



---

# NWC Regulatory Package

NWC CAC Meeting (November 7, 2018)

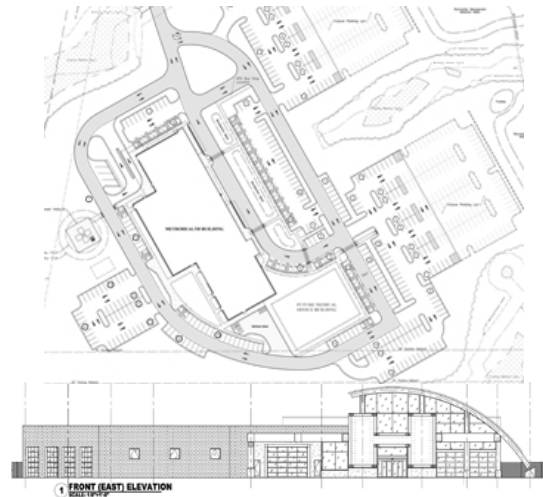
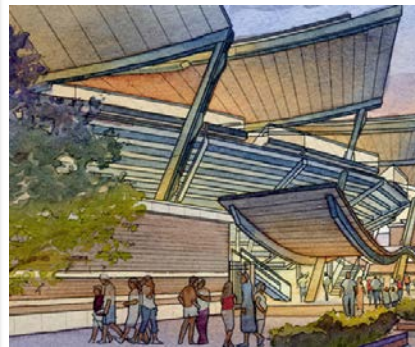
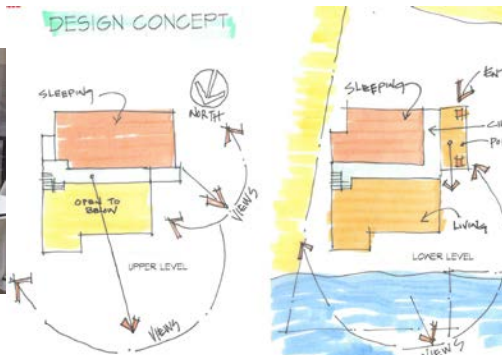
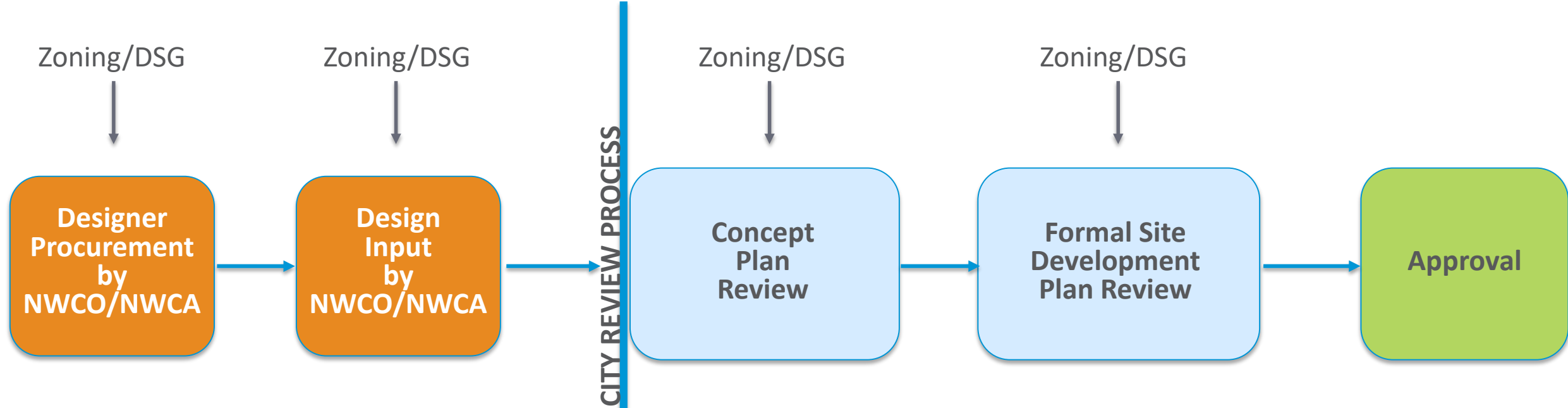
# Regulatory Package – Tonight’s Topics

- Rezoning area
- Development review process
- Overarching zoning approach
- Zoning topics anticipated to be addressed
- Zoning Strategy Paper

# Area Planned to be Rezoned

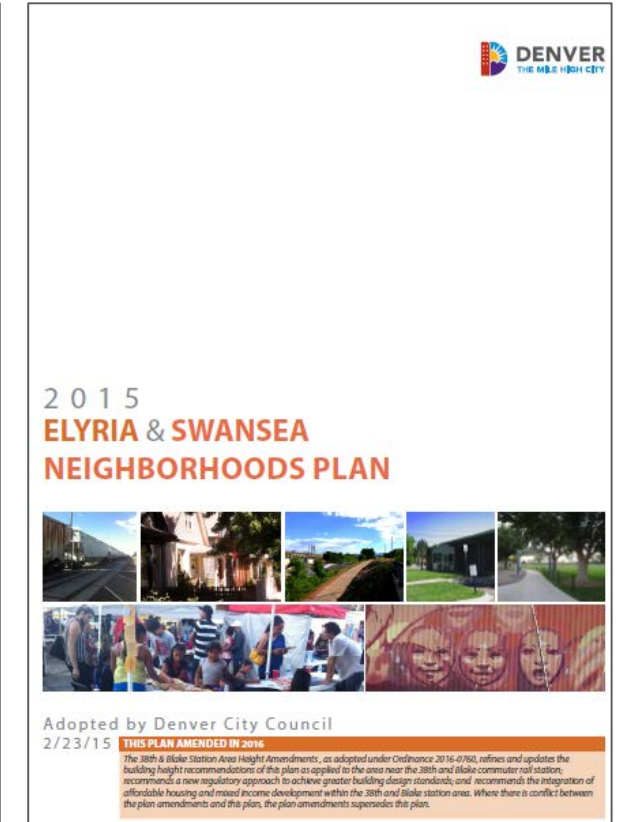
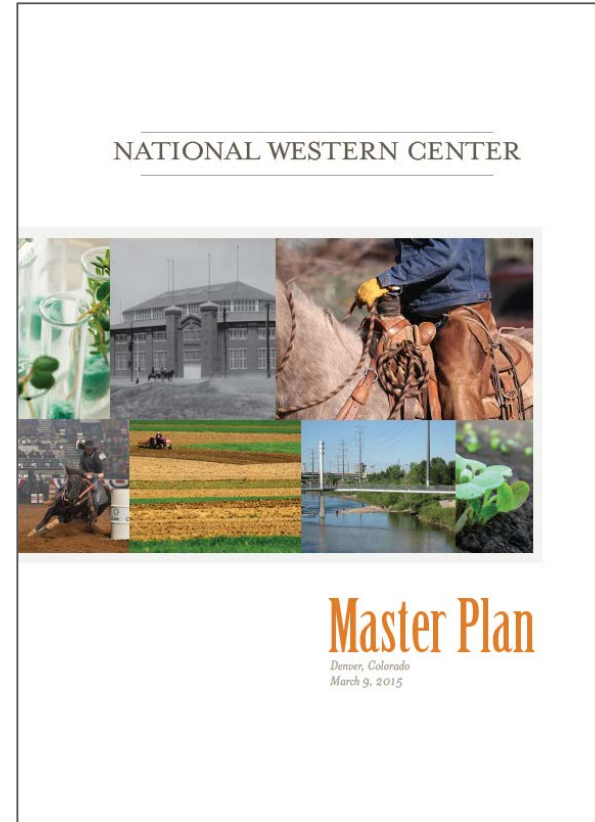


# Regulatory Package and the Development Review Process



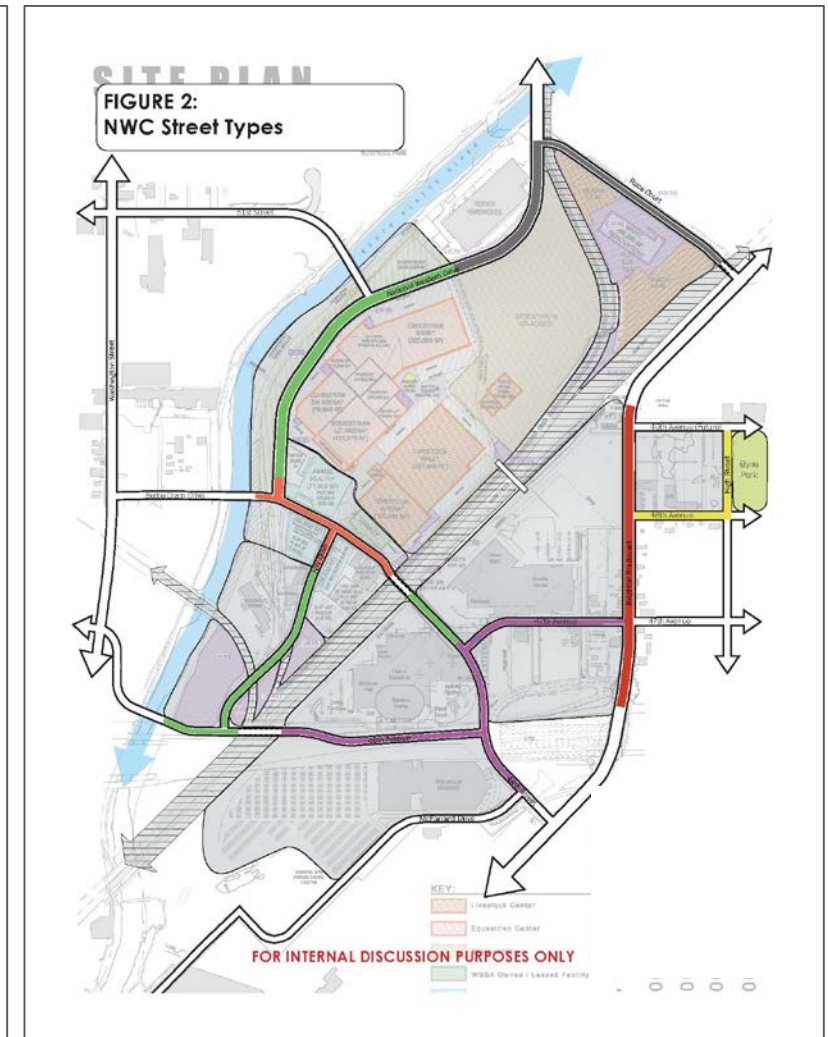
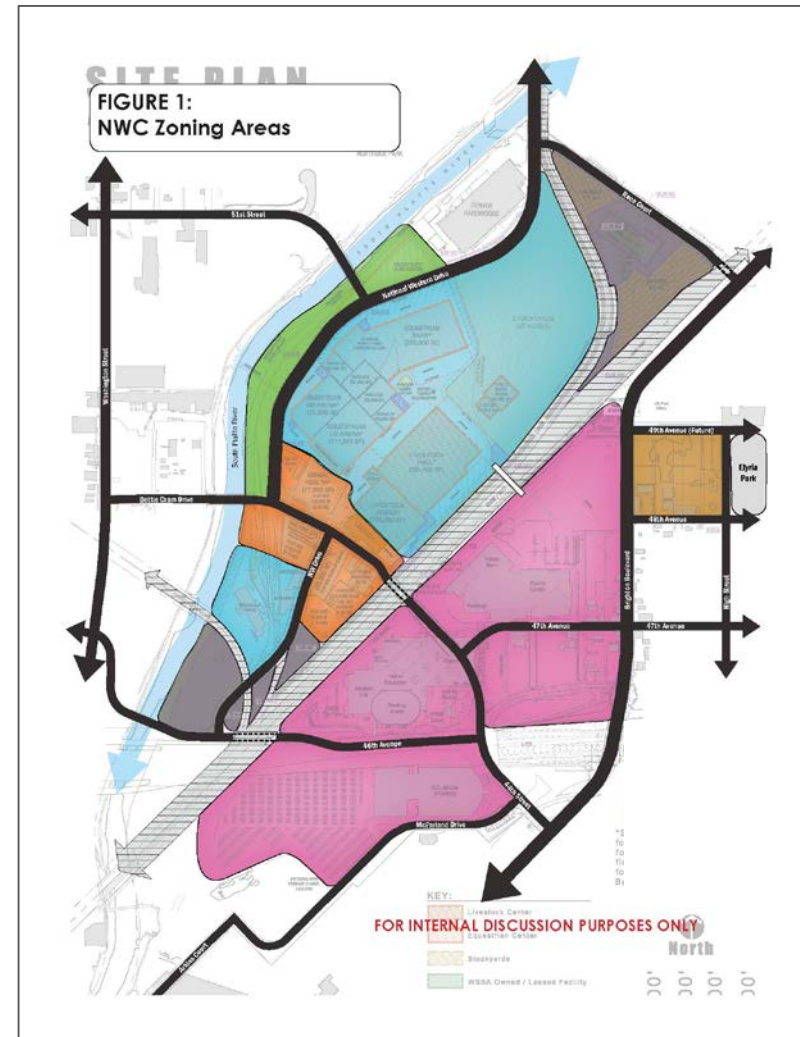
# Approach to Code Drafting

- Seek guidance from the Master Plan/other adopted policies
- Focus on topics where predictability is desired
- Work within City's zoning conventions
- Use a districts approach
- Reflect the vision for the street character



# Districts- and Streets-Oriented Approach (Process Work)

- Respond to varying conditions/contexts
- Reflect differing street character objectives



# Key Zoning Topics – Intent Statements

Clarify objectives with narrative text:

- Overall
- Land use
- Building form
- Street character
- Circulation

*The zone district is intended to encourage development of a unified campus that includes structures and facilities that accommodate a vibrant and pedestrian-friendly mix of agricultural activities, cultural, research and educational uses, entertainment venues, civic, public and institutional, residential and commercial uses.*

# Key Zoning Topics – Land Uses

- Permitted
- Permitted with Limitations
- Not Permitted

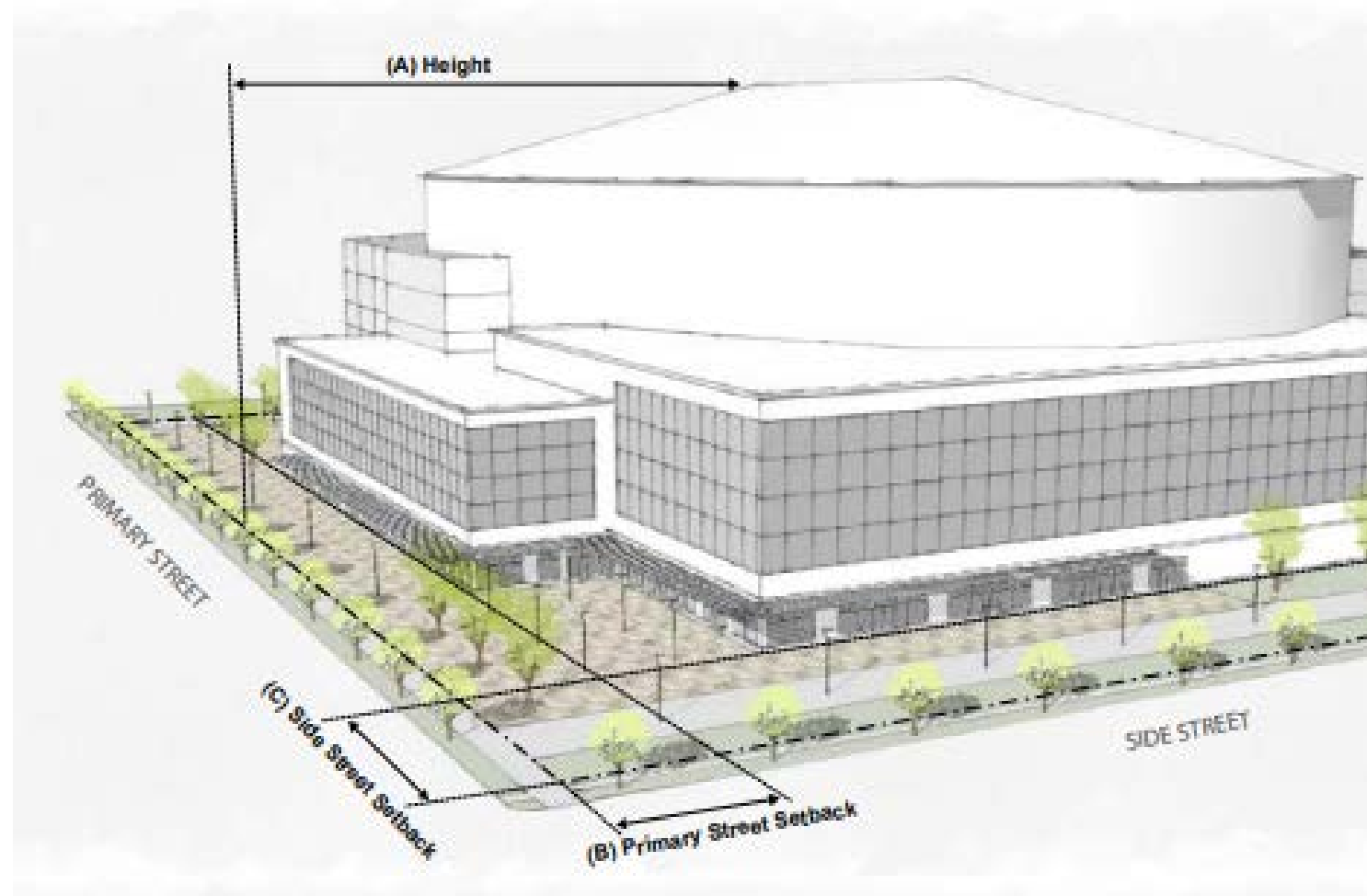
**Illustrative Only**

		NWC 1	NWC 2	NWC 3	NWC 4	
Arts, Recreation & Entertainment	Indoor • Vehicle - Artist Studio: 0.3/1000 sf GFA • Vehicle - All Others: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80)	P	P	P	P	
	Arts, Recreation and Entertainment Services, Outdoor* • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80)	P	P	P	P	§11.4.3
	Sports and/or Entertainment Arena or Stadium* • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80)	P	P	P	P	
Nonresidential Uses in Existing Business Structures In Residential Zones (All Uses Shall Be Parked According to the Parking Requirement Stated in this Use Table for the Specific Nonresidential Use)						
Parking of Vehicles	Parking, Garage • No Parking Requirements	P	P	P	P	
	Parking, Surface* • No Parking Requirements	P*	P*	NP	NP	§11.4.7
Eating & Drinking Establishments	All Types • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/1,500 s.f. GFA (0/100)	P*	P*	P	NP	§11.4.8
Lodging Accommodations	Bed and Breakfast Lodging • Vehicle: 0.875/guest room or unit • Bicycle: 1/7,500 s.f. GFA (60/40)	P	P	P	P	
	Lodging Accommodations, All Others • Vehicle: 0.5/ guest room or unit • Bicycle: 1/7,500 s.f. GFA (60/40)	P	P	P	P	
Office	Dental / Medical Office or Clinic • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (60/40)	P	P	P	P	§11.4.9
	Office, All Others • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (60/40)	P	P	P	P	



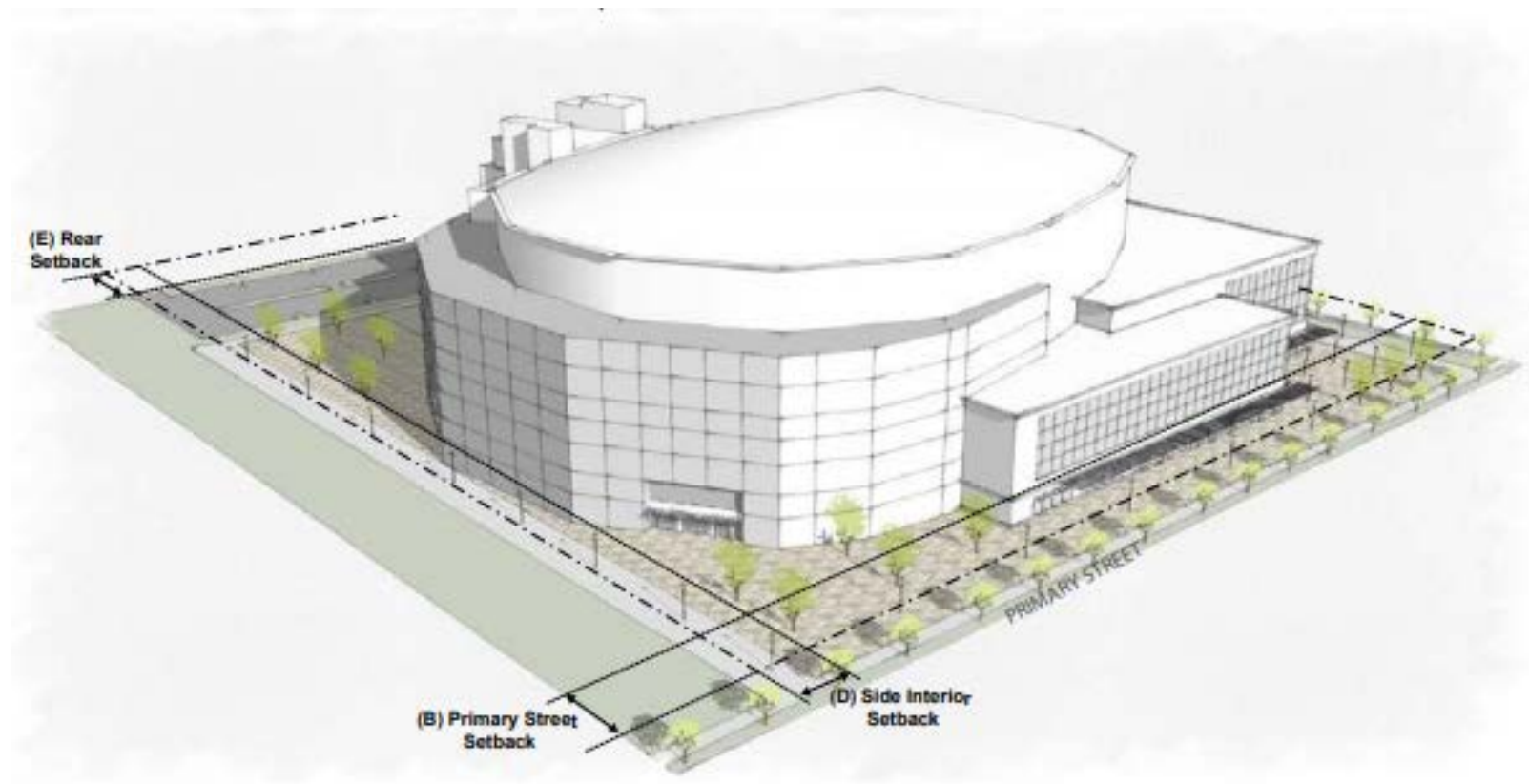
# Key Zoning Topics – Height

- Maximum Height
- Maximum Height within a Proximity to Specified Zone Districts



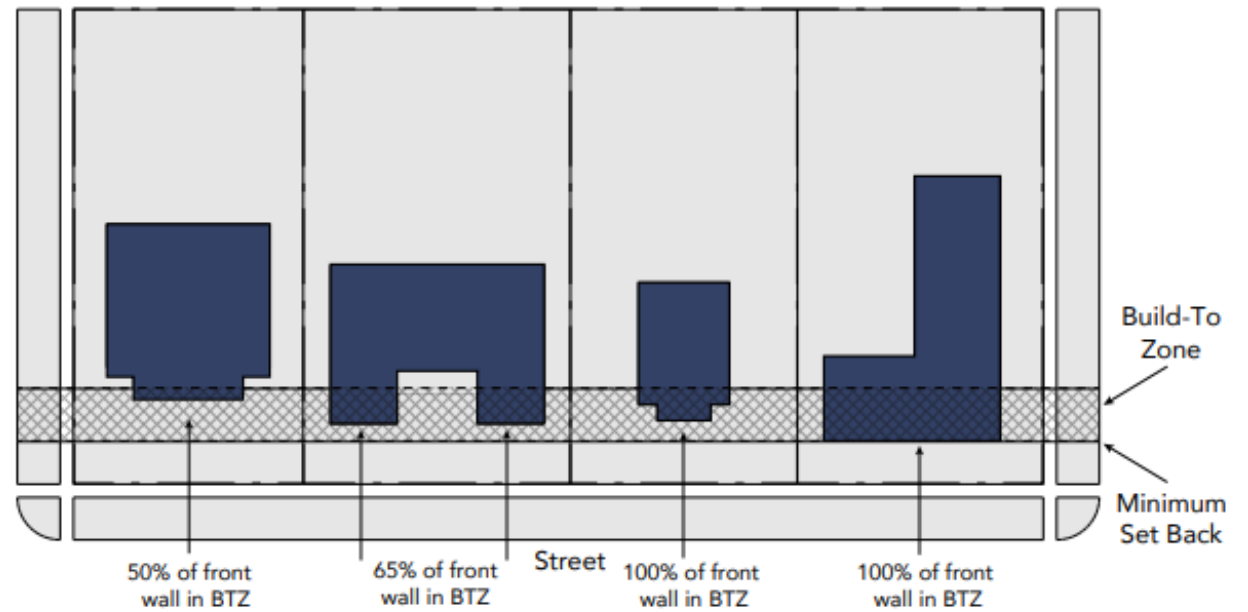
# Key Zoning Topics – Siting

- Setbacks
- Build-to Zone
- Surface Parking Location



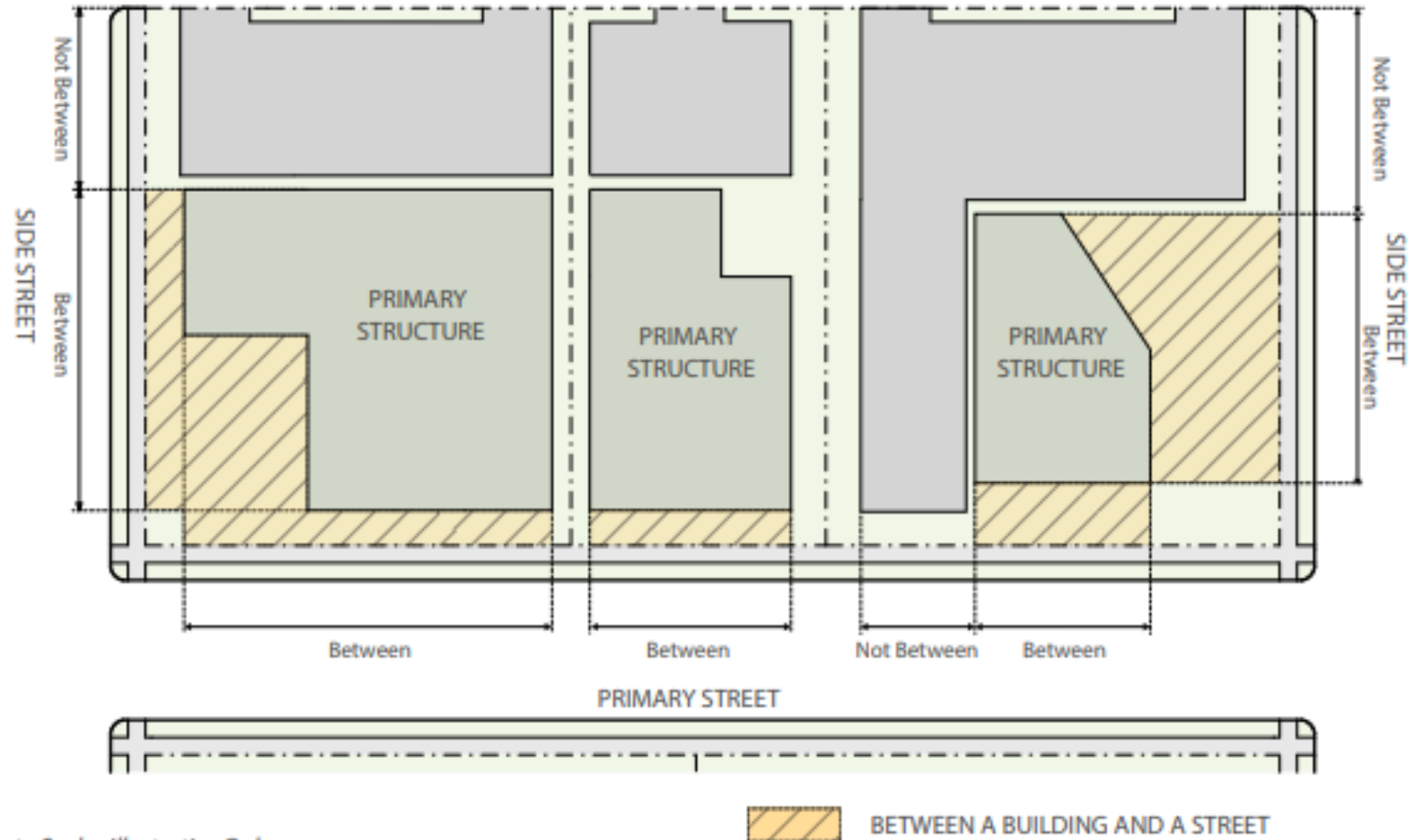
# Key Zoning Topics – Siting

- Setbacks
- Build-to Zone
- Surface Parking Location



# Key Zoning Topics – Siting

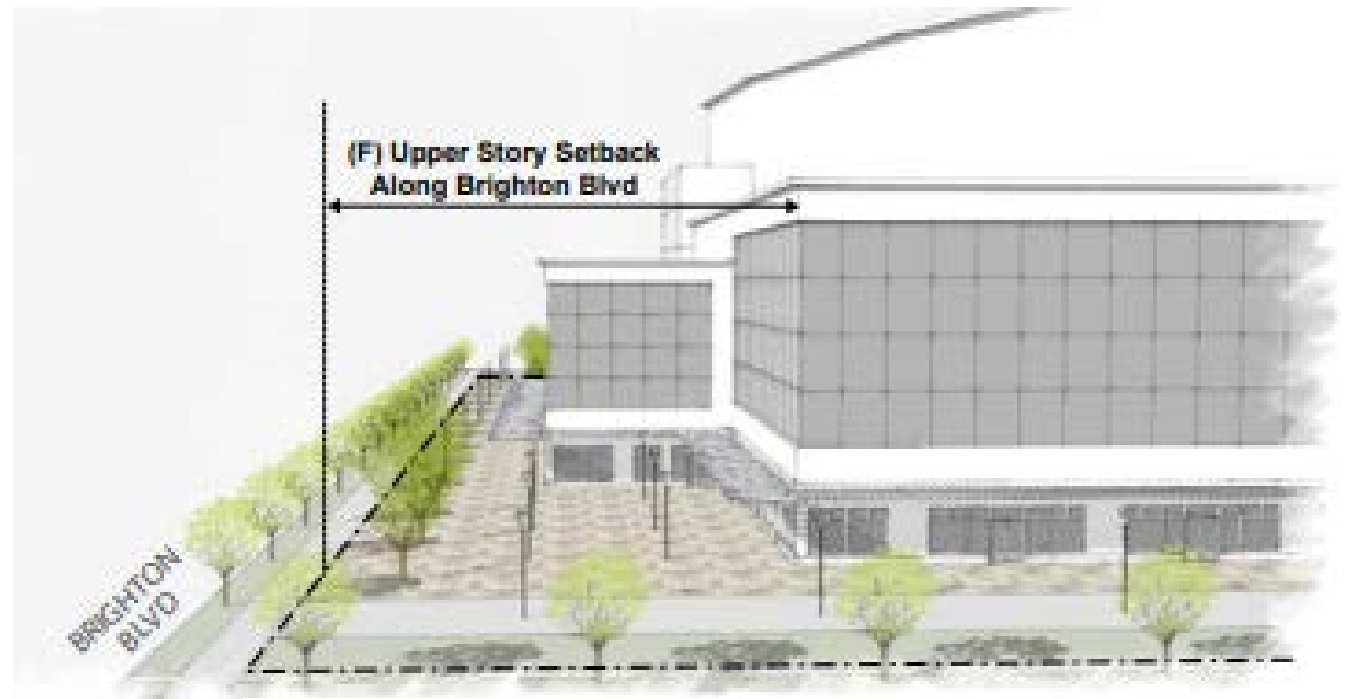
- Setbacks
- Build-to Zone
- Surface Parking Location



to Scale. Illustrative Only.

# Key Zoning Topics – Design Elements

- Upper Story Setbacks
- Street Level Transparency
- Pedestrian Access



# Key Zoning Topics – Design Elements

- Upper Story Setbacks
- Street Level Transparency
- Pedestrian Access



# Key Zoning Topics – Design Elements

- Upper Story Setbacks
- Street Level Transparency
- Pedestrian Access



Figure 13.1-109

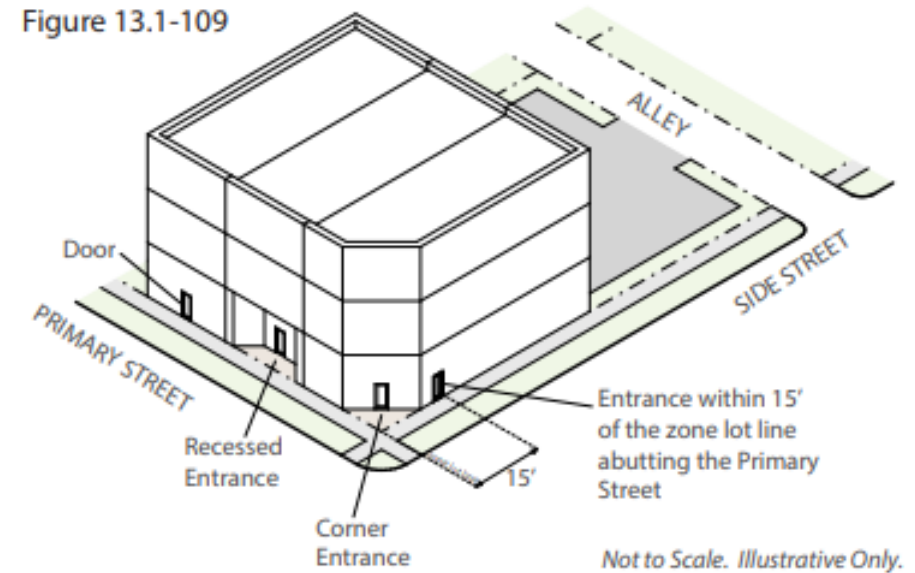
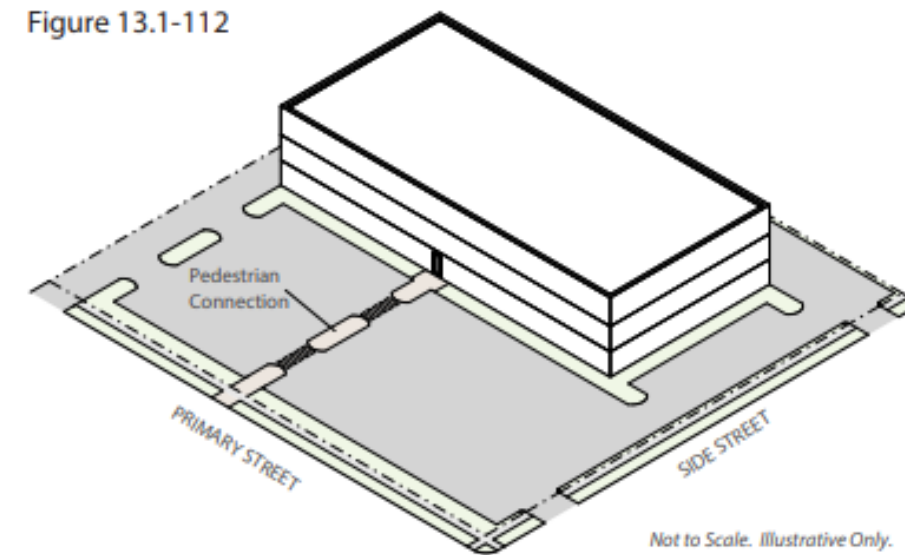


Figure 13.1-112



# Key Zoning Topics – Signs





# Other Key Zoning Topics

- Parking Requirements
- Screening
- Lighting
- Landscaping

# Zoning Strategy Paper

- Framework for zoning
- Opportunity for early input
- Simple, easy to understand language

