



City of Kalama

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Date: July 9, 2018
 To: Kalama Planning Commission
 From: John Floyd, Consulting City Planner
 Re: Maker Space in the C-1: Central Business District

BACKGROUND AND FOLLOW-UP ITEMS

At its last meeting on June 14th, the Planning Commission provided feedback and direction on whether and how to permit multi-family development within the C-1 (Central Business District) Zone. This included:

- Discussion of existing parking standards and the adequacy of parking in the downtown area.
- Concern that exclusively multi-family development could compromise the character and economic success of the southern portion of the business district.
- Direction to continue with draft zoning amendments to make multi-family development a permitted use in the Central Business District, but limited to properties north of Geranium Street.

Based upon this feedback, the draft text amendments presented on June 14th have been revised to include the footnote below. The result of these changes would be to permit multi-family development in the Central Business District, but only on properties north of Geranium Street.

17.60.020 - Use Table.

Use	Zoning District									
	R-1	R-2	R-3	C-1 (CBD)	C-2 (HWC)	PSO	MU			
							R	C	B	I
Multifamily dwellings (five-family dwellings or more)	X	X	P	X <u>P¹</u>	X	X	P	X	X	X

¹New multifamily dwellings are limited to sites north of Geranium Street.

Following discussion of the draft text amendments, the Planning Commission received comments from Jim Bain regarding the possibility of allowing multi-family on North 2nd Street. Discussion followed regarding the appropriateness of changing the zoning map or text of the zoning code at this time, and staff was directed to research whether a comprehensive plan amendment would be required for these changes. Staff's findings are below:

- The rezoning of 2nd Street would require a Comprehensive Plan Amendment. Zoning districts must be consistent with Comprehensive Plan Figure 3-2 (Land Use Classifications), which assigns a “Low-Density Residential” classification to properties on both sides of 2nd Street. This assignment may only be amended through a plan amendment.
- Similarly, a text amendment to permit multi-family development within the R-1 District would require amendments to the Comprehensive Plan Land Use Classifications listed on Page 3-12 of the Comprehensive Plan. This portion of the plan provides guidelines and recommendations for allowed land uses in the R-1, R-2, and R-3 Zones. Within these guidelines, only High-Density Residential is noted as being appropriate for multi-family housing.

MAKER/ PRODUCTION USES IN DOWNTOWN KALAMA

In addition to allowing multi-family development in the Central Business District, permitting “maker” or “Storefront Production” was identified as a complimentary planning effort to stimulate redevelopment and activity in the downtown area.¹

Maker firms and storefront production businesses are artisan enterprises that make, process, and sell specialty goods on a small scale using hand tools or small-scale, light mechanical equipment. They are ideal economic targets for small cities because they are generally smaller in scale, improve the community's “brand”, and can grow into more established businesses over time. Examples of maker/storefront uses include:

- Craft breweries, wineries, and distilleries
- Bakeries, specialty foods, and coffee roasting
- Apparel, Jewelry, and custom sports equipment (e.g. bicycles and surfboards)
- Art and furniture

Over the last few decades, the internet has removed barriers for makers to locate in areas where quality of life and lower overhead costs can supersede access to markets. By offering their goods in a local storefront, such businesses may also serve as an “amenity” for local residents and businesses, and a broader promotional role by raising awareness of Kalama and drawing new or repeat visitors.

The small scales of these businesses may also a good match for the existing buildings stock within downtown Kalama. As documented in the Downtown Revitalization Study, only 4 buildings within the study area are above 20,000 square feet in size. The remaining 42 averaged just 5,300 square feet in size, many of which are underutilized.² Out the buildings examined, the Old Fairgrounds site was found to be an ideal candidate for a small scale “Makerspace” building due to its large size, easy conversion, and high visibility from both Interstate 5 and N. 1st Street.³ However, existing zoning requirements are limiting the establishment of such a use in the Central Business District.

¹ See City of Kalama Downtown Revitalization Study (DRS), pages 62, 85, 87, and 100.

² See DRS, pages 10-12.

³ See DRS, pages 41, 52, 80, 85, 87, and 110.

Like many new sectors of the economy, traditional zoning code language can often prohibit or hinder the establishment of new businesses that were not anticipated when the code was written. In this case, small scale artisan manufacturers are being lumped together with larger industrial activity. Presently, the Central Business District Zone allows some, but not all uses that are often found in “maker” spaces. For example, bakeries and custom arts and crafts are permitted, whereas light industrial production facilities are not. Similarly, some uses such as food processing require a conditional use permit, which may not be appropriate for a small operation working out of a storefront location.

MAKER SPACE CODE AMENDMENTS

Should the City wish to proceed in permitting Maker Spaces as an outright permitted use, staff recommends consideration of one or all of the following options:

- Amend Table 17.60.020 (Use Table) to allow smaller scale versions of categories are currently prohibited, and/or change conditionally allowed land uses to outright permitted land uses.
- Create a new land use category called “Maker Space” to clearly identify the range of desired activities, and signal to the market that the city is open for business to this sector of the economy.
- Create new compatibility standards for uses with the potential to generate noise or odors.

At this time staff is still researching the inter-related parts of the Kalama Municipal Code, and does not have a specific recommendation to present on July 12th. The intent of this next meeting is to frame the amendments, provide background information and potential tradeoffs, and received preliminary feedback and direction from the Planning Commission. To aid the commission in their deliberations, a list of potentially affected land uses is included at the end of this report. Additional information will be distributed at the meeting.

Maker Space Amendments - Potentially Affected Land Use Categories

The following table is a shortened list of all uses permitted (P), conditionally permitted (C), or prohibited (X) in the city's two Commercial zones and four Mixed Use zones. Potentially affected land use categories are highlighted in grey for easier reference.

17.60.020 – Use Table [Excerpted]

Use	Zoning District					
	C-1 (CBD)	C-2 (HWC)	Mixed Use			
			R	C	B	I
Bakery	P	P	X	P	P	X
Drinking establishments (bars, cocktail lounges, night clubs, and taverns)	P	C	X	P	X	X
Food Processing	C	P	X	X	P	P
Liquor Store	P	P	X	X	X	X
Microbreweries/Wineries /Brew Pubs	C	P	X	P	P	X
Other food service establishments including coffee houses, delicatessens, ice cream parlors, juice bars, etc.	P	P	X	P	P	X
Restaurants	P	P	X	P	P	X
Apparel and other related products manufacture and assembly	X	P	X	X	C	P
Custom, art and craft work	P	P	X	C	P	X
Furniture and fixtures manufacture and assembly	X	P	X	X	C	P
Light Industrial Manufacturing	X	C	X	X	C	P
Light Industrial Manufacturing (up to 40,000 SF)	X	C	X	X	P	P
Art Galleries and studios non-commercial	P	P	X	X	X	X
Ancillary retail uses	P	P	X	P	P	X
Apparel and accessory stores	P	P	X	P	X	X
Food stores and grocery stores	P	P	X	X	X	X
General merchandise stores	P	P	X	P	X	X
Retail sales, General	C	P	X	P	X	X
Specialty stores	P	P	X	P	X	X
Catering Establishment	P	P	C	P	X	X
Servicing of personal apparel, tailoring	P	P	C	P	X	X