Planning and Zoning Commission

July 11, 2023
Public Hearing

CodeNext
ENGLEWOOD

Project Overview

Planning Policies & Goals

- Ensure quality development
- Accommodate diverse contexts
  - TOD
  - Downtown
  - 20th Century bungalow-style neighborhoods
- Support *Englewood Forward* (2017)
- Walkability / sustainability
- Housing
  - Diversify types
  - More attainable housing
  - Mixed use & TOD on corridors
  - Neighborhood character

Code Assessment

Guiding Principles

- Comprehensive framework for development
- User-friendly
- Community support
- Make the right things easy
- Reflect best practices
- Right-size the standards and procedures
- Balance flexibility and certainty
- Clear fluid administrative process
- Avoid nonconformities
- Provide enforcement tools

Key Topics

- Neighborhood dimension and design standards
- Neighborhood character and preservation
- Housing attainability
- Parking standards vs walkability
- Sustainability and green infrastructure standards

Project Overview

Proposed Reorganization – Title 16

Ch. 1 – *General Provisions*

Ch. 2 – *Applications & Procedures*

Ch. 3 – *Community Design & Subdivision Standards*

Ch. 4 – *Zone Districts & Uses*

Ch. 5 – *Residential Development & Design Standards*

Ch. 6 – *Nonresidential Development & Design Standards*

Ch. 7 – *Access & Parking*

Ch. 8 – *Landscape Design*

Ch. 9 - *Signs*

Ch. 10 – *Floodplain Regulations*

Ch. 11 – *Telecommunications*

Ch. 12 – *Historic Preservation*

Ch. 13 – *Definitions*

Technical Committee & Steering Committee Meetings

October 2021– September 2022

- *Procedures*
- *Streets & Public Realm Design*
- *Housing & Neighborhood Design*
- *Sustainability + General Community Design*

Project Overview

Project Inputs

Project Overview

Key Themes

Simplification & Clarity – Raise Expectations

- Logical Organization
- Plain Language
- Tables & Graphics
- Intent Statements and Design Objectives
- Clear Review Criteria

Flexibility– Better Decisions & Outcomes

- Context-based Standards or Exceptions
- Administrative Adjustments – Staff, site improvement plans
- Appeals – Planning Commission or Council, criteria, intent and design objectives
- PUD Rezoning – Small-scale planned projects
- Specific Plans – Clarify process of larger scale planned districts
- Variances – Hardships and unique situations
- Existing Nonconformities – Options for limited improvements

Community Design – Elevate Placemaking, Neighborhood Character, Walkability, & Sustainability

Context-based Design

Streetscapes, frontages, building patterns, site and landscape

Housing Options

Wider range of smaller scale housing types. Assign compatible mix within districts

Flexible Land Use

Scale and form with more options

Sustainability

Require; Make the “best practice” the minimum standard

Enable: Remove barriers to implementing “best practices”

Coordinate: Leverage non-development code issues

Strategic Density

Neighborhood-scale; location-specific application: and improved neighborhood design

Project Overview

Simplification:

- Organization
- Plain Language
- Graphics and Tables

Flexibility:

- Ranges or context-based standards
- Administrative adjustments
- Small-scale planned development (improved PUD)
- Large-scale planned development (improved specific plan / regulating plan criteria)
- Limited expansions on nonconformances

Improvements - Key Themes:

- Comprehensive Plan – Englewood Forward (2017)
- Development Code Assessment (2020/21)
- Steering Committee / Technical Committee (2021/22)
- Public workshops / open houses / City Council & Steering Committee work sessions (2022/23)

Residential Development Approach

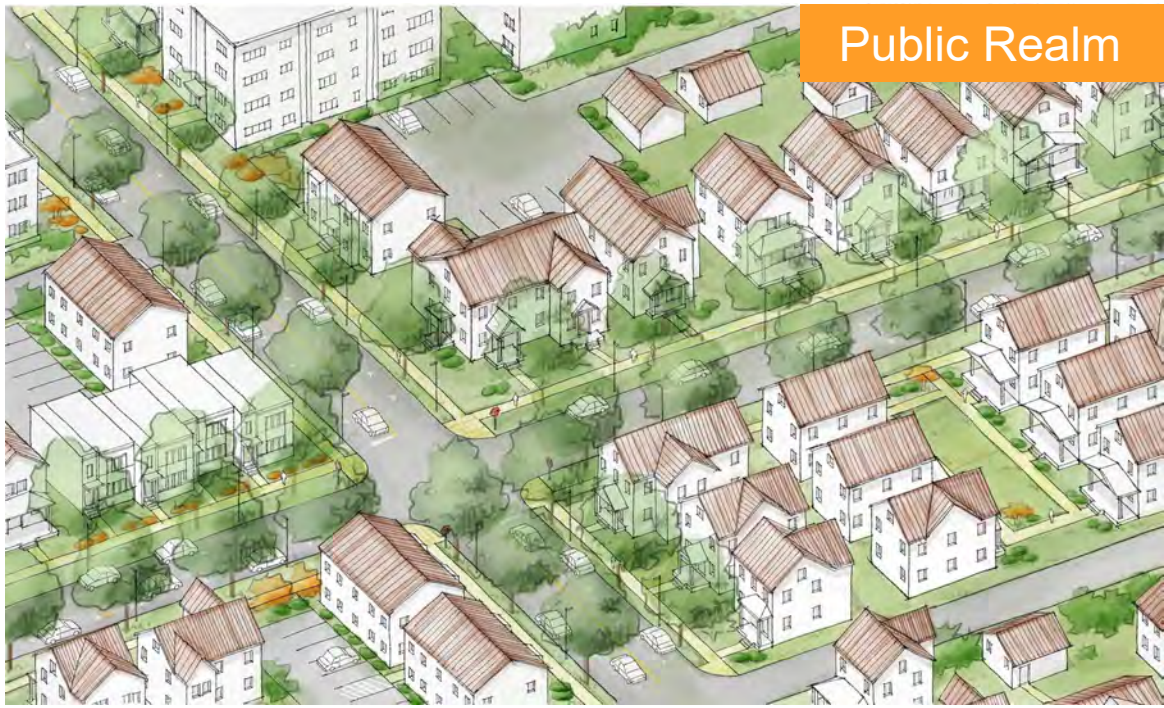
Expand Options

Smaller-scale Buildings

Human-scale Neighborhood Design

Specific Topics:

- Accessory dwelling units (ADUs)
- Small-lot detached houses
- Neighborhood-scaled multi-unit buildings
- Medium- and large-scale apartment / mixed use buildings
- Residential design standards



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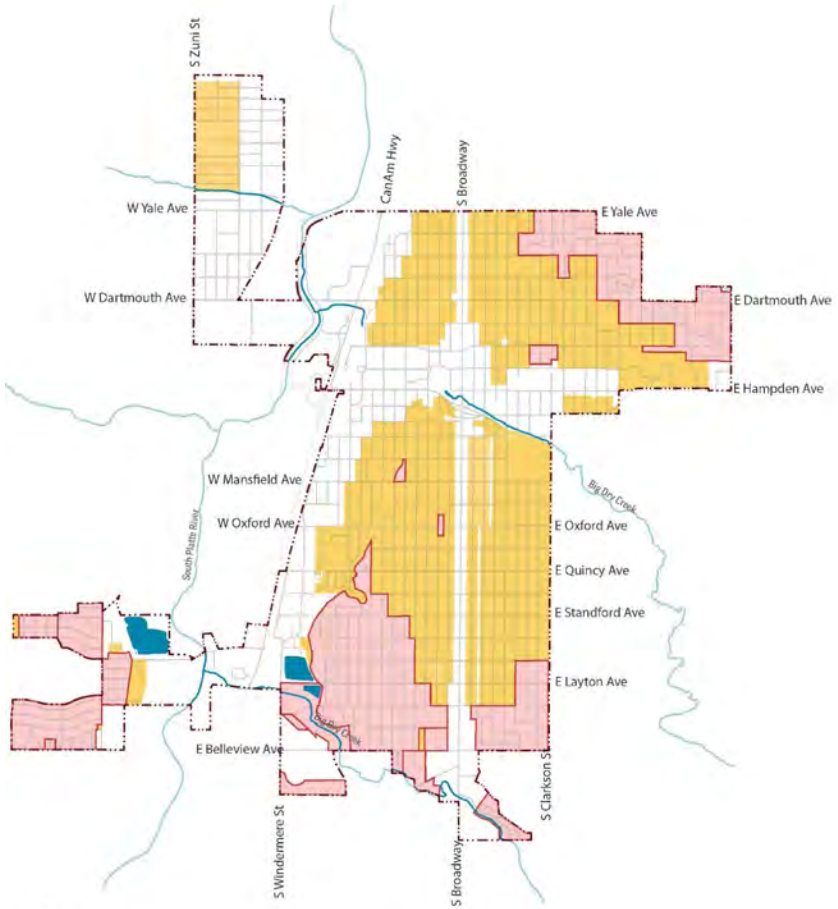
What's Changing & Why? | ADU



Areas Currently Allow ADUs: R-1-C, R-2 districts, MU-R-3-A, and MU-R-3-B

Areas Proposed to Allow ADUs: R-1-A, R-1-B, and MU-R-3-C

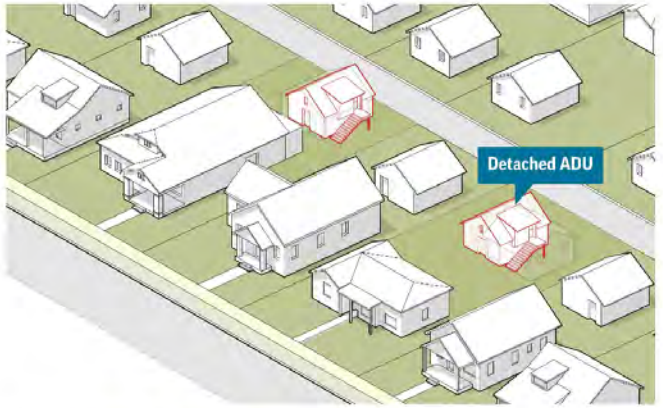
Note: ADUs are also allowed in non-residential districts, associated with principle residential buildings.

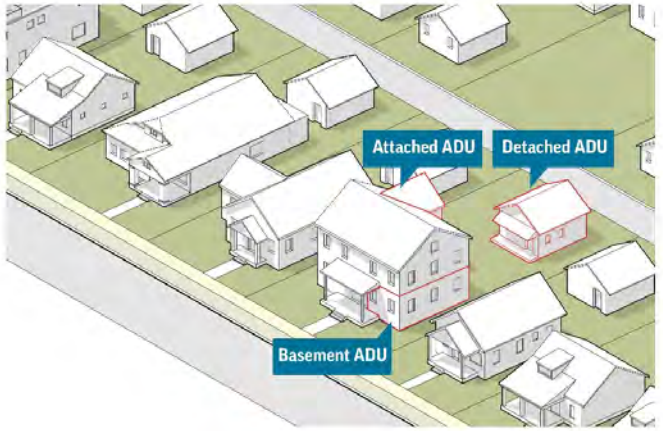
Reduce impediments to ADUs

Accessory dwelling units are small and subordinate dwelling units accompanied with a primary structure. They can add additional housing within the allowed building scale, neighborhood scale, and established pattern.

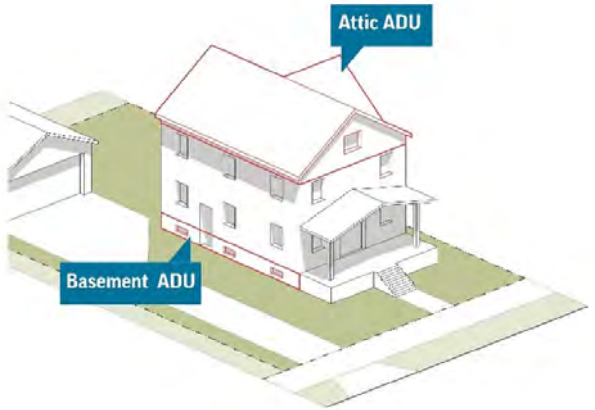
Proposed Changes:

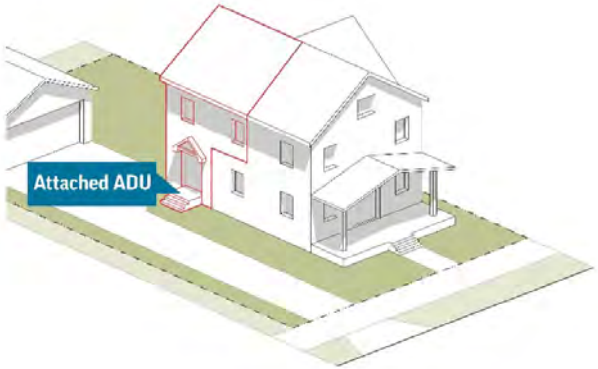
- Expand ADUs to R-1-A, R-1-B, and MU-R-3-C districts
- Allow attached / internal ADUs
- Remove parking requirement
- Remove owner occupancy requirement
- Allow multiple ADUs in R-2 and MU-R-3 districts
- Allow ADUs with row house and multi-unit houses in R-2 and MU-R-3 districts





Internal ADU Options





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What's Changing & Why? | ADU

Expand Options:

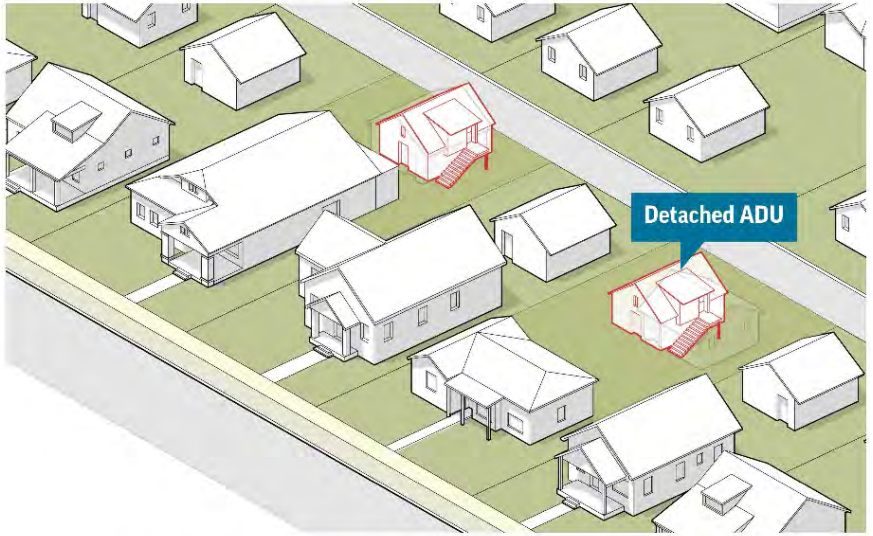
- Detached or Attached Units
- R-1-A & B added
- R-2 and MU-R-3:
  - 1 to 3 ADUs with Detached House
  - 1 ADU/unit with Attached House
  - 1 ADU with Multi-unit House
- Non-residential districts – same as MU-R-3 if developed residential

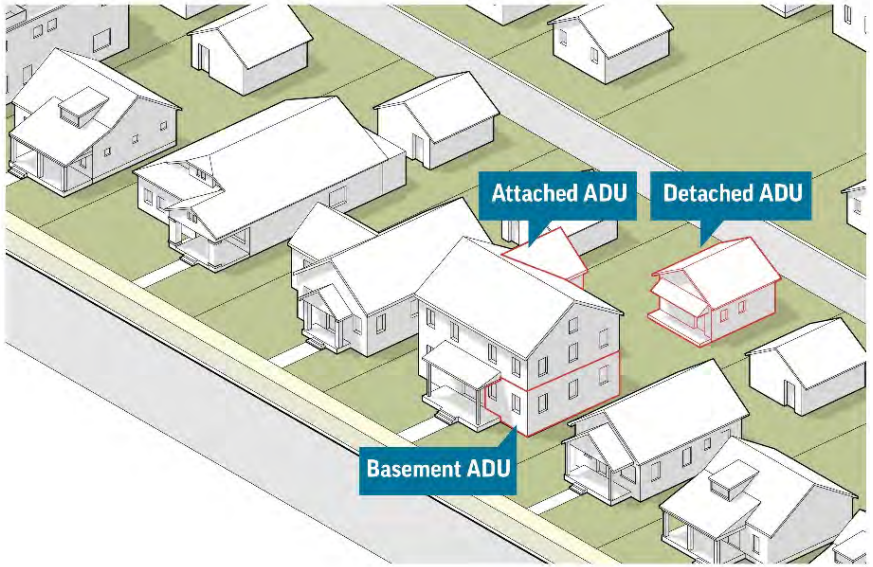
Design Standards:

- Subordinate and incidental to principal unit
- Minimize outward appearance of additional unit
- Size limit – 800 s.f. or basement units = to footprint
- Subject to same design standards and other limitations as detached house

Reduce Impediments:

- Expanded options (above)
- Owner occupancy requirement removed
- No additional parking requirement





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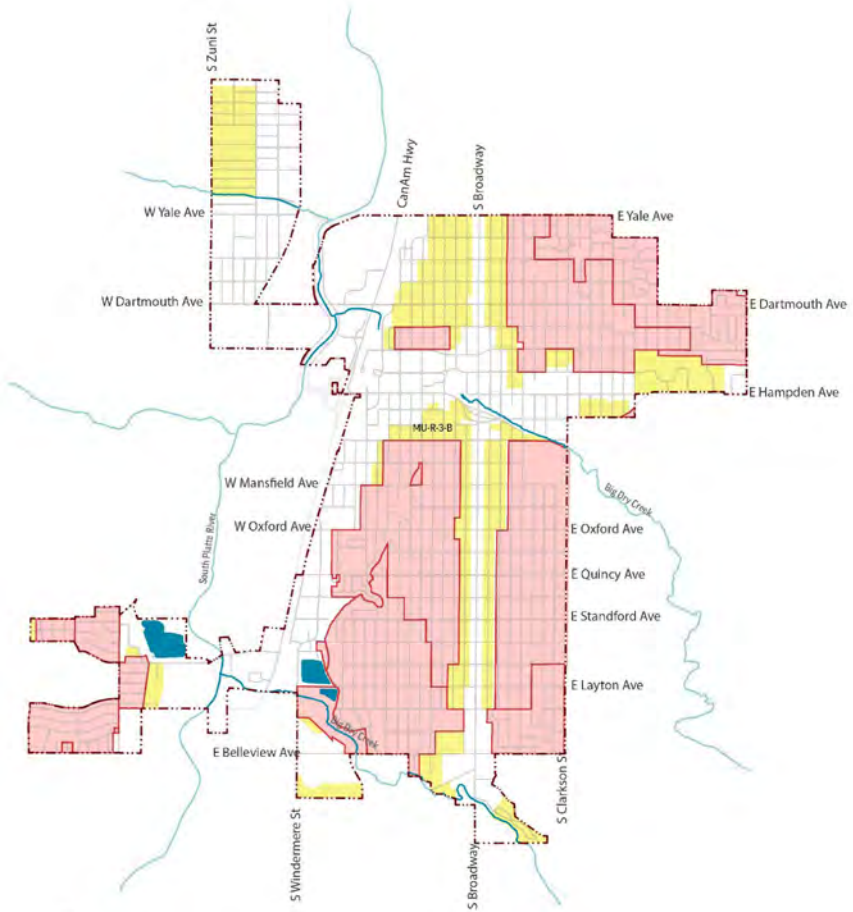
What's Changing & Why? | Small-Lot Detached House



Small-lot detached houses allowed throughout R-2 & MU-R-3 districts

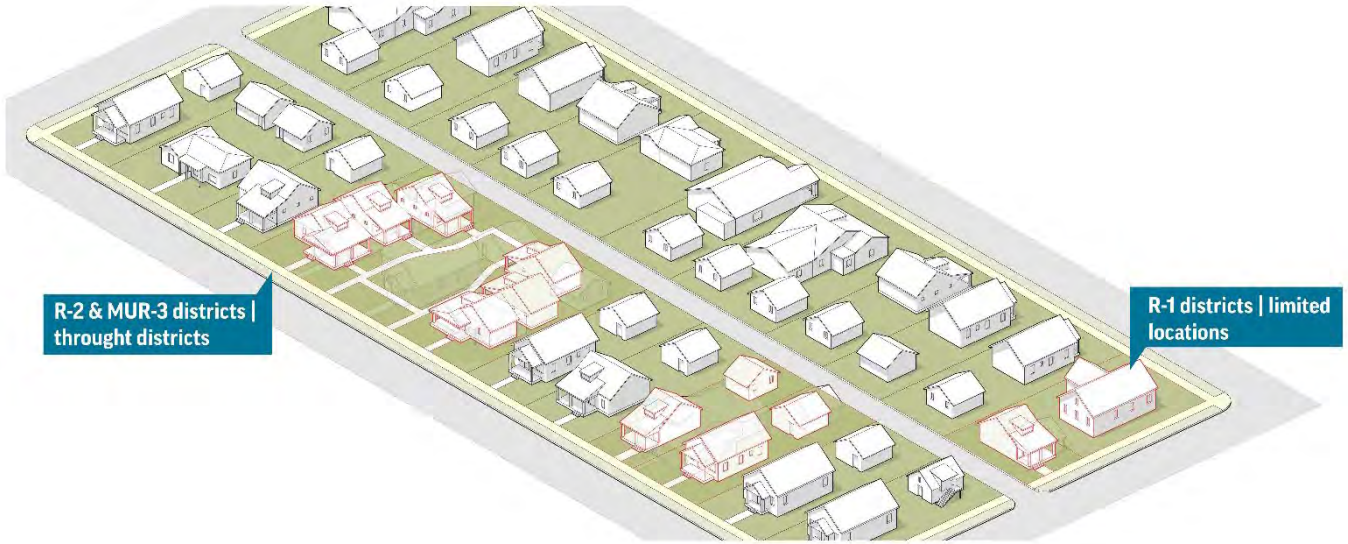
Small-lot detached houses allowed in limited locations in R-1 districts

Enable More Small-Lot Detached Houses

Small-lot detached houses can increase the number of units through smaller scale buildings based on some historic precedents in Englewood.

Proposed Changes:

- Expand current "grandfather" status of small lots and allow them in all districts:
- R-1-A = 3K s.f (40' by 75')
- R-1-B = 2.4K s.f (40' by 60')
- R-1-C = 2K s.f (40' by 50')
- R-2 & MU-R-3 = 3K s.f (25' by 120')
- Limited locations in R-1 districts
- Corner lots (front / rear corner)
- Courtyard pattern
- Allow generally throughout R-2 and MU-R-3 districts
- 35' height limit



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Small Lot Detached House Summary

Expand Options:

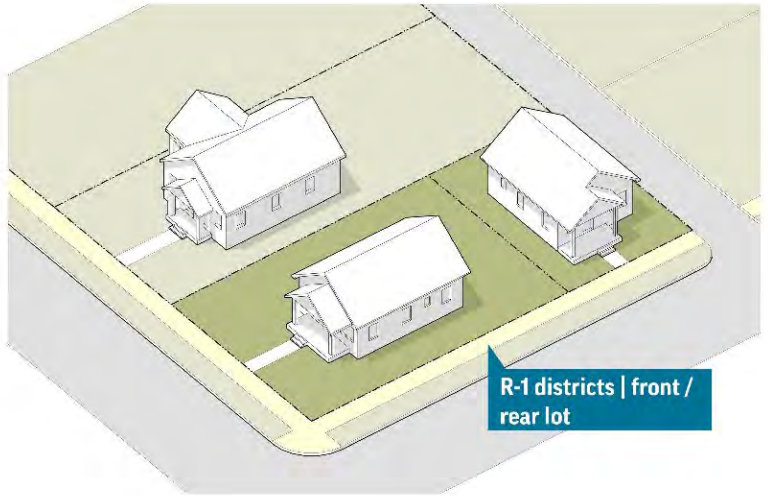
- Based on existing districts “grandfathered” lots & established precedents
- Corner locations or courtyard pattern
  - R-1-A = 6K / 3K
  - R-1-B = 4.8K / 2.4K
  - R-1-C = 4K / 2K
- R-2 & MU-R-3 = 3K everywhere

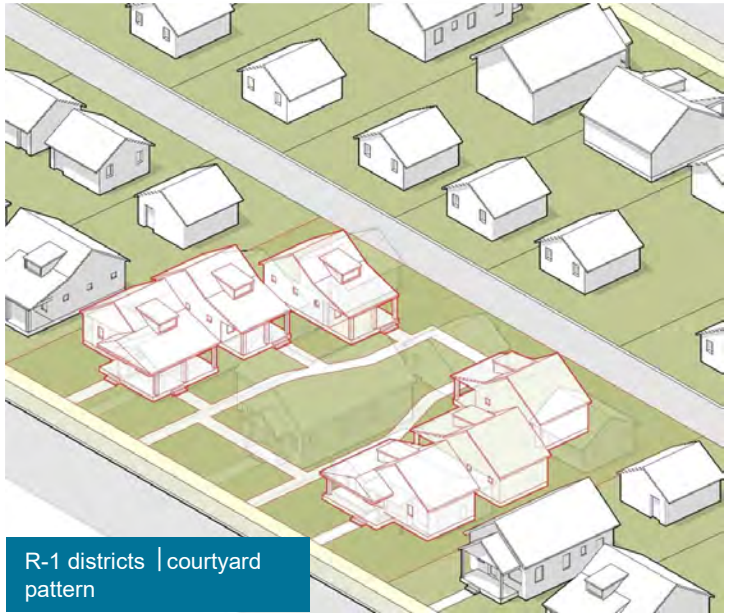
Design Standards:

- Reduced height to from 32’ to 25’
- Increased lot coverage from 40% to 50% - 55%
- Courtyard pattern subject to additional design standards for access, frontages, and open space

Reduce Impediments:

- Shifting current “grandfathered” status to allowed, but with specific location and design standards.
- Reduce detached house lot size to 3K in distracts that permit multi-unit buildings





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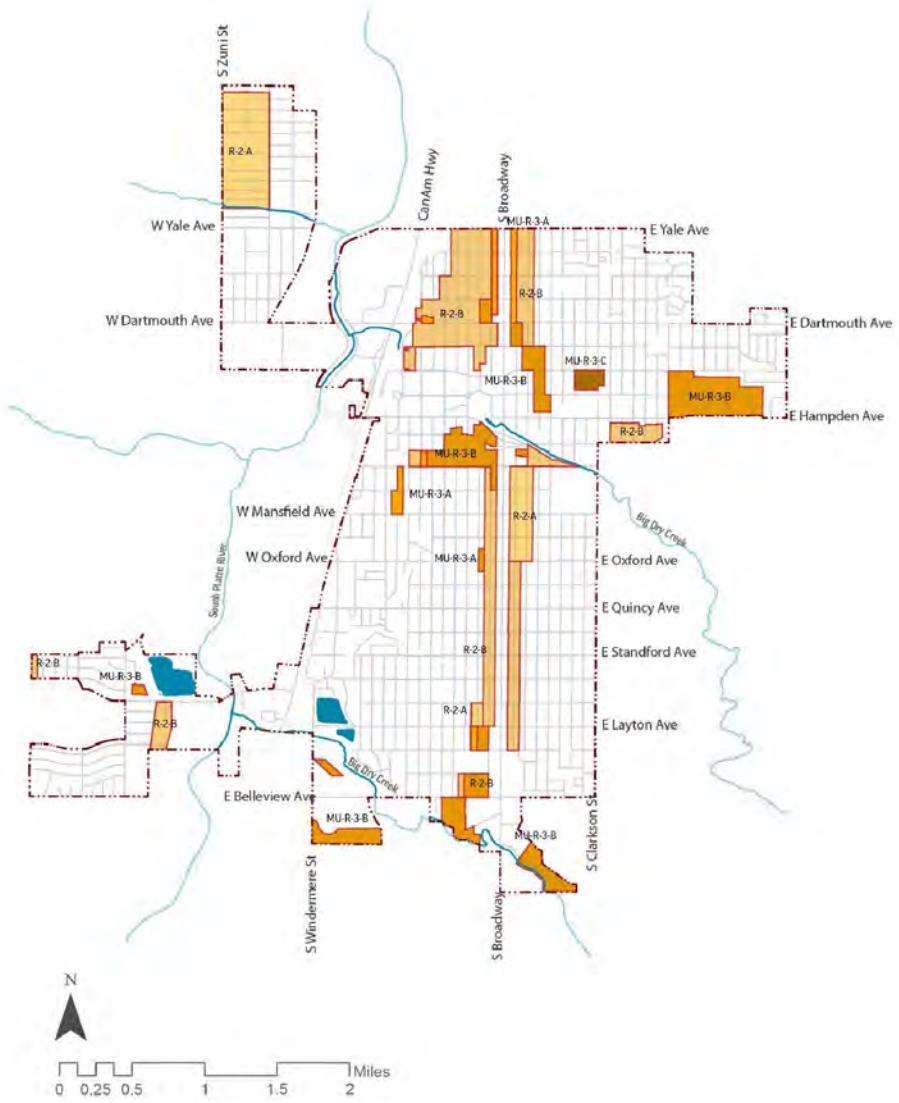
What's Changing & Why? | Multi-unit Building



Promote More Missing Middle Housing

"Missing middle" housing is neighborhood-scale, multi-unit building types. The scale, pattern, and design of these buildings contribute to walkable, mixed-density neighborhoods with "gentle density." They are typically on smaller lots (5K – 12K s.f.); are 2- to 3-story; and have 2- to 12 units in them. (R-2- and MU-R-3 district application)

Proposed Changes:

- Small lot detached houses (see Small-Lot Detached House board)
- ADUs and multiple ADUs (see ADU board)
- Attached House (duplex / row house) and Multi-unit House (tri-plex, quad-plex)
- 1.5K – 3K / unit; 2 to 6 units per building; 30' – 40' high
- Apartments - refined to small, medium, and large types
- SM: 6K – 12.5K lot; 5 to 8 units; 30' – 40' high
- MD: 6K – 20K lot; 5 to 16units; 40' high
- LG: 6K min. lot (no max); 5+ units (no max); 40' high

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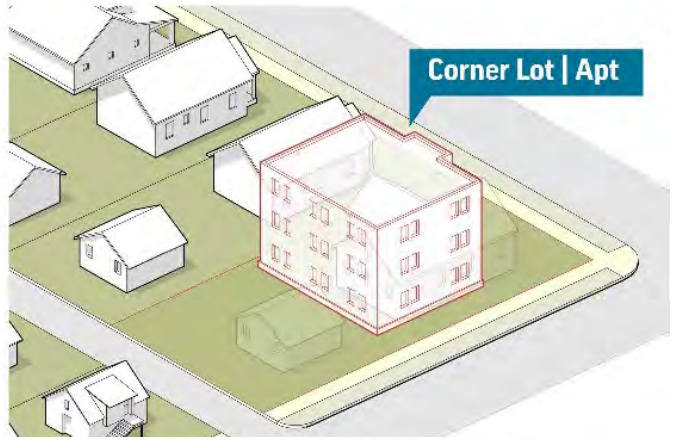
Multi-unit / Neighborhood Scale Residential Summary ("Missing Middle")

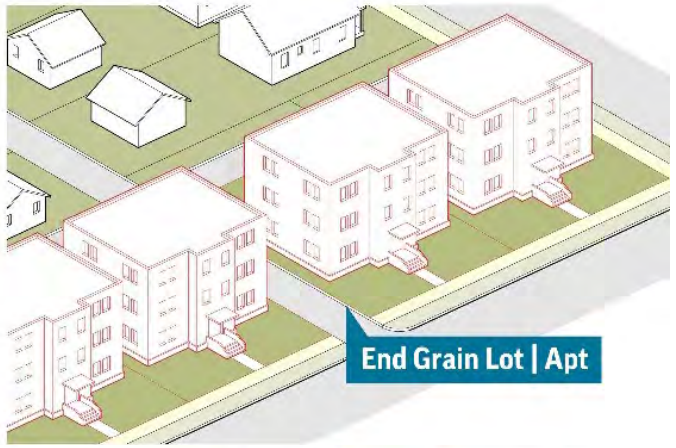
Strategic Density / "Gentle" Density:

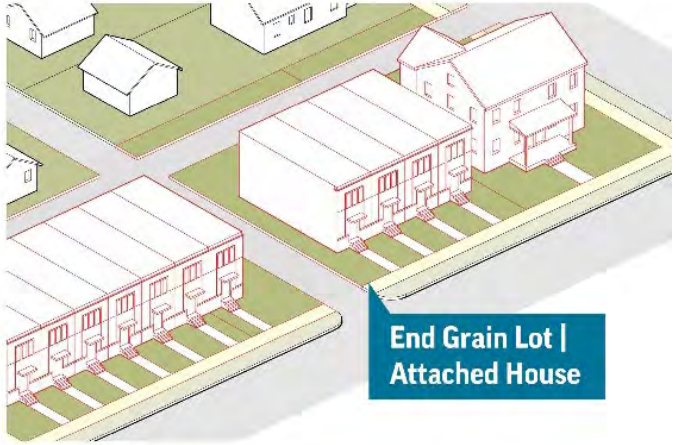
- Leverage areas zoned for multi-unit buildings
- Expand options for existing detached houses (ADUs and small lot options)
- Promote more "missing middle" – neighborhood-scale multi-unit buildings
  - Reduce per unit lot size (increase density)
  - Maintain or reduce building scale (compatible building patterns)
- Residential-only projects in nonresidential subject to MU-R-3-C standards

Improved Neighborhood Character:

- Common characteristics + compatible range of building types
- 4 main groupings:
  - Small lot detached house
  - "House-scaled" 1 to 4 unit
  - "Neighborhood-scaled" multi-unit
  - Medium- / large- scaled apartment and mixed use
- Common elements across all groups
  - Streetscape
  - Frontages
  - Building Massing (reduced bulk plane, height, and/or step backs)
  - Building Design
  - Open space







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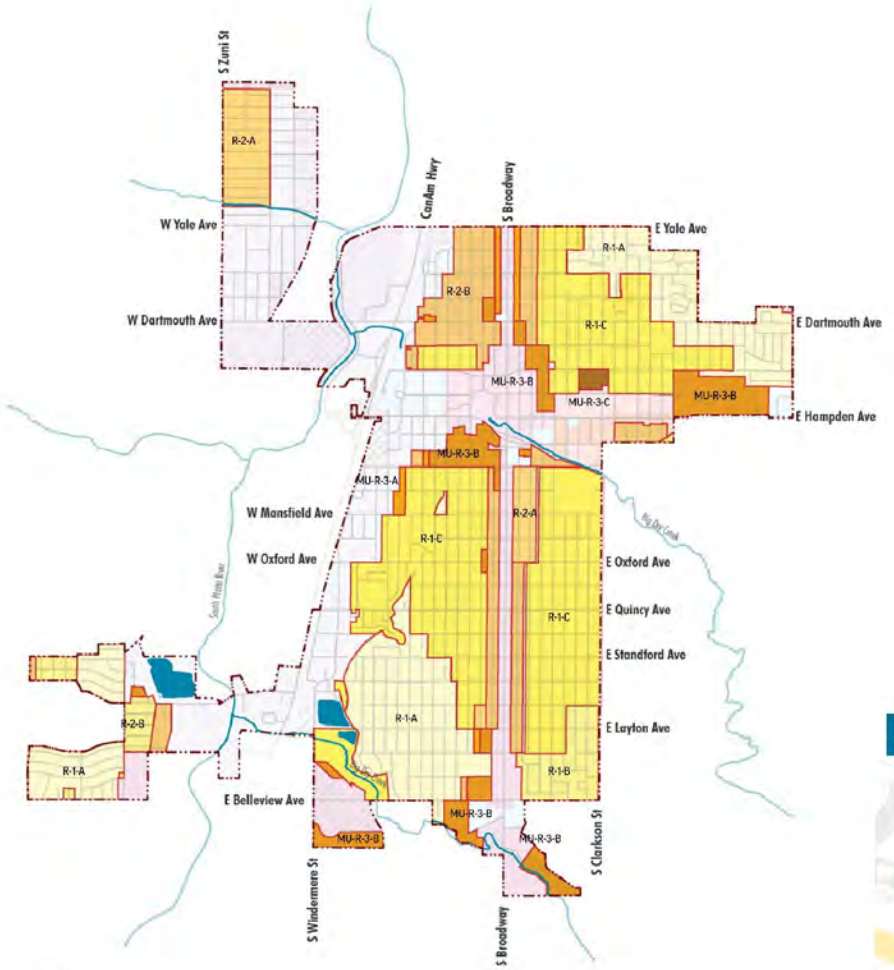
What's Changing & Why? | Neighborhood Design

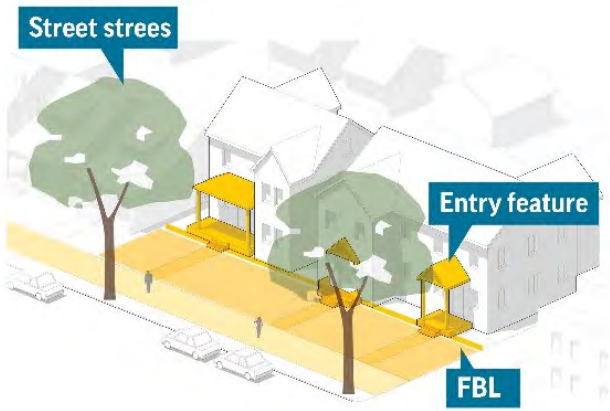


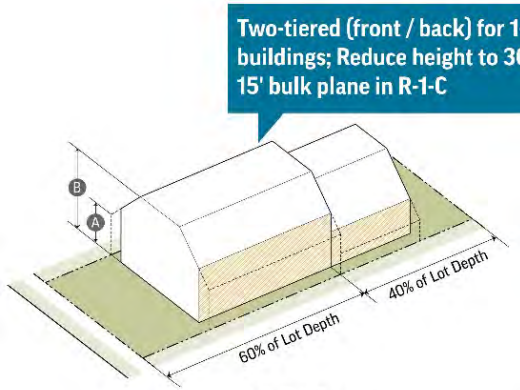
Neighborhood Design

Maintain the character and integrity of neighborhoods, especially where we mix building types.

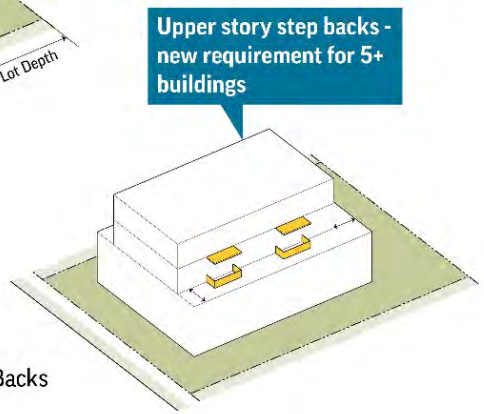
Proposed Standards Address:

- Frontages
  - Streetscape / Street Trees
  - Front Building Line / Entry Features
  - Limited Driveway, Garage, and Parking
- Building Design
  - Massing & Modulation
  - Entry Features - Relate to streetscape
  - Transparency - Connect to outside spaces
  - Facade Composition - Break up blank walls
- Open Space - Coordination of private (lot space), common (project or block space) and public (district or neighborhood space)





Bulk Plane



Upper Story Stet Backs

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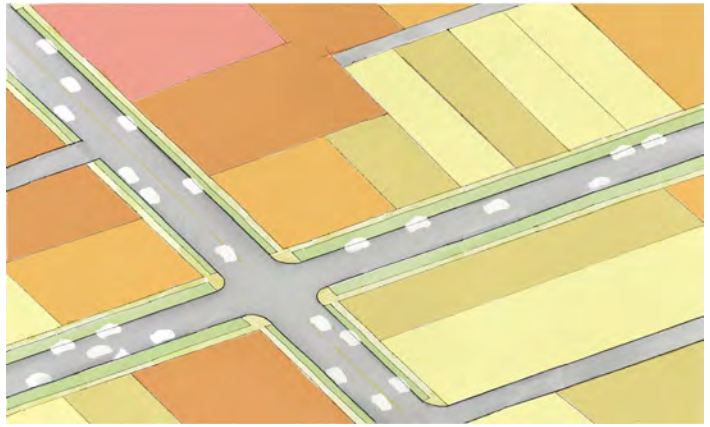
Approach: *Development & Design*

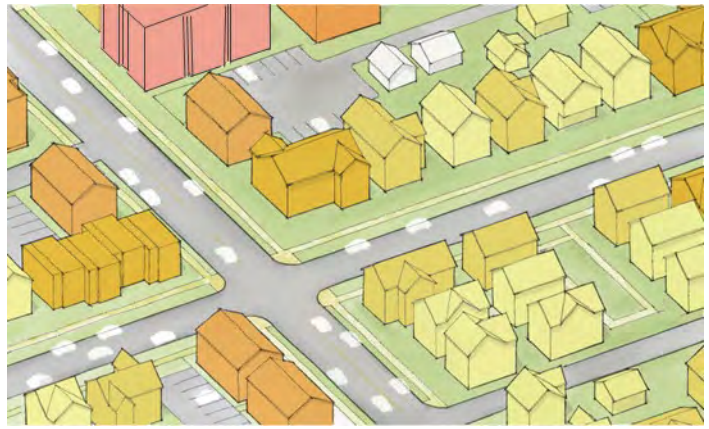
Use

- Zone District
- Use Category
- Use Type
- Scale / Intensity



Form

- Zone District
- Building Type
- Lot / Building Standards
- Building Height / Massing



Design

- Frontage Design
- Building Design
- Streetscape
- Landscape
- Open Space

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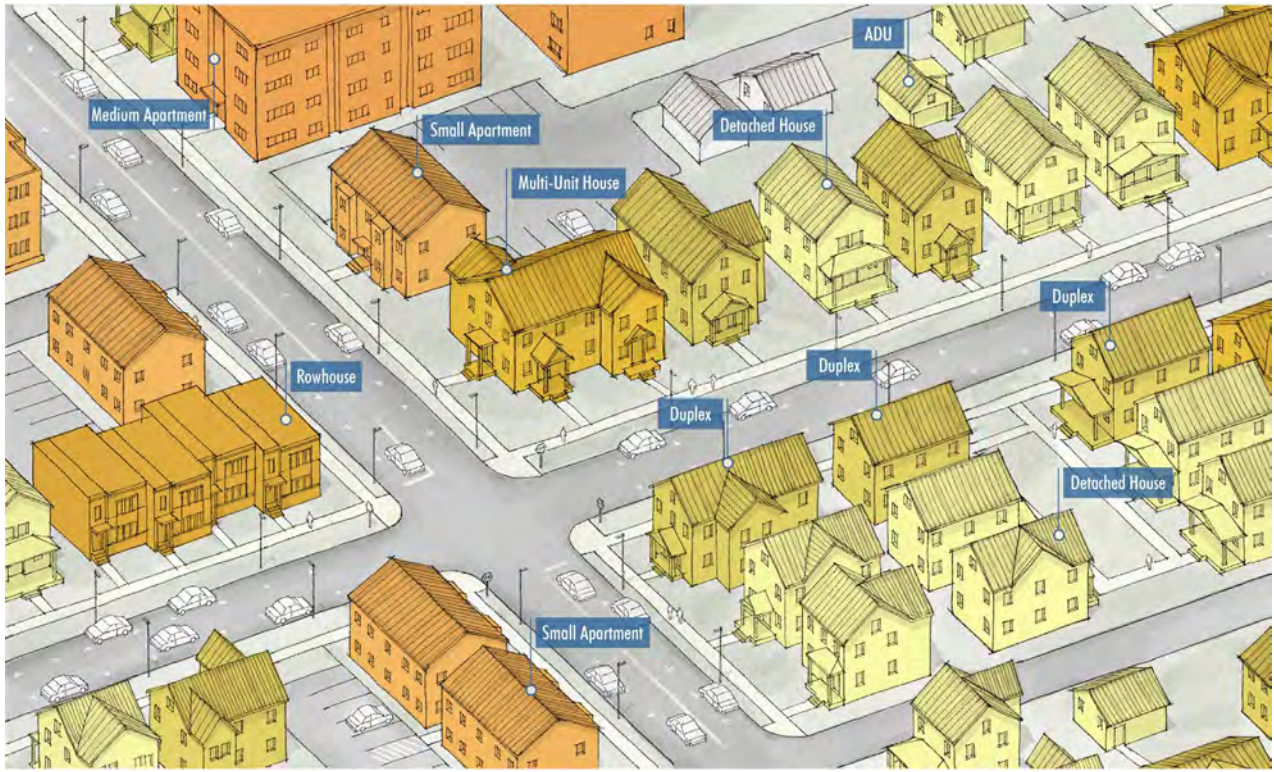
Design Standards: *Neighborhood Character*



Public Realm

- Streetscape
- Frontage Design / Access
- Landscape
- Civic Spaces

Development

- Housing Types
- Frontage Design / Entry Features
- Scale & Massing
- Building Design

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Neighborhood Design Summary

Common characteristics - 4 main groupings:

- Small-lot detached houses (R-1)
- “House-scaled” buildings – 1-4 units (R-1 & R-2)
- “Neighborhood-scaled” multi-unit buildings (R-2 & MU-R-3)
- Moderate / large-scaled apartment and mixed-use buildings (MU-R-3)

Streetscapes:

- Walkable / complete street design standards and guide
- Street tree requirements

Frontages:

- Require entry features / social spaces
- Limited car access, garages, parking
- Specify landscape standards

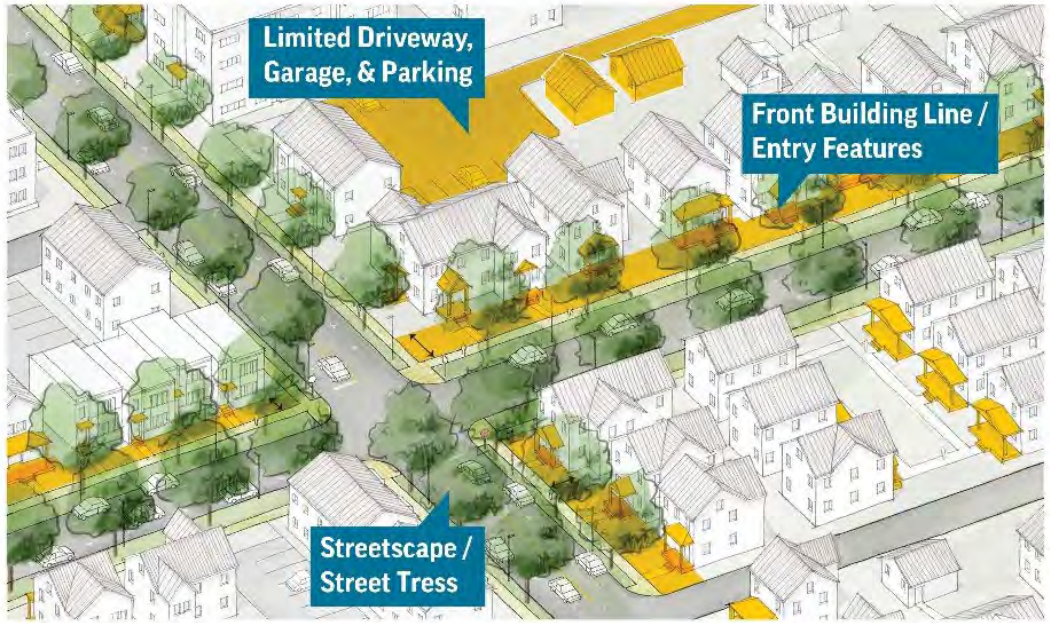
Building Design / Massing:

- Adjusted bulk plane
  - Front / rear bulk plane (1-4 unit buildings – R-1 / R-2)
  - Step back for (5+ unit buildings - R-2-B and MU-R-3)
  - Reduce height (32’ to 30’ or 25’ for most types; 40’ other types)
- Requirements for articulation
- Requirements for windows / doors

Landscape / Open Space:

- Lot coverage, frontages, & setback areas
- Civic and common social spaces

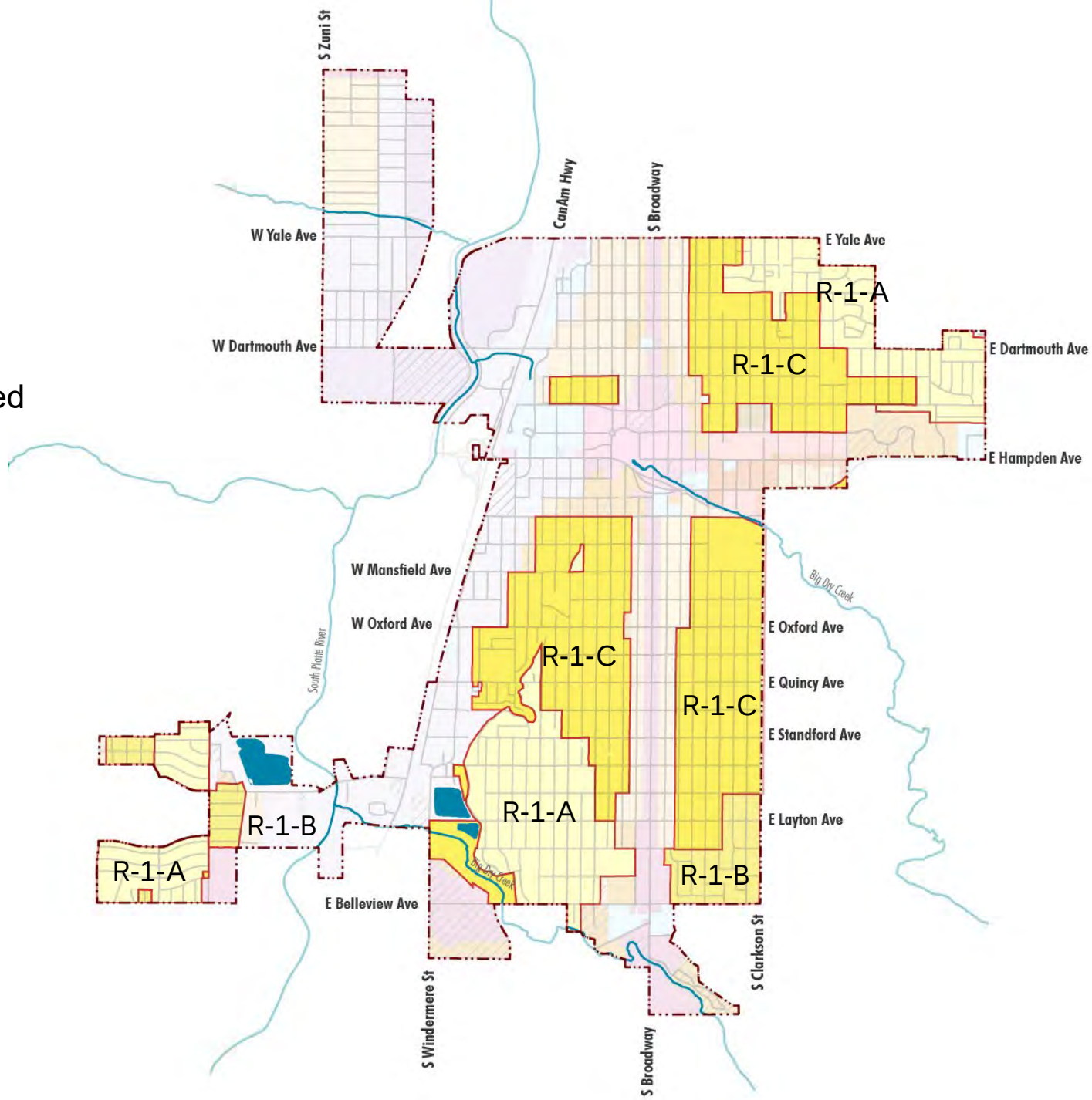
Frontage Design



Building Design

Summary: R-1 Districts

- Retain as exclusive for single-unit detached houses
- Add accessory dwelling options
  - Attached or detached ADUs
  - Allow in R-1-A and R-1-B
- Enable small-lot detached houses
  - Convert current “grandfathered” lots to permitted
  - Limit to corner locations (front / rear corner) or courtyard pattern with design standards
  - Reduce height from 32’ to 25’
  - Increase lot coverage from 40% to 50 -55%



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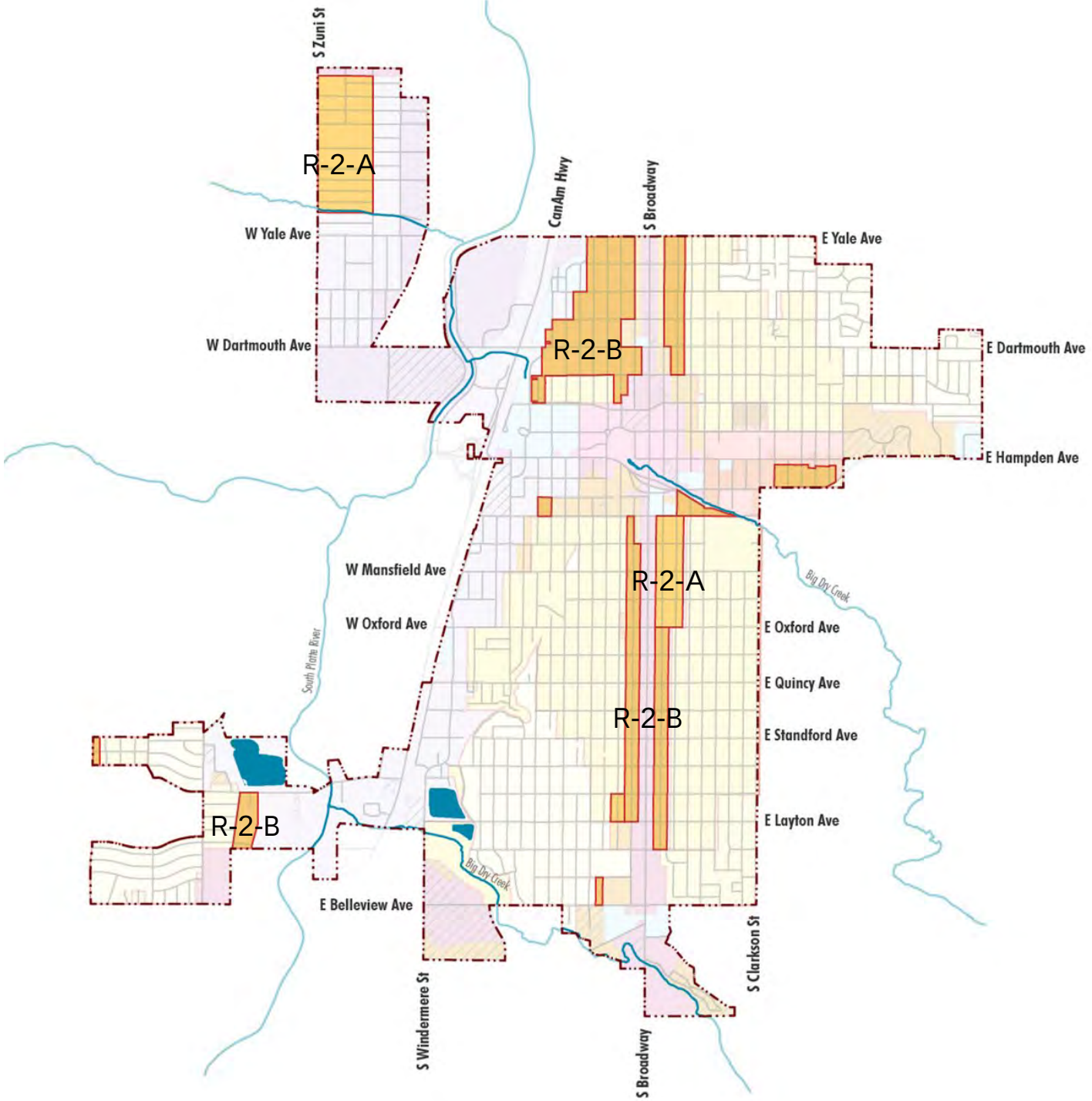
Summary: R-2 Districts

- Emphasize to neighborhood-scale, multi-unit building types
- Lower the per-unit lot area; BUT put maximums on building scale (lot size, frontage width, and/or units; reduced height)
- Carry over R-1 district options for detached houses
  - Small lots (equivalent to 3K / unit for multi-unit buildings)
  - Accessory dwelling units (allow multiple ADUs comparable to existing multi-unit buildings)
- Retain R-2-A primarily as duplexes
  - Add maximum size to duplex lot
  - Allow 3- and 4-unit buildings in limited locations (corner lots or end grain of blocks)
- Limit R-2-B primarily to 2- to 6-unit building types
  - Duplex, triplex, quadplex, row houses
  - Small apartments (5- to 8- unit buildings) in limited locations (corner lots or end grain of blocks)



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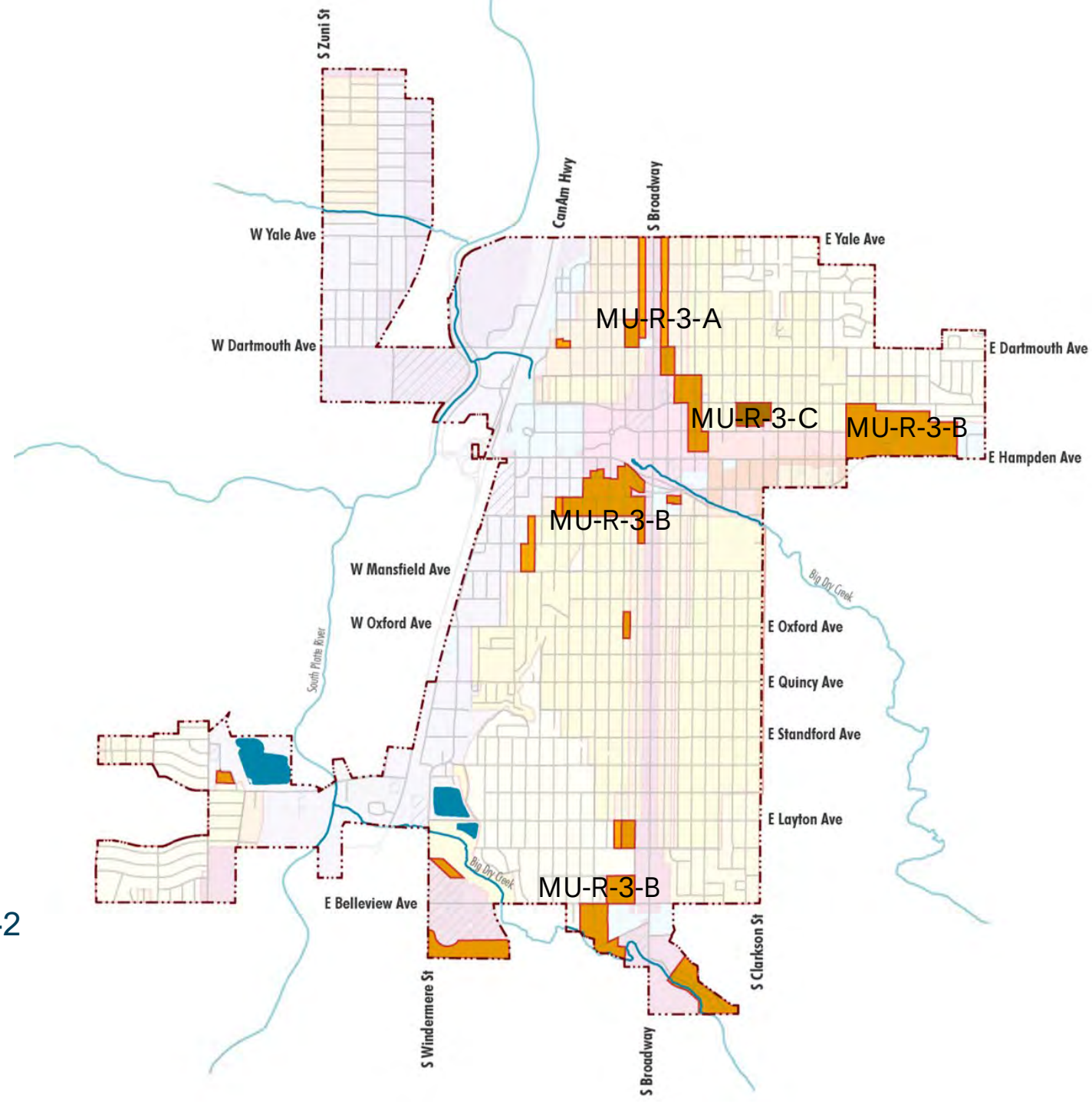
Summary: MU-R-3 Districts

- Greater distinctions between small, medium, and large apartment / mixed-use buildings
- Lower the per-unit lot area; BUT put maximums on building scale (lot size, frontage, and/or units)
- Carry over R-2 district options
  - Small lots detached house
  - ADUs / multiple ADUs
  - Neighborhood-scale, multi-unit buildings
- Refine the scale of apartment and mixed-use buildings by district
  - Small – MU-R-3-A
  - Medium – MU-R-3-B
  - Large – MU-R-3-C

Affordability Incentives

- ❑ Height bonus / parking reduction
- ❑ Primarily MU-R-3 building types; limited R-2 application



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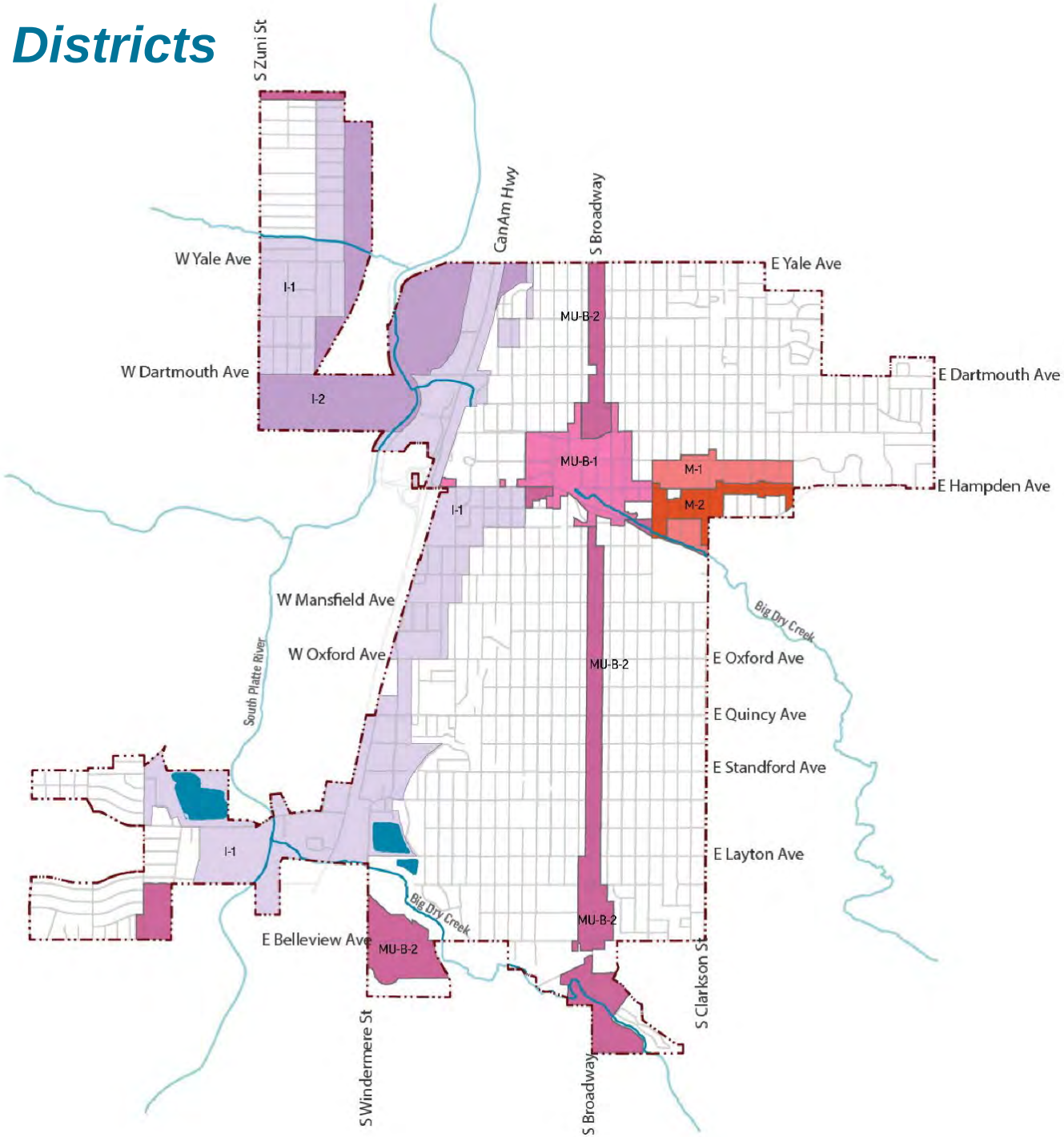
Summary: Housing in Nonresidential Districts

- Emphasis on mixed-use opportunities in M- and MU-B districts
- Residential-only projects generally allowed in M- and MU-B districts:
  - Limited to MU-R-3-C standards (1/2 block building scale + residential design standards)
  - Height limits of nonresidential districts apply
  - Retain requirement for street-level commercial and upper-story step backs on Broadway frontage (3300 – 3500 blocks.

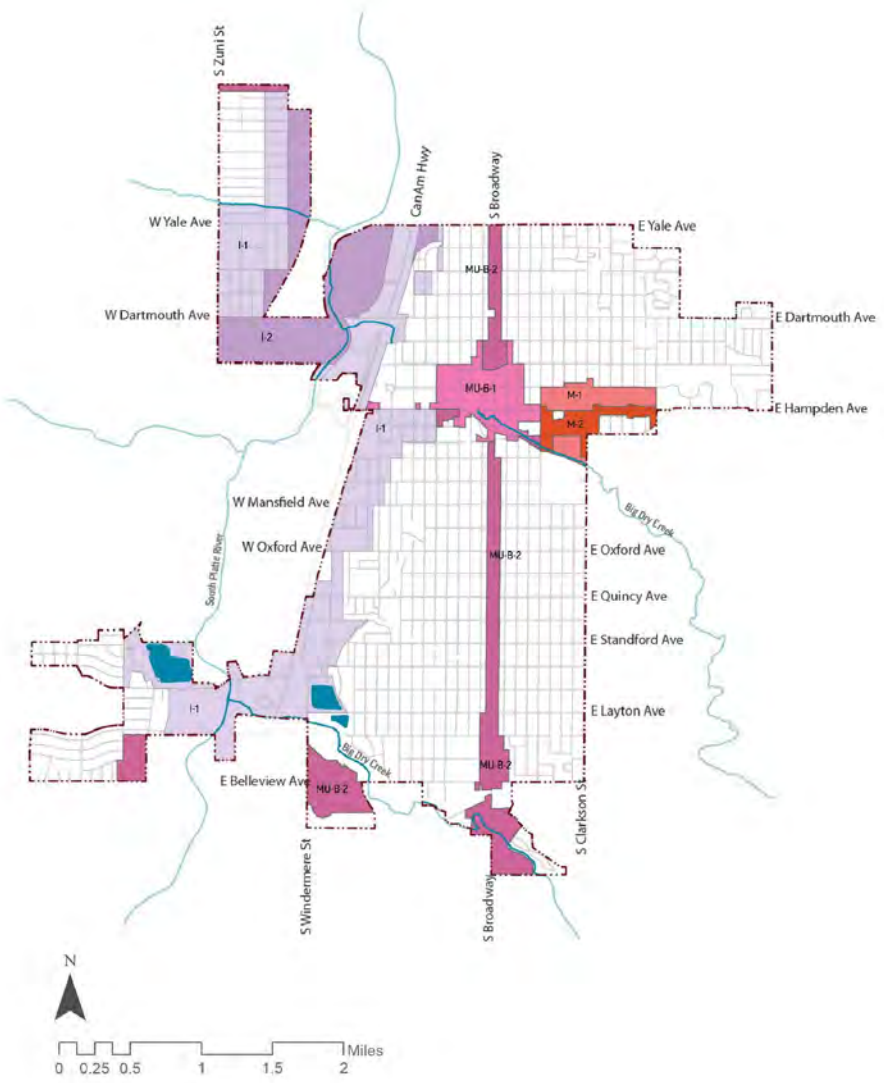
Affordability Incentives

- ❑ Height bonus / parking reduction



CodeNext ENGLEWOOD

What's Changing & Why? | Placemaking



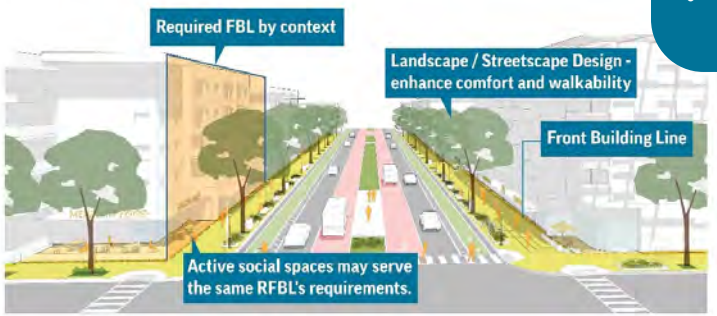
Nonresidential Design & Placemaking

Context-based standards to improve walkability and urban design of distinct places.

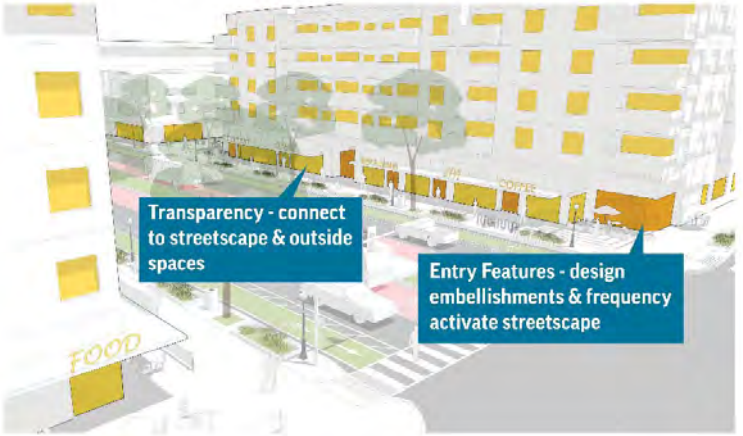
Proposed Standards Address:

- Frontage Design
  - Front Building Line (FBL) - "build to" line and required FBL
  - Access and Parking Limits - limits on width, extent, location, and screening preserve streetscape
- Building Design
  - Massing & Modulation
  - Entry Features
  - Transparency
  - Materials - quality, character, and variation
  - Refined by relation to the streetscape (0' - 15'; 15' -25'; 26'+)
- Open Space - Coordination of private (lot space), common (project or block space) and public (district or neighborhood space)

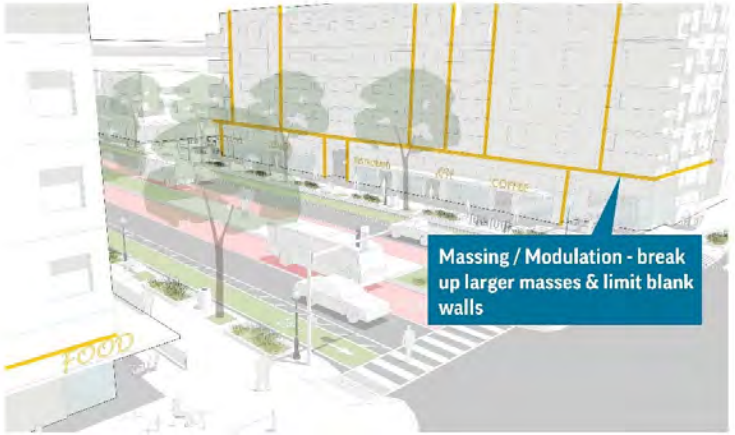
Frontage Design



Building Design | Entry Features & Transparency



Building Design | Massing / Modulation



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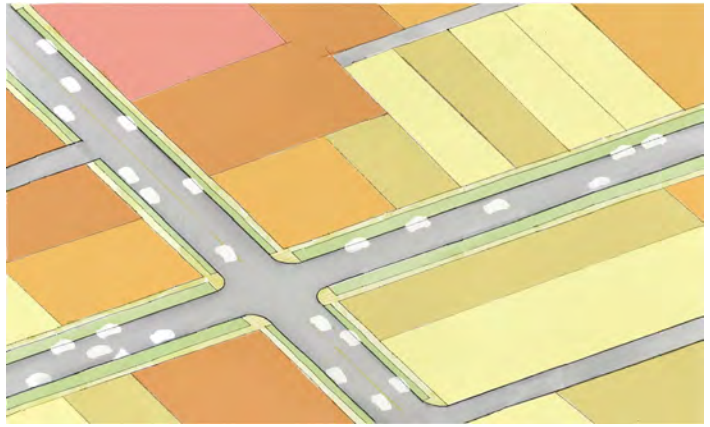
Approach: *Development & Design*

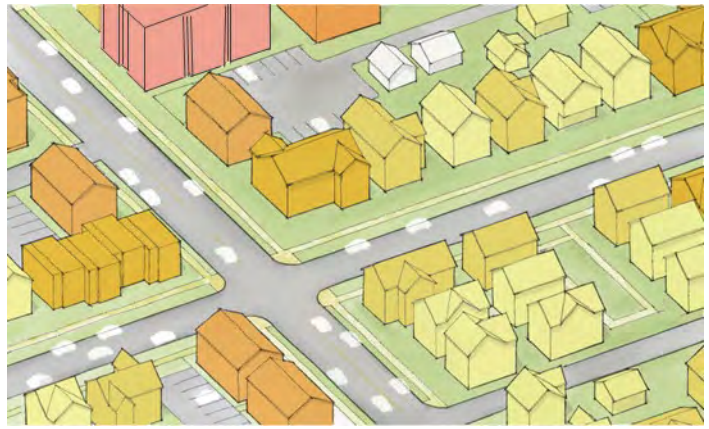
Use

- Zone District
- Use Category
- Use Type
- Scale / Intensity



Form

- Zone District
- Building Type
- Lot / Building Standards
- Building Height / Massing



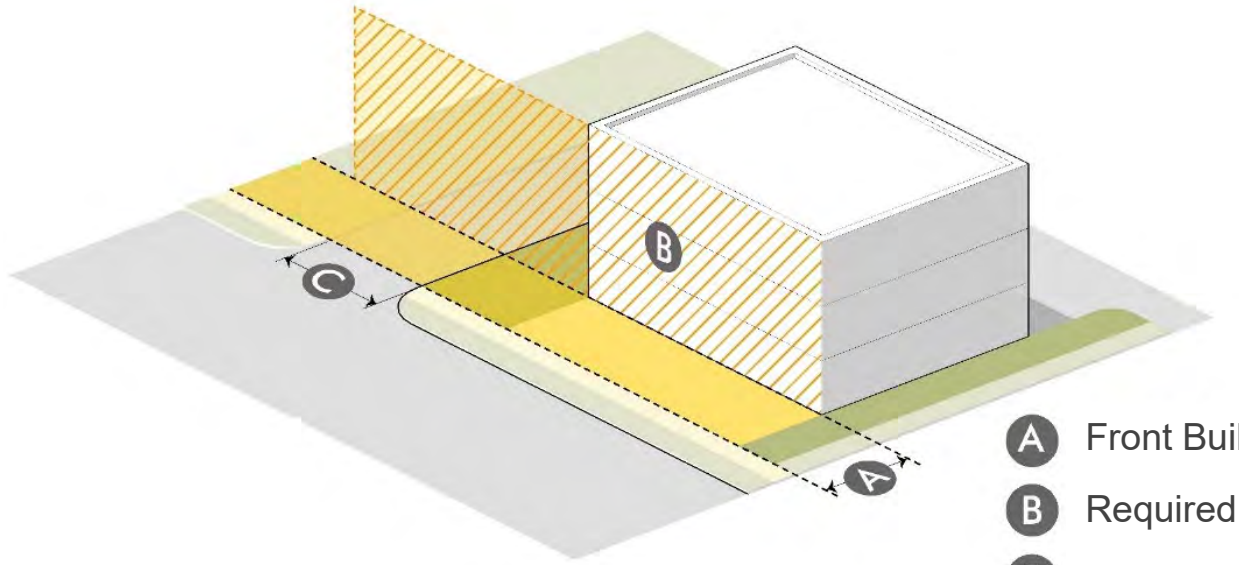
Design

- Frontage Design
- Building Design
- Streetscape
- Landscape
- Open Space

CodeNext ENGLEWOOD

Frontage Design

- Front Building Line
- Required Front Building Line
- Access Spacing and Width
- Parking Location & Extent
- Landscape (or streetscape)



A Front Building Line (FBL)
B Required Extent of FBL
C Driveway Width

Frontage A

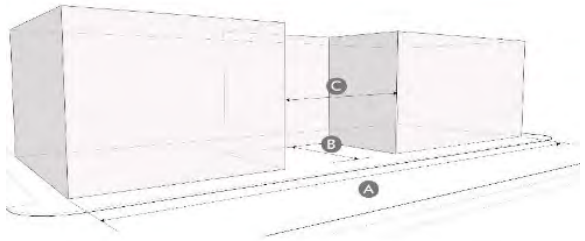
Frontage B

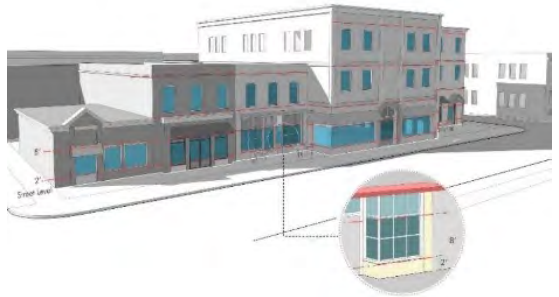
Frontage C

Frontage D

Building Design

- Wall Plane / Blank Wall Limits
- Front Entry Features
- Transparency (1st & Upper stories)
- Materials





0’ – 10’	11’ – 25’	26’ +

Nonresidential Design & Placemaking Summary

Streetscapes:

- Walkable / complete street design standards and guide
- On-street Parking
- Urban amenity zone / Street tree requirements
- Coordinates contexts – A- through D- frontages

Frontages:

- Front building line / Required front building line
- Entrances & social spaces
- Limited car access / parking lot size and location standards
- Specify landscape standards

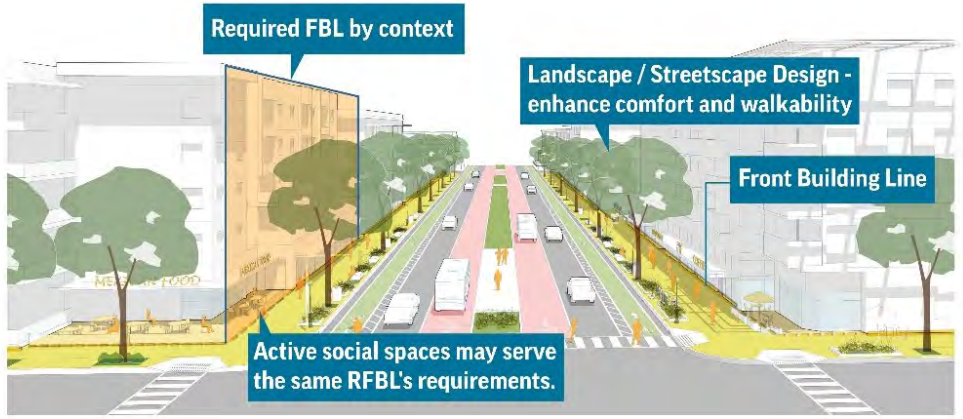
Building Design / Massing:

- Entrance frequency
- Requirements for articulation
- Requirements for windows / doors

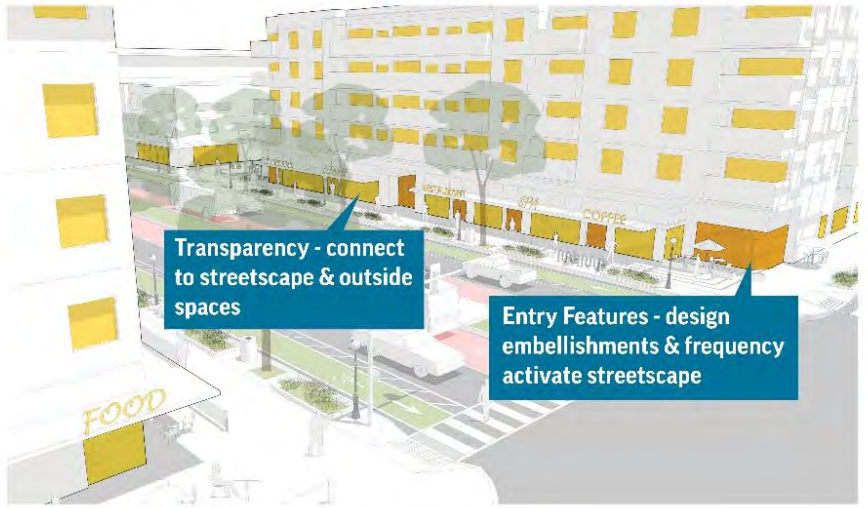
Landscape / Open Space:

- Similar to current RLA approach generally
- Requirement for social spaces additional landscape on larger projects
- Coordination with larger scale civic and open spaces in Chapter 3

Frontage Design



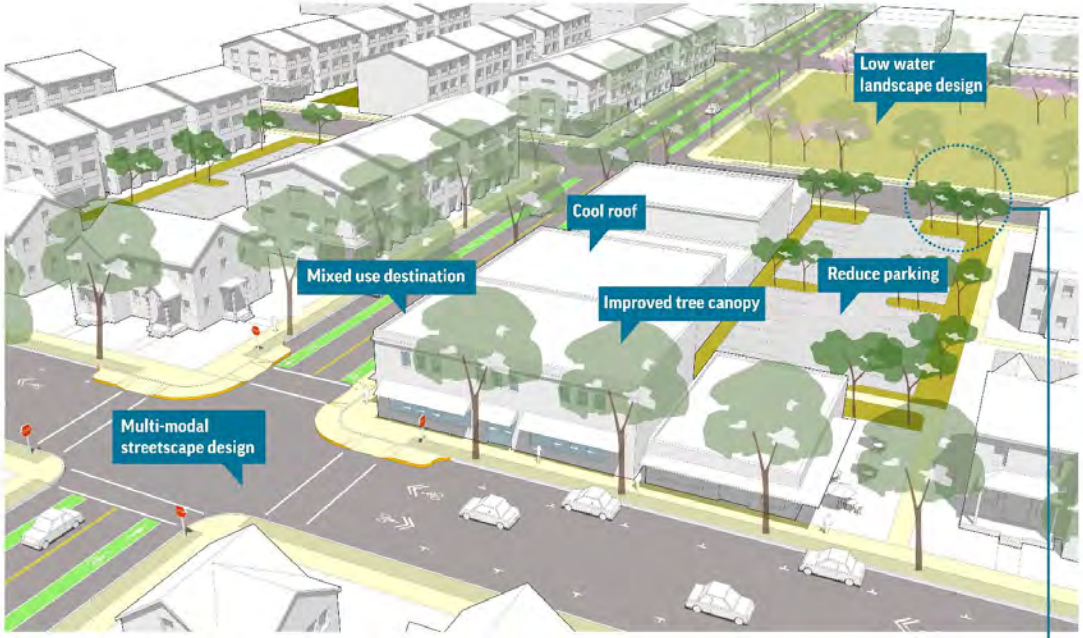
Building Design | Entry Features & Transparency



CodeNext ENGLEWOOD

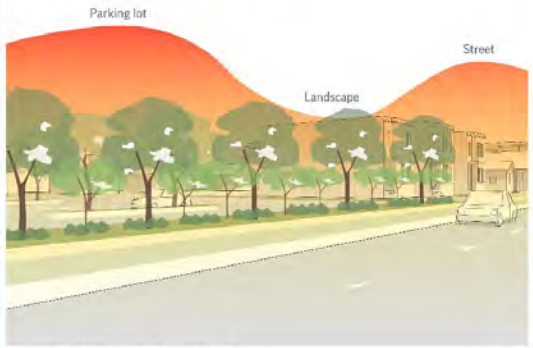
What's Changing & Why? | Sustainability

Sustainability
- City-wide Scale: Improved walkability / Transit access
  - Multi-modal streetscape design
  - Compact development / targeted density
  - Mixed use destinations
  - Reduced parking
- District / Block Scale: Site / Streetscape / Landscape design
  - Improved tree canopy
  - Low water and high-efficiency (i.e. infiltrations)
- Site / Building Scale
  - Coordinate with 2022 building code / green building
  - Coordinate with EV parking policy
  - Flexibility - "administrative adjustments" to standards for sustainability "best practices"



Example of City-wide, District / Block, and Sites / Buildings Sustainability Strategies.

Sustainability | Parking lot design



Heat Island Impacts of parking lot

Stormwater management on the perimer landscape buffer

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Sustainability Summary

- Energy Efficient Buildings
  - Passive heating & cooling (building placement / landscape)
  - Green building (coordination with building code)
- Urban Heat Island
  - Reduce paved surfaces (parking)
  - Shade pavement / roofs (landscape)
  - Cool materials / colors (coordination with building code)
- Site-scale Renewable Energy
  - Permitted “accessory use” (Chapter 4) (landscape / building design)
- Water Efficiency & Quality
  - Xeric guidelines (landscape standards)
  - Nonportable water (coordination with building code)
  - Quality, quantity, and rate BMPs
- Waste Reduction / Reuse Facilities
  - Site design (landscape / access & circulation)
- EV-ready
  - Base requirement (parking; coordination with building code)

Sustainable Site & Building Guidelines

How should the UDC address specific topics?

- Require: *Make the “best practice” the minimum standard*
- Promote: *Incentives for selecting the “best practice”*
- Enable: *Remove barriers to implementing “best practices”*
- Coordinate: *Leverage non-development code issues*

Several issues already addressed by other larger topics and issues (multi-modal – walk, bike, transit streets & development patterns; landscape and open space design.)

Discussion

CodeNext
ENGLEWOOD