DESIGN QUALITY FOCUS GROUP

Design Quality
Character Preservation
## Today’s Agenda

<table>
<thead>
<tr>
<th>Agenda Item</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Introductions &amp; About the Project</td>
<td>10 minutes</td>
</tr>
<tr>
<td>2. NEIGHBORHOOD CHARACTER Frame Up</td>
<td>10 minutes</td>
</tr>
<tr>
<td>3. NEIGHBORHOOD CHARACTER Brainstorming</td>
<td>40 minutes</td>
</tr>
<tr>
<td>4. COLFAX / MIXED USE Frame Up</td>
<td>10 minutes</td>
</tr>
<tr>
<td>5. COLFAX / MIXED USE Brainstorming</td>
<td>40 minutes</td>
</tr>
<tr>
<td>6. Conclusions &amp; Next Steps</td>
<td>10 minutes</td>
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Neighborhood Planning Initiative

• A commitment over the next 10-14 years to ensure every corner of the city can enjoy the benefits of an area plan.
NPI Focus Groups

**Topic-oriented** advisory groups composed of both neighborhood stakeholders and technical experts on:

- Design (you!)
- Affordable Housing
- Mobility
- Economic Development
- Green Infrastructure

Will meet to:

- 1) **frame issues** (tonight)
- 2) **refine plan strategies** (March/April 2019)
NPI Planning Process

EAST AND EAST CENTRAL AREA
NEIGHBORHOOD PLANNING INITIATIVE SCHEDULE

2018 2019

STEERING COMMITTEE MEETINGS

FOCUS GROUPS (FOCUS TOPICS & AREAS)

ALL COMMUNITY MEMBERS

NEIGHBORHOODS AND TARGETED OUTREACH (EXISTING EVENTS, NEIGHBORHOOD SPECIFIC MEETINGS, RNOS, COMMUNITY CONNECTORS & OUTREACH TEAMS, UNDERREPRESENTED GROUPS)

2,776 SURVEY PARTICIPANTS

35 EVENTS

30 STEERING COMMITTEE MEETINGS

FRAMING ISSUES AND DIRECTION

KICK-OFF WORKSHOPS

NEIGHBORHOOD WORKSHOPS

VISION AND GUIDING PRINCIPLES

STRATEGIES

DRAFT PLAN PUBLIC OPEN HOUSES

JUL 2017 - DEC 2018 JAN FEB MAR APR MAY JUN JUL
Public Input: Land Use + Urban Design

6,061 Comments

Frequent Words & Phrases:
• Walkable/Pedestrian Friendly
• Diversity/Multi-cultural
• Beautiful/High Quality
• Authentic/Unique
• Gritty
• Vintage/Retro
• Green
• Quite/Residential
• Community/Friendly
• Close proximity
• Destination/Main Street
• Well Preserved
• Infill
• Transitions
Public Input: EAST CENTRAL AREA

**EAST CENTRAL AREA:**

<table>
<thead>
<tr>
<th>Topic</th>
<th>Number of comments</th>
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<tbody>
<tr>
<td>Cars</td>
<td>510</td>
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<tr>
<td>Zoning</td>
<td>397</td>
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<tr>
<td>Urban Design</td>
<td>289</td>
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<tr>
<td>Affordability</td>
<td>268</td>
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<tr>
<td>Community</td>
<td>257</td>
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<tr>
<td>Pedestrians</td>
<td>199</td>
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<tr>
<td>Bikes</td>
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Most common “dislike” map pins by topic (all neighborhoods)

**EAST AREA:**

<table>
<thead>
<tr>
<th>Topic</th>
<th>Number of comments</th>
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<tbody>
<tr>
<td>Crime</td>
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<tr>
<td>Urban Design</td>
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<tr>
<td>Cars</td>
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<tr>
<td>Pedestrians</td>
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<tr>
<td>Community</td>
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<tr>
<td>Pollution</td>
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<tr>
<td>Affordability</td>
<td>219</td>
</tr>
<tr>
<td>Zoning</td>
<td>156</td>
</tr>
</tbody>
</table>

Most common “dislike” map pins by topic
2040 Vision – NEIGHBORHOOD CHARACTER

• **Walkable** place to live.
• **Mix** of building uses, scales, stories, materials and designs, including historic and modern.
• **Neighborhoods** are connected, diverse, dense, integrated and community-based.
• **Diversity of residents and housing options**: ages, household types, ethnicities, incomes – that are compatible with the area’s historic character.
• **Neighborhood schools** thrive with more families in multi-bedroom units.
• **Multi-cultural, cohesive community.** Welcoming, quiet, residential feel, adjacent to the community’s vibrant main street of Colfax Avenue, with its lively storefronts and well-lit, wide, activated sidewalks.
We have a low supply issue.

We are growing.

Affordable options and different types are needed.
Land costs are high.
Construction costs are high.
Labor costs are high.
Developers/banks have to return on investment.
We still have a responsibility to build better cities.
CHARACTER ANALYSIS | LOT SIZE

LOT SIZE
*Charts indicate percentage of the number of lots (not percentage of land area)

LARGER ← SMALLER → LARGER
CHARACTER ANALYSIS | LOT COVERAGE

LOT COVERAGE
*Charts indicate percentage of the number of lots (not percentage of land area)
CHARACTER ANALYSIS | BUILDING SIZE

BUILDING SIZE
*Charts indicate percentage of the number of lots (not percentage of land area)

LARGER → MIX ← MIX → SMALLER
CHARACTER ANALYSIS | BUILDING HEIGHT

BUILDING HEIGHT
*Charts indicate percentage of the number of lots (not percentage of land area)

TALLER ——— SHORTER
CHARACTER ANALYSIS | BUILDING AGE

ERA OF CONSTRUCTION
*Charts indicate percentage of the number of lots (not percentage of land area)

ERA OF CONSTRUCTION
*Charts indicate percentage of the number of lots (not percentage of land area)

NEWER ← TURN OF CENTURY → MID-CENTURY
Variety of roof forms.
Brick base.
Secondary material high.
Raised first floor.
Front porch or stoop.
Varied side setbacks.
TRADITIONAL 2-STORY HOMES

- Variety of roof forms.
- Variety architectural styles.
- One primary material.
- Symmetrical window patterns.
- Raised porch or stoop.
TRADITIONAL 2.5-3 STORY HOMES

- Third story is tucked into roof form.
- One primary material (brick).
- Raised porch.
- Many have been turned into apartments/condos.
OVERALL SIZE

Built 1941
Size  858sf

Built 2011
Size  2,357sf

Is this a problem?
Which context(s)?

Limit size of new homes?
OVERALL SIZE

Is this a problem? Which context(s)?

Limit size of new homes?
OVERALL SIZE

Is this a problem?
Which context(s)?

Limit size of new homes?
PORCHES AND FINISH FLOOR

- Is this a problem? Which context(s)?
- More transparency?
- Limit % of front façade?
- Limit height of porch?
MATERIALS & APPLICATION

- Is this a problem? Which context(s)?
- Limit # of materials?
- Require brick/masonry?
- Restrict certain materials?
FORM(S)

Is this a problem? Which context(s)?

Require minimum % encroachment rules?
THREE (SHORT) STORIES

Is this a problem?
Which context(s)?

Require 3rd story to tuck into roof?
TALL, LONG SIDE WALLS

- Is this a problem?
  - Which context(s)?
- Limit length?
- Require modulation?
"CURRENT" TRENDS??
“CURRENT” TRENDS??
NOT ALL ISSUES ARE RECENT/NEW
NOT ALL NEW IS BAD...
DISCUSSION...

NEIGHBORHOOD DESIGN QUALITY AND CHARACTER PRESERVATION:

What are the major design and character preservation issues we need to focus on, and what are the drivers of the issues? (e.g. market preference, zoning standards, etc.)

✓ What tools should we be considering?

✓ Where are other places getting it “right”?
2040 Vision – COLFAIX/MIXED USE-RELATED

- **Walkable** place to live.
- **Mix** of building uses, scales, stories, materials and designs, including historic and modern.
- **Commercial hubs** have a bustling main street feel, pedestrian amenities, public art, welcoming, showcase the character and identity of the area.
- **Diversity of residents and housing** options: ages, household types, ethnicities, incomes.
- **Pedestrian-friendly** streetscapes, open spaces, and neighborhood commercial destinations.
- **Easy access to high capacity transit** and essential services such as groceries, childcare and pharmacies.
- **Unique, gritty character** maintained amidst renovated shopfront buildings, adaptively-reused motels, and new mixed-income, mixed-
COLFAKX | PROTECTED BY LANDMARK
COLFAUX | PROTECTED BY LANDMARK
COLFAKX | BUILDINGS THAT ADD CHARACTER

High Quality/Good Form
Affordable
Tell the Colfax Story
• Auto Arch.
• Motels
• Victorian Residential
• Signs
COLFAKX | BUILDINGS THAT ADD CHARACTER
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DISCUSSION...

**COLFAUX / MIXED USE DESIGN QUALITY AND CHARACTER PRESERVATION:**

- What are the major design and character preservation issues we should focus on, and what are the drivers (e.g. market preferences, zoning standards, etc.)?
- What are the major obstacles for doing adaptive reuse projects?
- What tools should we be considering?
- What are the best ways to transition to single unit zones along the corridor?
ALLOWABLE VS. ON-THE-GROUND BUILDING HEIGHT

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<thead>
<tr>
<th></th>
<th>ALLOWED</th>
<th>TALLEST</th>
<th>AVERAGE</th>
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