

## **Strategic Framework Plan Policies Related to Industrial./Residential Collocation**

### Related Economic Prosperity Policies

The Economic Prosperity portion of the Strategic Framework Plan seeks to address the shortage of land for employment uses by encouraging a more efficient use of employment land. These applicable policies include:

- Increase the allowable intensity of employment uses in Subregional Districts and Urban Village Centers that will be better served by transit.
- Locate regional employment uses in the Downtown area or in Subregional Districts.
- Identify areas in Subregional Districts where collocation of employment and residential uses could occur.
- Limit the redesignation of employment land except where it will mitigate existing land use conflicts, or when it meets specific criteria to be established with the adoption of the Economic Prosperity Element. These criteria should relate to the availability of land to meet the City's economic development goals, parcel characteristics, adjacency to transit, and urban design.
- Preserve areas for middle-income employment uses including manufacturing, research and development, distribution, and wholesale trade by limiting or excluding multiple tenant office uses and corporate headquarters that do not have a research and development or manufacturing component.

### Related Strategic Framework Plan Housing Policies

The Strategic Framework Element states that increased housing opportunities are needed to accommodate future population growth, changing demographics, and to enable the workforce to live near employment centers. Key policy measures identified include:

- Concentrating future residential density increases in the Regional Center, Subregional Districts, and Urban and Neighborhood Village Centers
- Establishing policies to allow areas within Subregional Districts to collocate employment and higher density residential uses and adopt design standards to mitigate land use conflicts.
- In addition, a goal of the Housing Element of the General Plan is to ensure the provision of sufficient housing for all income groups. Policies to implement this goal include the identification of areas appropriate for residential development as well as already developed areas where existing development patterns should either be maintained or altered through community plan updates, action plans and other community-oriented planning documents.