



## TOPIC 3. DEVELOPMENT REVIEW

## Two Goals

### Goal of Protecting Integrity

- **Historic resource's eligibility**
- **7 Aspects of Integrity**

Abutting: design, materials, workmanship, setting, feeling

- Not affect association and location

Nearby: setting and feeling

- Not affect design, materials, workmanship, location and association

### **Goal of Goal of Compatible Infill Development**

- **Respect established historic character**

Context-sensitive zoning standards for all infill

- General compatibility standards for each character area
- Specific compatibility standards for projects abutting/nearby historic resources

### **Area of Adjacency:**

Adopt Defined Radius

- Abutting (touching)
- Within 200 feet
- Between 200 and 500 feet
- More than 500 feet

### **Abutting a Designated Resource:**

- Height
- Massing
- Setbacks, stepbacks
- Floor to ceiling Height
- Materials
- Windows & doors

### **Abutting an Eligible Resource:**

- Height
- Massing
- Setbacks
- Stepbacks

### Within 200 feet of a Designated Resource

New project **3 or more** stories in height:

- Height
- Massing
- Setbacks & Stepbacks

New project **less than 3 stories** in height:

- Height
- Massing

### Within 200 feet of a Eligible Resource

- **No review**

### Between 200 and 500 feet of a Designated Resource

New project **3 or more** stories in height:

- Massing
- Setbacks

New project **less than 3 stories** in height

- No compatibility Review

Eligible resources: No compatibility review

- Is the conical-radius idea best?
  - Are the radius/height distances appropriate?
- Should compatibility review apply only to designated buildings? Or to both eligible and designated buildings?
  - No difference in historic significance or integrity between designated and individually eligible resource
- Are the criteria for compatibility for each distance correct?