

Purple Line Transit Neighborhood Plan

Livability Strategies



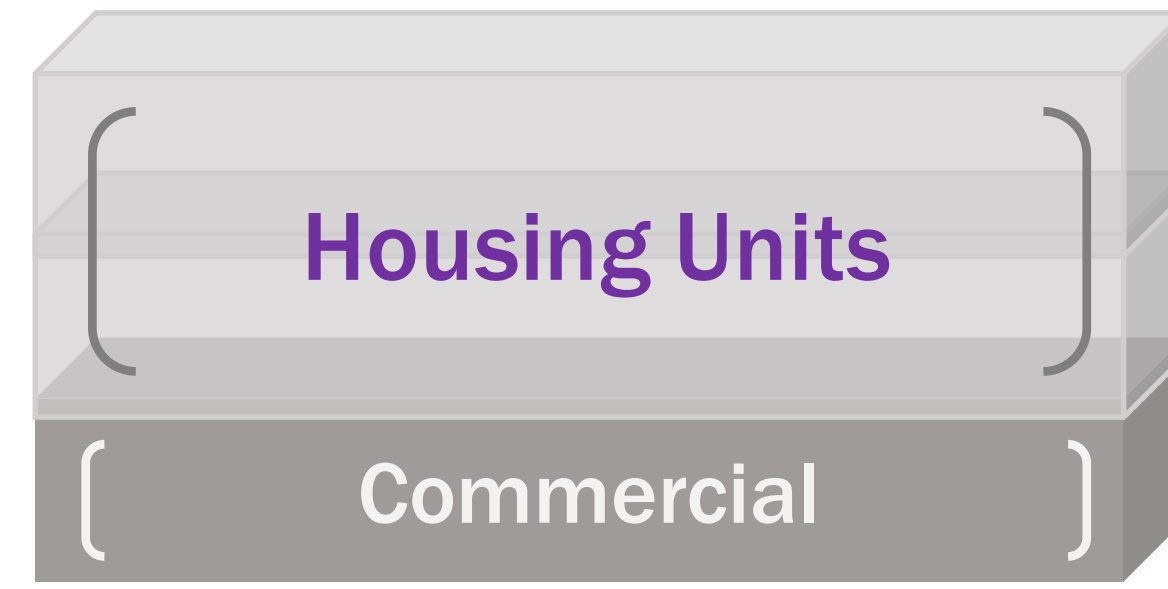
Housing

Continue to support the corridor as a jobs generator while integrating housing and a mix of uses that cater to residents, visitors, and employees. Protect and expand the community's diverse and affordable housing supply for people and families at all stages of life.

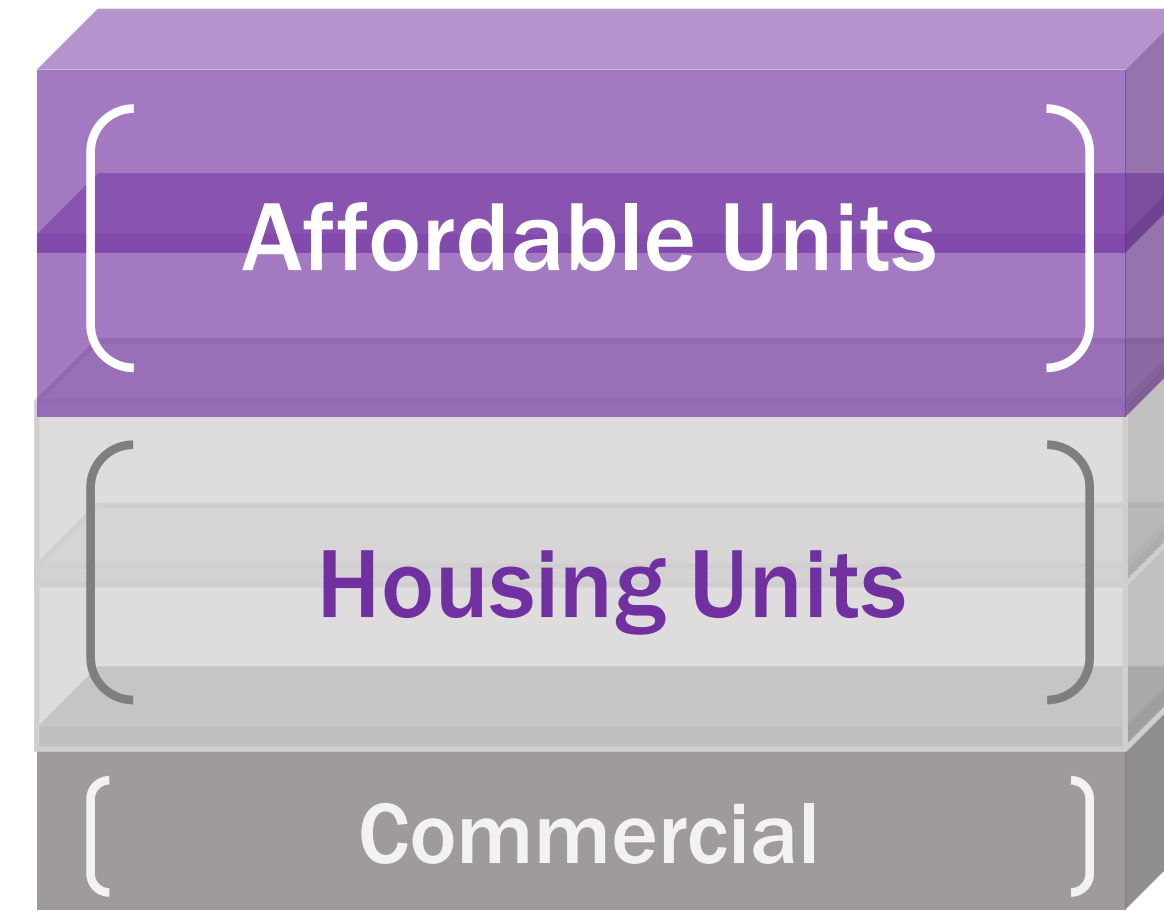
Affordability

Create New Opportunities and Preserve Existing Affordable Housing

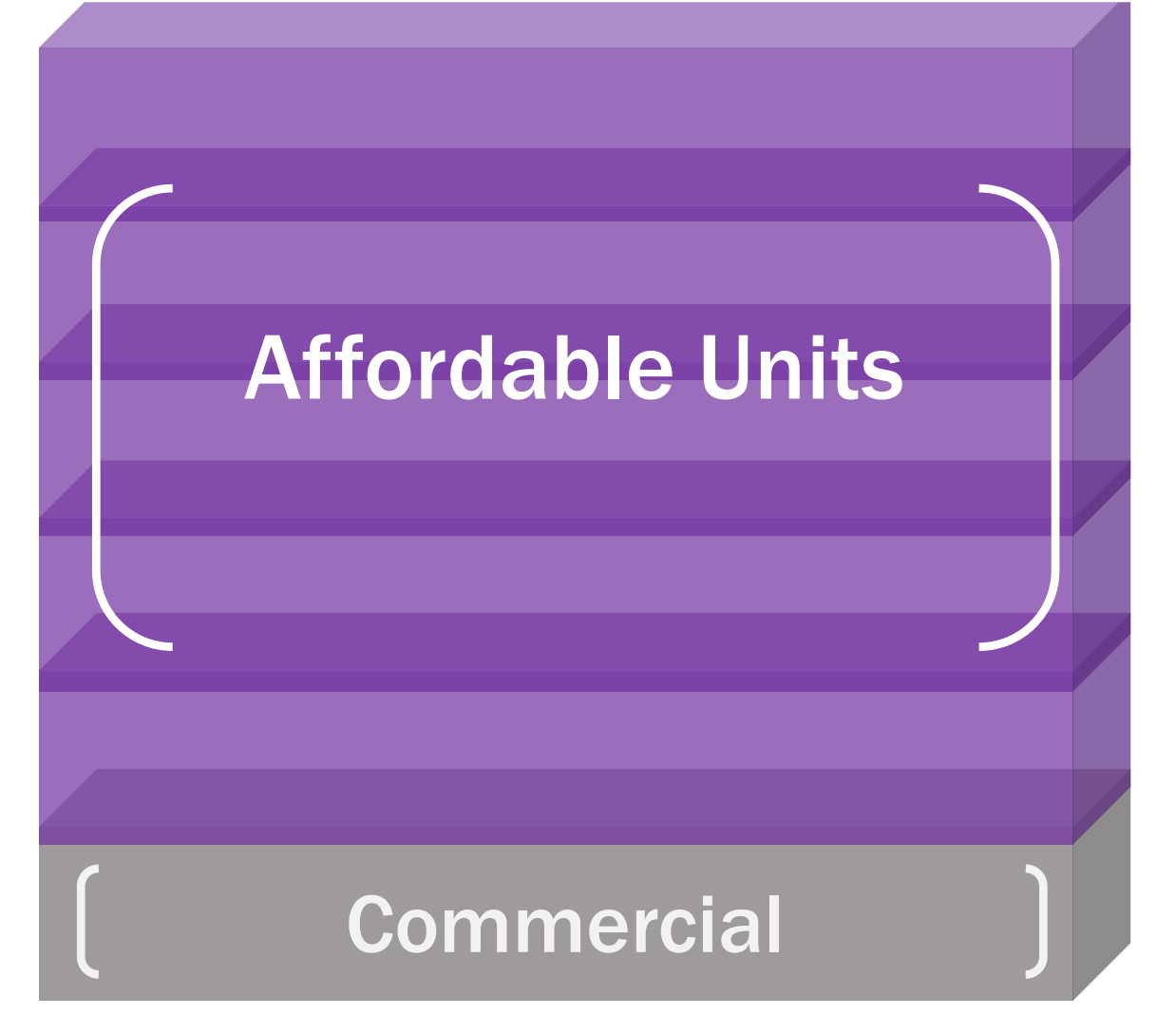
- Increase opportunities for housing, particularly focused immediately around transit and along corridors
- Develop incentives for provision of Affordable Housing through additional development rights
- Retain existing rent-stabilized units
- Encourage uses that support adjacent residential uses and promote sustainable neighborhoods.



Base Zoning Regulation



Mixed-Income Affordable Housing Bonus



100% Affordable Housing Bonus

Public Realm & Open Space

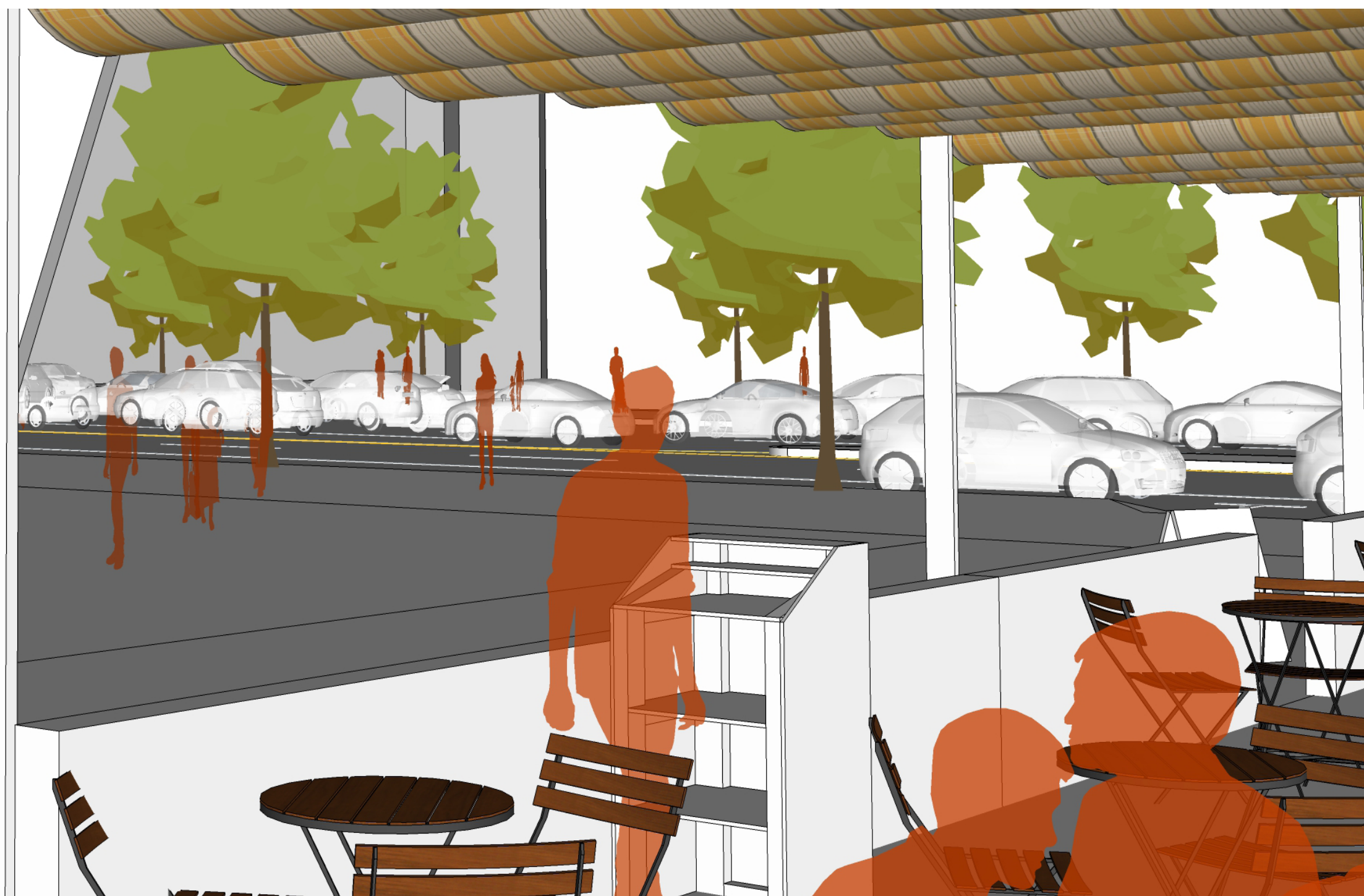
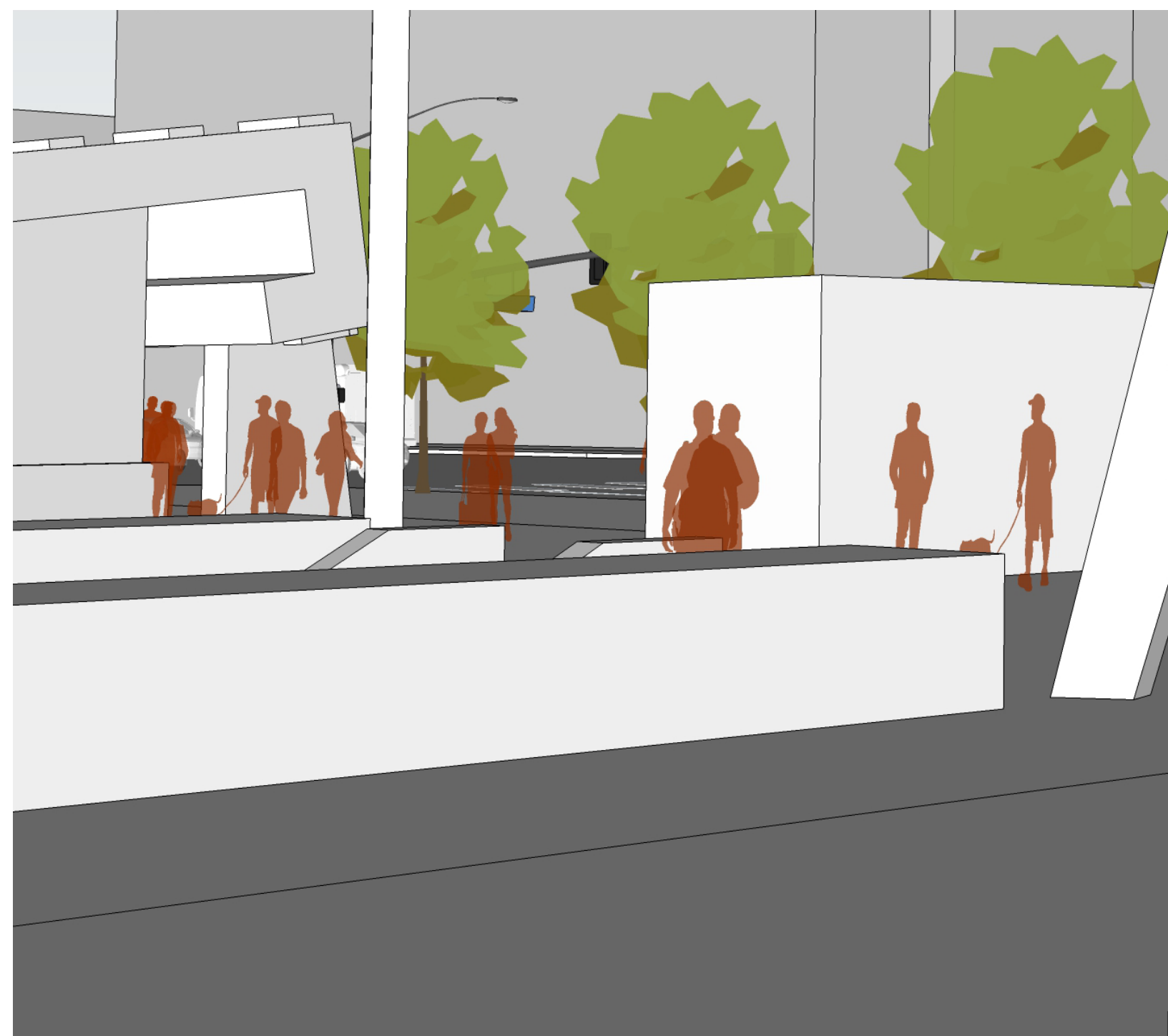
Provide zoning tools to encourage new development to provide publicly accessible open space and enhance the walking environment.



Private Open Space

Outdoor Amenity Space Requirements

- Outdoor amenity space requirements create landscaped gathering areas; the type of space can vary and can take the form of a paseo, park, courtyard, or other open area.



Publicly Accessible Open Space

Outdoor Space as a Public Benefit

- Publicly Accessible Open Space can be provided by new development either as a public benefit for additional development rights (e.g., plaza or park) or as a requirement to break up large blocks (e.g., pedestrian paseo or walkway); this enhances public open space and pedestrian linkages throughout transit neighborhoods.

Mobility & Connectivity

Balance the provision of parking to meet demand and encourage pedestrian-friendly environments and the use of multiple modes of transportation, and provide a variety of mechanisms to meet these needs. Promote reuse and reinvestment in existing buildings and historic structures through reduced parking requirements.



Active Transportation Linkages

Facilitate Ease of Walking and Biking

- Encourage active alleys for pedestrian connections through linkages to the existing alley network
- Use regulations for activation and transparency to facilitate active uses fronting alleyways
- Require safe and convenient pedestrian and bicycle access across parking lots and within parking garages, prioritizing bicycle parking and pedestrian access at entries



Parking Standards & Requirements

Promote Practical Parking Regulations

- Enable reuse of older main street buildings by not requiring additional parking beyond what is provided today for changes of use (e.g., converting a store into a cafe)
- Require unbundling of parking i.e., charging for parking costs separate from a tenant's commercial or residential rent
- Allow for shared parking between various uses with different peak hours of parking demand



Mobility Options

Encourage Utilization of Multiple Modes

- Require or incentivize large employers and residential developments to provide subsidized transit passes to employees or tenants
- Accommodate passenger pick-up zones for ride-share, taxis, or carpooling near high-activity areas
- Require large employers that provide parking to employees free of charge to also offer a "cash out" option where instead the cost to provide the parking is offered to the employee to subsidize travel via a different travel mode



Electric & Alternative Modes

Design Structures for New Technologies

- Require a minimum of 5% Electric Vehicle-ready parking spaces, so that these spaces could easily be retrofitted to accommodate electric vehicles
- Facilitate provision of carshare, scooter and motorcycle, and vanpool parking spaces as well as mechanical parking facilities



Partially funded by Metro