



Affordability Impact Statement

DB90 Revision

Initiated by: Resolution No. 20240201-026

Case number: C20-2024-011

Date: 6/24/2024

Proposed Regulation

The proposed amendment would do the following:

- Amends the commercial ground floor requirement to match VMU standards, requiring 75% of the ground-floor along the principal street to be dedicated to commercial uses, rather than 75% of the entire building's ground floor.
- Expands the permitted commercial uses from VMU for office base zoning to DB-90, allowing Consumer Convenience Services, Food Sales, General Retail Sales (convenience or general), and Restaurants (limited or general) without drive-in service. This amendment enables office districts to include a broader range of commercial uses.
- Aligns screening requirements with amendments to citywide compatibility policy made by Council upon adoption of Ordinance 20240516-002 on May 16, 2024.
- Clarifies that §25-2-652(B), which overrides conflicting provisions unless they are less restrictive, refers to site development regulations only.

Land Use/Zoning Impacts on Housing Costs

The proposed changes would have a **neutral** impact on housing costs via land use and zoning.

The proposed changes clarify regulations to align DB90 with existing citywide standards and density bonus programs.

Impact on Development Cost

The proposed changes would have a **neutral** impact on development costs.

The proposed changes clarify regulations to align DB90 with existing citywide standards and density bonus programs.

Impact on Affordable Housing

The proposed changes would have a **positive** impact on affordable housing.

Requiring ground floor commercial uses only along the principal street, rather than the entire building's ground floor, matches VMU standards. This change is intended to increase participation in the DB90 density bonus program, as it can be difficult to lease up ground floor commercial, especially when the commercial use is not facing onto the principal street. Increased participation in this program will eventually lead to a rise in the number of affordable housing units citywide.

City Policies Implemented

Other Housing Policy Considerations

None.

Manager's Signature _____

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