

Neighborhood Commercial

	Theme	Concept	Existing Efforts	Discussion Questions
Land Use	Vertical Mixed-Use Employment	Encourage mixed-use buildings combining retail, office, and light production.	Mixed-use allowed in zoning but not always built due to design/FAR constraints	How can zoning support stacked employment uses above retail?
	Employment Overlays in Corridors	Create overlays that permit productive uses in traditionally retail corridors.	Some overlays in specific plans (e.g., SE Rising), but not widely used for employment	Would a citywide employment overlay improve outcomes or add complexity?
	Nonconforming Development Upgrades	Clarify standards for nonconforming upgrades to better align with citywide goals around reinvestment and adaptive reuse.	Limited flexibility currently; opportunity to build on the Code Alignment Project to enable new uses in older buildings.	Where are current nonconforming standards limiting reinvestment? Could clear pathways for continued or expanded use support local business retention and adaptive reuse?
	Promote Flexible Uses	Promote the allowance of light industrial and craft uses in commercial/mixed-use zones to improve understanding among businesses and developers.	CM zones allow light industrial;	Promote the existing flexibility in the code.
Permitting Reform	Adaptive Reuse Provisions	Enable reuse of long-vacant buildings for employment with reduced code and permitting triggers.	Permit Improvement Task Force BDS Small Business Empowerment Program	What code requirements are barriers to adaptive reuse of older buildings?
	Temporary Use Activation	Permit temporary or pop-up retail, food, and maker uses in vacant spaces.	Healthy Businesses Permit Program for temporary uses; pilot pop-ups in NPI areas	What should be considered "temporary"? Should temporary permits be pre-approved or bundled with site eligibility?
	Permitting Navigation and Support	Offer one-stop permitting help for small businesses and entrepreneurs.	BDS Small Business Empowerment Program Office of Small Business Permit Navigator role in development	Could a single-point-of-contact approach reduce small business permit confusion?