

# Neighborhood Conservation District Code Revisions



## Neighborhood Conservation District Code Revisions





# Neighborhood Conservation District Code Revisions



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

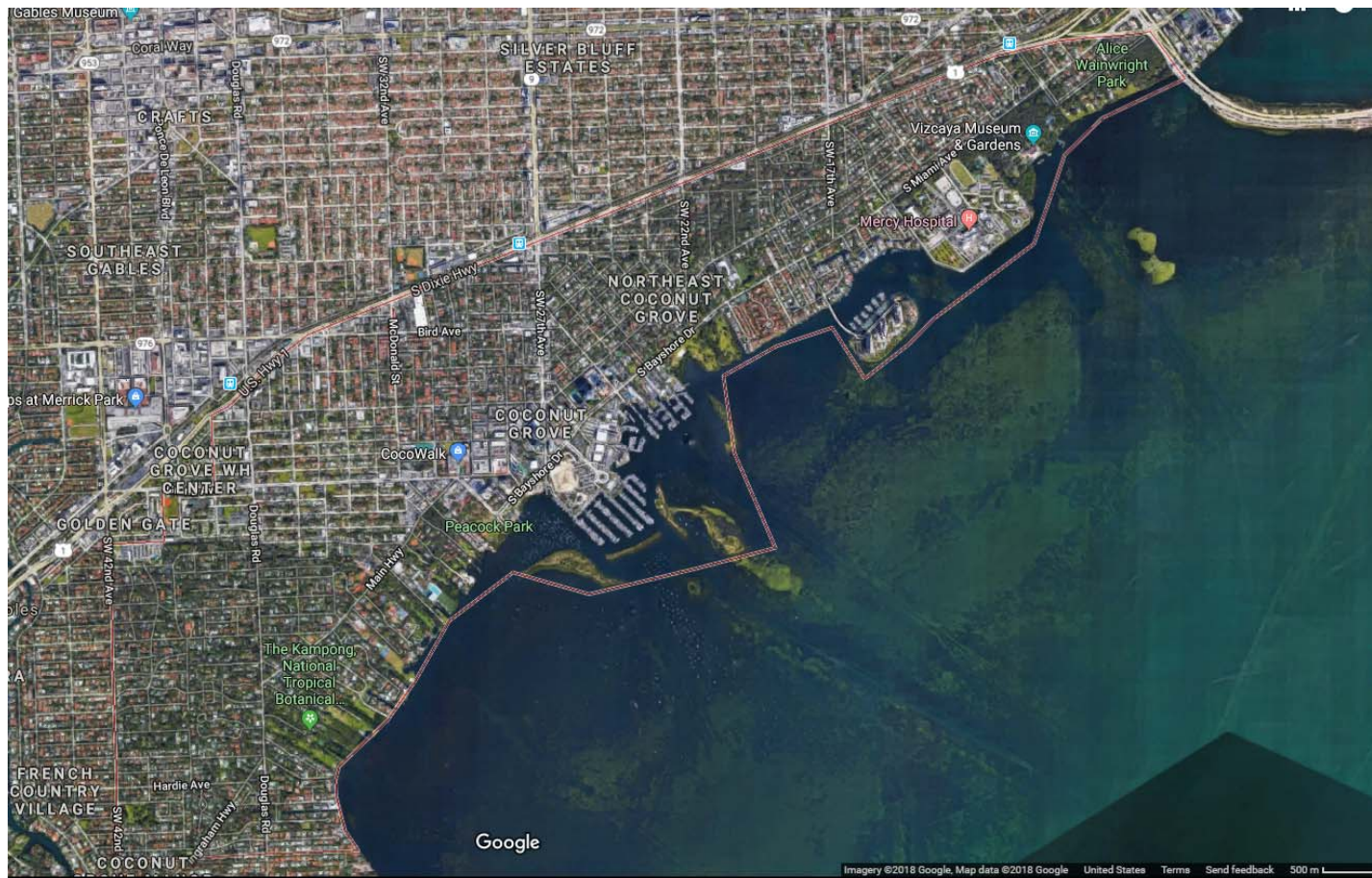


- Tree Canopy



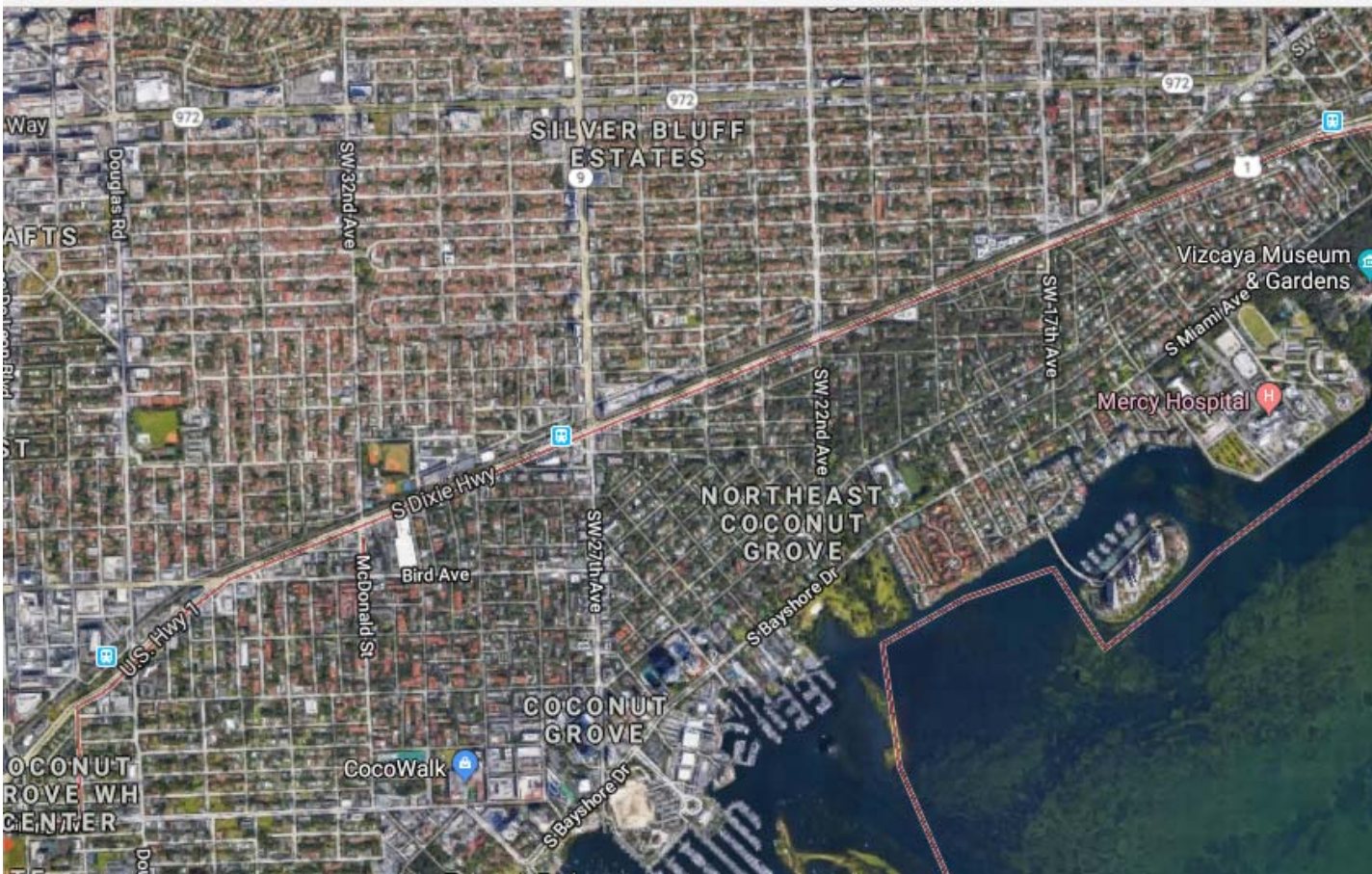
# Neighborhood **Conservation** District Code Revisions

- 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
  - Better protect existing canopy
  - Improve on canopy
- Character

## Neighborhood **Conservation** District Code Revisions



- Tree Canopy
  - Better protect existing canopy
  - Improve on canopy
- Character
  - Social



## Neighborhood **Conservation** District Code Revisions



- Tree Canopy
  - Better protect existing canopy
  - Improve on canopy
- Character
  - Social

## Neighborhood **Conservation** District Code Revisions



- Tree Canopy
  - Better protect existing canopy
  - Improve on canopy
- Character
  - Social
    - Create *conditions* for social Character



## Neighborhood **Conservation** District Code Revisions



- Tree Canopy
  - Better protect existing canopy
  - Improve on canopy
- Character
  - Social
    - Create *conditions* for social Character
  - Physical



# Neighborhood **Conservation** District Code Revisions



- Tree Canopy
  - Better protect existing canopy
  - Improve on canopy
- Character
  - Social
    - Create *conditions* for social Character
  - Physical



## Neighborhood **Conservation** District Code Revisions



- Tree Canopy
  - Better protect existing canopy
  - Improve on canopy
- Character
  - Social
    - Create *conditions* for social Character
  - Physical

# Neighborhood **Conservation** District Code Revisions



- Tree Canopy
  - Better protect existing canopy
  - Improve on canopy
- Character
  - Social
    - Create *conditions* for social Character
  - Physical
    - Preserve character, but allow variety

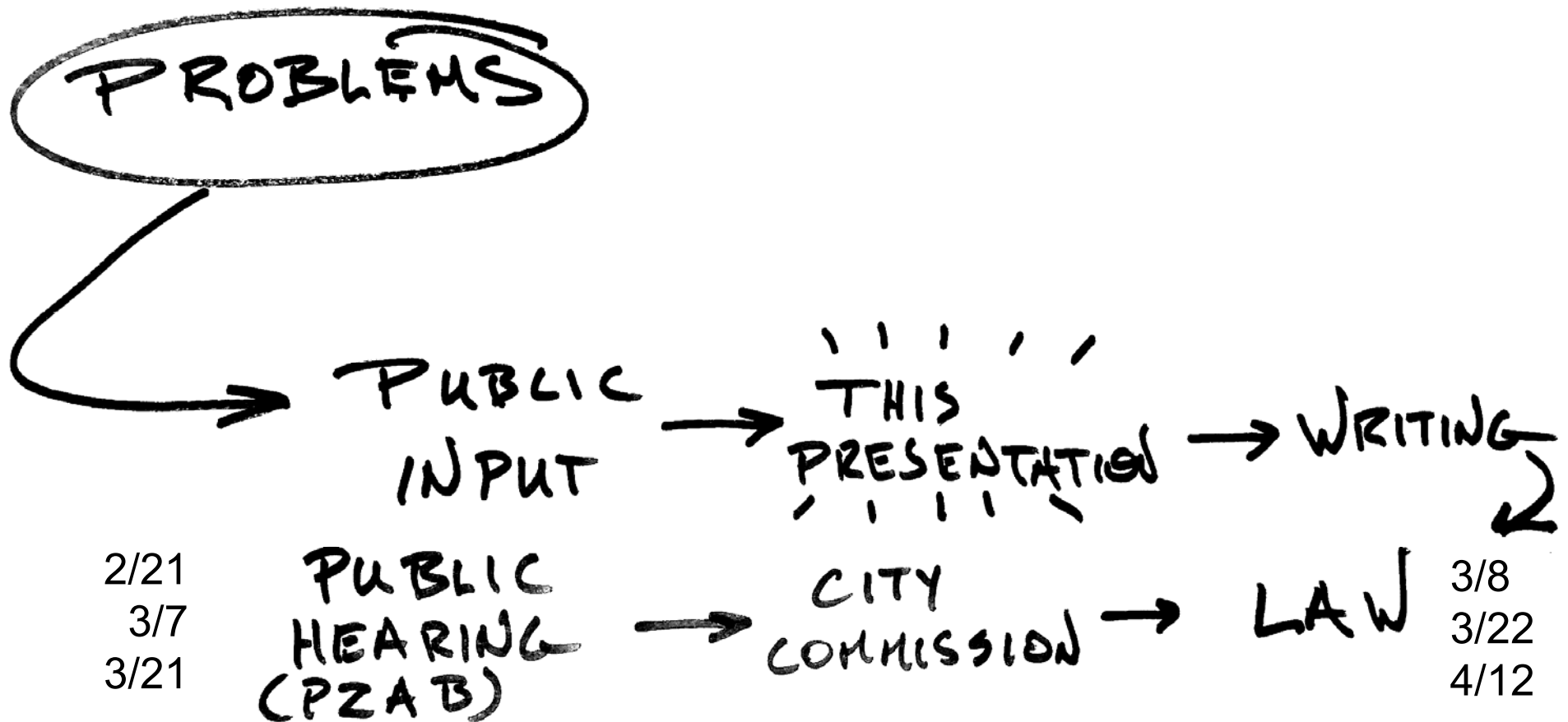


## Neighborhood **Conservation** District Code Revisions



- Tree Canopy
  - Better protect existing canopy
  - Improve on canopy
- Character
  - Social
    - Create *conditions* for social Character
  - Physical
    - Preserve character, but allow variety

## Neighborhood Conservation District Code Revisions: Process





## 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

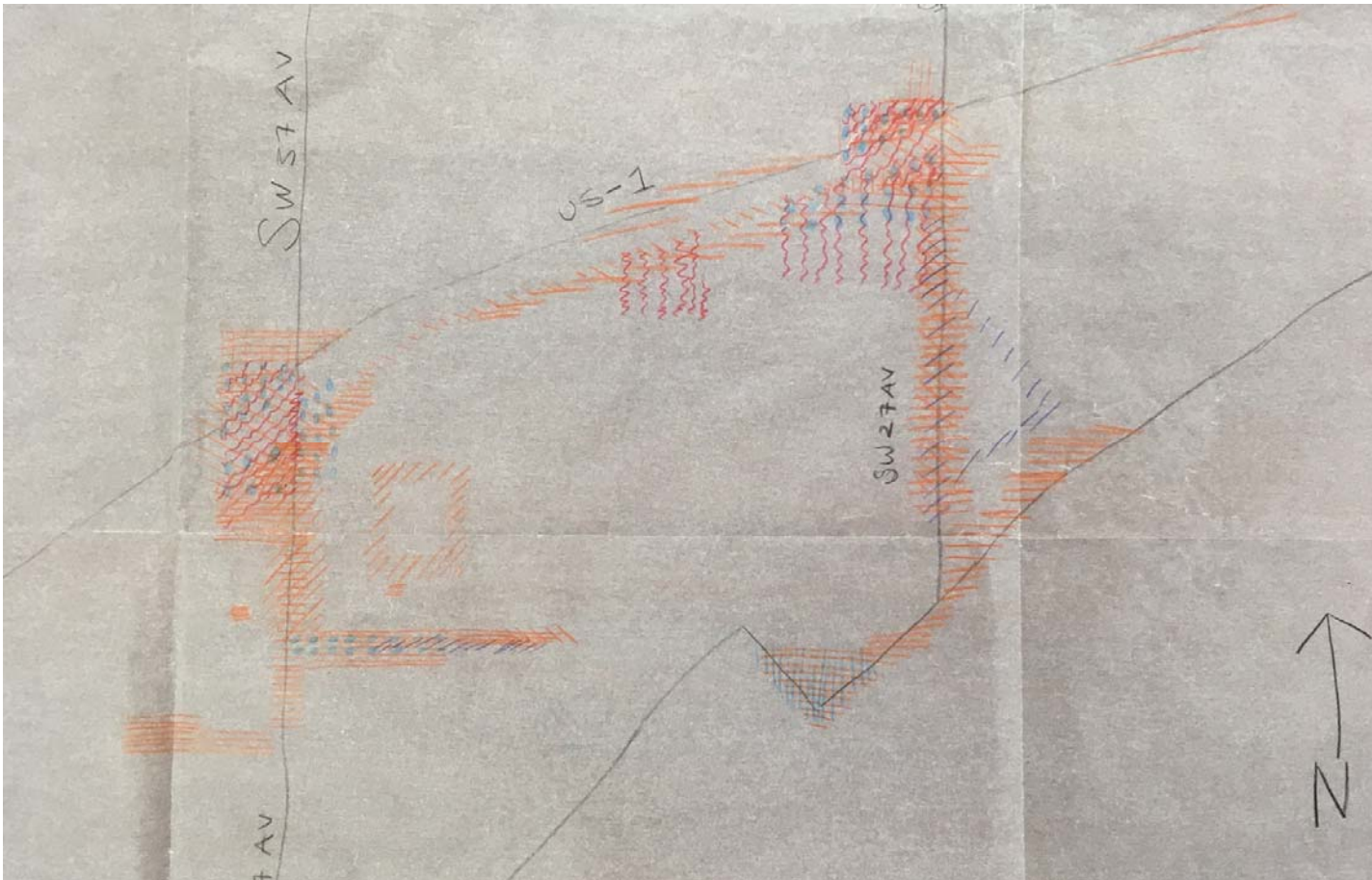


CITY OF MIAMI • PLANNING DEPARTMENT • NCD-COCONUT GROVE • 27 JANUARY 2018

- **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

<u>Address</u>	<u>Units</u>	<u>Sqft</u>	<u>Density</u>	<u>Floors</u>
<b>3475 Grand</b>	<b>8</b>	<b>4,500</b>	<b>77.4</b>	<b>2</b>
3600 Grand	13	8,515	66.5	2
3620 Grand	10	6,157	70.7	2
3200 Mary St	30	22,200	58.9	2
3304 Virginia	27	20,200	58.2	8
3339 Virginia	102	47,320	93.9	5



# Social Character: Affordability



## Allow More Units in a building, (density)

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

<u>Address</u>	<u>Units</u>	<u>Sqft</u>	<u>Density</u>	<u>Floors</u>
3475 Grand	8	4,500	77.4	2
<b>3600 Grand</b>	<b>13</b>	<b>8,515</b>	<b>66.5</b>	<b>2</b>
3620 Grand	10	6,157	70.7	2
3200 Mary St	30	22,200	58.9	2
3304 Virginia	27	20,200	58.2	8
3339 Virginia	102	47,320	93.9	5

# Social Character: Affordability



## Allow More Units in a building, (density)

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

<u>Address</u>	<u>Units</u>	<u>Sqft</u>	<u>Density</u>	<u>Floors</u>
3475 Grand	8	4,500	77.4	2
3600 Grand	13	8,515	66.5	2
3620 Grand	10	6,157	70.7	2
3200 Mary St	30	22,200	58.9	2
3304 Virginia	27	20,200	58.2	8
<b>3339 Virginia</b>	<b>102</b>	<b>47,320</b>	<b>93.9</b>	<b>5</b>



## 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 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

## STREETSBLOG USA

Podcast / Transit / Bike/Ped / Smart Growth

### Study: Loosening Parking Mandates Leads to More Affordable Housing

By Angie Schmitt | Apr 2, 2013

A recent study by Michael Manville at UCLA [PDF] has been making the rounds on the Streetsblog Network. Examining areas of Los Angeles where parking regulations had been loosened, Manville found that "when parking requirements are removed, developers provide more housing and less parking, and also that developers provide different types of housing: housing in older buildings, in previously disinvested areas, and housing marketed toward non-drivers."

Shane Phillips at Network blog *Better Institutions* offered this take on the new research:

Minimum parking requirements result in more space being dedicated to parking than is really needed; in a world of height limits, floor-area ratios, and endless other development regulations this necessarily leaves less space for actual housing. What really struck me, though, was the



Mandating space to store cars means there will be less space to house people. Photo: <http://theokartcleveland.blogspot.com/2012/02/toward-example-to-learn-from.html> #The Civic Art Cleveland

## NEXT CITY

Inspiring Better Cities

### The Works



### Minneapolis Chooses Affordable Housing Over Parking

BY JOSH COHEN | JULY 20, 2015



### Smart Growth America

Improving lives by inspiring communities

OUR VISION PROGRAMS TAKE ACTION WORK WITH US

### CALIFORNIA GOVERNOR SIGNS BILL TO EASE PARKING REQUIREMENTS AND CREATE MORE AFFORDABLE HOUSING

By Mary Lougheed - October 22, 2015

On Friday, California Governor Jerry Brown signed into law a bill that will help create more affordable housing by easing parking requirements for developers.

The legislation, Assembly Bill 680, allows developers to request reduced minimum parking requirements within affordable housing projects. It also amends the parking ratio for affordable housing and senior housing to require no more than 0.5 parking spaces per unit, and amends the ratio for special needs housing to require no more than 0.5 parking spaces per unit.

Developers seeking to use these ratios must meet established guidelines regarding percentages of affordable units in the project, distance and access to transit stops, availability of paratransit services, and access to fixed bus/route services. The bill also encourages transit access and further efforts to make public transportation and active transportation options safer, more convenient, and more accessible for low-income families.

"AB 680 will enable a new wave of affordable housing development that was not previously feasible," said Wilson King, President of Caltrans.

## Parking 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



## Parking Reductions

- Reduction available within a 5 minute walk or 5 minute bike ride of Metro-rail stations.

## LINGO!

### Transit-Oriented Development

- No change in single-family and duplex areas

## Social Character: Affordability



## Parking Reductions

- Reduction available within a 5 minute walk or 5 minute bike ride of Metro-rail stations.
- Reduction available for small buildings (<10,000 sqft.)
- These are all available within the current code



## Social Character: Affordability



## Parking Reductions

- Reduction available within a 5 minute walk or 5 minute bike ride of Metro-rail stations.
- Reduction available for small buildings (<10,000 sqft.)
- These are all available within the current code
- HOWEVER, reductions are only available if further than 500 feet from single-family homes or duplexes

## Social Character: Affordability



## Parking Reductions

- Reduction available within a 5 minute walk or 5 minute bike ride of Metro-rail stations.
- Reduction available for small buildings (<10,000 sqft.)
- These are all available within the current code
- ~~HOWEVER, reductions are only available if further than 500 feet from single-family homes or duplexes~~



## Social Character: Affordability



## Micro-units

- Unit between 275-400 sqft.
- Allows for a more affordable unit type even without subsidies

## Social Character: Affordability



### Micro-units

- Unit between 275-400 sqft.
- Allows for a more affordable unit type even without subsidies
- This is already available in the current code
- HOWEVER, not allowed abutting T-3



## Social Character: Affordability



## Micro-units

- Unit between 275-400 sqft.
- Allows for a more affordable unit type even without subsidies
- This is already available in the current code
- ~~HOWEVER, not allowed abutting T-3~~

## 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

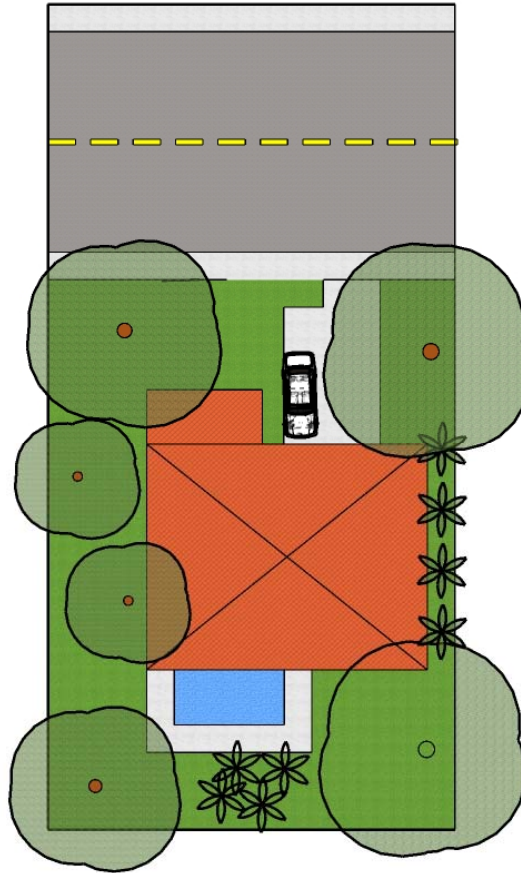
- Currently excluded from most of the Grove (T-3R)
- Allow them in all single-family areas
- Increase height allowed, (when not impacting trees)
- Can replace hardscape with an unit, when maintaining 50% greenspace minimum
- Owner must occupy primary OR secondary unit

LINGO! Aging-in-place

## Physical Character



Existing



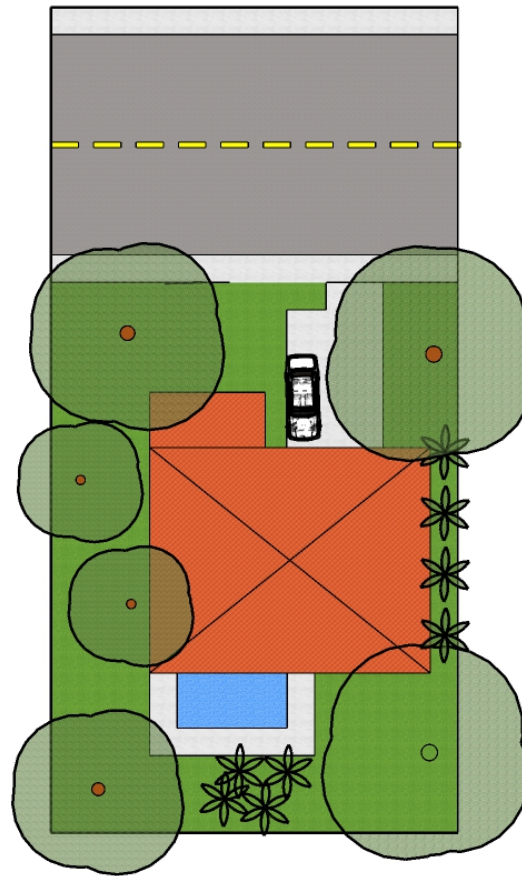
Proposed

## Tree Canopy

- Increase greenspace requirement to 50% of lot



# Physical Character

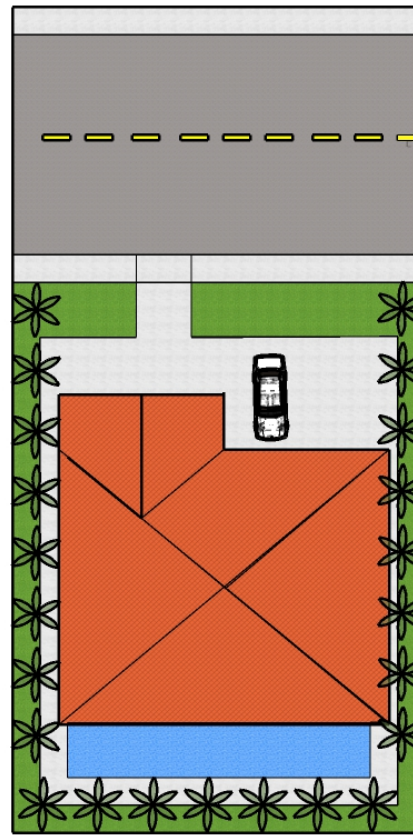


Proposed

## Tree Canopy

- Increase greenspace requirement to 50% of lot
- 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

# Physical Character



Existing

## Tree Canopy

- Increase greenspace requirement to 50% of lot
- 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



## Physical Character



## Tree Canopy

- Increase greenspace requirement to 50% of lot
- 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



# 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

# 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



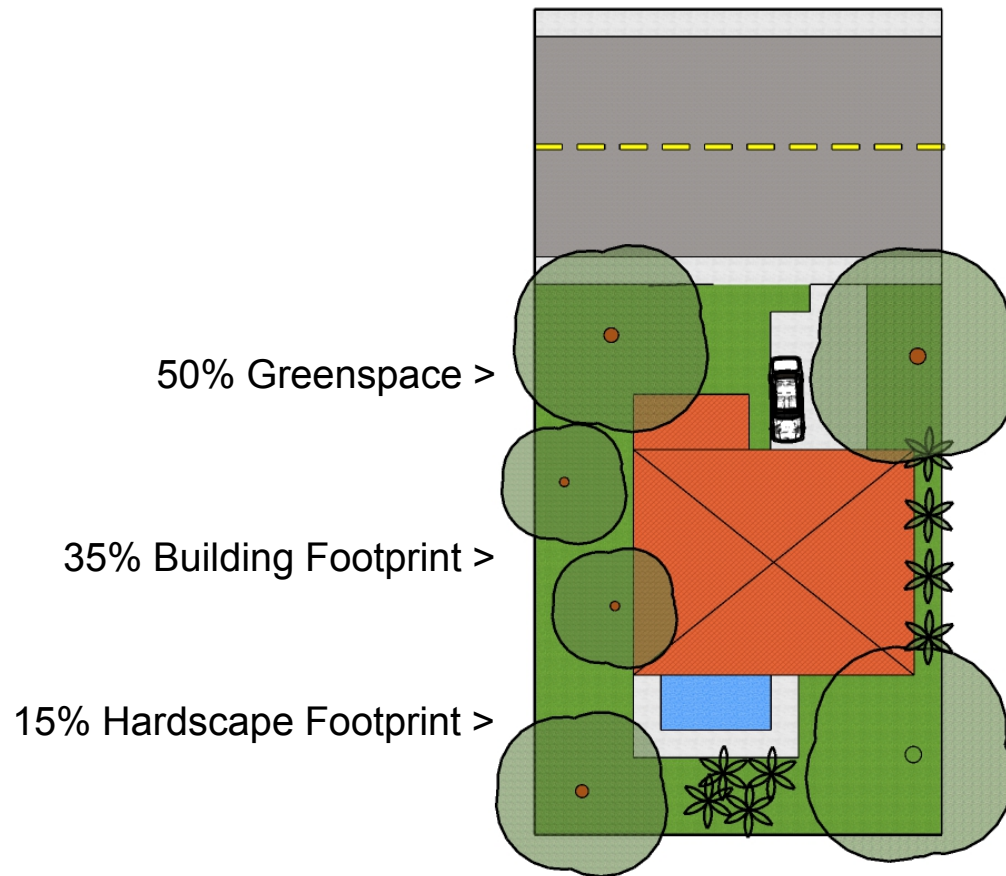
# Physical Character



## 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

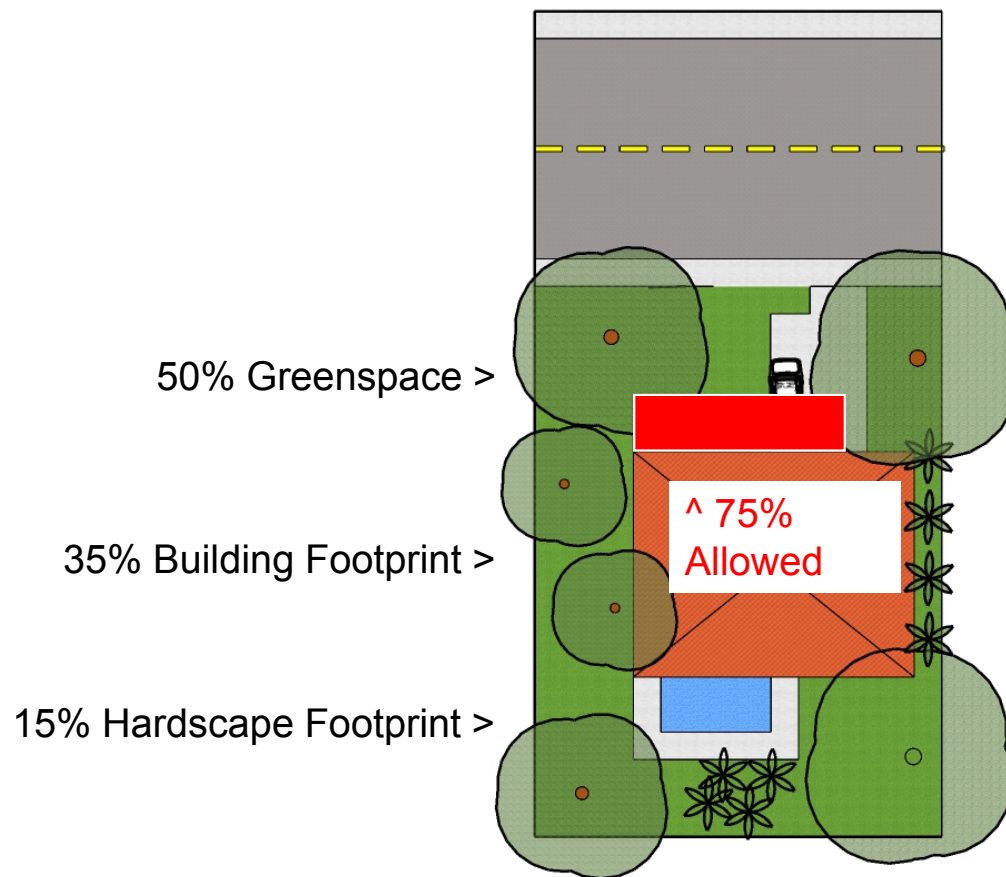


## Lot Coverage

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



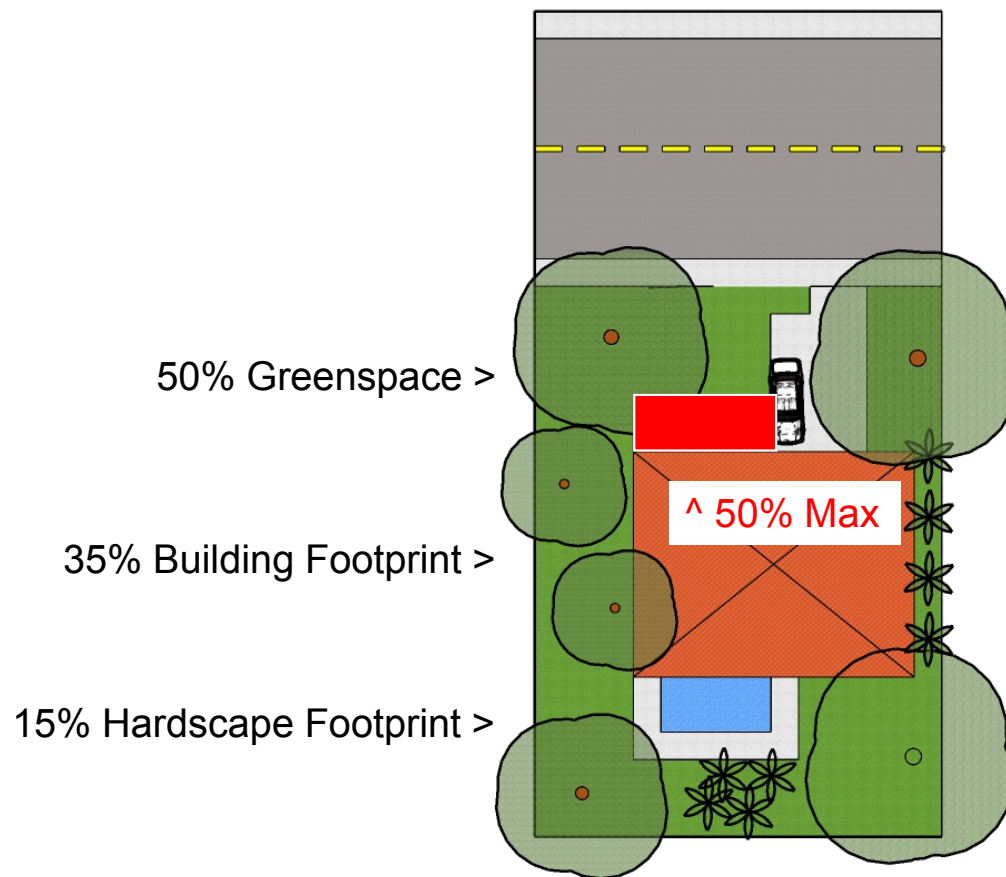
# Physical Character



## 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%

# Physical Character



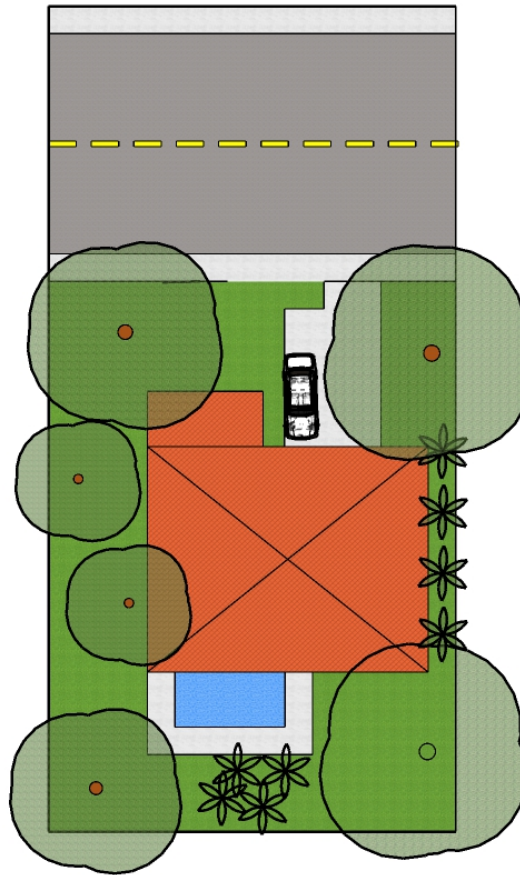
## Lot Coverage

- 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%



# Physical Character

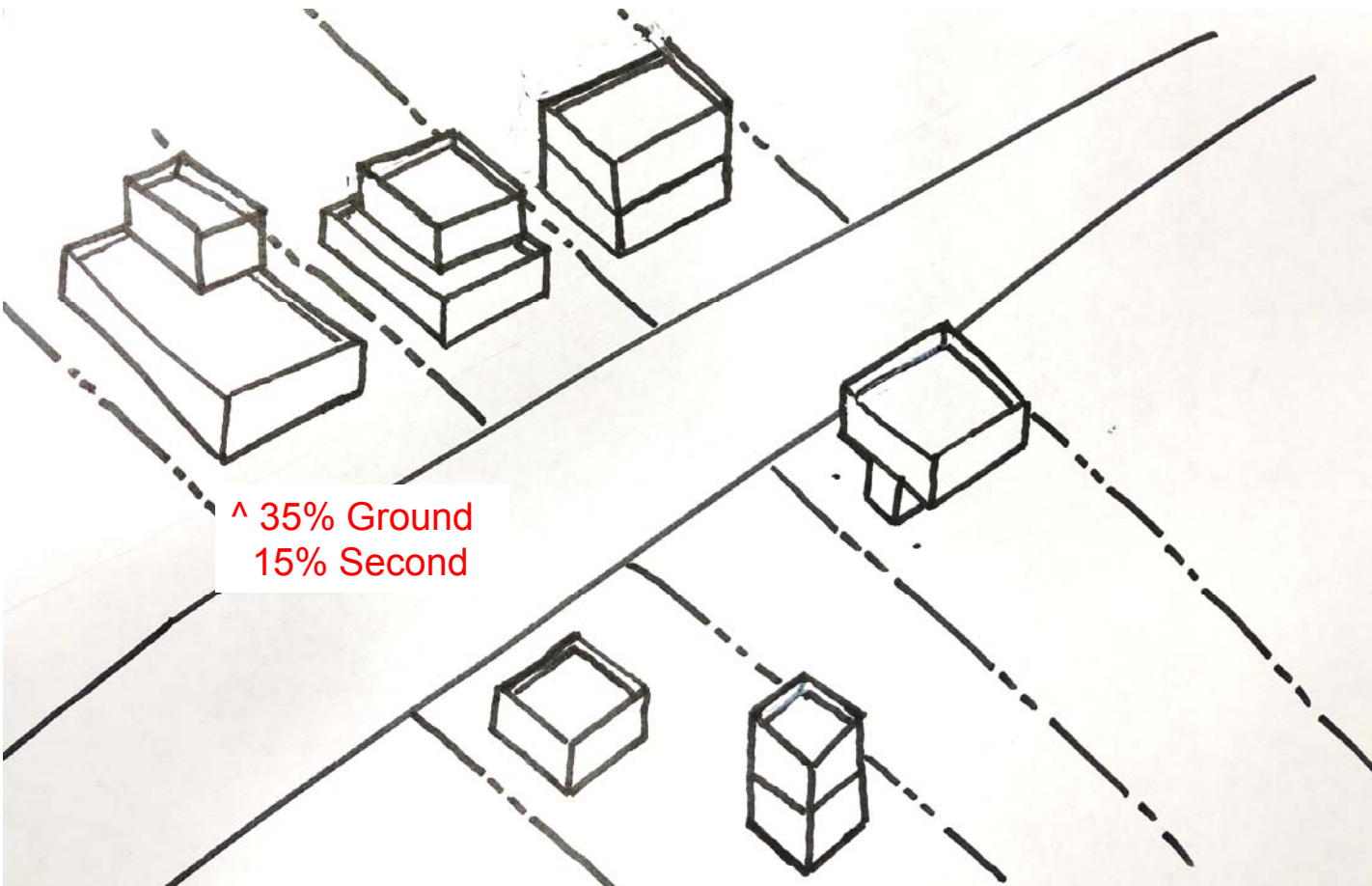
First Floor +  
Second Floor  
50% of Lot Area



## 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%

## Physical Character

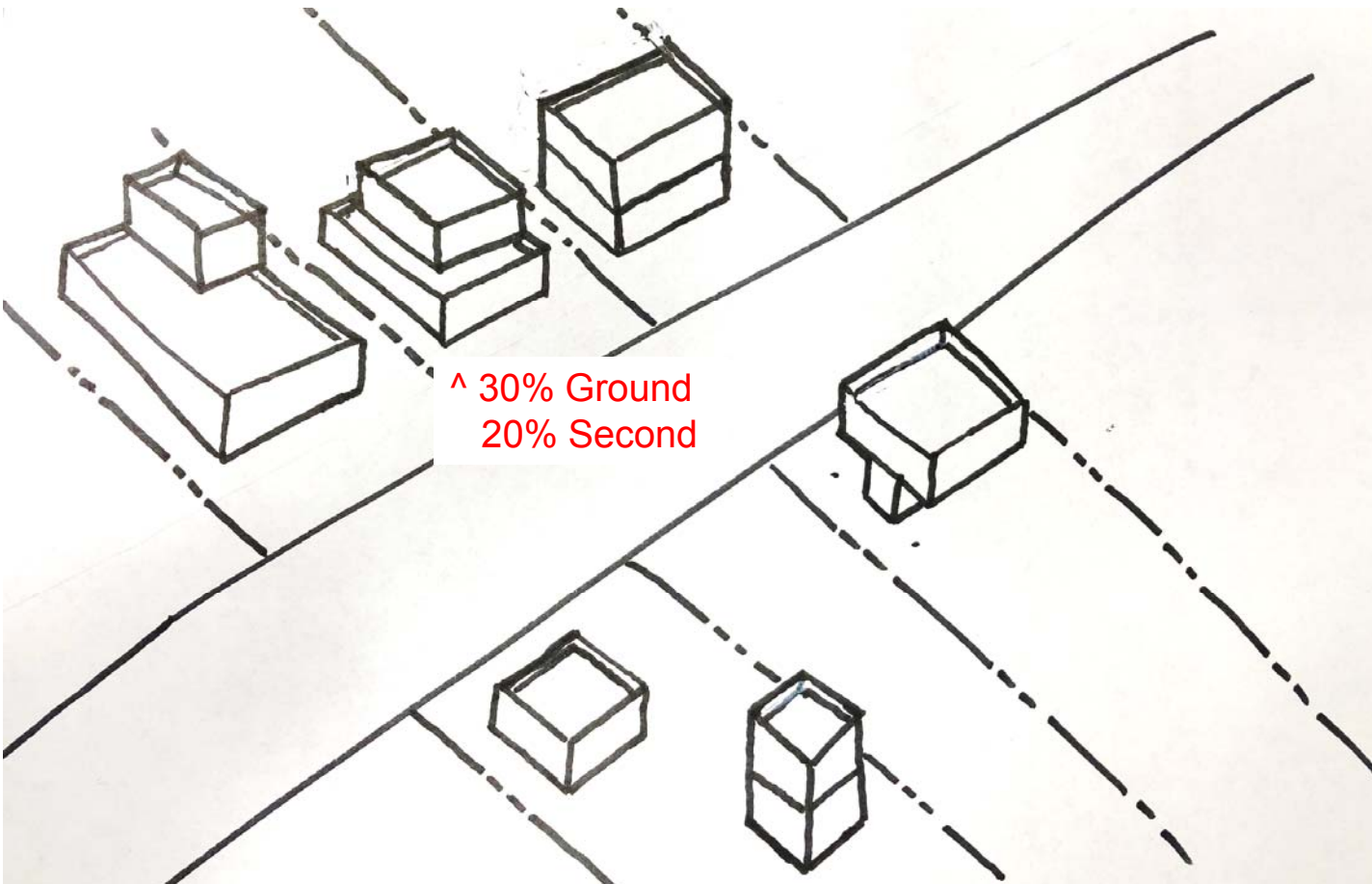


## Lot Coverage

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



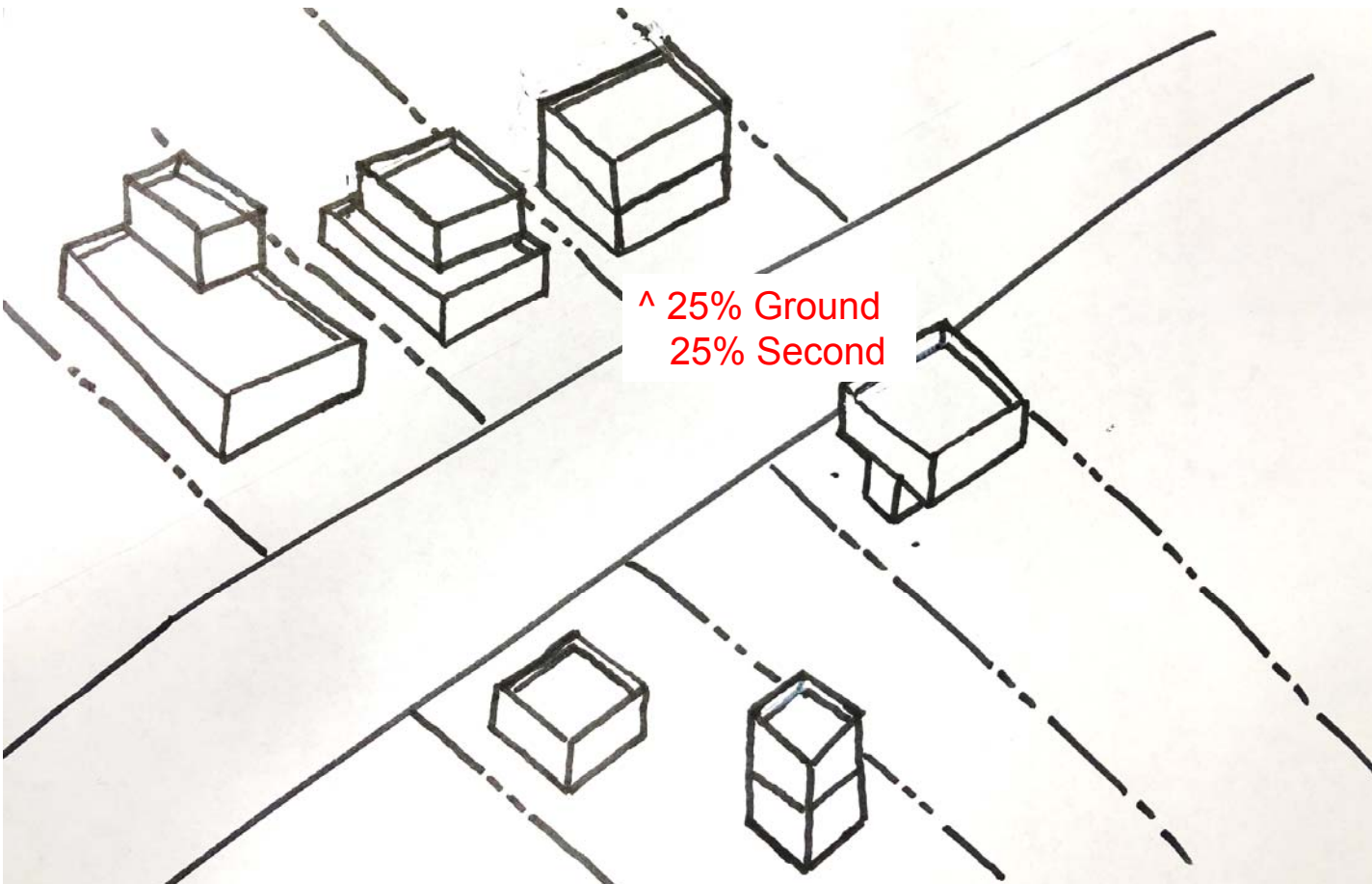
## Physical Character



## Lot Coverage

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

## Physical Character

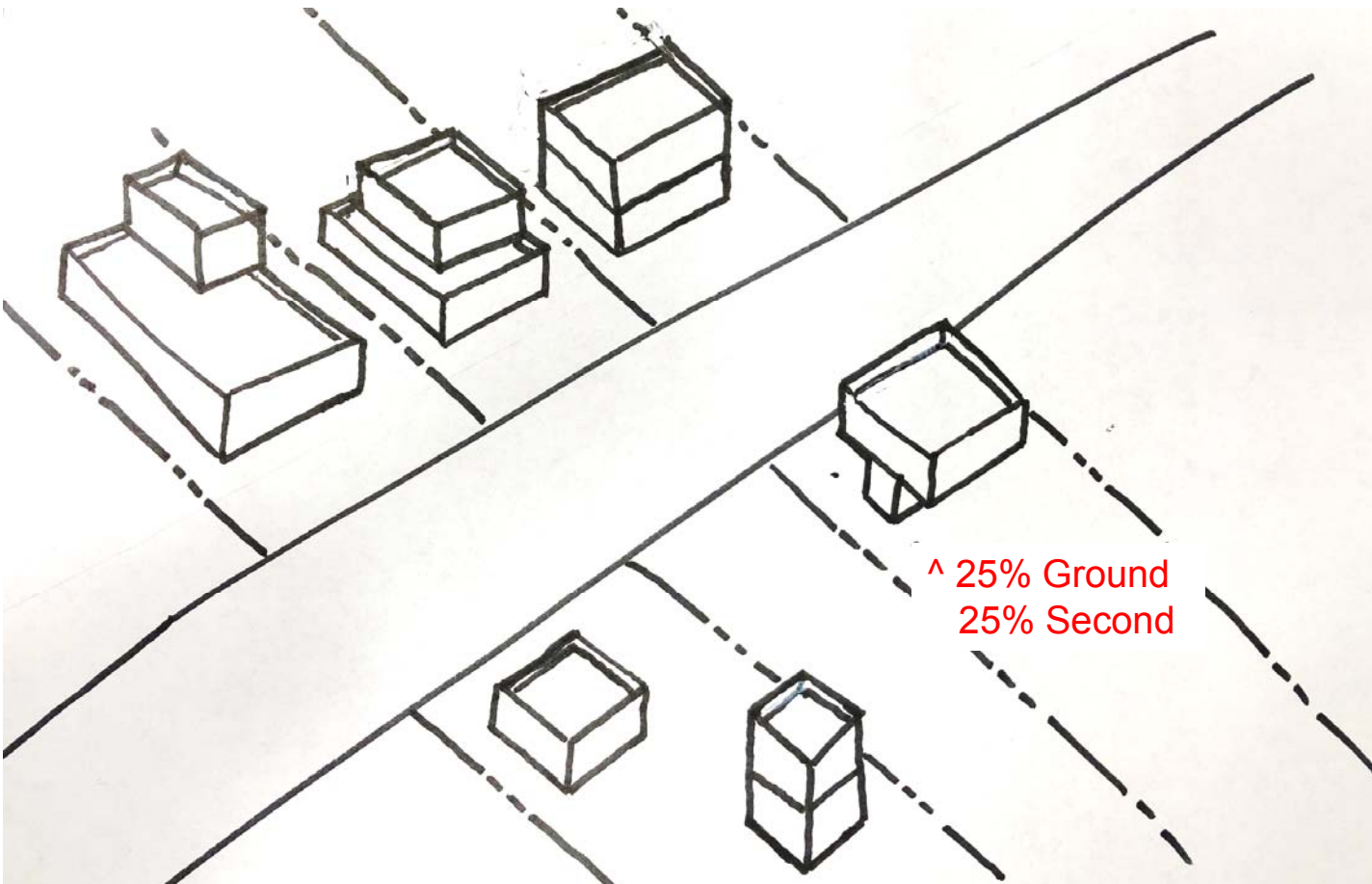


## Lot Coverage

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



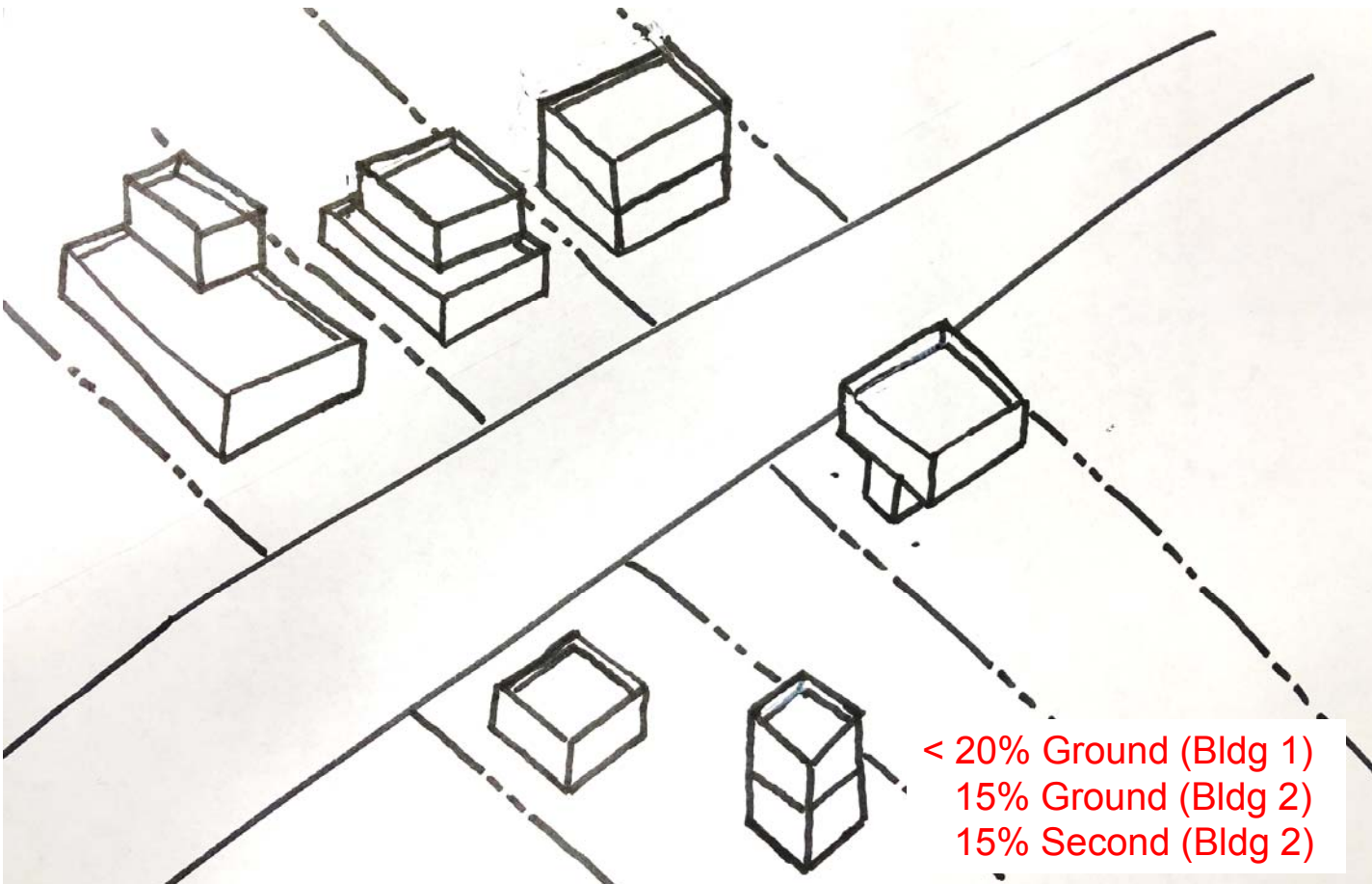
## Physical Character



## Lot Coverage

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

## Physical Character

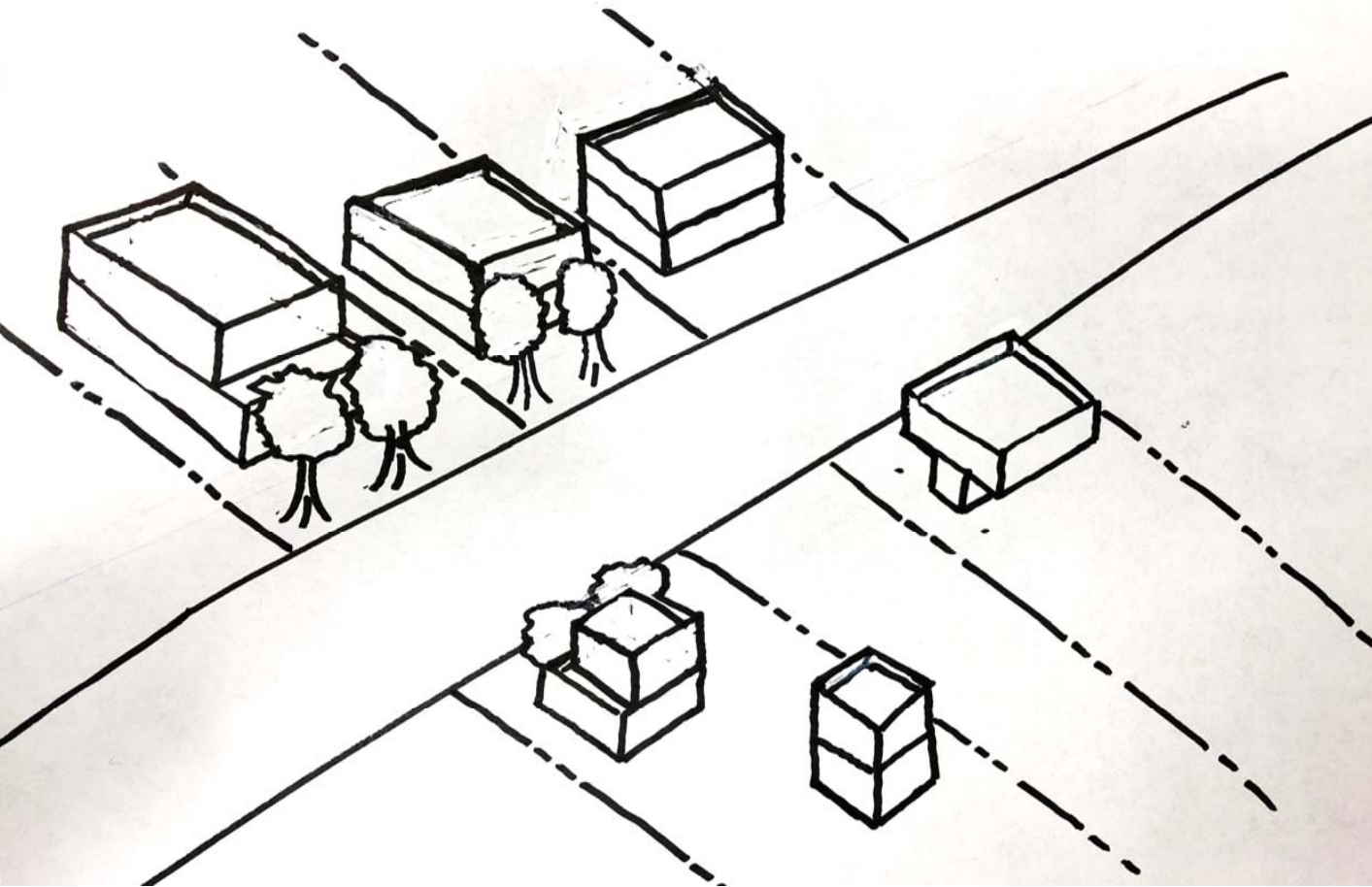


## Lot Coverage

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



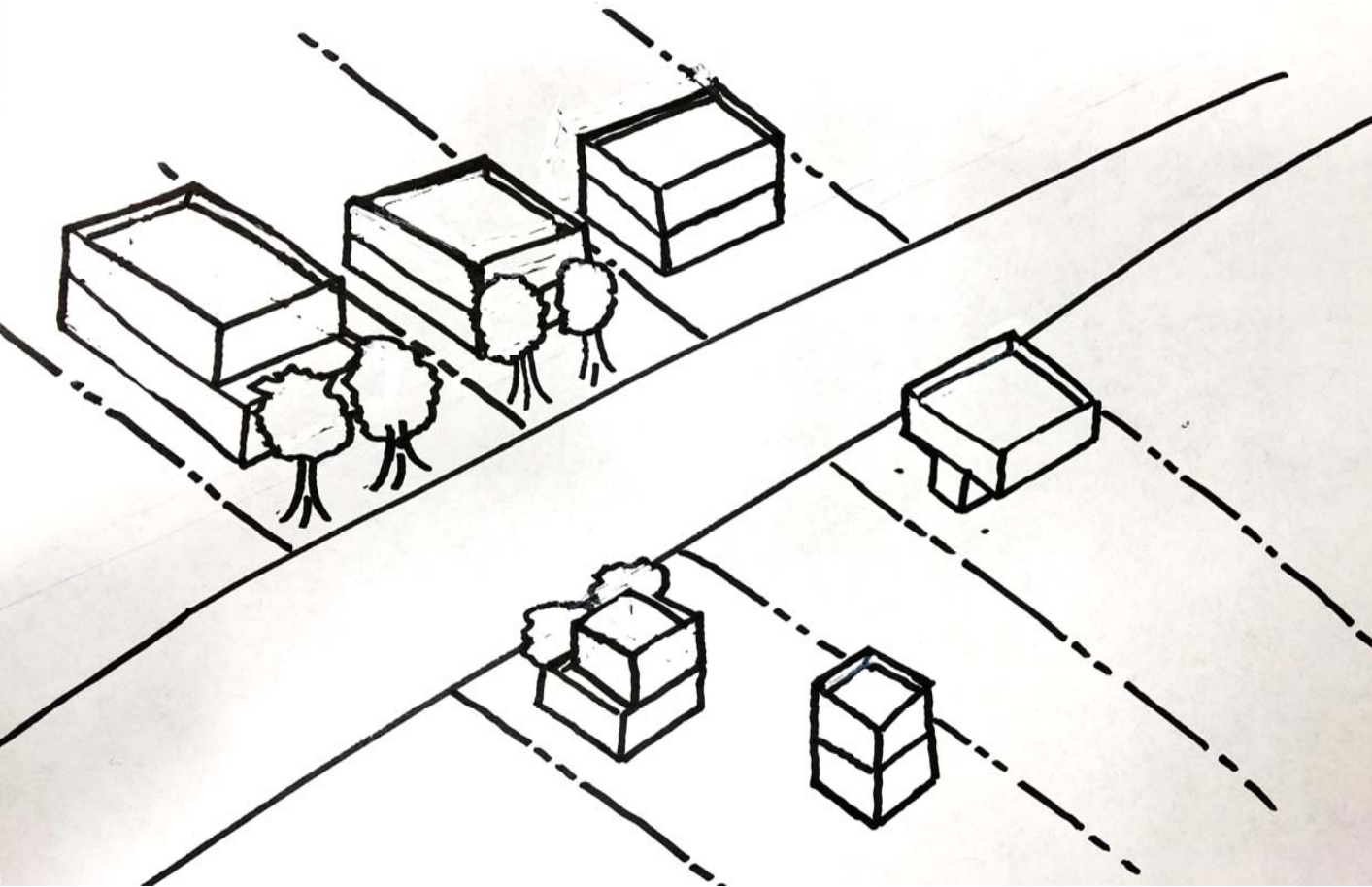
## Physical Character: Canopy Restoration



## 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

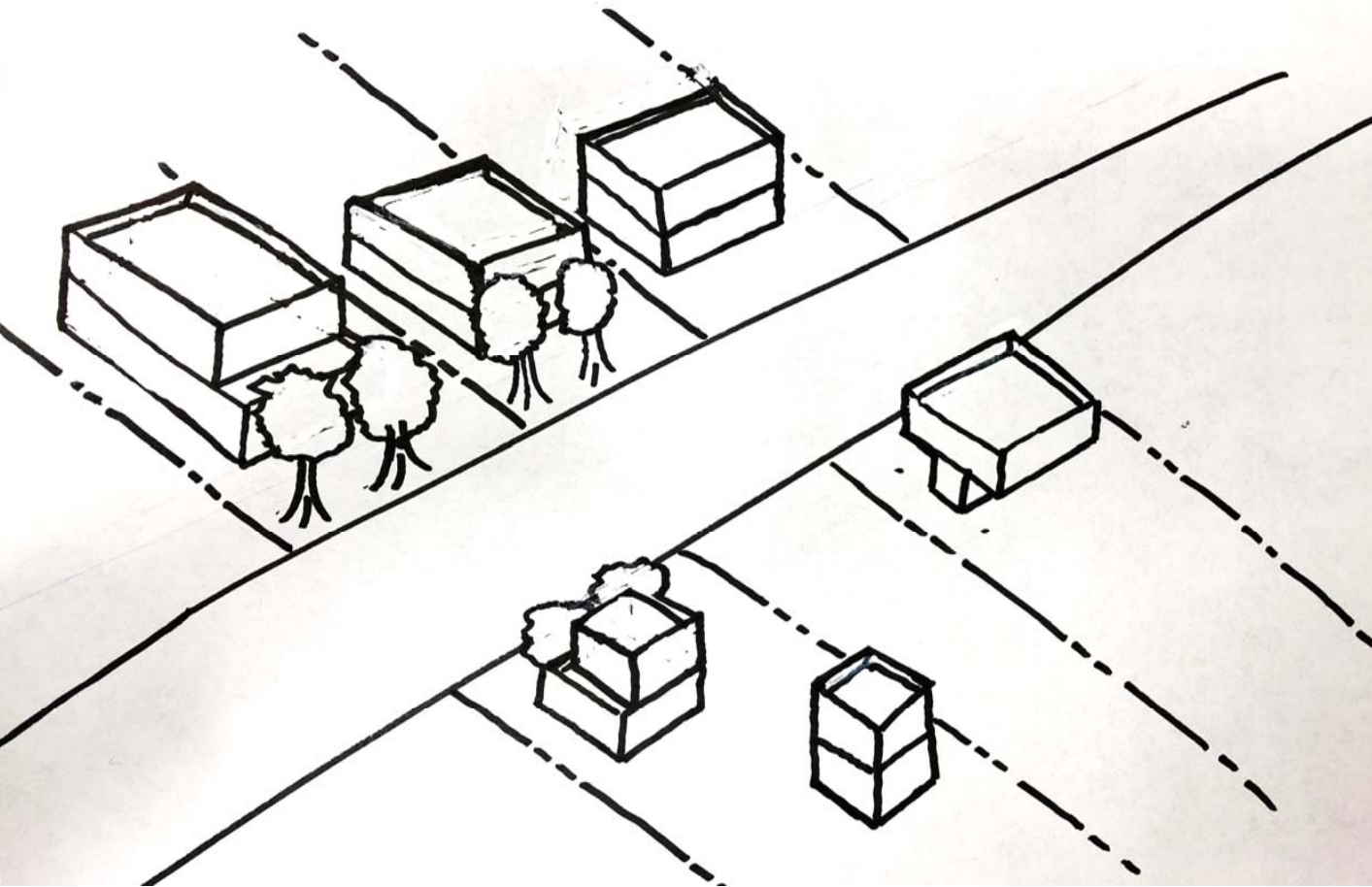


## Lot Coverage

- 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



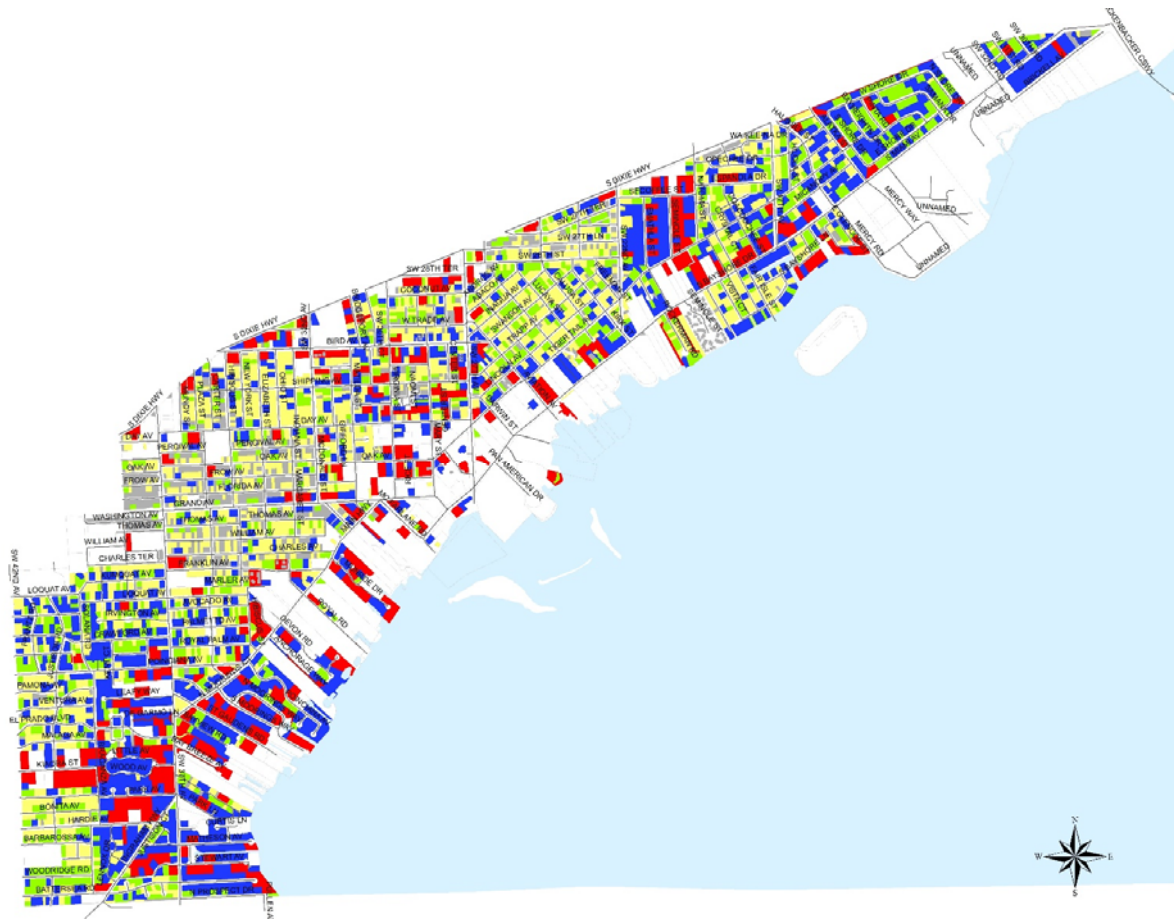
## Physical Character



## 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

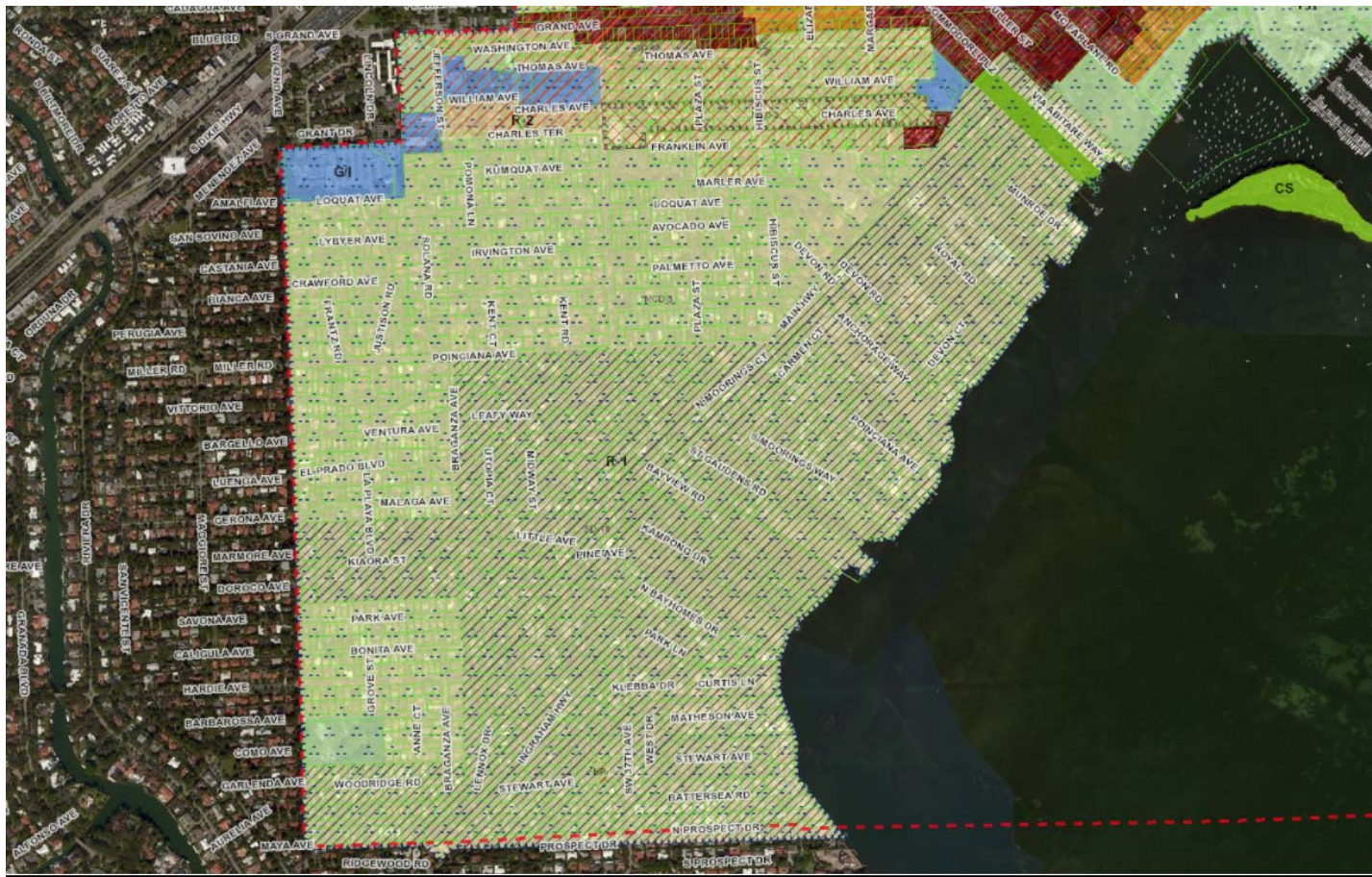
# Physical Character



## Lot Diminishment

- Base lot splits on a map rather than analysis

# Physical Character

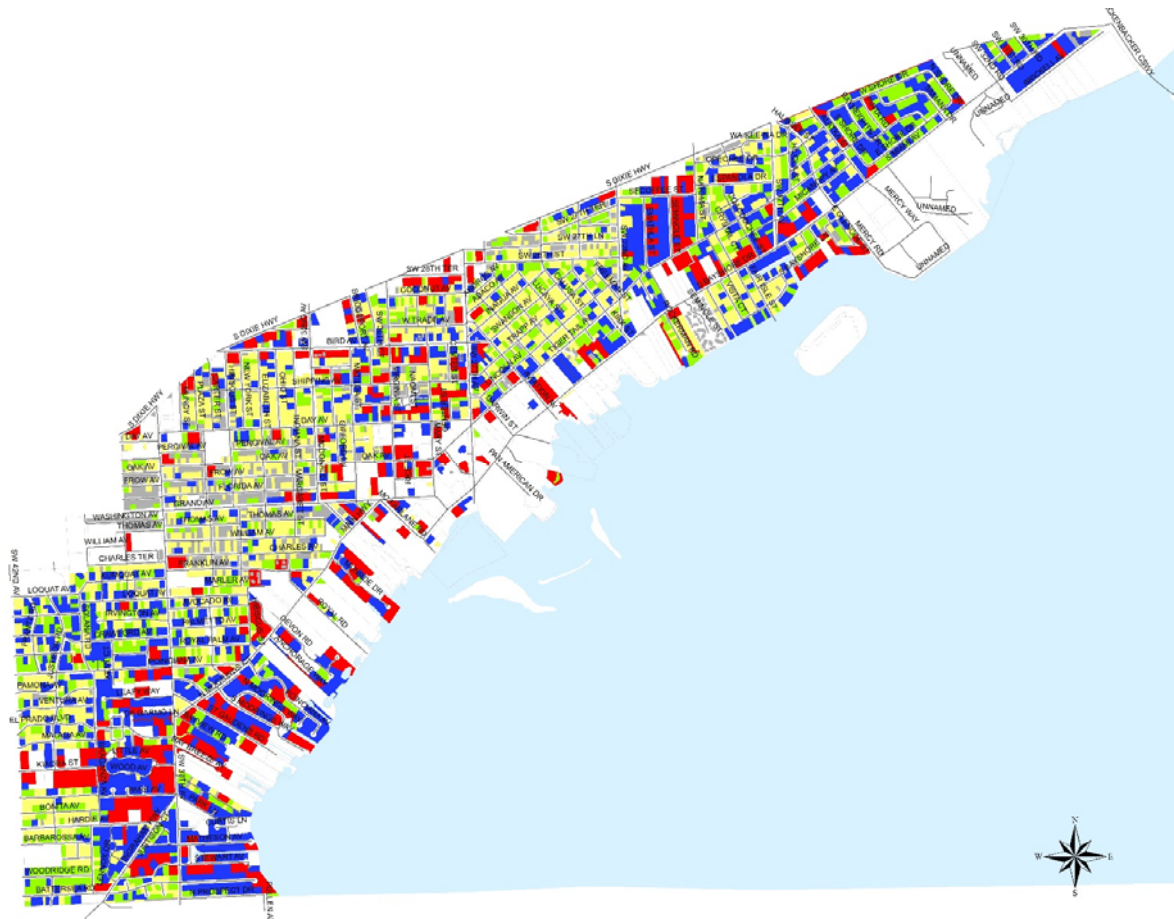


## Lot Diminishment

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



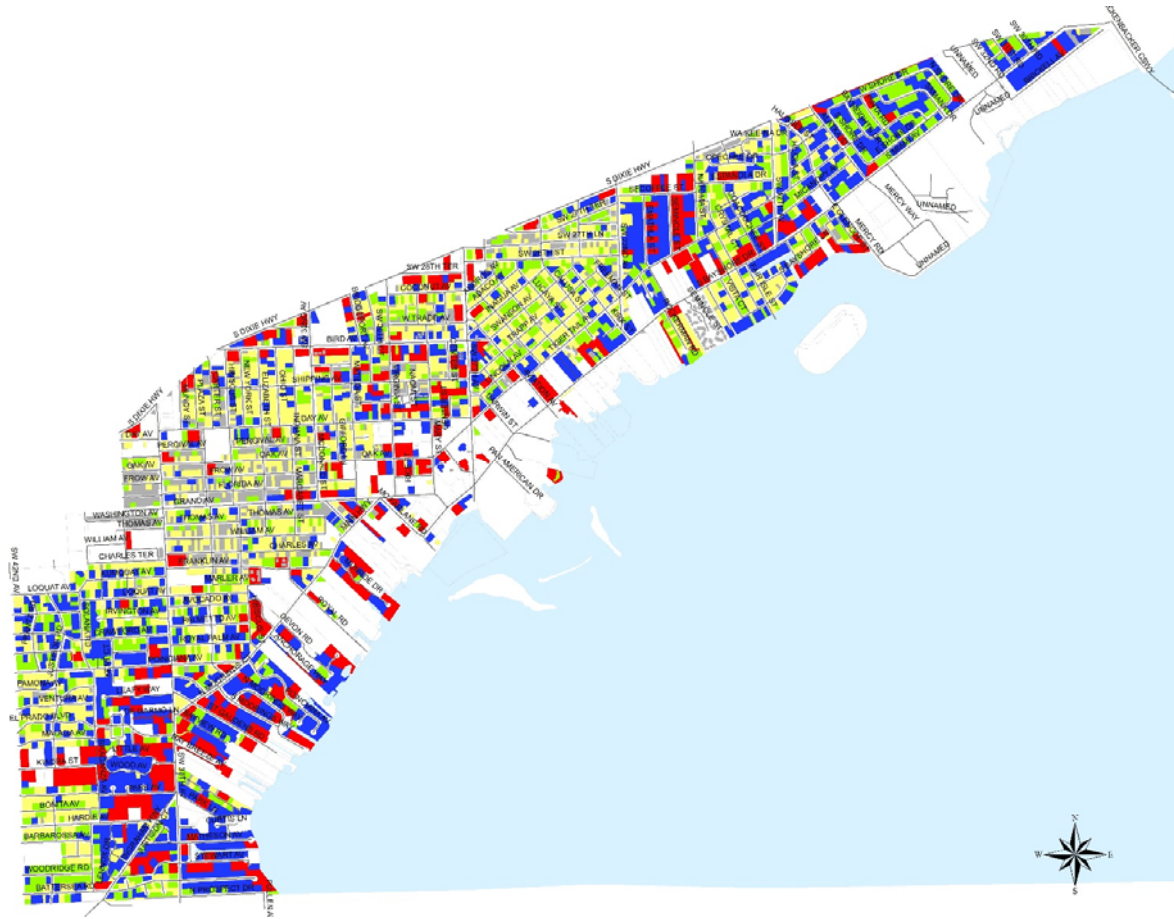
# Physical Character



## Lot Diminishment

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

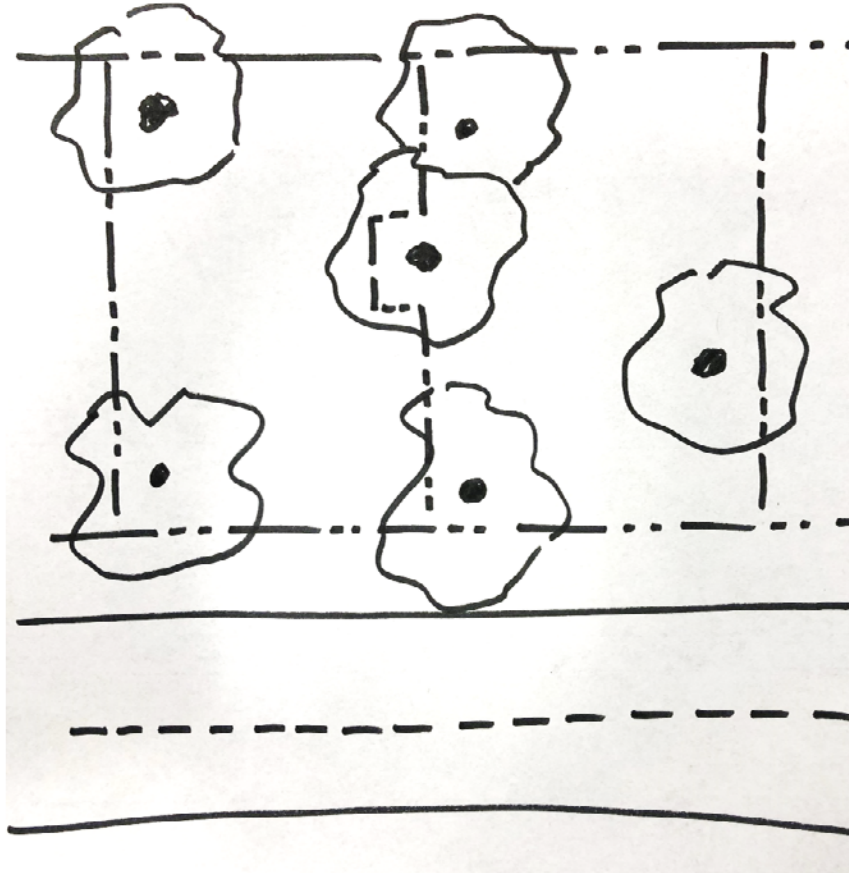
# Physical Character



## 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

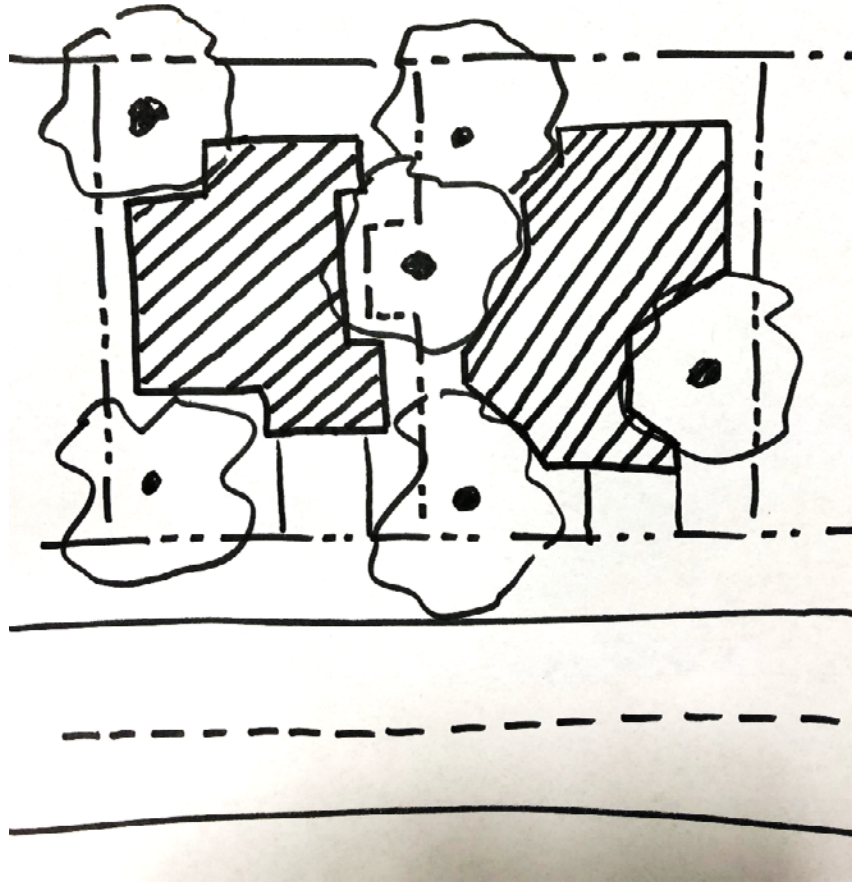


## Lot Diminishment

- 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



CITY OF MIAMI • PLANNING DEPARTMENT • NCD-COCONUT GROVE • 27 JANUARY 2018

- **Social Character: Affordability**
  - More Units in a building, (density)
  - Parking reductions near metro-rail (TOD's)
  - Micro-units
  - Granny Flats (Ancillary Dwelling Units)
- **Physical Character**
  - Increase greenspace
  - Historic incentives
  - Demolition process
  - House sizes
  - Lot Diminishment