

Near Southeast Area Plan

Steering Committee Meeting 18

March 8th, 2023



Agenda

- *Implementation Projects*
- *Residential Policy*
- *Planning Board Info Item Debrief*
- *Steering Committee Letter Support*
- *Remaining Schedule*

Implementation Projects

Rezoning Implementation	Current Zoning	Plan Goal Furthered
Residential Former Chapter 59 Properties	Various FC59 districts	Remove FC59, facilitate missing middle housing
Commercial Former Chapter 59 Properties	Various FC59 districts	Remove FC59, improve design outcomes
Commercial Corridors (Colorado, Evans, Leetsdale)	Industrial and Commercial Corridor	Improve design outcomes on corridors
ADUs*	S-SU-D and S-SU-F	Allow ADUs
DPR Properties (Iloff & Bellaire, Four Mile Historic Park, Jacobs Park)	E-MX-3, R-1, O-1 w/waivers	Create new parks and remove FC59

Residential Policy

Residential Low

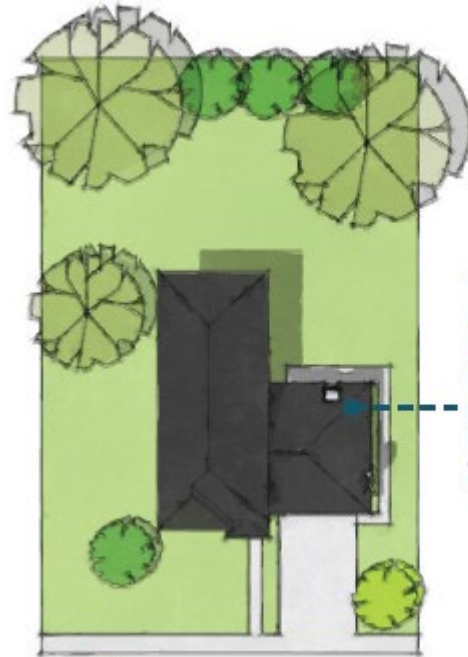
Residential Low Design Improvements.

In Residential Low places zoning standards should be updated to ensure additions and new builds are compatible with the existing design character by reducing allowed lot coverage and overall square footage of houses. This will also help discourage demolishing existing structures and incentive preservation and affordability.

Reduce lot coverage and overall size of houses to be compatible with existing design character in residential neighborhoods.



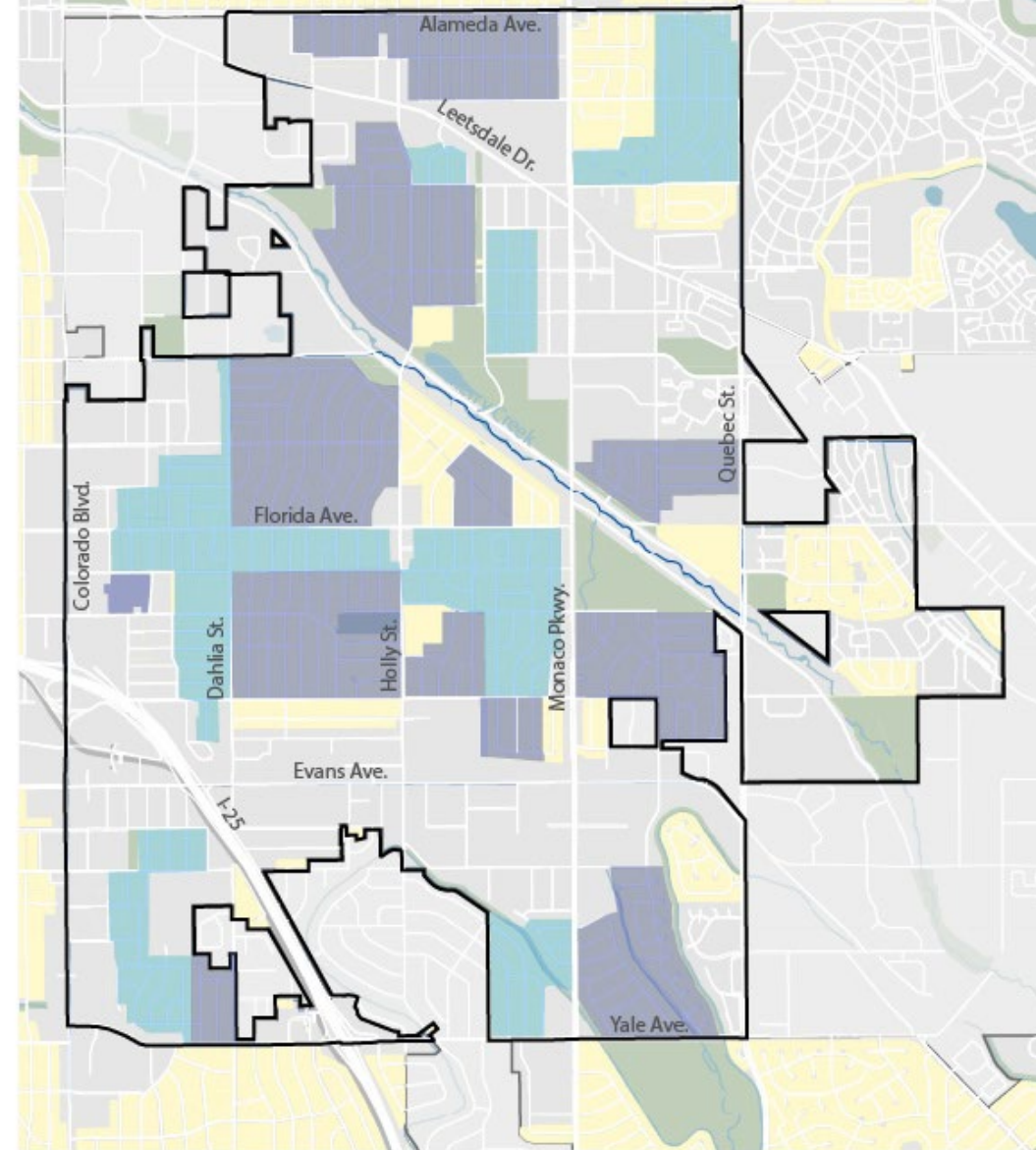
Streetview



Street

The overall floor area remains similar to those of the surrounding neighborhood floor.

Near Southeast - Residential Low Policies



Duplex Policy

Affordability + Duplex

In areas designated as Affordability + Duplex, additions to convert existing houses into duplexes should be allowed if the additional unit is income restricted to ensure affordability and reduce displacement risk.

Duplex contained within original structure



Streetview



Street

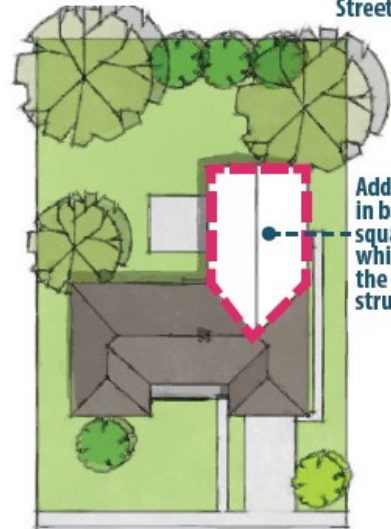
Preservation + Duplex.

In areas designated as Preservation + Duplex, additions that preserve a significant portion of the existing house should be allowed through building form standards that are calibrated to existing neighborhood patterns. These additions could turn the house into a duplex, add an ADU, or just add living space to the existing house.

Addition/Duplex in back is compatible with existing character.

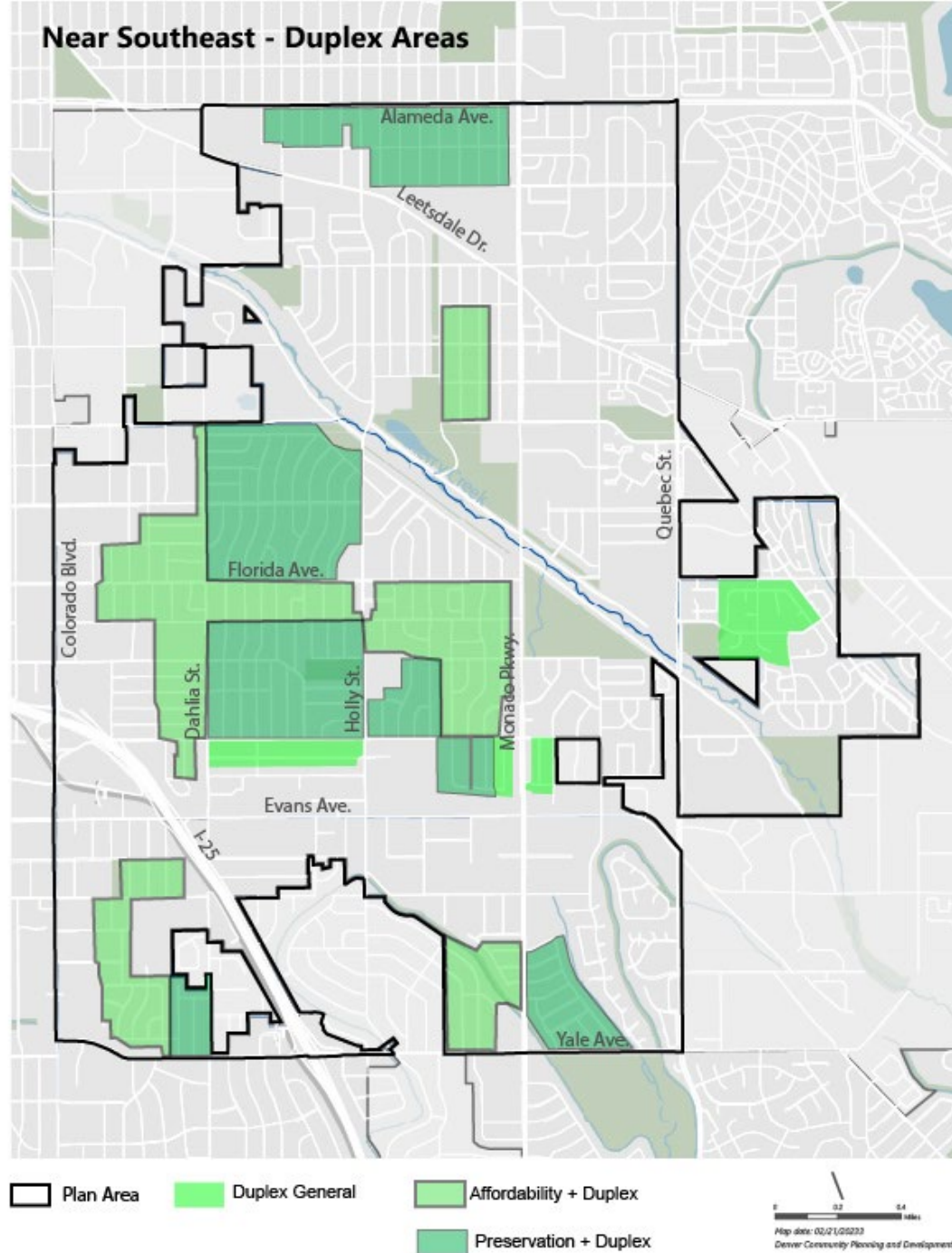


Streetview



Street

Addition/Duplex in back provides square footage while preserving the existing structure.



Planning Board Info Item

Planning Board Feedback

- *Infrastructure evaluation*
- *Center and corridor design*
- *Affordability + duplex*

Infrastructure Evaluation

- Ensure regional and community centers and corridors where additional height is recommended have adequate mobility infrastructure to support development. **Prioritize completing needed infrastructure through city projects or using tools applicable citywide.** Applicant-driven rezonings to allow additional height in regional and community centers should assess mobility infrastructure needs and address identified deficiencies to ensure consistency with this plan. Prioritize mobility improvements for pedestrians, bicycles, and transit consistent with the recommendations of this plan, particularly Policy LU-5 (p. 48).
- 1. **Until needed infrastructure or appropriate tools are in place,** proposed applicant-driven rezonings to increase allowed height in regional and community centers and corridors consistent with adopted plans should go through the Large Development Review process, or an equivalent process, regardless of development size. Proposed rezonings with minimal infrastructure impact may be determined not to require a Large Development Framework. For other proposals, the Large Development Framework should require an adequate mobility infrastructure analysis prior to approval of the proposed rezoning.
- 2. The adequate mobility infrastructure analysis should **focus on evaluation of** the connectivity of the pedestrian, bicycle, and vehicular street network and whether additional connections or improvements to the street network are needed on the subject site or in the surrounding area, with the goal of creating a well-connected public grid with short, urban block sizes consistent with this plan. **Improving access to transit, including high-capacity transit, should also be evaluated, acknowledging that additional development may be a prerequisite for high-capacity transit improvements.** Applicable mobility studies and infrastructure plans should be included in the analysis.
- 3. The adequate mobility infrastructure analysis should be used to determine what, if any, mobility infrastructure improvements should be completed in conjunction with development of the subject site, on that site or in the surrounding area. If the determined adequate infrastructure cannot or will not be provided with the development or other in-progress improvement, the proposed rezoning is not consistent with this policy. Infrastructure adequacy should be balanced against the other goals of this plan and exceptions may be made for proposals that achieve other important plan goals.

Center and Corridor Design

- *Ensure new development will have quality design. Properties should be rezoned into appropriate MS or MX zone districts, either through applicant-driven or legislative rezonings. Design improvements or guidelines for centers and corridors should be created, possibly as part of a citywide project. Rezonings that allow additional height **may** not be consistent with this strategy until design recommendations have been implemented unless other significant community goals are being accomplished through the development (see Policy LU-2, p. 44).*

Affordability + Duplex

- 3. Promote affordability of low residential housing and prevent involuntary displacement.
- a. In anti-displacement incentive areas, *develop programs and regulations to incentivize and facilitate creation of affordable units, manage the affordable units, reduce displacement, promote compatibility of design and ensure adequacy of infrastructure.* When these programs are in place, allow properties to add one additional unit ~~if one of the units is income restricted~~ *under the program conditions to ensure affordability and prevent involuntary displacement.* (See Policies LU-1, p. 40, and LU-6, p. 50).
- b. Consider additional policies to encourage preservation of existing structures or reduce the size of units to reduce displacement pressures. Pair these policies with others intended to help residents stay in their existing homes (see Housing and Economy Policy HE-3, p. 74)

Letter of Support

Remaining Schedule

- *Steering Committee – March 8*
- *Close 2nd Public Review – March 22*
- *Steering Committee – April 6 (?)*
- *Planning Board Hearing – April 19*
- *LUTI – May 2*
- *City Council 1st Reading – May 15*
- *City Council Public Hearing – May 22*