

Meeting Format

1. Review Previous Meeting
2. Staff Presentation
3. Discussion – develop text or options
4. Public Input
5. Assign Homework



HISTORIC DISTRICT ORDINANCE
Revisions Committee

Meeting Rules

- Show respect to each other
- Listen then think about what you want to say
- Keep an open mind
- Be concise
- Avoid telling stories
- Look forward not back



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Week Three Overview

- Subject: Height and Lot Coverage
- Review Week Two
 - Building Footprint, Block Frontage, and, Streets and Lanes
- Email/Correspondence
 - Michael Brown – Affordable Housing
 - Jerry Lominack – Floor Area Ratio (FAR)
 - Andy Lynch - Large Scale Development
 - Bill Stuebe – Week Two Public Comments



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Reminders

- Following same meeting format and rules
- Be concise
- Use email between meetings to express your ideas relating to the subjects
- Refer to web site for materials - www.thempc.org
- Facilitator Role: to keep the process on-subject and schedule and to assist reaching consensus



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FEEDBACK

The charge provided in the City Manager's memo to the Mayor and Aldermen is as follows:

Historic District Ordinance Revisions Committee is charged with reviewing the current Historic District Ordinance and recommending amendments; taking into consideration the recommendations of the Downtown Master Plan, the Comprehensive Plan, and issues that have been problematic when implementing the ordinance the ordinance.

Purpose :

The committee strives to provide a clear and balanced ordinance that enables the preservation and protection of the authentic and unique qualities of the National Historic Landmark District and adjacent areas while providing for excellence in new design and urban development.



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FEEDBACK

Parked Issues

Sustainability: LEED and sustainability not about design; may be appropriate in larger zoning ordinance but keep in mind as not to limit potential sustainable initiatives, technologies, or materials.

Affordability: Primarily Unified Zoning Ordinance issue, but keep in mind as standards are developed. MPC/City prepare an economic/housing analysis to determine if and where affordable housing can be developed. This will be especially true for Yamacraw, Hitch/Wessels and Kayton (or is it Frasier). The question is whether to allow additional height and/or density to promote affordable units. If economies are difficult (and they will be), what else can be done to promote affordability, such as transit.

Parking: Unified Zoning Ordinance as the development standards address number of spaces required per use. The HDRC will address parking as it relates to placement within a development, access, and screening.



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FEEDBACK

Recommendations:

In addition to recommending ordinance changes it appears that several other policy recommendations and issues that require further analysis or study may result from this effort that would be looked at separately but will be tracked. For example, working with Real Property Department to research ownership of lost streets and lanes.

Historic District Design Manual:

To fully communicate the intent of the ordinance changes and illustrate their meaning, it is imperative to update the Historic District Design Manual which has been out of print since 2005. This should be revised to supplement the Historic District Ordinance and be ready for distribution soon after the revised ordinance is adopted by the Mayor and Aldermen.



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Recap on Previous Meeting



- “Why are we getting big boxes?” Historic boxes throughout district (Scottish Rite, Gordon Row)
- Historic LSD broken up with different techniques
 - Courtyard Apartments (24’ x 8’ recesses; DeRenne)
 - Distinct Volumetric Shapes (De Soto and Armory)
 - Facades Divided into 30’ and 60’ Planes (Board of Trade)
- Currently no standards for breaking up LSD
- Height Map and Lot Coverage set standards some would argue are definable property rights
- When allowed 100% lot coverage without requirements for setbacks or varying heights – buildings are built the maximum parameters – to the lot line and max height.
- Introduce language for reinstating streets and lanes, maximum footprint, and standards for LSD as stated above.
- Materials, entrances, voids, and street vitality all integral to the success or failure of large development projects.



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FOLLOW-UP

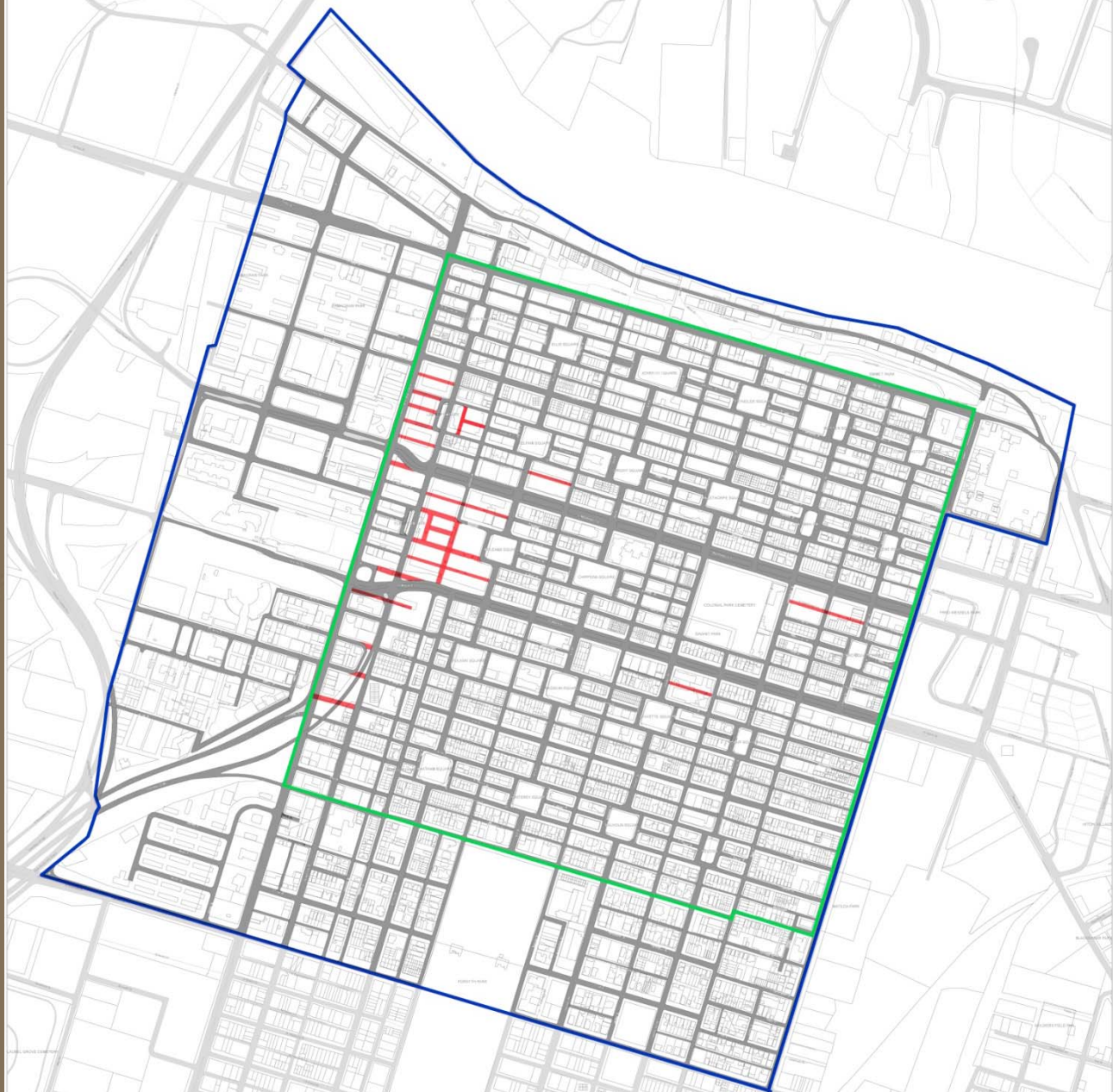
Streets & Lanes

Building Footprint

Building Mass

Streets & Lanes

A 3D wireframe diagram of a street layout. The street is shown in an isometric perspective, divided into three lanes and a sidewalk on the left. The text "Streets & Lanes" is centered over the middle lane. The diagram uses white lines on a dark brown background to define the geometry of the road and its components.

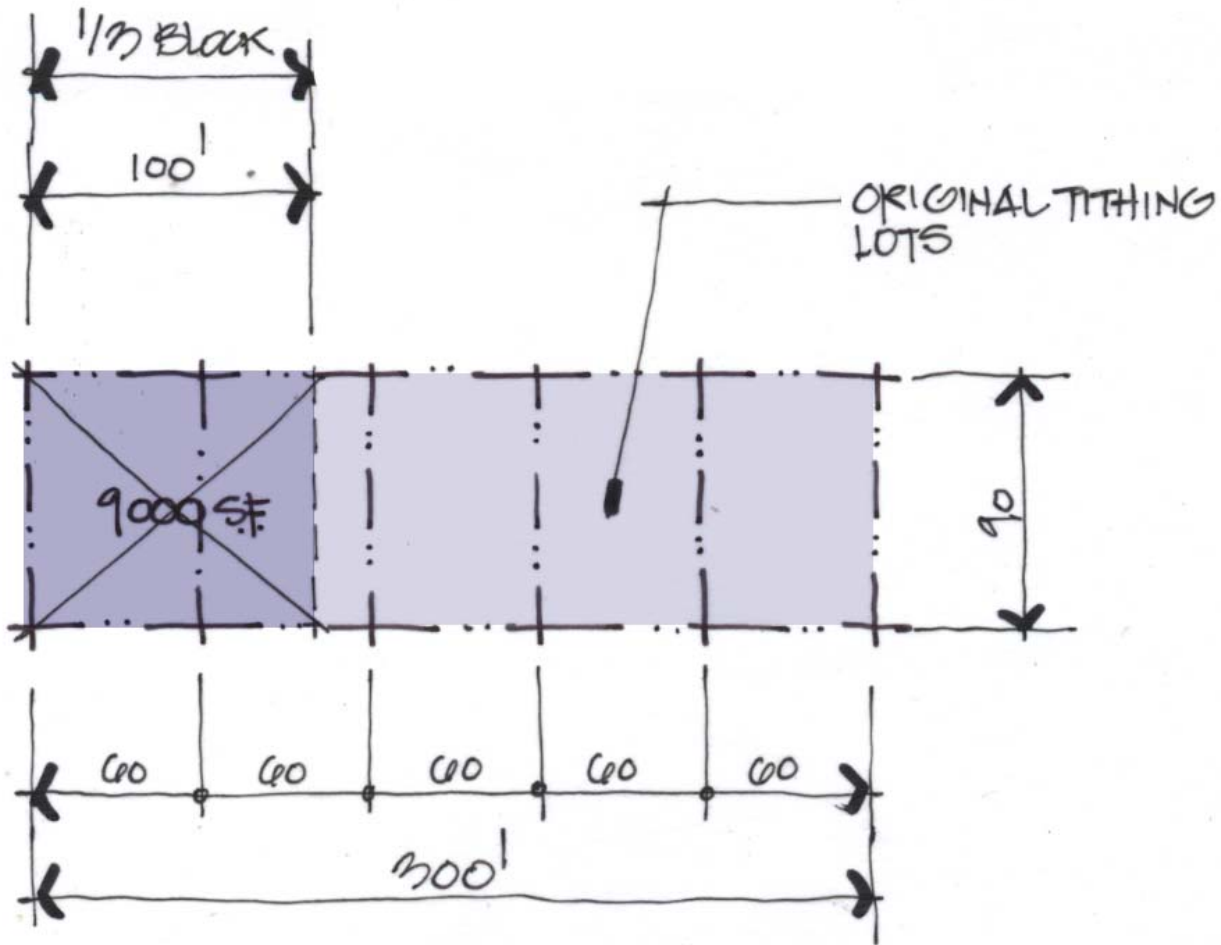


Historic Street & Lanes Map

DRAFT

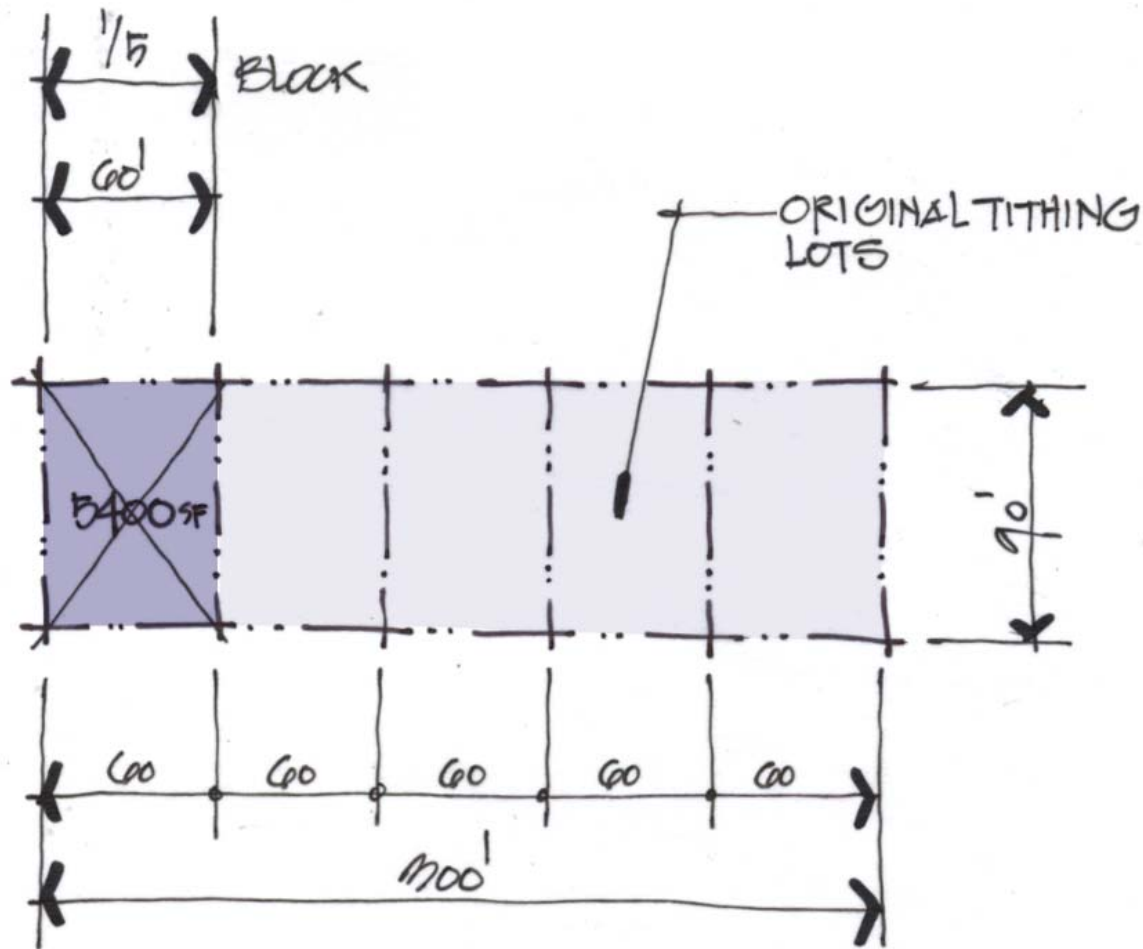
A 3D wireframe diagram of a building footprint, rendered in a light beige color against a dark brown background. The structure consists of several interconnected rectangular blocks. A large central rectangular block is flanked by two smaller rectangular blocks on its left side. A thin, flat rectangular slab is positioned on top of the central block. The entire structure is shown from an isometric perspective, with dashed lines indicating the hidden edges of the building's footprint on the ground plane.

Building Footprint



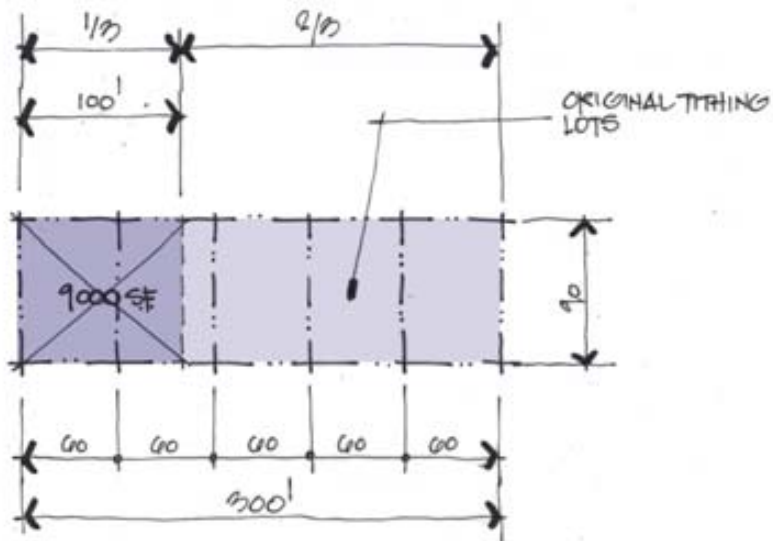
CURRENT THRESHOLD FOR DEFINITION
OF "LARGE SCALE DEVELOPMENT"

* DERIVED FROM 1/3 OF AVERAGE
 TITHING BLOCK, OR MORE THAN 1/2 tithing lots



POTENTIAL THRESHOLD FOR DEFINITION
 OF "LARGE SCALE DEVELOPMENT"

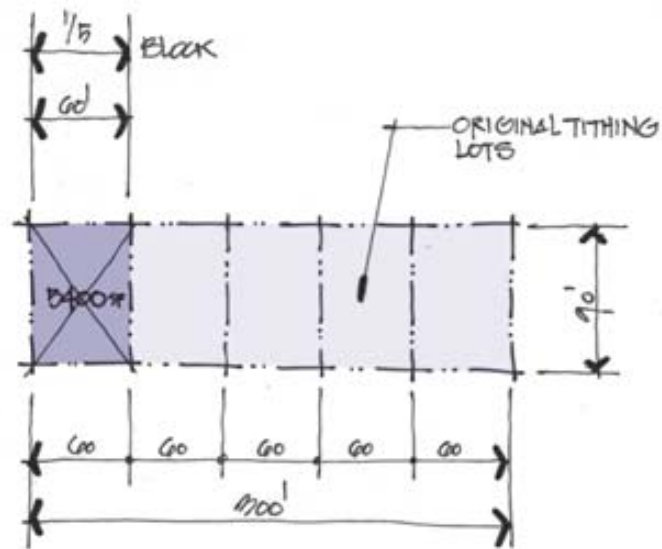
* DERIVED FROM DEVELOPMENT OVER $\frac{1}{5}$ OR
 MORE THAN 1 TITHING LOT ON AVG. TITHING BLOCK



CURRENT THRESHOLD FOR DEFINITION OF "LARGE SCALE DEVELOPMENT"

* DERIVED FROM 1/3 OF AVERAGE TITHING BLOCK, OR MORE THAN 1/2 TITHING LOTS

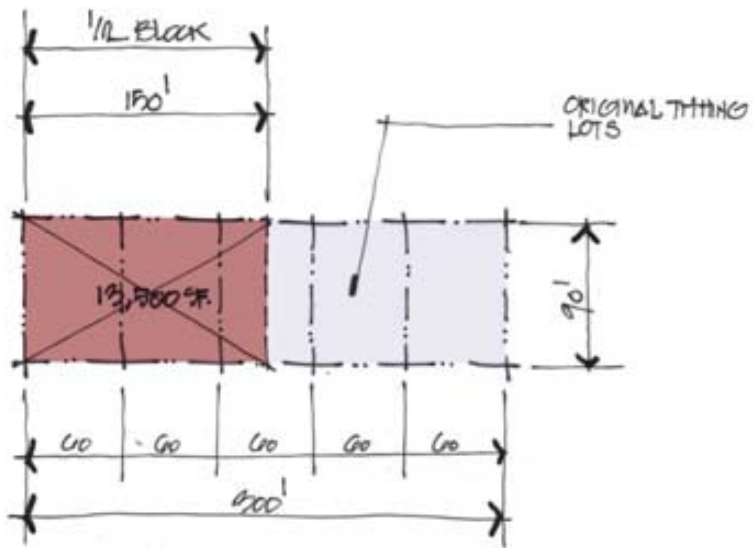
EXISTING



POTENTIAL THRESHOLD FOR DEFINITION OF "LARGE SCALE DEVELOPMENT"

* DERIVED FROM DEVELOPMENT OVER 1/3 OR MORE THAN 1 TITHING LOT ON AVG. TITHING BLOCK

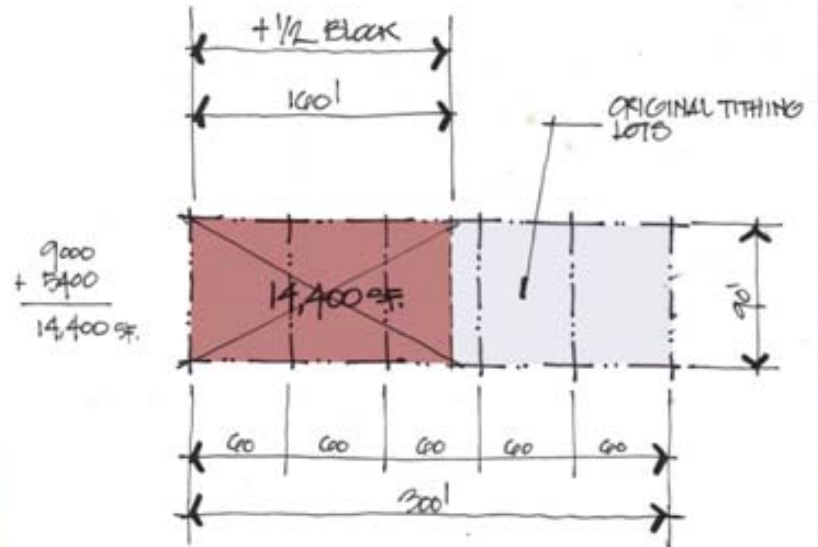
POTENTIAL



POTENTIAL: CASE STUDY FOR
MAXIMUM SQUARE FOOTAGE

* DERIVED FROM 50% OF AN AVERAGE
TITLING BLOCK, OR, 2 1/2 TITLING LOTS.

POTENTIAL



POTENTIAL: CASE STUDY FOR
MAXIMUM SQUARE FOOTAGE

* DERIVED FROM CURRENT 9000 SF
THRESHOLD + 1 ADDITIONAL TITLING LOT,
OR, OVER 1 1/2 TITLING LOTS.

POTENTIAL



Building Mass

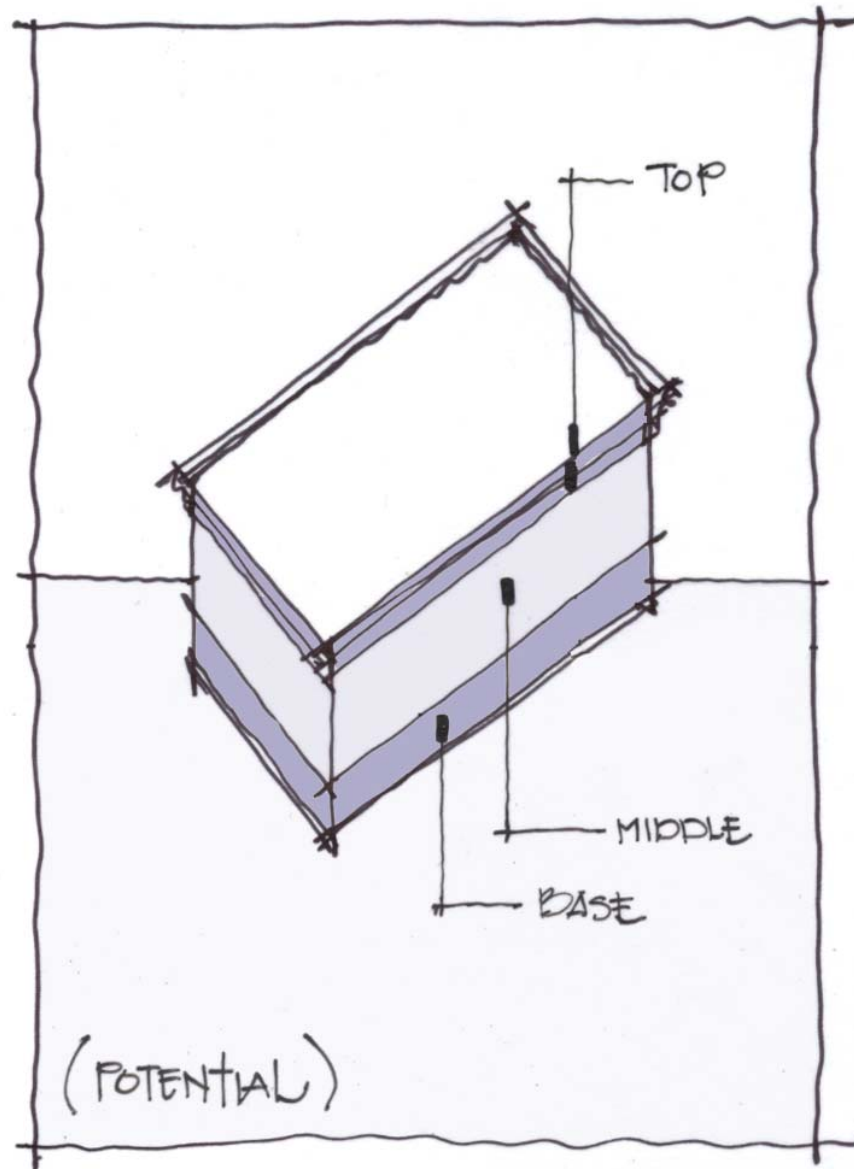
(6.b)



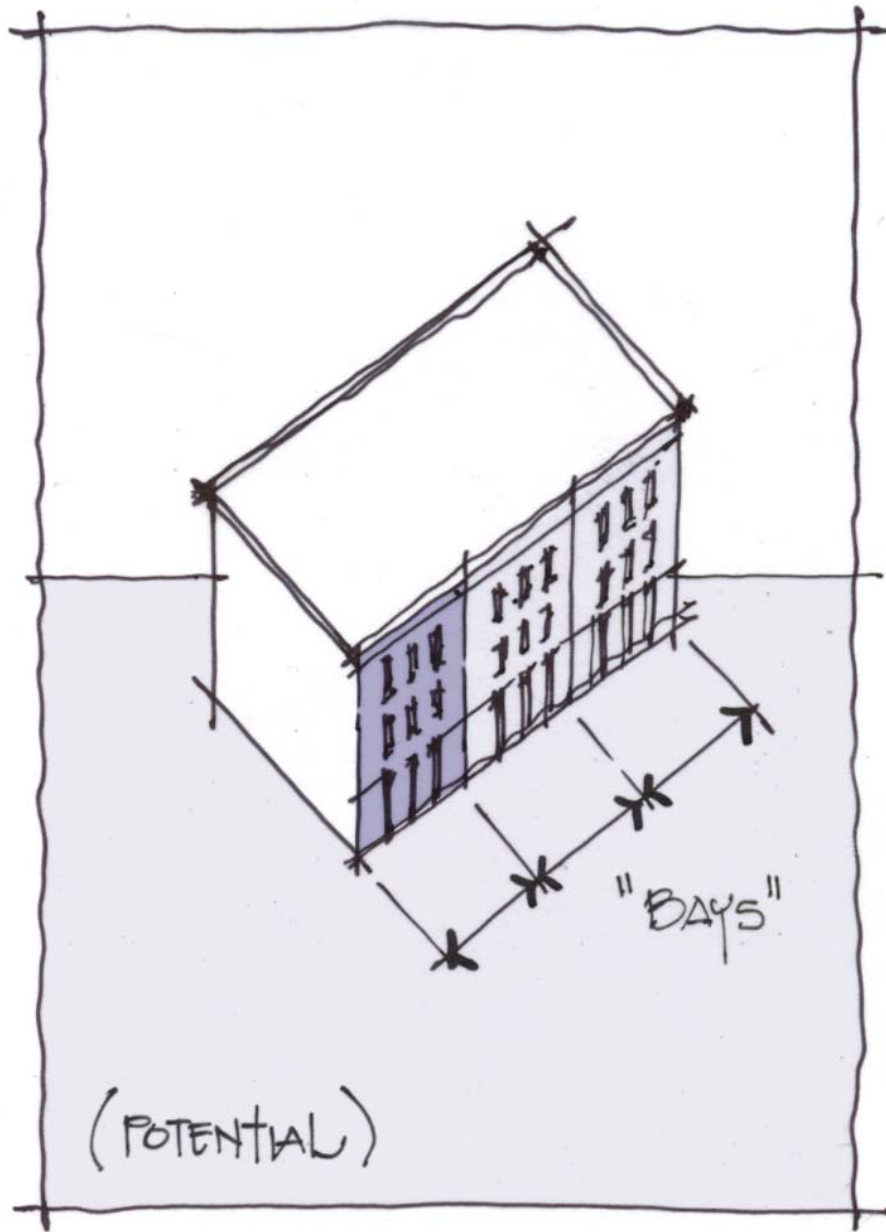
Building Mass

(6.b)

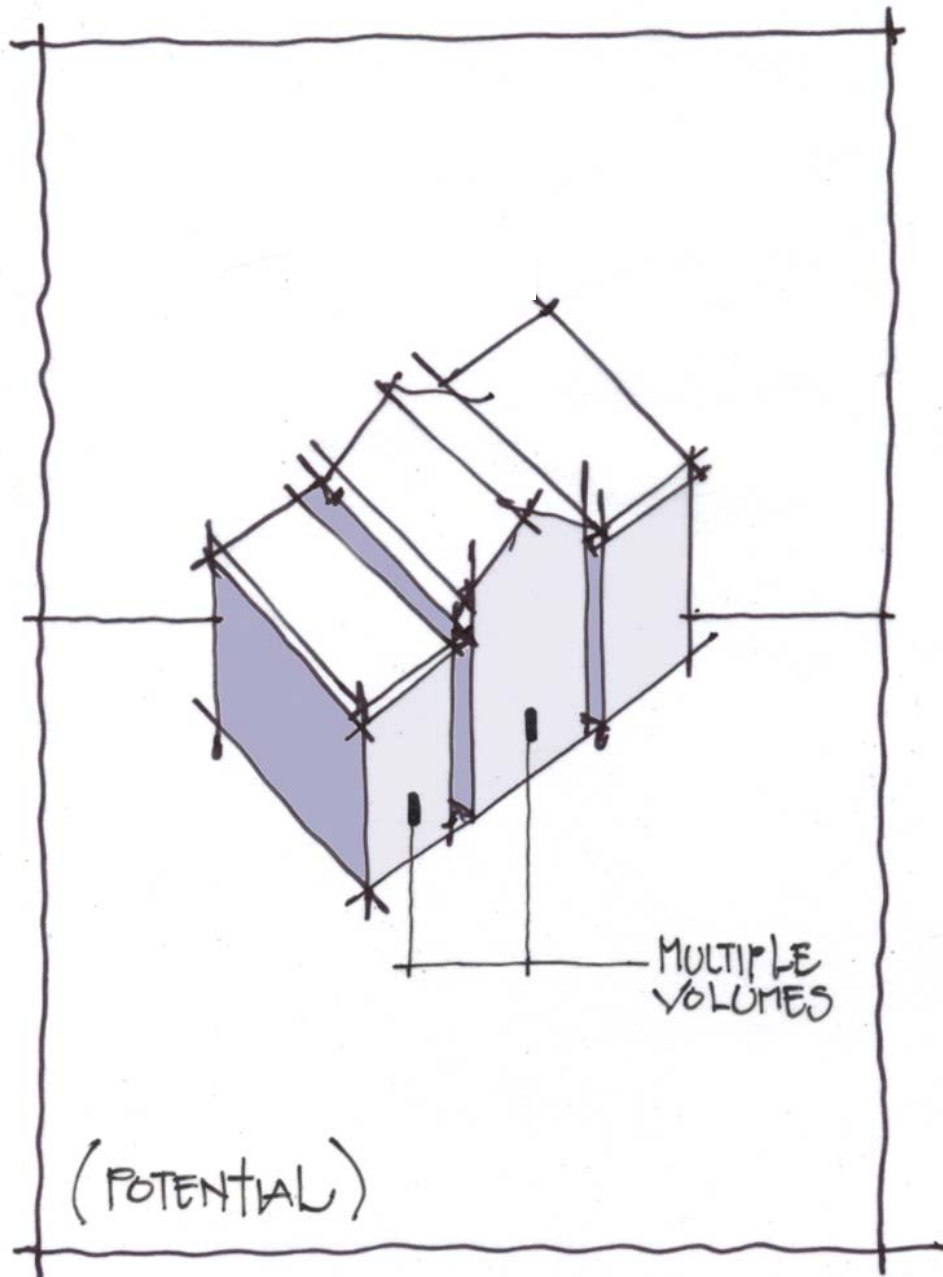
Composition



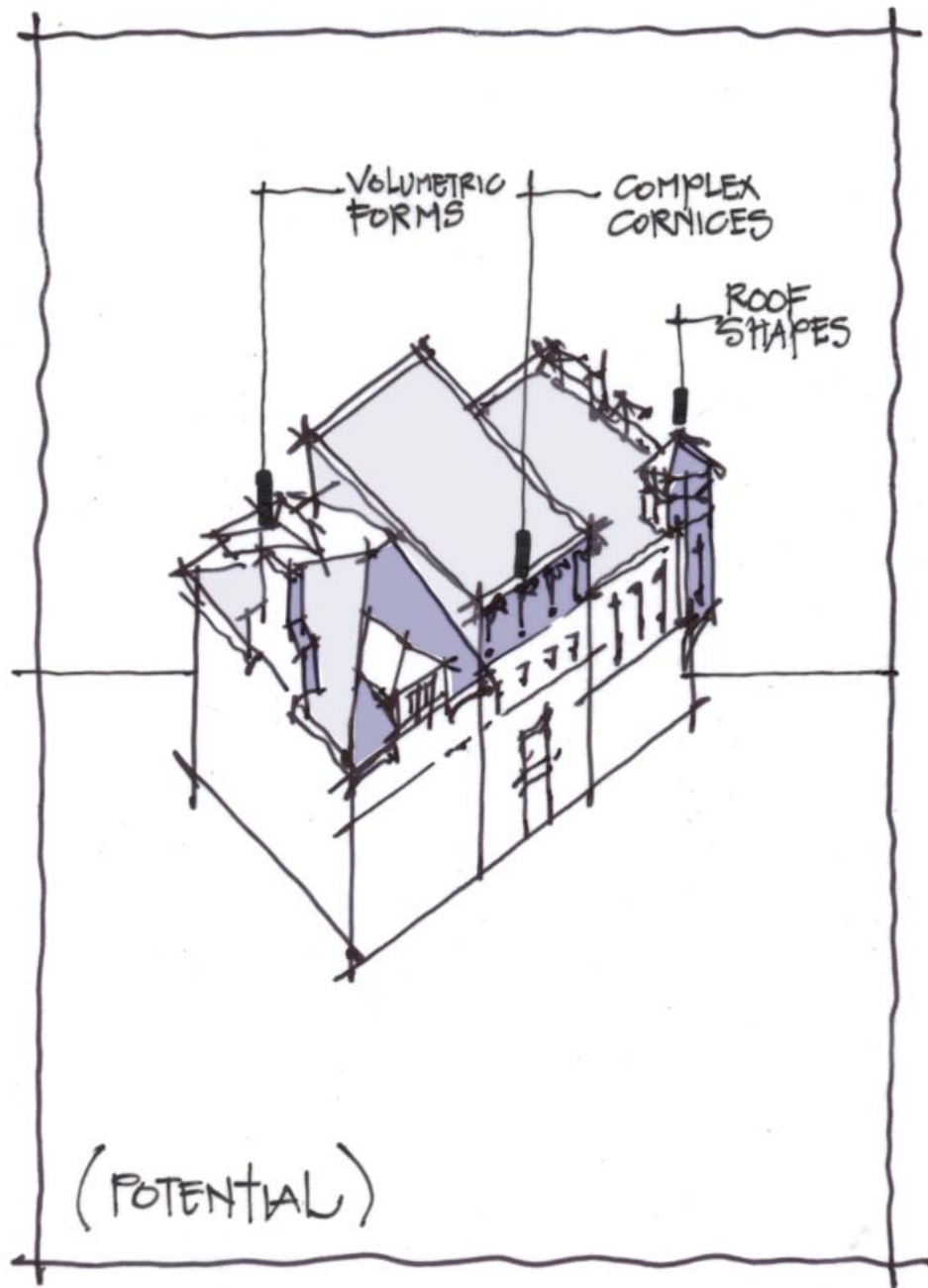
SUBDIVIDE FACADE HORIZONTALLY



USE DISTINCTIVE BAYS



USE MULTIPLE VOLUMES



(POTENTIAL)

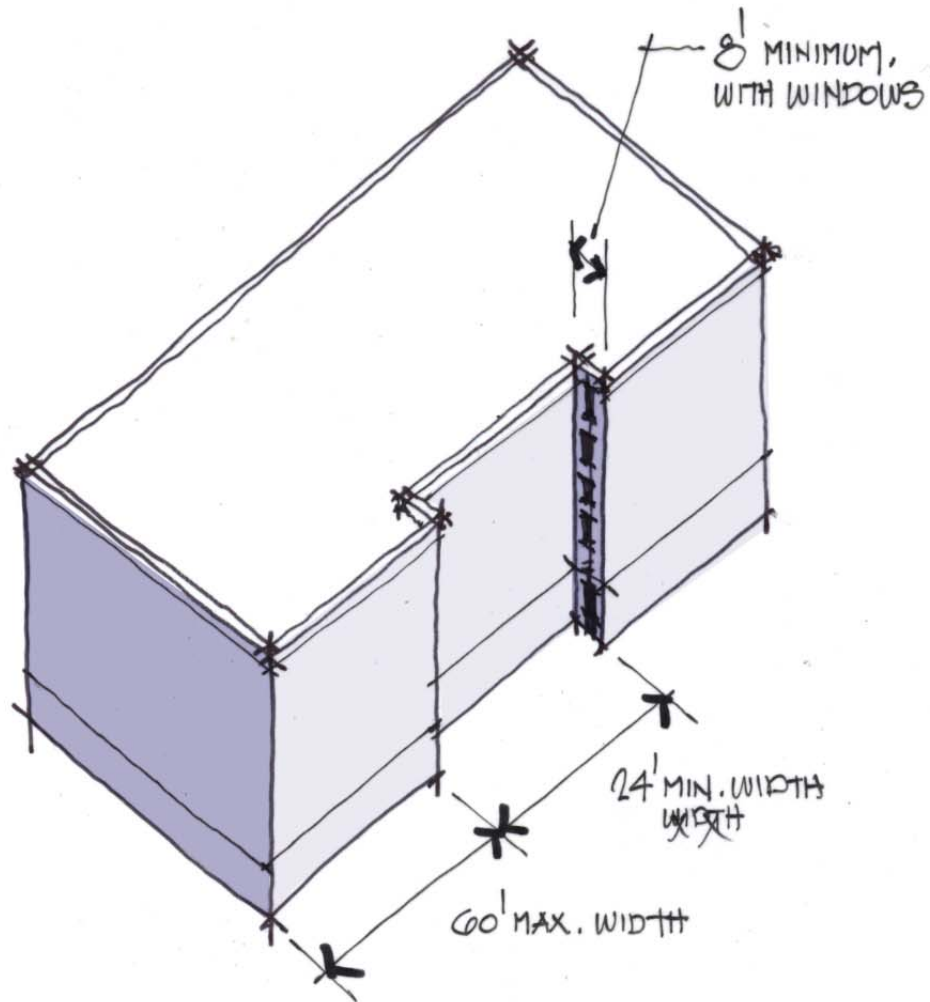
BREAK THE ROOF LINE



Building Mass

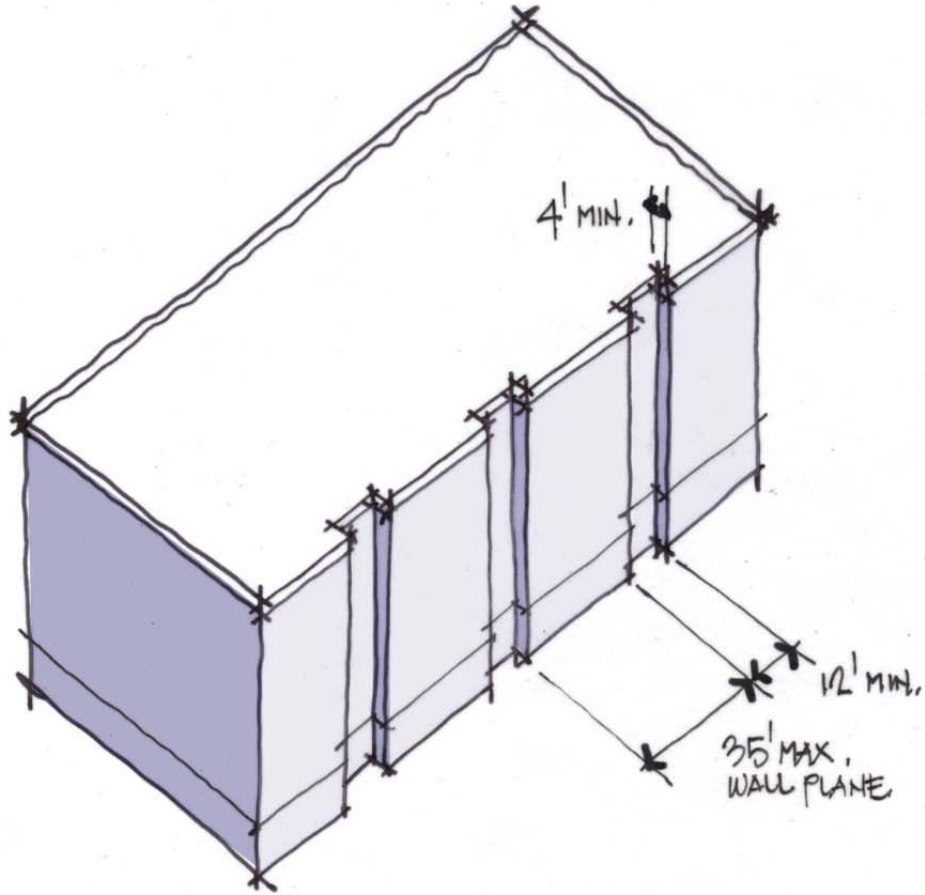
(6.b)

Setback Standards

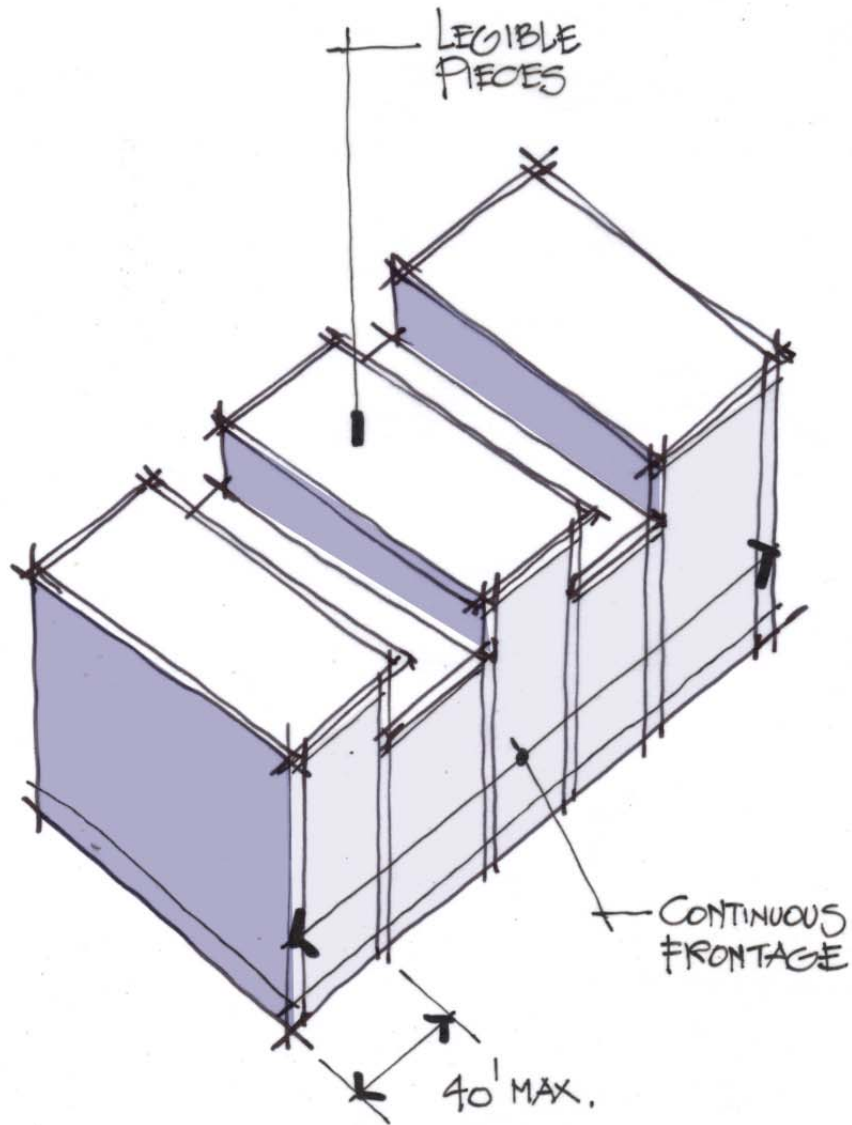


SETBACK STANDARDS

(OPTION 1)



SETBACK STANDARDS
(OPTION 2)



SETBACK STANDARDS

(OPTION 3)

QUESTIONS?



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