

### Event Recap:

The Policy & Strategies Workshop asked participants to consider the effects and tradeoffs related to policies and actions for:

- Neighborhood Design Guidelines
- Land Use and Zoning
- Accessory Dwelling Units Flexibility

Each topic was introduced with a brief presentation followed by small group discussions among neighbors. Facilitators captured feedback and ideas, and the following summary is presented by topic area below. Information and resources on each session, as well as a list of all public comments can be found on the Resources & Downloads page at the project website, [fcgov.com/otnp](http://fcgov.com/otnp).

## 1 NEIGHBORHOOD DESIGN GUIDELINES

- Guidelines should be heavily promoted to neighbors, architects, builders, real estate professionals, and more
  - Offer classes, free copies of guidelines – make the document visible
- Incentivize use of the guidelines:
  - Financial incentives
    - Design Assistance Program
    - Consider 1 or 2 year tax breaks/abatement for utilizing guidelines
    - City involvement in enhancements to the public realm (e.g. street trees)
  - Process incentives
    - Reduced building permit review times
    - List of architects or builders familiar or certified with the guidelines
- Keep guidelines voluntary, but require resubmittal meeting for new permits in the Old Town area to share information about their existence and function
- Use Design Guidelines with Landmark Preservation Commission review
- For the most important elements of character and compatibility, consider making them regulatory
- Important or missing topics to include within the guidelines document:
  - Benefits of owning and maintaining an older or historic property. Include financial, environmental and social/cultural benefits
  - Additional information on height, mass, and scale
  - Exterior lighting
  - Energy efficiency & energy retrofits
  - Parking, carport & garage design

## 2 LAND USE / ZONING

- General support for the concept and rationale to rezone Low Density Mixed-Use Neighborhood (LMN) pockets in the Westside Neighborhood
  - Important to continue discussions with affected property owners
- Employment zoning at the City Utility Service Center on Wood Street
  - Support for rezoning the remaining parking / service yard area to Employment (E)
  - Concern about Employment zoning for the warehouse on Loomis; if the City sells the property, it should revert to residential zoning
- Important to allow some flexibility for existing neighborhood businesses, like Beaver's
- Transition / Buffer zoning along Canyon Ave
  - Support for expanding the buffer zone into Downtown given the primarily residential character of the block
  - Explore opportunities for buffer zoning on other neighborhood-facing Canyon blocks to create a buffer zone where none currently exists
- Tradeoff discussion: rezoning LMN areas improves consistency in neighborhood zoning and reduces the potential for incompatible development at the expense of opportunity for additional housing types or small neighborhood-serving businesses or offices
- Standards need to be strictly enforced; zoning is meaningless if variances are too easy to obtain

## 3 ACCESSORY DWELLING UNITS

- General support for considering additional ADUs, but limit application to reflect reasonable increase
- Greater flexibility for Accessory Dwelling Units (ADU) should be part of a larger Citywide discussion
  - Old Town may be least equipped to handle a large influx of additional units
- Concerns about the purpose and ultimate use of ADUs as short term rentals
  - ADU discussion should take place after the community dialogue on short term rentals
- If ADU flexibility is enhanced, the units should support the neighborhood vision to increase the housing stock of smaller units with more affordable rents, for family-care, aging-in-place, workforce housing, or downsizing
  - Potential standards supporting the use of ADUs in the above-listed manner:
    - Owner or family member lives on-site
    - Affordability covenants or affidavits
    - Standards for size or occupancy
    - Design review
- Potential issues that may result by increasing ADUs
  - Alley impacts (more dust & noise)
  - Heat-island effects / loss of backyard green space
  - Parking
  - Occupancy violations
- May be more interest in flexibility for in-home or attached ADUs versus detached units such as carriage houses; could be less of a visual impact on the character of the neighborhoods