

**REFERRAL ITEM REGARDING THE WASHINGTON AVENUE OVERLAY**  
**September 14, 2022**

**Agenda Item #:** C4 Z

**Sponsor:** Commissioner Ricky Arriola

**Type of Referral:** Referral to September 23, 2022, Land Use and Sustainability Committee

**Purpose of Legislation:** The proposed ordinance amends Section 142-309 of the Land Development Regulations of the City Code ("Washington Avenue Overlay"), to extend the timeframe to obtain a building permit for co-living or micro residential units and to add regulations governing co-living for the east side of Washington Avenue within the Washington Avenue Overlay.

On October 16, 2019 and July 29, 2020, the City passed and adopted Ordinance Nos. 2019-4312 and 2020-4346, which established and refined the foundation for the provision of co-living or micro residential units on Washington Avenue. The passage of the previous ordinances immediately incentivized new business development, including a new co-living project with an office component. However, the Washington Avenue Overlay contained a limitation to the west side of Washington Avenue and a sunset for co-living and micro residential projects.

This legislation proposed today furthers the Goals, Policies, and Objectives of the City's Comprehensive Plan, continuing the availability of a variety of housing options that are in close proximity to transportation services and basic needs to improve economic mobility within the community. Additional co-living projects also increases the resiliency within neighborhoods, while limiting involuntary displacement and increasing housing stability. The legislation will promote the growth, housing diversification, and resiliency of the City's economy and provide a benefit to the Washington Avenue Overlay.

**Legislative Process Next Step:** The Land Use and Sustainability Committee meeting will review the proposed ordinance on September 23, 2022.