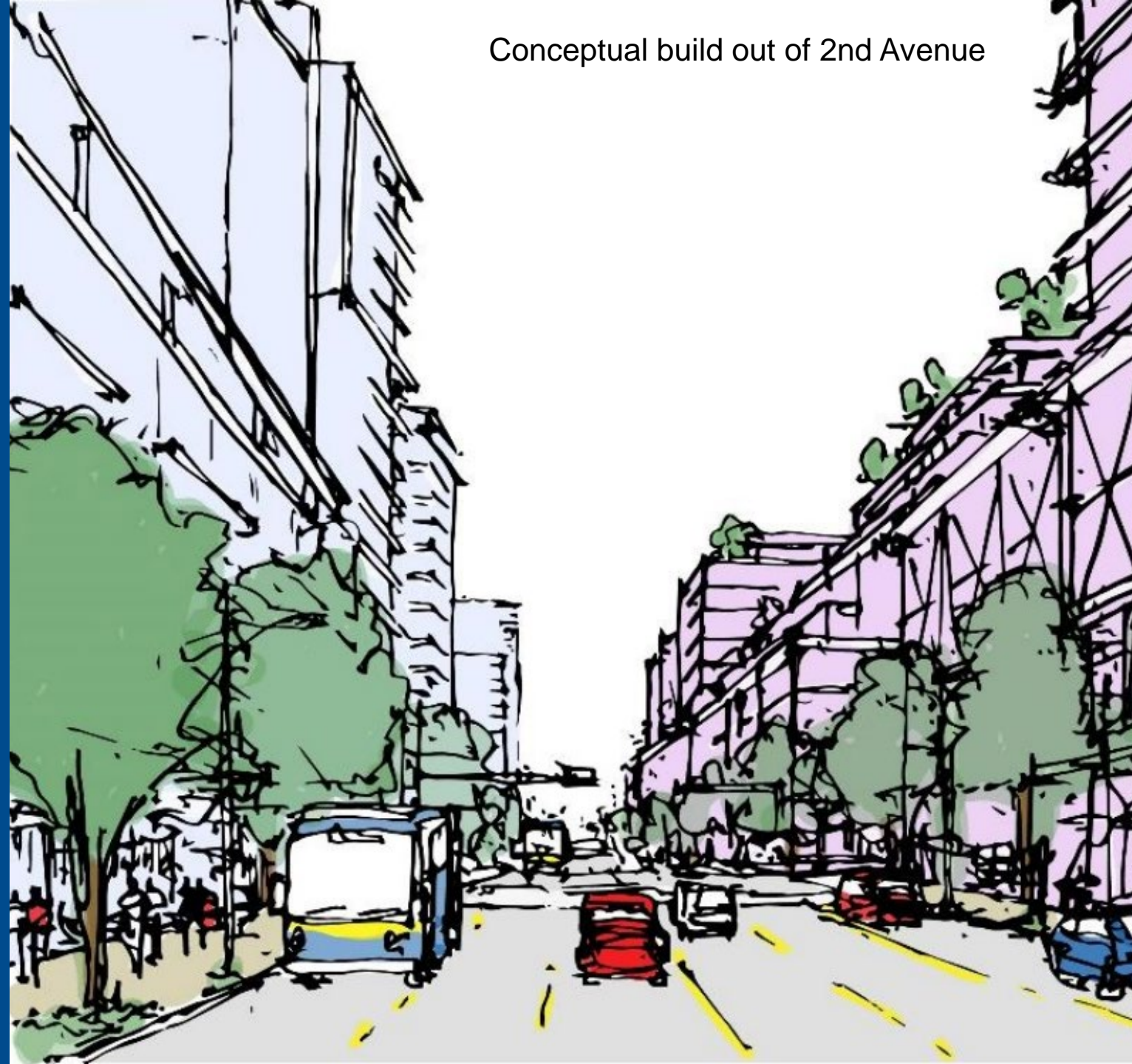


I-1C Rezoning: 156-180 West 2nd Avenue

Public Hearing | [June 28, 2022](#)

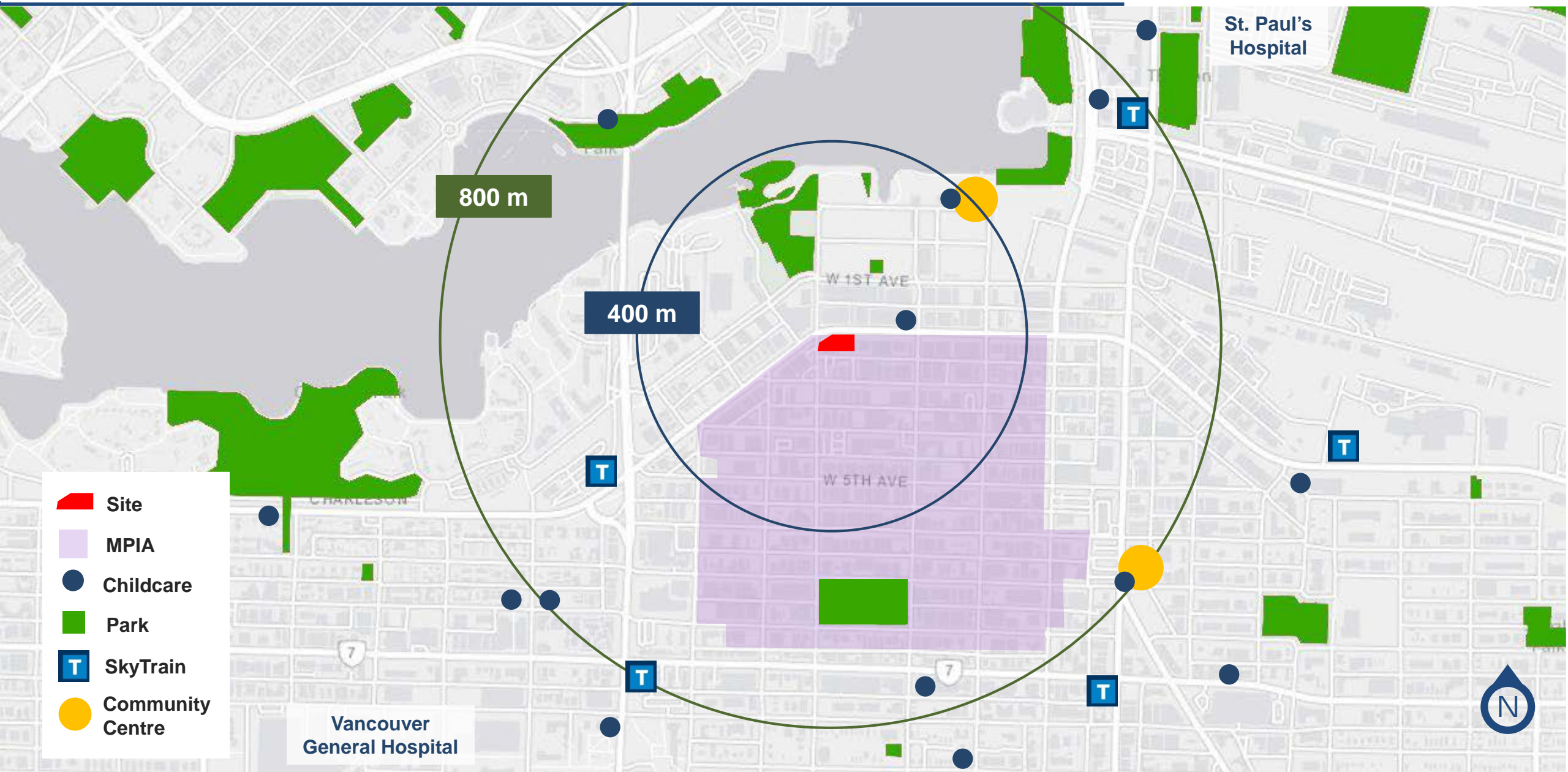
Conceptual build out of 2nd Avenue



Existing Site and Context



Amenities and Services



Mount Pleasant Industrial Area (MPIA)



- “Industrial” designation
- Employment-generating space
- Diverse economic base for **production**, **distribution**, and **repair** activities:
 - Brewing, distilling, clothing manufacturing, furniture fixtures, etc.

Mount Pleasant Employment-Intensive Light Industrial Rezoning Policy and Guidelines (I-1C)

Policy

Mount Pleasant Employment-Intensive Light Industrial Rezoning Policy and Guidelines (I-1C)

Approved by Council January 21, 2021

- Intensify industrial land and employment space near transit
- Increase height, density, and use
- Capacity for 3,500 new jobs



District Schedule (I-1) to District Schedule (I-1C)

**Existing
I-1 Zoning:**

3.0 FSR



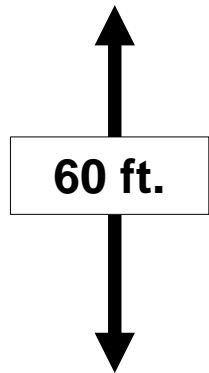
District Schedule (I-1) to District Schedule (I-1C)

New I-1C Zoning:

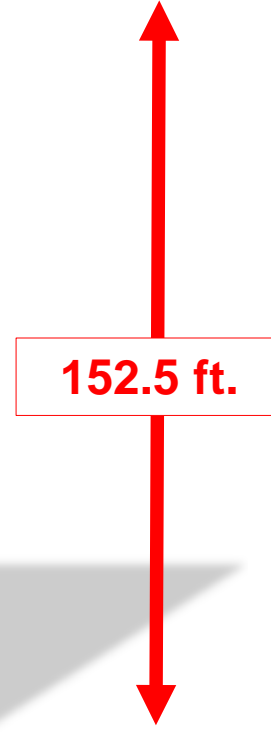
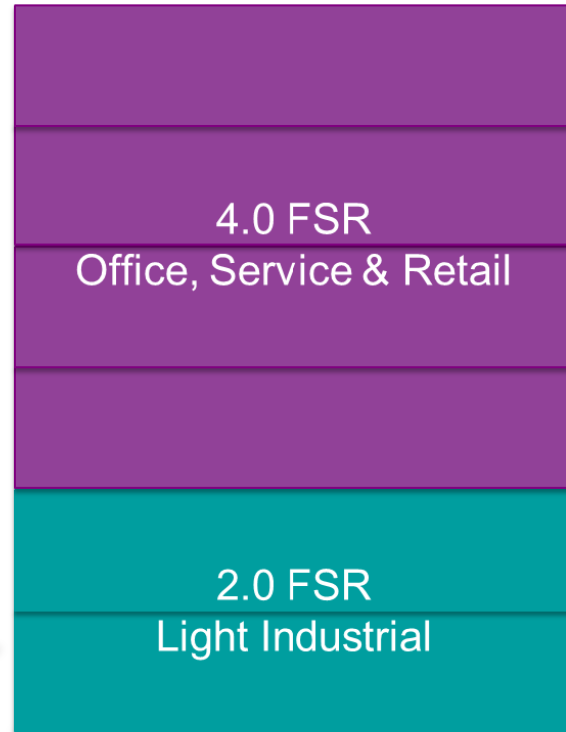
6.0 FSR

**Existing
I-1 Zoning:**

3.0 FSR

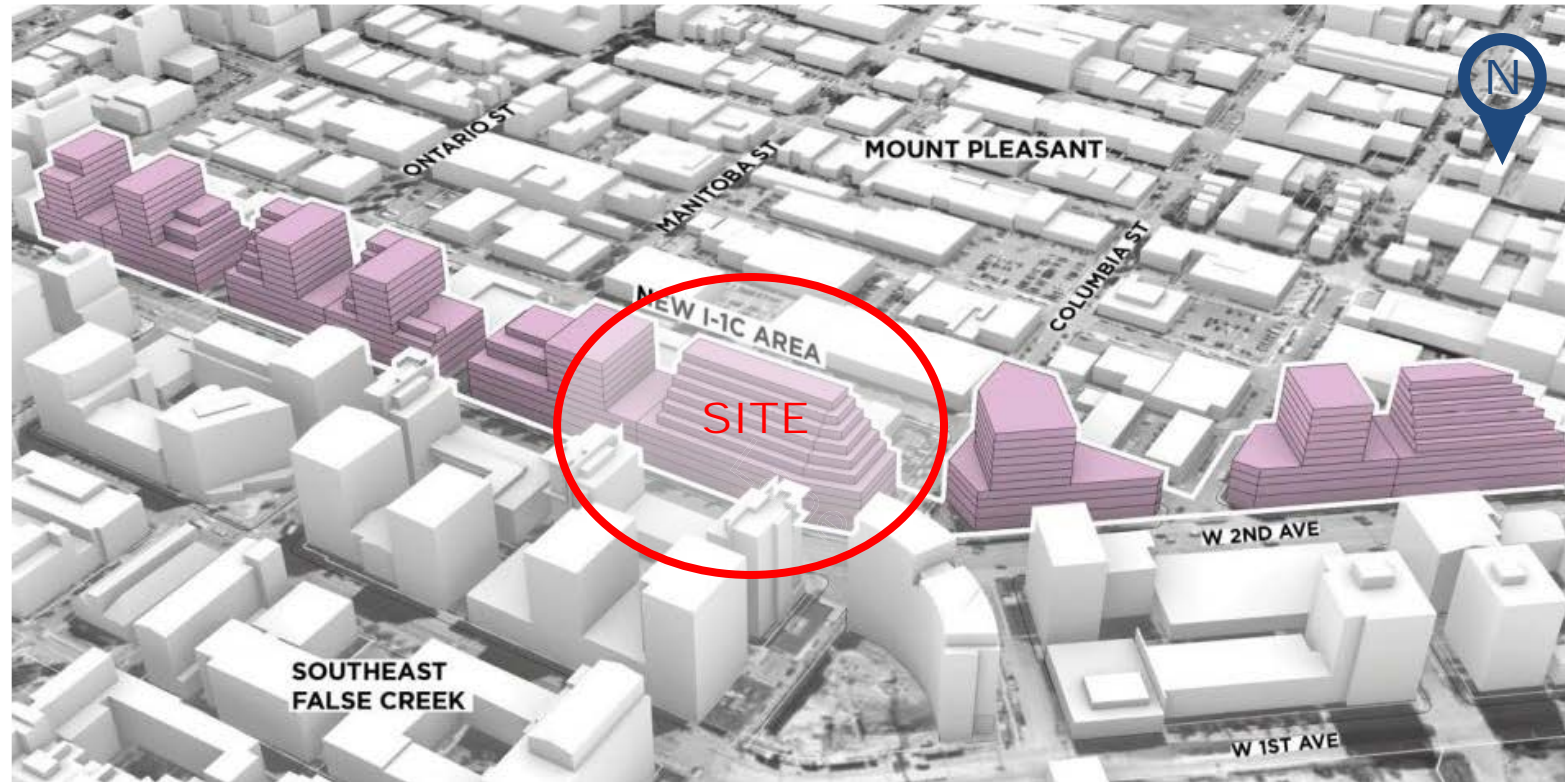


x2



Proposal: 156-180 West 2nd Avenue

- Leasehold industrial and commercial building
- **6.0 FSR:**
 - 2.0 FSR for light industrial
 - 4.0 FSR for commercial
- Height of **152.5 ft.**
- Received November 29, 2021
- 70 construction jobs



Site with conceptual build out

Public Consultation

Site Sign Installed
December 16, 2021

Shape Your City page
and online comment form

- **Support:** Density for job space, public realm, simplified rezoning

Comments in support	5
Comments of concern	3
Other	1
Total	9

- **Concerns:** Heights and views
- **Other:** Clarification about simplified process

Public Benefits

Public Benefit	Amount
Community Amenity Contribution (commercial linkage contribution)	\$1,236,724
Development Cost Levies (DCLs)	\$3,642,245
Public Art	\$463,771
Total Value	\$5,342,740

Conclusion

- Consistent with the *Mount Pleasant Employment-Intensive Light Industrial Rezoning Policy and Guidelines (I-1C)*
- Delivers employment-generating space, including industrial
- Staff support, subject to Appendix B

Conceptual build out of 2nd Avenue

