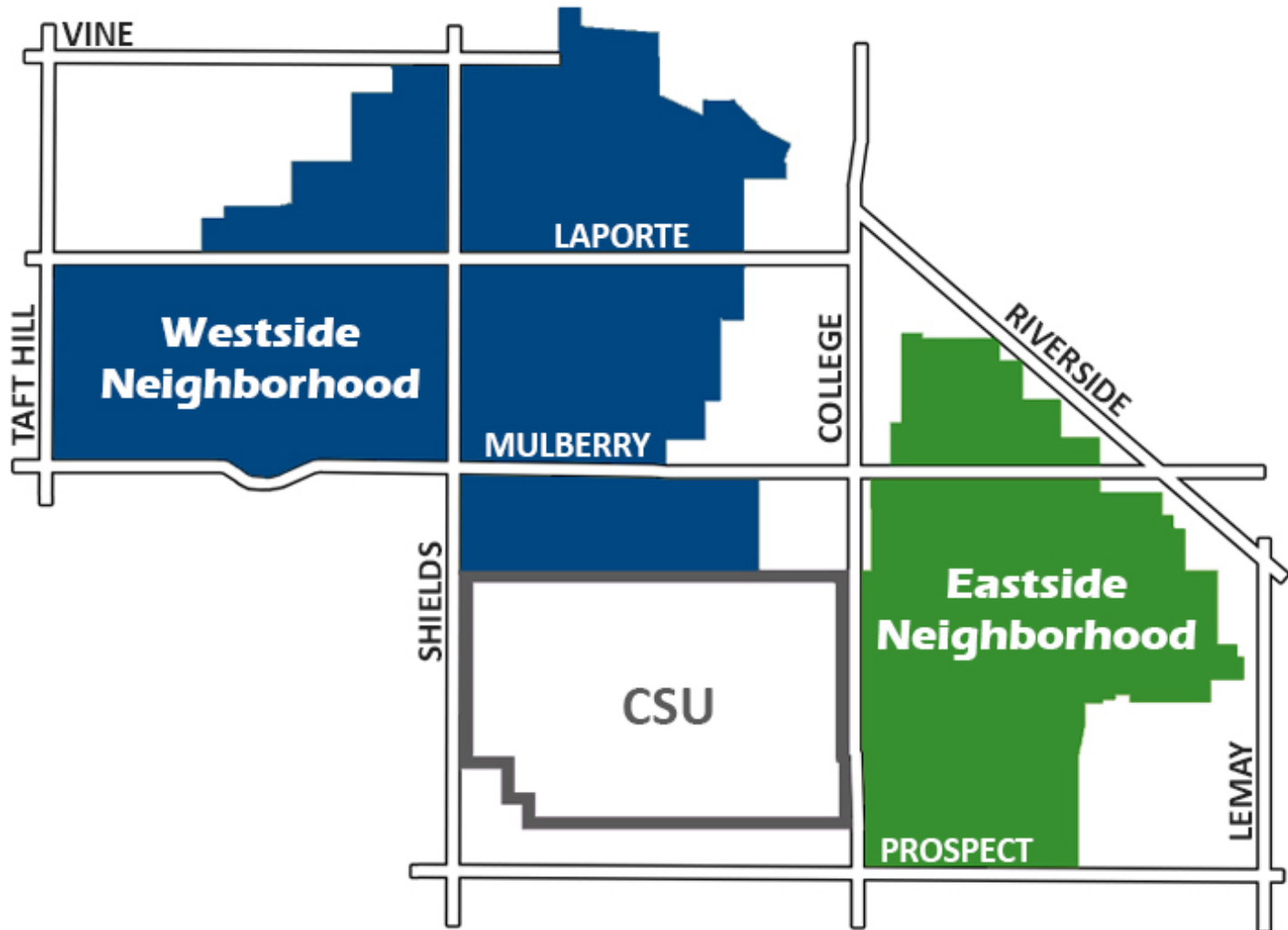


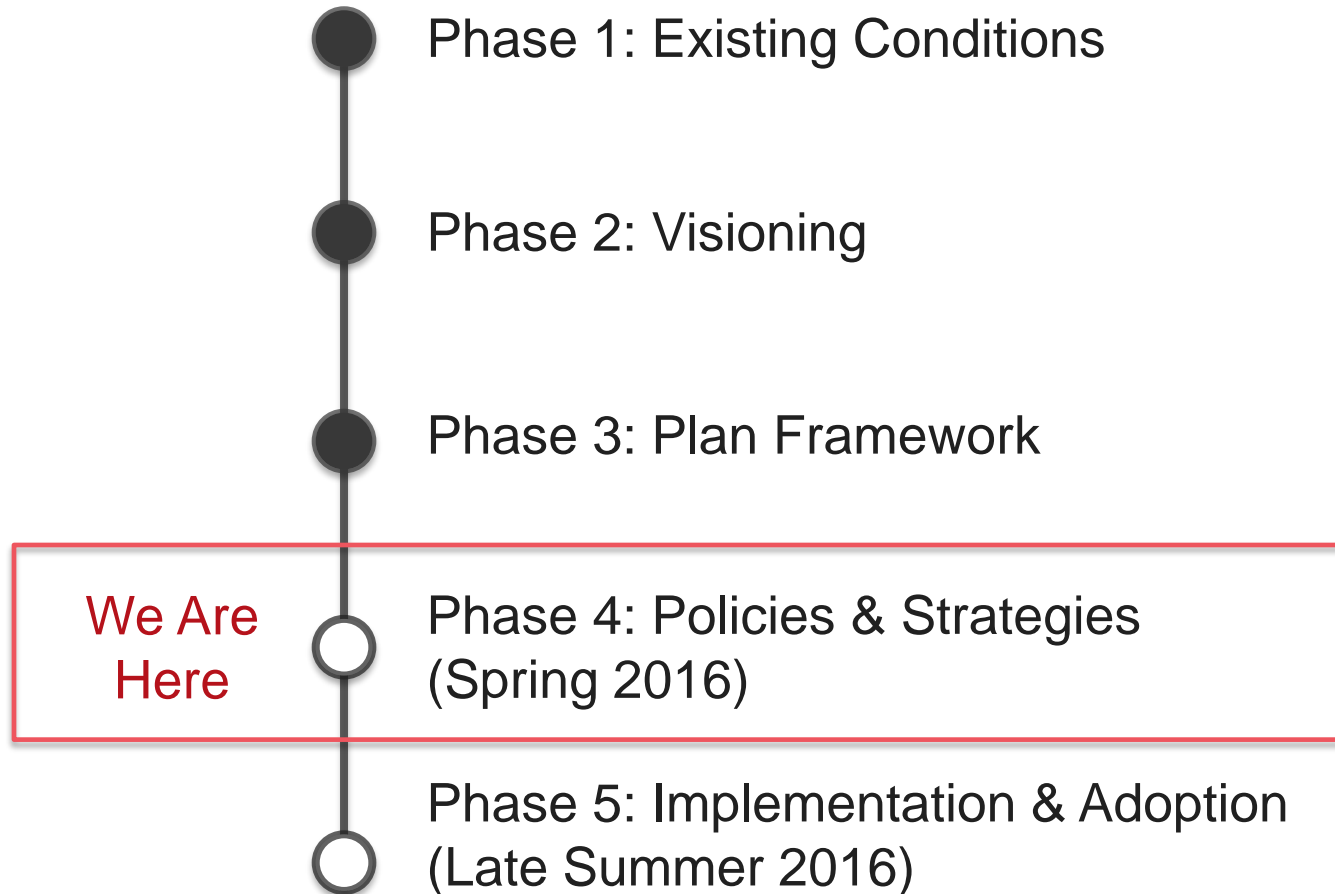
AGENDA

- Welcome + Background
- Sessions (25 min. each)
 - Design Guidelines
 - Land Use Changes
 - Accessory Dwelling Units
- Comments + Questions

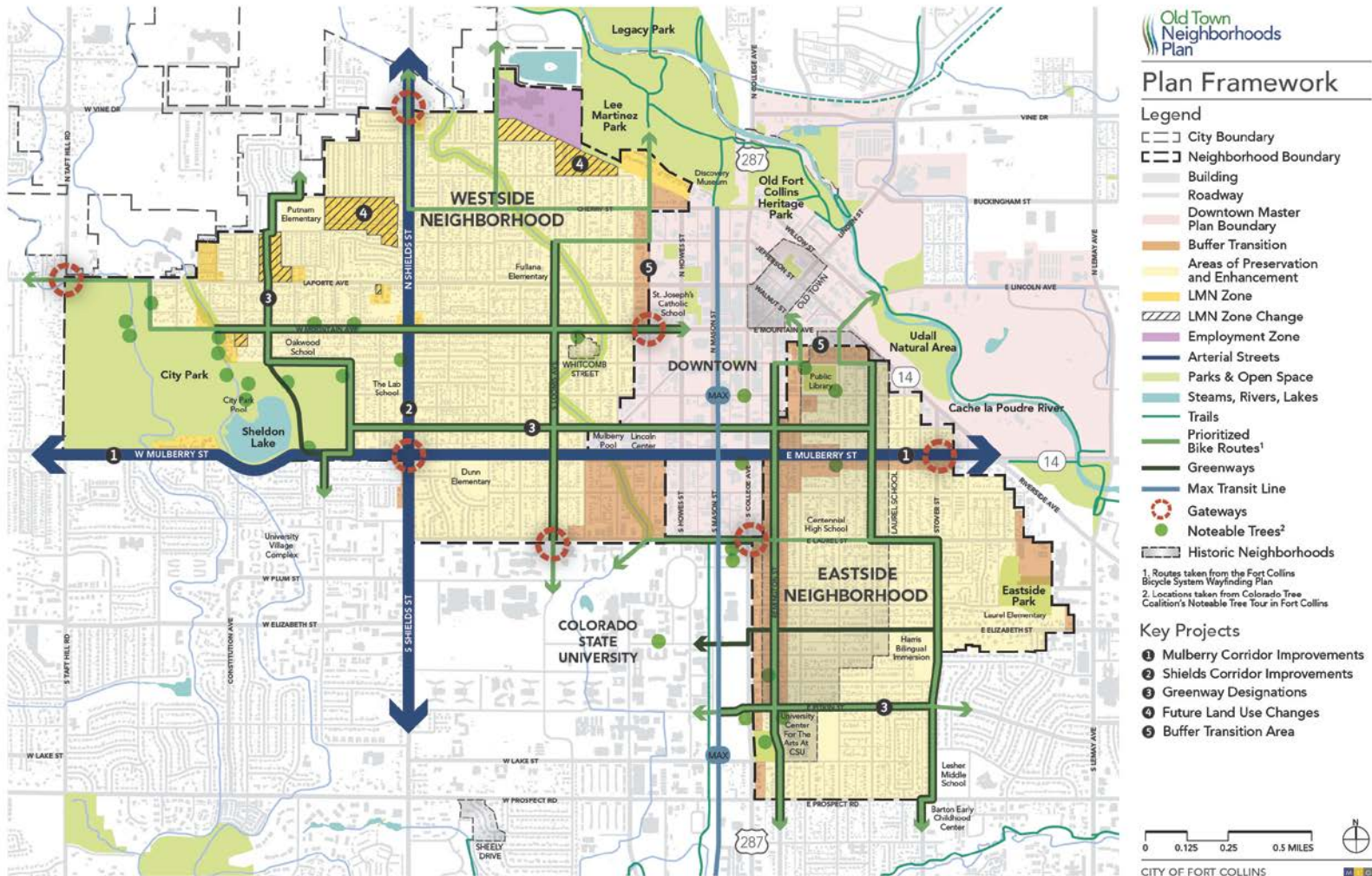


Plan Boundary





Plan Framework Map



- Introduce potential policies and actions
- Each policy includes multiple actions; only a few key actions will be discussed tonight
 - Copies of draft policies and action items are on your table for reference
- Small group discussion at your tables
- Comment cards and Q+A – tell us what you think!



OLD TOWN NEIGHBORHOODS DESIGN GUIDELINES

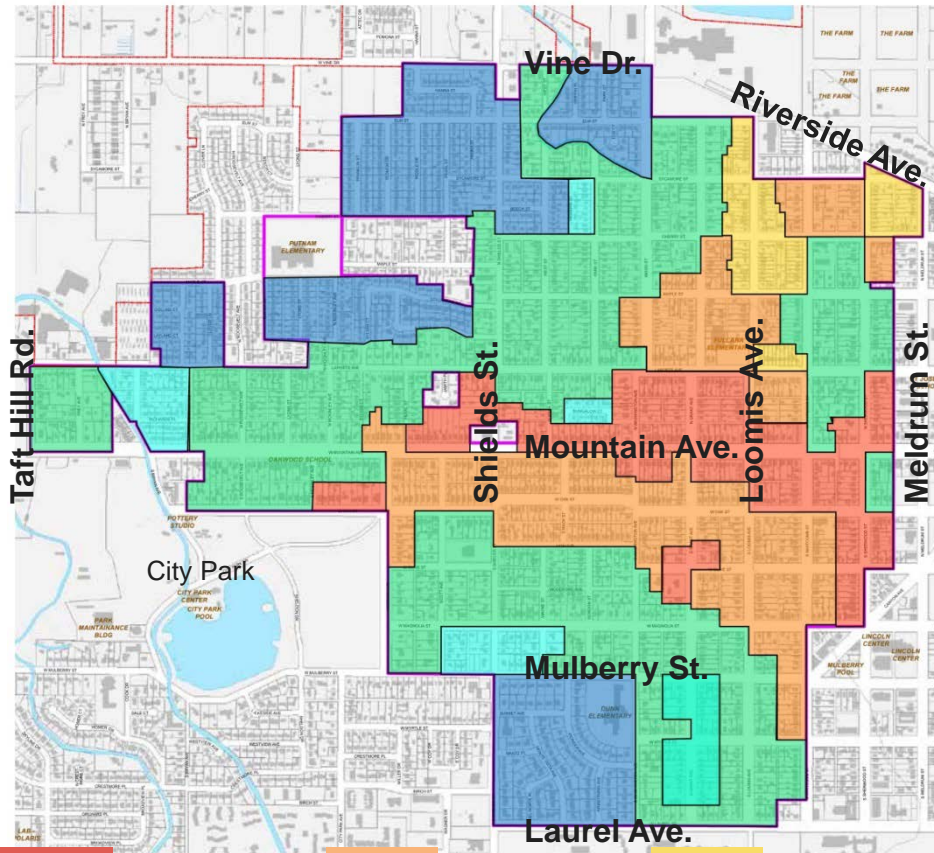
- Informational design handbook (voluntary)
- Additions and new buildings
- Goal: maintain historic character in NCL & NCM zone districts
- Implementation of Old Town Neighborhoods Plan and 2012 Character Study

Why Design Guidelines?

WHAT WE'VE HEARD...

- Some new construction may be incompatible with the historic character of the Old Town Neighborhoods
- It is important to define and illustrate what “compatibility” looks like for property owners, builders, and others
- Additional standards may not be necessary; provide information and guidance without over-regulating

WESTSIDE

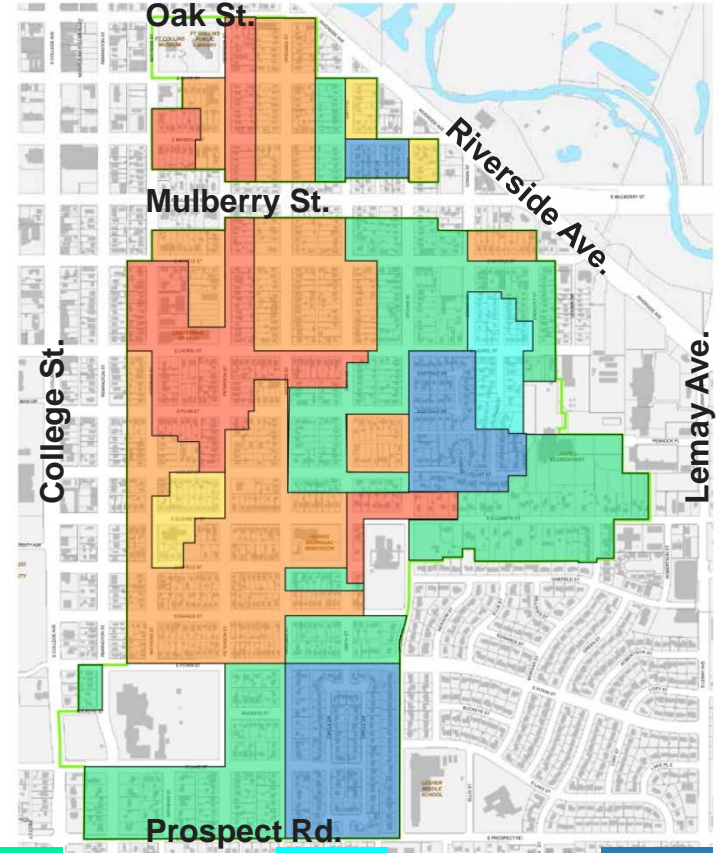


1

2

3

EASTSIDE

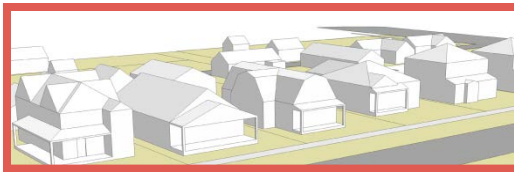


4

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6

Character Areas



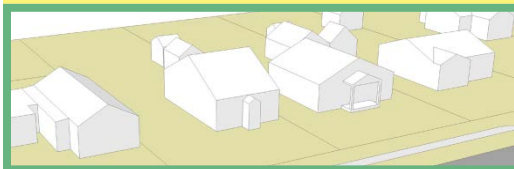
1



2



3



4



5



6

1882-1920	richly-detailed	1-, 1.5-, & 2-story
1901-1920	moderate to high detail, similar styles, similar scale	1- & 1.5-story
1881-1920	limited detail, similar styles, lowest scale	1-story
1901-1960	moderate detail, variety of styles, similar scale	1.5- & 2-story
1941-1960	minimal detail, block and lot patterns	1-story
1941-1960	limited detail, curvilinear patterns	1-story

HISTORIC PRESERVATION

- Materials and Finishes
- Accessory Buildings
- Energy Efficiency

SITE DESIGN

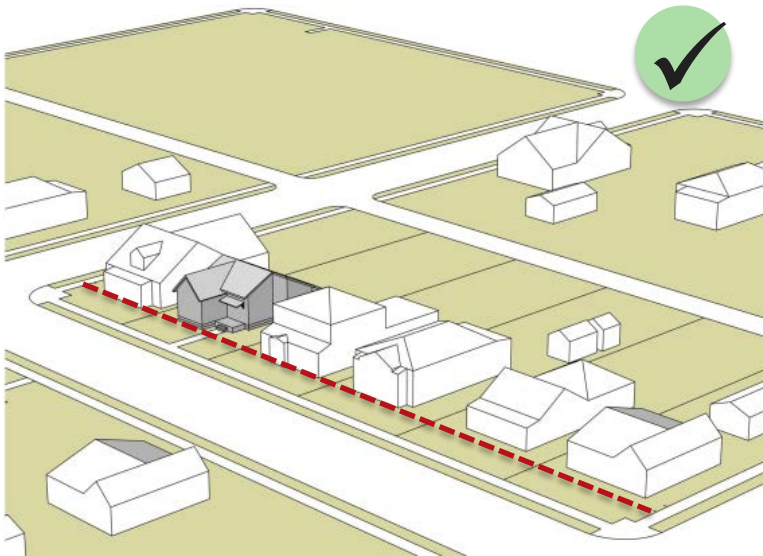
- Setbacks
- Landscaping
- Alignment
- Parking and Vehicular Access

BUILDING DESIGN

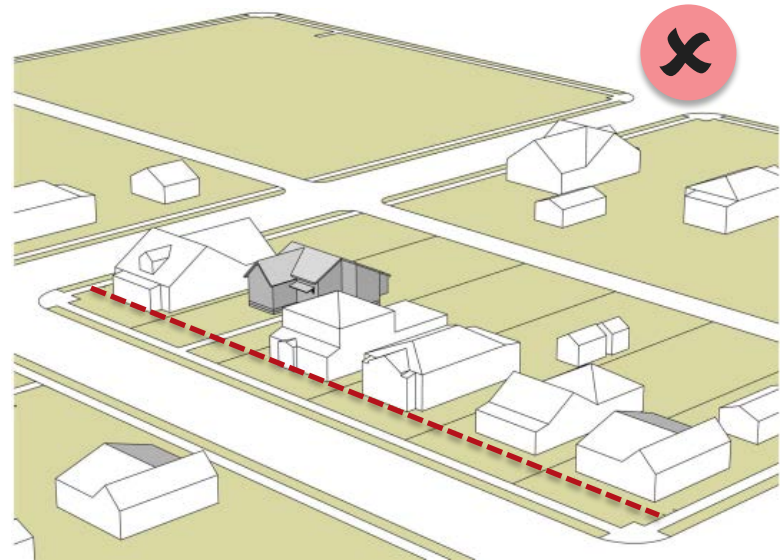
- New Construction
- Additions/Alterations



Example Illustration



Setbacks and Alignment -
compatible



Setbacks and Alignment – less
compatible

How do you see yourself using the Old Town Neighborhoods Design Guidelines?

How can we ensure that the Design Guidelines are a useful resource for development in the Old Town Neighborhoods?

Which components of the Design Guidelines are most relevant to you? Is anything missing?

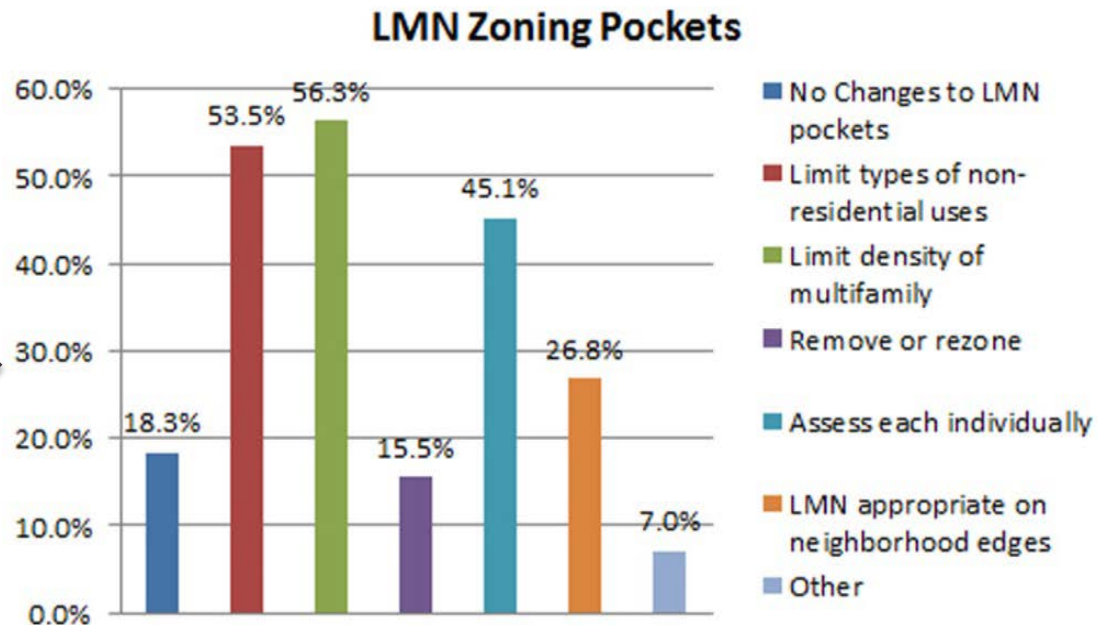
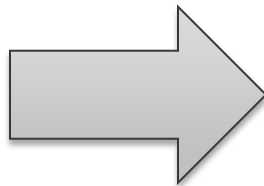
LAND USE

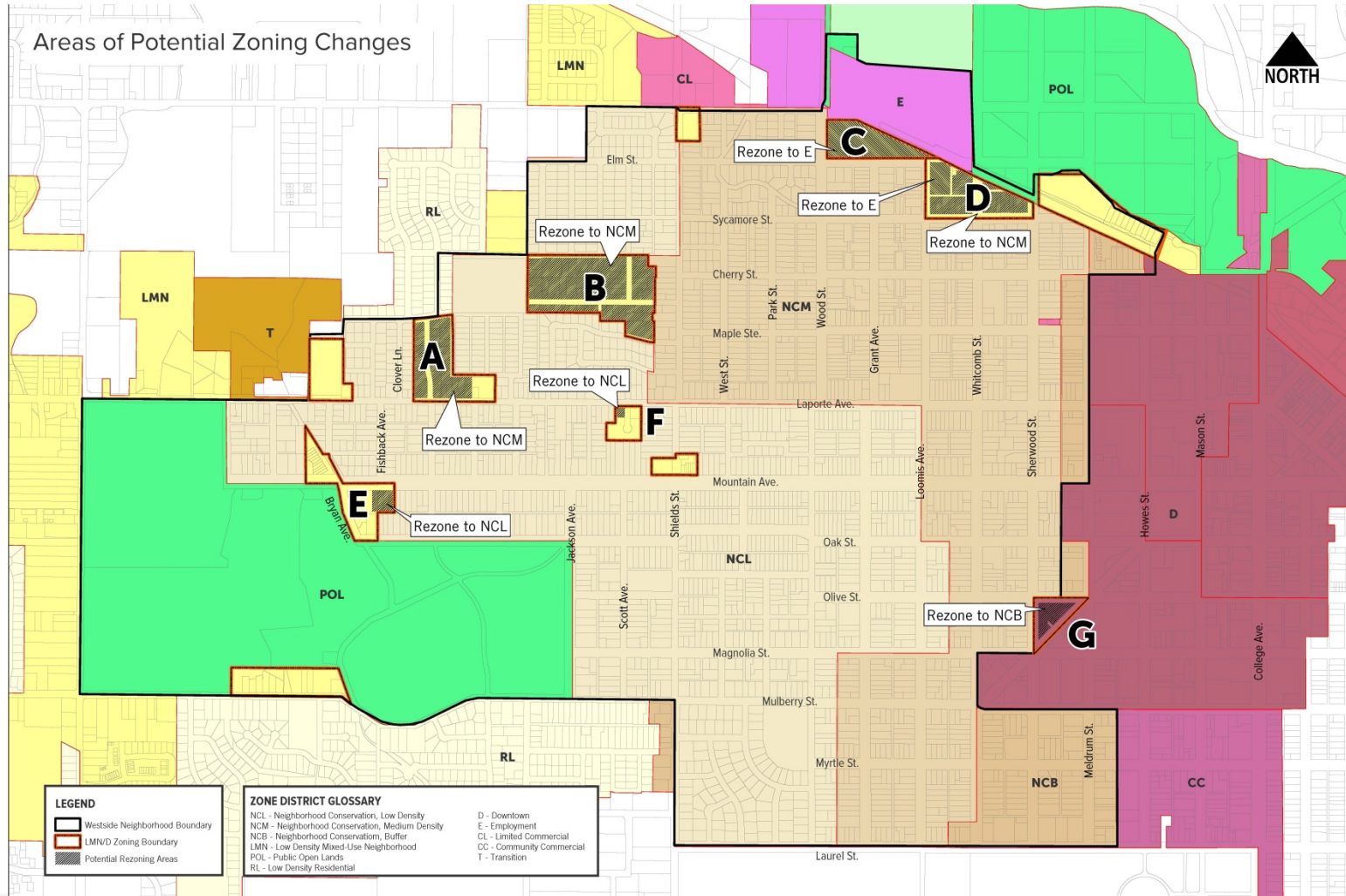


WHAT WE'VE HEARD...

- Preserve existing character of the neighborhoods
- Minimize new, more intense land uses

Summer Survey:
Regarding LMN pockets,
which of the following
statements do you agree
with? Select all that apply.





POTENTIAL POLICY

Preserve the stability and character of the neighborhoods

POTENTIAL ACTIONS

- Explore zoning changes in LMN areas where current uses are more reflective of NCM or NCL districts.
- Maintain LMN zone district in strategic locations to preserve housing variety and some business uses within the neighborhoods.
- Explore options with affected property owners to create a buffer zone between the Downtown and Westside neighborhood where no buffer currently exists.

POTENTIAL BENEFITS

- Preserve existing character of the neighborhoods
- Limit potential for incompatible development
- More consistent zoning pattern
- Retains some LMN zones

POTENTIAL CONCERNS

- Reduced flexibility for property owners
- Limits opportunities for redevelopment
- Must have property owners' input to proceed

Do you support the proposed zoning changes?

What other areas should staff consider for land use changes, if any?



ACCESSORY DWELLING UNITS (ADU)

Accessory Dwelling Units

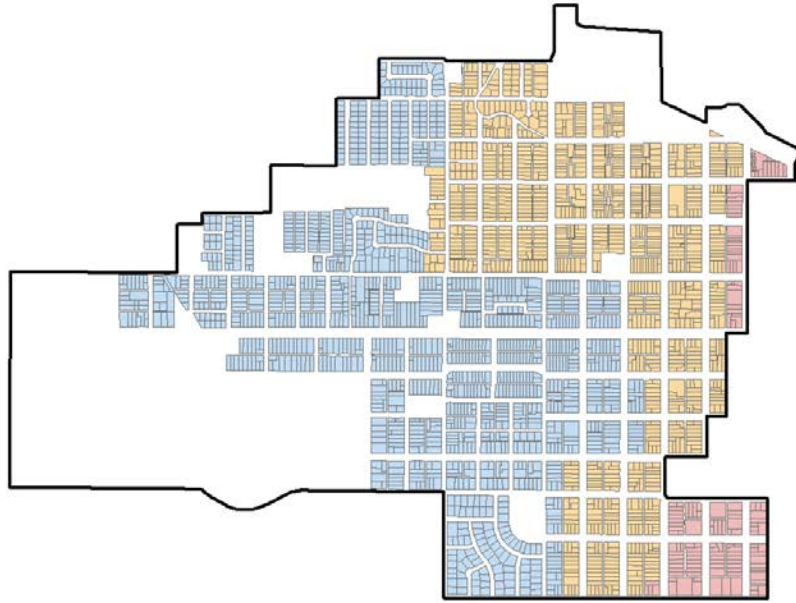
Accessory Dwelling Unit (ADU): Additional living quarters on single-family lots that are independent of the primary dwelling unit




- Typically smaller in size than the principal dwelling
- Often called secondary units, “granny flats,” or “in-law apartments”
- Carriage Houses are smaller, detached units located behind the principal home, often with alley access. Common form of ADU in the Old Town Neighborhoods

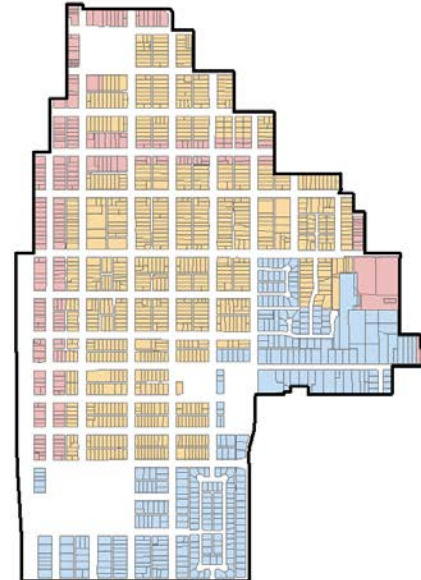
In-Home or Attached ADU: An accessory unit with a separate entrance contained within the principal home, usually in the basement or rear of the property.

- Not as common in the Old Town Neighborhoods. Land Use Code considers this arrangement a duplex or two-family dwelling

Residential Parcels – Old Town Neighborhoods



-  Neighborhood Conservation Buffer Zone (NCB)
-  Neighborhood Conservation Medium Density (NCM)
-  Neighborhood Conservation Low Density (NCL)

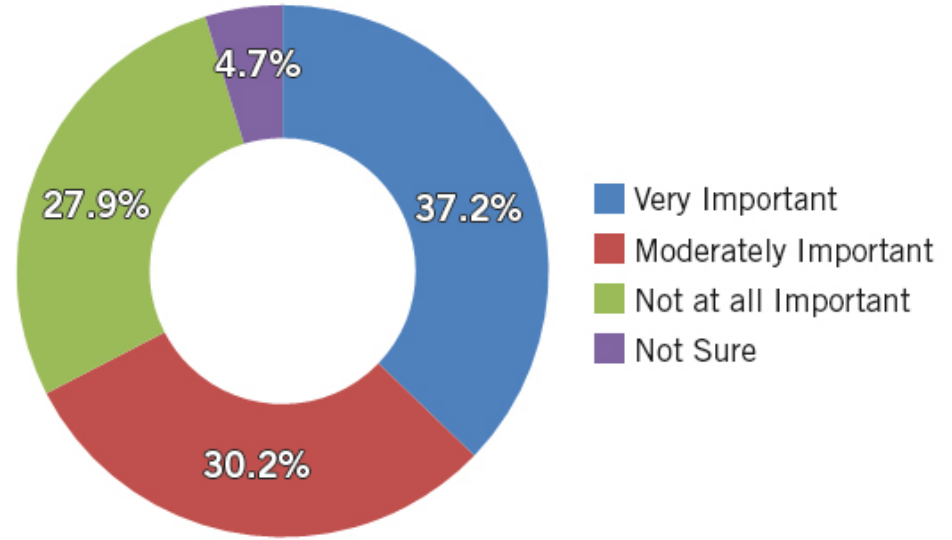
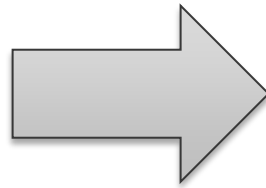


WHAT WE'VE HEARD...

- Neighborhood for all ages, incomes, and families
- Concern over loss of affordability & workforce housing
- Interest in greater flexibility for accessory dwelling units

Summer Survey:

How important is it to
allow greater flexibility for
accessory dwelling units
like carriage houses?



POTENTIAL POLICY

Encourage a variety of housing choices to provide options for a diverse mix of ages, income levels, and families.

POTENTIAL ACTION

- Explore changes to Land Use Code standards for Accessory Dwelling Units (ADUs) to enhance flexibility for smaller units, aging-in-place, or family care.

POTENTIAL BENEFITS

- Preserve / create smaller units
- Lower rents for smaller units
- Units may be suitable for downsizing, aging-in-place, family-care, workforce housing
- Less intrusive way to add density in the neighborhoods

POTENTIAL CONCERNS

- Reduction in rear-yard open space; reduced privacy
- No guarantee units will be or remain affordable
- Use as short-term rentals
- Noise, parking, and alley impacts

What options should staff explore to add housing choices in the Old Town Neighborhoods?

Consider the following options in your discussion:

- ***No Changes***
- ***ADU Flexibility***
 - *Lot Sizes*
 - *In-Home Units*
 - *Size, Design, or Operational Standards*
- ***Other Ideas***

Questions and Answers

Next Steps:

- Write draft plan
- Targeted outreach to property owners:
 - Mulberry and Shields Corridors
 - Potential land use changes
- Draft Plan Open House - TBD

To sign up for updates and for more information, visit our project website: fcgov.com/otnp