Neighborhood Conservation District Code Revisions
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PLEASE INTERRUPT WHEN WE DEVOLVE INTO LINGO AND JARGON!

(please no other interruptions, though)

(Until the end, when we will revisit EVERYTHING and take questions and comments)
Neighborhood Conservation District Code Revisions

• Tree Canopy
Neighborhood **Conservation** District Code Revisions

- Tree Canopy
- Better protect existing canopy
Neighborhood Conservation District Code Revisions

- Tree Canopy
  - Better protect existing canopy
  - Improve on canopy
Neighborhood Conservation District Code Revisions

- Tree Canopy
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- Character
Neighborhood Conservation District Code Revisions

- Tree Canopy
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- Character
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• Character
  • Social
    • Create conditions for social Character
Neighborhood Conservation District Code Revisions

- **Tree Canopy**
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- **Character**
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  - **Physical**
Neighborhood Conservation District Code Revisions

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    - Preserve character, but allow variety
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- **Character**
  - **Social**
    - Create *conditions* for social Character
  - **Physical**
    - Preserve character, but allow variety
Neighborhood Conservation District Code Revisions: Process

PROBLEMS

PUBLIC INPUT

THIS PRESENTATION

WRITING

PUBLIC HEARING (PZAB)

CITY COMMISSION

LAW

2/21
3/7
3/21
3/8
3/22
4/12
Neighborhood Conservation District Code Revisions

- What are we doing?
  - *Not* increasing any building sizes
  - *Not* changing any uses
  - We are altering existing rules for current zones
Main Topics

• Social Character: Affordability
  • More Units in a building, (density)
  • Parking reductions near metro-rail (TOD’s)
  • Granny Flats (Ancillary Dwelling Units)

• Physical Character
  • Increase greenspace
  • Historic incentives
  • Demolition process
  • House sizes
  • Lot Diminishment
Social Character: Affordability

Allow More Units in a building, (density)
- Measured in Units / Acre
- 64 Units / Acre for 5 stories
- Map shows areas indicated as targets for increased density in the previous meeting
Social Character: Affordability

Allow More Units in a building, (density)
- Measured in Units / Acre
- 64 Units / Acre for 5 stories

<table>
<thead>
<tr>
<th>Address</th>
<th>Units</th>
<th>Sqft</th>
<th>Density</th>
<th>Floors</th>
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</thead>
<tbody>
<tr>
<td>3475 Grand</td>
<td>8</td>
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<td>77.4</td>
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<tr>
<td>3600 Grand</td>
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Allow More Units in a building, (density)

- Measured in Units / Acre
- 64 Units / Acre for 5 stories

- Increase Density
  - Allow 1 additional unit if developer builds 1 unit of workforce housing
  - Allow 2 additional units if developer builds 1 unit of low-income housing
Social Character: Affordability

Allow More Units in a building, (density)
- Measured in Units / Acre
- 64 Units / Acre for 5 stories
- Increase Density
  - Allow 1 additional unit if developer builds 1 unit of workforce housing
  - Allow 2 additional units if developer builds 2 units of low-income housing
- LINGO! – Inclusionary Zoning (When low-income is mixed into other housing)
Social Character: Affordability

Allow More Units in a building, (density)
- Measured in Units / Acre
- 64 Units / Acre for 5 stories

For Example:
- Developer wants to build 94 units
  - 30 Over allowed by right
    - 15 Workforce AND
    - 15 Typical units
  OR
    - 10 Low income AND
    - 20 Typical units
Social Character: Affordability

Parking Reductions

- Surface parking $12-15k + opportunity cost of land
- Garage parking $27-60k depending on building
- Underground parking $50k+

- Costs are estimates based on MPA except higher-end garage price which is higher based on inefficiency of garages under residential buildings.
Social Character: Affordability

Packing Reductions

- Surface parking $12-15k + opportunity cost of land
- Garage parking $27-60k depending on building
- Underground parking $50k+

- Costs do not include the cost of the land
Social Character: Affordability

Parking Reductions
- Reduction available within a 5 minute walk or 5 minute bike ride of Metro-rail stations.
Social Character: Affordability

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LINGO!
 Transit-Oriented Development
- No change in single-family and duplex areas
Social Character: Affordability

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- Reduction available for small buildings (<10,000 sqft.)
- These are all available within the current code
Social Character: Affordability

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Micro-units
- Unit between 275-400 sqft.
- Allows for a more affordable unit type even without subsidies
Social Character: Affordability

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- This is already available in the current code
- HOWEVER, not allowed abutting T-3
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Social Character: Affordability

Secondary units
- Granny flats or in-law quarters
- 450 sqft. Max
- Allow for affordability in much the same way as micro-units
Social Character: Affordability

Secondary units
- Currently excluded from most of the Grove (T-3R)
- Allow them in all single-family areas
- Increase height allowed, (when not impacting trees)
- Can replace hardscape with an unit, when maintaining 50% greenspace minimum
- Owner must occupy primary OR secondary unit

LINGO! Aging-in-place
Physical Character

Tree Canopy

- Increase greenspace requirement to 50% of lot
Physical Character

Tree Canopy

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- Building sites may currently be adjusted to accommodate trees through Waiver
- Allow these changes to happen at the staff review level so builders are more encouraged to retain existing trees
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- Building sites may currently be adjusted to accommodate trees through Waiver
- Allow these changes to happen at the staff review level so builders are more encouraged to retain existing trees
- Allow staff flexibility to allow smaller new specimen trees IF sub-surface infrastructure for trees is installed
Physical Character

Garages

- Garages may not currently face the street in the NCD unless they are set far back.
- This requires more driveway, particularly if a turn is required.
- Allow straight in garages per typical zoning requirements.
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Physical Character

Historic Preservation

- A process when a property is officially protected from demolition
- **Incentivize** preservation
- Can sell air-rights already, but these aren’t available in T-3 (LINGO!)
- Allow flexibility in lot design and additional lot coverage for historically designated homes
- Allow reduced greenspace compared to new construction to allow creative additions
Physical Character

Demolition

- Demolitions are already reviewed by staff, (waiver) to ensure trees are not harmed by the demolition
- Currently, historic preservation staff only confirms that it is not historically designated and that no one has formally requested designation
- Create a process for staff referral to Historic Preservation as part of the waiver
Physical Character

Lot Coverage
- 50% Greenspace
- 35% Max building footprint
- Remainder hardscape (may vary depending on building footprint)

50% Greenspace >
35% Building Footprint >
15% Hardscape Footprint >
Physical Character

Lot Coverage

- 50% Greenspace
- 35% Max building footprint
- Remainder hardscape (may vary depending on building footprint)
- Comprehensive review of setbacks found them consistent with historic norms
  - Older properties are more likely to encroach
  - Changing allowed encroachment 75% to 50%

50% Greenspace >

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^ 75% Allowed
Physical Character

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First Floor + Second Floor
50% of Lot Area
Physical Character

Lot Coverage

- Floor area of new homes is a maximum of 50% of lot area.
Physical Character

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Lot Coverage

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< 20% Ground (Bldg 1)
15% Ground (Bldg 2)
15% Second (Bldg 2)
Physical Character: Canopy Restoration

Lot Coverage

- Builder may add more space on the second story by installing and/or retaining large specimen trees in the swale or front of house.
- Front of house must be effectively screened by mature trees
  - 10" trunk diameter
  - 20' tall
  - Crown diameter will be maximum that is transportable
Physical Character

Lot Coverage

- Builder may add more space on the second story by installing and/or retaining large specimen trees in the swale or front of house.
- Larger second story may not interfere with existing specimen canopy.
- If utilities or other circumstance prevent large tree placement, additional space may not be built.
Physical Character

Lot Coverage

- Builder may add more space on the second story by installing and / or retaining large specimen trees in the swale or front of house.
- 15% more space may be added to the second floor
- 50% greenspace remains mandatory
Physical Character

Lot Diminishment
- Base lot splits on a map rather than analysis
Physical Character

Lot Diminishment

- Map is based on SD-18 and SD-18.1 overlays from previous code
- Created minimum lots of
  - 10,000 sqft.
  - 20,000 sqft.
Physical Character

Lot Diminishment

- Propose an update for the entire NCD
- Minimum Lots of
  - 5,000 sqft.
  - 7,500 sqft.
  - 10,000 sqft.
  - 20,000 sqft
Physical Character

Lot Diminishment
- Maps will be prescriptive
- The community will know exactly what lots may and may not be split
- We will determine exactly where boundaries are located
- Remove the warrant application
Physical Character

Lot Diminishment

- Maps will be prescriptive
- The community will know exactly what lots may and may not be split
- We will determine exactly where boundaries are located
- Remove the warrant application
- Environmental staff review
Physical Character

Lot Diminishment
- Maps will be prescriptive
- The community will know exactly what lots may and may not be split
- We will determine exactly where boundaries are located
- Remove the warrant application
- Environmental staff review
- Require buildable footprint illustration
- Will also be required for demolition applications
Main Topics

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  • More Units in a building, (density)
  • Parking reductions near metro-rail (TOD’s)
  • Micro-units
  • Granny Flats (Ancillary Dwelling Units)

• Physical Character
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  • House sizes
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