

Item 54 - Equitable Transit Oriented Development - 2/1/2024 Mtg  
CM Vela Amendment 2 - Version 1  
Affordable Commercial Spaces

**Add additional language after line 132 (ETOD Light Rail Overlay)**

*6) Explore, and, if feasible, include incentives and additional entitlements for providing affordable ground floor commercial and/or community spaces.*

**Explanation**

While abundant and inclusive housing is the most important part of making transit oriented development vibrant and successful, diverse and abundant commercial and community spaces are an essential piece of making the community vibrant.

For a variety of reasons, ground floor retail space that is part of VMU often struggles. There is a catch 22 where ground floor retail needs a critical mass of people living within walking distance to thrive, those conditions don't exist today, but are likely to exist in the future, and we want the ground floor commercial spaces to be available when that happens. Creating incentives and methods to provide ground floor spaces at discounted rates could provide an important bridge to solve the market's reluctance to create ground floor retail given current demand.