

## **Race and Equity Pocket Questions**

**Title and purpose of this initiative:** Legislative Public Hearing on Land Use Ordinance Text Amendments to Modify Standards for the R-2-CZ District. The purpose of this agenda item is for the Town Council to consider amending the Land Use Ordinance to modify standards relating to height, residential density and non-residential uses in the R-2, Conditional District, subject to certain criteria.

**Department:** Planning

### **What are the racial and equity impacts?**

This text amendment adds flexibility to the development standards for the R-2 conditional zoning district, relating to maximum building height, residential density and the possible inclusion of a percentage of non-residential uses, typically not permissible in the district, subject to certain criteria. The modifications provide the opportunity for developments to provide additional housing units and/or some commercial uses by way of the conditional district mechanism, which involves the inclusion of a site specific development plan and conditions to the approval. The amendment is structured such that the additional density/height/commercial uses is predicated on the inclusion of at least 20-percent affordable housing units and other building and site elements that provide public benefits, thereby creating additional housing opportunities for more diverse residents in locations closer to transit, commercial resources, and employers. Pocket Question for the R-2-CZ map amendment for 1307 West Main Street map amendment discuss the racial impacts relating to the proposed rezoning.

### **Who is or will experience community burden?**

The specific burden relating to the text amendment would be dependent on the location or specific project for a future conditional rezoning. Pocket Question for the R-2-CZ map amendment for 1307 West Main Street map amendment discuss the racial impacts relating to the proposed rezoning.

### **Who is or will experience community benefit?**

Adding density and diversity to areas close to downtown, the text amendment creates opportunities for residents to live closer to work. The inclusion of the 20-percent affordable housing requirement and associated building and site elements link the developer benefits with community benefits. Thereby creating opportunities for low-income residents, and residents who are service workers or shift workers. The extent of potential benefits would be dependent on the location or specific project for a future conditional rezoning. Pocket Question for the R-2-CZ map amendment for 1307 West Main Street map amendment discuss the racial impacts relating to the proposed rezoning.

### **What are the root causes of inequity?**

Root causes of inequity can be related to governmental actions like land use planning that overlooks the interests of historically Black communities/communities. On a national scale, the status quo investment in single family zoning has contributed to disparities in wealth, resource accessibility, and quality of living along racial lines. While the Town does not have single family zoning districts and has offered mixed use zoning and diverse housing options for over sixty years, larger structural racism in government decision making has still alienated residents of color and other members of marginalized communities from public participation. If areas of town pursue rezonings to this district, a public hearing will be necessary and thus barriers to public participation will be important to continue identifying and eliminating.

**What might be the unintended consequences of this action or strategy?**

Development projects impact surrounding properties in various ways. Changes to property values benefit some and harm others. Depending on the location and size of a new development, new buildings can create a shadow on existing smaller buildings and/or create stormwater run-off concerns.

**How is your department planning to mitigate any burdens, inequities, and unintended consequences?**

The amendment includes a requirement for the new development to show the extent to which the project may throw shadow on adjacent properties. Existing stormwater management standards in the Land Use Ordinance necessitates that new developments manage stormwater on site.