

POLICY 1: RESIDENTIAL + COMMERCIAL REDEVELOPMENT

Support and facilitate commercial and residential redevelopment in areas well-suited to such development.

GOALS OF REVISIONS

- Incorporate climate change and sea level rise projections into the planning and design of waterfront development.
- Promote measures that maximize the compatibility of new residential development adjacent to Significant Maritime and Industrial Areas and existing area businesses.

SUMMARY OF CHANGES

- Adds "transportation access" to the list of criteria to determine areas appropriate for reuse through public and private actions. (1.1 A)
- Adds new sub-policy 1.4: "In areas adjacent to SMIA, ensure new residential development maximizes compatibility with existing adjacent maritime and industrial uses."
 - A. Consider the use of best design practices for residential development that reduce noise, odor, dust, light, vibration, or other effects of existing nearby maritime and industrial uses.
 - B. New residential development within one block of an SMIA should, where feasible, incorporate measures for disclosure to potential residents that the development is located within one block on an SMIA, and that active industrial uses are present in SMIA consistent with City policy. In the event that the City Environmental Quality Review conducted for the new residential development determined there may be significant adverse impacts relating to industrial uses—including but not limited to noise, odor, dust, light, and vibration—that cannot be fully mitigated, disclosure should also be made of such impacts.
 - C. Site plans should be configured, to the extent practicable, to provide buffers between active industrial activities and residential uses." (1.4)
- Adds new sub-policy 1.5: "Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2."
 - A. Projects should consider potential risks to features specific to each project, including but not limited to critical electrical and mechanical systems, residential living areas, and public access areas." (1.5)