

Planning and Economic  
Development Committee  
May 30, 2018

# Commercial Districts Ordinance Update



# Today's Agenda

Mixed-Use Options



# City Council Review Schedule

**May 16, 2018** City Council Workshop 1

**May 23, 2018** Planning and Economic Development Committee Meeting

**May 30, 2017** **Special Planning and Economic Development Committee Meeting**

**June 6, 2018** City Council Workshop 2

**June 13, 2018** City Council Staff Report Available

**June 13, 2018** Planning and Economic Development Committee Meeting

**June 13, 2018** City Council Workshop 3

**June 20, 2018** City Council Public Hearing

---

MIXED-USE

# Mixed-Use

- Mixed use – locating residential units within commercial zoning districts. 2009 Comprehensive Plan Update with significant policy support.
- Mixed use is either vertical, horizontal, or combination of both.
  - Downtown has historically had residential units above commercial.
  - Current zoning ordinance allows for vertical in all C zones, and horizontal and vertical in C-2 (Viking Avenue with incentives) and C-3 (SR 305) as a Planned Mixed Use Development.
- Increased interest in past 12-18 months in vertical mixed use in C-1 zoning district.

# Regional, County and Local policy direction

- PSRC's Vision 2040 Regional Growth Strategy directs mixed use as an important strategy.
- Kitsap Countywide Planning Policies designated Poulsbo Town Center as a mixed use center in 2004.
- Poulsbo Comprehensive Plan includes numerous policies supporting mixed use in all C zones.
- Mixed Use is identified as an appropriate reasonable measure.

# Mixed Use Considerations

- The question is *not* whether the City should allow mixed use – this has already been answered through regional, countywide and local policy direction.
- The specific questions are -
  - How should mixed use be designed to fit into the character and scale of C-1 downtown?
  - How to address density?
  - What uses should be located on first floor?

# Mixed Use Considerations

## HOW SHOULD MIXED USE BE DESIGNED TO FIT INTO C-1 ZONING DISTRICT?

### *Vertical Mixed Use*

- Draft proposes eliminating the height bonus, capping the height of new mixed use structures to 35’.
- Draft proposes decreasing lot coverage from 100% to 85%.
- Draft proposes enhanced building design purpose statement and architectural/site standards for new buildings in C-1/Shopfront.
- Draft supports and specifically identifies “Scandinavian” heritage and character as critical features.
- Draft clarifies parking requirements:
  - ✓ Commercial/Retail use: 1 parking space per 300 square feet.
  - ✓ Residential use: 1 parking space per studio/one bedroom; 2 spaces per two bedroom.

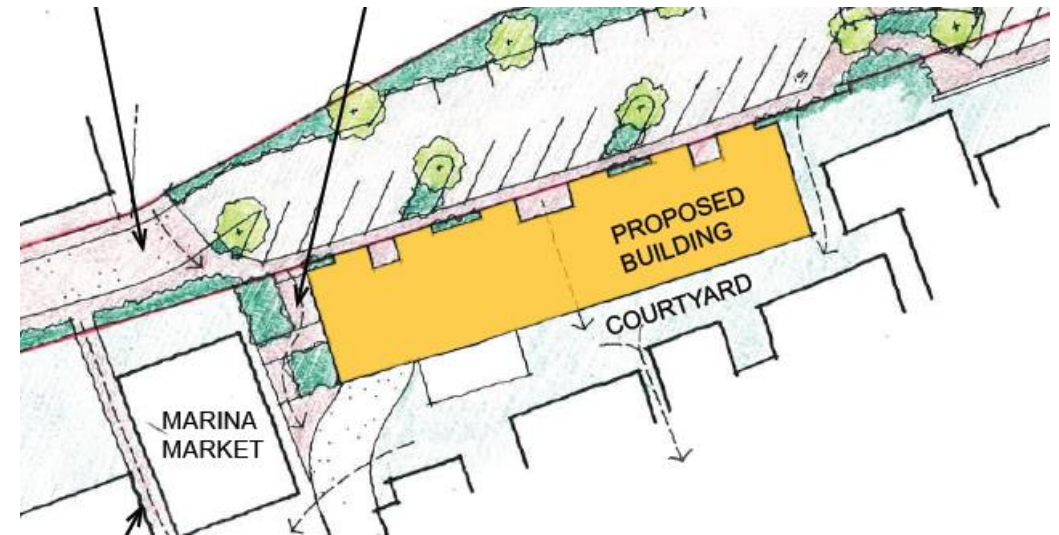


# Proposed Mixed Use Site



## HOW SHOULD MIXED USE BE DESIGNED TO FIT INTO C-1 ZONING DISTRICT?

### *Horizontal Mixed Use*

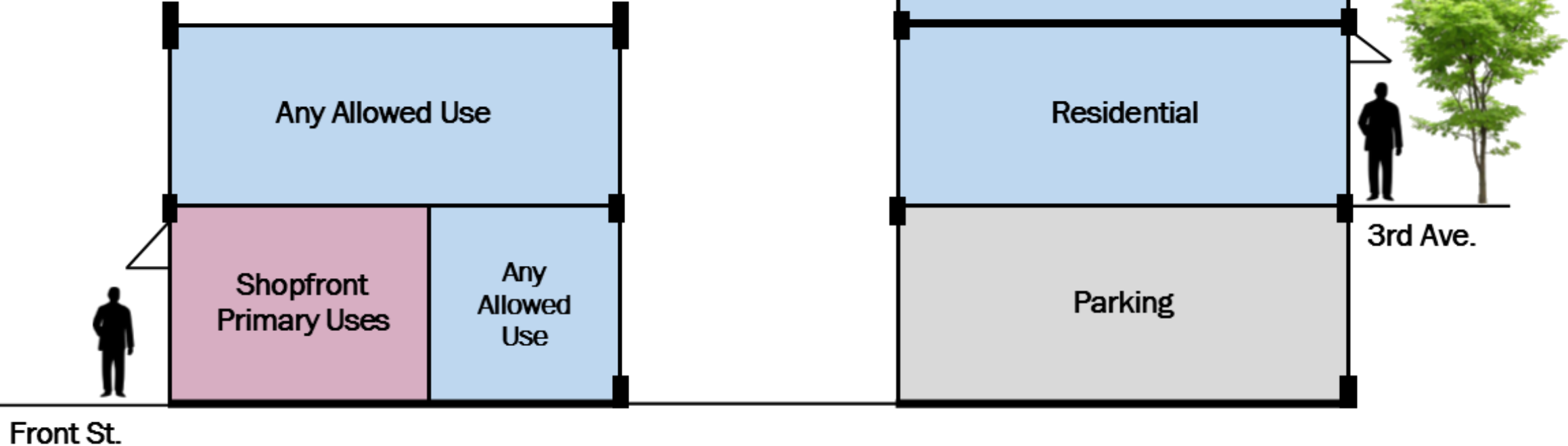


18.80.080 K

Residential uses near downtown Poulsbo provide housing opportunities within walking distance of its amenities and features. Through-lots which have street frontage off Front Street NE on the west and 3<sup>rd</sup> Avenue NE on the east, present an opportunity to offer stand-alone residential units on commercially zoned properties. Building and site design shall compliment the character of the Shopfront Overlay, including unique street-facing building facades and pedestrian scale massing.

# Proposed Mixed-Use Site

Conceptual Image



# Mixed Use Considerations

## HOW TO ADDRESS DENSITY?

1. *Draft proposes allowing setbacks, parking, lot coverage and height of the zoning district to determine number of residential units allowed (this is also the current standard) .*

➤ ***Staff continues to recommend this option. There is ability to restrict standards further if desired.***

*Other options include:*

2. *Establish proportionate standards for how much the building square footage can be utilized for commercial use and residential use.*

3. *Provide a maximum density in C-1 zoning district.*

4. *Provide a maximum density in C zoning districts for mixed use structures that utilize 45' height bonus.*

5. *Identify a mixed use overlay district.*

➤ ***Determining the 'right' density number is difficult without taking into consideration market feasibility, conditions and rents.***

# Mixed Use Considerations

## WHAT USES SHOULD BE LOCATED ON THE FIRST FLOOR?

1. Draft proposes requiring commercial uses on the first floor along street frontage, and other uses can be allowed behind. Other uses may include those that support the residential uses, such as exercise rooms, lobbies, community rooms/meeting spaces, hospitality suites, and parking – but not residential units.

*Other options include:*

2. Require commercially permitted uses only on the first floor.
3. Require commercial uses on the first floor along street frontage and allow other uses (as defined above) and allow residential uses behind.
4. Allow conversion space by requiring first floor to be constructed and parked to commercial standards but allow for residential use until market demand supports commercial use. **Draft proposes this option for two 'bookend' 3<sup>rd</sup> Avenue properties.**
5. Make no requirement for any commercial space and allow full-residential structures in the C zones.

# City Council Decision Points

## HOW SHOULD MIXED USE BE DESIGNED TO FIT INTO C-1 ZONING DISTRICT?

Do you support the new and enhanced standards for vertical mixed use in C-1/Shopfront overlay?

- *If no, what additional standards do you wish to see included?*

Do you support the creation of a new horizontal mixed use, through the “mixed use site” provisions?

- *If no, do you recommend deletion of this section?*
- *If yes, do you agree with the Planning Commission proposal for conversion space on 1<sup>st</sup> floor of ‘bookend’ sites?*

# City Council Decision Points

## HOW TO ADDRESS DENSITY?

Do you support the proposed approach to density?

- *If yes, are there further restrictions? Parking, height, lot coverage, setbacks standards.*
- *If no, which option do you prefer? Proportion, density range, overlay? How do you recommend we determine the 'right' number(s)?*

# City Council Decision Points

## WHAT USES SHOULD BE LOCATED ON THE FIRST FLOOR?

Do you support the proposed approaches to uses on the first floor of vertical mixed use?

- *If no, which option do you prefer?*
- *If yes, do you support conversion option for 3<sup>rd</sup> Avenue mixed use site 'bookends?'*