
Sec. 98-66. Local activity centers (LAC).

- (1) The following standards, regulations and requirements apply to areas to be rezoned as the local activity center (LAC) to be known as Pioneer Grove. The LAC district regulations are created to ensure development within a local activity center future land use category is consistent with the LAC land use designation. The LAC is intended to encourage and promote development that facilitates a coordinated and balanced mix of land uses, including residential, retail, office and certain types of commercial, governmental and recreation uses. The mix of land uses associated with the LAC district shall also provide recreation, entertainment and associated employment opportunities while reflecting design principles of an urban center integrating the city's local history and landscape ecology with high quality architecture in design of buildings, green infrastructure, pedestrian-friendly streets with a variety of services and amenities within a five-minute walk (i.e. quarter mile).
- (2) LACs shall be designed to encourage compact development reflecting characteristics which include a mixture of community-serving uses such as commercial, office, employment, civic and institutional, recreation and open space and residential, characterized by an efficient infrastructure, close-knit neighborhoods and sense of community, preservation of natural systems, promotion of pedestrian circulation and convenient access to transit facilities within a LAC land use category.
- (3) A LAC will support the location of uses and internal circulation such that pedestrian safety and mobility is prioritized. All land uses in a LAC shall be directly accessed via pedestrian pathways, and accessible to existing or future alternate public transportation modes, including bicycle and transit.
- (4) LACs shall include:
 - (a) Park land and/or open space that is accessible to the public as a functional component with a proposed LAC; and
 - (b) Housing opportunities as a functional component within a proposed LAC; and
 - (c) Affordable housing opportunities favoring urban development patterns characterized by reduced lot sizes and vertical integration of residential units with nonresidential uses; and
 - (d) The rehabilitation and use of historic buildings; and
 - (e) Design standards that incorporate pedestrian and bicycle paths and greenways to accomplish fully-connected routes to all destinations within the LAC. The paths should be spatially defined by buildings, trees and lighting, and should incorporate design which discourages high speed traffic; and
 - (f) Convenient access to mass transit or multi-modal facilities; and
 - (g) A uniform streetscape program shall be implemented with pedestrian amenities, public plaza areas, bicycle facilities, street trees and transit-related amenities.

(Ord. No. 2017/011, § 3, 6-19-2017)