Landmark Ordinance Update
Task Force

Meeting Four
July 9, 2018
Meeting Three Overview

- Outreach
  - Early information for development community

- Pause
  - Mediation
  - Off-ramps

- Increased LPC and staff involvement
  - Subject matter experts

- Participants
  - Owner and developer
OUTREACH AND ENGAGEMENT
Outreach and Engagement

– Provide information on Landmark Demo Review as early in the process, as possible

– Notification of development community
  • Developers
  • Architects
  • Contactors
  • Realtors
Outreach and Engagement

• Internally met with CPD communication staff, development services (project coordinators and residential team) and attorneys

• Practical options, that did not require additional staff
  – Improve methods of communication
  – Increase amount of communication
  – Earlier integration in review processes
Outreach and Engagement

• Improve demo language
  – Websites and Total Demolition Guide
  – Clearer process
  – Encourage early application to Landmark

• Include in CPD, DS, and Landmark newsletters

• Where else do you get your information?
• Development Services trainings
  – Emphasize Landmark Demo Review
• Landmark staff outreach
  – Realtors
  – RNOs
  – AIA

• Where else do you get your information?
• Concept Review of Site Development Plans
  – 3 units or more
  – When demo is part of plan, add Landmark as referral
  – Landmark staff - preliminary review
    • Initial comment
    • Standard Landmark comment
    • If possible posting, more specific comments
CPD Process

• Residential Review
  – Often last permit pulled

• Explore options for public CNHS mapping

• Landmark and CPD started implementation
• Recommend additional outreach?
DEMO REVIEW PROCESS
# Landmark Ordinance Task Force

## Proposed Models for Demo Review and Designation Process

<table>
<thead>
<tr>
<th>Model</th>
<th>Staff 10-Day Review</th>
<th>Posted By</th>
<th>Pause</th>
<th>City Mediator</th>
<th>Landmark Staff as SME</th>
<th>Increased LPC Involvement</th>
<th>Designation Written By</th>
<th>Clock starts with Designation App</th>
<th>Total Time</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Current Review Process</strong></td>
<td>X</td>
<td>Staff</td>
<td>NA</td>
<td>NA</td>
<td>X</td>
<td>NA</td>
<td>Community</td>
<td>NA</td>
<td>4 months</td>
</tr>
<tr>
<td><strong>Model A, 60-Day Pause</strong></td>
<td>X</td>
<td>Staff</td>
<td>No Requirements</td>
<td>X</td>
<td></td>
<td></td>
<td>Community</td>
<td>120 days</td>
<td>6 months</td>
</tr>
<tr>
<td><strong>Model B, 60-Day Pause</strong></td>
<td>X</td>
<td>Staff</td>
<td>Negotiation</td>
<td>X</td>
<td>X</td>
<td></td>
<td>Community</td>
<td>120 days</td>
<td>6 months</td>
</tr>
<tr>
<td><strong>Model C, 60-Day Pause</strong></td>
<td>X</td>
<td>Staff</td>
<td>Community Meeting</td>
<td>X</td>
<td>X</td>
<td></td>
<td>Community</td>
<td>120 days</td>
<td>6 months</td>
</tr>
<tr>
<td><strong>Model D, LPC</strong></td>
<td>X</td>
<td>LPC</td>
<td>Optional</td>
<td>Optional</td>
<td>X</td>
<td>X</td>
<td>Community</td>
<td>120 days</td>
<td>6 - 7 months</td>
</tr>
<tr>
<td><strong>Model E, LPC and staff</strong></td>
<td>X</td>
<td>LPC</td>
<td>Optional</td>
<td>Optional</td>
<td>X</td>
<td>X</td>
<td>Staff</td>
<td>120 days</td>
<td>7 - 8 months</td>
</tr>
</tbody>
</table>
Current Demo Review

Demo application submitted

- Landmark Staff Review (10 business Days)
  - Has for potential for designation
    - Public notice posted (21 days)
      - Notice of Intent to File (posting extended to 28 days)
        - Landmark designation application received
          - No landmark designation application submitted
            - No landmark designation application submitted
              - Demo approved for permitting
                - Designation process ensues (120 day clock starts at demo app)
              - Demo approved for permitting
        - No landmark designation application submitted
          - Demo approved for permitting
Landmark designation application received (120 day clock starts at demo app)

Landmark Staff reviews app (2-3 days)

Staff finds designation does not meet criteria

Demo approved for permitting

Sets LPC Public Hearing (25-40 day noticing)

LPC recommends designation to City Council

LPC denies application

Demo approved for permitting

City Council LUTI Committee (14 days)

City Council recommends designation to City Council

Mayor Council (7 days)

First Reading (7 days)

Second Reading – Public Hearing (7 days)

City Council approves designation

City Council denies designation

Mayor signs ordinance (3-4 days)

Demo approved for permitting

Designation Process
Demo application submitted

Landmark Staff Review (10 business Days)

- Does not have potential
  - Demo approved for permitting

- Has for potential for designation
  - Public notice posted (21 days)
  - No landmark designation application submitted

Notice of Objection (posting extended to 60 days)

- Pause (posting 60 days)

- Demo approved for permitting

Landmark designation application received

No landmark designation application submitted

Demo approved for permitting

Landmark designation application received

Designation process ensues
120 day clock starts at designation app

Demo approved for permitting

* Proposed changes noted in black
Demo application submitted

Landmark Staff Review (10 business Days)

- Does not have potential
  - Demo approved for permitting
- Has for potential for designation
  - Public notice posted (21 days)
  - Notice of Objection (posting extended to 60 days)
  - Pause - Negotiation by day 40 of posting

- No landmark designation application submitted
  - Demo approved for permitting
- Landmark designation application received
  - Designation process ensues
  - 120 day clock starts at designation app

* Proposed changes noted in black
Demo application submitted

Landmark Staff Review (10 business Days)

Does not have potential

Demo approved for permitting

Has for potential for designation

Public notice posted (21 days)

Notice of Objection (posting extended to 60 days)

No landmark designation application submitted

Pause – Community Meeting by day 40 of posting

Landmark designation application received

No landmark designation application submitted

Demo approved for permitting

Designation process ensues 120 day clock starts at designation app

Demo approved for permitting

Landmark designation application received

No landmark designation application submitted

Demo approved for permitting

* Proposed changes noted in black
Model D – LPC Involvement

Demo application submitted

- Landmark Staff Review (10 business Days)
  - Does not have potential
  - Demo approved for permitting
  - Has for potential for designation
    - Added to LPC agenda
      - LPC reviews demo app
        - Does not have potential
        - Demo approved for permitting
        - Does have potential
          - Public notice posted (21 days)
          - Notice of Intent to File (posting extended to 28 days)
          - Landmark designation application received
            - No landmark designation application submitted
            - Demo approved for permitting
            - Designation process ensues
              - 120 day clock starts at designation app

* Proposed changes noted in black
Model D + Pause Option

- Demo application submitted
- Landmark Staff Review (10 business Days)
  - Does not have potential
  - Demo approved for permitting
  - Has for potential for designation
    - Added to LPC agenda
  - LPC reviews demo app
    - Does have potential
      - Public notice posted (21 days)
    - Does not have potential
      - Demo approved for permitting
- Pause Options A, B, or C
  - Landmark designation application received
  - No landmark designation application submitted
  - Demo approved for permitting
- Designation process ensues
  - 120 day clock starts at designation app

* Proposed changes noted in black
Demo application submitted

Landmark Staff Review (10 business Days)

- Does not have potential
- Has for potential for designation
  - Added to LPC agenda

LPC reviews demo app

- Does have potential
  - Staff writes designation
    - (90 days)
- Does not have potential

Designation process ensues

120 day clock starts at designation app

LPC recommends designation to City Council

LPC denies application

Demo approved for permitting

* Proposed changes noted in black
• Clarify approval time limits on Landmark demo review and approval
  – Currently indefinite
  – Match design review and approval Certificate of Appropriateness
  – Chapter 30-6(1)

• Clarify “complete application for designation” submitted through demo review process
  – Individual and/or district
  – Chapter 30-6(1)(b)(II)

• Clarify the “Protection from demolition during designation proceedings”
  – Start on submission of complete application
  – Chapter 30-6(1)