

Mixed Use DEVELOPMENT

(MUD) WORKSHOP

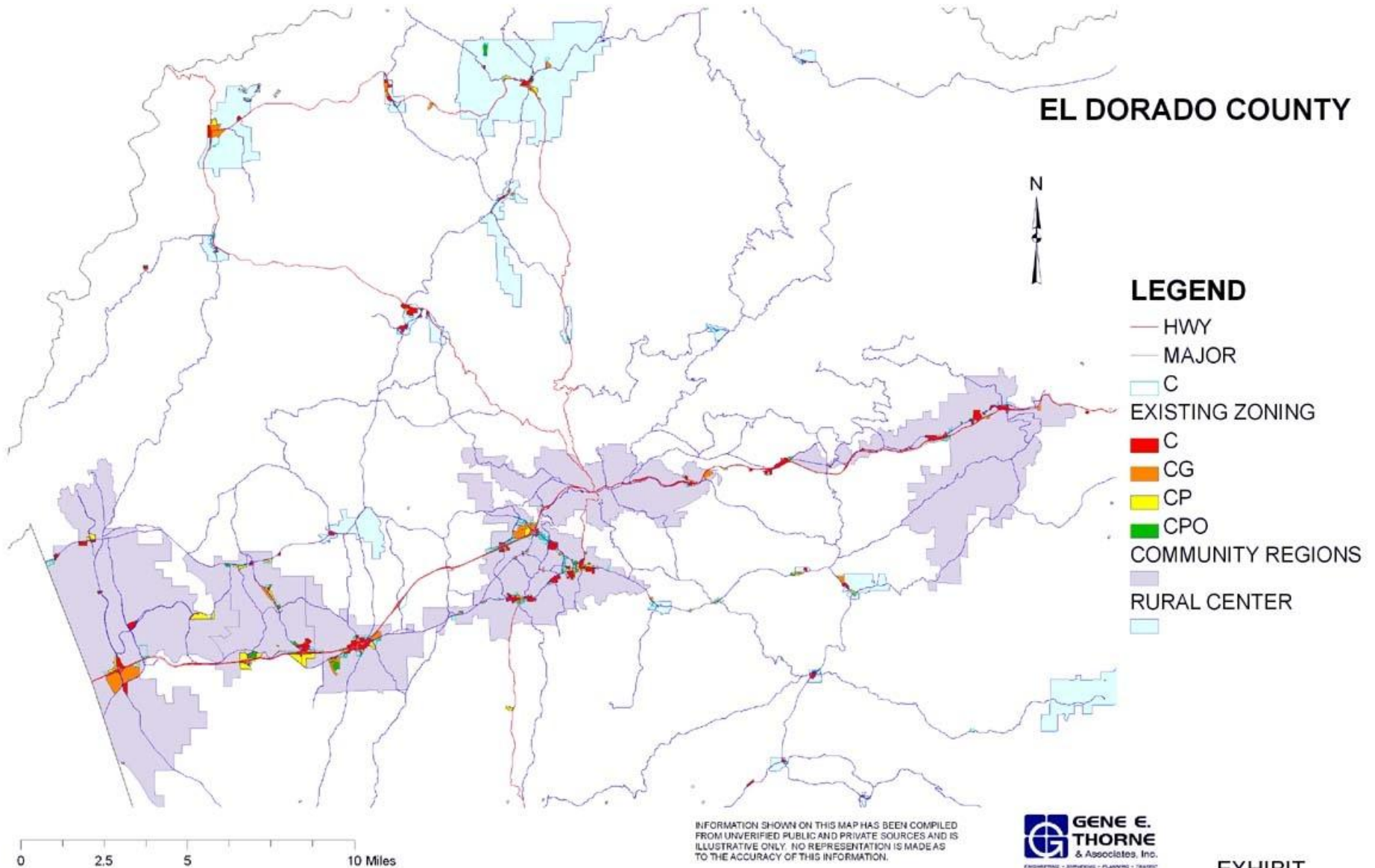
- 1st PART

Consensus and Proposed Action

- 2nd PART

Visions of Mixed Use Development

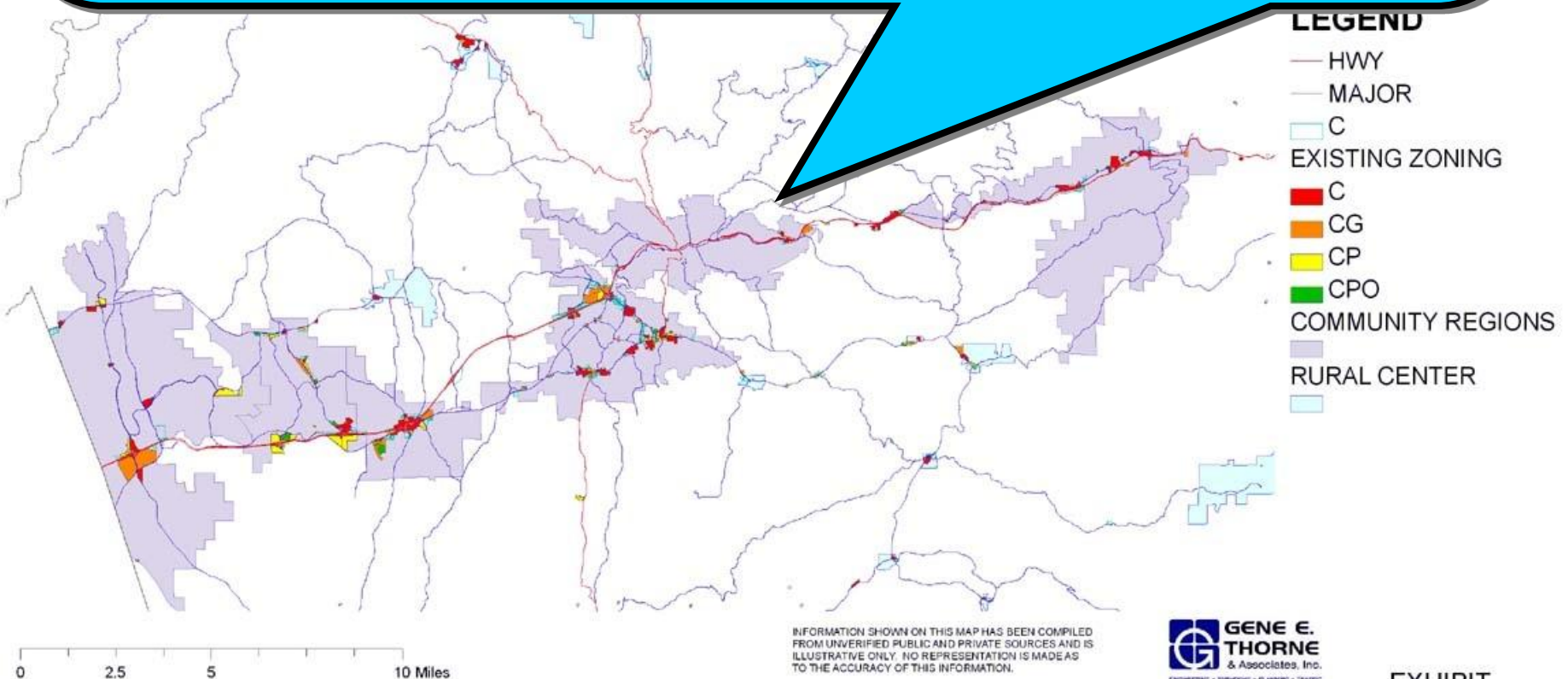
General Plan and State directs compact development to urban corridors with services while conserving rural areas



Less than **1%** of El Dorado County is Zoned Commercial.

MUD can only be built on Commercial Zoned Land.

Mixed Use Development is Confined to Established Commercial Urban Corridors.



Consensus on Key MUD Proposals

- **24 Units per acre within Community Regions with sewer on lands designated Commercial.**
- **Vertical and Horizontal Mixed Use Developments on Single or Multiple Parcels.**
- **Minimum Design Standards for Mixed Use Developments (EDC Zoning Code Chapter 17.14.220).**

Options on MUD Implementation

Each option requires additional discretionary approval that could be performance based.

- MUD Zoning District
- MUD Overlay District
- IMBED in each COMMERCIAL ZONE
- MUD PD – Interim Proposal

CONSENSUS PROPOSAL

Stakeholders group concurs with staff on first steps:

1. **Proceed with recommended amendments to General Plan policies;**
2. **Adopt Negative Declaration based on the Initial Study prepared by staff;**
3. **Approve Zoning Code section 17.1.4.220 – MUD Minimum Design Standards**
4. **Implement staff's recommended Interim Proposal MUD-PD**

VISIONS

from EDH Tuscany through the Golden Chain to the Sierra Nevada

- **The State's Vision - The Blue Bear in the Red Living Room - Noah**
- **GP Vision - From 25 Community Area Plans through 15 years of work, elections and lawsuits, let's Implement the GP while re-looking at the 25 Communities – Kathye**
- **Visions of Design - A picture is worth a thousand words or I may not know how to define a good MUD – but, I know it when I see it - Andrea**
- **A rural Center MUD in Coloma – David**
- **An area vision – Norm**

The State's Vision

State Regulations &
Land Use Coding

Presented By: **Noah Briel**

Issues Facing the State

- **Population growth pressures**
- **Public health (Air quality)**
- **Distributing limited resources (Tax Revenue)**
- **Quality of life (Traffic)**

Conclusions Reached by State

- **Automobiles create the biggest environmental impact**
- **Land use planning plays a key role in how people use their cars**
- **The State is now mandating new land use patterns via AB 32 & SB 375 to mitigate air quality issues created by autos**

AB 32

Air pollution;

Greenhouse gases;

**California Global Warming Solutions Act of
2006**

- Land use planning plays a key role in how people use their cars

ate air
quality issues
created by autos
via **AB 32** & SB 375

SB 375

- Transportation planning;
- Travel demand models;
- Sustainable communities strategy;
- Environmental review.

State is now
updating new

use

ns to

air

ity issues

created by autos
via AB 32 & **SB 375**

plays a key role in
how people use
their cars

What does this mean to El Dorado County?

- **County's population grows by 2000 people a year.**
- **Demand drives supply for services/jobs/homes.**
- **Growth results in traffic related stress to County.**
- **Current land use policy = by 2050, all the acreage you see developed now, will double.**

What are possible solutions?

- **Economic use of land through compact development strategies.**
- **Change County land use practices to allow creative development, such as walkable Mixed Use, and decreasing the number of auto trips.**

What are possible solutions?

- **Educate the public that “Smart Growth” strategies will enhance quality of life and build communities.**
- **Allow Form Based Codes that illustrate community vision.**



What can be accomplished?

The elderly woman we interviewed in
her courtyard home



What can be accomplished?

Her home is at the center of this picture at the back.

Notice her walking distance to a main artery in the village



General Plan Vision

We Have a General Plan

Presented By: **Kathye Russell**

Community Identification within EDC



Area Plans to Present

2004 General Plan Approval

- **15 years in process**
- **100's of public meetings**
- **BOS Adopted, Voter Approved, Court Upheld**

General Plan Implementation

**EDC Gen. Plan implementation
must be consistent with:**

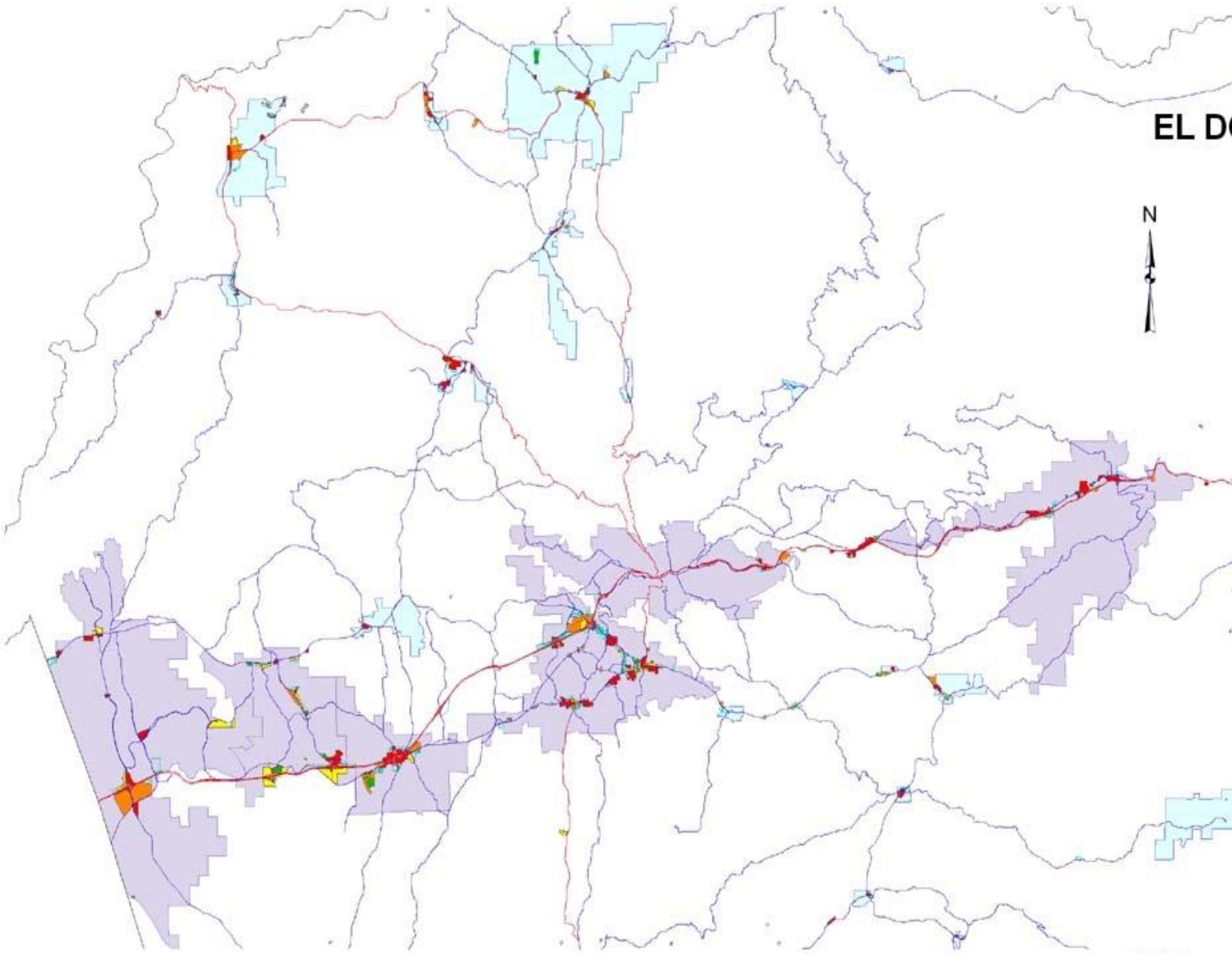
- **AB 32 – SB 375**
- **Blueprint Project**
- **RHNA: Regional Housing Needs Assessment**
- **Measure Y**

Structural Constraints on Growth

Location of compact development is directed by infrastructure:

- **Transportation Corridors;**
- **Sewer System Availability;**
- **General Plan - Directs growth to urban corridors.**

EL DORADO COUNTY



LEGEND

- HWY
- MAJOR
- C
- EXISTING ZONING
- C
- CG
- CP
- CPO
- COMMUNITY REGIONS
- RURAL CENTER
-

0 2.5 5 10 Miles

INFORMATION SHOWN ON THIS MAP HAS BEEN COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO THE ACCURACY OF THIS INFORMATION.

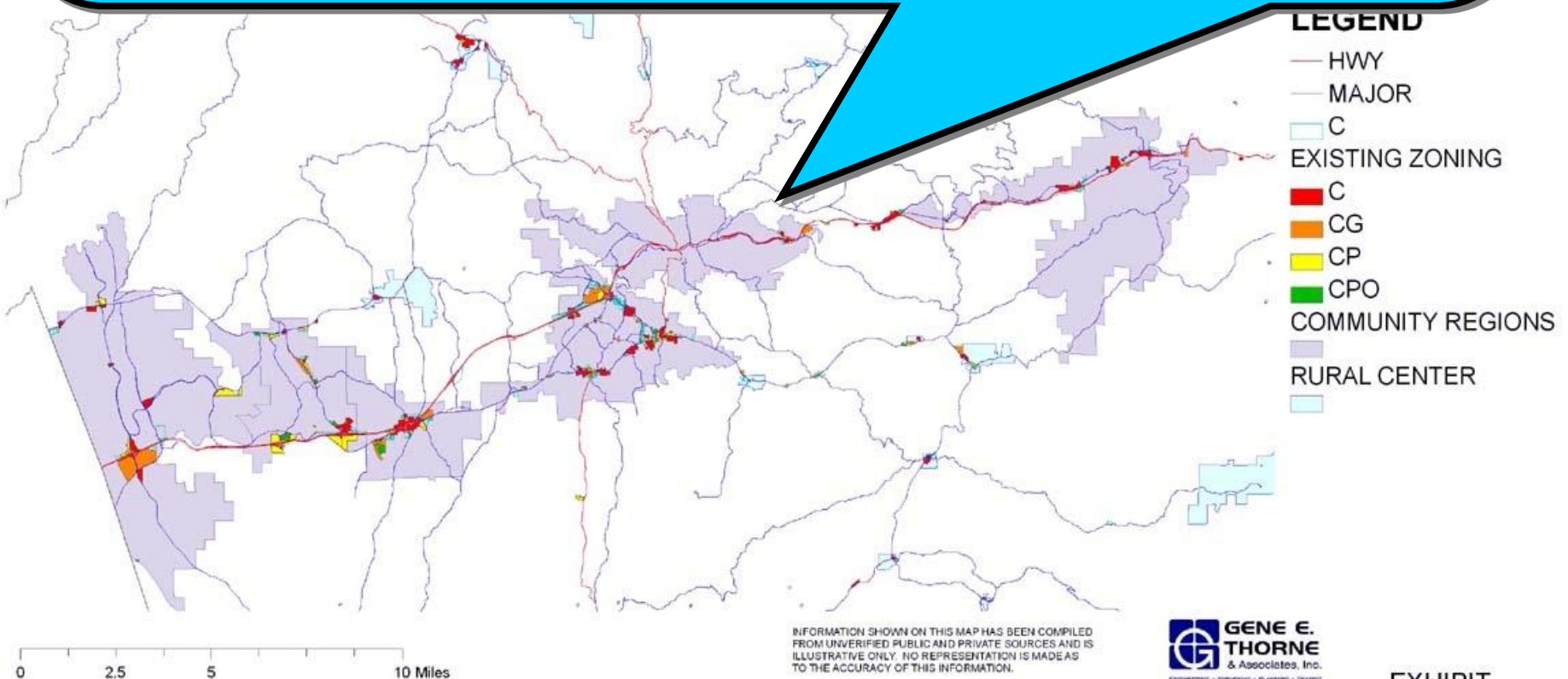


EXHIBIT

Less than **1%** of El Dorado County is Zoned Commercial.

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Benefits of MUD

- **Jobs to Housing Balance;**
- **Preserves Local Discretionary Review Process;**
- **Allows for creative, well designed compact projects;**
- **Maintains resident's desire to own living space;**
- **Development community is excited about prospects of providing likable & livable projects.**

Visions of Design

Presented By: **Andrea Howard**

MUD Design Standards

Possible Design Standards

- Residential Component
- Mixed Use Projects
- Street Design
- Parking Standards
- Streetscaping
- Landscaping
- Signage
- Lighting
- Hillside
- Historic Districts

Residential Component

- **Purpose: Allow a range of residential design concepts up to 24 units to the acre.**
- **Why?**
 - **Various income needs (single and multiple income households)**
 - **Various occupants and lifestyle needs (single occupants and families)**
 - **Workforce housing**
 - **Seniors**

Residential Component

- Duplexes (6-8 units per acre)



2/22/2012

Bringing Clarity to MUD

Residential Component

- **Small lot single family with secondary units / carriage houses (10-16 units per acre)**



Bringing Clarity to MUD

Residential Component

- Bungalow courts and Cottages (10-16 units per acre)



2/22/2012

Bringing Clarity to MUD

Mixed Use Projects

- **Sutter Street Mixed Use Project**

1/2 acre, 8 residential units (27 units/acre), 11,000 sf retail, 5,900 sf office



Mixed Use Projects

- **Copperopolis**



Street Designs and Parking Standards

- Create pedestrian-friendly and healthy neighborhoods



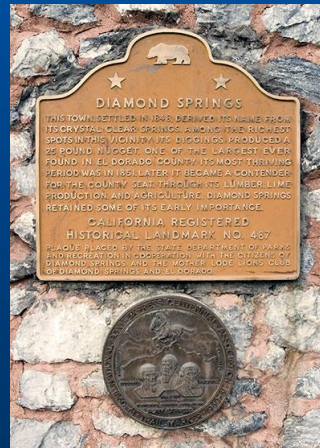
Emphasizing Pedestrian-Scale and Creating Sense of Place

- Streetscaping
- Landscaping
- Signage
- Lighting



Other Design Standards

- Hillside
- Historic Districts



Summary of Possible Design Standards

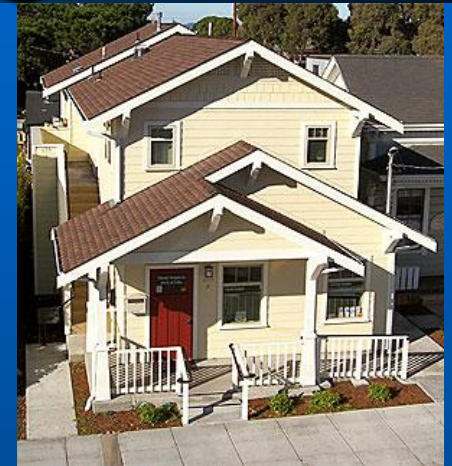
Explore the following and return to the BOS:

- Residential Component
- Mixed Use Projects
- Street Design
- Parking Standards
- Streetscaping
- Landscaping
- Signage
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- Historic Districts

Unfavorable Residential Images



Favorable Residential Images



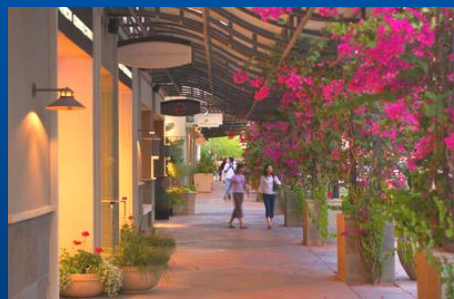
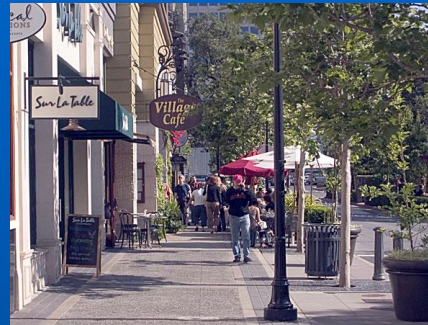
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Unfavorable Commercial Images



Favorable Commercial Images



Rural Center MUD in Coloma

Presented By: **David Thomas**

Mixed Use in a Rural Center

COLOMA-LOTUS



Set on a twenty-four acre parcel on the right bank of the South Fork of the American River, the location provides both proximity to the commercial district along Highway 49 and shares the southern boundary with Henningsen Lotus Park along the river

Mixed Use / Infill / Compact Development

- In central district
- Live-Work-Play
- Elements essential to the daily life of the residents
- Concentrated use of existing infrastructure
- Provides more affordable housing
- Supports existing and future commercial development
- Supports transit service
- Sensitive to neighborhood
- Create open space linkages to adjacent natural areas

Creating Community

- **Small homes and cottages**
- **Shared amenities**
- **Pedestrian activity generated by project helps add vitality and sense of safety to area**
- **River and riparian area shared by residents**
- **Incorporate sustainable building principals and practices**

Phasing of Mixed Use Development

**Phasing of a Mixed Use Project
is critical to the success
or failure
of the project**

Need to create a public-private partnership with all shareholders and a Phasing Plan that:

- **Insures all elements of the approved project are protected for intended uses**
- **Meets market needs**
- **Yields a return on investment**

A Phasing Plan that allows build-out of the project over a period of time in response to the demands of the market will encourage:

- **High quality, community integrated, “Sense of Place” projects**
- **Support the viability of existing vacant commercial properties**
- **Successful projects**

Project will inspire and
educate residents and
communities

A Vision of Mixed Use Area

Presented By: **Norm Brown**

Vision for Mixed Use Ordinance

- **Allow for Mixed Use development that is consistent with the character of El Dorado County**
- **EDC is a Rural/Suburban area, not Urban**
- **Utilize Mixed Use to create more compact, transit oriented, pedestrian friendly environments**
- **Craft an ordinance that works in existing communities, and allows development of new communities where appropriate.**