Growth Strategies.

Sultan 2044

Residential Development on Religious-Owned Land

Enable Sultan's religious institutions to develop their surplus land with affordable multi-family housing.

Increased Building Heights

Adjust existing zoning regulations to allow taller, mixed-use buildings in certain locations: Up to three stories Downtown and up to four stories along US-2 east of Sultan Basin Road.
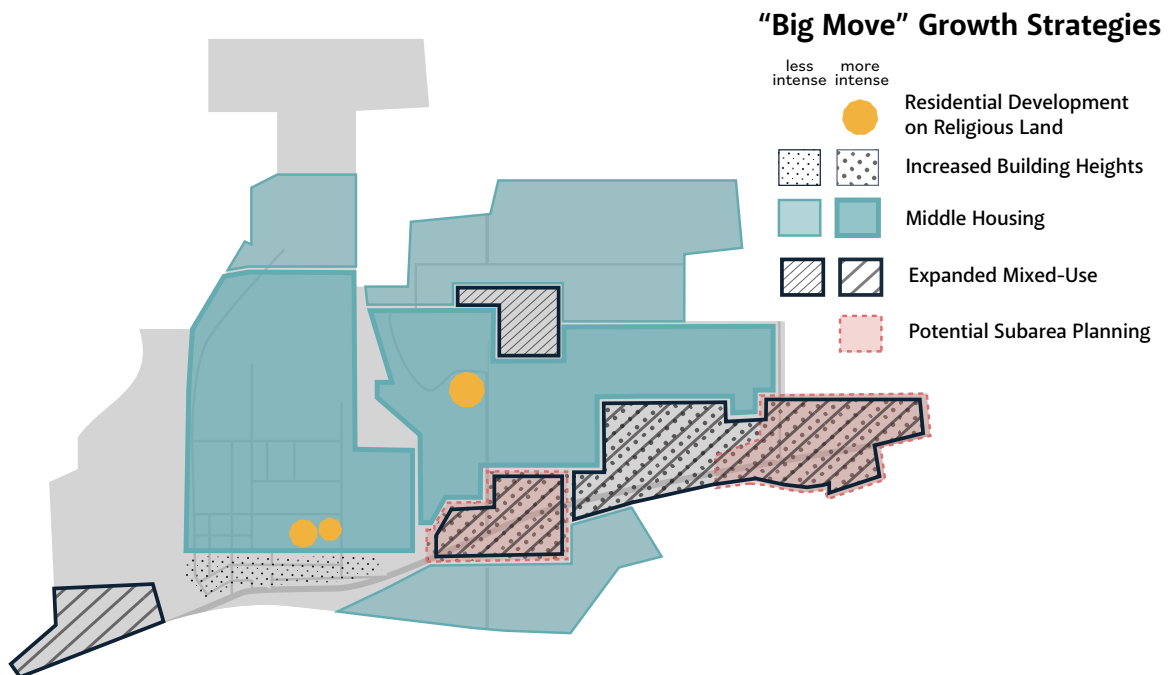
Middle Housing

Allow small multi-unit or clustered housing types in more residential neighborhoods. These homes include multi-plex housing (duplex through 6-plex), townhouses, and cottage clusters that are compatible in scale with single-family homes.

Mixed-Use Development in More Areas

Improve zoning regulations to allow and encourage mixed-use development in the Neighborhood Commercial zone on Sultan Basin Road and along US-2 east of Sultan Basin Road.

Subarea Planning

Undertake a dedicated planning effort to ensure well-designed and coordinated development across multiple lots near the US-2 intersections at Sultan Basin Road and Rice Road.

"Big Move" Growth Strategies

less intense — more intense

- 🟡 Residential Development on Religious Land
- Increased Building Heights
- Middle Housing
- Expanded Mixed-Use
- Potential Subarea Planning

Infill Housing

Make minor adjustments to zoning regulations to allow the development of underutilized or partially vacant parcels within existing neighborhoods across Sultan. Infill development may include accessory dwelling units (ADUs), prefabricated homes, and other modest housing types.

Live-Work Units

Allow for smaller, vertical mixed-use buildings that create small business space on the ground floor with a residential unit above along the east end of Main Street.

Improved Subdivision Design Standards

Apply objective design criteria to new subdivisions to ensure more diversity in building design and scale, functional open space, and public connections.

Commercial Uses with Higher Job Density

Encourage commercial uses like vocational training centers and offices that can simultaneously address community desires for economic development and destinations while facilitating a higher density of jobs needed to support the City's growth target.

This document and generalized map represent the consensus among City Council, Mayor, and Planning Board. Exact implementation details and location for each growth strategy will be finalized during Summer 2024.