Task Force Meeting #2
February 8, 2017
POST TOUR - AGENDA

• Staff presentation and activity (3:30pm)
  • Keypad polling activity
  • Review revised problem statement
  • Discuss criteria for addressing potential tools

• Next Steps (4:50pm)
Meeting Objectives

• Identify slot home issues that may occur across a variety of contexts vs. issues particular to specific neighborhoods or lots

• Relate observed issues back to the draft problem statement

• Discuss criteria that will be used to evaluate future tools to address the problem statement

• Provide feedback to City staff to revise problem statement for public review
Keypad Polling
A. STL MH
B. WHVG B
C. DZTS K
D. FWJ NZ
RANK YOUR FAVORITE SEASONS 1 - 3

A. Winter
B. Spring
C. Summer
D. Fall
For the purposes of this task force, which role do you primarily identify with?

A. Design Professional 0%
B. Developer/Construction Industry
C. Everyone Else
Which tour did you attend today?

A. Tour Group #1
   Sunnyside/Highlands

B. Tour Group #2
   Berkeley

C. Tour Group #3
   West Colfax
The problem is new multifamily slot home construction that is incompatible with the street frontage, adjacent properties and neighborhoods in five key respects:

1. Public Realm Engagement
   • Lack of street level building entrances, transparency, etc.

2. Contextual Design
   • Siting, setbacks and façade designs that do not reflect existing or desired future neighborhood conditions

3. Building Mass & Scale
   • Design elements that do not promote compatible mass and scale relationships among buildings

4. Vehicle-Oriented Design
   • Siting and design elements that emphasize cars over pedestrians

5. Impacts on Neighbors
   • Elements that negatively affect neighbor privacy
**OF THE 5 PROBLEM STATEMENT ELEMENTS, RANK THE 3 MOST PROBLEMATIC ON YOUR TOUR...**

A. Public Realm Engagement  
B. Contextual Design  
C. Building Mass & Scale  
D. Vehicle-Oriented Design  
E. Impacts on Neighbors
Which problem statement element was the most problematic for this development?

1. Public Realm Engagement
2. Contextual Design
3. Building Mass & Scale
4. Vehicle-Oriented Design
5. Impact on Neighbors
Which problem statement element was the most problematic for this development?

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3. Building Mass & Scale
4. Vehicle-Oriented Design
5. Impact on Neighbors
# Criteria for Successful Solutions

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<thead>
<tr>
<th>Effectiveness</th>
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<tr>
<td>• Directly addresses the problem statement</td>
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<tr>
<th>Equity</th>
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<td>• Meets the needs of all stakeholders</td>
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<td>• Maintains housing options</td>
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<th>Flexibility</th>
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<td>• Allows adaptation to market conditions</td>
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<td>• Promotes creativity</td>
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<th>Predictability</th>
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<td>• Supports common expectations</td>
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<td>• Clearly ties intent to requirements</td>
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Next Steps
1. Potential Tools for Public Realm Engagement

- Transparency
  - Overall Façade Transparency
  - Street Level Transparency
  - Transparency Alternatives

- Building Entry
  - Location
  - Design (porch, etc.)

- Street Level Use
2. Potential Tools for Contextual Design

- Lot Configuration
  - Lot Size
  - Lot Width

- Front Setback
  - Minimum Setback
  - Block Sensitive Setback
  - Build-to

- Lot Coverage
  - Impervious Surfaces
  - Open Space
3. Building Mass & Scale

- Maximum Height
  - Height Encroachments
- Upper Story Setback
- Bulk Plane
4. Vehicle-Oriented Design
   • Minimum/Maximum Parking
   • Parking Location
   • Parking Access
   • Parking Screening

5. Impact on Neighbors
   • Side Setbacks
     • Setback Encroachments
   • Roof Deck
     • Location
     • Design
UPCOMING TASK FORCE MEETINGS

• Task Force #3
  • March 16, 2017
  • Location TBD

• Task Force #4
  • April 12, 2017
  • Location TBD
MESSAGING ON PROJECT SCHEDULE

• Comprehensive zoning changes must balance multiple objectives
  • Residents and developers seek predictability
  • Property owners and developers seek flexibility
  • The overall community seeks equitable solutions
  • Everyone wants an effective solutions

• Crafting solid solutions requires several iterations
  • Provides time between “ideas” and “execution”
  • Mitigates potential unintended consequences
  • Allows all stakeholders (residents, developers, etc.) to see what’s coming and provide feedback/get ready

• The zoning amendment adoption process is formalized. City Council wants assurance that:
  • Stakeholders helped craft proposed solutions
  • Potential problems and solutions have been thoroughly evaluated (including by Planning Board and Council committee)
Analiese Hock will be taking over as Project Manager

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