

Planning Department

# 11<sup>th</sup> Code Update Historic Preservation Development Incentives

September 28, 2017

# Background

## Need

- FAR and Parking Exemptions Identified by Public During CPU Process.
- Need for Development Regulation Deviations Identified by Staff.

## Existing Regulatory Framework

- Limited Opportunities to Deviate From Development Regulations in Order to Design Consistent with the Standards.

# Proposed Amendments

## Goals

- Provide Regulatory Relief
- Further Facilitate and Incentivize:
  - Use or Reuse of Designated Historic Resources and Districts Consistent with the Standards.
  - In-Ground and Undisturbed Preservation of Archaeological Sites and Traditional Cultural Properties.

# Proposed Amendments

## New Development Incentives

- Exclusion of historically designated gross floor area from parking calculations for all developments.
- Exclusion of historically designated gross floor area from the FAR calculation for non-single family development.
- Deviation from one of the base zone development regulations (excluding density and floor area ratio) for single-family development through a construction permit.
- Deviation from two or more base zone development regulations for single-family development through a Process 2 NDP.
- Deviation from one or more base zone development regulations for non-single family development through a Process 2 NDP.

## Public Review

### HRB Policy Subcommittee

- No Issues or Recommended Revisions to the Proposed Amendments.

### Code Monitoring Team (CMT) and Technical Advisory Committee (TAC)

- Recommended Adoption of the Amendments as Proposed, Without Revision.

## Staff Recommendation

Recommend to the City Council adoption of the proposed amendments to the City's Land Development Code to provide new development incentives for the preservation of designated historic resources, historic districts, important archaeology sites and traditional cultural properties. These amendments include

- the exclusion of designated historic resources from parking calculations and Floor Area Ratio (FAR) limits; as well as
- new allowances for deviations from base zone development regulations, such as setbacks, height, coverage, etc.