



CITY OF MCMINNVILLE REQUEST FOR PROPOSALS (RFP)

INNOVATIVE HOUSING PILOT PROJECTS

Proposals Due: **Month DD, YYYY by 3:00 p.m.**

Submit Proposals To: City of McMinnville
231 NW 5th Street
McMinnville, OR 97128

Refer Questions To: **Heather Richards, Planning Director**
503-474-5107
Heather.Richards@mcminnvilleoregon.gov

RFP Issue Date: **Month DD, YYYY**

**City of McMinnville
Request for Proposals (RFP)
Innovative Housing Pilot Projects**

The City of McMinnville is accepting proposals for innovative housing pilot projects for emergency or transitional housing. Up to two proposals will be selected through this RFP process, which makes them eligible to apply for “floating zone” designation and concurrent land use approval for the project(s). The land use application fees will be waived for the selected proposal(s).

This RFP provides an opportunity for regulatory flexibility to proposers for innovative housing pilot projects. The City is not funding or developing the pilot projects.

Purpose

The “floating zone” designation is intended to unleash innovation and provide regulatory flexibility to encourage innovative solutions to housing challenges. Within a specified area, up to two projects are eligible for the floating zone designation and land use approval for the projects.

The floating zone authorizes uses, or a combination of uses, that may not typically be a standard land use under conventional zoning. The floating zone authorizes pilot projects that can either (a) meet a special need to serve the community at large, or (b) demonstrate an innovative solution that could be considered for broader, more widespread replicability and adoption.

The program is also intended to address externalities and reduce health and safety issues which can be presented by unmanaged living situations.

1. Background

Housing Issues

As in many communities, the City of McMinnville is experiencing challenges related to transitional housing and homelessness. As a result, the City has explored regulatory options to provide opportunities for innovative solutions to help address these issues. The Innovative Housing Pilot Project program is one approach. With the floating zone, the City intends to provide regulatory flexibility within a defined set of parameters to unleash the innovation of those in the community who seek to provide solutions that may not be suited to the conventions of the traditional zoning framework.

Floating Zone

In response to these issues, the City of McMinnville recently amended its Zoning Ordinance to establish an “Innovative Housing Pilot Project Floating Zone (“Floating Zone”). The Floating Zone boundary and regulations are adopted as part of the Zoning Ordinance, but the designation and regulations aren’t applied to any of the properties within the boundary unless requested by the property owner. The Zoning Ordinance specifies the applicable procedures and criteria required to apply the Floating Zone designation to a property. The designation allows uses not otherwise permitted by the underlying zoning, and it is applied to a property concurrently with a specific development proposal for the property which meets the objectives of the floating zone. This is intended to provide a good match between the proposed use and development concept given the context of its specific site and surrounding properties, uses, and public facilities.

Up to two sites/pilot projects are authorized within the floating zone boundary. In order to be eligible to apply for the concurrent floating zone designation and land use approval, a proposal must first be submitted and selected through this RFP process. The purpose of this RFP process is to select those proposals and pilot projects which exhibit the most potential for positive meaningful impact to proceed through the land use process.

2. Process, Evaluation and Selection of Proposals

This is a two-step process:

1. First, a proposer must submit a proposal through the RFP process. Selection of a proposal through the RFP process will qualify the proposer to apply for the floating zone designation and land use approval for the development.
2. Second, for a proposal selected through the RFP process, the proposer must submit the land use application to have the floating zone designation applied to the property. The applicant may submit a concurrent application for the floating zone designation and land use approval for the development.

Proposals must meet the minimum eligibility requirements listed in Section 4. Proposals that meet these requirements will be reviewed against the evaluation criteria in Section 5. The proposals will be reviewed by a proposal review team and scored based on points in Section 5.

The City is providing this initial window for submittal of RFPs. Proposals submitted by the deadline will be reviewed. The City reserves the right to select no projects if it is determined that none of the proposals sufficiently address the applicable criteria. Proposals selected through the RFP process will be required to apply for the land use approvals within six months of selection of the proposal.

If no proposals are submitted or selected through the initial RFP submittal window, the City may specify one or more additional RFP submittal windows.

After the close of one or more RFP submittal windows, if the maximum number of authorized proposals has not been submitted and approved, the City may at its discretion (a) choose to end the pilot project program or (b) accept land use applications for “floating zone” designation and project approval through the standard land use application process without the prior RFP selection process, until the maximum number of pilot projects has been designated and received land use approval.

3. Submittal Requirements

Note: *A proposer may submit more than one proposal for a property and/or may submit proposals for more than one property. In any case, each proposal shall be submitted separately and each proposal will be evaluated separately.*

The proposal shall include the information listed below:

1. Introductory cover letter referencing the “**Innovative Housing Pilot Projects RFP**”
2. Authorization from the property owner of the proposed site, if different from the proposer.

3. Contact Information:
 - a. Name, Mailing Address, Phone, and E-mail Address Property Owner & Proposer
4. Property Information:
 - a. Address and Tax Lot Information
 - b. Location Map
 - c. Property Size/Acreage
5. Proposal:
 - a. Conceptual Site Plan (drawn to a standard scale)
 - b. Narrative describing the use, physical, and operational characteristics of the proposal, how the proposal addresses the selection criteria, and addressing the following:
 - i. Project Feasibility:
 1. Development and Operating Budget
 2. Please identify time-sensitive funding sources outside of applicant's control which would be required for this proposal (grant deadlines, etc.)
 3. Approximate Project Timeline
 - ii. Qualifications and Experience:
 1. Information demonstrating the proposer has the capability to successfully develop and operate the proposed use.
 2. Examples of relevant projects and references to demonstrate this capability.
6. Letters of Support (optional)

4. Minimum Eligibility Requirements

Proposals must be responsive to this RFP, include all of the requested information, and meet the minimum eligibility requirements below to be considered.

1. The proposal includes all of the submittal requirements and was submitted before the deadline.
2. The subject property is within the Floating Zone boundary
3. The proposal doesn't include any uses which are specifically prohibited in the floating zone.

5. Evaluation Criteria

Proposals deemed to be responsive will be ranked on a 100-point scale under the following criteria:

Evaluation Criteria (100 Points Maximum)	
1. Project Outcomes	42 Points
1.1. Purpose and Intent. How well does the pilot project achieve the purpose and intent of pilot project floating zoning, providing outcomes that exceed minimum expectations?	8 points
1.2. Critical Need. How well will the pilot project serve a population or populations that are underserved and have critical needs, which can't be readily addressed elsewhere under current zoning in the short-term?	8 points
1.3. Impact. How many people will the pilot project benefit? How significantly will the proposal positively impact those served by the proposal?	8 points
1.4. Best Practices. How well does the pilot project incorporate best practices to address the needs of the populations to be served?	8 points
1.5. Replicability. How well does the proposal provide an innovative model to serve the community as a whole or that could be replicated elsewhere to address critical needs?	5 points
1.6. Long-Term. How well does the pilot project plan for a successful transition to permanent housing for those to be served?	5 points
2. Site and Land Use	34 Points
2.1. Adequacy and Availability of Public Facilities and Services. There are no foreseeable issues with providing the property and use with necessary public facilities and services.	8 points
2.2 Site Selection. The pilot project site selection is within the Floating Zone eligibility boundary and provides a good match between the siting needs of the uses and the characteristics of the selected site.	8 points
2.3. Compatibility. The uses and development proposal are compatible with the current and permitted surrounding use and development, and incorporate elements and practices to mitigate potential issues.	8 points
2.4. Land Use Efficiency. The pilot project can accomplish the project objectives in a site-efficient manner compared to feasible options to address the need.	5 points
2.5. Long-Term Use. Does the development present an opportunity to return the site to permitted uses in the underlying zone should current emergency need for shelter and transitional housing pass and/or be accommodated elsewhere?	5 points
3. Capability & Experience of Applicant to Successfully Develop & Operate Use	24 Points
3.1. Experience & Capability. The entities developing and operating the use and facilities have demonstrated experience and capability of successfully managing the development and operation of the use and facilities of comparable scope, scale, and complexity.	8 points
3.2. Financial Capability/Realistic Budget. The budgets provided show a high probability that the project will be constructed as proposed and can operate successfully for several years.	8 points
3.3. Readiness to Proceed/Timeliness. The application indicates a strong likelihood of financial and logistical capability to proceed to the floating zone designation process, begin construction upon land use approval, and complete construction in a timely manner.	8 points

6. Commitments

- **Timely Submittal.** The selected proposal will commit to submit a land use application for floating zone designation and land use approval within six months.
- **Monitoring and Reporting.** For a selected proposal that successfully completes the land use approval process and proceeds to development, the proposer agrees to the following: Between 12 and 18 months from the date of occupancy, the proposer shall provide a brief report and/or presentation to the City on what has been accomplished to date with the project and any information that would help inform potential replicability of the project to address critical needs.

7. Questions and Clarifications

Questions and requests for clarification regarding this RFP solicitation must be directed in writing (either email or fax is acceptable) to:

Heather Richards, Planning Director

City of McMinnville
231 NE Fifth Street
McMinnville, OR 97128

Phone: (503) 474-5107
Fax: (503) 474-4955
Email: Heather.Richards@mcminnvilleoregon.gov

The deadline for submitting questions or requests for clarification is seven (7) days prior to the proposal due date. If a substantive clarification is necessary, an addendum will be issued no later than 72 hours prior to the due date to all recorded holders of the RFP solicitation. Note that statements made by the City are not binding upon the City unless confirmed by written addendum.

8. Standard Terms

1. Cancellation, Delay or Suspension of RFP Solicitation; Rejection of Proposals

Nothing in this RFP shall restrict or prohibit the City from cancelling, delaying, or suspending the RFP solicitation at any time. The City may reject any or all proposals, in whole or in part, if in the best interest of the City, as determined by the City.

2. Withdrawal of Proposal

No Proposal may be withdrawn after it has been submitted to the City unless the Proposer so requests in writing.

3. Irregularities

The City reserves the right to waive any non-material irregularities or information contained in this RFP, or in any received proposal.

4. Proposal Costs

Proposers responding to this proposal do so solely at their expense, and the City of McMinnville is not responsible for any expenses associated with the preparation of the proposal.

5. Selection Process for Next Highest Ranked Proposals at City's Discretion

If the highest ranked proposals don't proceed to the land use approval process or development, the City at its sole discretion may select the next highest-ranked proposal without a new RFP process.

6. Availability of RFP Responses, Proprietary Information

Per the terms of ORS 279C.107, the City will open the proposals so as to avoid disclosing the contents to competing proposers during the process of negotiation. Proposals will not be available for public review until after the issuance of the Notice of Intent to Award.

The City will withhold from disclosure to the public trade secrets, as defined in ORS 192.501, and information submitted to the City in confidence, as described in ORS 192.502, that are contained in the proposal. Proposals must clearly identify such material, keep it separate, and provide separate notice in writing of the status of this material to:

Heather Richards, Planning Director

City of McMinnville
231 NE Fifth Street
McMinnville, OR 97128

Phone: (503) 474-5107
Fax: (503) 474-4955
Email: Heather.Richards@mcminnvilleoregon.gov

All proposals shall become part of the public file for the project.

7. Proposal Protest and Request for Change Procedures

Protests concerning either a request for change in the proposal or the consultant selection process shall follow the procedures set forth in the Oregon Administrative Rules (OAR), Division 48 (137-048-0240, Protest Procedures).

The City shall consider the protest or request for change, and may reject the protest or request for change, issue an addendum, or cancel the RFP.

Protests or requests for change must be submitted in writing to:

Heather Richards, Planning Director

City of McMinnville
231 NE Fifth Street
McMinnville, OR 97128

Phone: (503) 474-5107
Fax: (503) 474-4955
Email: Heather.Richards@mcminnvilleoregon.gov

9. Other Questions and Inquiries

Inquiries other than those described in **Section 8 “Questions and Clarifications”** should be directed to Heather Richards, Planning Director by phone (503) 474-5107 or e-mail: Heather.Richards@mcminnvilleoregon.gov, or by coming to the office at the Community Development Center, 231 NE 5th Street, McMinnville, Oregon, during regular business hours.

10. Attachments

- **Draft Floating Zone Ordinance**

ORDINANCE NO. XXXX

AN ORDINANCE AMENDING TITLE 17 OF THE MCMINNVILLE CITY CODE TO ESTABLISH AN “INNOVATIVE HOUSING PILOT PROJECT FLOATING ZONE”

RECITALS:

Availability of housing affordable to residents across the income spectrum is a critical issue in McMinnville and Yamhill County, with especially critical needs for the lowest income residents and special needs populations.

The 2018 Yamhill County Point in Time Homeless Count counted 1,386 persons as living in shelters, in unsheltered locations, or couchsurfing during the 2018 Homeless Count, up from 1,066 in 2017 and 1,197 in 2016:

- In 2018, 240 persons were counted as living in some type of shelter on the night of the Homeless Count, up from 223 in 2017.
- In 2018, 417 persons were counted as living unsheltered, up from 270 in 2017.
- In 2018, 729 persons were counted as living in a couchsurfing condition, up 573 from 2017.

Yamhill County is the 10th most populated county in Oregon, yet has the 7th highest population by county of persons who are literally homeless; the 2nd highest number of persons who are homeless and fleeing domestic violence; and the 5th highest number of persons who are homeless with serious mental illness.

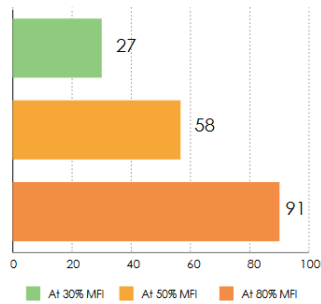
Based on 2011-2015 ACS data, Oregon Housing and Community Services (OHCS) reported approximately 1 out of 4 renters in Yamhill County were severely cost burdened, paying more than 50% of their income in rent. They found 3 out of 4 renters with extremely low incomes were paying more than 50% of their income in rent.

Based on 2012-2016 ACS data, Oregon Housing and Community Services (OHCS) found approximately 1 out of 4 renters in McMinnville were severely cost burdened, paying more than 50% of their income in rent. (1,194 of 5,065 renter households).

The Census Bureau reported 19.8% of persons in McMinnville living in poverty in 2017.

OHCS identified the following shortage of affordable units in Yamhill County based on data from HUD’s 2010-2014 Comprehensive Housing Affordability Strategy, released in June 2017:

Affordable and Available Rental Homes per 100 Renter Households, 2015



Shortage of Affordable Units, 2010-2014

Renter Affordability	< 30% MFI	< 50% MFI	< 80% MFI
Renter Households	2,905	5,180	7,515
Affordable Units	1,260	4,840	9,780
Surplus / (Deficit)	(1,645)	(340)	2,265
Affordable & Available*	770	3,010	6,875
Surplus / (Deficit)	(2,135)	(2,170)	(640)

*Number of affordable units either vacant or occupied by person(s) in income group.

Owner Affordability	... for MFI	.. for 80% MFI	.. for 50% MFI
Max Affordable Value	\$237,890	\$190,312	\$118,945
% of Stock Affordable	53.7%	40.2%	17.6%

A portion of McMinnville’s population is need of assistance to help them move from homelessness to self-sufficiency, which may require a combination of co-located uses to provide for transitional housing together with supportive services.

Supportive services can also be also be offered on-site in a manner that provides services to others in need of these services, whether or not they are also served by on-site housing.

McMinnville’s zoning ordinance is primarily structured in a “Euclidean Zoning” manner, which generally separates uses by type, such as residential, commercial, and industrial, limiting opportunities to co-locate some types of transitional housing and supportive service uses together on a site, where such combined uses may be in the best interest of the constituents and community.

There are also some uses authorized by state enabling legislation that are available to cities subject to certain limitations, which might be suitable in McMinnville; however, the traditional zoning structure may not be the most workable way to authorize these uses in a way that is consistent with the associated statutory limitations.

The Comprehensive Plan has general policies which seek to avoid locating higher-density residential uses in areas which might create conflicts between uses or present adverse impacts such as noise, odor, etc. However, there may be combinations of uses that have unique siting requirements, and the Floating Zone concept provides an opportunity to authorize a limited number of projects that can be evaluated based on a good match between siting needs and site selection when considering project characteristics and compatibility.

There may be opportunities for site selection in areas with industrial zoning which are developed with lower-impact industrial uses such as clean indoor industry, storage of non-hazardous materials, or open space elements which can be compatible with non-industrial uses.

As the city has begun reviewing its buildable lands inventory, there is generally a shortage of land zoned for higher-density residential use and a surplus of land with industrial zoning. There is potential to continue to provide an adequate inventory of industrial sites while providing an opportunity to address a limited portion of critical housing needs on some surplus lands described above.

NOW, THEREFORE, THE COMMON COUNCIL FOR THE CITY OF MCMINNVILLE ORDAINS AS FOLLOWS:

Section 1. The Council adopts the amendments to Title 17 of the McMinnville City Code attached and incorporated herein as **Exhibit "A"**; and

Passed by the Council this **xxth** day of **XX** 2019, by the following votes:

Ayes: _____

Nays: _____

Section 2. The Council hereby declares an emergency to exist. This Ordinance shall take effect immediately upon passage by the City Council.

MAYOR

Attest:

Approved as to form:

CITY RECORDER

CITY ATTORNEY

EXHIBIT A TO ORDINANCE NO. XXXX

CHAPTER 17.49

INNOVATIVE HOUSING PILOT PROJECT FLOATING ZONE

17.49.100. Need, Purpose, and Intent.

1. Need.

- a. Availability of housing affordable to residents across the income spectrum is a critical issue in McMinnville, with especially critical needs for the lowest income residents and special need populations.
- b. The floating zone authorizes uses, or a combination of uses, that may not typically be a standard land use under conventional zoning.
- c. It is important to provide opportunities for innovation and regulatory opportunities to respond to critical short-term needs while working on long-term solutions to address needs and overcome barriers.

2. Purpose & Intent.

- a. To provide regulatory flexibility within compatibility parameters to address emergency and transitional housing needs on a short-term basis through provision of housing that is intended to be temporary in nature as additional longer-term housing needs are addressed.
- b. To authorize a limited number of innovative pilot projects to (a) meet a special need to serve the community at large, or (b) demonstrate an effective and innovative solution that could be considered for broader, more widespread replicability and adoption to address critical needs.
- c. To address needs in a way that addresses externalities and health and safety issues which can be presented by unmanaged living situations.

17.49.110. Applicability. Properties within the Floating Zone boundary will be eligible to apply to have the Floating Zone designation applied to the property. The Floating Zone boundary is shown in *Exhibit 1*.

If the City has established an RFP process for selection of eligible pilot projects, only those projects selected through the RFP process are eligible to apply for the floating zone designation, which may be concurrent with the approval of the plans for the pilot project. If specified through an RFP process, the application for the floating zone designation and pilot project master plan approval shall be submitted within the timeframe specified in the RFP selection process.

17.49.120. Number of Pilot Projects Authorized by Floating Zone. The City Council will specify the maximum number of pilot projects which may initially be selected and authorized to apply for the Floating Zone designation.

17.49.130. Authorized Uses. The Floating Zone shall allow uses which may include, but shall not be limited, to the following:

1. **Primary Uses.** As part of an approved master plan, the following uses may be permitted outright alone or in conjunction with other primary uses or secondary uses:
 - a. Temporary emergency housing affordable to persons earning at or below 60% AMI, including development types such as cottage housing clusters, tiny home villages, and mobile homes, whether there are multiple structures on the same lot or individual structures on distinct lots;
 - b. Temporary transitional housing;
 - c. Transitional housing accommodations governed by ORS 446.265, on not more than two parcels within the UGB, which the City may require be duration-limited through the decision-making process;
 - d. Emergency shelter;
 - e. Consistent with the Need, Purpose, and Intent of this Chapter: other forms of shelter, or short-term temporary housing intended to meet the needs of persons experiencing homelessness, earning at or below 60% AMI, or in need of transitional housing together with supportive services to move to self-sufficiency.
2. **Secondary Uses.** As part of an approved master plan, the following uses may be permitted, but only when in conjunction with one or more primary uses on a site or contiguous sites:
 - a. Support services provided for residents of the site, such as health services, personal counseling, food bank, food service, self-sufficiency and job skills training and coaching; which may also be offered to persons who do not reside on-site, if offered to on-site residents.
 - b. Services for direct use by residents of the site such as cooking, bathing, laundry, personal storage; which may also be offered to persons who do not reside on-site, if offered to on-site residents.

17.49.140. Development Standards.

1. **Minimum Lot Size.** Minimum lot size shall be one-half acre.
2. **Yard Requirements.** No yard shall be less than 20 feet.
3. **Maximum Height & Number of Stories.** Structures shall not exceed two stories, and shall not exceed 35 feet in height.
4. **Density.** Density shall not exceed 18 units per acre. If sleeping facilities are provided independent of shared common cooking and bathing facilities, each independent sleeping facility will be considered a separate dwelling unit for purposes of calculating density.
5. **Parking.** Parking shall be provided as specified in Chapter 17.60 of the Zoning Ordinance. In the event a proposed use is not listed in Chapter 17.60, the required number shall be determined in accordance with Section 17.60.090 for the most

comparable use and/or other commonly accepted data sources for parking generation. Parking shall not be permitted within any required yard.

6. **Fencing.** The property shall be fenced at interior lot lines abutting other properties. Chain link slats shall not be used.
7. **Landscaping and Screening.** In addition to the landscaping requirements of Chapter 17.57, the following landscaping requirements shall apply to the landscape plan:
 - a. A minimum of 10% of the site shall be landscaped. Additional landscaping may be required for certain uses such as central common areas for cottage clusters.
 - b. Interior yards shall be landscaped, which may include berming, to provide year-round screening between properties.
8. **Signs.** One monument sign shall be permitted, not to exceed six (6) feet in height and forty-eight (48) square feet in area. The sign shall be non-illuminated or indirectly illuminated.
9. **General Provisions.** Other applicable development standards of the Zoning Ordinance shall be applicable to the property.
10. **Use Limitations.** No outside storage shall be permitted, except within a securable, screened enclosure.
11. **Effect on Ordinance 4135.** Section (5)(d) of the Northeast Industrial Area Planned Development Overlay (Ordinance 4135) specifies certain use restrictions within 500 feet of a residentially designated area or any area in residential use. For purposes of applying that Section to surrounding industrial properties, that requirement may be waived or reduced when the master plan for the property with the Floating Zone designation includes site-specific mitigation and/or on-site buffering to prevent conflicts with specified uses, and upon a finding that the use on the surrounding property doesn't pose a hazard to the use of the property with the Floating Zone designation.
12. **Effect on Yard Requirements for Abutting Properties.** Where the zoning of adjacent properties specifies increased yard requirements when adjacent to a residential zone, the, additional yard requirements can be fully or partially addressed on the property with the Floating Zone designation rather than the adjacent property if specified by the applicant as part of the master plan, and may be measured to buildings to be occupied for shelter or residential use.

17.49.160. Floating Zone Designation/Land Use Review Process. Within six (6) months of selection as an eligible pilot project through an RFP process, the property owner and applicant shall apply to have the Floating Zone designation applied to the property. The application shall be accompanied by a master plan, including a site plan and a project narrative with description of operating characteristics, consistent with the approved pilot project concept. The Floating Zone designation will be applied to the property on the official zoning map, and the master plan and conditions of approval will guide the development and use of the property.

1. **Procedure.** The proposed designation will follow the procedures for a quasi-judicial Zoning Map amendment. Prior to submittal of the application, the applicant shall conduct a neighborhood meeting as specified in the Zoning Ordinance.
2. **Submittal Requirements.**
 - a. **Application.** Complete application on forms provided by the Director, signed by the property owner and applicant.
 - b. **Narrative.** Narrative addressing Floating Zone Designation Criteria and Master Plan Review Criteria in Section (3).
 - c. **Site Plan.** Site Plan drawn to a standard scale, showing existing conditions, natural features, and proposed improvements.
 - d. **Use, Operations, and Management Plan.** Provide a description of proposed uses, proposal for preventing, minimizing, and responding to any potential conflicts that may arise. For temporary uses, provide a description of the expected duration and criteria used to determine when the use will cease operation, the proposed closure plan, and plan for removing improvements to ready the site for a return to other uses.
 - e. **Capacity Analysis.** If deemed necessary, the City may require analysis of public facility capacity to support the proposed use or uses, especially if they have demand and use characteristics substantially greater than uses permitted by the underlying zone.
 - f. **Landscape Plan.** The applicant shall submit a landscape plan for review by the Landscape Review Committee. This may be submitted concurrent with, or after the application for the floating zone designation and master plan approval.
3. **Criteria.** The Floating Zoning designation may be applied to a property upon findings of compliance with all of the following criteria:
 - a. **General.**
 - i. The proposal is consistent with the Need, Purpose, and Intent of this Chapter.
 - ii. The pilot project will serve a population or populations which are underserved and have critical needs.
 - b. **Site Selection & Locational Criteria.**
 - i. The pilot project site selection is within the Floating Zone eligibility boundary
 - ii. The uses and development proposal are compatible with surrounding use and development and future uses and incorporate elements and practices to mitigate potential issues.

- iii. The proposal provides a good match between siting needs of the uses and the characteristics of the selected site.
- iv. There are no foreseeable issues with providing the property and proposal with necessary public facilities and services.
- c. **Land Supply.** The site or sites will not consume more industrial land for non-industrial uses than was identified as surplus in the City's most recent buildable lands inventory or other more recent information about development that has occurred since the inventory was conducted.
- d. **Site Design, Development, and Operation.** The proposed master plan satisfies the following requirements, or can be made to satisfy the following requirements through conditions of approval.
 - 1. Consistency with applicable development standards, and sufficient justification for any development standards modified as part of the proposed master plan.
 - 2. Compatibility of the uses and site design with existing surrounding uses.
 - 3. Prevention or mitigation of potential conflicts between proposed uses, existing surrounding uses, and uses which are permitted on surrounding properties.
 - 4. Safe on-site and off-site circulation
 - 5. Measures to provide for a safe and suitable living environment for residents.

17.49.170. Expiration. If the applicant has not commenced construction within 12 months of Floating Zone designation, the designation shall expire, and revert to the prior zoning. The applicant may request a 12-month extension prior to expiration.

17.49.180. Removal of Floating Zone Designation. After a use and development authorized by the floating zone has ceased, the property owner may submit a written request to remove the Floating Zone designation from the property. No further action is required to remove the floating zone designation.

The Director shall maintain a record of properties with the floating zone designation and those with the floating zone designation that have been removed.

Upon removal of the floating zone designation, the City Council may choose to authorize a new RFP selection process whereby another property can apply for floating zone designation, subject to the maximum number of authorized pilot projects.

EXHIBIT 1. INNOVATIVE HOUSING PILOT PROJECT FLOATING ZONE

