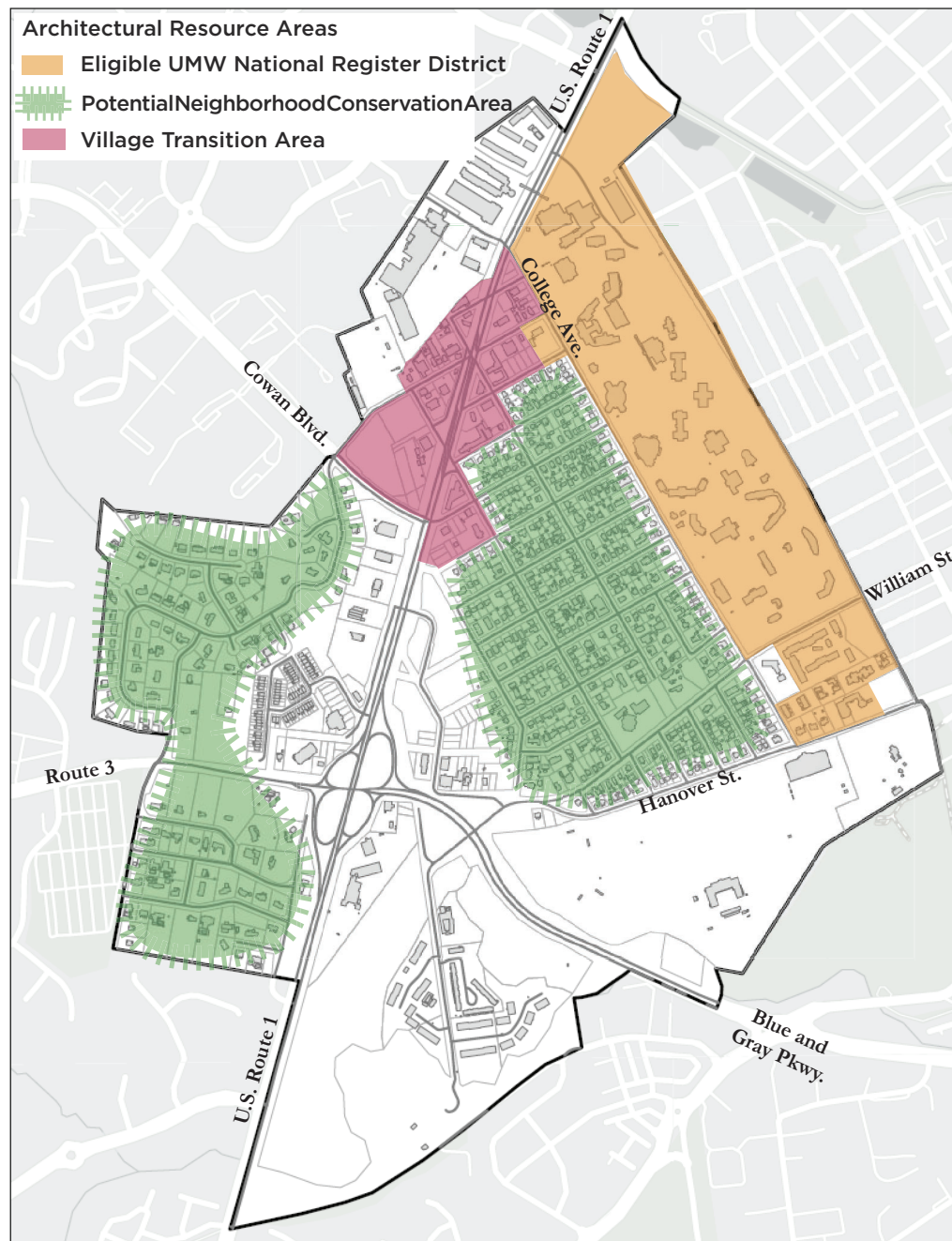


AREA 5 HISTORIC FOUNDATION

Area 5 bridges the City's urban Downtown and its suburban areas to the west. This transition is clearly visible in Area 5's urban fabric as well as in its history and character. The bulk of construction within Area 5 spanned the twentieth-century, and through its remaining historic fabric, is very much a representation of the technological, mobility, and economic evolutions that took place during that time frame.

The history of Area 5 has a role to play in its future. The following tools—land use focus areas—identify opportunities apparent in this unique urban fabric. The opportunities include recommendations for regulatory / zoning reform (ie. Neighborhood Conservation Districts) and incentive-based preservation tools (ie. character structure designations and pre-approved plans). They also include redevelopment guidelines to heal inefficient underutilization of core fabric currently arranged in aging twentieth-century development patterns (ie. the Brain Power Area concept).



Neighborhood Conservation Districts - Additional Notes on T-3 and T-3E Neighborhoods

Neighborhoods within Area 5 are diverse in terms of development pattern, lot configuration, and architectural character, exhibiting an evolution of residential planning methods. Much of College Heights was developed between the 1920s and 1960s and has the markings of older urban fabric—traditional block patterns, on-street parking, sidewalks, and street trees in the public frontage, and around 15% of the lots containing housing types other than single-family. The Westwood and Westmont neighborhoods are representative of the next era of residential development in the City—they have larger lots, with larger predominantly single-family buildings, in a curvilinear development pattern with on-street parking but without sidewalks and street trees.

Residents have expressed interest in applying new regulatory tools to ensure the long-term preservation of community character and provide greater predictability during infill and redevelopment of properties. This character is best preserved by recognizing and replicating successful elements from the past—such as permitting a variety of housing types in older neighborhoods in a tree-lined, walkable environment—and planning appropriately for the future. For instance, implementing appropriate policies to provide opportunities to age in place or include affordable housing in existing residential areas. A solution to be considered in the Area 5 neighborhoods illustrated on the map is a cutting-edge Neighborhood Conservation District (NCD). The emphasis of a NCD is to focus on the form of high-quality urban neighborhoods while providing a venue to achieve modern housing goals.

An NCD is a zoning tool for right-sizing regulations to recognize the quality of existing urban fabric through providing additional regulation for the height, scale, and overall layout of infill development. These regulations can be carefully crafted and refined to address community issues related to building form in order to ensure the desired development outcomes within residential neighborhoods, including naturally occurring affordable housing. NCDs can be enforced by staff or by an architectural review board. Actions subject to NCD review may include new construction, large additions, demolition, and changes in unit type or count. These overlay districts work best when consistent neighborhood character can be determined and regulated. This tool must be requested and endorsed by the neighborhood and its property owners and would be considered an enhanced zoning tool that may include the following elements:

- **Building Width Averaging** - Intent: Ensure new house widths conform to existing houses on a block. Description: This tool limits the width of new houses to a maximum of the average width of existing homes on a block.
- **Building Scale** – Intent: Ensure the footprint, massing, and height of new buildings is consistent with neighborhood characteristics. Description: Applicable to new construction or to large building additions, it ensures new construction is compatible with the prevailing scale and articulation of historic buildings in the neighborhood context. Accessory buildings and additions should appear secondary to the main building in scale and design.
- **Minimum Façade Transparency** - Intent: Ensure that the front façades of new houses include a minimum amount of windows. Description: This tool requires that the ground story of new houses do not include blank facades—front facades with no windows—and would resemble the design of most existing houses in the surrounding context. This tool could also be applied to the upper stories of new houses if desired, and could include the orientation of windows as well.
- **Required Façade Features** - Intent: Ensure that new houses include street-facing entries, porches, raised foundations or other context-based façade features. Description: This tool would require new houses to follow the regulating lines of the surrounding context and ensure continuity of the streetscape. A garage door does not count as a front door for this tool and the appropriate setback or location of garage doors may also be considered.
- **Context-Based Housing Arrangement and Affordable Housing** - Intent: Identify and preserve opportunities to calibrate uses and density based on the historic context and the provision of affordable housing. Description: Historic neighborhoods are places that often meet a community's density, diversity, and affordability goals through human-scaled development. NCDs identify existing housing typologies—such as single-family, duplexes, triplexes, small apartment buildings, and accessory dwelling units—and allow them in neighborhood-calibrated, context-based infill development. NCDs allow for changes in unit type or count where existing buildings are preserved or compatible infill is developed, supporting the continuation of diverse housing opportunities and the provision of affordable housing.

Pattern Books and Design Guidelines

Pattern Books and Design Guidelines can be used as descriptive and educational tools to supplement the code-based NCD standards. Such documents can be used to establish expectations, goals, values, and qualities by which projects are evaluated in design review. In many examples, neighborhood history, common architectural features, and suggested maintenance or design considerations are included. However, unless adopted by the locality as part of the NCD standards, compliance with such guidelines is not compulsory.