

MOTION SHEET #1 V2

I move to amend Item 55 as follows:

- Amend to allow only an additional 5 feet in height to incentivize ground floor retail.

§ 25-2-519 (D) (7). A commercial-residential development that includes commercial uses on the ground floor may exceed the height restrictions applicable to the base zoning district by ~~ten~~five feet provided the ground floor uses are not part of a live/work unit.

MOTION SHEET #2 V2

I move to amend Item 55 as follows:

- Amend to allow only specific changes in FAR and building coverage that are specific to different base zoning districts and renumber accordingly.

1. Amend 25-2-519 (D) (1) to remove (b) and (c)

§ **25-2-519 (D) (1) (b).** ~~maximum floor area ratio;~~

§ **25-2-519 (D) (1) (c).** ~~maximum building coverage;~~

2. Amend 25-2-519 (D) to add the following:

§ **25-2-519 (D) (8).** A commercial-residential development may exceed the base zoning district's floor area ratio (FAR) as follows:

(a) The maximum FAR for a corridor site zoned CS, CS-1, GR, or GO is the base zoning district FAR multiplied by two.

(b) The maximum FAR for a corridor site zoned LR or LO is the base zoning district FAR multiplied by 1.5.

§ **25-2-519 (D) (9).** A commercial-residential development that is not zoned LR or LO may exceed maximum building coverage.

MOTION SHEET #3 V2

I move to amend Item 55 as follows:

- Ensure that the Residential in Commercial Development Program can be used in conjunction with the Corridor Overlay (COR) District, without requiring that the affordable housing requirements for both programs be satisfied separately.

§ 25-2-519 (F) (3). If a commercial-residential development is also eligible to utilize the Corridor Overlay (COR) District, then the total number of affordable dwelling units provided on-site must equal or exceed the number of on-site affordable dwelling units required by the Residential in Commercial Development Program alone.

- Align § 25-2-519 (F) (2) with the above change.

§ § 25-2-519 (F) (2). The total number of affordable dwelling units provided on-site must equal or exceed the number of on-site affordable dwelling units required by the Residential in Commercial Development Program plus the number of on-site units required by the other density bonus program, except as provided in § 25-2-519 (F) (3) for the Corridor Overlay (COR) district.

MOTION SHEET #4 V2

I move to amend Item 55 as follows:

- Require an annual report with data to assess the effectiveness of the program.

The City Manager is directed to analyze participation in this program, including assessing its impact on expanding housing capacity and creating affordable housing units, and report to Council on an annual basis.

MOTION SHEET #5 V2

I move to amend Item 55 as follows:

- Clarify what other parking reductions can be used in combination with the reduced parking requirements allowed in the ordinance.

§ 25-2-519 (D) (2). Except as provided in (D)(3), the minimum off-street parking requirement for a commercial-residential development is 60 percent of that prescribed by Appendix A (Tables of Off-Street Parking and Loading Requirements). This reduction may not be used in combination with any other parking reduction, except for provisions in the Corridor Overlay (COR) District.

MOTION SHEET #6 V2

I move to amend Item 55 as follows:

- Clarify that only developments that are primarily residential projects are able to utilize the program and address changes to language accordingly.

§ 25-1-753 (A) (4). has no more than 25 percent of the proposed development's gross floor area dedicated towards commercial uses.