MEETING OBJECTIVES

• CONFIRM STRATEGY REPORT
  • **Confirm** strategy for Mixed Use (MX, RX, MS) Zone Districts
  • **Confirm** strategies for Multi Unit (MU, RO) Zone Districts
  • **Confirm** strategy for Row House (RH/TH) Zone Districts
  • **Review** Tools for Future Text Amendments

The Final Strategy Report will be used to draft redline text amendment.
4.0 SLOT HOME STRATEGY

This section provides the recommended strategies to address the Problem Statement. Strategies are described as a series of zoning tools and standards that result in a preferred design outcome. The strategies and standards are applied by application to Mixed Use (MX), Mixed Use Residential (MUR), and Row House (RH) zones. Each strategy provides an overview of the zoning tools applied including the specific standards.

4.1 STRATEGY DEVELOPMENT PROCESS

The strategies described on the following pages were developed through an evaluation of the potential tools summarized in Section 3, including City staff evaluation, Slot Home Task Force discussion, feedback, and external testing. The strategies described on the following pages were developed through an assessment of the potential tools summarized in Section 3, including City staff evaluation, Slot Home Task Force discussion, feedback, and external testing.

- **City Staff Evaluation & Refinement:** Throughout this phase of the project, the city staff continually evaluated the application of the tools to a variety of tools and zone districts. Further refinement of the proposed tools was based on feedback from the following stakeholders.

  - **Task Force Review:** The Slot Home Task Force met five times to review potential tools, select appropriate tools to address the Problem Statement, and evaluate the outcomes of the applied tools. The Slot Home Task Force confirmed the use of some additional tools that were proposed by the community for inclusion in the final strategy.

  - **Community Review:** City staff and the Slot Home Task Force hosted a community open house to solicit community comments on the draft strategy. Open houses were generally positive and the proposed strategy was not frequently addressed. Community feedback resulted in refinement to standards and the addition of new tools also recommended by the testing group.

  - **External Tester Review:** The testing group was comprised of architects and developers and tested the proposed strategy and standards to ensure that the standards met the Criteria for Successful Outcomes and effectively addressed the Problem Statement. The testing group presented their findings and additional tools to the Slot Home Task Force for consideration.

An appendix to this report includes a summary of community, testing, and task force feedback, including open house comments, testing outcomes, and task force meeting summaries.

The strategies described in this report focus on tools to address side-by-side, attached residential units such as (row houses) rather than Multi Unit compositions accessed by common walkways, vertically-stacked units, or mixed-use buildings.
The Strategies proposed are intended to apply to side-by-side residential units (such as slot homes) rather than stacked multi unit configurations or mixed use buildings.
STRATEGY FOR MIXED USE
STRATEGY FOR MIXED USE DISTRICT

- Building Design Tools
- Site Design Tools
- Vehicular Design Tools
BUILDING DESIGN TOOLS

• Require Units Oriented to the Street (A)
• Require Entry Features to Units Oriented to the Street (B)
• Reduce Maximum Building Height in Feet (C)
• Revise Building Height Exceptions (D)
• Limit Rooftop and Second Story Decks (E)
• Increase Transparency Standards (F)
SITE DESIGN TOOLS

- Increase Primary Street Setback (G)
- Increase the Side Setbacks (H)
- Allow Setback Encroachments (I)
- Revise Build-To Alternatives
VEHICULAR DESIGN TOOLS

• Reduce Minimum Driveway Dimensions (J)
• Allow Encroachments for Parking Areas (K)
Is this the correct strategy for Mixed Use?

Remember, the strategy should effectively address the following:

- Public Realm Engagement
- Neighborhood Context
- Building Mass & Scale
- Vehicle-Oriented Design
- Impacts on Neighbors
STRATEGY FOR MULTI UNIT
Strategy for Multi Unit Districts

- Building Design Tools
- Site Design Tools
- Vehicular Design Tools
BUILDING DESIGN TOOLS

• Require Units Oriented to the Street (A)
• Require Entry Features to Units Oriented to the Street (B)
• Reduce Maximum Building Height in Feet (C)
• Revise Building Height Exceptions (D)
• Limit Rooftop and Second Story Decks
• Increase Transparency Standards (E)
SITE DESIGN TOOLS

- Limit Block Sensitive Setback (F)
- Increase the Side Setbacks (G)
- Allow Setback Encroachments (H)
- Increase Build-To Percentage (I)
- Revise Build-To Alternatives
VEHICULAR DESIGN TOOLS

- Reduce Minimum Driveway Dimensions
- Allow Encroachments for Parking Areas
• Building Design Tools
• Courtyard Design Tools
• Site Design Tools
• Vehicular Design Tools
GARDEN COURT BUILDING FORM

BUILDING DESIGN TOOLS

- Revise Maximum Building Height (A)
- Revise Building Height Exceptions (B)
- Increase Pedestrian Access Standards (C)
- Limit Rooftop and Second Story Decks
- Introduce a Transparency Standard (D)
• Increase Street Facing Courtyard Width (E)
• Require Residential Units on Three Sides (F)
• Introduce a Landscaping Standard (G)
• Increase Minimum Zone Lot Width (H)
• Limit the Block Sensitive Setback (I)
• Reduce Minimum Driveway Dimensions
• Limit Vehicle Use Area (J)
Are these the correct Multi Unit Strategies?

Remember, the strategy should effectively address the following:

- Public Realm Engagement
- Neighborhood Context
- Building Mass & Scale
- Vehicle-Oriented Design
- Impacts on Neighbors
STRATEGY FOR ROW HOUSE
• Remove the Garden Court Building Form from all RH and TH zone districts.
ROW HOUSE & TOWN HOUSE BUILDING FORM

STRATEGY FOR ROW HOUSE DISTRICTS

• Building Design Tools
  • Require Units Oriented to the Street (A)

• Vehicular Design Tools
  • Reduce Minimum Driveway Dimensions
Is this the correct Row House Strategy?

Remember, the strategy should effectively address the following:

- Public Realm Engagement
- Neighborhood Context
- Building Mass & Scale
- Vehicle-Oriented Design
- Impacts on Neighbors
TOOLS RECOMMENDED FOR APPLICATION TO OTHER BUILDING FORMS
## Tools Applied to Other Building Forms

<table>
<thead>
<tr>
<th></th>
<th>Shopfront</th>
<th>General</th>
<th>Apartment (in MU Districts)</th>
<th>Row House (in MU Districts)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Require Unit Orientation</td>
<td></td>
<td></td>
<td>NA</td>
<td>Yes</td>
</tr>
<tr>
<td>Increase Primary Street Transparency Standard</td>
<td>NA</td>
<td>Yes</td>
<td>Yes</td>
<td>NA</td>
</tr>
<tr>
<td>Revise Building Height Exceptions</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>NA</td>
</tr>
<tr>
<td>Limit Block Sensitive Setback</td>
<td>NA</td>
<td>NA</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Increase the Side Street Setback</td>
<td></td>
<td></td>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td>Reduce Minimum Driveway Dimensions</td>
<td></td>
<td></td>
<td></td>
<td>Yes</td>
</tr>
</tbody>
</table>
TOOLS RECOMMENDED FOR FURTHER STUDY AND CONSIDERATION IN FUTURE TEXT AMENDMENTS
Tools Included in Strategy for Side By Side Residential

- Explore additional requirements for pedestrian entrances
- Explore reduced building height in 2 & 3 story districts
- Explore limitation on rooftop and second story decks
- Explore increased primary street setback for residential only buildings in MX/MS districts
- Explore increased side street and side interior setbacks when providing pedestrian access
- Explore revisions to build-to alternatives
- Explore reduced dimensions for vehicular use areas on small scale residential developments
Tools Not Included in Strategy for Side-By-Side Residential

- Explore allowances for ADUs accessory to multi-family uses
- Explore revisions to better accommodate the city-wide solid waste system
- Explore revisions to enhance the landscaping standards on the zone lot and within the public right-of-way
- Explore new tools to better address design aesthetics and quality
Any additions to tools for future study and consideration into a text amendment?
Next Steps
NEXT STEPS

Tentative Schedule

• November 2017:
  • LUTI Committee (11/27)
  • Final Strategy Report Released

• December 2017:
  • Internal Drafting of Code Amendment
  • Community Outreach (RNO/Interested Group Presentations)

• January 2018:
  • Task Force Meeting #10: Please participate in Doodle Poll
  • INC ZAP: January 20th
  • Release Public Review Draft

• February/March 2018:
  • Planning Board

• April/May 2018:
  • City Council

• Implementation
Task Force Homework

• Participate in Doodle Pool for January (Last) Task Force meeting
• Engage in your community, ask staff to attend a meeting to present the Strategy Report
• Be prepared to provide meaningful feedback on the review draft in January