

East Grand Avenue Overlay District Zoning Study

Advisory Committee

Meeting #7: March 28, 2023

Notes:

1. Principles Work Session

- Michael (consultant) described the process for compiling committee member input on principles/topics (see Attachment 1)
- Seven principles had general support
- Principle idea #1: human/people-scaled built environment
 - General support for setbacks and building frontages that are pedestrian-oriented
 - General support for patios/public spaces that front Grand Avenue
 - Some separation between private and public realm may be helpful
 - Outdoor seating, even within the public realm, may be desirable (would encroach on sidewalk and may be challenging, though)
 - ***Draft revised principle: support pedestrian-scaled built environment***
- Principle idea #2: manage parking on-street and behind buildings
 - General support for parking to be located to the rear of buildings and/or underground
 - General support for no drive-through uses along Grand Avenue, except for banking
 - Common or shared parking areas may be desirable
 - Mid-block parking access is important too; may be necessary to have access from Grand Avenue in some cases rather than alleys
 - ***Draft revised principle: manage parking on-street, behind buildings, or underground***

- Principle idea #3: active ground floor buildings
 - General support for prominent entries, corners, and frontage elements that activate ground floor spaces
 - General support for window openings and transparency along Grand Avenue
 - Interest in design standards that relate to activated ground floor spaces, but only for block-scale building types
 - **Draft revised principle: activate ground floor uses in appropriate building types**

- Principle idea #4: quality design and building materials
 - Quality building materials/elements, such as masonry, brick, stone, pilasters, etc., are desirable, but there also is interest in diverse building design/materials
 - Using an overlay to hold design to a higher standard can be effective
 - These types of detailed design standards can be difficult to do successfully without additional professional support
 - General support that this principle needs future study
 - **Draft revised principle: study most effective building materials for Grand Avenue in the future**

- Principle idea #5: building heights that fit into the corridor
 - General support for allowing more than three stories along Grand Avenue, with some tradeoffs to decrease intensity of buildings (e.g., stepbacks, design standards, landscaping/screening, etc.)
 - Rear setbacks and stepbacks help allow light to the properties across the alley; interest in making sure larger buildings are set back far from rear neighbors
 - Large rear setback standards may require new buildings to be longer/wider (if not allowed to be deeper in the lot) and increase developer interest in lot consolidation in order to achieve larger buildings that are financially viable
 - Committee member idea to limit new development to three stories, with four stories allowed only if former parking requirements are met; a committee member expressed that three stories may not be the perfect number, there are many examples of successful, taller buildings along Grand Avenue and in the surrounding area; a committee member communicated that land costs in the area preclude smaller development, if land was cheaper than a three or four story building could be viable; a committee member expressed that limiting development to three stories would help preserve the history of the area, especially because the area is already dense; City staff communicated that the City has no interest in readopting the outdated parking requirements that were decertified in 2021
 - Interest in removing specifics about floor height; no need to be so detailed (9' is typical for market rate housing, 8' is typical for affordable housing, slide mentions 11')
 - **Draft revised principle: ensure new buildings are sensitive to existing neighborhood context**

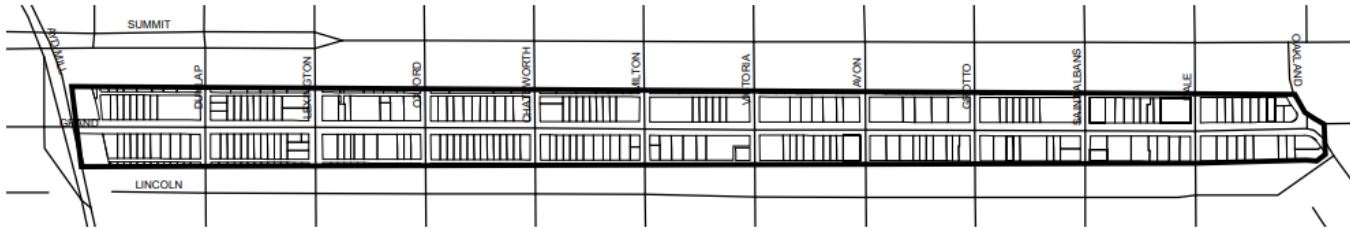
- Principle idea #6: intensity/diversity of development at strategic locations
 - General support for higher intensity buildings on corner lots at major intersections rather than on midblock, interior lots
 - Some support for limiting which corners the added intensity can be provided
 - Interest in removing the specific mention of certain intersections
 - Important to note that any property owner could request to rezone their lot and people could provide input on the proposed rezoning at that time; some interest in letting the underlying zoning districts control new development rather than an overlay
 - ***Draft revised principle: allow for intensity/diversity of development at strategic locations***

- Principle idea #7: traditional/existing character and local identity
 - The Grand Avenue area has a range of styles and eras of architecture with diverse frontages (e.g., elevated terraces/front yards, shopfronts, etc.)
 - Interest in maintaining what currently exists and applying the beneficial attributes of existing development to new development
 - Some of the ideas on the slide relate more to house-scale buildings in midblock areas
 - Interest in removing potentially coded terms, such as “traditional character”
 - ***Draft revised principle: strive to maintain existing local identity***

- Michael provided an overview of some implementation options

2. Next Steps

- Michael and City staff stated that this would be the final committee meeting and thanked committee members for their time and commitment to improving Grand Avenue
- Michael will compile the feedback received during the meeting and send out the updated list of principles to committee members for a 10-day review, then he will finalize the list of principles in response to written feedback
- City staff provided an overview of next steps for the Zoning Study (see Attachment 2)



East Grand Avenue Overlay

Zoning District

Advisory Committee

March 28, 2023

Agenda: Meeting #7

1. Review commonly supported principles
2. Discuss options for apply principles
3. Review next steps

1. Alex Peeper
2. Ari Parritz
3. Brian Wenger
4. Bridget Allan Ales
5. Carolyn Robertson
6. Chad Miller
7. Dan Marshall
8. Dominic Ciresi
9. Elysia Gallo
10. Kathryn Olmstead
11. Sara Joy Proppe
12. Zack Farrell
13. Ian Ball



			1	2	3	4	5	6	7	8	9	10	11	12
1	Traditional Character & Local Identity													
		generally supportive												
		neutral/not sure												
2	Active Ground Floor Buildings													
		generally supportive												
3	Human/people scaled built environment													
		generally supportive												
4	Walkability and Connectivity													
		generally supportive												
		neutral/not sure												
5	Mix of Housing types, density & diversity of uses													
		generally supportive												
		neutral/not sure												
6	Compact lot size & building design													
		generally supportive												
7	Balanced movement & Shared Streets													
		generally supportive												
		neutral/not sure												
8	Manage parking on-street & behind buildings													
		generally supportive												
9	Quality design & building materials													
		generally supportive												
		yes but												
10	Respond/maintain historic character & scale													
		generally supportive												
		neutral/not sure												
11	Building heights that fit the character of the area													
		supportive of height over 3 stories												
		supportive of stepbacks												
		no height over 3 stories												
12	Intensity/diversity of dev. at strategic locations													
		generally supportive												
		neutral/other												
13	Maintain/foster on-going engagement													
14	Affordability													
		agree												
		neutral/not sure												
15	Relation-nality													

Committee Meeting Presentation - Attachment 1

Human/people scaled built environment



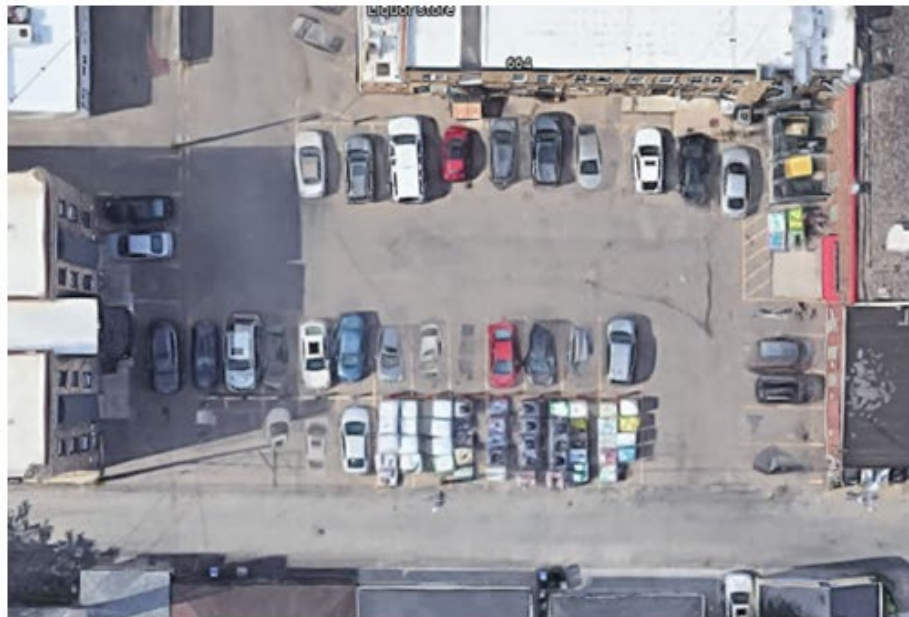
- Clear separation from private patio and public sidewalk

- Well defined edges, walls, and enclosures
- Allow setbacks and patios specifically for outdoor gathering and dining

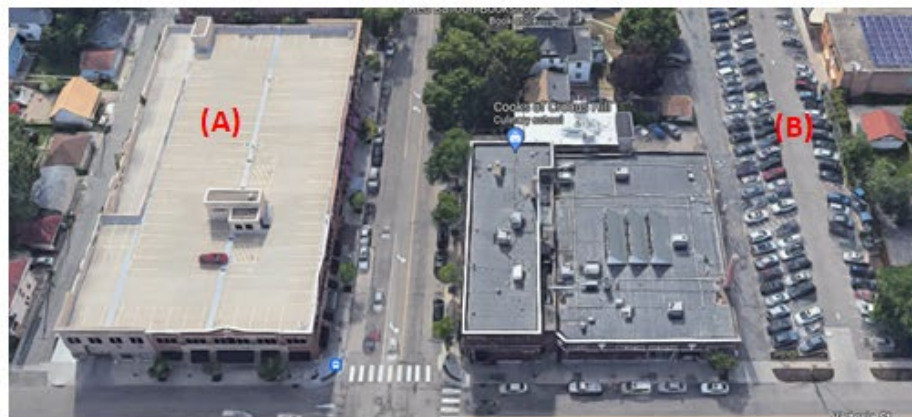
Manage parking on-Street & behind buildings



- Parking should be located behind principal buildings
- Surface parking should not be allowed to front Grand Avenue
- Drive thru uses should not be allowed direct access from Grand but may be serviced from the alley



- Parking on rear half of lot with access from the alley



- District parking solutions can include structures (A) and dedicated surface lots (B)

Active ground floor buildings



- Primarily applies to mixed use and commercial buildings
- Minimum shopfront window transparency (60-70%); posters and other ad displays should not block window transparency
- Prominent entries oriented to the public sidewalk
- Appropriately scaled signs and awnings
- Dining patios and terraces should not encroach into the public space



Quality design & building materials



- Masonry, brick and stucco as primary face materials
- Commercial buildings should feature well defined bays, pilasters, window awnings, brackets and cornice details
- Residential buildings should use building form to define scale elements such as bays, balconies, entries and window arrangements

Building heights that fit the into the corridor



- Buildings may exceed three stories with step backs above the third floor
- Typical floor to floor dimensions should allow for a minimum of 11 feet



- Taller buildings should be setback from the alley to allow for parking and include stepbacks to respond to the residential neighborhood buildings

Intensity/diversity of development at strategic locations



- More dense and taller buildings should be guided for major intersections near or including: Lexington, Oxford, Avon, Grotto and St. Albans

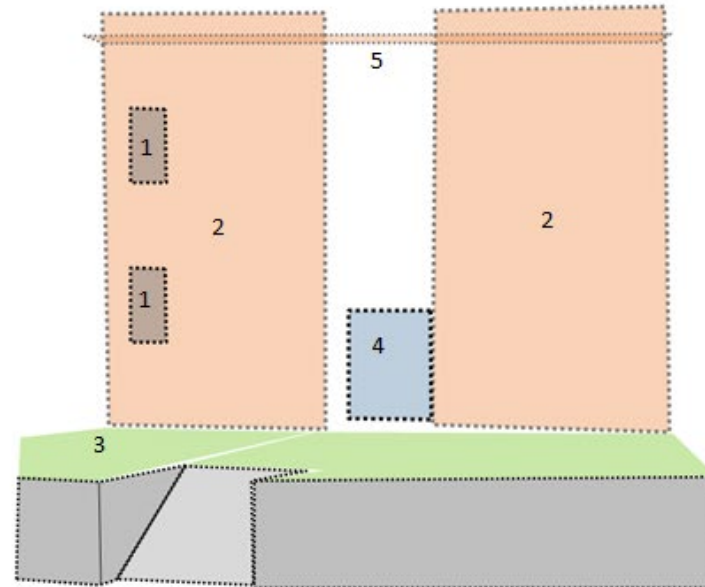


- Taller form at the corner transitions to three story bays along the street front with a fourth floor stepback

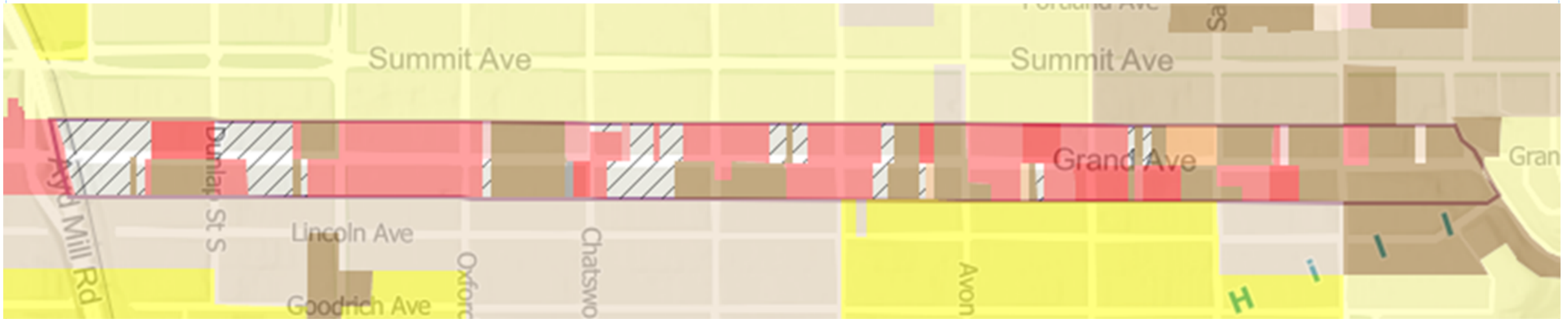
Traditional/Existing character & local identity



- Existing building forms should include the following:
- Vertical window proportions (1)
- Vertically oriented building bays (2)
- Elevated terraces and/or front yards (3)
- Front entries that are well defined and legible from the street (4)
- Entrances that are a step or two above finished grade (4)
- Details should include horizontal expressions with cornices, courses and material change (5)



A) Keep the base districts; amend the overlay with some specific revisions to the standards



East Grand Avenue Overlay District standards

- (a) Design standards. The TN2 design standards in [section 66.343](#) apply.
- (b) Building regulations.
 - (1) The maximum building footprint shall be twenty-five thousand (25,000) square feet.
 - (2) Total building size, above ground, shall be limited to seventy-five thousand (75,000) square feet, including parking.
 - (3) Building height shall be limited to three (3) stories and to thirty (30) feet for commercial buildings, three (3) stories and thirty-six feet (36) for mixed commercial-residential mixed use buildings, and three (3) stories and forty (40) feet for residential or institutional buildings. No additional height based on setbacks is allowed.
- (c) Parking. The provision in section 63.204(a) that exempts a change in use to a new use that requires five (5) or fewer spaces more than the existing use from providing the additional spaces shall not apply.

Option B) Revise overlay district boundaries and standards

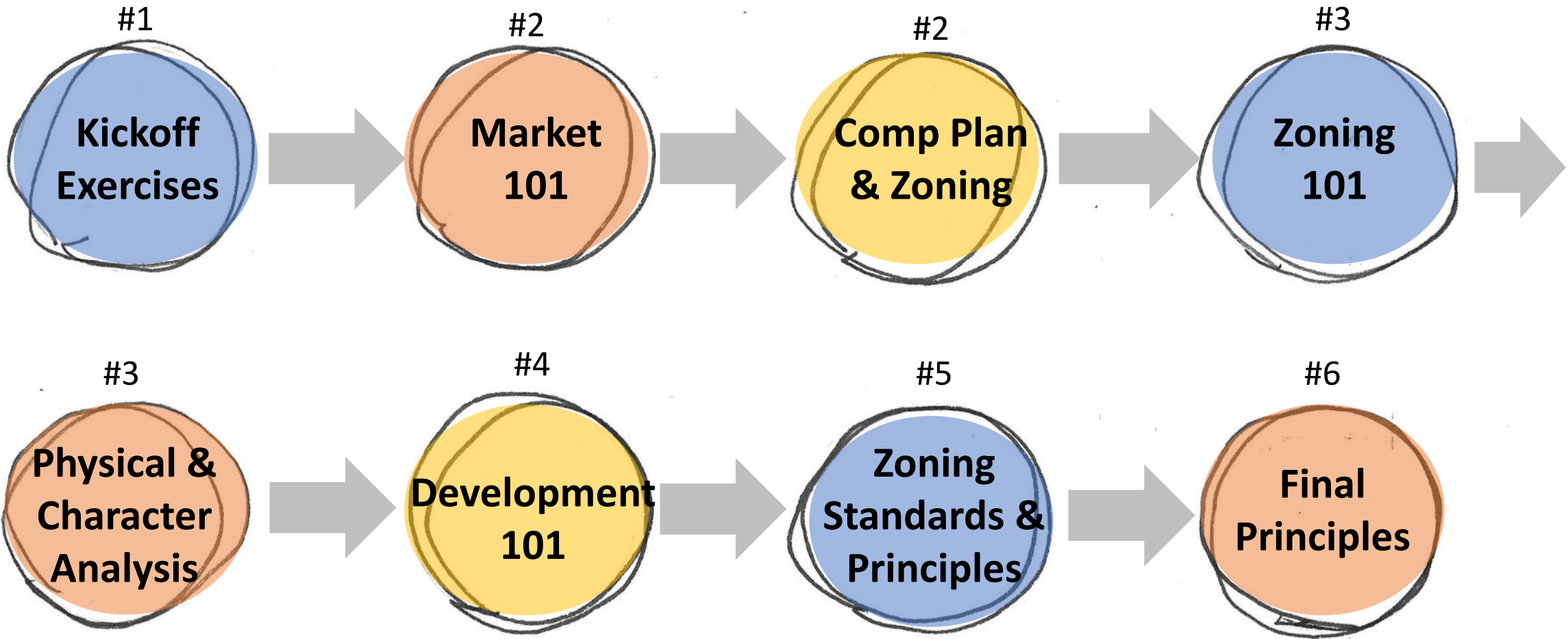


Area A: mainly mid-block



Area B: mainly intersections & related lots





Committee Milestone Path

Meetings 1, 2, 3, 4, 5.....

.....Meeting 6.....

.....Meeting 7

Task, Activities & Exercises

- What makes Grand special
- Keep & Change Exercise
- Continuum statements
- Grand Avenue context survey
- Principles exercise

Topics & Presentations

- Topics: comp plan, zoning, TN design standards, etc.
- Real Estate market
- Developer discussion
- Affordable housing presentation
- History of Grand Ave
- Micro-scale analysis
- Character givers overview



Words
 Ideas
 Preferences
 +
 Topics for
 Principles

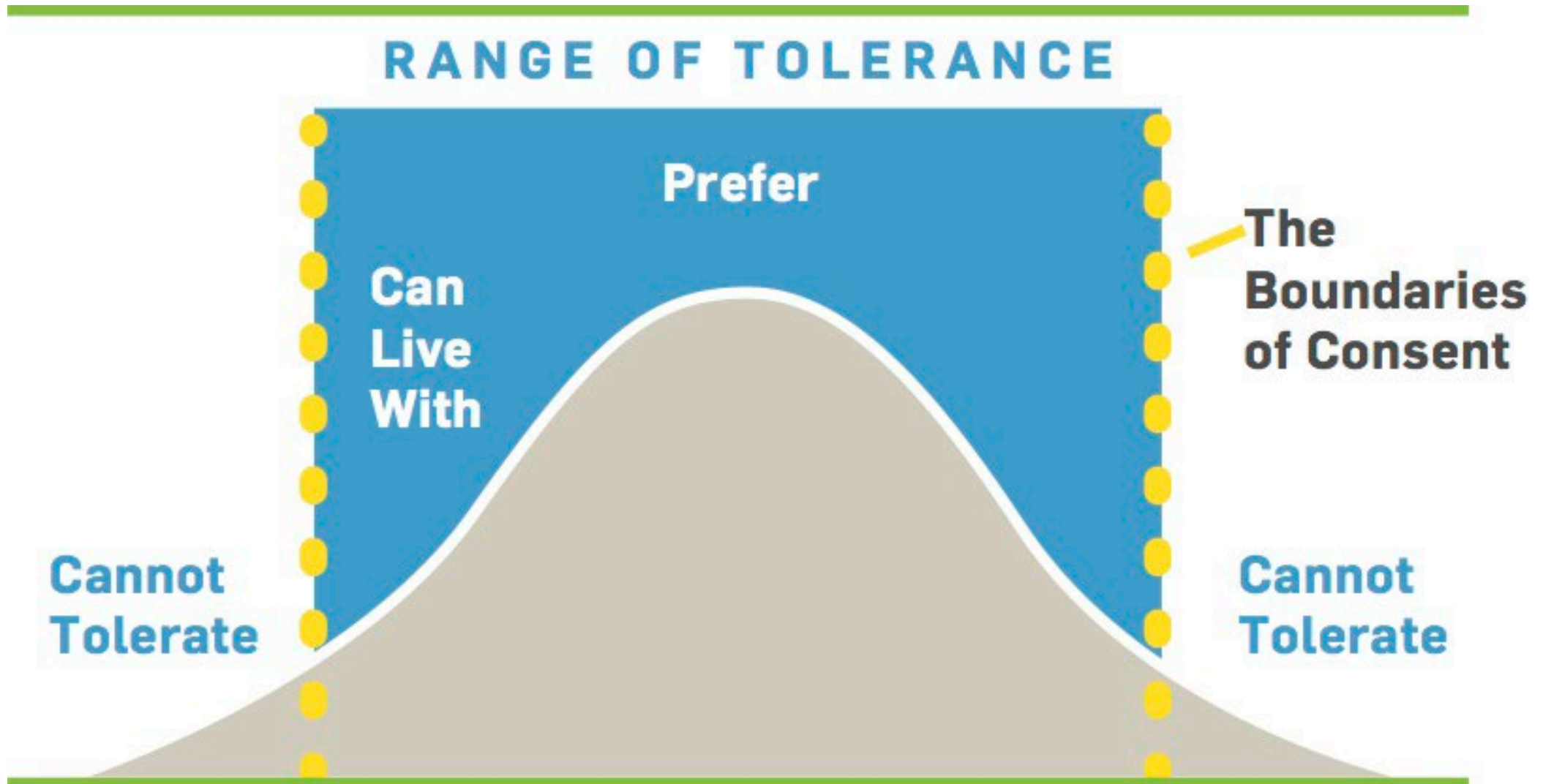


Response
 to Principles
 +
 Discussion,
 Refinement



**Agreed upon
 Principles**

Consensus: general agreement; the judgment arrived at by most of those concerned





Anticipated Timeline (as of March 2023)

Timeline - Attachment 2

We are here!

