ACTIVE GROUND FLOOR READY

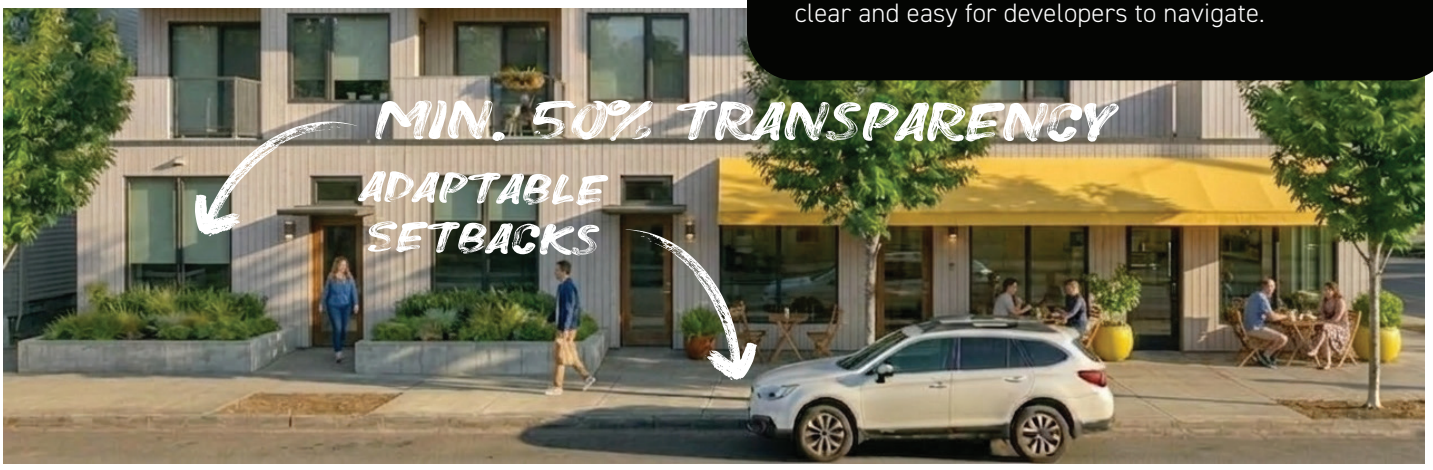
Purpose

Active Ground Floor Ready standards preserve the option for future ground-floor activation without requiring every space to be fully commercial at initial construction. The framework identifies key day-one decisions—frontage, height, depth, access, structure, and utilities—that allow residential or live/work spaces to convert to active commercial, service, or employment-generating uses over time.

The three tiers reflect increasing conversion complexity, from small-scale retail or service uses, to typical main street commercial uses, to more infrastructure-intensive maker, production, and light industrial uses.

Framework Note

This document provides a high-level planning framework for the building shell, frontage, access, utility, and structural topics that should be considered to preserve future active ground floor conversion. **The tiered topics** are intended to identify the types of day-one decisions that make conversion more feasible; they **are not intended to serve as final code language or fully vetted permit standards.** In the next phase, these topics should be reviewed with the City's planning and building departments to confirm specific dimensional standards, code requirements, measurement methods, review procedures, and compliance pathways so the final requirements are clear and easy for developers to navigate.



Rendering of Active Ground Floor Ready frontage

Residential to Commercial Conversion

This diagram illustrates the core day-one building decisions that make future active ground floor conversion possible. While the specific requirements vary by tier, each tier addresses whether the initial residential or live/work shell provides the flexibility to support future commercial use without major reconstruction.

1. Storefront-Capable Frontage
2. Min. 13' Floor-to-Floor Height
3. Adaptable Frontage Zone
4. Entry and Accessibility Feasibility
5. Basic Utility Pathways
6. Flexible Interior Structure

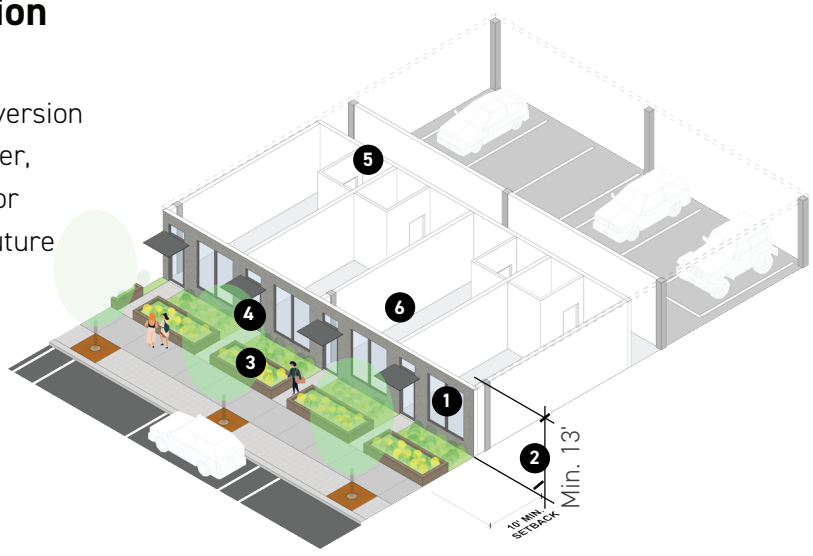


Illustration of Ground Floor Ready: before commercial conversion

TIER 1

Illustrative conversion of three ground-floor residential units into small-scale Tier 1 commercial spaces, such as a gallery, studio, small office, or personal service use, using existing frontage, entries, setbacks, and interior flexibility to support low-complexity active uses.

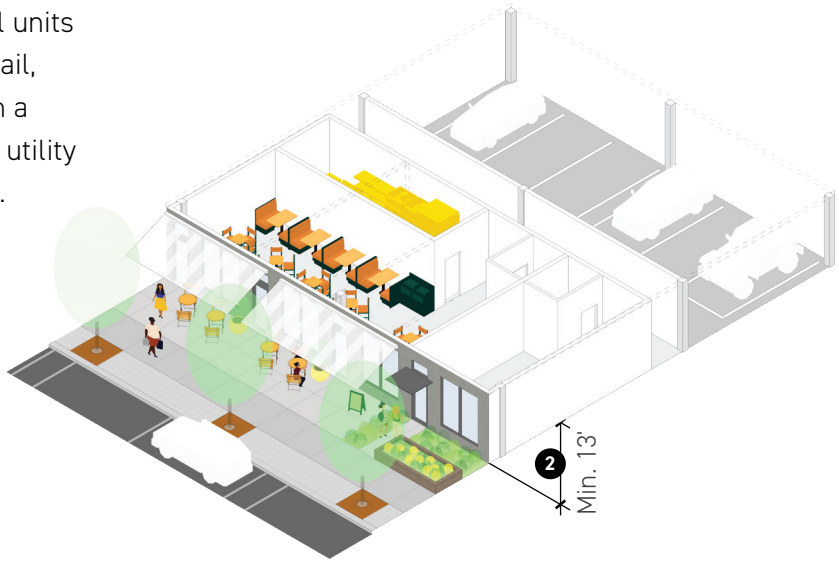
1. Storefront-Capable Frontage
2. Min. 13' Floor-to-Floor Height
3. Adaptable Frontage Zone
4. Entry and Accessibility Feasibility
5. Basic Utility Pathways
6. Flexible Interior Structure



TIER 2

Illustrative conversion of ground-floor residential units into larger Tier 2 commercial spaces, such as retail, office, café, childcare, or health service uses, with a deeper tenant zone, public access, and expanded utility capacity to support more active main street uses.

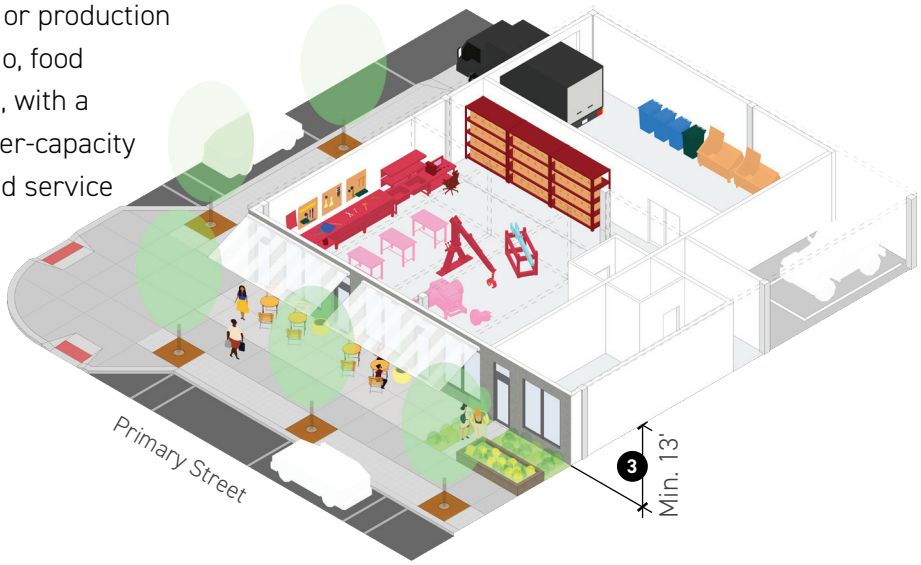
1. Storefront-Capable Frontage
2. Min. 13' Floor-to-Floor Height
3. Adaptable Tenant Zone
4. Adaptable Frontage Zone
5. Public Access, Egress & Life Safety
6. Plumbing, HVAC, Electrical



TIER 3

Illustrative conversion into a Tier 3 maker or production space, such as a brewery, fabrication studio, food production space, or wholesale showroom, with a public-facing storefront supported by higher-capacity utilities, ventilation, structural capacity, and service access.

1. Storefront-Capable Frontage
2. Production-Capable Ground Floor
3. Min. 13' Floor-to-Floor Height
4. Structural Capacity
5. High-Capacity Utilities
6. Ventilation & Exhaust
7. Loading, Service, and Operations

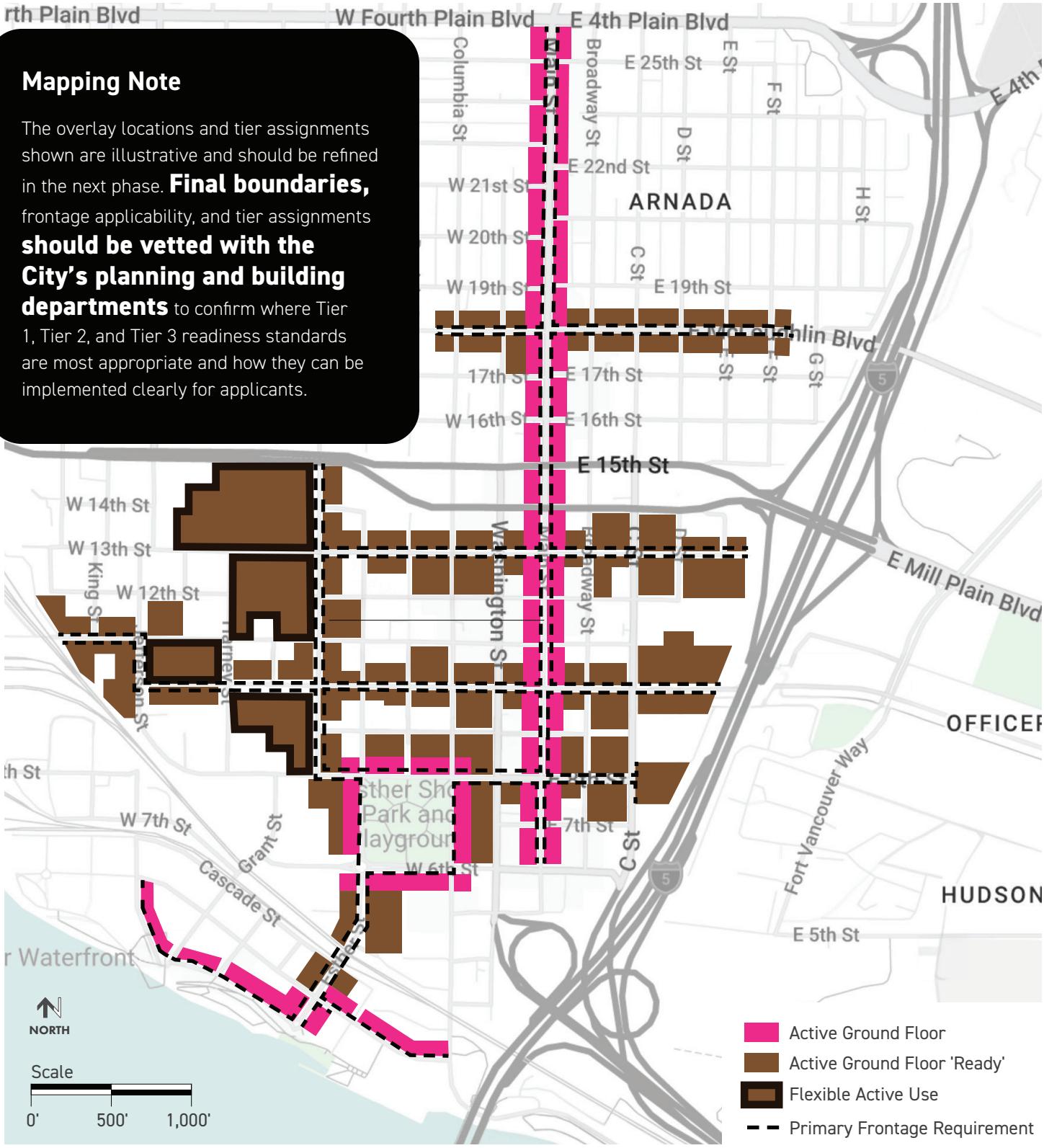


ZONING OVERLAY

The zoning overlay framework distinguishes between frontages where active ground floor uses should be required at initial occupancy and areas where future active use potential should be preserved. Active Ground Floor areas should prioritize public-facing commercial, civic, cultural, service, and employment-generating uses. Active Ground Floor Ready areas may allow residential or live/work uses initially, but should meet tiered shell-building standards so future conversion remains feasible as market demand emerges.

Mapping Note

The overlay locations and tier assignments shown are illustrative and should be refined in the next phase. **Final boundaries,** frontage applicability, and tier assignments **should be vetted with the City's planning and building departments** to confirm where Tier 1, Tier 2, and Tier 3 readiness standards are most appropriate and how they can be implemented clearly for applicants.



TIER 1: ACTIVE GROUND FLOOR READY REQUIREMENTS

Tier 1 applies to the easiest conversion pathway from ground-floor residential or live/work space to small-scale active use. These spaces may not need to be built as full commercial tenant spaces at initial construction, but they should include the basic frontage, access, height, and utility decisions needed to support future small retail, gallery, studio, personal service, or small office uses without major reconstruction.

COMMON USES

- Small-scale retail
- Gallery or showroom
- Artist studio
- Personal service
- Live/work storefront
- Boutique wellness
- Small office
- Professional service
- Fitness studio
- Neighborhood-serving commercial use

Topic	COMMERCIAL-READY FUTURE CONDITION	DAY-ONE SHELL DECISIONS
Storefront-Capable Frontage	Future small tenant space can present as an active storefront with visible entry, adaptable windows, and pedestrian-facing frontage.	**Do now:** establish facade rhythm, window proportions, weather protection, entry locations, and 50% minimum transparency for future Active Ground Floor Ready conversion. ***Defer***: *final storefront system, signage, and tenant branding.*
Floor-to-Floor Height	Ground floor has enough floor-to-floor height to support future small-scale active uses with limited infrastructure demands.	**Do now:** provide a minimum 13' floor-to-floor height, measured floor-to-floor rather than floor-to-ceiling.
Adaptable Frontage Zone / Setback	Front portion of the residential or live/work unit can function as a small commercial, studio, or service space.	**Do now:** provide a flexible frontage zone based on site constraints; a minimum 3' and a maximum of 10' setback. ***Defer***: *final use of the zone for outdoor dining, merchandising, tenant display, or expanded entry conditions.*
Entry and Accessibility Feasibility	Future active use can provide an accessible public entry and route without rebuilding the slab or facade.	**Do now:** plan entry grades, thresholds, and restroom feasibility so future public access is achievable. ***Defer***: *final accessible restroom and tenant-specific interior route.*
Basic Utility Pathways	Future small tenant can be served by modest electrical, plumbing, HVAC, and telecom upgrades.	**Do now:** reserve basic utility pathways, panel capacity, and routing options. ***Defer***: *final tenant equipment, lighting, data, and fixture layout.*
Flexible Interior Structure	Interior layout can be modified without major structural changes.	**Do now:** avoid bearing walls or fixed structural elements that block future conversion. ***Defer***: *tenant-specific partitions and buildout.*

TIER 2: ACTIVE GROUND FLOOR READY REQUIREMENTS

Tier 2 applies to more typical commercial and active main street uses that require a higher level of public access, visibility, life-safety coordination, and utility planning than Tier 1. These uses may include larger retail, office and professional services, restaurants and cafes, childcare, urgent care, galleries, and other active storefront uses. The intent is to ensure the building shell can support a broader range of commercial tenants without major structural reconstruction.

COMMON USES

- Larger retail
- Office and professional services
- Restaurants and cafes
- Childcare
- Fitness, wellness, or service-oriented uses
- Urgent care or outpatient health services
- Art galleries
- Education or training space

Topic	COMMERCIAL-READY FUTURE CONDITION	DAY-ONE SHELL DECISIONS
Storefront-Capable Frontage	Future tenant space can present as an active storefront with visible entry, adaptable windows, and pedestrian-facing frontage.	**Do now:** establish facade rhythm, window proportions, weather protection, entry locations and 50% minimum transparency for future Active Ground Floor Ready conversion. ***Defer***: *final storefront system, signage, and tenant branding.*
Floor-to-Floor Height	Ground floor can support typical commercial and active main street uses, including retail, office, service, cafe, childcare, urgent care, and similar tenants.	**Do now:** provide a minimum 13' floor-to-floor height, with additional height encouraged where frontage is likely to support more intensive commercial use. ***Defer***: *final ceiling, lighting, mechanical distribution, and tenant-specific buildout.*
Commercial Depth / Adaptable Tenant Zone	Ground floor has enough depth to support functional tenant space, back-of-house needs, and customer-facing areas.	**Do now:** preserve a deeper adaptable tenant zone for future commercial use. ***Defer***: *final demising, seating, counters, storage, offices, and tenant layout.*
Adaptable Frontage Zone / Setback	Future commercial tenants can use the frontage zone for entries, outdoor seating, merchandising, landscape, and pedestrian activity.	**Do now:** provide a flexible frontage zone based on site constraints; a minimum 3' and a maximum of 10' setback. ***Defer***: *final use of the zone for outdoor dining, merchandising, tenant display, or expanded entry conditions.*
Public Access, Egress, and Life Safety	Future tenant can meet public access, exiting, door-swing, restroom, and occupancy requirements.	**Do now:** test likely future occupancy scenarios and preserve feasible entry, exit, and restroom locations. ***Defer***: *final tenant-specific egress calculations and life-safety design.*
Plumbing, HVAC, Electrical, and Tenant Systems	Future tenant can support higher restroom, ventilation, electrical, data, lighting, and equipment needs than residential use.	**Do now:** preserve feasible plumbing, ventilation, electrical, telecom, and utility routing pathways; identify potential locations for future restroom, mechanical, and electrical upgrades. ***Defer***: final tenant mechanical, electrical, plumbing, and telecom design.

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TIER 3: ACTIVE GROUND FLOOR READY REQUIREMENTS

Tier 3 applies to the most infrastructure-intensive active ground floor uses, including maker spaces, breweries, food and beverage production, advanced manufacturing, glass or ceramic production, apparel manufacturing, and similar light industrial or production-oriented uses. These uses can support employment and active storefront character, but they are difficult to retrofit into a conventional residential shell unless height, structure, loading, ventilation, utilities, and service access are addressed early.

COMMON USES

- Maker space
- Brewery or distillery
- Food & beverage production
- Apparel manufacturing
- Wholesale showroom or distribution
- Production space with public-facing retail component

Topic	COMMERCIAL-READY FUTURE CONDITION	DAY-ONE SHELL DECISIONS
Storefront-Capable Frontage	Future maker or production tenant can maintain a public-facing storefront, showroom, or sales interface along the street.	**Do now:** establish facade rhythm, window proportions, weather protection, entry locations, and 50% minimum transparency for future Active Ground Floor Ready conversion. ***Defer***: *final storefront system, signage, and tenant branding.*
Production-Capable Ground Floor	Ground floor can accommodate a mix of production, showroom, sales, storage, and back-of-house functions.	**Do now:** preserve deeper flexible bays and avoid shallow residential layouts that prevent production-oriented use. ***Defer***: *final production, retail, storage, and equipment layout.*
Floor-to-Floor Height / Production Volume	Space can support larger equipment, ventilation, storage, racking, tanks, or production needs.	**Do now:** provide a minimum 13' floor-to-floor height, with additional height encouraged where frontage is likely to support more intensive light industrial uses. ***Defer***: *final equipment clearances and tenant-specific production layout.*
Structural Capacity	Shell can support higher floor loads, larger openings, equipment, and more intensive tenant improvements.	**Do now:** coordinate slab capacity, structural assumptions, bay spacing, and load paths for potential Tier 3 use. ***Defer***: *equipment anchorage and tenant-specific structural modifications.*
High-Capacity Utilities	Future tenant can support higher power, water, gas, sanitary, process waste, and data needs.	**Do now:** coordinate utility pathways, electrical capacity, gas/water service potential, sanitary capacity, and process-waste feasibility. ***Defer***: *final tenant equipment loads and process design.*
Ventilation, Exhaust, and Environmental Controls	Future production tenant can accommodate exhaust, make-up air, dust collection, vapor extraction, cooling, or odor control.	**Do now:** reserve shafts, roof pathways, equipment zones, and exterior-air routes. ***Defer***: *final hood, exhaust, filtration, and environmental control systems.*
Loading, Service, and Operational Access	Production and delivery functions can occur without disrupting active pedestrian frontages.	**Do now:** plan loading, trash, freight access, service doors, and back-of-house routes early. ***Defer***: *final tenant operations plan and equipment-specific service needs.*