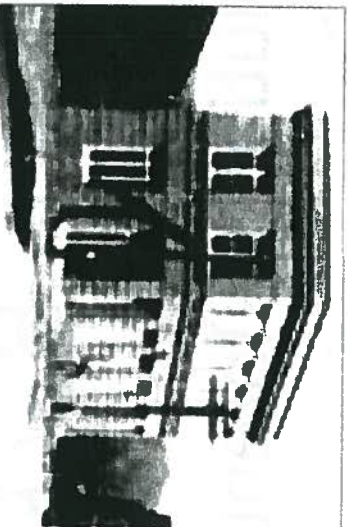


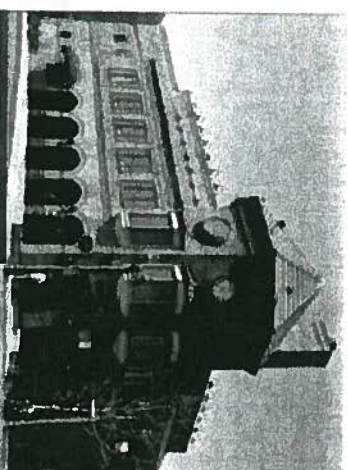
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El Dorado County Mixed Use Development

"Old Urbanism In a New Way"



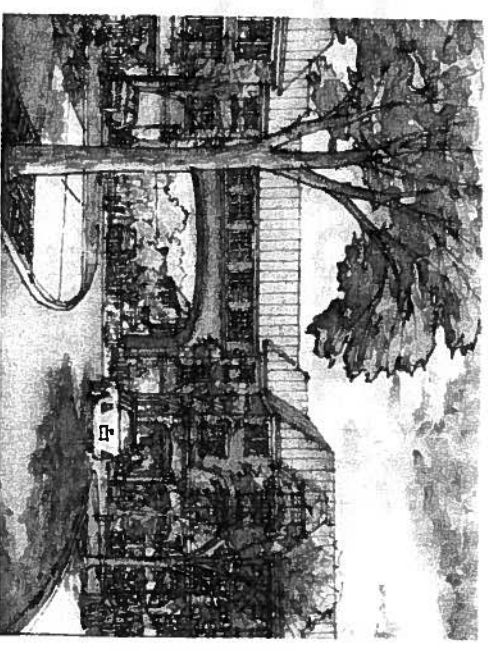
Before



After

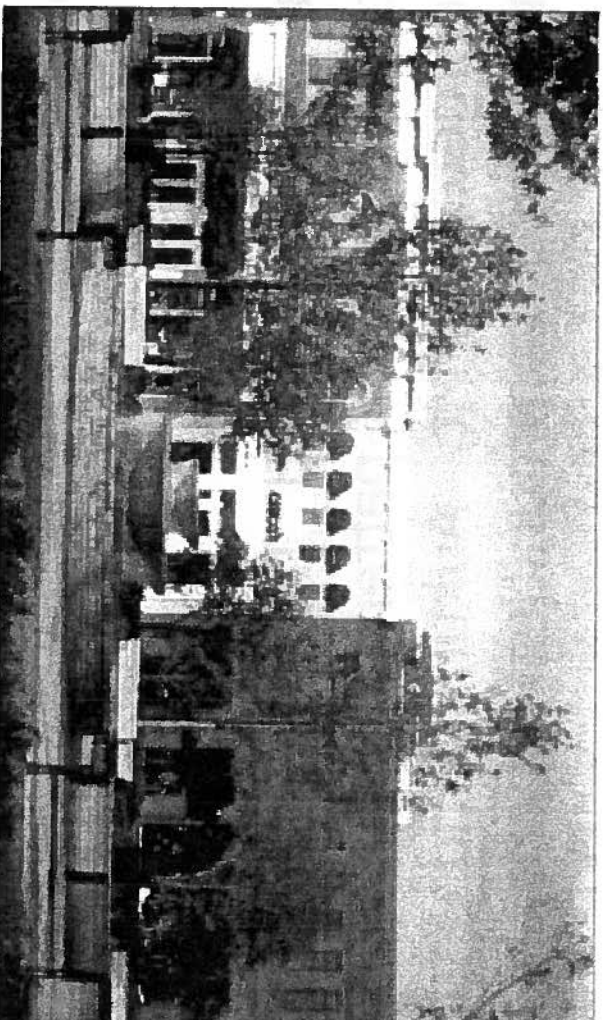
Background

- Resolution of Intention Adopted April 2006
- Modification of Project approved January 2008
 - Project included a 2 step approach
 1. Allow MUD on Commercial Parcels, increase density, & allow for horizontal development
 2. Research Mixed Use Development Options for Community areas (i.e. Overlay zones, land use designations, zoning districts)



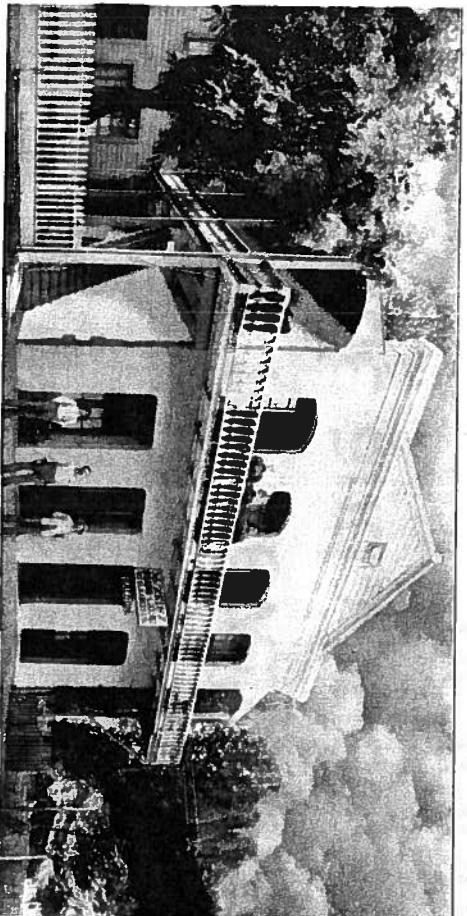
Mixed Use Development

Allows for development that incorporates a range and variety of uses within a single development site



Historical Development

Historical growth in El Dorado County resulted in compact development patterns. Communities such as Cool, Georgetown, Mt. Aukum, and Placerville were small, mixed-use communities where residents lived, worked, and shopped. [2004 General Plan]



Before

4/21/2009

Placerville – Zeisz Building



After

Previously Toyota sales – currently empty

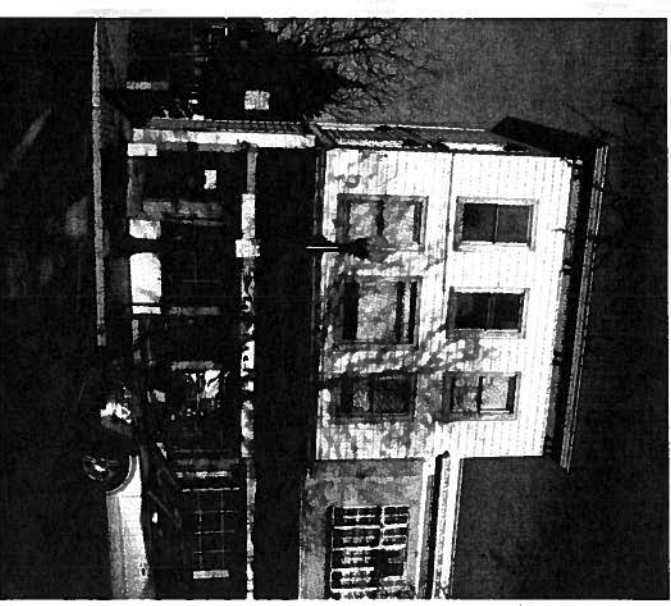
2004 General Plan

**Support for Mixed Use Development and compact urban form
can be found throughout the General Plan**

Statement of Vision

- ...encourage clustered development as an option to maintain the integrity and distinct character of individual communities,
- Make land use decisions in conjunction with comprehensive transportation planning and pursuing economically viable alternative transportation modes,
- Promote a better balance between local jobs and housing

4/21/2009



2004 General Plan

Plan Objective

...concentrate and direct urban growth where infrastructure is present and/or can be more feasibly provided.

Land Use Element

...promoting business and industry and having well-balanced communities will afford residents the opportunity to work, shop, and recreate close to where they live and in some instances take advantage of non-automobile oriented transportation methods.

...higher density together with compatible infill development was a preferred mechanism for reducing sprawl and mitigating impacts of contemporary development styles throughout the County. *General Plan public participation process*

Proposed Amendments to the General Plan

Amend 2.1.1.3, 2.1.2.5, 2.2.1.2 and Table 2-2 of
Policy 2.2.1.3 of the Land Use Element allowing for:

- mixed-use development to occur horizontally as well as vertically,
- eliminate the requirement for projects to be predominantly commercial, and
- increase density to allow for up to 24 dwelling units per acre within Community Regions.

Implementing Mixed Use Development

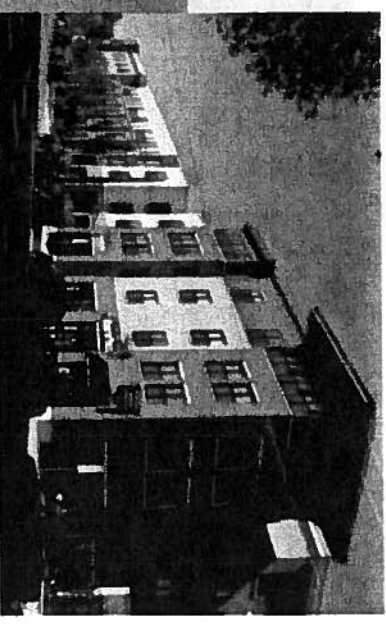
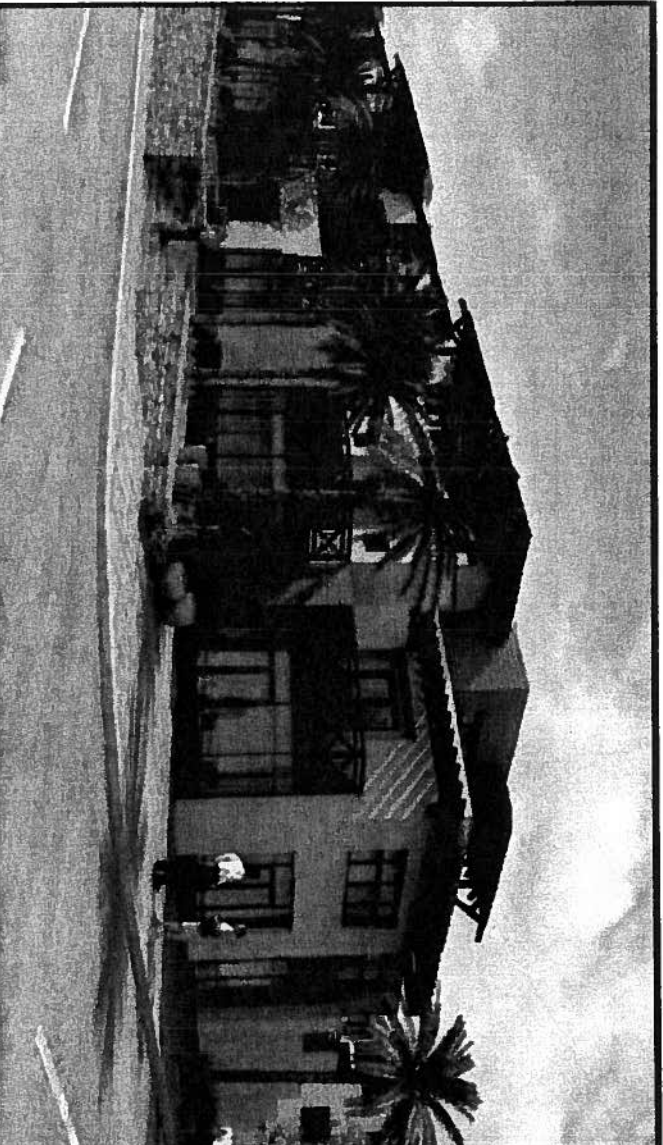
Zoning Ordinance Proposed Amendments

- Amend Chapter 17.32 to include Mixed-use Development as a use permitted in Commercial Districts (C), Professional Office Commercial Districts (CPO), and Planned Commercial Districts (CP).
- Add Chapter 17.14.220 of the Zoning Ordinance to include Mixed-Use Development Standards applicable for Commercial Districts (C), Professional Office Commercial Districts (CPO), and Planned Commercial Districts (CP).

Regional Mixed Use Development

Region Turns to Mixed-Use to Pave Way for New Downtowns

Sacramento Business Journal, July 30, 2008



*"This [MUD] is getting away from the single-use district approach that was in place for the past 50 years. We've been set up to do greenfield development and not infill and that needs to change."
Tom Pace, Sacramento Planning*

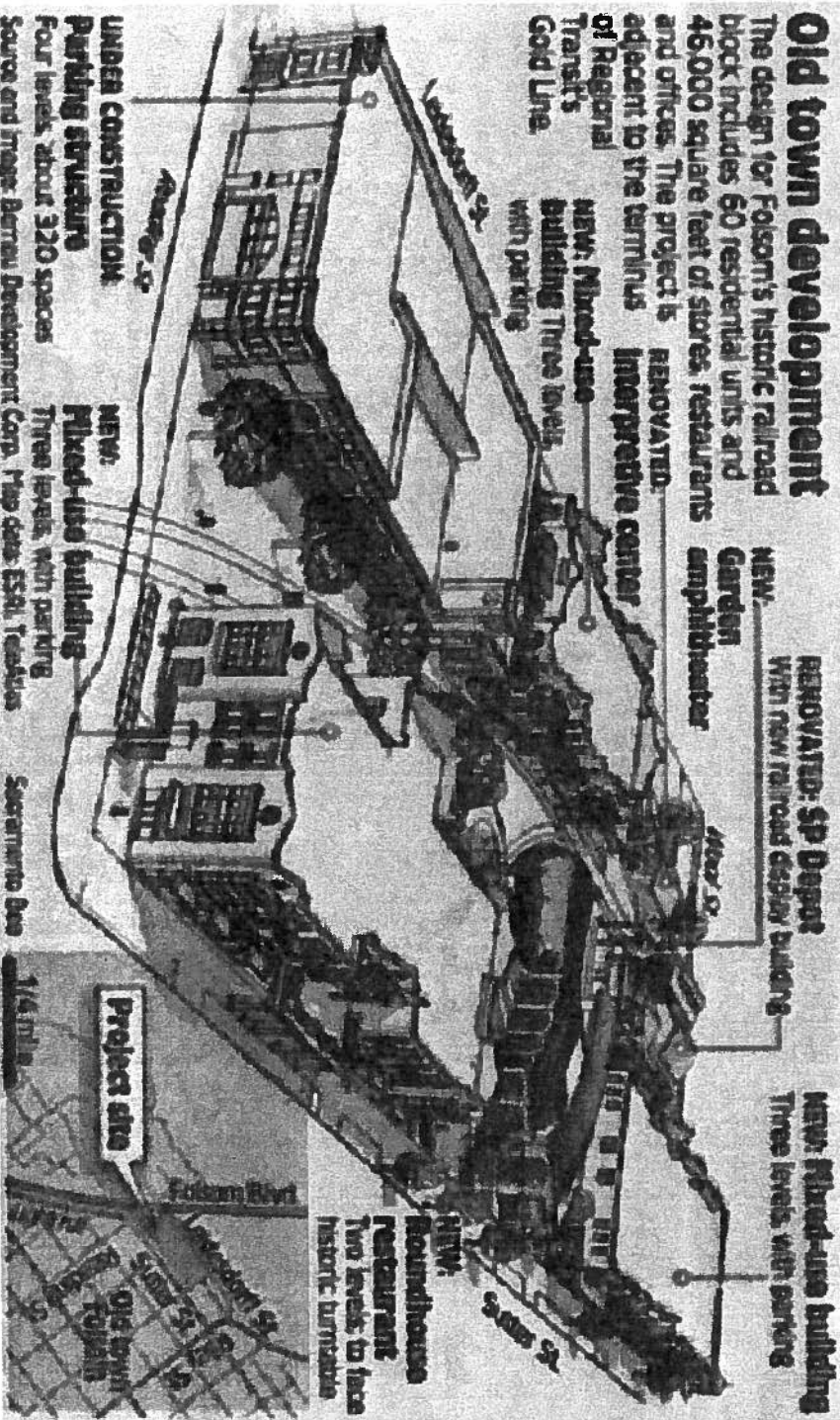


Mixed Use Example

Folsom Builds on the Past

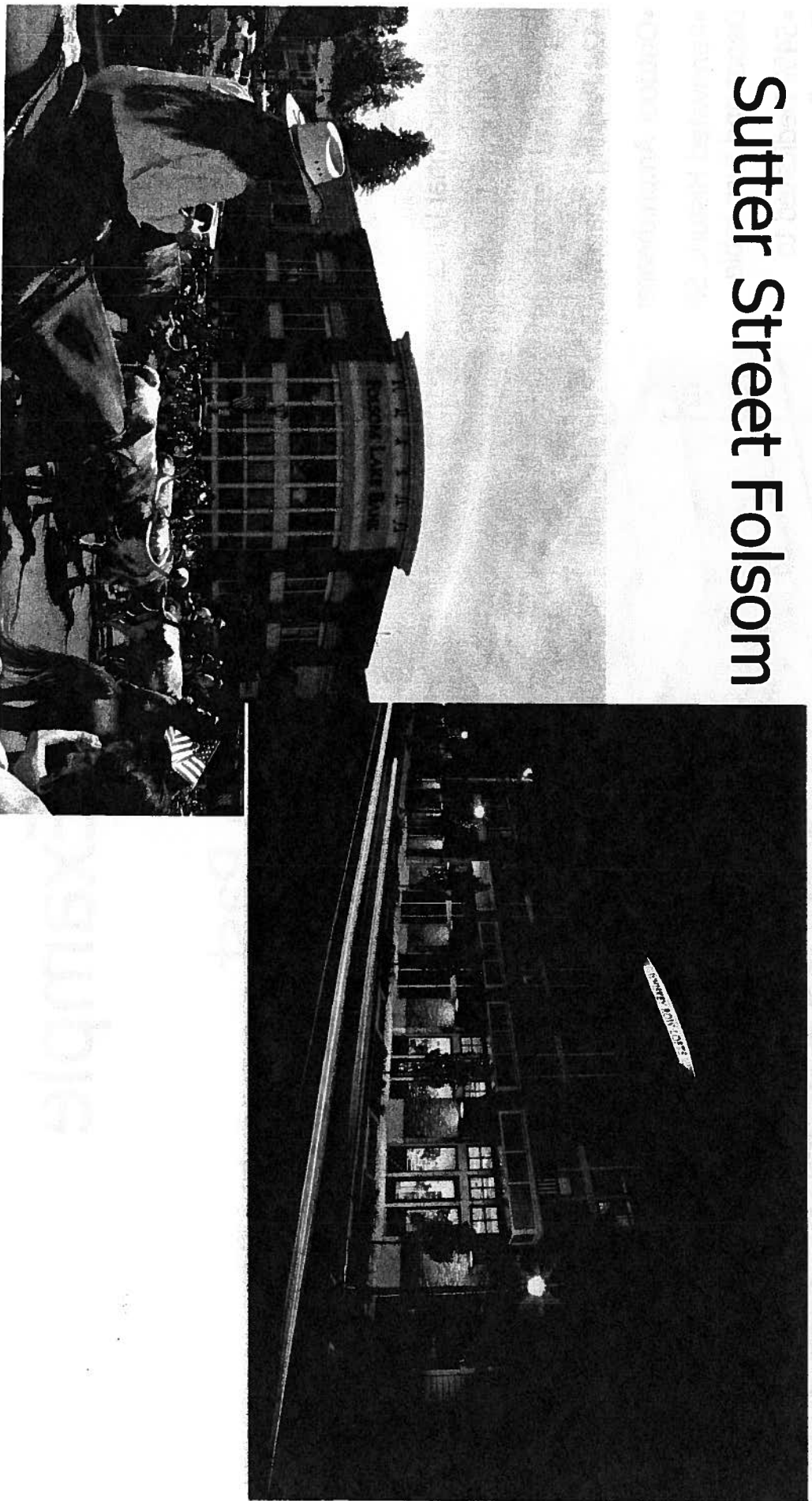
(Sacramento Bee Aug. 6, 2007)

- 4+ Acres
- 60 Residential Units
- 46,000 sq ft Retail
- Office and Restaurants
- 424 Parking Spaces
- Outdoor Amphitheater
- Renovated Historic SP Depot and turn table
- 54% Dedicated to Open Space
- Units/Acres: 14



Mixed Use Example

Sutter Street Folsom



4/21/2009

The Americana

Location: Pasadena Foothills

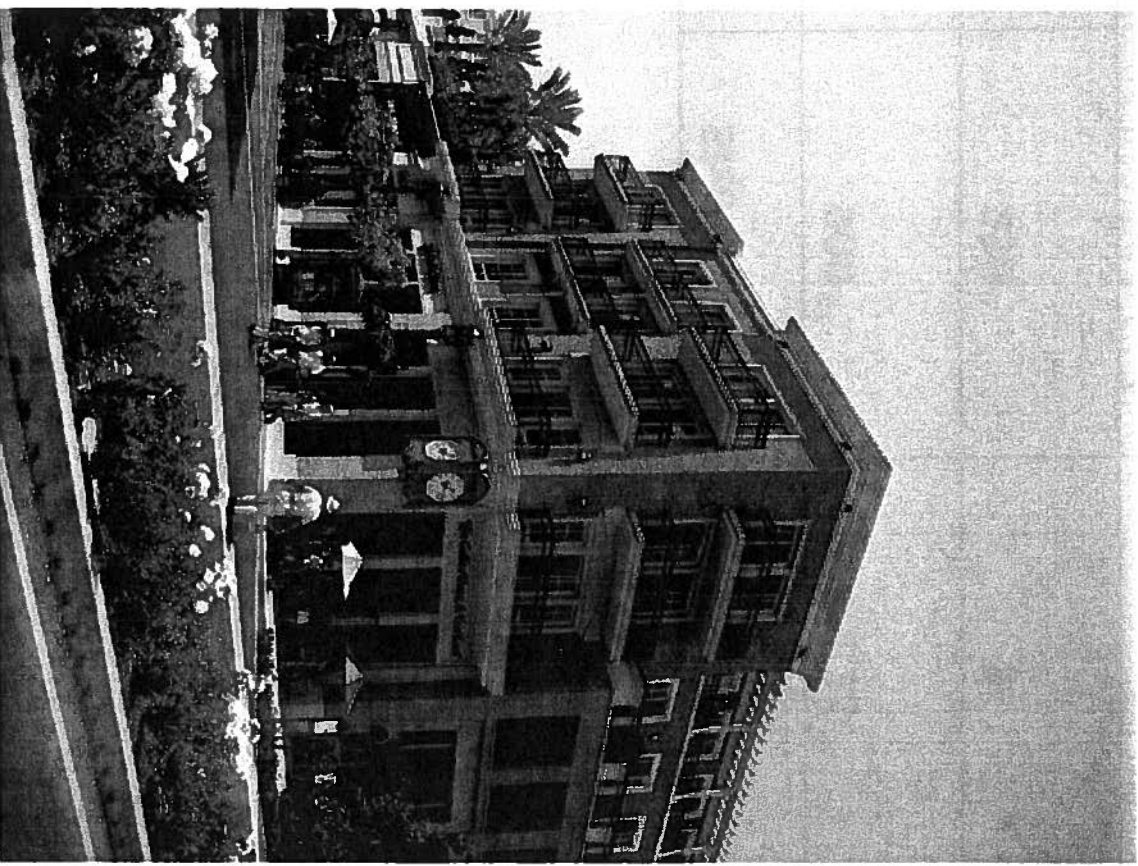
Acreage: 15.5

Retail: 450,000 sq. ft

Luxury Apt.: 238

Luxury Condos: 100

Units/Acreage: 21



4/21/2009

Density Example

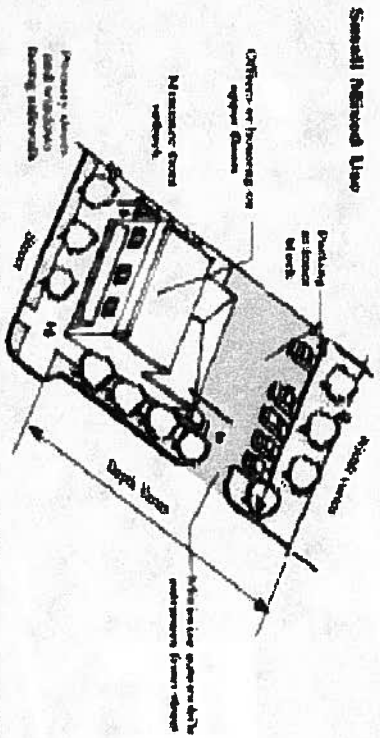
- 24 Units/Acre
- .72 Floor Area Ration
- 15% Landscaping
Setback/Open Space

Use	% of Site	Size of Unit	Parking Ratio per Unit
Residential	67%	900	1.25
Retail	25%	250	3
Office	8%	300	4

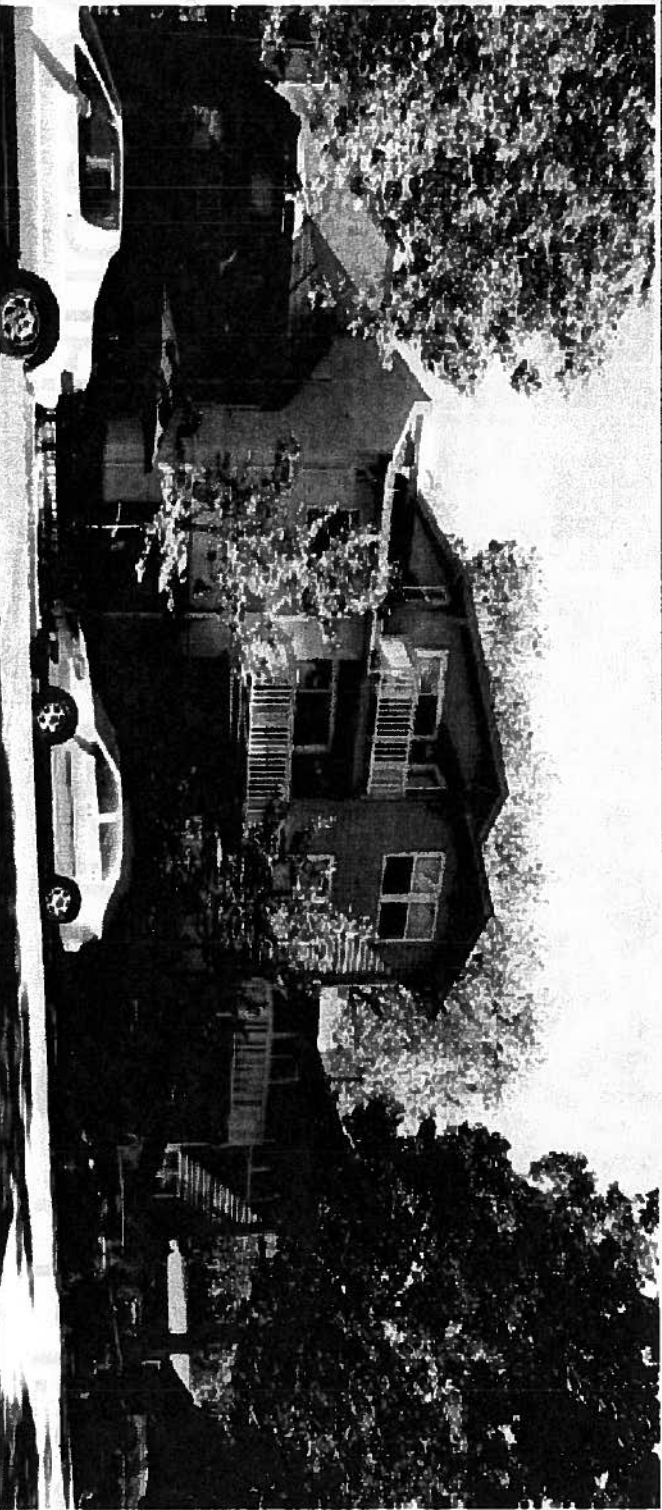
Last Example!

1/2 Acre, 8 Units, 10, 000 sq ft Retail

EXAMPLE 1/2 ACRE



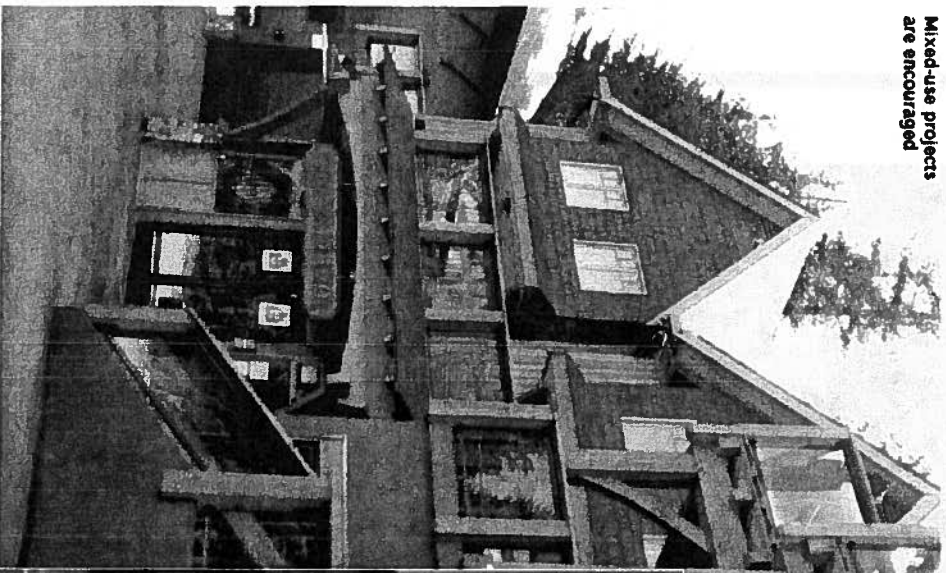
EXAMPLE



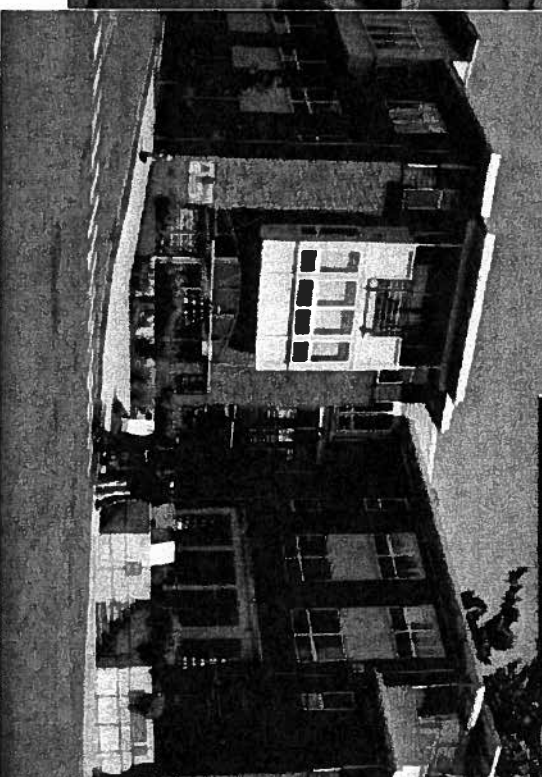
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Missouri Flat Design Guidelines

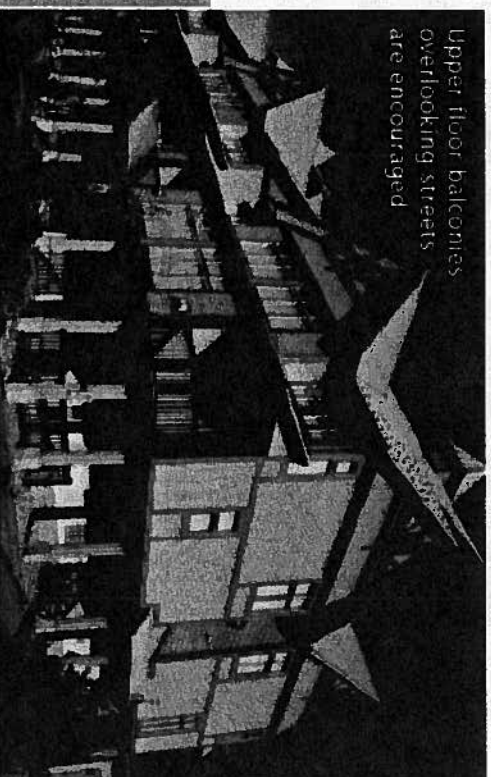
Mixed-use projects are encouraged



Separate entrances should be provided for residents and commercial users of mixed-use structures



Upper floor balconies overlooking streets are encouraged



Guidelines contain 10 design criteria including:

- Architecture
- Landscaping
- Open space
- Public Safety

4/21/2009

Legislation

- Proposition 1C
 - \$200 million for Infill Incentive Grants;
 - \$148 million for Affordable Homeownership Programs;
 - \$101 million for Affordable Rental Construction;
 - \$95 million for Transit Oriented Development; and
 - \$40 million for the Building Equity and Growth in Neighborhoods (BEGIN) Program.
- SB 375
 - Connecting the reduction of greenhouse gas emissions (AB 32) to land use and transportation policy.
- Federal Stimulus Package

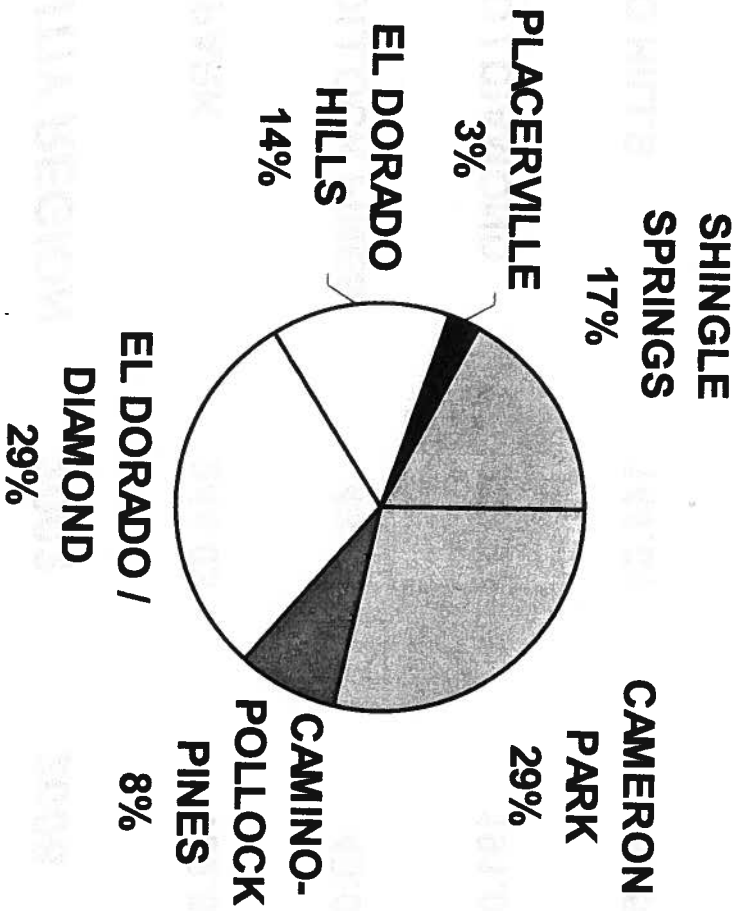
Commercial Land Inventory

- More than 1100 vacant Commercial Parcels
- 85% of vacant parcels are less than 5 acres in size
- 40% are between 1 and 5 acres and located within a Community Region
- 19 parcels between 4-5 acres in size
- 627.5 acres of underutilized commercial

Commercial Land Inventory cont...

	<i>Remaining</i>		
COMMUNITY REGION	2002	2008	2008
CAMERON PARK	244.03	182.83	75%
CAMINO/POLLOCK PINES	43.68	49.01	112%
EL DORADO / DIAMOND	233.97	191.06	82%
EL DORADO HILLS	144.61	89.53	62%
PLACERVILLE	17.85	17.57	98%
SHINGLE SPRINGS	129.29	109.32	85%

Vacant Commercial by Community Region



Recommended Development Standards

■ Require

- Minimum 30% devoted to Commercial
- Allows for Combined Parking
- Zero Lot Line (back of sidewalk)
- No onsite (or off-street) parking along building frontage
- No minimum dwelling unit area (must comply with State Building Code)
- Provide pedestrian walkways or sidewalks connecting the residential and commercial uses to each other as well as to adjacent commercial, residential, and civic uses

Findings Required

1. **Community integration:** Development integrates into the existing community and creates an appropriate internal and external human scale, providing for pedestrian comfort and amenities.
2. **Building and site layout:** Building and site layout are adaptable and would permit future changes in land use over time. Each use is designed and positioned to achieve its maximum potential so that they perform as a whole and benefit from one another. Efficiently functioning infrastructure (i.e., parking, services, utilities, and effective mechanical, electrical, and structural systems) is incorporated in the design of the development capable of servicing each component of the development's differing demands.
3. **Land uses:** Land uses provided by the development are compatible with one another. The commercial uses are those which would serve the residents of the development and the neighborhood. In addition, the project includes amenities and attractions that cannot be provided in single-purpose projects, such as people-oriented spaces and diverse uses.
4. **Pedestrian-orientation:** The development provides a safe and well-organized pedestrian access within the site and to relevant adjacent areas. All portions of the development are accessible by a direct, convenient, attractive, and comfortable system of pedestrian facilities.
5. **Open and Public Spaces:** The development provides usable public and private open space, enhances the vitality of existing commercial activity, and recognizes and responds appropriately to adjacent existing or planned public spaces (e.g., parks, civic buildings, transit stops, sidewalks, plazas, and similar spaces).
6. **Parking:** The development provides for adequate levels of parking, but minimizes the amount of land developed as surface parking. The plan includes implementing measures to reduce the overall amount of parking needed for the development, such as but not limited to, joint-use parking and access to public transit. Parking areas have been located where they can be conveniently and safely accessed and without difficulty from the street and within the development. On-site parking areas are designed in such a way that it does not dominate street frontage nor interfere with pedestrian areas. On-street parking is located in proximity to the retail component of the development.

Next Steps



Comprehensive analysis utilizing mixed-use development as a tool to further achieve goals established within the General Plan.

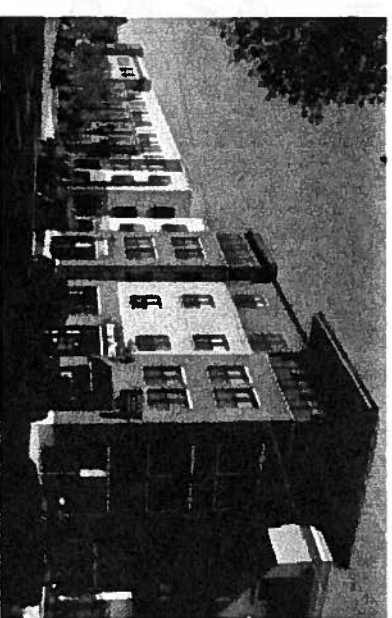
- Determine support for compact urban form and infill development in areas other than commercial.
- Explore options with developers, landowners of key parcels, and other interested entities that have had experience with mixed-used projects.
- Determine kind of mixed-use projects likely feasible in the near and mid term, and in what urban form.
- Determine what regulatory changes would be necessary.
- Relationship with Infill and redevelopment objectives.
- Hold workshops with key staff, Planning Commission, and your Board to determine desired outcomes and ways of achieving them, creating a program that will work locally.

Next Steps cont...



■ Exploring Options

- Creation of an overlay district for mixed-use; establishing design guidelines, special use regulations and development standards for mixed-used within existing zone designations; include residential and R&D.
- **Example:** Revising standards for Multi Family Residential, were services such as small eateries, small retail stores, health services or youth centers may enhance the overall neighborhood, while assisting in meeting federal and state funding requirements for development support.



■ Outcomes/Deliverables

- Creation of an "Atlas" of different types of mixed-use development forms that would be utilized within specific communities and neighborhoods. NO ONE SIZE FITS ALL!!!

*Timeline: Complete Analysis, Development and Implementation (if desired) of program prior to next Housing Element Update.

Recommendation

- Adopt the Negative Declaration based on the Initial Study prepared by staff; and
- Approve a Resolution amending General Plan (A08-0001) Policy 2.1.1.3, 2.1.2.5, 2.2.1.2, and 2.2.1.3 Table 2-2 Land Use Densities and Residential Population Ranges, as shown in Attachment 2, based on the findings contained in Attachment 1; and
- Approve Zoning Ordinance amendment to Chapter 17.32 to include Mixed-use Development as a permitted use in Commercial Districts (C), Professional Office Commercial Districts (CPO), and Planned Commercial Districts (CP) with a maximum residential density of 24 dwelling units per acres within Community Regions and a maximum residential density of up to 4 units per acre in Rural Centers as shown in Attachments 3 thru 5; and
- Approve regulations for Mixed Use Development as set forth in 17.14 with the addition of section .220 shown in Attachment 6.

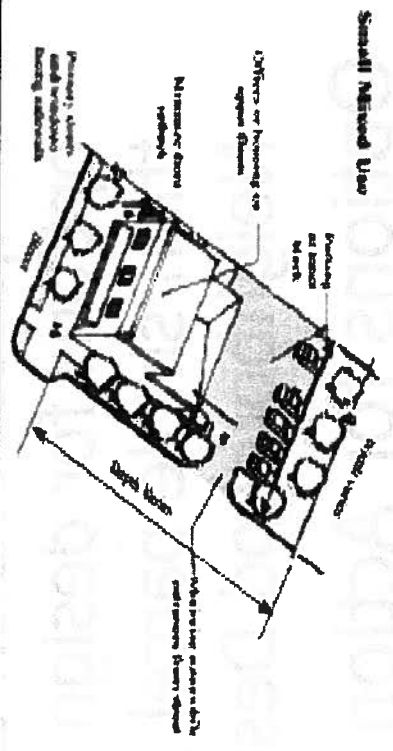
Planning Commission Amendments

- Reduce Allowable Density to 4 units per acre in the Camino-Pollock Pines and El Dorado-Diamond Springs Community Regions, and
- Require all horizontal mixed-use developments to be processed with a Planned Development Application
 - Possible Options to achieve objective

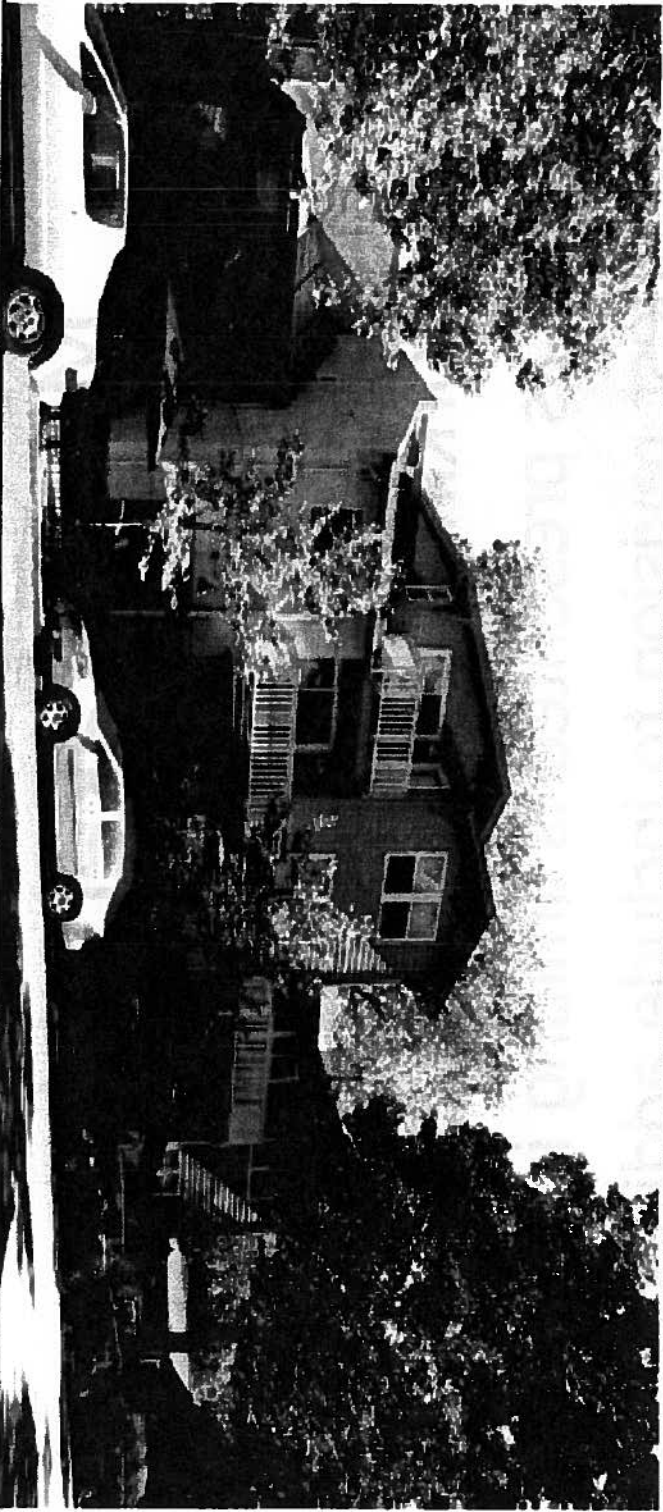
Last Example!

1/2 Acre, 8 Units, 10, 000 sq ft Retail

EXAMPLE 1/2 ACRE



EXAMPLE



4/21/2009

MUD Stakeholders

1. MUD Working Group conclusions
 1. Policy as presented is limiting is scope
 2. Request revision to include additional options for design and development...more than single parcel...(a.k.a Traditional Neighborhood Design)
2. Options for Action Today