

GENERAL PLAN GOALS, POLICIES, AND IMPLEMENTATION ACTIONS AND CLIMATE ACTION PLAN CONSISTENCY

The proposed AUD Program ordinance amendments were drafted consistent with the following General Plan and the Climate Action Plan Policies and Implementation strategies:

Housing Element

H10. New Housing. Given limited land resources, the City shall encourage the development of housing on vacant infill sites and the redevelopment of opportunity sites in both residential zones and as part of mixed-use development in commercial zones.

H11.2 Priority Housing Overlay. Encourage the construction of rental housing, employer sponsored housing and co-operative housing in the Downtown, La Cumbre Plaza/Five Points area, C-M Commercial Manufacturing Zone and Milpas Street Area by providing incentives.

LG4. Principles for Development. Establish the following Principles for Development to focus growth, encourage a mix of land uses, strengthen mobility options and promote healthy active living.

Focus Growth. Encourage workforce and affordable housing within a quarter mile of frequent transit service and commercial services through smaller units and increased density, transit resources, parking demand standards, targeted infrastructure improvements, and increased public areas and open space. Incorporate ideas as a result of an employee survey.

Mix of Land Uses. Encourage a mix of land uses, particularly in the Downtown to maintain its strength as a viable commercial center, to include retail, office, restaurant, residential, institutional, financial and cultural arts, encourage easy access to basic needs such as groceries, drug stores, community services, recreation, and public space.

Mobility and Active Living. Link mixed-use development with main transit lines; promote active living by encouraging compact, vibrant, walkable places; encourage the use of bicycles; and reduce the need for residential parking.

LG5. Community Benefit Housing. While acknowledging the need to balance the provision of affordable housing with market-rate housing, new residential development in multi-family and commercial zones, including mixed-use projects, should include affordable housing and open space benefits.

LG5.1 Affordable Housing. Develop standards and project level findings to encourage the development of Community Benefit Housing defined as:

- Rental housing;
- Housing affordable to low, moderate, or middle income households;
- Employer sponsored workforce housing;
- Limited Equity Co-operative Housing;
- Affordable Housing Downtown for Downtown Workers; and/or
- Transitional housing, single residential occupancy, and other housing for special needs populations including seniors, physically or mentally disabled, homeless, and children aging out of foster care.

LG6. Location of Residential Growth. Encourage new residential units in multi-family and commercial areas of the City with the highest densities to be located in the Downtown, La Cumbre Plaza/Five Points area and along Milpas Street.

GENERAL PLAN GOALS, POLICIES, AND IMPLEMENTATION ACTIONS AND CLIMATE ACTION PLAN CONSISTENCY

LG6.1 Average Unit-Size Density Incentive Program. Amend the Zoning Ordinance to incorporate an Average Unit-Size Density Incentive Program in multi-family and commercial zones based on smaller unit sizes and higher densities adjacent to transit and commercial uses and to implement Housing Element policies for higher densities for affordable and/or Community Benefit projects.

LG6.3 Priority Housing Overlay. Encourage the construction of rental and employer housing and limited equity co-operatives in select multi-family and commercial zones where residential use is allowed by providing increased density (over Average Unit-Size Density Incentive Program).

LG6.7 Housing for Downtown Workers. Encourage affordable housing projects by expediting and facilitating downtown housing construction that includes provisions prioritizing downtown workers to the extent legally possible.

Land Use Element

LG4. Principles for Development. Establish principles for development to focus growth, encourage a mix of land uses, strengthen mobility options, and promote healthy active living.

LG6. Location of Residential Growth. Encourage new residential units in multi-family and commercial areas of the City with the highest densities to be located in the Downtown, La Cumbre Plaza/Five Points area and along Milpas Street.

Circulation

C8.1 The City shall continue to manage the Downtown public parking supply to support the economic vitality of the Downtown business district while sustaining or enhancing its historical and livable qualities.

C8.1.2 Establish consistent parking demand standards in the Downtown based on the Zone of Benefit principles and through methods such as: creating standards that allow capacity to be determined by the peak hour parking demands of various uses.

C8.5 The City shall promote/facilitate the development of housing to decrease the need for parking through an increased walking/biking population that lives, works, and shops in the Downtown (See Chapter 13).

C8.5.1 Educate property and business owners, developers, and the community about the benefits of increased housing Downtown.

C8.5.2 Allow residential parking in public parking lots for mixed use development after ensuring that there is adequate capacity to serve existing uses.

C8.5.3 Develop public/private partnership criteria for the use of air space over Downtown public parking lots as an incentive for housing development

C12.1 Improve livability and economic vitality by creating a program that describes a process for residents, tenants, property owners, business owners, and other interested parties in an area or corridor, to address mobility issues and mitigate impacts of vehicular traffic.

C12.2 Improve livability and economic vitality by working with residents, tenants, property owners, business owners, and other interested parties of an impacted area or corridor to mitigate the impacts of vehicular traffic. The City shall consult with residents, property owners, and commercial tenants located in close proximity to any corridor or street before implementing improvements that could result in

GENERAL PLAN GOALS, POLICIES, AND IMPLEMENTATION ACTIONS AND CLIMATE ACTION PLAN CONSISTENCY

changes to the existing characteristics of that corridor or street, its traffic patterns or infrastructure. Improvements shall be consistent with Neighborhood Area Mobility Plans.

C13.1.1 Encourage the development of projects that combine and locate residential uses near areas of employment and services.

C13.2 Without increasing the City wide development potential as provided for in the existing Zoning Ordinance and General Plan, the City shall allow more compact, pedestrian oriented development along major transit corridors.

C13.3.3 Continue to assist in the development of mixed use projects through such methods as, but not limited to: land use policies, modified development standards.

C13.5 Determine the need for residential neighborhood services and commercial uses that support the City's mobility goals. Provide opportunities to address those needs, while preserving and protecting the neighborhood character.

Environmental Resources Element

- 1.0 Reduce single occupant automobile trips and increase the utilization of public transit.
- 2.0 Improve the attractiveness and safety of bicycle use as an alternate mode of travel for short- and medium-distance trips.
- 3.0 Promote the use of car pooling through special provisions for the priority use of parking facilities and other employee disincentives to auto traffic in commercial areas as an alternative to construction of additional parking facilities.

Climate Action Plan

32. Parking policies. Continue to refine parking policies to support traffic management and vehicle trip emissions reduction, including expansion of programs as supported by the community to provide an employer parking cash-out program; on-street parking pricing; changes to parking requirements for development such as parking maximums and unbundled parking; changes to downtown parking district; shared parking policies; and changes to residential parking programs.