

Bonanza Park Area Plan Form-Based Code 101

May 13, 2014

Bonanza Park Background



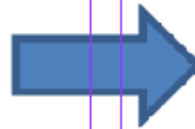
Bonanza Park - Existing Conditions



Bonanza Park - Community Visioning

Current Character

Underutilized
Rundown
Uniform
Uninviting

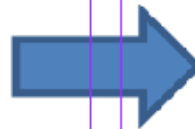


Future Character

Vibrant
Affordable
Multi-Generational
Contemporary

Current Function

Mixed Use
Small Business
Everyday Needs
Commercial



Future Function

Mixed Use
Local Emphasis
Small Business
Everyday Needs

Bonanza Park – Planning Principles

1. Reconnect to the History of the Locale
2. Form Partnerships
3. Promote Inward Migration
4. Protect & Enhance View Corridors
5. Improve Circulation & Connectivity
6. Redevelop in a Sustainable Manner
7. Foster Economic Development
8. Create a Place for Locals to Live, Work & Play
9. Address Housing & Social Needs of the Diverse Population
10. Create an Authentic District via Good Design





Why are we here?

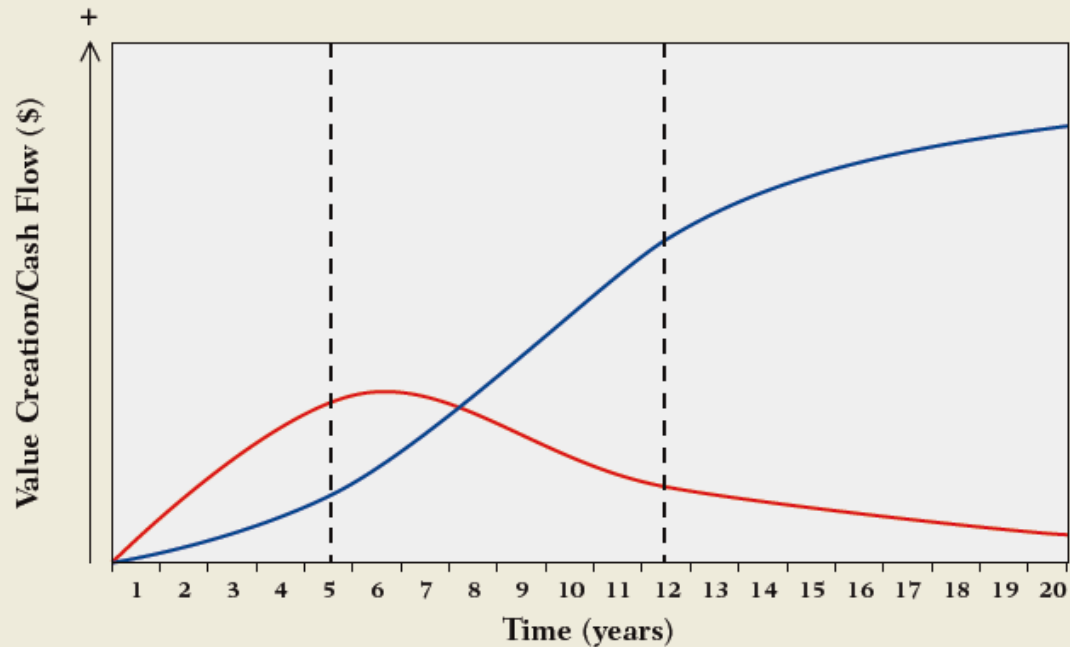
- Implement the vibrant vision for Bonanza Park
- Encourage sustainable economic development
- Provide Investment Security and Predictability
- Encourage redevelopment and reinvestment
- Streamline development standards

Why a Form-Based Code for BoPa?

What type of development sustains value?

- Sustaining value, not just cash flow, is the new business model

Figure 1. Financial Characteristics of Downtowns with Critical Mass (Blue) versus Suburban Development (Red)



Source: Christopher B. Leinberger, Arcadia Land Co. and Robert Charles Lesser & Co.



Tools to Transform Bonanza Park



Conventional Development



Sustainable Development

Bonanza Park Today (Conventional Zoning)

- Auto-dependent
- Aging buildings
- Separation of uses
- No coherent public realm



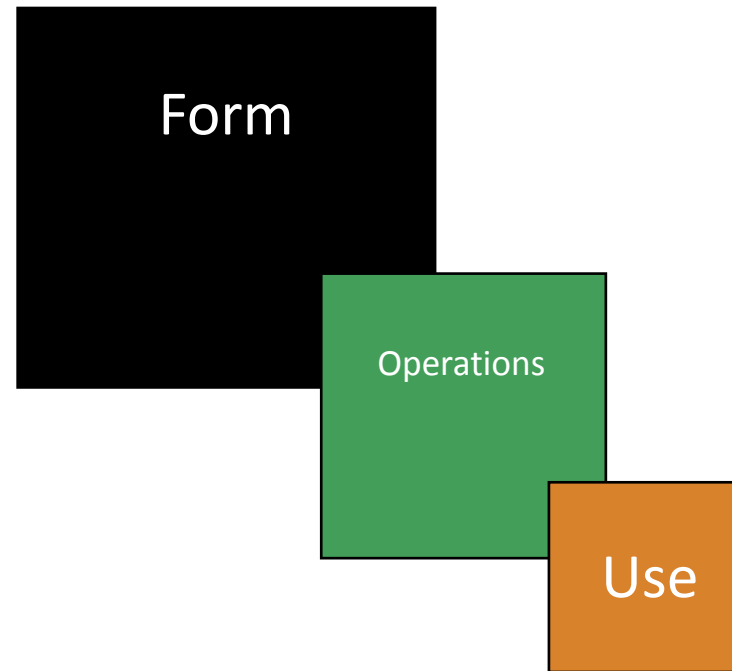
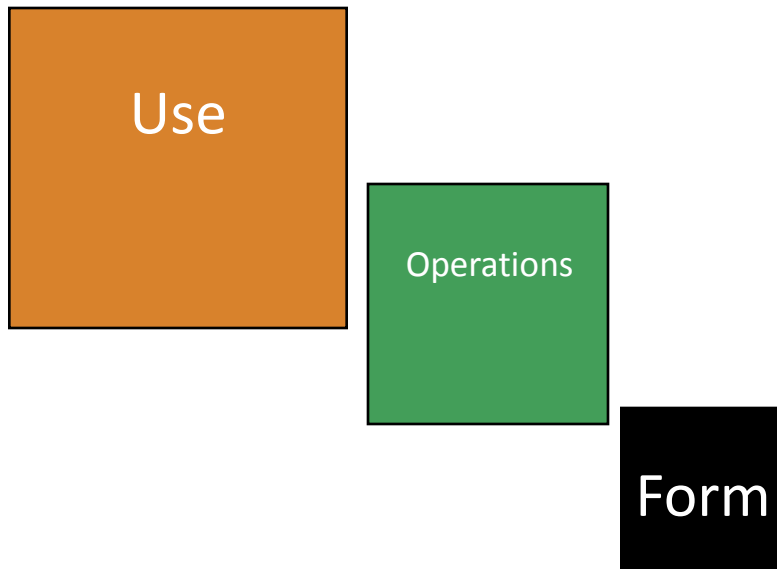
Future Bonanza Park (Form-Based Zoning)

- Diverse uses and users
- Planned to endure
- Broad market potential
- Vibrant character

A Different Approach to Regulating Development

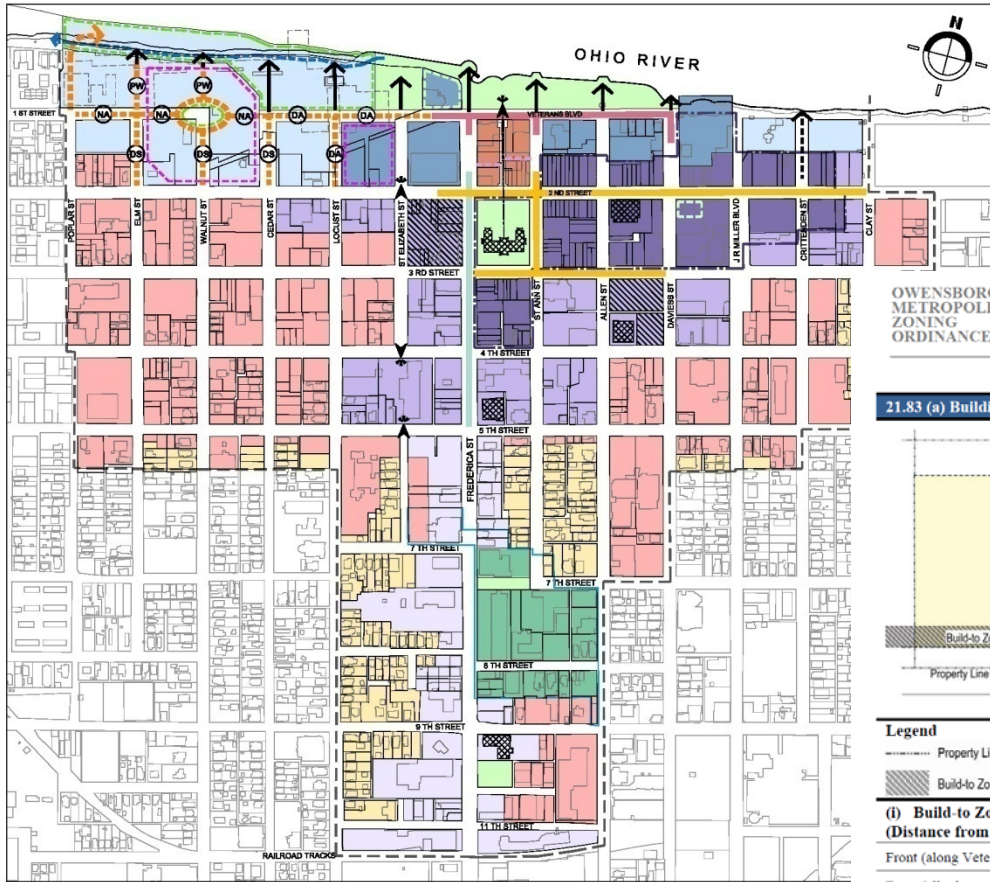
- Conventional Zoning
- (focus on use)

- Form-Based Code
- (focus on form and design)



What is a Form-Based Code?

- Zoning that is based on building form and replaces use-based zoning
- Standards (building form and land uses) are tailored to achieve different desired character along the corridor
- About the relationship of the building to the street
- Streamlined administrative approval process
- Minimize the need for rezoning for redevelopment



CHARACTER DISTRICTS			
	Historic Core		Riverfront Paseo
	Downtown Core		Downtown Campus
	Frederica Boulevard		Downtown Transition
	Riverfront Core		Neighborhood
	Riverfront Edge		

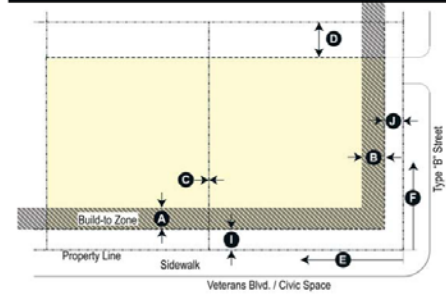
TYPE 'A' STREET DESIGNATIONS	
	Pedestrian Priority Street
	Downtown Core Street

OWENSBORO METROPOLITAN ZONING ORDINANCE

ARTICLE 21 DOWNTOWN OVERLAY DISTRICT

21-26

21.83 (a) Building Placement

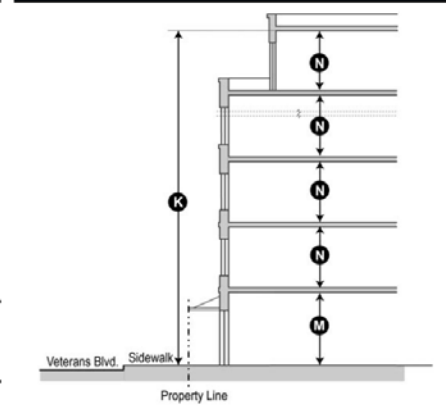


Legend

	Property Line		Setback Line
	Build-to-Zone		Building Area

(i) Build-to Zone (BTZ) (Distance from property line to edge of the zone)		
Front (along Veterans Blvd.)	10' - 15' (see #1)	A
Front (all other streets)	5' - 10' (see #1)	B
(ii) Setback		
Front (Veterans Blvd.)	10' min. (see #1)	I
	15' max (see #1)	J
Front (all other streets)	5' min. (see #1)	J
	10' max. (see #1)	J
Side	0' min. (see #2)	C
Rear	5' min.	D
(iii) Building Form		
Building Frontage required along "Type A" street/civic space BTZ	95% (min.) (see #3)	E
Building Frontage required along "Type B" street BTZ	70% (min.) (see #3)	F

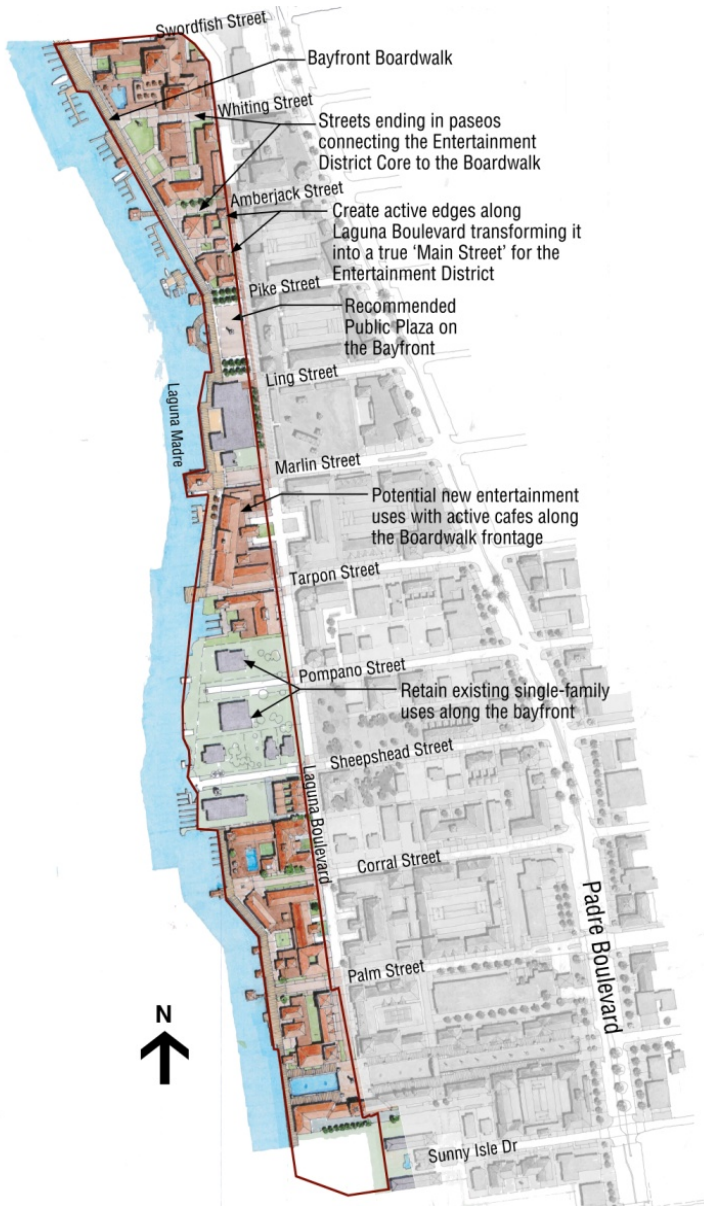
21.83 (b) Height



(i) Building minimum	2 stories min.	K
(ii) Building maximum	8 stories (see #4 and #6)	K
(iii) First floor to floor height	15' min.	M
(iv) Upper floor(s) height	10' min.	N

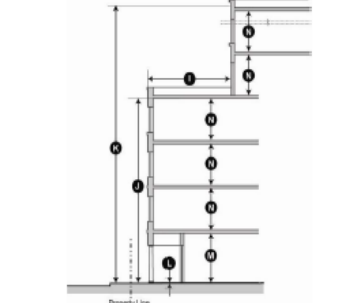
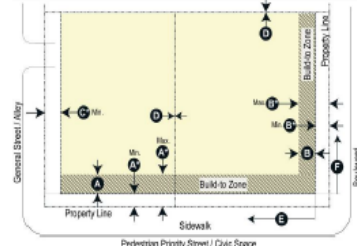
21.73 (c) Special Requirements

Ground floor uses, to a minimum depth of 25', along Veterans Blvd from Frederica Blvd. to Davies Street shall be limited to commercial uses (retail, restaurant, or office) or art/dance/music studio uses only. Residential, lodging rooms, and institutional uses may be located behind or above the commercial use.



ENTERTAINMENT DISTRICT CORE CHARACTER ZONE

6.2.2 Building Placement	(i) Build-To-Zone (BTZ) (from property line/R-O-W)	Notes
Front (Pedestrian Priority Street / Civic Space)	3' - 10' (see #1)	A #1 - Area between the building and the edge of the BTZ at the sidewalk for all Main Street Frontages shall be such that the sidewalk width shall be a minimum of 6' with the remainder of the setback area either paved flush with the public sidewalk, or terraced to accommodate outdoor cafes and/or the base flood elevation. Landscaping within tree wells and planters may be incorporated within this area.
Front (Boulevard)	10' - 25'	B #2 - Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
Front (General Street)	None	#3 - Corner building street facades (along Pedestrian Priority Streets and Boulevard only) shall be built to the BTZ for a minimum of 50' from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to-zone standards.
(ii) Setback (from property line/R-O-W)		#4 - Floor to floor heights shall not apply to parking structures.
Front (Pedestrian Priority Street / Civic Space)	3' (min.); 10' (max.)	A* #5 - Attics and mezzanines less than 7 feet (avg.) height shall not be counted as a story.
Front (Boulevard)	10' (min.); 25' (max.)	B* #6 - Any frontage along all Pedestrian Priority Streets and the Boulevard not defined by a building within the BTZ shall be defined by a 4-foot high Street Screen. Furthermore, along all streets (except alleys) service areas shall be defined by a Street Screen that is at least as high as the service equipment being screened. Required Street Screens shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the Planting List in Appendix B of this Code. The required Street Screen shall be located at the minimum setback line along the corresponding frontage.
Front (General Street)	3' (min.); no max.	C* #7 - Corner buildings may exceed the maximum building height by 25% for 20% of the building's frontage along each corresponding street facade. See Section 8.1.1 (v).
Side or Rear (distance from property line)	0' (see #2)	D #8 - A building setback of 50' (min.) is required along the east side of Laguna Blvd between the 4 th and 6 th stories.
(iii) Building Frontage Required		#9 - A building can exceed 15 stories if the development provides open/civic space and shared public parking with City Council approval of a Special Development Plan.
% of building built to Pedestrian Priority Street BTZ	30% (min.) (see #5 and #6)	E #10 - All development shall either meet the requirement for the number of parking spaces in Section 6.2.4 or shall pay an equivalent fee in lieu per parking space required as established by City Council. Shared parking may be permitted within 1,300 feet of the lot for both residential and non-residential uses with the approval of a shared parking plan by the City Manager or designer. Shared parking agreements shall be required for both public and private shared parking and shall be approved by the City Manager or designer.
% of building built to the Boulevard BTZ	40% (min.) (see #5 and #6)	F
% of building built to the General Street BTZ	None	L
6.2.3 Height Standards	(i) Principal Building Standards	
Building Maximum	15 stories (max.) (see #5, #7, #8 and #9)	K
Step back distance	50' (min.) (along the east side of Laguna Blvd.) (see #8)	I
Step back height	Between 4 and 6 stories along Laguna Blvd. (see #8)	J
First Floor to Floor Height	15' (min.)	M
Upper floor to floor height	10' min. (see #4)	N
Ground Floor finish level	Main Street frontage buildings shall meet the standards in Section 4.3.2 All other commercial ready frontages 12 inches max. above the base flood zone height	L

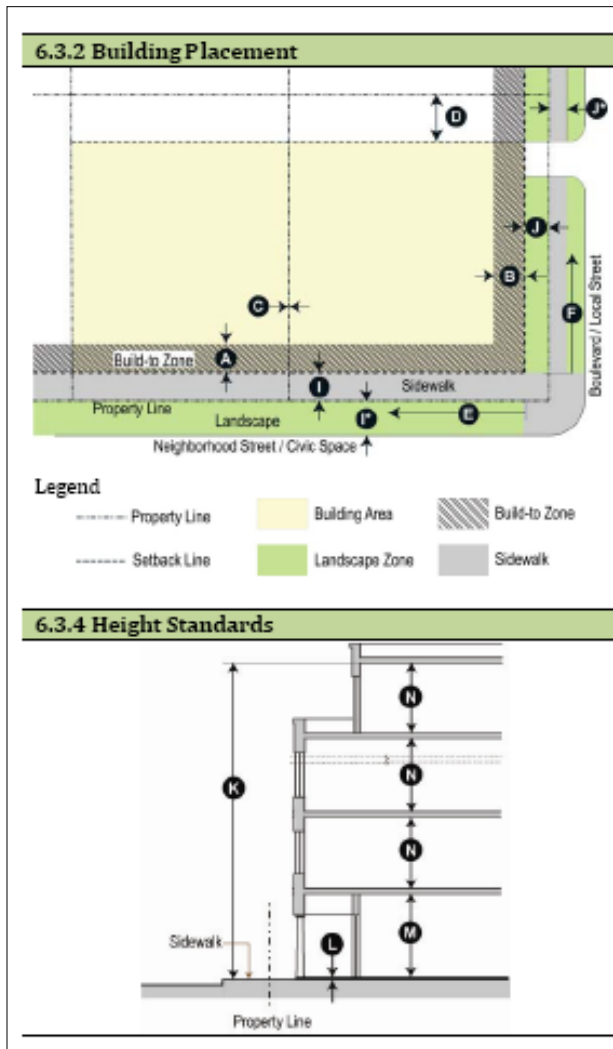


Why should a community want Form-Based Codes?



- Promote **community ownership** of the public realm
- Shows the development industry what the **community wants**
- Catalyzes or attracts certain **desirable changes**, rather than merely controlling permit-processing procedures
- Eases the disconnect between a **community's vision** and zoning

Why should owners want Form-Based Codes?



- Focus on **administrative** review – streamlined process for small projects
- Mix of uses **by right**
- Standards for the **public realm**
- Multiple-owner **friendly**
- **Not** one size fits all
- Emphasizes **design graphics** over words



2003



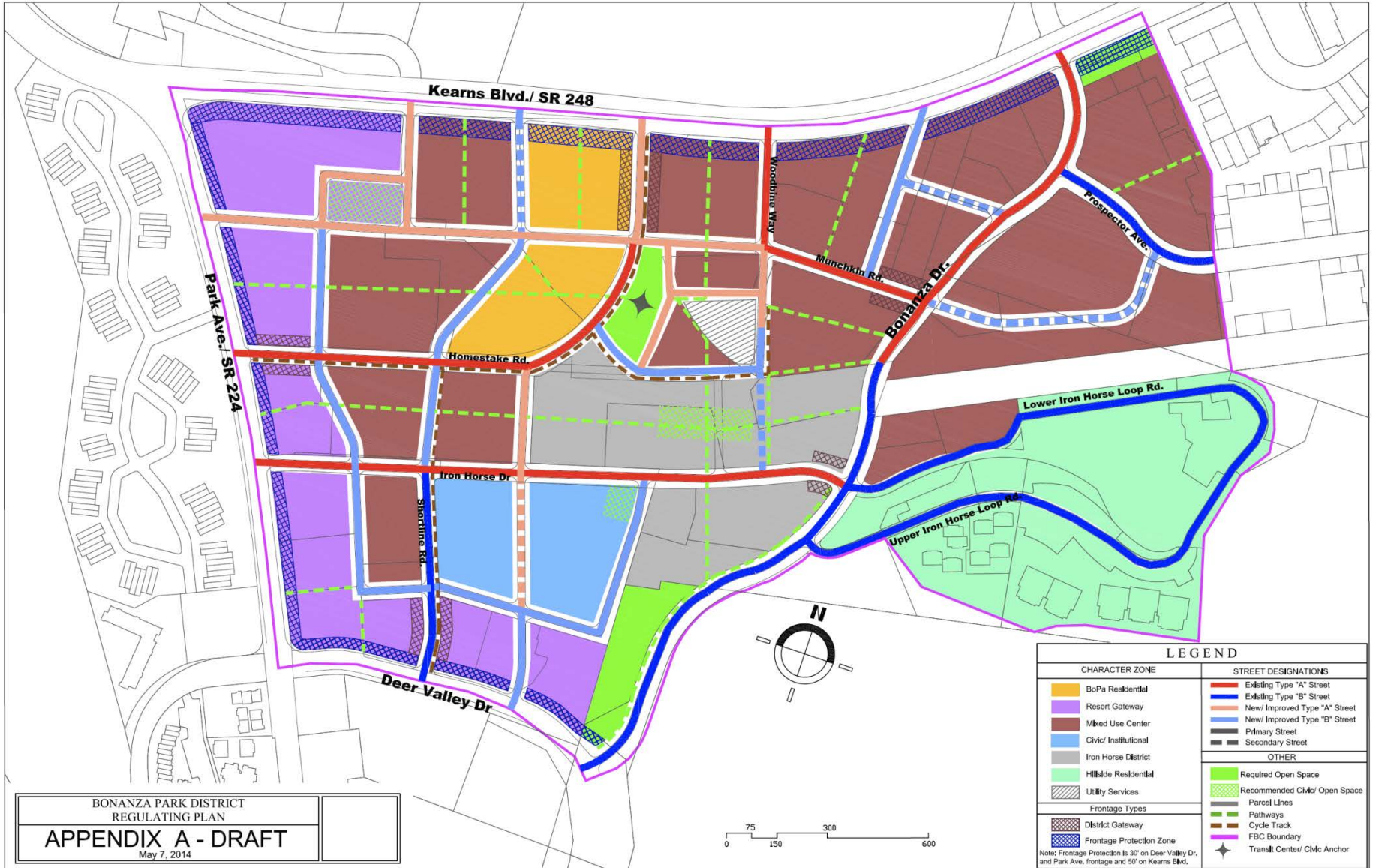
2012

Precedents





Proposed Regulating Plan – Character Zones



BONANZA PARK DISTRICT
REGULATING PLAN
APPENDIX A - DRAFT
May 7, 2014

LEGEND	
CHARACTER ZONE	STREET DESIGNATIONS
BoPa Residential	Existing Type "A" Street
Resort Gateway	Existing Type "B" Street
Mixed Use Center	New/ Improved Type "A" Street
Civic/ Institutional	New/ Improved Type "B" Street
Iron Horse District	Primary Street
Hillside Residential	Secondary Street
Utility Services	OTHER
District Gateway	Required Open Space
Frontage Protection Zone	Recommended Civic/ Open Space
	Parcel Lines
	Pathways
	Cycle Track
	FBC Boundary
	Transit Center/ Civic Anchor

Note: Frontage Protection Is 30' on Deer Valley Dr. and Park Ave. Frontage and 50' on Kearns Blvd.

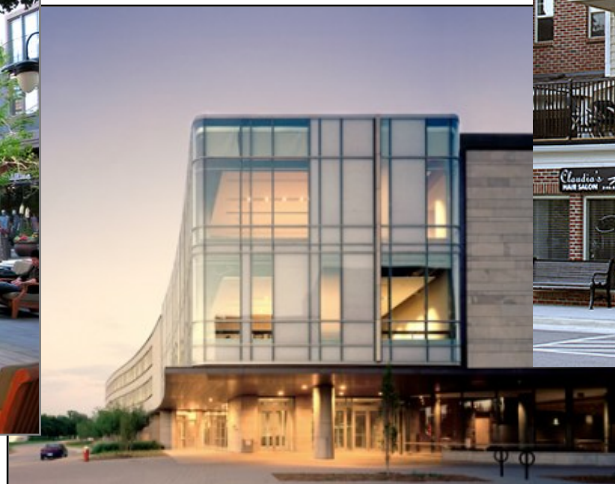
Resort Gateway

- Building scale: Max. 3 stories (plus incentive)
- Retail, restaurant, office buildings, and hotels (no gas stations or auto-service uses)
- Multi-family residential (for sale or apartments) permitted within full service hotels and related amenities only
- Drive through uses permitted along Type “B” Streets only
- FPZ along Park Ave (30’) and Kearns Blvd. (50’)



Mixed Use Center

- Building scale: Max. 3 stories (plus incentive)
- Vertical mixed use along retail-ready frontages
- Mix of retail (large and small tenants, national and local chains), restaurants, urban living, professional offices, business incubation and specialized education (e.g., film, culinary)
- Activated Common Green
- Structured parking



Bonanza Park Residential

- Building scale: Max. 3 stories (plus incentive)
- Predominantly residential uses (multi-family and town-homes) and some live-work uses as transitions to adjoining character zones
- Live-work – professional offices, personal service, artist studios, and similar uses
 - Small scale (under 2,000 sq.ft.) with 1 – 2 employees
 - Provides small and local business incubation opportunities
 - Limit signage to be residentially compatible
- No nightly rentals
- Deeper setbacks along Homestake frontage; more private/shared open space internal to the blocks



Iron Horse District



Iron Horse

- Building Scale: Max. 3 stories (plus incentive)
- Cottage industrial and services
- Live – Work
- More flexible building materials
- Allow gas station and auto service uses along Type “B” Streets
- Greater variation in setbacks (10’ – 30’) to allow current buildings to be conforming

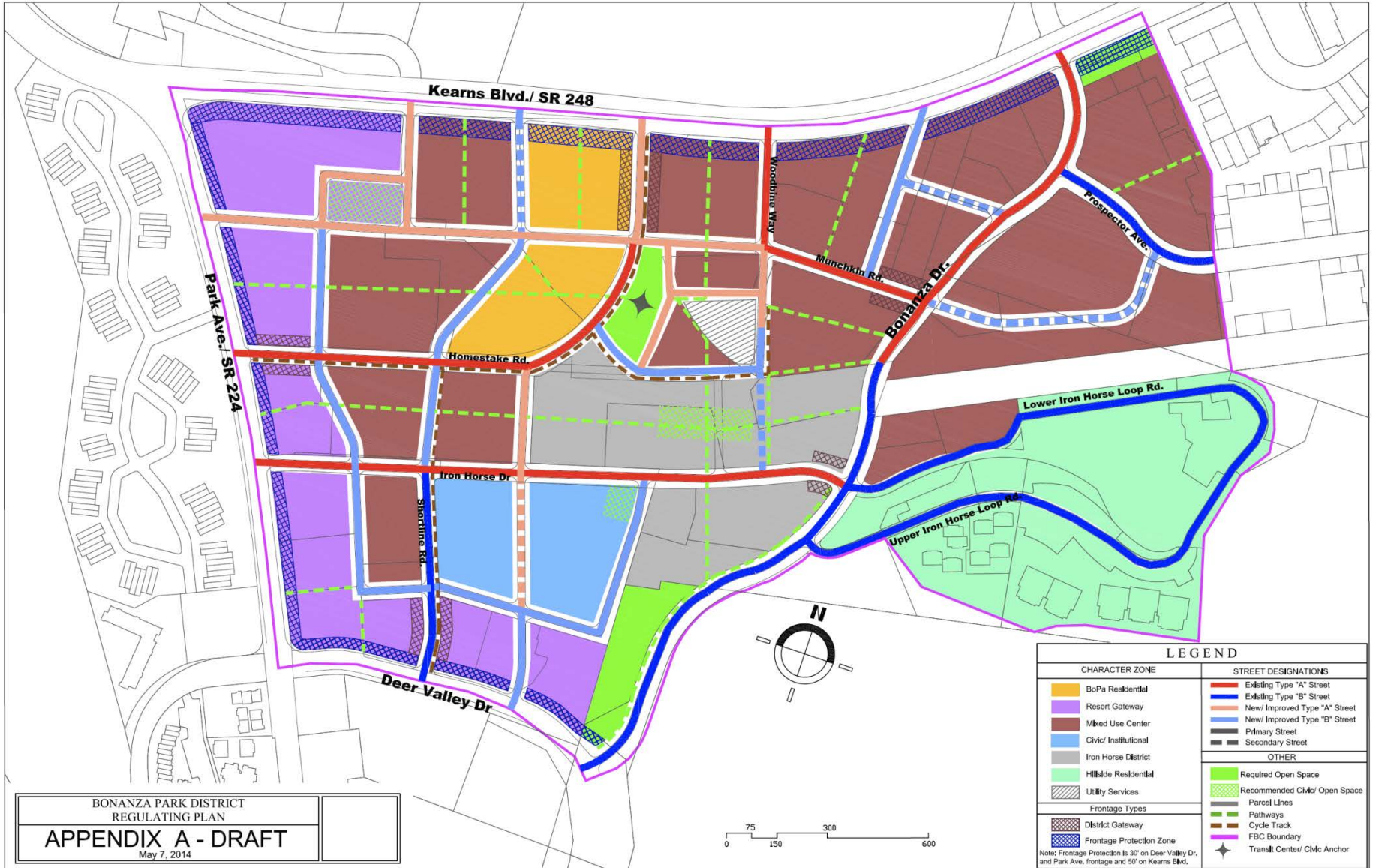


Hillside Residential

- Maintain existing residential on steep slopes
- Maintain building scale: 3 stories max. (plus incentive)
- Maintain existing private/common open spaces
- No nightly rentals
- Address current zoning (Estate zoning) which is inconsistent with existing density
- Residential uses only (no live-work)



Proposed Regulating Plan – Character Zones



Next Steps

- Joint work session: Tonight
- Final Code Refinements: Summer 2014
- PC Review and Recommendation : Aug – Oct 2014
- City Council Review and Adoption: Nov – Dec 2014