

Central City

	Theme	Concept	Existing Efforts	Discussion Questions
Land Use	Adaptive Reuse	Expand by-right adaptive reuse provisions in commercial zones, especially for office-to-residential conversions	HRR suspended key design rules and parking mandates thru 2029 CAP will suspend key non-conforming upgrades thru 2029	Are there any current zoning or codw requirements that are barriers to adaptive reuse of existing buildings, especially for office-to-residential conversions?
	Zoning	Targeted zoning code and map changes for catalytic projects	Central City Code Amendments (2025-26) to revisit uses/zoning	What is needed for underutilized parcels?
	Adaptive Reuse	Allow more employment uses (e.g., light industrial, tech R&D, maker space, logistics) within CX zones	Explore increased flexibility through Central City Code Amendments project	Should the CX zone be amended to allow light industrial and other employment uses? What performance standards (e.g., noise, odor, floor area) would ensure compatibility with adjacent uses?
	Permitting Flexibility	Permit interim uses (e.g., maker spaces, pop-ups) by right; waive parking/display window rules	Temporary use allowances exist but unclear how well aligned with demand	Should temporary uses be more broadly permitted in CX zones? What thresholds or standards should apply?
Permitting Reform	Permitting Navigation and Support	Scale & promote a “Downtown Conversion” single-point-of-contact for office-to-residential projects	PP&D offers early assistance but not branded or fully staffed for Central City conversions	What would make a dedicated concierge service more impactful—branding, inter-bureau authority, faster review timelines?
	Permitting Navigation and Support	Staff a team (PP&D or Prosper) to coordinate Central City reuse & pop-ups	Informal coordination exists; no dedicated team for Central City activations	What is needed to facilitate permitting temporary uses? Would this team focus on regulatory support, tenanting, incentives—or all three?
Financial / Incentives	TIF Strategy	TIF districts to support conversions, job growth, retail, and infrastructure	Central City TIFs in place	How could TIFs better incentivize economic development and job-generating projects?
	Conversion Incentives	Offer tax abatements or grants for office-to-residential projects; pair with SDC waivers or bonus FAR	Early discussions via HRR and Task Force	Which incentive tools would support conversions: abatements, grants, FAR bonuses, SDC waivers—or all together? What are funding sources?
	Placemaking & Activation	Grants and technical assistance to fill vacant space	Small pop-up pilots via Prosper and PP&D; limited coordination	How can pop-up and small business tools be scaled, branded, and better aligned with city-owned assets or incentive zones?
	Placemaking & Activation	Create permanent shared streets, street art, and public-private cultural anchors in vacant nodes	Healthy Business & Plaza programs; cultural anchor plans not fully realized	Should shared streets and plazas be permanent? What infrastructure or partnerships are needed to sustain cultural anchors and frequent events?