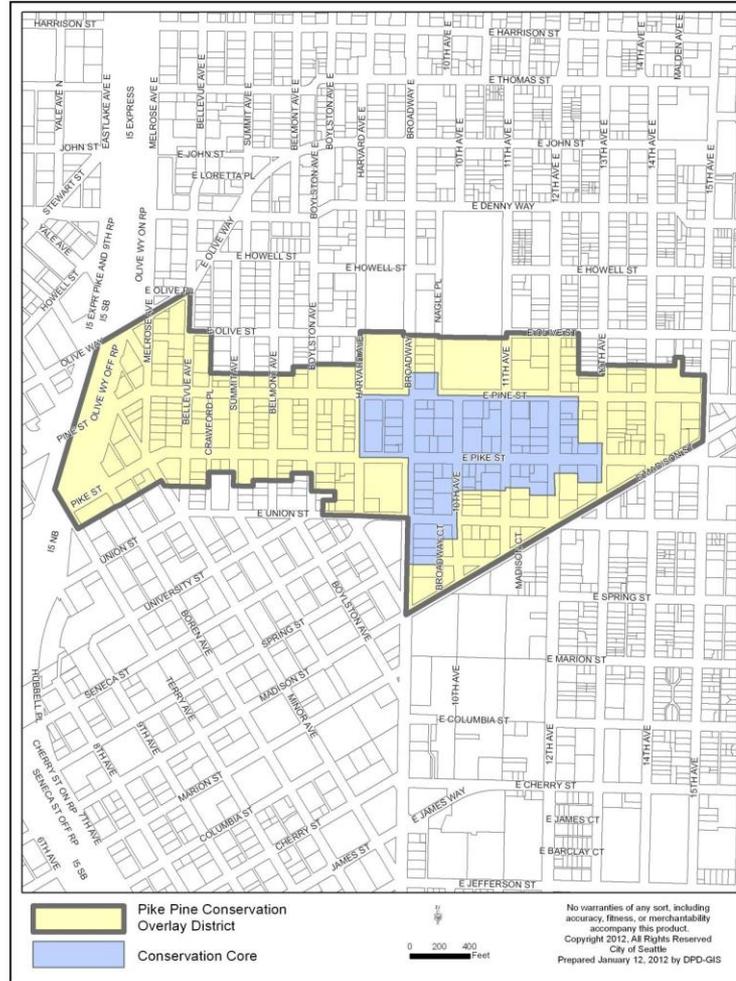




Pike Pine Conservation Overlay District

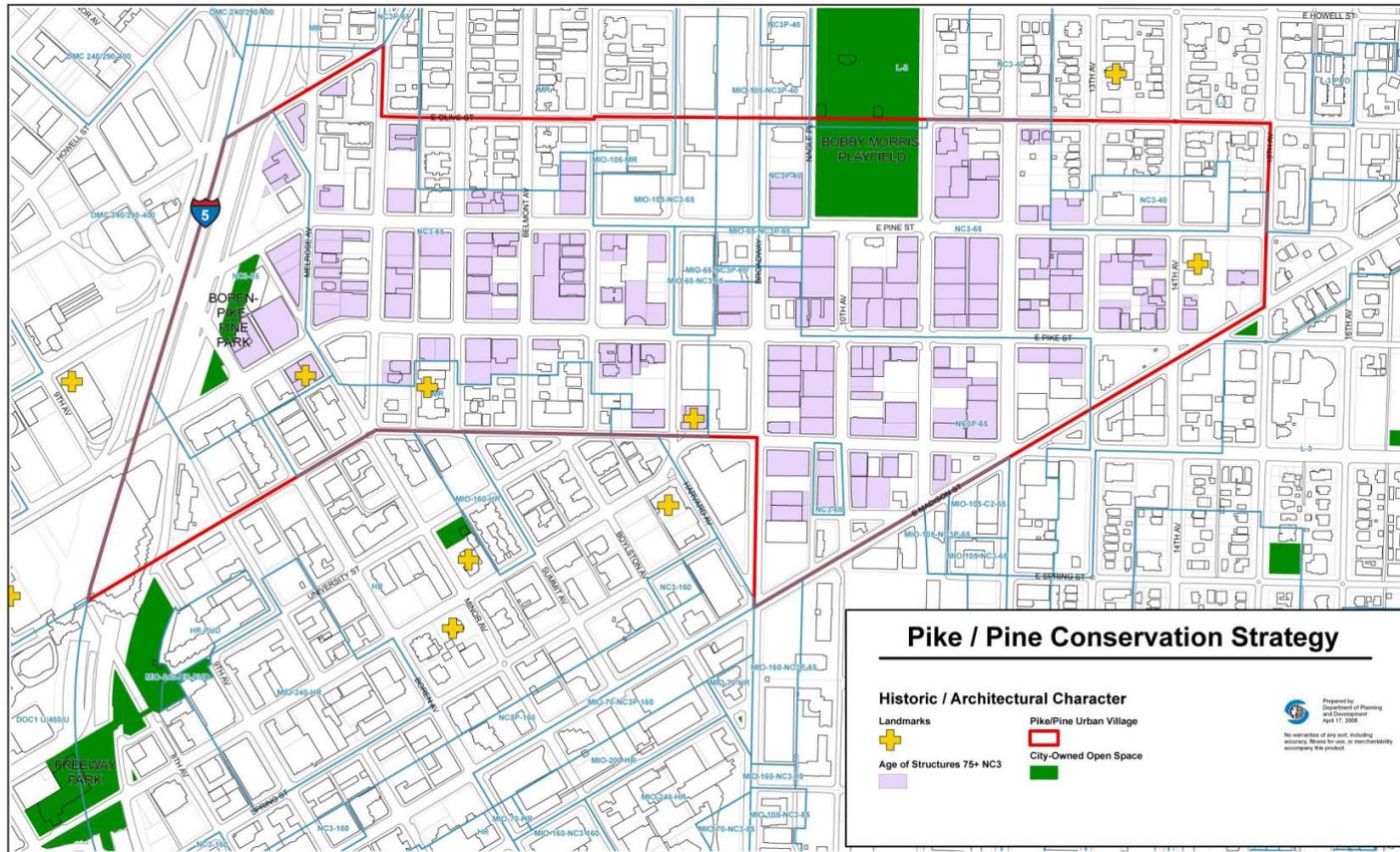
2014 Amendments

Pike/Pine Conservation Overlay District Boundaries



Objectives of Amendments

- Address “oversized” or “out of scale” development that can occur on exceptionally large lots.
- Make incentives more effective by requiring all character structures on a lot to be retained in a new project if incentives are used.
- Continue to promote mixed use and residentially-oriented development as intended in original overlay , but increase opportunities for commercial development to provide a better balance among uses in the area.
- Clarify existing provisions.



Character Structures

Code would define all structures built prior to 1940 within overlay district as character structures.

Incentives for Retaining Character Structures

For a project to use height and floor area incentives, all character structures on the lot must be retained.

However,
a character structure
could be demolished if
approved as a departure
through the Design
Review process



Floor Area Limits – Current

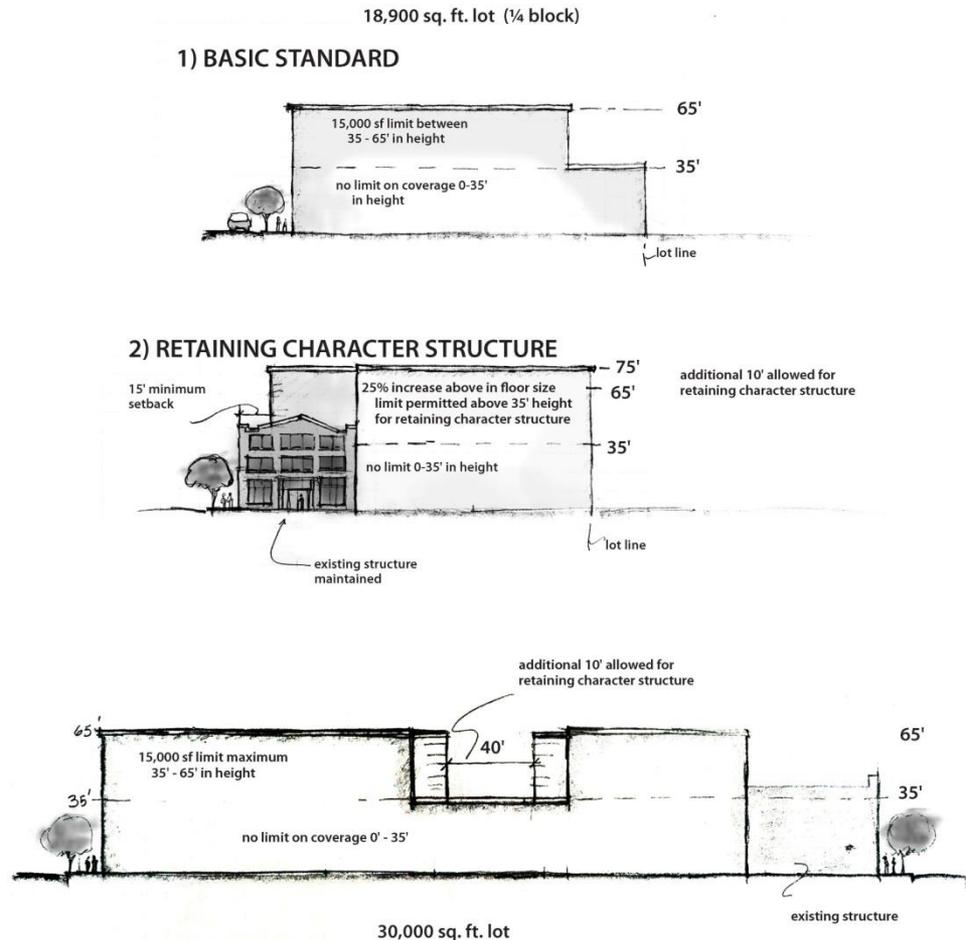
Outside Conservation Core:
15,000 square foot limit on stories above 35' in height

40' separation required between portions above 35'

Exceptions allow:

15% increase above limit for certain amenities if no character structure lost;

25% increase permitted if project includes character structure



Floor Area Limits – Proposed

Outside Conservation Core:
15,000 square foot limit on stories above 35' in height

All portions above 35' are subject to floor area limit; separation will not allow additional floor area above 35'

Exceptions allow:

15% increase above limit for certain amenities if no character structure lost;

25% increase if **all** character structures on lot retained

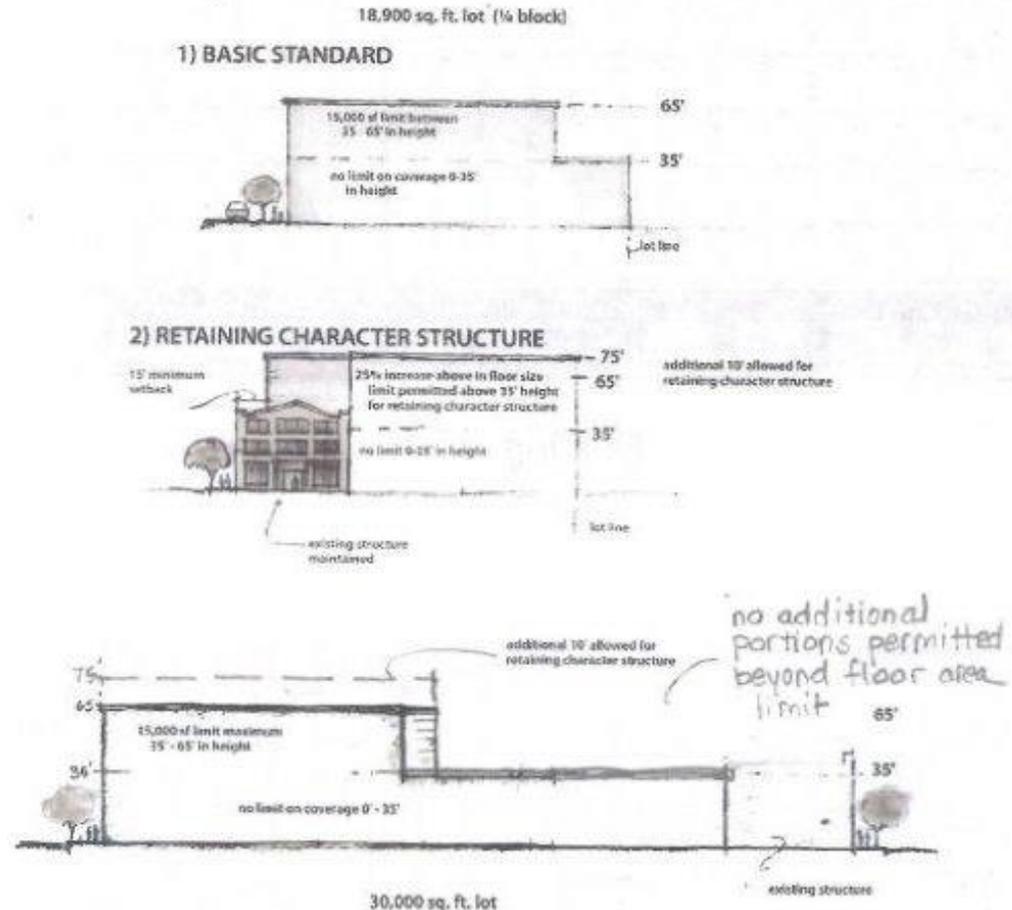
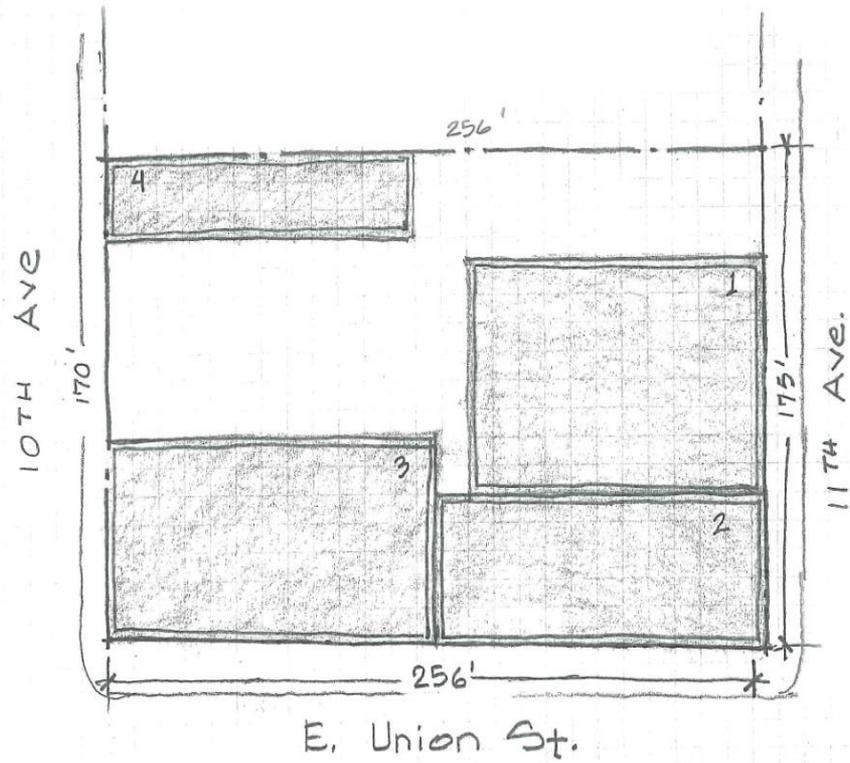


Exhibit 1

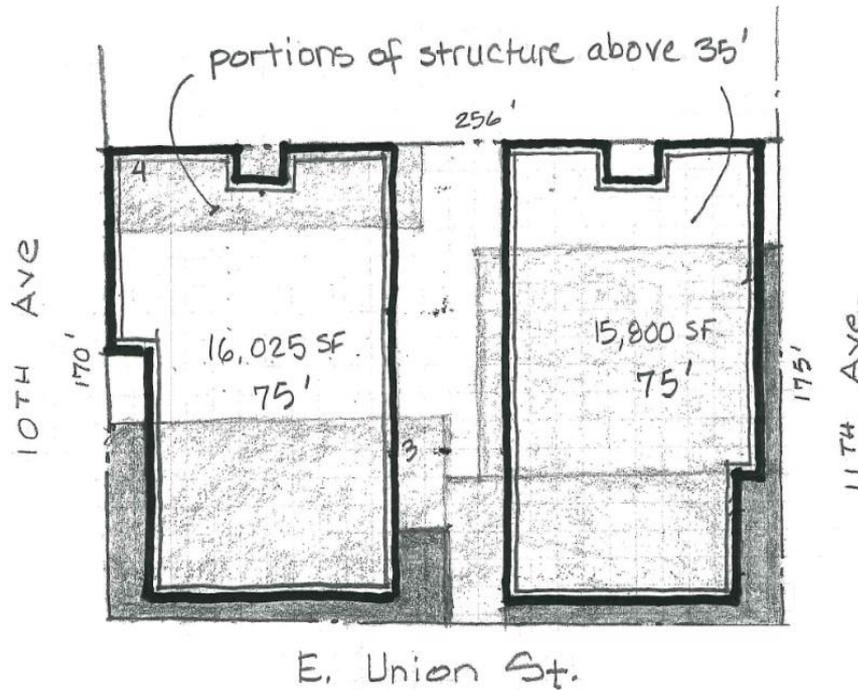
Alliance Development site with four character structures



Lot size: 44,029 Square Feet

Exhibit 2

Alliance Development site as approved by the Design Review Board



Development Size:

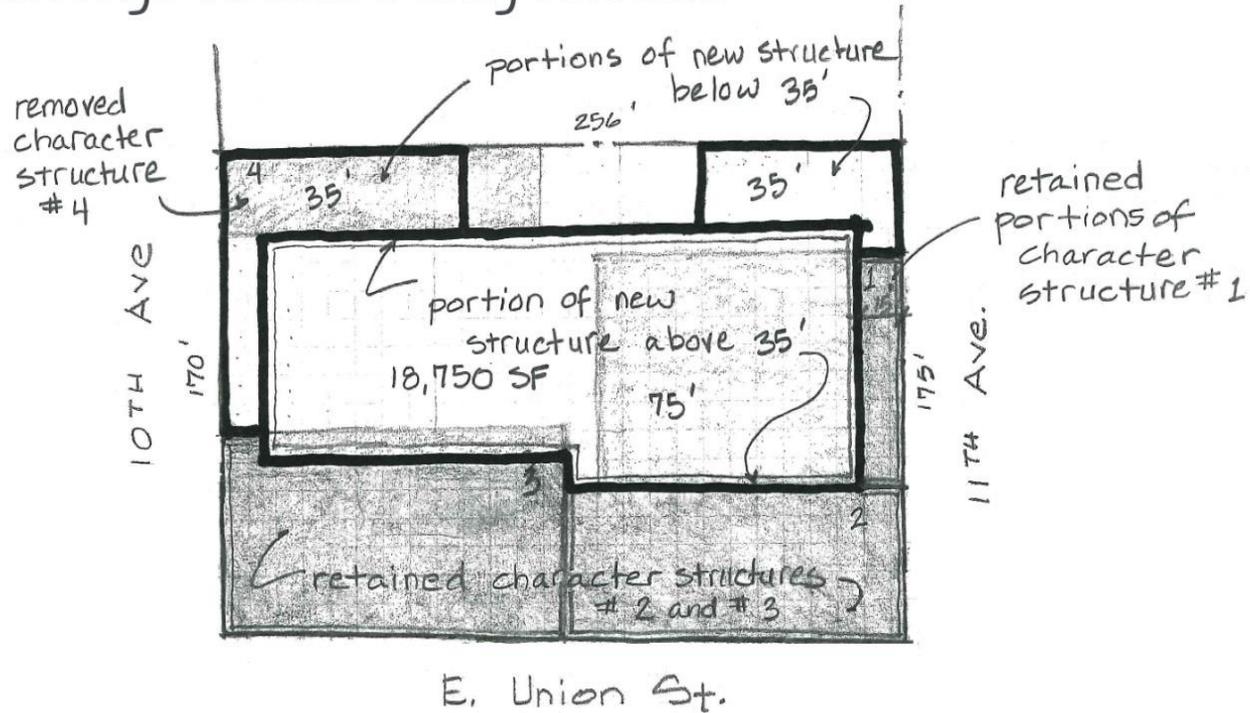
239,983 gross square feet (GSF)

5.45 Floor Area Ratio (FAR)

Character Structures 1, 2, & 3 retained

Exhibit 3

Alliance site development option under proposed legislation,
with single structure using incentives



19,447 gross square feet (GSF)

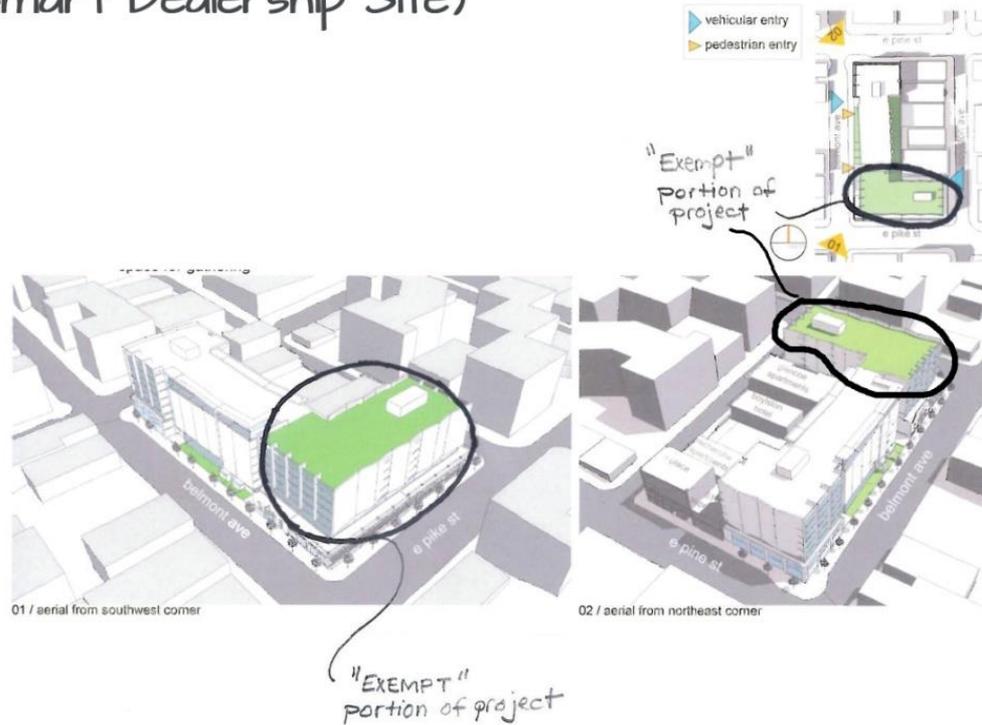
4.35 Floor Area Ratio (FAR)

Character Structures 1, 2, & 3 retained;

Assumes the Design Review Board approves demolition of #4,
which is a wood frame garage building

Exhibit 4

Massing option for proposed development at 600 E. Pike St.
(Phil Smart Dealership Site)

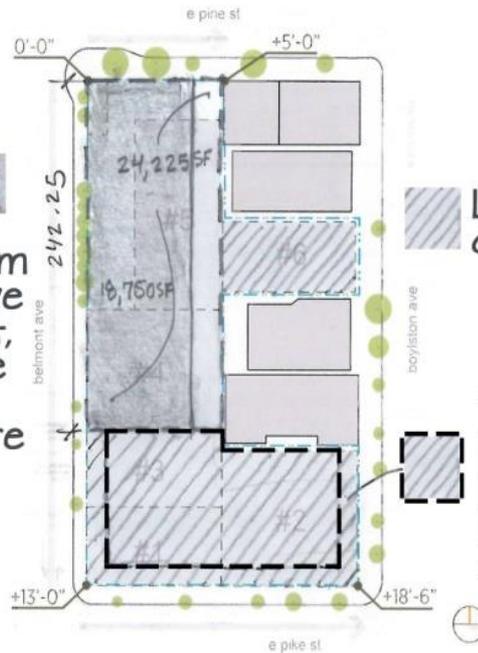


Because it extends over a retained character structure, the circled portions of the proposal are exempt from floor size limits above the height of 35 feet, giving the appearance of one large building.

Exhibit 5

Plan view for proposed development option at 600 E. Pike St.
(Phil Smart Dealership Site)

Shaded area is
18,750 SF - maximum
floor size limit above
a height of 35 feet,
with a 25% increase
for retaining a
character structure



Lots with retained
character structures

"Exempt Area" above
35 feet does not count
in floor size limit
because it is above
a character structure

Conservation Core - Proposed

Both building width and depth limits apply; the exceptions allowed when character structures are retained would be more limited.

Lots would now be eligible to gain added height and floor area by purchasing development potential (TDP) from character structures also located in Conservation Core.



Increase opportunities for commercial development

Estimated change in development capacity		
	Residential Capacity	Non-residential Capacity
Current Conditions	2,346 units	296,371 square feet
Updated Proposal	2,215 units	510,850 square feet

Remove the current 2.0 floor area ratio (FAR) limit on commercial structures in the District, if:

- There are no character structures on the site; or
- All character structures on the site are retained.

The estimated amount of additional non-residential development is equivalent to three additional commercial-only projects built to the maximum bulk and FAR limits.

12th Ave Art C



Pike / Pine Development Potential

Pike/Pine Urban Village	Lot with Character Structure Structure 75 Years Old or Older	Permit Applications Permit Issued
Land Use Zoning	Potential TDP Receiving Sites	Permit in Process
Conservation District	City-Owned Open Space	
Overlay Boundary		
Conservation Core		

Prepared by:
Department of Planning
and Development
Wednesday, April 13, 2011

No warranties of any sort, including
accuracy, fitness for use, or merchantability
accompany this product.



- ① Bauhaus Site
- ② Phil Smart Site
- ④ 954 E. Union (under const.)
- ⑤ 1020 E. Union

Potential Development Sites