Meeting Objectives

- Explore additional tools proposed by consultants
- Task Force confirmation of key tools
- Provide feedback on successful developments and site designs that address the problem statement
AGENDA

• Slot Home Residents Perspective
• Overview of other tools used by other cities
  • Discussion of which tools should be explored for this project
• Staff Presentation on Key Tools
  • Confirmation from the task force that this should be the starting place for solutions
• Design Activity & Discussion
• Next Steps
THOUGHTS FROM SLOT HOME RESIDENTS
NEW CONTENT

Provided in Packet

- Additional Development Regulations: Solid Waste
- Additional Comments on Zoning Tools
CONSULTANT EVALUATION

Seattle
Nashville
Fort Worth
New Orleans
Philadelphia
Peer Cities Reviewed

• Seattle
• Nashville
• Fort Worth
• New Orleans
• Philadelphia
BULK PLANE

• Nashville:
  • Front, side and rear bulk plane in Multi-Unit Districts
  • Exception for attached housing projects which are limited to 3 stories

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• Philadelphia:
  • Context of existing adjacent properties could compel an upper story setback
**Roof Top Deck Location**

- New Orleans:
  - Allows for rooftop decks, however it must be set back

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BUILD-TO

• Nashville:
  • Build-to percentage is calibrated to lot width, i.e. the smaller the lot, the greater the build to

• Fort Worth:
  • Large build-to range

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Rear Setbacks

- New Orleans, Nashville, Fort Worth:
  - Require a 20ft setback in multi-family zones
- Seattle:
  - Low-rise apartment districts have a 10ft setback with alley, 15ft when no alley is present

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SLOT HOME EVALUATION & TEXT AMENDMENT 04.12.17 | 12
ALLEY ACCESS

• Seattle & Nashville:
  • Require vehicular alley access
  • Nashville also requires corner lots to place driveways near the rear of the lot

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**Parking Placement**

- Seattle, Nashville, Fort Worth & New Orleans:
  - Restrict parking from being located between building and the street

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BUILDING TYPE

• Seattle & Nashville:
  • Incentivize row house building forms through reduced setbacks

• Fort Worth:
  • Treat different building types with similar dimensional standards but then varies parking placement and entry standards.

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GROUND FLOOR TRANSPARENCY

• Seattle & Nashville:
  • Require ground floor transparency (20-25%)

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Street Facing Entrance & Entry Feature

• Seattle & Nashville:
  • Require street facing entries for each building

• Nashville:
  • Requires street facing entries to be located within the build-to range

• Forth Worth:
  • Requires street-level dwelling units to have an individual street facing entrance for each unit

• Seattle & Forth Worth
  • Also requires entrance standards such as a stoop, porch or architectural feature

• Seattle:
  • Requires at least 50% of the units to be located at the street with an entrance

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ARTICULATION

• Seattle:
  • Requires articulation on facades greater than 750sf

• Forth Worth:
  • Requires architectural scaling elements such as wall plane change or material change

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**Design Review**

- **Seattle:**
  - Streamlined Design Review 3-8 units
  - Full Design Review for 8+ units
  - Reviewed for:
    - Overall appearance
    - Relation to street frontage
    - Relation to the site
    - Pedestrian & vehicular access
    - Quality of materials, landscaping and open space

- **Forth Worth:**
  - Design review for projects more than 40,000 sf

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**GROUND FLOOR ACTIVE USE**

- Nashville:
  - Requires structured parking at the street to be wrapped with office, commercial or residential uses

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**SLOT HOME EVALUATION & TEXT AMENDMENT**

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Inactive Ground Floor Screening

- New Orleans:
  - Developments with parking or storage must screen the a portion of the building with a berm or planting
  - The exposed portion of the ground floor must have fenestration similar to the upper stories

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SLOT HOME EVALUATION & TEXT AMENDMENT

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What tools from peer cities should we further explore as a solution to address the problem statement?
Key Tools
EXISTING SLOT HOME
(UNDER CURRENT REGULATIONS IN A MS OR MX DISTRICT)
APPLY FRONT SETBACK
FRONT SETBACK ENABLES FOR LANDSCAPING
FRONT SETBACK ENABLES FOR ENTRY FEATURE/ENCROACHMENTS
HEIGHT IN FEET
EXISTING GARDEN COURT
(UNDER PRE-MORATORIUM REGULATIONS)
CONFIRMATION ON KEY TOOLS

For all Slot Homes
  • Primary Street Setbacks
  • Entry Feature
  • Building Height in feet

• Additionally for Garden Court
  • Expanded courtyard width
  • Landscaping standards

• Additional tools will continue to be explored based on today's discussion and future meetings
• Tools will continue to be calibrated and adjusted based on context, building form, district etc.
Design Activity
PHOTO ACTIVITY

• Flip through the stack of photos and select examples that address the problem statement.

• Provide comments on why the design (or specific elements of the design) addresses the problem statement.

• Pin the photo on the wall under a general context category
  • Are there general contexts (i.e., row house areas, multi-unit areas, commercial/mixed-use areas) where the illustrated design elements would be especially appropriate?

• Reporting Back and Discussion
  • Reasons for your selections
  • What tools would we use to promote the selected design outcomes?
Check the problem statement elements this effectively addresses:
- Public Realm Engagement
- Neighborhood Context
- Building Mass & Scale
- Vehicle Oriented Design
- Impacts on Neighbors

Why does it successfully address the problem statement?

Like the setback, front doors which support public realm engagement

(Please write or draw on the photo as well)
Check the problem statement elements this effectively addresses.

- Public Realm Engagement
- Neighborhood Context
- Building Mass & Scale
- Vehicle Oriented Design
- Impacts on Neighbors

Why does it successfully address the problem statement?

____________________

It's good that I cannot see the parking areas,
Good entrance articulation, maybe better ground floor activation

(Please write or draw on the photo as well)
Check the problem statement elements this effectively addresses.

- Public Realm Engagement
- Neighborhood Context
- Building Mass & Scale
- Vehicle Oriented Design
- Impacts on Neighbors

Why does it successfully address the problem statement?

__________________________________________________________

Public-private transition

__________________________________________________________

(Please write or draw on the photo as well)
The landscaping helps to screen the utility feature.
Each task force member will select one of their chosen designs and share with the group what problem statement elements it addresses and why.
Task Force Meeting #5

• Now until meeting #5, Staff will be working to develop design solutions that address the problem statement.

• Task Force Meeting 5: Thursday, June 8th Webb Building (201 West Colfax)
  • Task Force will review and recommend design alternatives to address the problem statement.