

MAYOR'S BUSINESS READY TASK FORCE
October 2, 2012
2:00 – 5:00 PM, Municipal Court Room
Albany City Hall, 333 Broadalbin St. SW, Albany

Members: Sharon Konopa, Jeff Christman, Oscar Hult, Arthur Meeker, Jessica Pankratz,
John Pascone, Dave Reece, Ron Reimers, Rob Richards, Dala Rouse, Mark
Spence, Janet Steele

Staff: Wes Hare, Heather Hansen, Tari Hayes, Anne Catlin

Agenda

- Business From the Public
- Existing Buildings; Infill & Redevelopment
- Next meeting: ?
- Adjourn



TO: Mayor's Business Ready Task Force

FROM: Heather Hansen, Planning Division Manager
Anne Catlin, Lead Long-Range Planner

DATE: September 27, 2012

SUBJECT: Existing Buildings; Infill & Redevelopment

The discussion at the October 2, 2012 task force meeting will focus on Albany Development Code (ADC) amendments intended to alleviate some of the obstacles to the re-use of existing buildings, and encourage infill and redevelopment. We are addressing the issues from multiple angles. Many of the proposed changes provide overlapping benefits. Some of the proposed changes apply to more than existing buildings and infill/redevelopment.

The following is a summary of proposed ADC revisions and what they will accomplish:

Existing Buildings

- Allow limited commercial uses in existing industrial buildings in the LI zone through a conditional use process
- Provide more flexibility for nonconforming changes of use
- Process Site Plan Review processed administratively in the following circumstances:
 - Additions where requirements have already been met (example: building expansion that does not increase parking demand or require more landscaping);
 - Change in use already meets ADC requirements, or is unable to meet them (example: building setbacks); and
 - New uses in an existing multi-tenant developments with shared parking, when the new use is allowed (example: commercial plaza or office building)

Nonconforming Situations

- Nonconforming status will be reinstated to all nonconforming situations as of insert date of adoption).
- List of upgrades to bring a site closer to compliance is shortened to reflect highest priorities, change of use no longer triggers requirements, allowance for use of Adjustment or Variance process if site makes it difficult to comply.
- Parking spaces and parking lot upgrades are only required for new parking areas (and 2 or fewer spaces don't require improvements)

Parking Requirements

- Add language at beginning of parking standard section that provides for use of alternative parking standards
- Reduce parking requirements for many uses
- Add some uses that have been missing
- Remove requirement for parking planter bays if there are less than 5 parking spaces
- If new use increases need for parking by 1 or 2 spaces, no new spaces are required
- Allow on-street parking to count toward parking requirements in more circumstances

- Allowing gravel surface parking for "overflow" and temporary/seasonal parking

Infill & Redevelopment

- Add language to zoning district descriptions that infill and redevelopment is encouraged.
- Define "small infill sites" as sites less than 1 acre with development on both sides – they could be vacant, or redeveloped.
- Provide flexibility in the parking, landscaping, and design standards for small infill sites
- Clarify that small infill sites qualify for an Adjustment or Variance
- Waive fee for an Adjustment or Variance for small infill sites

Adaptive Reuse and Infill Downtown

Although this is not directly related to business readiness, encouraging residential uses in the downtown areas will help support downtown businesses.

- Exempt new multi-family from the open space formula (but require one urban amenity), the children's play area requirement, and the entrance standards

The issues, current regulations, and proposed revisions are included in the table on the following pages. Once staff gets direction from the task force on the items, we will make any necessary revisions and circulate the proposed amendments (in **bold & strike** format) to staff in other departments, and our city attorney, for review prior to releasing them for task force and public review.

HH

Attachment: Issues Matrix – 10-02-2012

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EXISTING BUILDINGS	
Issue/Current Standards	Recommended Changes
There has been interest in using <u>vacant industrial buildings in the LI zone</u> for commercial uses, but the options are currently very limited. Any ADC revisions need to balance the desire to use vacant buildings with the need to maintain an inventory of industrial properties available for industrial uses.	More commercial uses would be allowed through a conditional use process as long as additional standards are met, including: (a) that the building and site are not altered in a manner that would discourage or preclude conversion back to an industrial use, e.g., removal of loading docks, rail spurs; (b) there is adequate street system capacity through the TSP horizon year; and (c) the site has adequate parking, or it will be added.
Some changes of use trigger <u>costly improvements</u> to nonconforming sites	Changes of Use on nonconforming sites would not require upgrades to existing noncompliant aspects of site, except for those associated with parking requirements
Site Plan Review (Type I-L limited land use with property owner notice, appeal to LUBA) seems unwarranted for some situations	<p>Site Plan Review would be processed administratively (checklist with building permit) for the following circumstances:</p> <p><u>Additions</u> to an existing building greater than 1,000 square feet on lots where it can be demonstrated Code requirements have already been met. (Example: industrial building expansion that does not increase parking demand or require more landscaping.)</p> <p><u>Change of Use</u> to a use allowed through Site Plan Review when it can be demonstrated that all ADC requirements have already been met. (Example: change of use within the Downtown Parking Assessment District where parking is not required.)</p> <p><u>Change of Use in Existing Multi-Tenant Developments.</u> New tenants that are allowed uses in the zoning district through Site Plan Review within an existing multi-tenant development with shared parking facilities (such as a commercial plaza or office building).</p>

NON-CONFORMING SITUATIONS	
Issue/Current Standards	Recommended Changes
Many vacant properties have <u>lost their nonconforming status</u> , making it difficult to find tenants	Nonconforming status would be reinstated as of the adoption date of the amendments. Restarting the clock will make it easier for nonconforming situations to continue, and extensions of up to 2 years are already available for vacant properties.
Requirements for <u>new development on nonconforming sites</u> are confusing and can be cost-prohibitive	Only require upgrades when new development is proposed that requires a building permit, and not for changes of use. Reduce the list of required upgrades and allow for the use of the Adjustment or Variance process if the site makes it difficult to meet the standards.
<u>Required parking lot upgrades</u> in nonconforming parking lots seems excessive	Additional parking spaces, and associated parking lot upgrades, are only the improvements required. And if 2 or fewer spaces are required, no spaces or parking lot upgrades are needed.

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PARKING REQUIREMENTS	
Issue/Current Standards	Recommended Changes
Some <u>parking requirements</u> are relatively <u>high</u> compared to other cities	<u>Relax parking requirements</u> for the following uses: furniture, appliance, etc sales from 500 to 800 sqft; Building and farm supplies from 500 to 700 sqft; Offices from 300 to 400 sqft; Medical and Dental from 200 to 250 sqft ; Retail from 200/300 to 400 sqft; Multi-family 3+ bedrooms from 2.25 to 2.0 per unit
Missing <u>parking requirements</u> for several uses	<u>Add parking standards</u> for assisted living, athletic/health clubs, veterinary clinics, coffee kiosks, daycare, etc.
	<u>When a use is not listed</u> , the Director will determine if the use is similar in parking needs to a listed use, and if not, may approve an alternative standard (see below).
No option to present <u>alternative parking demand</u> based on specific experience or other measurement	The Director may approve <u>alternative parking standards</u> provided by the applicant from other reliable sources, such as other comparable City parking standards or the ITE Parking Generation Manual.
<u>On-street parking</u> is only allowed for specific uses (religious, meeting halls, and stadiums, coliseums, theaters), and in limited zones (CB, LE, and mixed use zones)	Required off-street parking may be <u>reduced by 1 space for every on-street space</u> (=25 ft of street frontage) abutting the development for up to 50 percent of the requirement. Not allowed within 100 feet of a residential zone.
Other <u>Reductions in Parking Requirements</u> . Currently there are limited opportunities for parking reductions.	<u>Change of Use</u> . No additional parking shall be required when an existing structure is changed from one Use Category to another as listed in Article 22 when the new use requires no more than two additional vehicle and/or bicycle parking spaces.
	<u>Parking Lot Additions</u> . When an existing parking lot is proposed to be expanded, the parking lot landscape standards in 9.150 shall only apply to the new parking area.
	Allow a 10% parking reduction for: <u>Mixed use, multi-tenant and multi-floor developments</u> : "the total requirements for off-street parking, shall be the sum of the requirements for the various uses, may be a reduced up to 10 % will be permitted. "
	<u>Tree Preservation</u> . Minimum parking may be reduced by 1 space for each tree 12 inches in diameter and larger that is preserved up to a maximum of 10 percent of the total parking space requirement.
	<u>Seasonal Outdoor Seating Areas</u> up to 500 square feet shall be exempt from parking requirements.
	<u>Alternative Modes, Carpooling</u> . For developments with 10 or more employees, the total number of required vehicle spaces may be reduced for each of the listed activities (indoor lockers, carpool/vanpool parking spot, more sheltered bicycle parking than minimum) that are provided by the owners or operators, up to a maximum of 10 percent reduction.

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<p>Parking Lot Surfacing (9.120 (1)). Requires all parking - required or not - to be paved and does not allow for <u>temporary or occasional overflow needs</u> to be met with gravel lots</p>	<p>Provision to <u>allow gravel surfaced parking areas up to 15,000 sq ft with approval by CD and PW Directors for temporary uses and "overflow" parking</u> intended for occasional needs that cannot be otherwise reasonably and economically met; subject to standards: dimensional, wheel stops, landscape buffer, etc. More will be required for "permanent" overflow parking than for temporary parking.</p>
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INFILL & REDEVELOPMENT (= Vacant sites < 1 acre with development on either side)	
Issue/Current Standards	Recommended Changes
<p><u>Development standards</u> in general can be challenging to meet on small infill sites</p>	<p><u>Small Infill Sites</u>. The City may approve a reduction in parking spaces, or flexibility in meeting other standards for the development of sites less than 1 acre through the Adjustment or Variance process in Article 2. (NOTE: The variance or adjustment fee will be waived.)</p>
<p><u>Commercial Design Standards</u> (8.330, 8.340 and 8.370) can be harder to meet on small sites</p>	<p>Allow <u>flexibility</u> in meeting building orientation and location for infill sites < 1 acre</p>

INCENTIVES FOR ADAPTIVE REUSE AND INFILL DOWNTOWN	
Issue/Current Standards	Recommended Changes
<p>8.220 <u>Recreation and Open Space</u> requirements challenging to meet in urban setting.</p>	<p><u>Exempt</u> new multi-family in the CB, HD, LE, WF and MUR zones from the current open space formula, but require 1 "urban amenity" (per new list - common room/kitchen, fitness, lobby, rooftop terrace, etc.)</p>
<p>8.230 <u>Private Open Space</u> (balconies or patios) - not appropriate in historic buildings and infill in historic districts also proximity to Dave Clark path and Monteith Park.</p>	<p><u>Exempt</u> new multi-family in CB, HD, LE, WF and MUR zones from children's play area requirements.</p>
<p>8.250, 8.260 <u>Multi-Family Design Standards</u></p>	<p><u>Exempt</u> new multi-family in the HD, CB and LE zones and multi-family <u>on upper floors</u> from entrance standards</p>