

CASE STUDY RESULTS

What have we learned?



HISTORIC DISTRICT ORDINANCE
Revisions Committee

CASE STUDY - RESULTS

Focused on two areas of proposed ordinance:

- 1) Development Capacity
- 2) Height Compatibility

Also, look at proposed language for:

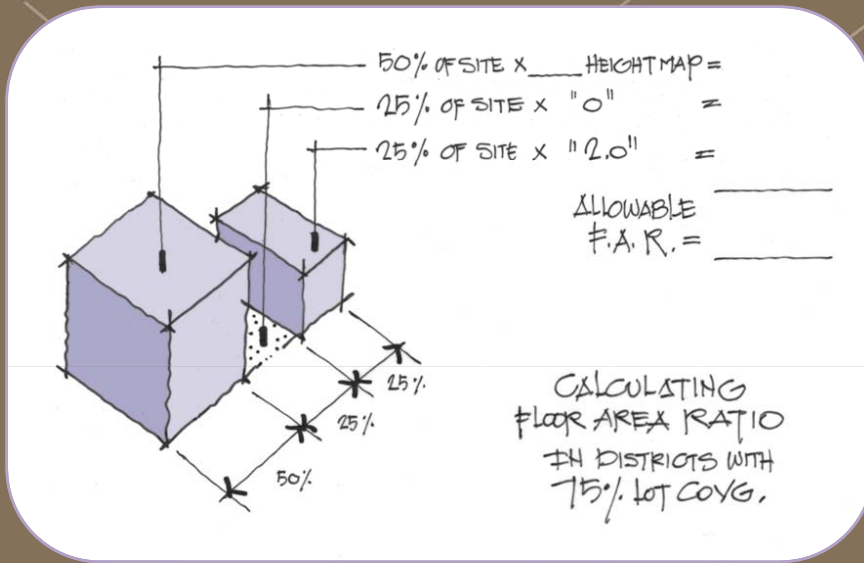
- 3) Height Exceptions



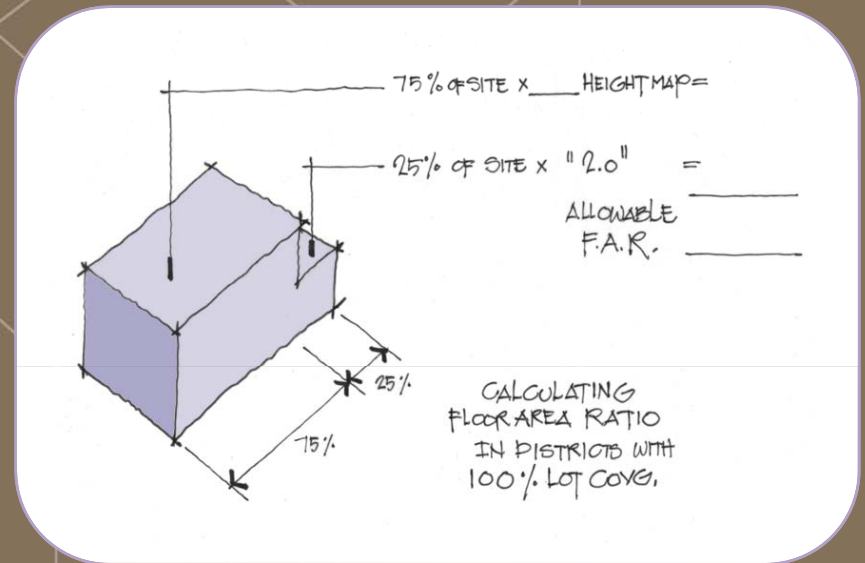
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DEVELOPMENT CAPACITY

75% Lot Coverage Zone



100% Lot Coverage Zone



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DEVELOPMENT CAPACITY

Development Capacity Table
for Large-Scale Development

		Development Capacity							
		Height Zones							
		2 ½	3	4	5	6	8	12	14
Lot Coverage Zone	75% Lot Coverage	1.75	2.0	2.5	3.0	N/A	N/A	N/A	N/A
	100% Lot Coverage	N/A	2.75	3.5	4.25	5.0	6.5	9.5	11



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DEVELOPMENT CAPACITY

- Resulting square footage of existing LSD, generally does not equal what is being proposed. In most cases the built square footage is much less.
- Does not relate to Height Compatibility or to architecture in general.
- May limit development that meets all other criteria including Height Compatibility or,
- Entitles property owner to more square footage than may be suitable on the site.
- May further limit development in lower height zones (2.5- and 3 –story zones), especially in 75% lot coverage zones and not necessarily result in a better development.



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DEVELOPMENT CAPACITY

Recommend eliminating Development Capacity standard and table.

Although it provides certainty, it does not relate to the Height Compatibility Table and does not speak on architectural terms.

This leaves us with two questions to answer:

- 1) How do we provide simple calculation for allowable development and is this important? *Possibly through the Height Compatibility Table.*
- 2) How do we compensate for the perceived loss of development potential resulting from the step-downs and massing requirements? Do we need to? *Possibly through the Height Exceptions.*



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HEIGHT COMPATIBILITY

Height Compatibility Table for Large-Scale Development

Lot Coverage Zones	Types of Adjacency			Building Frontage <i>Within first 20' of street</i>
	Abutting Building <i>Contributing principal building on same or abutting lot</i>	Across Lane <i>less than 25' R-O-W</i>	Across Street <i>Less than 40' R-O-W</i>	
75% Maximum Lot Coverage Zones	Maximum of one-story taller for a minimum distance of 30' from the contributing building (excluding non-historic additions and appendages) provided that the height does not exceed limit on the height map.	Maximum of two stories for a minimum distance of 20' in from the rear property line.	--	Maximum of 60 linear feet of same height before a minimum one-story off-set is required for a minimum distance of 30 feet provided that no portion of the building height exceeds the limits on the height map.
100% Maximum Lot Coverage Zones	--	Maximum of two stories for a minimum distance of 20' in from the rear property line when adjacent to a 75% maximum lot coverage zone.	--	Maximum of 120 linear feet of same height before a minimum of one-story off-set is required for a minimum distance of 30 feet provided that no portion of the building height exceeds the limits on the height map.



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HEIGHT COMPATIBILITY

- For Building Frontage, recommend increasing the minimum length of continuous linear footage in 75% zone to 90 linear feet to be consistent with successful LSD.
- Adjacency for buildings across the street is important for spatial relationships, scale, elevation type but is usually not a factor when determining step-downs.
- Step-downs at lanes may not be appropriate on Civic Buildings. Look at reinstating Civic Buildings into ordinance and clearly define. All standards would apply except Development Capacity and Height Compatibility Tables.



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HEIGHT COMPATIBILITY

- Building Frontage should be revised to be more specific and address “Individual Building Frontage”.
- Recommend increasing Building Frontage depth from 20’ to 40’ to get more variation in skyline.
- Recommend study of requiring percentage of placement of building on rear of parcel to get development on lane side of property.



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HEIGHT EXCEPTIONS

Exceptions.

One additional story above the height map may be permitted on new construction, provided that one of the following conditions are met:

- (1) The proposed height increase creates multiple volumes and varying roof forms in Large-Scale Development, as defined in Subsection 13.d.(ii)-(iii), page 8-3030-23.
- (2) Development Capacity which has been lost due to meeting a visual compatibility or design standard may be transferred to the height in an area that is unaffected by the Height Compatibility Table.
- (3) A historic street or lane, including Factor's Walk, as identified on the Historic Streets and Lanes Map is restored as a public right-of-way.



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HEIGHT EXCEPTIONS

- Clarify that one additional story may be permitted on areas that are unaffected by the Height Compatibility Table.
- Further quantify reasons for allowing extra height. Such as,
 - Creating multiple volumes and varying roof forms
 - Lost development due to step downs
- Both of the massing standards above should be further defined in massing section of ordinance [13.b.xv.(d) (ii)-(iii), page 8-3030-23], for instance:
 - (ii) Use multiple detached volumes to break up the building into two or more structures.
 - (iii) Break the roof line through the use of volumetric forms, complex cornices, raked or rounded parapets, or complex roof shapes of varying heights with a minimum off-set of ½ story.



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HEIGHT EXCEPTIONS

- Recommend that the Height Exceptions standards are the only way to allow for additional height. These exceptions are granted by the HRB.
- Limit the ability to receive variances on other design standards in the variance section of the historic district ordinance. Exceptions to these standards should also be approved by the HRB.
- Staff is working with the City, SDRA, and consultants through the Downtown Master Plan and the Affordable Housing Task Force to develop recommendations to remove barriers for affordable housing in the ordinance.



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Predictability and Development Rights

The proposed Height Compatibility Table and Height Exceptions provide predictability and the ability to regain square footage. Below is a formula to illustrate how a property owner can assess the size of their potential development.

Step 1: Look at your allowed Lot Coverage and the allowed height under the Height Map. This gives you an outside figure for development.

Step 2: Look at Design Standards and Height Compatibility Table and calculate requirements for :

Abutting Building	-	_____
Across Lane	-	_____
Building Frontage	-	_____
Other (massing standards)	-	_____
Height Exceptions	+	_____
Allowable Development	=	_____



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DISCUSSION



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Next Meeting

May 19, 2008

4.00 – 6.00

Arthur Mendonsa Hearing Room



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