

## BACKGROUND

The code update process focuses on updates to Article 4-116 of the **Land Use Code** to provide greater guidance in the following areas:

- **Density and design** parameters.
- **Appropriate mix** of residential, retail, and office uses.
- **Interface, connections, and access** to and between commercial and residential areas.
- Tools to provide guidance in determining the **appropriate mix of uses and site layout** for properties in the NRCD.
- **Process Improvements.**

## WORKSHOP PURPOSE

The primary focus of tonight's meeting is to gather community feedback and public comment **to inform the revisions to the land use regulations** for the NRCD and keep the process on track.

## AGENDA FOR TONIGHT

- 6:00-6:15** Introductions and Background.
- 6:15-6:45** Exercise #1 –Alley Treatment and Lot Access.
- 6:50-7:20** Exercise #2 –Back Lot Conditions.
- 7:25-7:55** Exercise #3 –Front Lot Conditions.
- 8:00-8:10** Calibration and Preparation for Report Back.
- 8:10-8:30** Groups Report Back (select a reporter!).

## STAY INFORMED

For more information, to submit comments, or sign-up for email updates, visit:

**[bit.ly/dc-18-0004](https://bit.ly/dc-18-0004)**

or call Jose Ruano at **303-441-3922**.

## OVERARCHING GOALS FOR THE ALLEY

### IMPROVE PEDESTRIAN SAFETY.

**Limit number of access points** on 2nd Avenue which cause conflicts between pedestrians and autos.

### MITIGATE IMPACTS ON NEIGHBORS.

This includes: **noise, lights, shadow/visual impacts.**

### ENHANCE COMMUNITY CHARACTER.

Retain existing structures that contribute to character and new development should be compatible.

### ENSURE ADEQUATE PARKING.

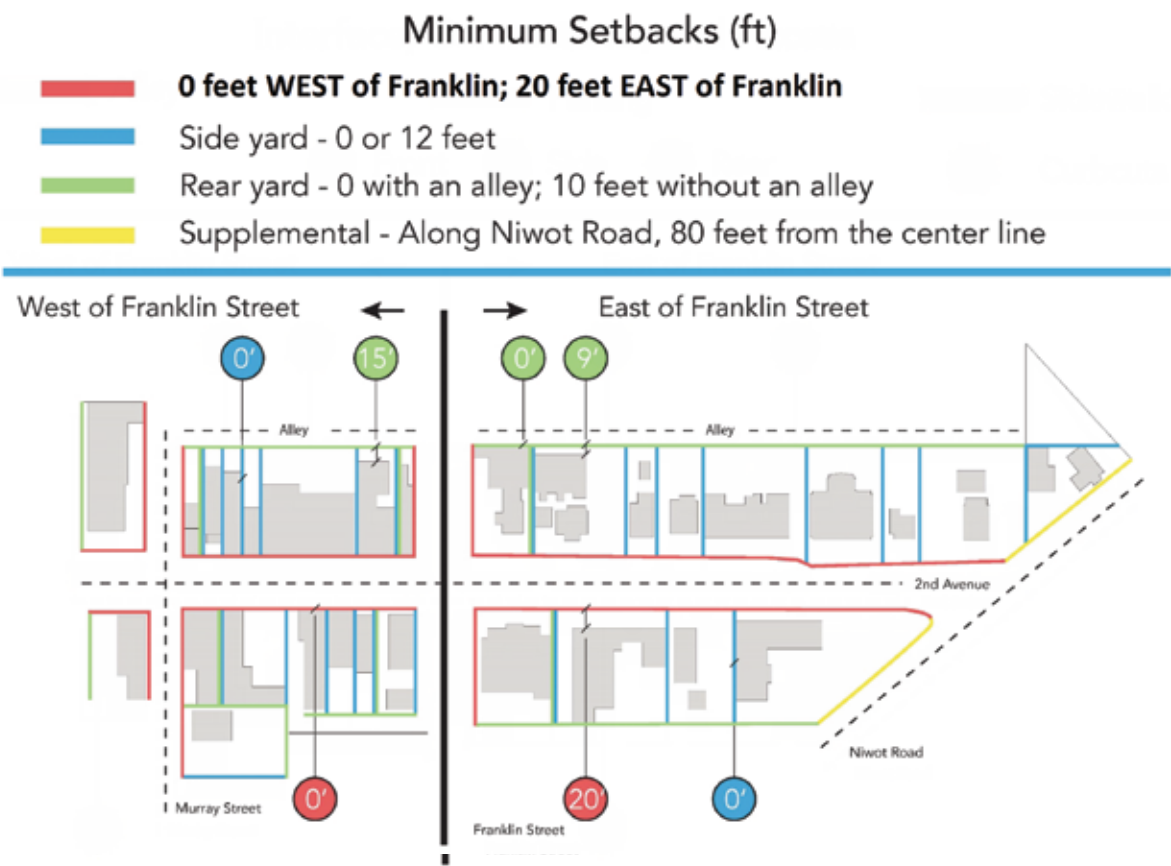
Retain on-street spaces wherever feasible.

### IMPROVE CIRCULATION.

Alley currently one-way in/out. How do trash/deliveries work?

# 1st Exercise-Lot Access and Alley Treatment

## Rear Lot Conditions – Existing Rear Setback = 0 or 10 feet



## QUESTIONS

For Lots on East Side of 2nd Avenue:

What is your preferred alley condition?  
Do you have other ideas?

Should conditional rules apply?

- Restrict hours
- Restrict users (Employee only? Residential only?)
- Maximum number of spaces on alley allowed?

For Lots on Both Sides of 2nd Avenue:

What is your preferred access treatment?  
Do you have other ideas?

What is your preferred treatment along 2nd Avenue?

- Does that change how you think about access and alley use?

### Alley Idea #1 - One Way to Franklin with Buffer



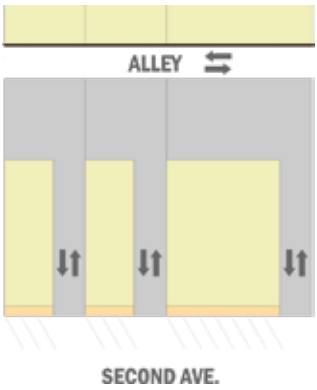
### Alley Idea #2 - Two Way with Landscaped Setback



### Alley Idea 3 - One Way to New Outlet with Buffer and Landscaped Setback



### Lot Access - Existing Conditions



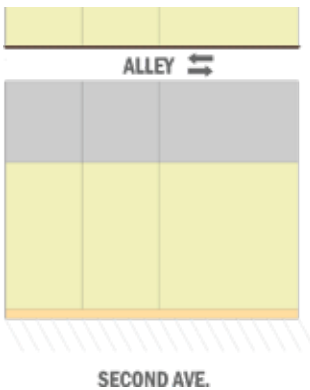
### Lot Access Idea #1 - Shared Access



### Lot Access Idea #2 - One-Way Private Access



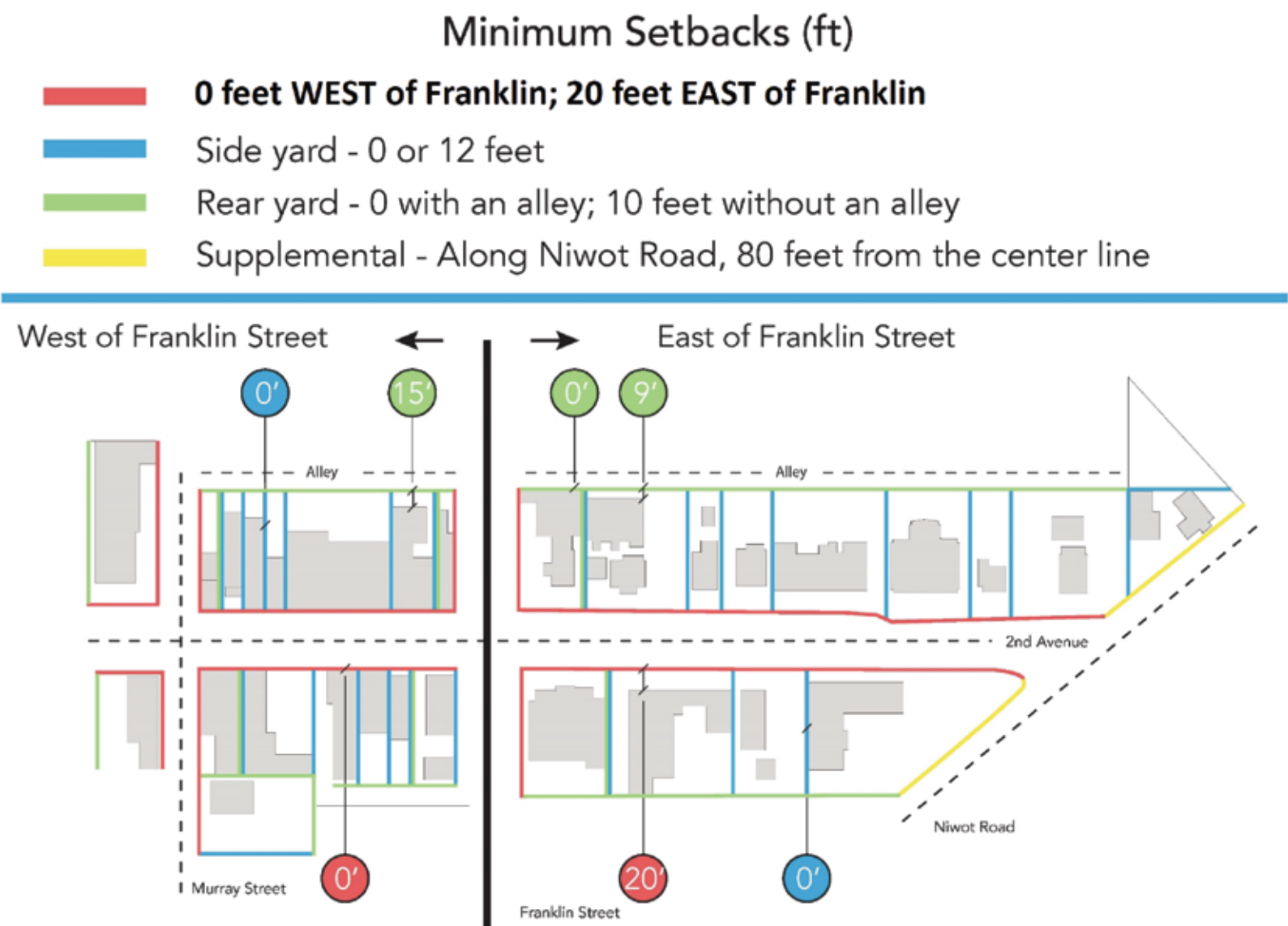
### Lot Access Idea #3 - Access from Alley (like Block #1)





# 2nd Exercise- Rear Lot Conditions

## Rear Lot Conditions – Existing Rear Setback = 0 or 10 feet

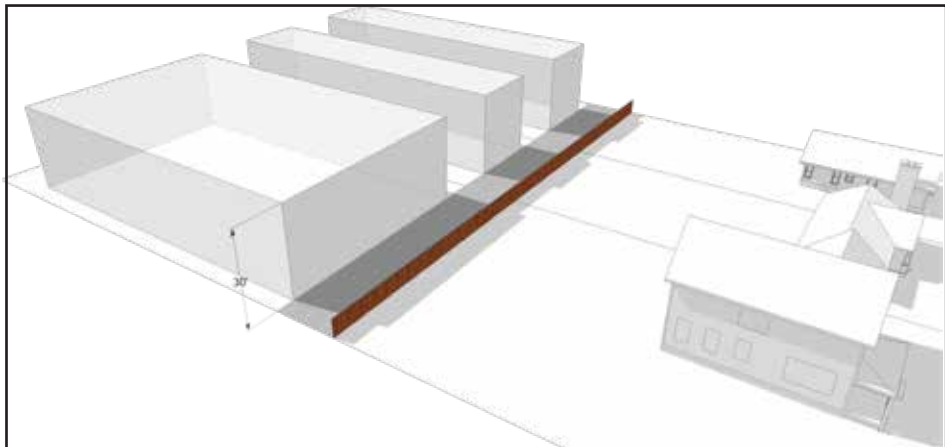


### QUESTIONS

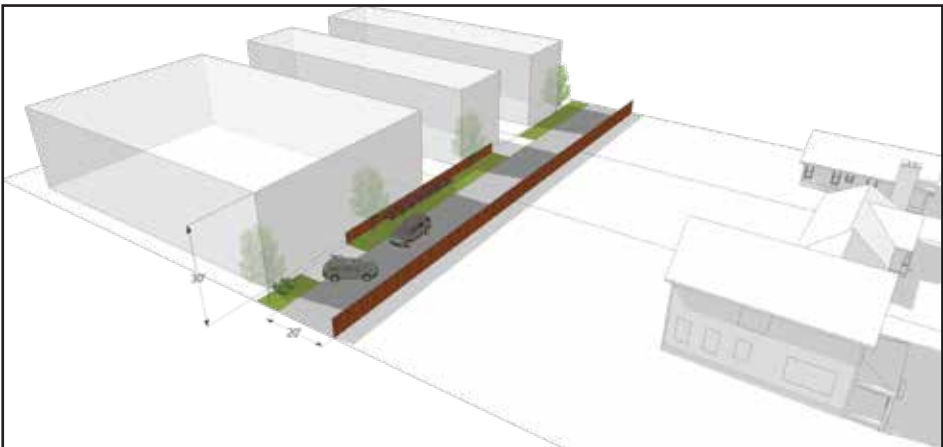
For Dealing with Rear Lot Conditions and Transitions to Single Family Neighbors:

- What is your preferred rear lot condition?
- Why did you choose that option?
- Do you have any other ideas?

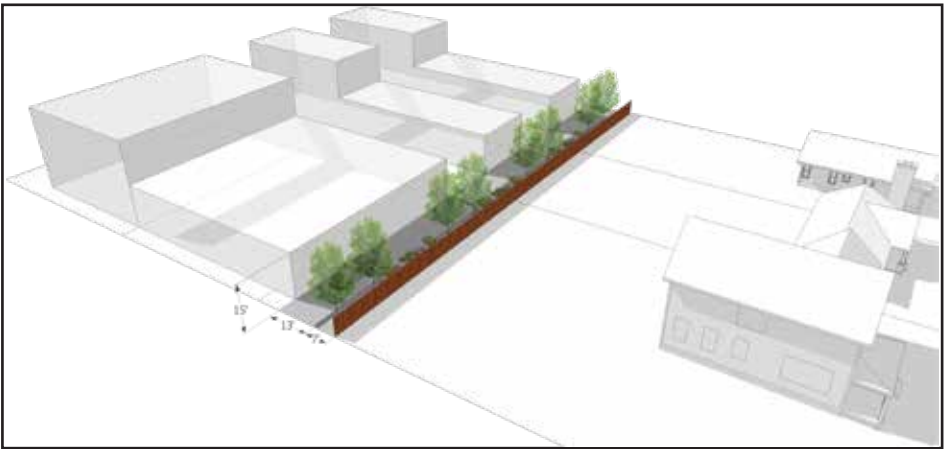
Rear Lot Conditions -  
Maximum Theoretical Allowance



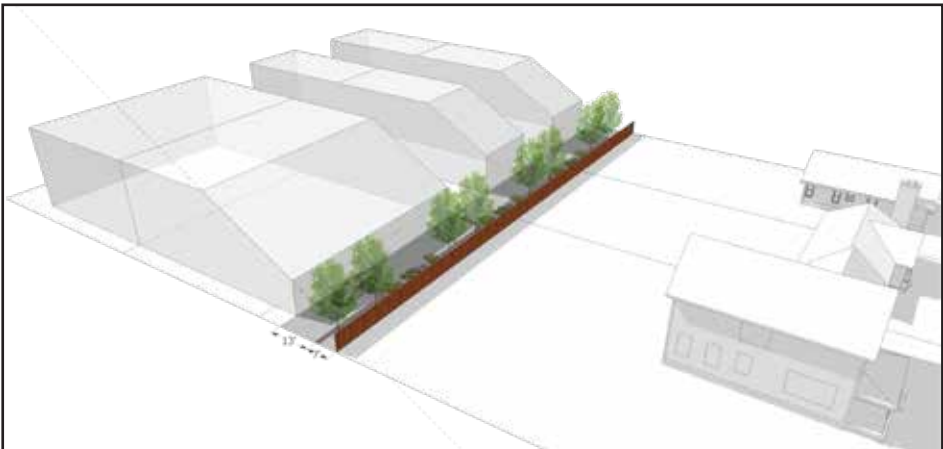
Rear Lot Conditions Idea #1 -  
Rear Setback



Rear Lot Conditions Idea #2 - One-Story in Rear



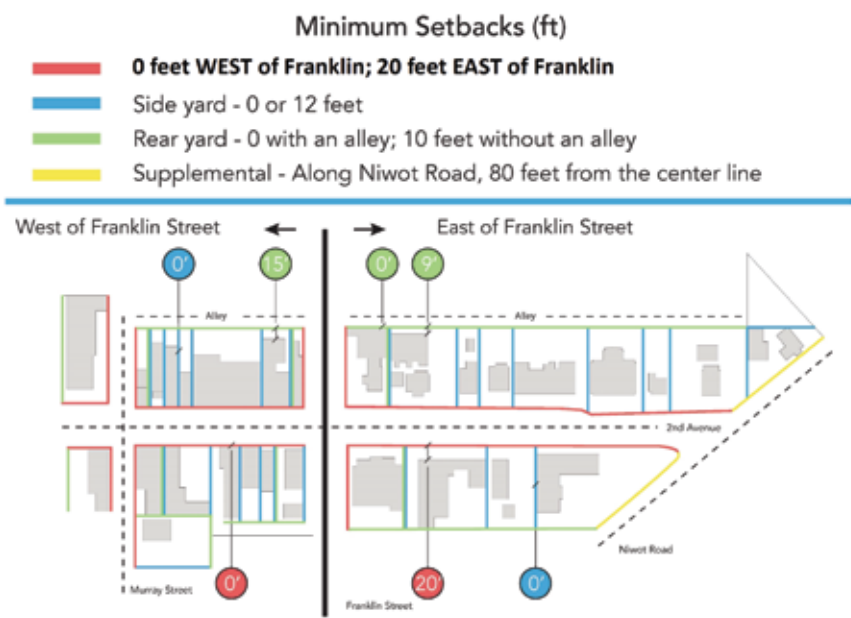
Rear Lot Conditions Idea #3 - Bulk Plane





# 3rd Exercise - Front Lot Conditions and Land Use Mix

## Rear Lot Conditions – Existing Rear Setback = 0 or 10 feet



## Front Lot Conditions – Existing Setback Treatment



## Front Lot Conditions – Compared to Historic Block



## QUESTIONS

### For Front Lot Conditions:

What do you think is an appropriate setback?

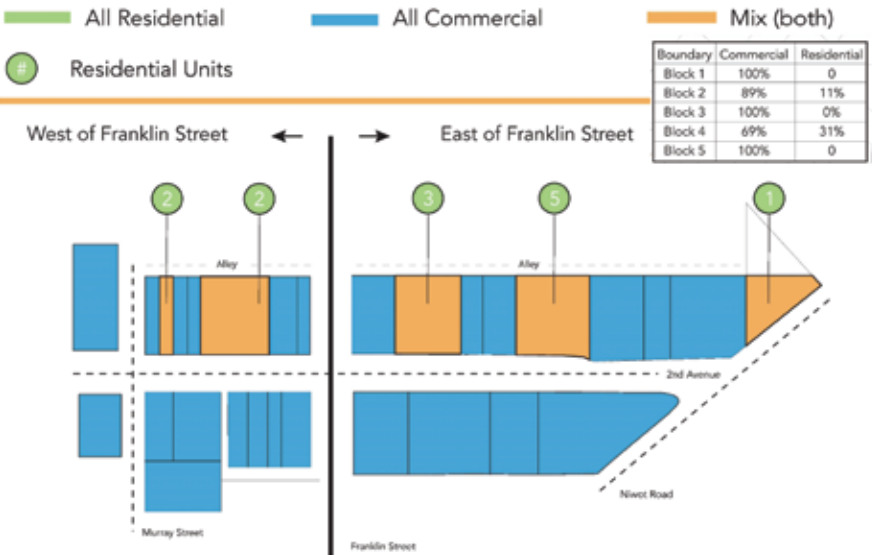
- Keep 20' minimum or reduce (15'? 10'?)
- If reduced, should it be across entire lot or percentage of lot frontage?

What is your ideal treatment of the setback area?

- Private (fences)
- Passive (garden, lawn)
- Active (café seating and retail activity)

## Land Use Mix – Existing Conditions

### Commercial and Residential Uses & Density of Residential Units



## Land Use Mix – Lot Coverage

### Building Lot Coverage & Number of Structures on a Parcel



## Land Use Mix – Existing Conditions



## QUESTIONS

### For Land Use Mix:

Do you like the current mix of commercial (70-90%) and residential (10-30%)?

- Would you prefer more commercial?
- Would you prefer more residential?
- Keep in mind other elements like open space and parking requirements.