



# Regional Plan Implementation Committee

*May 24, 2023*

**AGENDA ITEM NO. \_\_**

Regional Definition and Minimum  
Standards for Mixed-Use  
Development

# In this Presentation

- Background
- Elements of Mixed-use
- Definition and Minimum standards
  - Defining Mixed-use
  - Permitted Uses
  - Affordable Housing
  - Parking
  - Design Standards
- Next Steps

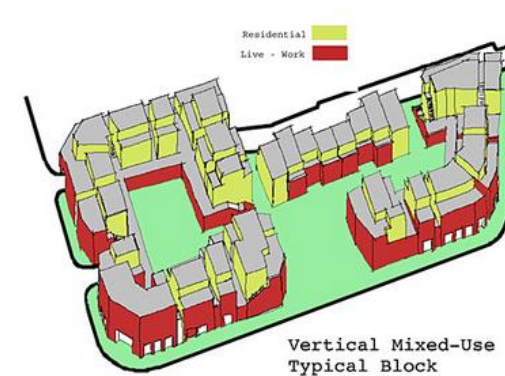


# Background

- **Dec. 2012**– Regional Plan highlights mixed-use as a key tool for sustainable redevelopment
- **Jan. 2021**– Washoe TAP ties condominiums in commercial zone to mixed-use or affordable housing (LU 2-9)
- **September 2022**– Request to amend TAP to allow residential condominium subdivision
- **March 2023**– APC and RPIC request staff explore mixed-use definition and minimum standards

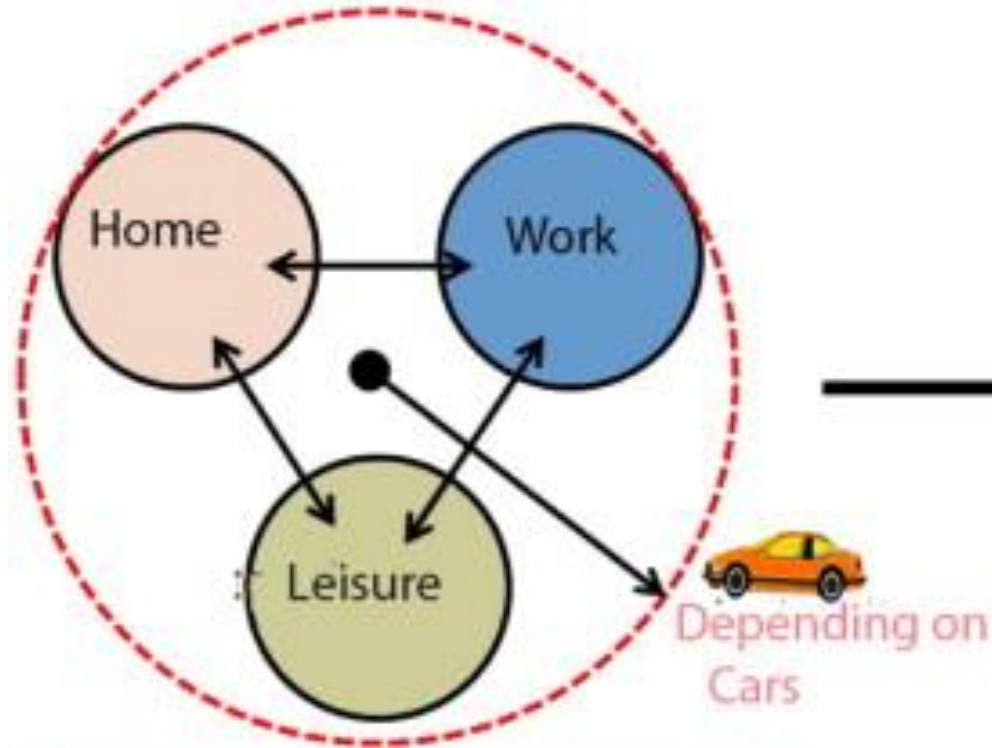
# Elements of Mixed-Use

- Provides three or more revenue-producing uses
- Fosters integration, density, and compatibility of land uses
- Creates walkable community with uninterrupted pedestrian connections



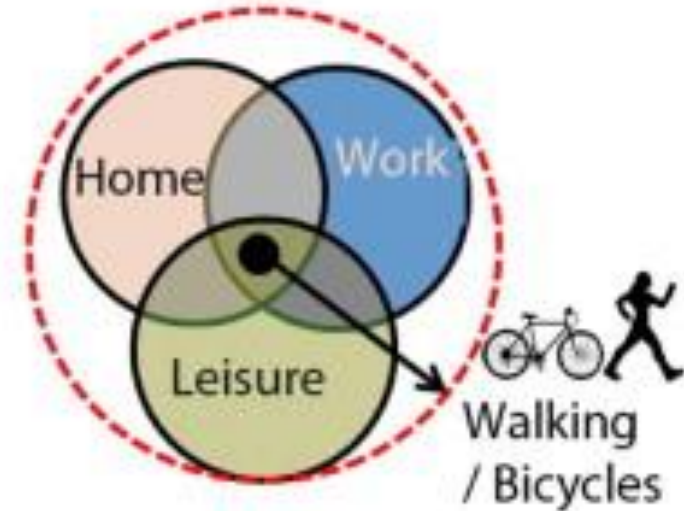
# Elements of Mixed-Use

Use Segregation



Increasing the walk distances and depending on cars accordingly

Mixed Use



Reducing the walking distance and encouraging the pedestrians movement and bicycles

# Mixed-Use Definition and Minimum Standards

- Land use codes typically address:
  - **Permitted Land Uses and Mix of Uses**– Including proportion of residential and non-residential uses, compatibility, affordability
  - **Building Design**– Including massing, façades, materials
  - **Parking**
  - **Pedestrian Access and Connectivity**
  - **Open Space and Landscaping**

# Mixed-Use Definition and Minimum Standards

- Regional standards should address:
  - Proportion of residential to non-residential uses
  - Permitted uses
  - Mix of affordable and market-rate units
  - Parking
  - Minimum design requirements
  - Option to establish alternative local standards



# The “Mix” of Mixed-Use

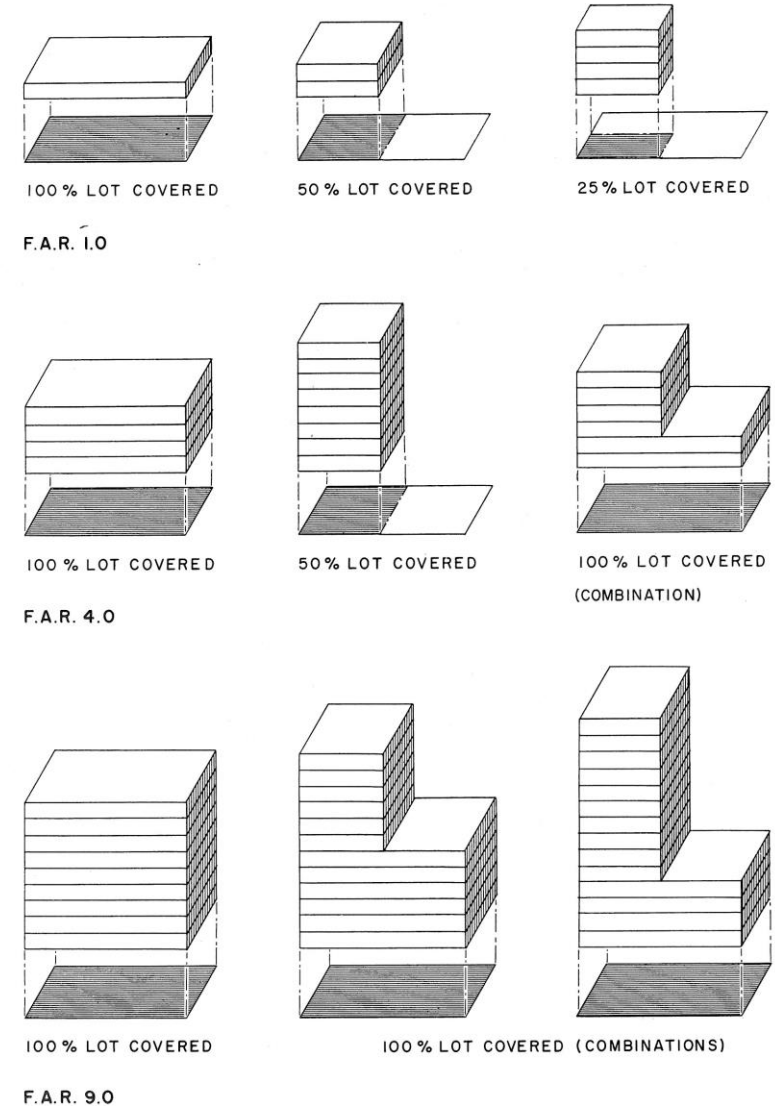


- Define a minimum proportion of street frontage dedicated to pedestrian-oriented, non-residential uses
  - Commercial street frontage, average depth of 40 ft., or minimum 60% ground floor



# Floor Area Ratio (FAR)

- Common, flexible measure for residential and non-residential uses
- Provides incentive structure for affordable housing
  - Base 1 FAR to max. 3 FAR with 100% affordable housing (Cascadia)
- Height and growth caps remain in place



# Permitted Uses

- Define broadly as pedestrian-oriented uses including, but not limited to, retail, restaurant, personal services, and office uses
- Permit lobby space where other uses are infeasible





# Mixed-Use Minimum Standards Housing



- Affordability crucial to mixed-use viability
- Market-rate development utilizes limited development potential and creates additional workforce demand
- Significant unmet workforce housing demand
- Even split above and below 80% AMI (BAE)
- Inclusion of affordable activates mixed-use and addresses housing gap

# Mixed-Use Minimum Standards

## Parking

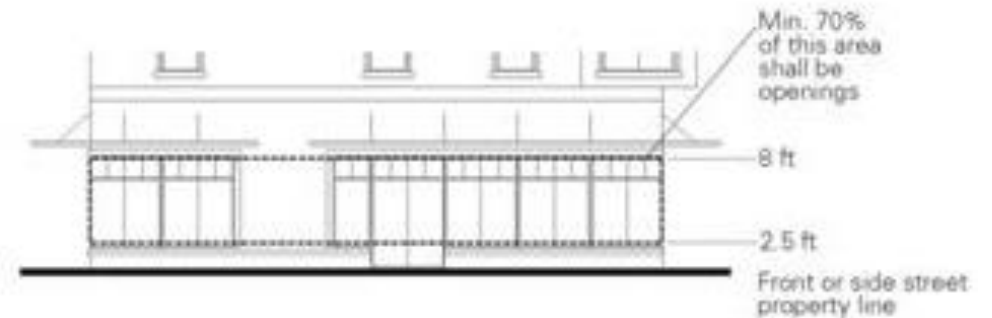


- Overlooked lynchpin of successful mixed-use
- High parking minimums increase cost, divert space, and undermine pedestrian-oriented mixed-use
- Consider no parking minimums for mixed-use
- Parking location consistent with active streetscape

May 24, 2023

# Mixed-Use Minimum Standards Design Standards

- Architectural styles and building configuration consistent with activating streetscape
  - Minimum ground floor ceiling height
  - Minimum transparent façade on commercial frontage
  - Parking location and vehicle access promotes pedestrian accessibility
  - Minimum pedestrian improvements



# Summary of Best Practices

- **Scaled FAR**– increases from 1-3 FAR with greater mix of affordable units
- **Commercial frontage**– active uses on street frontage or 60% of ground floor
- **Permit active uses**– broadly defined
- **Affordable housing**– minimum proportion of owner-occupied units deed restricted for a mix of income levels
- **No parking minimums**– or parking on frontage
- **Minimum design standards**– option for alternative local standards



# Next Steps

1. Mixed-use standards for Special Area-1 of Incline Village Commercial zone
2. Prepare regional mixed-use standards in consultation with stakeholders
3. Request APC and RPIC review of regional standards
4. Governing Board action

