

Non-Residential Working Group

Initial report to Planning Commission on issues in non-residential zones.

- October 22, 2019

1. Compatibility

Getting rid of adjacency requirement may make sense with reduced compatibility distances.

- Current draft eliminates most (all?) compatibility to 50 ft of the lot line of a triggering property.
 - Utilizes step-downs at <25' (25' high), 25-50' (35' high), and >50' (uses zoned height).
- Draft 3 had compatibility out to 150'.
 - Council's direction called for less compatibility than Draft 3, so this is consistent with Council direction.
- However, current draft still utilizes adjacency as a criteria.
 - Doesn't seem to make sense to use adjacency across a 60' road when compatibility stepback stops at 50'.
- CK note: Still has compatibility setback that destroy viability potential MU1 (35' high zone) lots adjacent to R3 or less: 30' rear and 15' side no-build area. Problem for future rezonings.

Possible action

- Remove adjacency as trigger, just use distance from triggering property.
 - Removes incentive to game adjacency with flag lots, etc.
- CK note: Revise MU1 (MS1?) to scale back compatibility no-build areas.

2. Heights and FAR

Still evaluating heights to see if they make sense.

- AIA is still completing testing on heights and other zone entitlements –will know more on Friday.
- We will also be comparing it to working group study (see next slides).
- FAR eliminated in MS zone bonuses, still utilized in MU and RM zones.
- Requesting info from staff on to what degree FAR is relied upon to make bonuses work, or if bonuses instead rely on units and height for value.
- Note: Due to conversion of current zones that allow them, more intense uses (bars) are limited to very tall zones. (One reason you see a lot of MU5, etc. mapped.)
- No MS1 zone (instead supposed to use MU)
- Some zones (notably UC) increase base height over equivalent current zones
- Parking not counting against FAR still subsidizes parking outside of downtown

Possible action:

- Remove FAR from bonuses in RM and MU zones – rely on height?
- Remove FAR from base zoning in (some?) RM, MU, and MS zones – rely on height?
- Introduce UNO-style stepback for buildings over 65’?
- Revise after getting feedback from AIA study of entitlements?
- Revise zones to capture height increases in bonus?

Natural Building Height Levels in Today's Practice

Consulting study with *STG Design* and *Tyler Stowell, AIA*.

BUILDING HEIGHT FACTORS

PROGRAM	MULTIFAMILY			OFFICE		PARKING			
	STRUCTURE	WOOD	STEEL	CONCRETE	STEEL	CONCRETE	C.I.P. (FLAT)	C.I.P. (BEAMS)	PRECAST
Ceiling Height	9'	9'	9'	10'	10'	10'	-	-	-
Floor Assembly	structure	1'-8"	1'-9"	8"	2'	2'-6"	8"	1'-8"	2'
	MEP	-	-	12"	3'	2'-6"	-	-	-
Floor-to-Floor	typ. level	10'-8"	10'-9"	10'-8"	15'	15'	9'-6"	10'-9"	10'-8"
	top level	-	-	-	-	-	12'	12'	-
Roof Depth	3'-0"	3'-0"	2'-6"	3'	2'-6"	-	-	-	-
Ground Floor Retail	13' < 15'	13' < 15'	15' < 18'+	15' < 18'+	15' < 18'+	-	-	-	-

- OFFICE
- MULTI-FAMILY RESIDENTIAL
- RESTAURANT / RETAIL
- MECHANICAL SPACE
- HIGH-RISE THRESHOLDS

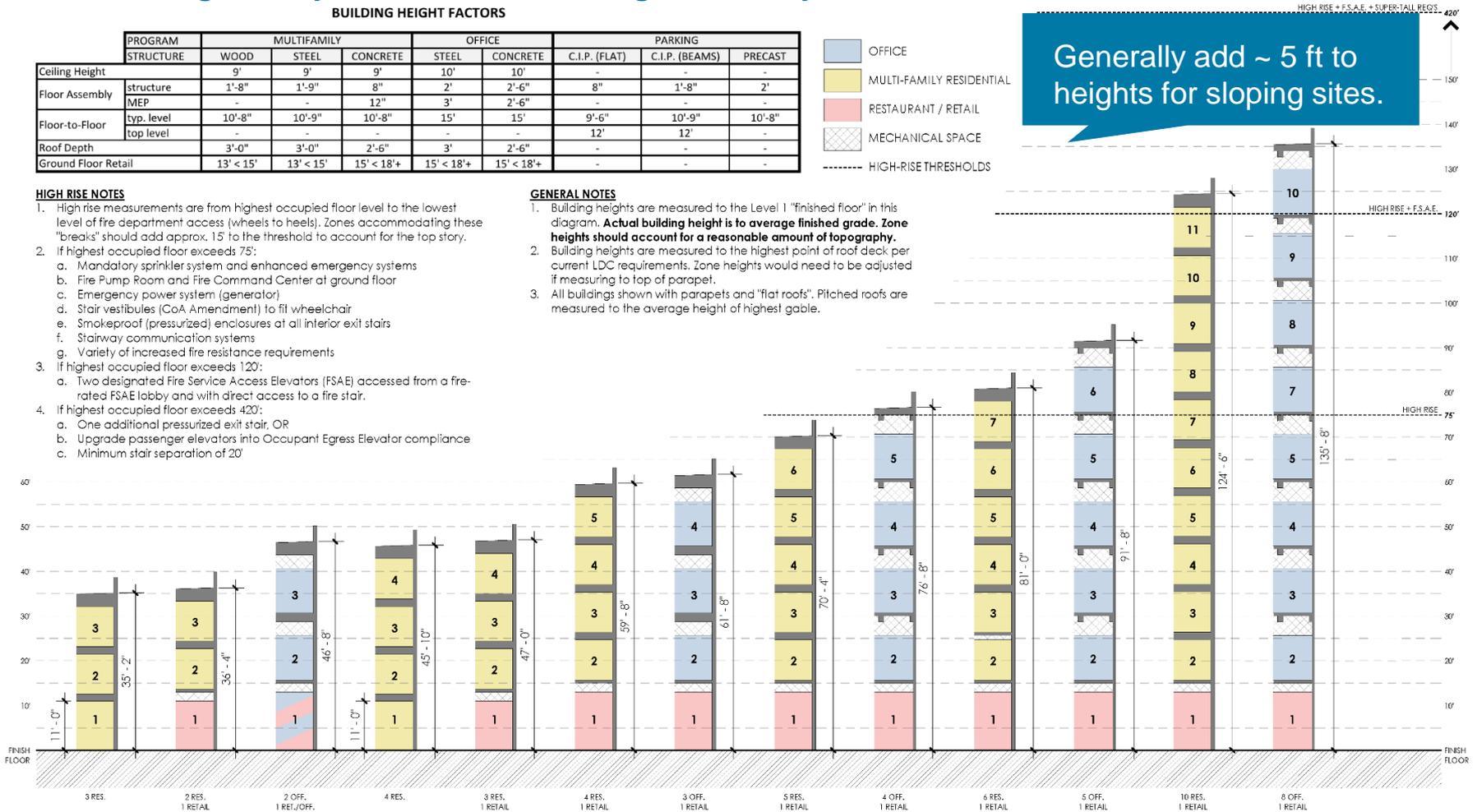
Generally add ~ 5 ft to heights for sloping sites.

HIGH RISE NOTES

- High rise measurements are from highest occupied floor level to the lowest level of fire department access (wheels to heels). Zones accommodating these "breaks" should add approx. 15' to the threshold to account for the top story.
- If highest occupied floor exceeds 75':
 - Mandatory sprinkler system and enhanced emergency systems
 - Fire Pump Room and Fire Command Center at ground floor
 - Emergency power system (generator)
 - Stair vestibules (CoA Amendment) to fit wheelchair
 - Smokeproof (pressurized) enclosures at all interior exit stairs
 - Stairway communication systems
 - Variety of increased fire resistance requirements
- If highest occupied floor exceeds 120':
 - Two designated Fire Service Access Elevators (FSAE) accessed from a fire-rated FSAE lobby and with direct access to a fire stair.
- If highest occupied floor exceeds 420':
 - One additional pressurized exit stair, OR
 - Upgrade passenger elevators into Occupant Egress Elevator compliance
 - Minimum stair separation of 20'

GENERAL NOTES

- Building heights are measured to the Level 1 "finished floor" in this diagram. **Actual building height is to average finished grade. Zone heights should account for a reasonable amount of topography.**
- Building heights are measured to the highest point of roof deck per current LDC requirements. Zone heights would need to be adjusted if measuring to top of parapet.
- All buildings shown with parapets and "flat roofs". Pitched roofs are measured to the average height of highest gable.



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Architecture, Interior Design, Planning.

BUILDING HEIGHT STUDIES

Working Group Proposal

System to simplify zoning, increase affordable bonus yield, provide height options for future growth, be context-sensitive.

- 35 ft:
(2.5 floors) R-Residential Scale Zones 1-4;
MH-Manufactured Home;
- 35-40 ft:
(2-3 floors) RM-Residential Multi-Family 1 (compatibility);
MU-Mixed Use 1 & MS-Main Street 1 (compatibility);
CC-Commercial Center 1 (compatibility);
- 40 ft (base)
48 ft (bonus)
(3-4 floors) RM-Residential Multi-Family 1;
MU-Mixed Use 1 & MS-Main Street 1 (all use sub-zones);
CC-Commercial Center 1;
- 64 ft (base)
76 ft (bonus)
(4-6 floors) RM-Residential Multi-Family 2;
MU-Mixed Use 2 & MS-Main Street 2 (all use sub-zones);
CC-Commercial Center 2;
- 65 ft (base)
88 ft (base)
(4-7 floors) RM-Residential Multi-Family 3;
MU-Mixed Use 3 & MS-Main Street 3 (all use sub-zones);
CC-Commercial Center 3;
- 90 ft (base)
135 ft (bonus) MU-Mixed Use 4 & MS-Main Street 4 (all use sub-zones);
CC-Commercial Center 4 / UC-Urban Center 4;
- 91 ft (base)
200 ft (bonus) CC-Commercial Center 5;
UC-Commercial Center 5;
- 92 ft (base)
300 ft (bonus) CC-Commercial Center 6;
UC-Commercial Center 6;
- Unlimited: UC-Urban Center Unlimited;
DC-Downtown Core;

House-scale residential areas stay limited to 35 ft

Compatibility zone for lowest non-house-scale zones (when adjacent or across alley from residential) limited to house-scale zone heights, with McMansion-type tent slope for residential side.

New zone for most existing 60 ft zones. 1-floor bonus.

New zone for existing 60 ft zones on IA corridor or with -V designation. 2-floor bonus.

Zone levels 4-6 for centers currently zoned for 60-90 ft but planned for intense development. Follows Council LDC guidance to largely increase entitlements through bonuses.

Follows UNO proposal to max at 300 ft.

UC-Unlimited areas currently zoned @60ft. Consider defined base w/ unlimited bonus.

3. RM (Multifamily) 1

Some revisions needed for this transition zone

- Height: 40'. No bonus.
 - R4 bonuses from 35' to 45' Why no bonus here? Why 40' base? How many stories is this supposed to be considering 10 unit bonus cap?
 - Height study indicated even 45' makes 4 stories hard to achieve – 48' is better.
- Impervious cover: 60%
 - Good: Builders say they will still be providing parking with most of these lots, which requires 60% to achieve units allocated in bonus.
 - Bad: Lack of increase from base to bonus dilutes incentive to build more units.

Possible action:

- Change height to comfortably achieve four stories?
- Impervious cover:
 - IC for 1-2 units should be 45% (same as current zoning on SF lots rezoned to RM1)
 - IC for bonus should be full 60%.
 - What should mid-range IC be? Middle ground IC for 4-6 units in base?
- Non-Resi WG will follow lead of Residential WG on changes to cottage court form.
- Allow ADUs to be built on current single-family use? By current occupants? (Age-in-place.)

4. Uses

Some adjustments

- Childcare permitted by size
 - RM: Small <13 Permitted, Large 13-24 Permitted, Commercial >25 CUP
 - MU: Small <13 Permitted, Large 13-24 Permitted, Commercial >25 Permitted
 - MU: Small <13 Permitted, Large 13-24 Permitted, Commercial >25 Permitted
- Schools permitted by type (Public primary and secondary permitted, all others CUP)
- Food trucks not permitted everywhere
 - RM: Not allowed anywhere.
 - MU: Not allowed in MU1-2; Permitted in MU3-MU5B.
 - MS: Permitted everywhere.
- Restaurants separated by alcohol/non-alcohol, late-night operation restricted
 - Ex: Only restaurants that don't sell alcohol and aren't open late allowed in MU1, requires CUP or MUP up to MU3.

Possible action:

- Allow restaurants that sell alcohol under same regime as those that don't (and liberalize late hours?)
- Allow food trucks in all RM, MS, MU (CK note: a taco truck on every corner!)
- Change schools to be regulated by size? (Apply to residential?)
- Increase "commercial" child care designation to a higher number of students? Change to permitted in RM? (What is CUP barrier?) (Apply to residential?)