

General Plan Advisory Committee Meeting

February 15, 2024

Note about Public Comment

- In view of disruptions that have recently occurred at other local government public meetings, this is to remind members of the public that meetings for the City of Petaluma are limited public forums.
- Members of the public are asked to stay on topic on agenda items.
- Speakers not on topic may be asked to hold comment to the public comment period.
- Speakers are welcome to speak on agenda items towards the end of the discussion of each topic.
- General Public Comment will be at the end of this meeting.

GPAC Roll Call

1. Dave Alden
2. Stephanie Blake
3. Phil Boyle
4. Mary Dooley
5. Ali Gaylord
6. Yensi Jacobo
7. Sharon Kirk
8. Roger Leventhal
9. Iliana Inzunza Madrigal
10. Roberto Rosila Mares
11. Brent Newell
12. Kris Rebillot
13. Bill Rinehart
14. Joshua Riley Simmons
15. Lizzie Wallack
16. Bill Wolpert

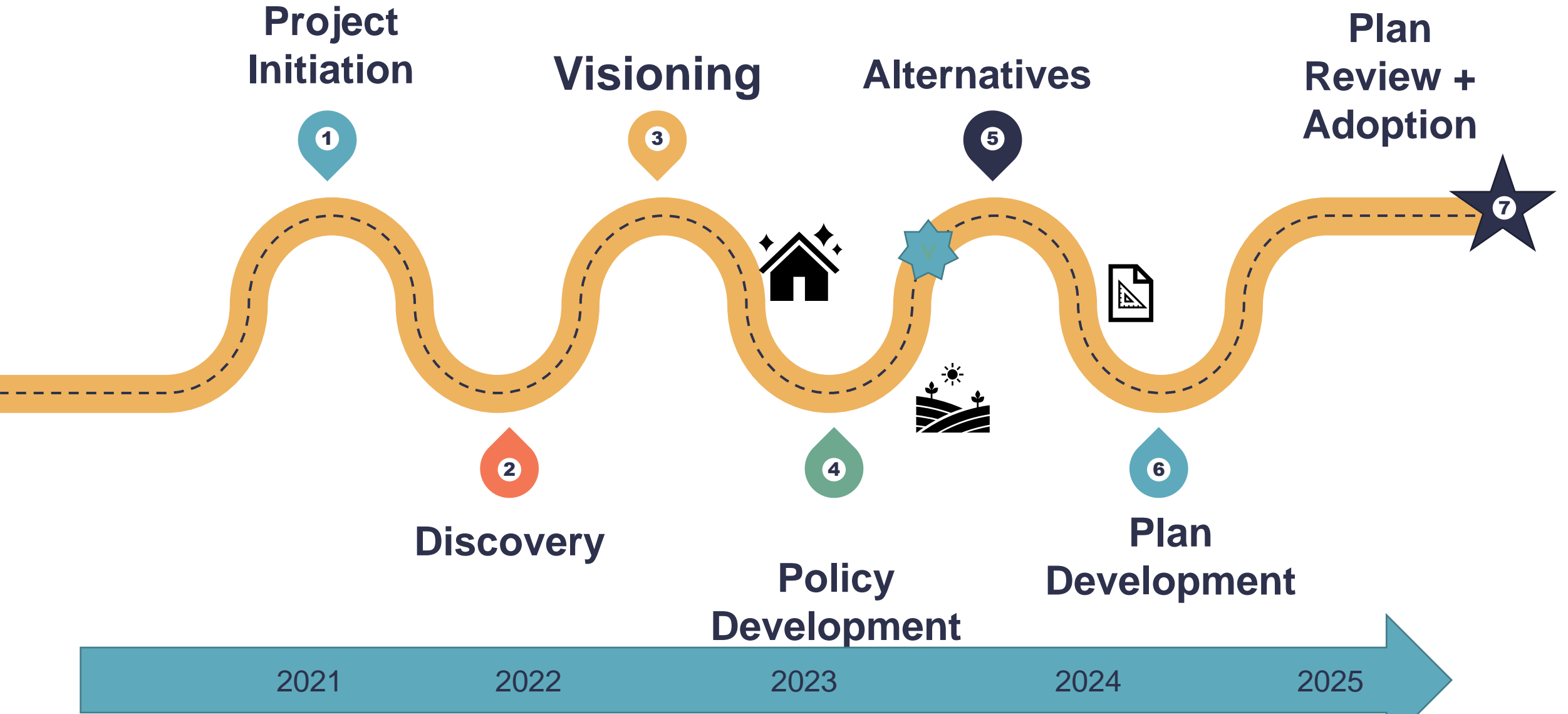
Meeting Overview

- 6:30-6:40pm: Roll Call and Logistics
- 6:40-7:00pm: Project & Staff Updates
- 7:00-7:30pm: GPAC Roles in Upcoming Community Engagement
- 7:30-8:45pm: 15-Minute City
 - ❖ Presentation
 - ❖ Public Comment
 - ❖ GPAC discussion
- 8:45-8:50pm: GPAC General Comment
- 8:50-9:00pm: General Public Comment



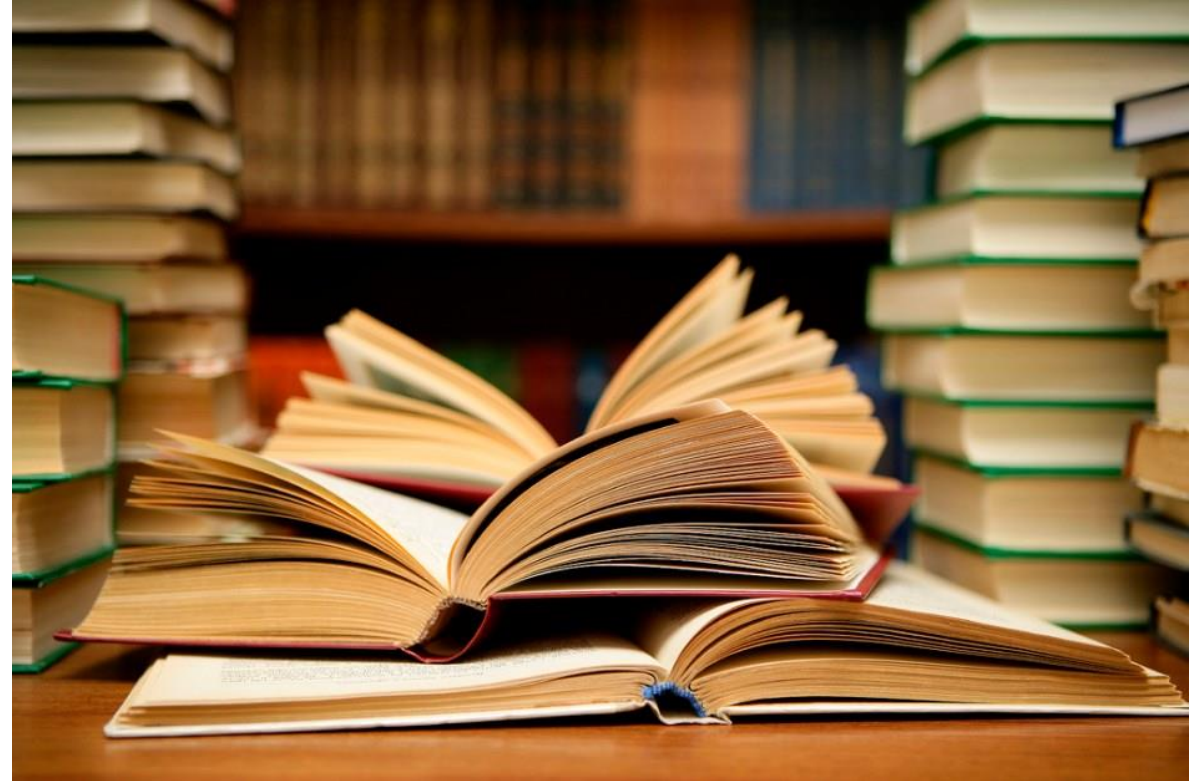
Project & Staff Updates

Project Roadmap



Policy Frameworks: Upcoming Work

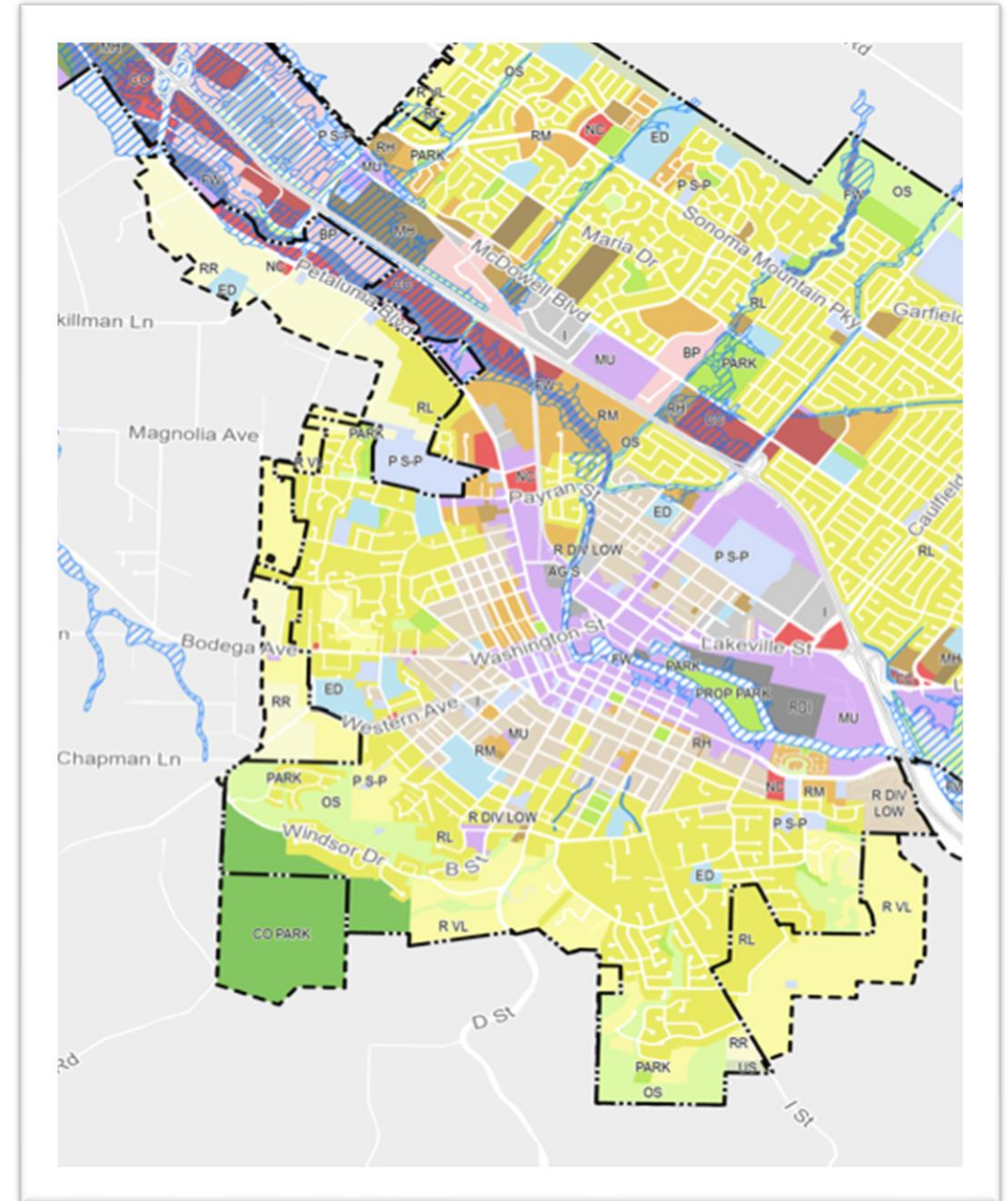
- Draft Policy Frameworks @ March GPAC Meeting
 - Publish all Public Draft Frameworks simultaneously (except Land Use)
- Working Group review of frameworks will follow
- Lots of outreach and engagement to come!



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UGB Ballot Measure

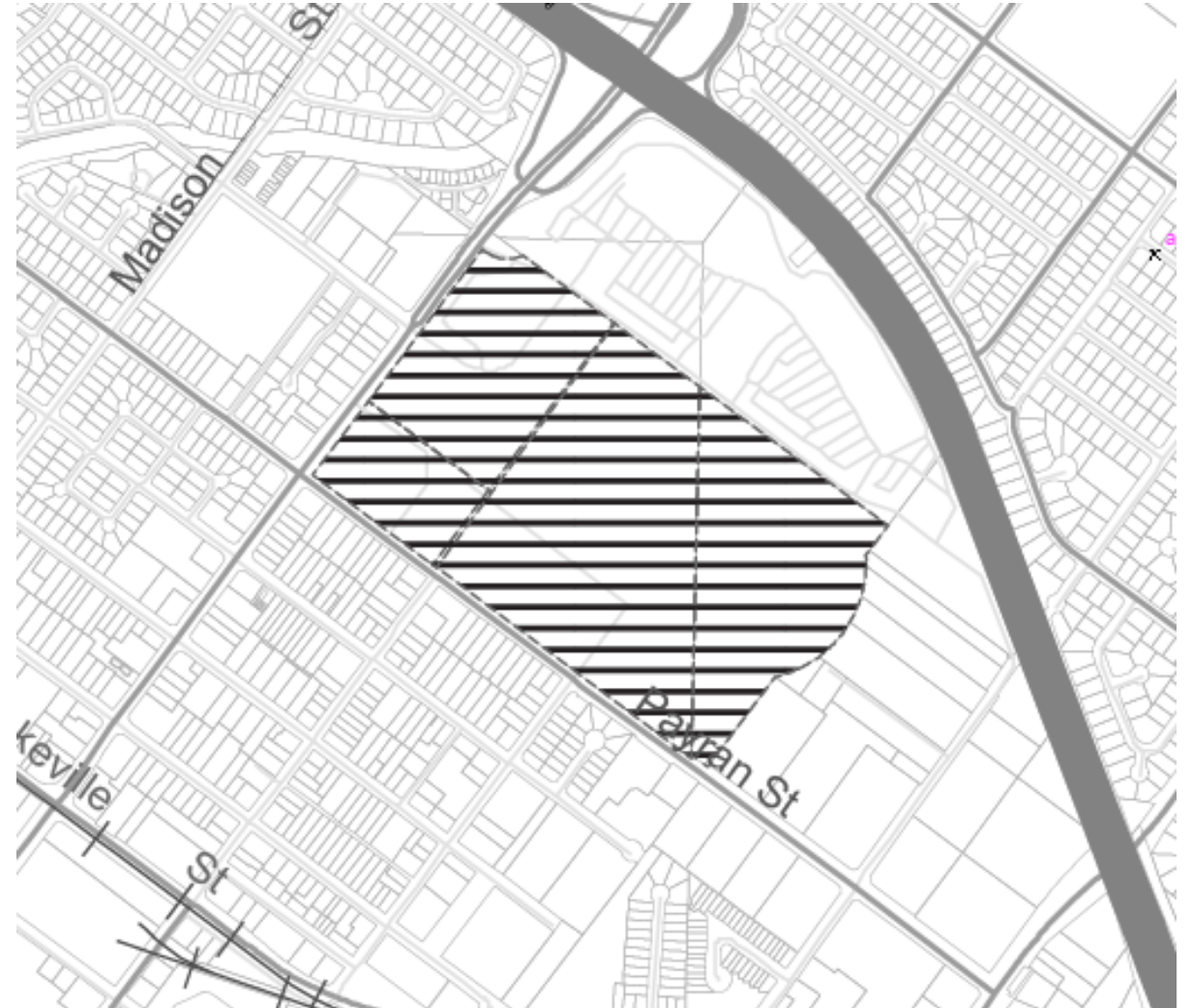
- City Council Discussion at January 22nd CC meeting
- November 2024 ballot to extend UGB



Fairgrounds

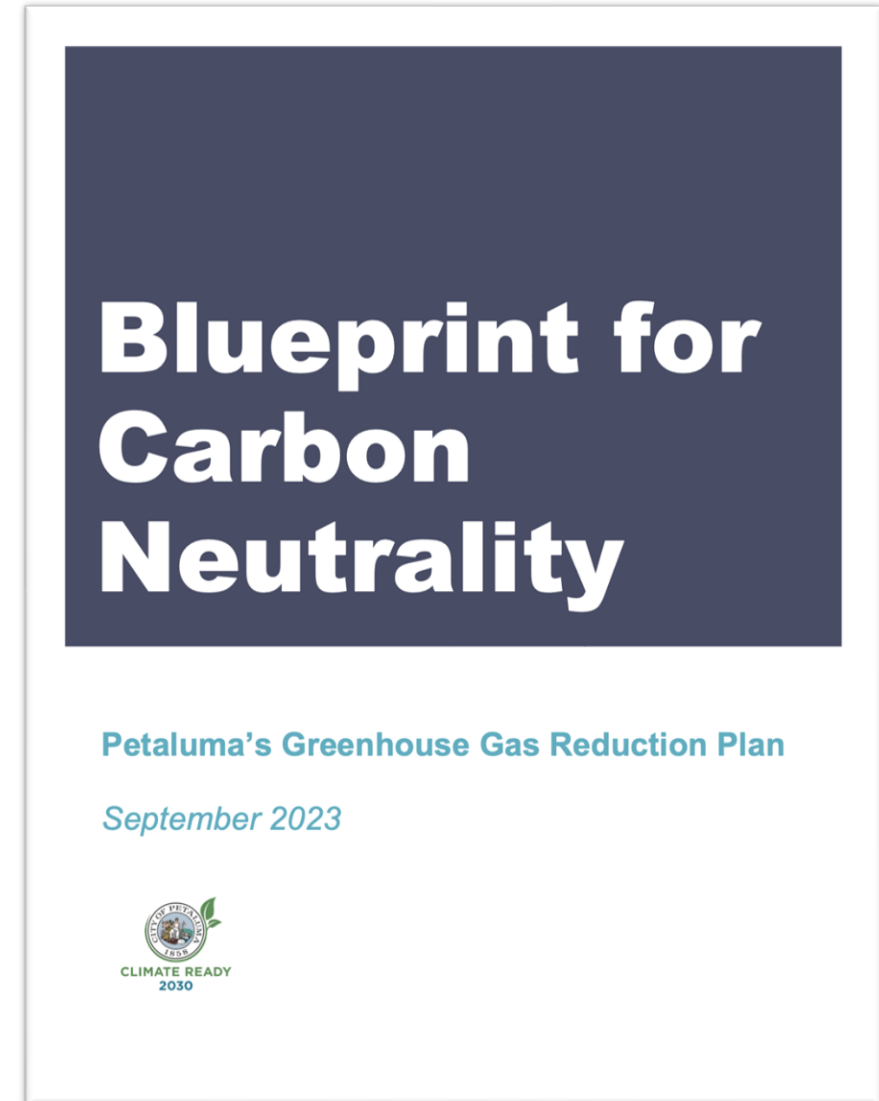
- Master Plan effort estimated to start in 2024, to include robust public engagement
- Informed by Guiding Principles developed through the Healthy Democracy project

For updates
visit: <https://cityofpetaluma.org/fairgroundsupdate/>



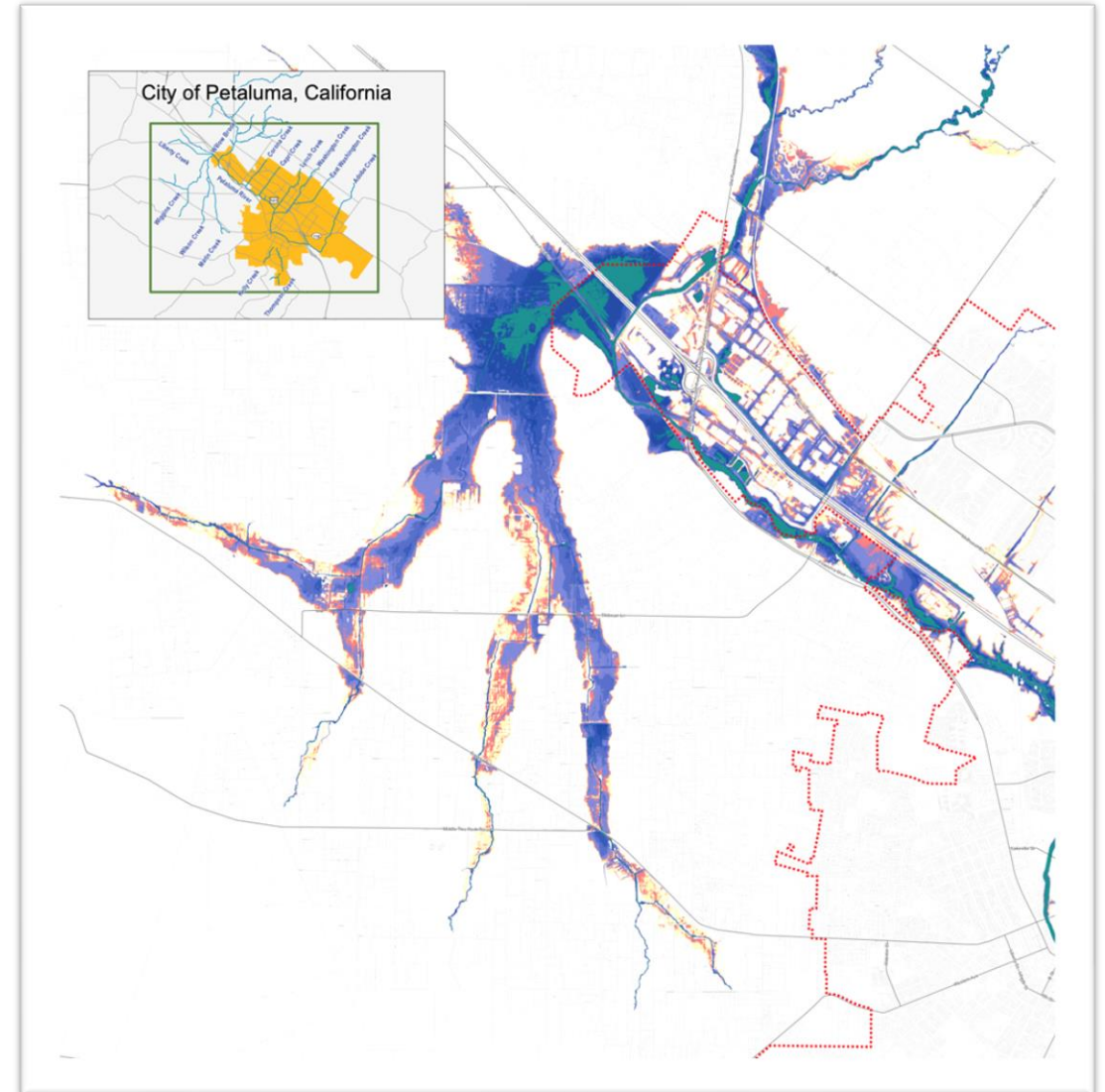
Blueprint for Climate Neutrality

- The Climate Action Commission and other CCBs are reviewing the draft
- Planning Commission will provide feedback on draft February 27
- Final draft will be reviewed by CAC and PC



Flood and SLR Mapping Effort

- Flood SLR mapping was presented to City Council January 3
- City is reviewing and commenting on *State of California Sea Level Rise Guidance: 2024 Science and Policy Update*
- SLR Projections are comparable, we are working on specific applications



Clarifying Questions from GPAC Members

GPAC Roles in Community Engagement

Reorganized GPAC Working Groups

Working Groups	Policy Framework Topics	Members
Open Space & Natural Resources	Natural Environment Parks and Recreation	Bill R., Stephanie
Hazard Mitigation, Climate Change Adaptation, and Resilience	Safety Flood Resilience	Brent, Roger, Bill W.
Land Use	Land Use and Community Character Economic Development	Ali, Mary, Sharon
Mobility	Mobility	Dave, Ali, Sharon
Engineering	Infrastructure & Utilities Public Facilities Noise	Roberto, Dave
Culture & Community	Historic Resources Arts, Culture, & Creativity	Kris, Lizzie, Yensi
Equity and Intersectional Justice	Health, Equity, & Environmental Justice	Josh, Iliana, Kris

GPAC Member Roles

- March 21 GPAC Meeting
 - Overview presentation – recorded and posted online
- Ambassadors through existing community networks
 - Coordinate outreach/engagement in the cloud?
 - Encourage participation in workshop, forums
 - Invite to review specific Policy Frameworks via GPAC Working Groups and/or CCBs

GPAC Working Groups

- **Purpose:** Review policy recommendations in detail, provide feedback/input
- Voluntary participation
- At least two GPAC members each (coordinator and co-coordinator)
- Self-directed, -coordinated, and – facilitated
- May collaborate with community members outside of GPAC meetings to make topic-specific recommendations

GPAC Framework Reviews

- GPAC working groups will review the most impactful of the 14 policy frameworks
- All frameworks will be available for online review if members would like to provide feedback on topics not covered by a working group
- The City will arrange discussions with the project team as necessary (these will be efficiently structured)
- We will provide a format to provide feedback in to maximize the ability to understand and potentially act on comments

Spring 2024 Frameworks Engagement

- **Desired Outcomes:** feedback on key policy questions and Public Draft Policy Frameworks (not including Land Use)
- **Timeframe:** approximately late March through July (March 25: Council Kick Off)
- **Components focused on Key Policy Questions**
 - Workshop introducing Policy Frameworks but focused on discussing key policy questions
 - Topic-Focused Forums introducing Frameworks but focused on discussing key policy questions around key topics, such as Natural Resources, Resilience, Mobility, and Equity and Environmental Justice
- **Components focused on Public Draft Policy Frameworks**
 - Web page introducing Policy Frameworks with online form to provide specific feedback on frameworks
 - Review of Policy Frameworks by GPAC Working Groups
 - Review of Policy Frameworks by Commissions, Committees, and Boards (CCBs) – accept but don't ask for or require formal recommendations
- Public Input → GPAC → Planning Commission → City Council

2024 Land Use Engagement

- **Desired Outcomes:** feedback on Land Use Alternatives and Public Draft Land Use Policy Framework
- **Timeframe:** approximately late March through Summer- this is under development
- **Components focused on Key Land Use Questions**
 - Workshop introducing Alternatives, but focused on discussing key questions
 - Area Meetings and Disadvantaged Community Meetings to discuss Alternatives
- **Components focused on Public Draft Policy Frameworks**
 - Web page introducing Land Use Alternatives with online form to provide specific feedback on frameworks
 - Review of Policy Framework by GPAC Working Group
 - Review of Alternatives Policy Framework by Commissions, Committees, and Boards (CCBs) – accept but don't ask for or require formal recommendations
- Public Input → GPAC → Planning Commission → City Council

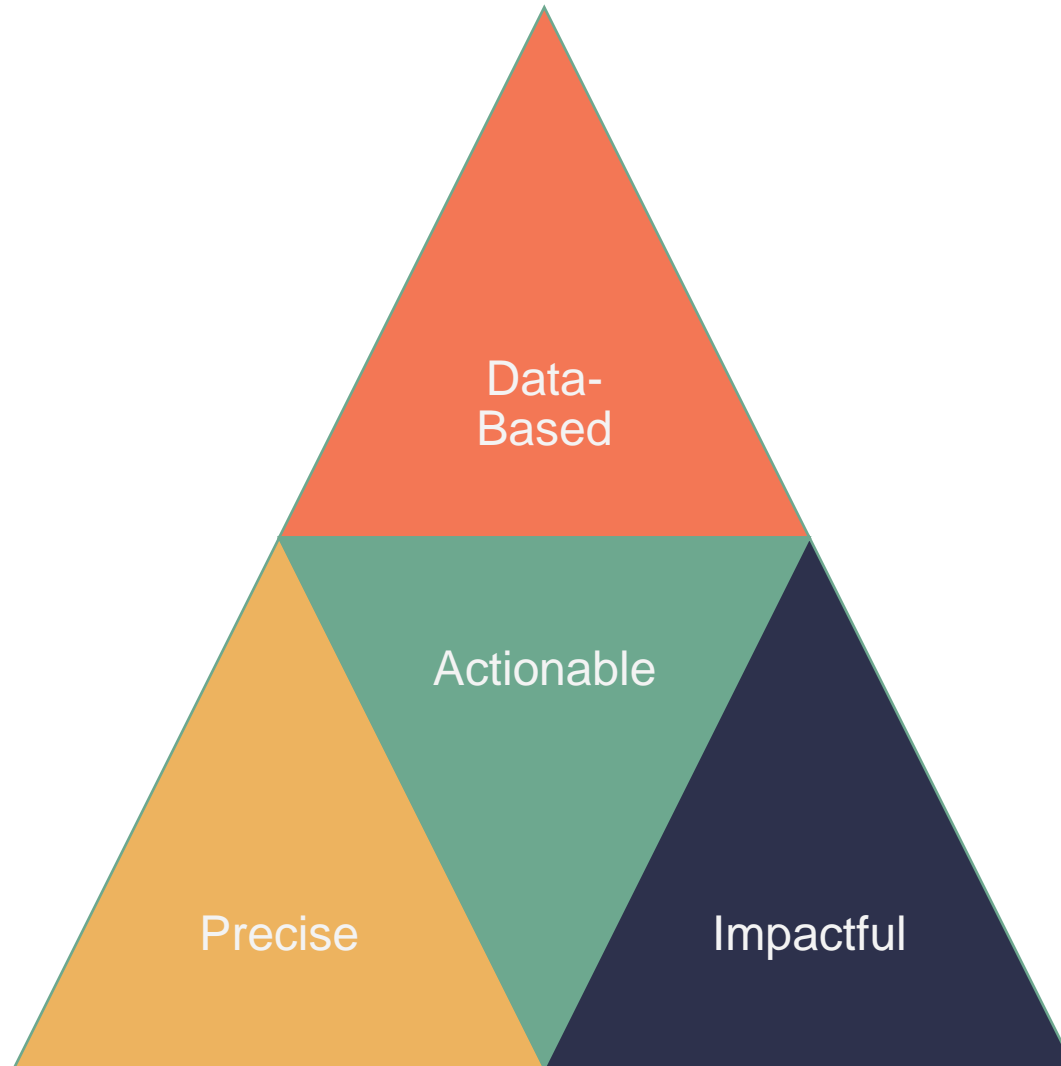
Communications Strategy

Working with the City Communications Team to engage the community

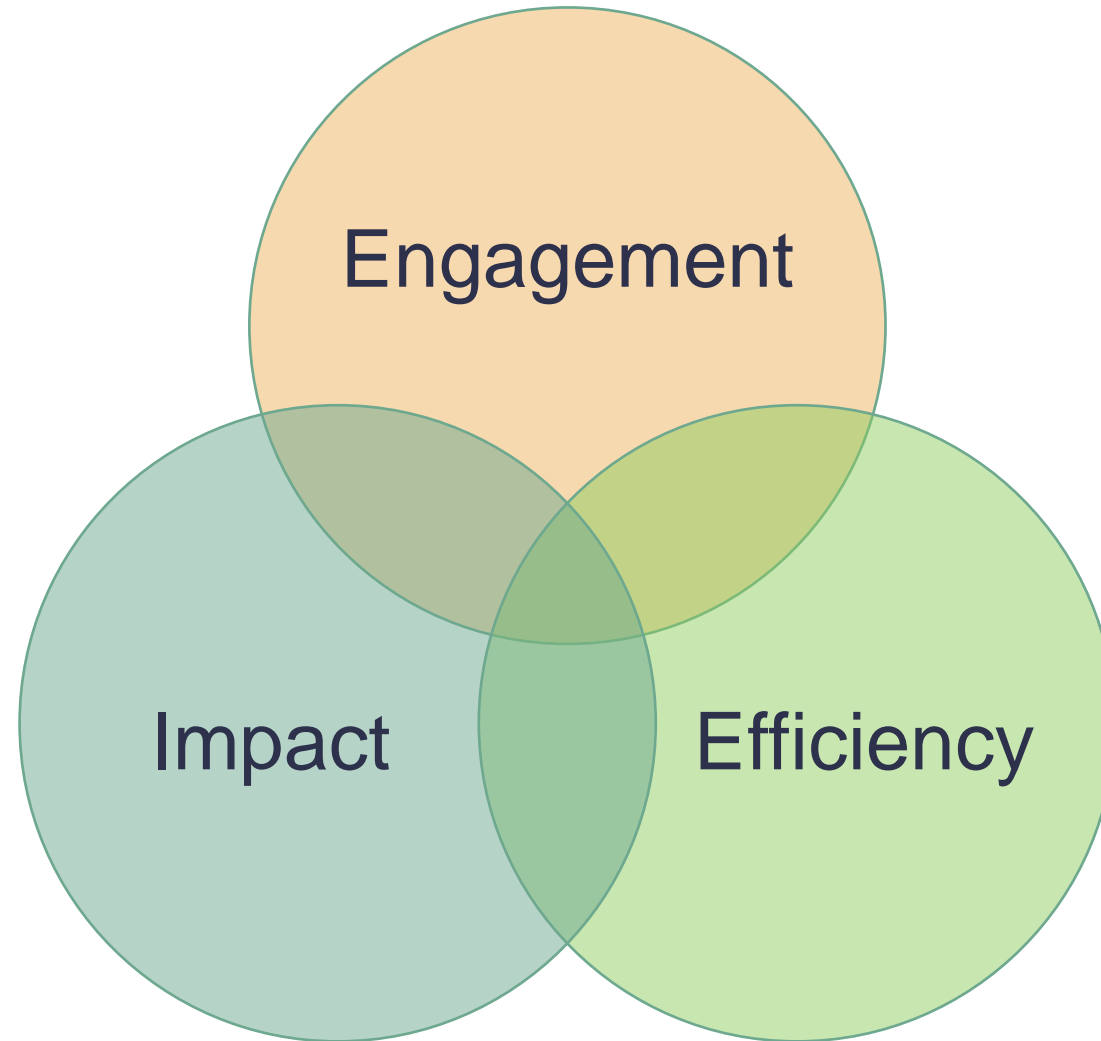
- Noticing through schools
- Street banner
- Community Update
- Spanish outreach
- Social media
- Emails
- Statistically-valid survey
- Meetings in a range of formats
- SB 1000 Outreach



Online Outreach



Committee and Commission Outreach



Committee and Commission Outreach

POTENTIAL APPROACHES

(Assumption: We will ensure all CCB members are clear on options to provide feedback)

1. Identify a primary CCB to provide feedback on a topic
 1. Invite other CCB members to attend meetings as members of the public, and also provide feedback online
2. Hold joint meetings if there are two primary CCBs
3. Hold meetings for TOPICS, and invite CCBs to send a quorum of members or an Ad Hoc group to attend to provide feedback

15-Minute City: Land Use Policy Context

Key Concepts from GPAC Vision and Pillars

Vision

- We relish our spirited, **distinctive neighborhoods** where we live, work, and play.
- We are **prosperous**. We invite new businesses and development to join in our vision.

Pillars

- **Geographic Context and Sense of Place:** The General Plan must preserve Petaluma's distinctive sense of place.
- **Equity, Justice and Demographic Changes:** The General Plan must prioritize supporting those who have been most affected by injustice and inequity and advances bold action in terms of housing, transportation, public spaces....

Key Guiding Principles

Sustainable Growth

Create **complete, walkable neighborhoods** so that retail, services, parks, and schools are easily accessible to all residents (15 Minute Neighborhoods).

Prioritize infill development in appropriate locations throughout the City.

Promote more affordable housing and a **diversity of housing options**.

Integrated Planning

Prioritize cycling, walking, transit, and other transportation alternatives over automobiles.

Ensure **infrastructure supports infill** development and addresses the impacts of climate change.

Prosperity

Advance Petaluma as a **hub for the arts, creativity, and innovation**.

Advance a **forward-looking economic development strategy** that focuses on diversity, opportunity, innovation, and resilience.

Innovation and Leadership

Be a leader in advancing these guiding principles within the region and beyond.

Key Guiding Principles

Historic Character

Honor, celebrate, and preserve Petaluma's heritage and historic character and its place in the modern city.

Enhance Petaluma's historic downtown by preserving its historic character, expanding pedestrian and bicycle access and safety, providing public gathering spaces, and promoting a diverse mix of uses.

Require that the design of **infill development complement, respect, and honor the historic context** of the city and individual neighborhoods while not building false imitations.

Equity

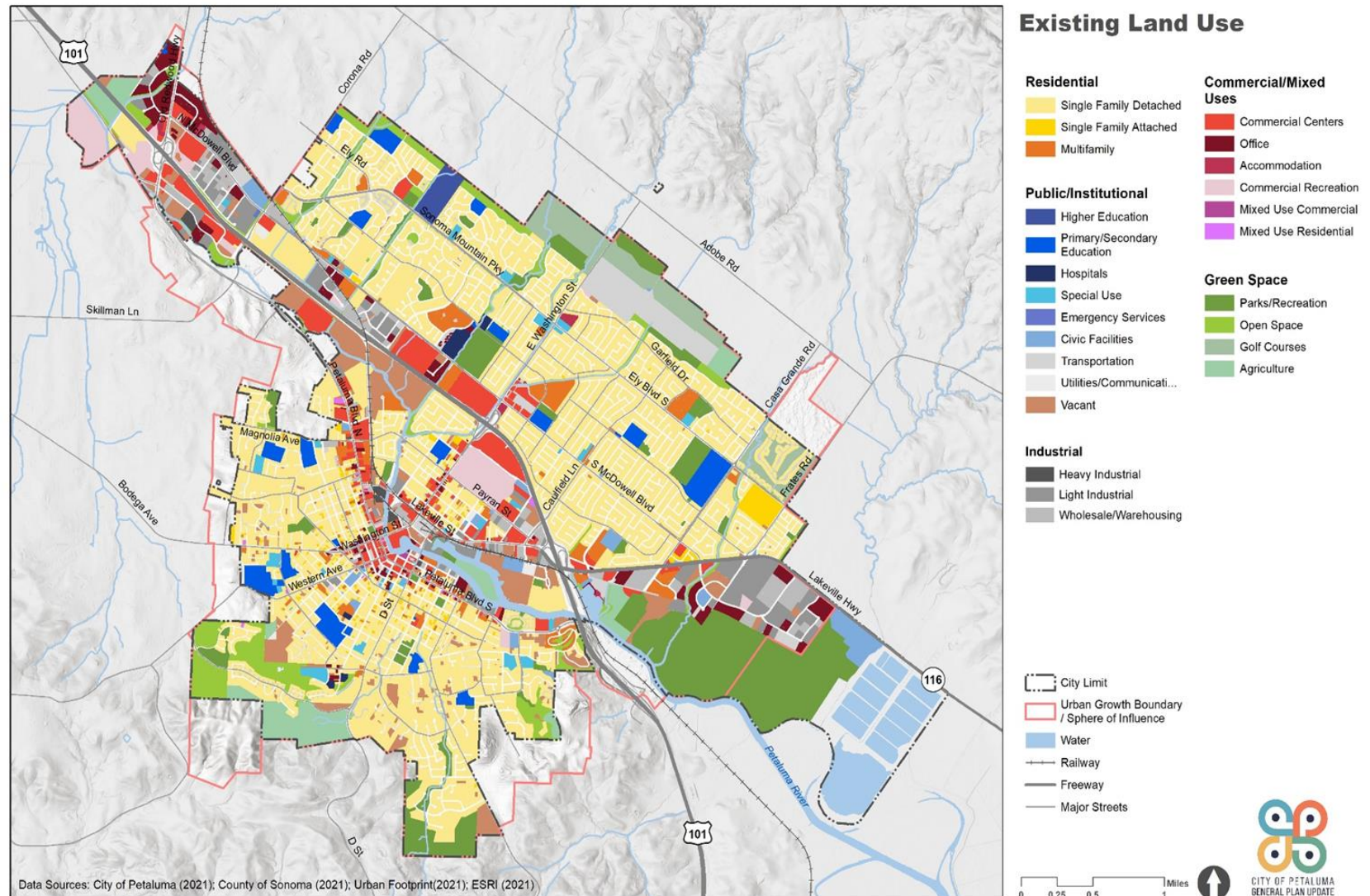
Ensure **equitable access** to natural places, parks, playgrounds, and pedestrian and bicycle infrastructure.

Create a **welcoming, affordable, accessible, and age- and family-friendly** city.

Equitably foster a sustainable and resilient community in which today's needs do not compromise the ability of the community to meet its future needs.

Existing Land Use Pattern

- Petaluma is a built-out city with a diverse mix of uses.
- Petaluma has an urban growth boundary that limits outward expansion and protects open spaces.
- A mixed-use riverfront core forms the heart of the city.
- Lower-density, suburban neighborhoods extend from the core to the urban periphery.
- Parks cover 11% of land in the City Limits and 15% in the SOI.
- Two business parks on the southern and northern ends of the city contain many employment uses.



Related Housing Element Policies

- **Policy 1.1:** Promote residential development within the Urban Growth Boundary, especially near transit and services and areas of high resource
- **Policy 1.3:** Encourage infill housing development with a particular focus on facilitating development near transit and services
- **Policy 1.4:** Establish flexibility in the City's standards and regulations to encourage a variety of housing types, including mixed-use and flexible-use buildings, and affordable housing development.
- **Policy 1.6:** Encourage the development of ADUs and JADUs as affordable housing resources.
- **Policy 1.7:** Facilitate the transition of existing neighborhoods into more walkable neighborhoods with integrated services, amenities, and a diversity of housing choices.

SDAT Recommendations

Big Idea:

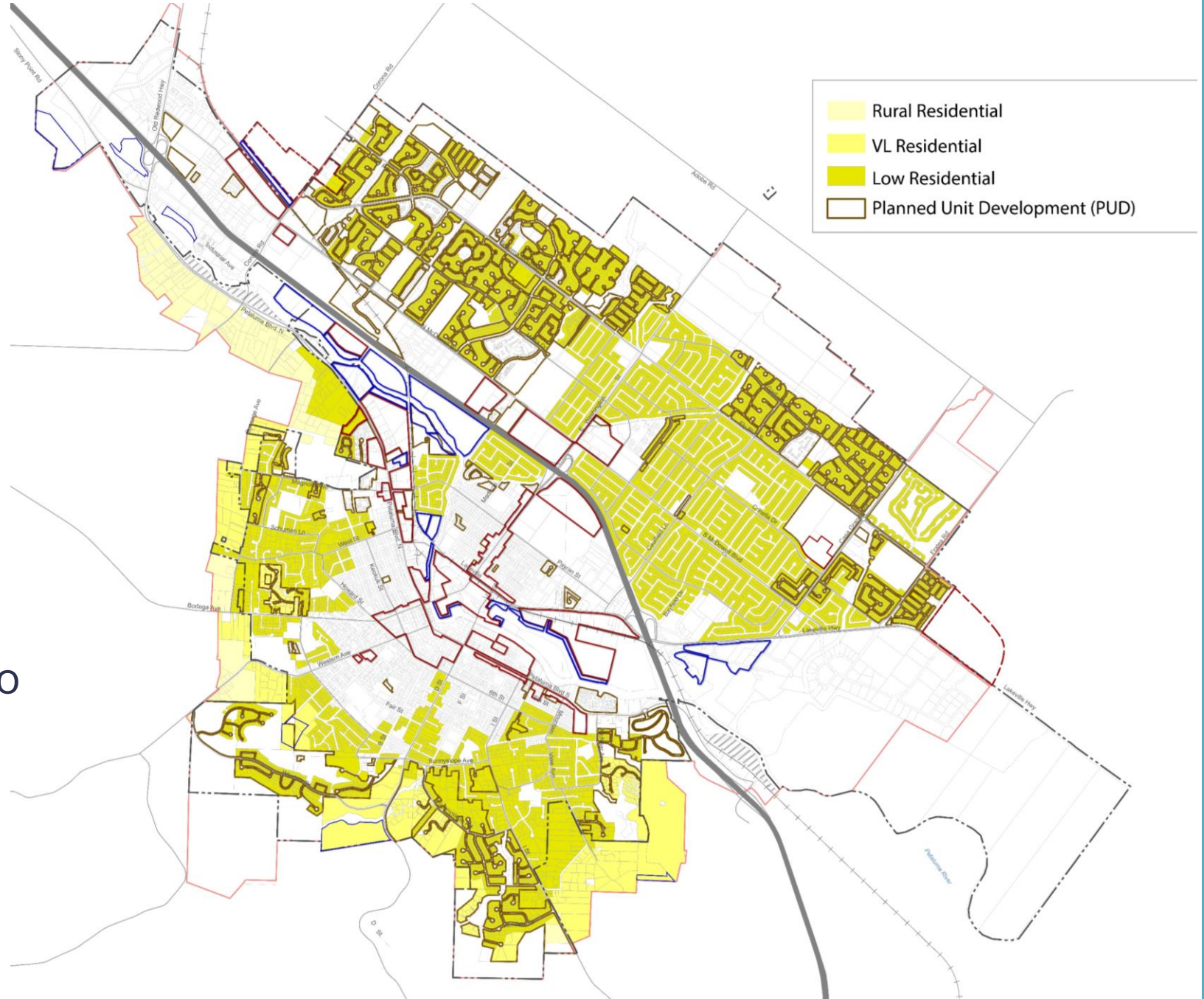
Create a **15-minute city**, in which tasks of daily life can be accomplished more safely, comfortably, and easily on foot, bicycle, or transit than by car.

Implement with regulatory changes to:

- General Plan & Climate Action and Adaptation Plan
- Implementing Zoning Ordinance
- Smart Code
- Objective Design Standards
- Active Transportation Plan
- Street Design Standards

State Law (SB 9)

- Cities must allow by-right approval of duplexes and/or lot splits in single-family zones for projects that meet objective standards, **allowing 2-4 units on all 'single-family' lots**
- Applies in 'single-family zones'; interpretation is up to the local agency
 - Rural Residential (RR), Very Low Residential (VLR), Low Density Residential (LDR)





Large lot
(10,000+ s.f.)

Goal & Policy Ideas: Caveat



All of the ideas in this presentation are preliminary ideas. This initial GPAC review will be followed by iterative refinement including additional staff review, review with GPAC Working Groups, community meetings, and decision maker discussion.

Overall Vision / Strategy for 15-Minute City

A city of walkable neighborhoods in which residents can meet most of their essential needs – groceries, daily services, recreation, gathering places, health care, and transit – within a 15-minute walk of their home.

1. Existing low-density residential neighborhoods provide a range of middle-density housing options.
2. Residential neighborhoods contain a variety of non-residential uses.
3. Residents live within a 15-minute walk of one or more centers of activity that are distributed through the City.
4. Centers of activity are supported with the necessary public realm, mobility, facilities, and infrastructure.

Goal 1: Middle-Density Neighborhood Infill

Middle-Density Infill

Goal 1: Existing low-density residential neighborhoods provide a range of middle-density housing options.

- Policy 1.1: Continue to expedite the construction of ADUs on residential lots.
- Policy 1.2: Adjust land use regulations for single-family zones to permit small lot subdivisions and development of duplexes, triplexes, and fourplexes.

Policy 1.1: Expedite ADU Construction

Policies and Actions from the Adopted 2023 Housing Element:

- Initiate ADU amnesty program
- Provide fee waivers or direct subsidies for affordable ADUs
- Pursue state/federal funding and provide financial support to Sonoma ADU Center

Draft Land Use Implementation Actions

- Update existing City ADU ordinance
- Identify neighborhoods with higher capacity for ADU projects & conduct targeted outreach
- Consider setting aside funding or offering other incentives (loans or grants or plan check fee waivers) to support ADU construction, especially for lower-income property owners

What does Neighborhood Infill look like?

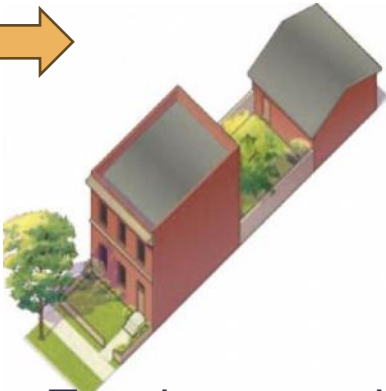
SB 9

2+ Units



Duplex (Stacked and Side-by-Side)

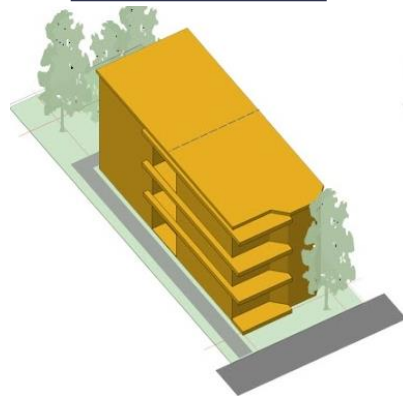
ADUs! →



Townhouse and Live/Work

Small, Attached Houses

3-4 Units



Triplex (Stacked)



Fourplex

Large Townhouses

6-8 Units



Courtyard Building



Sixplex & Eightplex (Multiplex)

Mansions/Small Apartments

8-12 Units



Cottage/Bungalow Court



Motorcourt

Clusters of Mostly Detached Houses

Summary of Other Cities' Efforts on Infill/SB9

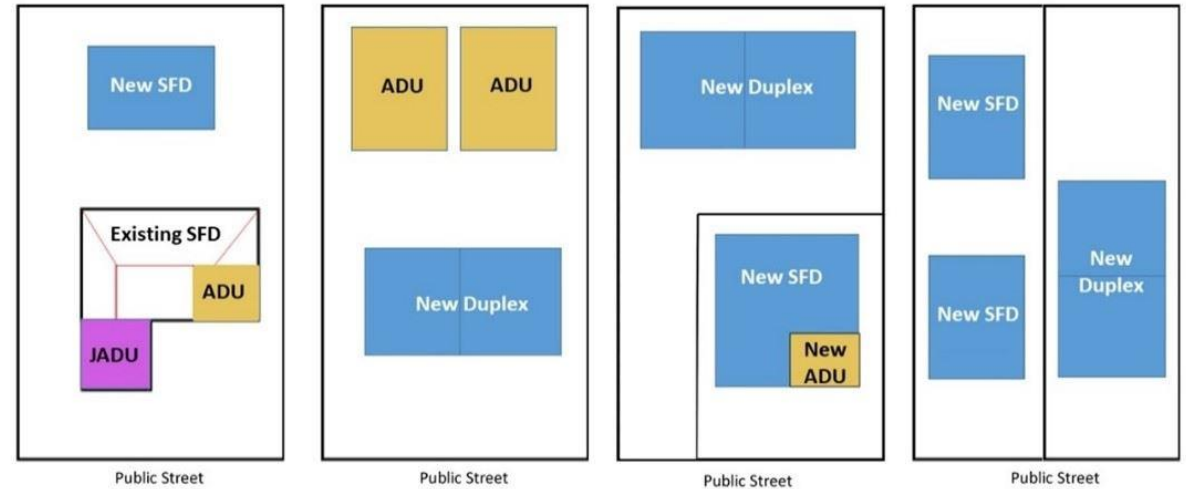
Local jurisdictions must follow certain minimum standards (800 s.f. unit size, owner occupancy, etc.) but have a choice to establish more or less stringent development standards on other topics, such as right-of-way access, setbacks, heights, parking, historic protections, etc.

Multiple California cities - Sacramento, Berkeley, Alameda - have adopted SB 9 into their Zoning Codes and tailored it appropriately to the local context:

- Almost all cities have eliminated or reduced off-street parking requirements
- Many cities have some form of floor area (FAR-based) control, and most have a sliding scale or bonus structure of some kind
- Almost all cities maintain (or strengthen) historic district and floodplain restrictions
- Many cities allow 'bonus' ADUs or provide other strong support/incentives for ADUs

Design Limitations of SB-9

- The City must implement SB-9, as it is state law
 - SB-9 allows 4 units per parcel
 - SB-9 focuses on lot splits
- Lot splits can be problematic from a design perspective
 - Access is more challenging
 - Design may be inefficient and ununified
- Petaluma can choose to allow the same number of units as State law does with more flexibility in design (ownership options are unaffected)



Policy Questions: Middle-Density Infill

To what extent should the City enable infill of existing single-family lots with up to four units? (duplexes, triplexes, and fourplexes)

- Allow three or four units without a lot split
- Eliminate or reduce off-street parking requirements
- Develop standards that scale based on the zone and number of units, such that projects with more units are allowed to build larger units
- Permit greater maximum building heights than allowed by State law

Policy Questions: Middle-Density Infill

Should the City allow more than four units per single-family lot?

- Allow six units on lots of at least 7,200 s.f. if at least one unit is middle income-restricted (*a typical Petaluma single-family lot is ~5,000 s.f.*)
- Allow eight units on lots of at least 9,000 s.f. or 8,100 s.f. corner lots
- Allow ten units in “cottage cluster” or “garden apartment” configurations on lots of at least 10,800 s.f. (¼ acre)

What are other ways the City should support evolution of single-family areas?

- Increase the maximum density permitted in high-density designations
- Prohibit new single-family detached housing in high-density designations (R3/R4/R5)
- Allow triplex and fourplex housing developments by right in low-density residential areas (R1 & R2)
- Adopt more aggressive incentives and fee waivers for ADUs

Goal 2: Mixing Use in Residential Neighborhoods

Integrate Non-residential into Neighborhoods

Goal 2 – Residential neighborhoods contain a variety of non-residential uses.

- Policy 2.1: Allow neighborhood-scale commercial and civic uses in residential neighborhoods.
- Policy 2.2: Expand the allowable scope of home occupations in residential neighborhoods.
- Policy 2.3: Redefine live/work and work/live units and the provisions for such housing types to allow flexibility in various living and working arrangements.

Policy Questions for Goal 2

Should the City radically streamline Home Occupation requirements? (e.g., eliminate permits and allow retail uses by right in all single-family neighborhoods)

- If yes, what size (square feet) of home businesses is appropriate to allow by right?
- Or should the City take a more moderate step and simply relax current zoning requirements for Home Occupations while retaining the permit requirement?

What should the City's policies be for Live/Work-style development?

- Allow it in all residential and mixed-use areas, but not Flex-designated areas OR Allow it in virtually all areas, including the new "Flex" land use designation which is intended to promote employment by allowing all non-residential uses? *This could result in less employment-oriented development but is more market-friendly.*
- Incentivize it in all 15-Minute Centers OR Focus it by requiring it in certain key 15-Minute Centers
- Allow it in neighborhood infill (SB 9) projects? *By default, State law does not allow live/work in these kinds of projects.*

Goal 3: 15-Minute Activity Centers

Why 15-Minute Activity Centers?

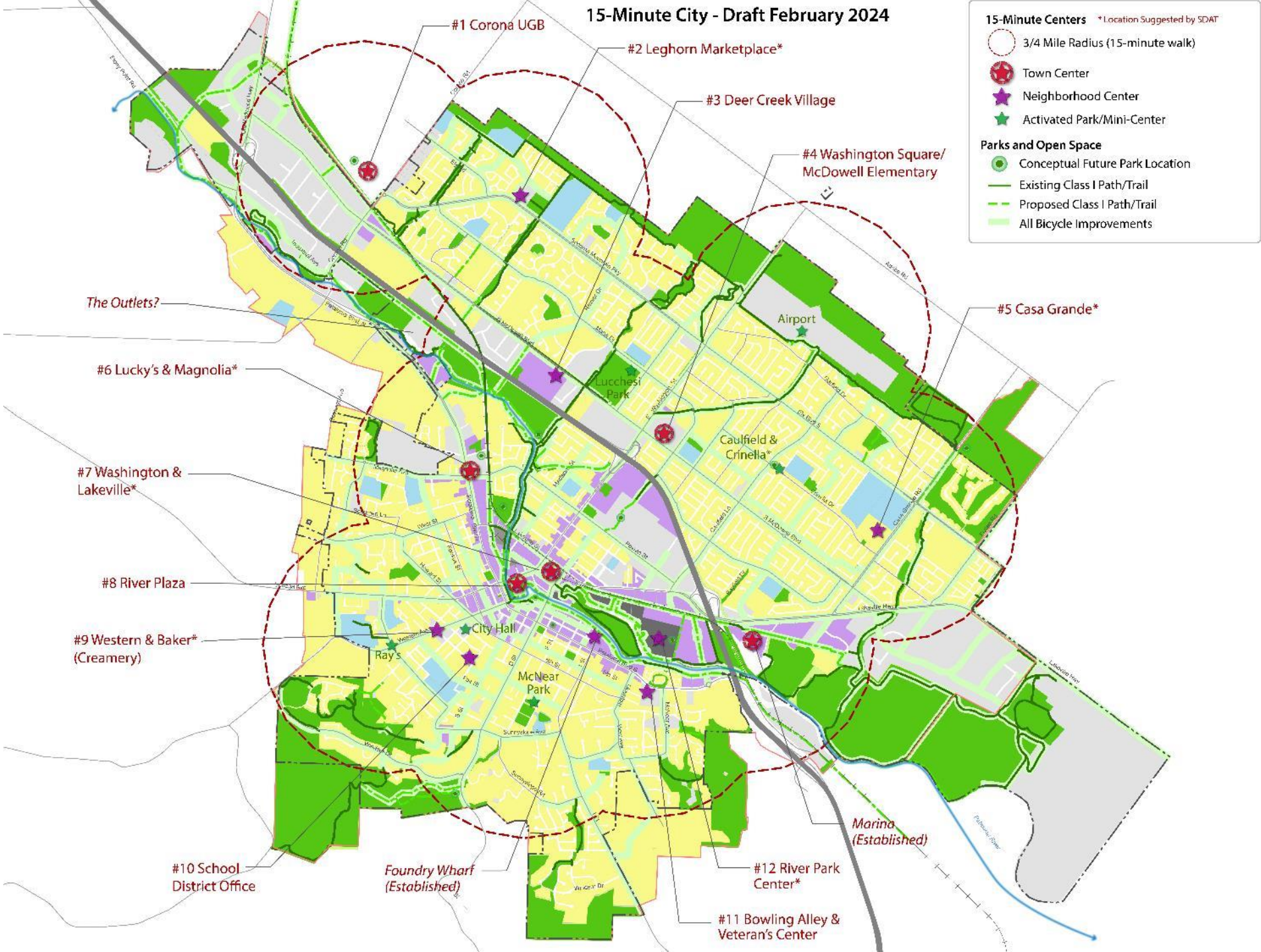
- The goal of 15-minute neighborhoods is to allow walking FROM HOMES
- This is complemented by Activity Centers
- Distributed throughout the City
- Centers are often more feasible with a mix of complementary uses
 - Grocery store + retail + school + park (for example)

Draft 15-Minute Centers Concept

Three types/sizes of centers:

- **Town Center** (largest): housing, office/employment, and services/amenities for the surrounding community ($\frac{3}{4}$ mile+ catchment area).
 - Horizontal mixed-use and moderate- to high-scale mixed use
 - Major destination, near highest frequency transit
 - Larger scale: generally 3-6 stories
- **Neighborhood Center**: gathering place, local services/amenities, and housing in limited quantities or as live/work to serve the immediate neighborhood ($\frac{3}{4}$ mile catchment area)
 - Live/work strongly encouraged (or flex employment)
 - Smaller scale: generally 2-3 stories
- **Activated Park/Mini-Center**: add concessions and/or programming to activate key existing gathering places, civic spaces, and parks

15-Minute City - Draft February 2024



Map of Proposed Centers

- Some centers could benefit from changes in allowed land use/intensity
- Some centers need policy changes and mobility & parks improvements to fulfill the desired vision, rather than land use regulation changes

Town Centers

Name	Characteristics	Rationale	Notes/Questions
Corona UGB Expansion Center	Potential new mixed-use gathering place emerges in City and annexed land near the SMART station that is comprised of retail, residential, and office/maker uses. About 90 acres located outside of UGB, would require Council to extend boundary per Exception III.	Supports use of future transit station. Reduces VMT/GHG emissions. Identified as possible expansion UGB area for Council consideration.	How large would a potential expansion area be? Does Council and community support expansion here? Should development be more residential or more employment-focused? (policy question)
Lucky's (Town & Country Center)	Existing low-scale shopping center anchored by a Lucky's supermarket to be redeveloped and enhanced. Could become linchpin gathering node for the North Petaluma Blvd area if substantial change occurred. (Also includes Magnolia fronting properties zoned MU1, currently feed mill and S-F homes).	Feasible and desirable to envision redevelopment of existing shopping center. From SDAT and Housing Element.	How high/intense should the Lucky be allowed to redevelop? 6-7 stories? (see land use alternatives) Should activity be focused on the corridors or internally? How do projects on the west side of the corridor transition to rural parcels?
Washington Square	Existing shopping center that could be partially/gradually redeveloped to include new uses (residential and community) and to refocus around internal plazas/green spaces.	GRES agrees it is feasible to envision redevelopment of existing shopping center. From SDAT. From Housing Element.	Which properties might turn over? Are incentives needed to promote redevelopment? Is this more a Town Center or Neighborhood Center? What intensity/height should be allowed? (policy question) How can the public realm be improved?

Town Centers

Name	Characteristics	Rationale	Notes/Questions
Lakeville & Washington Downtown SMART	Entitled project (4-story podium wrap) has not built. Must ensure that ground floors are active (but not necessarily retail). Desired uses are affordable housing, restaurant, commercial office, flex. Key intersection is D St/Copeland.	From SDAT. Supports transit use. Reduces VMT by building Downtown. From Housing Element. Pending development projects.	How tall should new buildings be allowed? (see land use alternatives) Is any additional focused planning or implementation needed here? What adaptation and flood control measures should be required?
River Plaza (Golden Eagle)	River-adjacent shopping center that could be wholly redone with added housing and community spaces (would need to be planned and built with adaptation and SLR considerations at the forefront).	GRES strongly supports intense redevelopment of existing shopping center. Supports transit use. Reduces VMT by building Downtown.	How tall should new buildings be allowed? (see land use alternatives) What is the character and phasing of any redevelopment? What if any adaptation and flood control measures should be required? How is the waterfront/promenade designed?
Marina	Contains small boat, marina, shops, offices, and recently-built surface-parked apartments.	Existing 15-minute center.	n/a

Neighborhood Centers

Name	Characteristics	Rationale	Notes/Questions
Leghorn Marketplace	An existing shopping center with a Safeway that is envisioned to be enhanced with additional uses and vibrancy as well as public realm, park, and mobility improvements.	Enhances existing gathering place on the Eastside as requested by community members. GRES says retail demand is limited. Supports Santa Rosa JC. From SDAT.	Does land use policy need to change? (see land use alternatives) How does enhancement occur here? (Is it privately or publicly funded?) Require live/work here?
Casa Grande	Vacant. Potential future vision as housing and small social center organized around new park, plaza, or daily amenities. Desire to include grocery store, small local-serving offices, live/work uses in future development.	Creates gathering place on the Eastside as requested GRES agrees could support live/work type projects. From SDAT & Housing Element.	What is the focus of development here? (see land use alternatives - housing or commercial or a mix) Is this going to be developed at all? Require live/work here?
Deer Creek Village	Good location for future Eastside gathering spot? Vacant Business Park parcel. Could synergize with medical uses/Petaluma Valley Hospital (not a Kaiser facility).	Creates gathering place on the Eastside. Supports activity on N McDowell. Helps create bike/ped connection from Rainier under 101.	If plan line for 101 interchange goes away, is there more capacity? Existing zoning (MU1B) permits mixed use, does land use policy need to change to allow higher intensity? Change BP parcel to mixed use?
Western & Baker	Restaurants and small market already here, related to Petaluma Creamery. Possible partnership with major employer could enlarge facility, improve street fronts.	From SDAT. Existing cute retail node. GRES supports notion of building on existing Creamery and mixed-use frontages.	How could the City make a neighborhood health center happen? Is any regulatory change desirable? (see land use alternatives)

Neighborhood Centers

Name	Characteristics	Rationale	Notes/Questions
School District Office	Small inward-oriented office and retail center exists in the Westside neighborhood. Mostly school district offices plus internal street-facing shops including Keny's Donuts.	GRES identified as an existing node to build on. Recommended to enliven with more active facades/vendors along internal street.	Does the school district have any plans? Is this a realistic site for infill? (policy question)
Bowling Alley & Veterans Center	Underutilized site that has bowling alley and large surface parking lot. Could be half or wholly redeveloped. Any future plan should be oriented around community space(s) and include local-serving uses.	Potential site that could add vibrancy to key corridor (Pet Blvd South). Would offer services to growing population at the end of Pet Blvd South.	How high should redevelopment be permitted? Should this be emphasized/really intensified as a community node? (see land use alternatives). Add R4 County-annexed parcel? Require live/work?
River Park Center	Vacant, zoned RDI. Just bought by River Park Foundation. Uses to be determined through land use alternatives	SDAT had dot on adjacent development, which is already master planned. This area is not.	Recommend moving center to this site, confirm? (see land use alternatives)
The Outlets?	Existing outlet mall, has significant flood control infrastructure built on site.	Outlet malls are dying -- what is the Mall's future? GRES was curious to hear what everyone thinks.	Should residential uses be allowed? Should live/work be allowed? Should this become a civic/flex/arts 15-Minute Center? (see land use alternatives)
Foundry Wharf	Mixed retail/food service commercial building occupying block within Warehouse District.	Existing 15-minute Center.	n/a

Activated Parks / Mini-Centers

Name	Characteristics	Rationale	Notes/Questions
Lucchesi Park	Activate park by expanding Boys & Girls Club with non-profit tenants, improve facilities for ball fields, and add street-facing concessions.	SDAT	
McNear Park	Enlarge Cavanaugh Rec Center, add street-facing concessions stands, hold pop-up markets and food truck events.	SDAT	
City Hall	Redevelop Civic Center elsewhere; then redevelop old site into affordable housing.		(policy question)
Caulfield & Crinella	Potential for Joint Use Agreement for shared park land. Potential “Forest” Park, traffic calming, sequestration, fruit trees/community demonstration garden, etc.	SDAT	
Airport	Two Niner Diner		
Ray’s	Existing Restaurant/cafe		

15-Minute Centers

Goal 3: Residents live within a 15-minute walk of one or more centers of activity that are distributed through the City.

- Policy 3.1: Create new or enhance existing town and community-serving hubs that act as convenient “Third Places” and include local business offices, specialty and commodity retail, public parks and amenities, affordable housing, and/or similar land uses.
- Policy 3.2: Facilitate redevelopment of existing commercial shopping centers into Town Centers, with a focus on the River Plaza, Town & Country Shopping Center (Lucky’s), Target Center (East Washington Place), Washington Square, and the Outlets (?)
- Policy 3.3: Enhance existing local retail nodes to become true Neighborhood Centers, with a focus on Leghorn Marketplace, Casa Grande, Western & Baker, and Douglas St. School District Office.

Policy Questions: 15-Minute Centers

Have we identified the right centers? Are any in the wrong category?

To what extent should the City promote vertical mixed-use development?

- Should the City establish a minimum residential density for major redevelopments of Town Centers to maximize housing built near daily services and transit? (*not sure if needed – minimum density in GPLU designation might suffice*)
- To ensure active gathering places/destinations, should a minimum amount of retail use be required in Neighborhood Center projects? Or would “active space” form-based design standards be sufficient?
- Should the City be more flexible with respect to ground floor zoning requirements?
 - Eliminate ground-floor retail requirements
 - Allow co-working spaces or similar uses to count towards retail/storefront requirements
 - Replace ground-floor use-based requirements with form-based design requirements

Goal 4: Supporting Infrastructure

Supporting Infrastructure

Goal 4: Centers of activity are supported with the necessary public realm, mobility, facilities, and infrastructure.

- Policy 4.1: Design the private and public realm of 15-minute centers to maximize gathering and connectivity.
- Policy 4.2: Prioritize mobility improvements around 15-minute centers so that centers serve as hubs of a safe, pleasant, and reliable active transportation and transit network.
- Policy 4.3: Prioritize public infrastructure and civic facility improvements around 15-minute centers that are necessary for residents to meet most of their daily needs safely and efficiently.

Final GPAC Thoughts

General Public Comment