

# STATE ROUTE 411 CORRIDOR (1<sup>ST</sup> AND 3<sup>RD</sup> AVENUES)

City Council Workshop  
April 17, 2014


# INTRODUCTION

- ▶ Zoning code is one of the tools used to implement the Comprehensive Plan
- ▶ 2006 Comprehensive Plan – the result of a two year planning process with extensive public outreach

# SR 411 CORRIDOR

- ▶ 2006 Comprehensive Plan Classification: Light Industrial and Heavy Industrial
- ▶ [Link to current zoning map \[Interactive\]](#)
- ▶ [Link to 1970 zoning map](#)
- ▶ [Link to 1966 Comprehensive Plan map](#)

# INTENT OF THE LI DISTRICT

- ▶ Provide for low intensity manufacturing, assembly, industrial services, distribution, storage, and similar uses.
  - ▶ Conducted with minimal adverse impact on the environment and the general community.
  - ▶ Uses are generally contained within buildings.
  - ▶ Compatible uses that directly serve the needs of other uses in the district or nearby districts are also allowed.
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# EXISTING LAND USES – HUDSON AVENUE TO TENNANT WAY

- ▶ [Link to existing land use table](#)

# RIVERFRONT DISTRICT RF-I

- ▶ Hudson Avenue north to West Kelso
- ▶ Zoning district created in 1976
- ▶ 2006 Comprehensive Plan Classifications:
  - ▶ South half: High Density Residential
  - ▶ North half: Public/Quasi-Public/Institutional

# RECITAL OF WATERFRONT BENEFIT

- ▶ An opportunity to zone property adjacent to the Cowlitz River to preserve the beauty and utility of the river for the benefit of the general public.
  - ▶ Provide uses that will more fully utilize the property for residential, multiple-family and limited commercial uses associated with or oriented towards recreational uses.
  - ▶ Uses that will blend smoothly to promote and maintain a harmonious environment taking full advantage of the presence of the river.
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# EXISTING LAND USES – HUDSON AVENUE TO WASHINGTON STREET

- ▶ [Link to existing land use table](#)





# COMMUNITY COMMERCIAL CLASSIFICATION

- ▶ Activity centers that serve the day-to-day needs of the community and surrounding neighborhoods
- ▶ Near to residential areas, typically anchored by a grocery store, with supporting establishments such as variety, drug, and apparel stores; and personal services such as beauty shops and restaurants
- ▶ In nonresidential areas, tends to be small businesses that serve the surrounding businesses, their employees, and visitors.
- ▶ Should be at scales and intensities that make them generally compatible with surrounding neighborhoods.
- ▶ Facilities should be designed to permit pedestrian, bicycle, and transit access, as well as automobile traffic

# Discussion