
- Are the options weighted appropriately?
- Are there any options that should be added or removed?

# Recommendation

**Provide feedback on potential MULW zoning amendments**



# Mixed-Use Comparison

| Zoning District        | Mixed-Use Corridor (MUC)  | Mixed-Use Neighborhood (MUN)  | Mixed-Use Waterfront (MUW) | Mixed-Use Live/Work (MULW) | Mixed-Use Transitional (MUT)  |
|------------------------|---|---|----------------------------|----------------------------|---|
| Height (max)           | Residential: 4 story/50'<br>Commercial: 4 story/60'<br>Bonus: 6 story/85' | Residential: 3 story/40'<br>Commercial: 2 story/35'<br>Mixed-Use: 4 story/50' | 40'<br>Bonus: 55'          | 3 story/ 40'               | Residential: 3 story/40'<br>Commercial: 3 story/40'<br>Bonus: 4 story/50'<br><br>Mixed-Use: 4 story/50'<br>Bonus: 5 story/60' |
| Density (max du/ac)    | Residential Only: 60<br>Mixed-Use: 60                                     | Residential: 40<br>Mixed-Use: 40  | 20<br>Bonus: 40            | 20                         | 20<br>Bonus: 40   |
| Floor Area Ratio (max) | Commercial Only: .50<br>Mixed-Use: 1.0                                    | Commercial: .60<br>Mixed-Use: .80<br>Bonus: 1.0                               | .40<br>Bonus: .60          | 2.0                        | 1.5<br>Bonus: 2.0   |

