



Planning

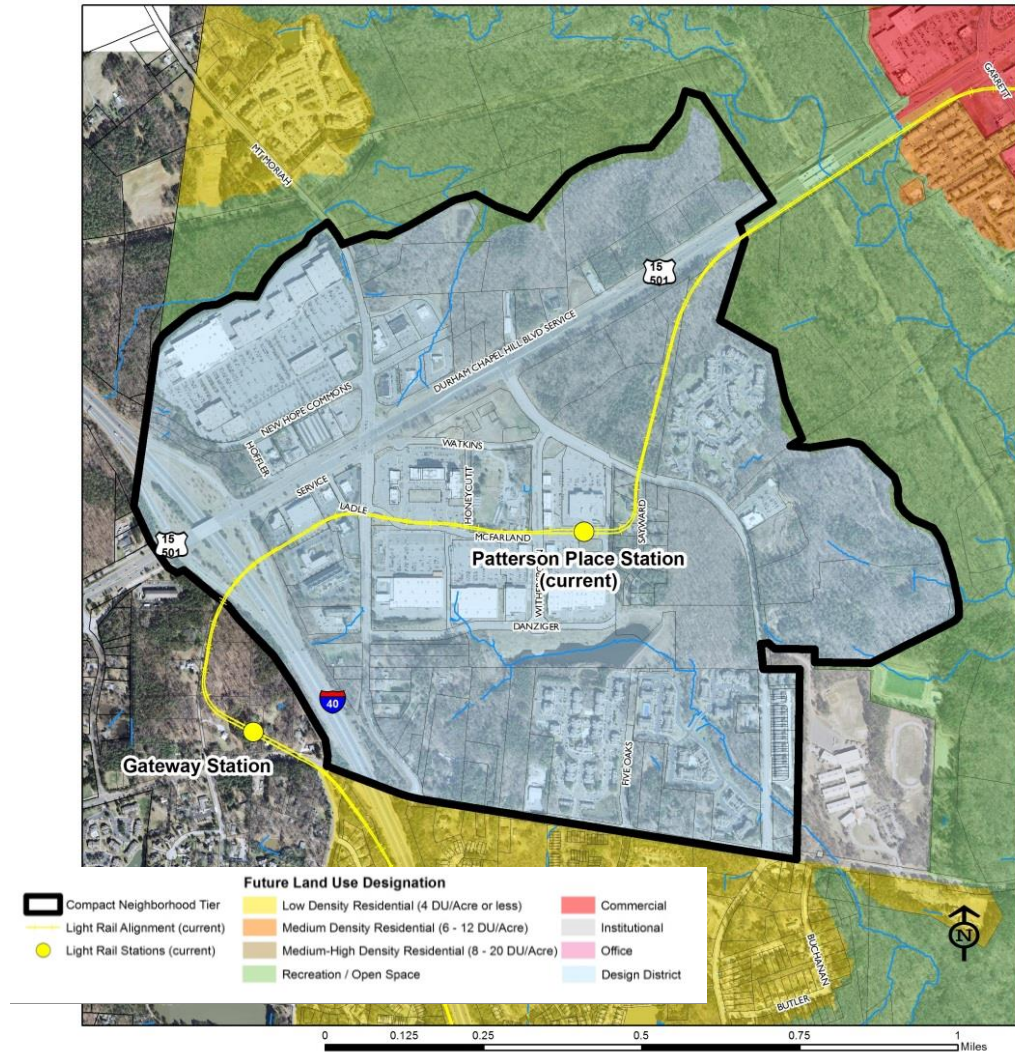
Patterson Place Design District
March 7, 2019

Patterson Place Design District

Objective: Establish a new form-based zoning district for the Patterson Place Compact Neighborhood Tier

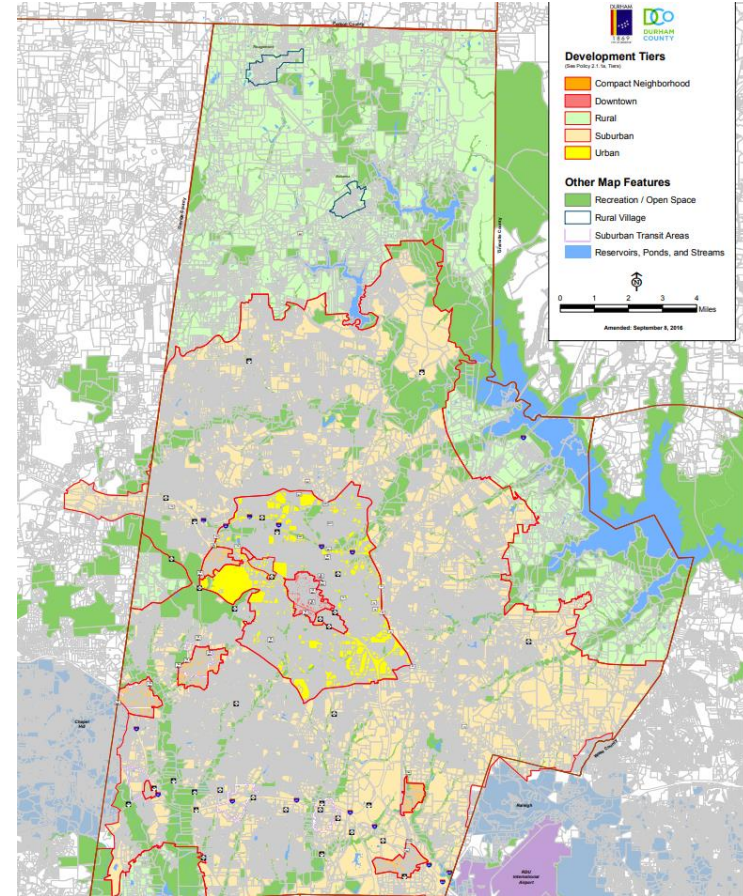
Actions:

- Text Amendment to create regulations
- Zoning map change to apply regulations and sub-district
- Future Street Network



Project Background

- Compact Neighborhood (CN) Tier system created in 2005
- Suburban Transit Areas – future CN Tiers
- CN Tiers to become Design Districts, per Comprehensive Plan
- First Design District established in Downtown in 2010
- First Compact Design District established at Ninth Street in 2012



Project Background

- Update to Compact Neighborhood (CN) Tiers began in early 2015
- This project included:
 - Converting Suburban Transit Areas along D-O LRT to CN Tier
 - Revising Compact Neighborhood Tier boundaries
 - Changing the future land use designations for CN Tiers to Design
 - Minor changes to Comprehensive Plan policies
- Proposed changes approved June/August 2016 (CC/BOCC)



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Patterson Place Public Input Process

October 2016:

- Presentation on existing design district framework
- Solicitation of feedback on applying this framework in Patterson Place
- Identification of areas of concern within this CN Tier

June 2017:

- Initial input on: improving connectivity, locating sub-districts, appropriate height and density, and environmental protections



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Patterson Place Public Input Process

May 2018:

- Proposed concepts for feedback: sub-district boundaries, heights and densities, affordable housing bonus, environmental protections, future street network, parking regulations

October 2018:

- Presentation on proposed Compact Suburban Design (CSD) District and how the design districts work
- Full text amendment language and sub-district boundaries available for feedback



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Compact Suburban Design Districts

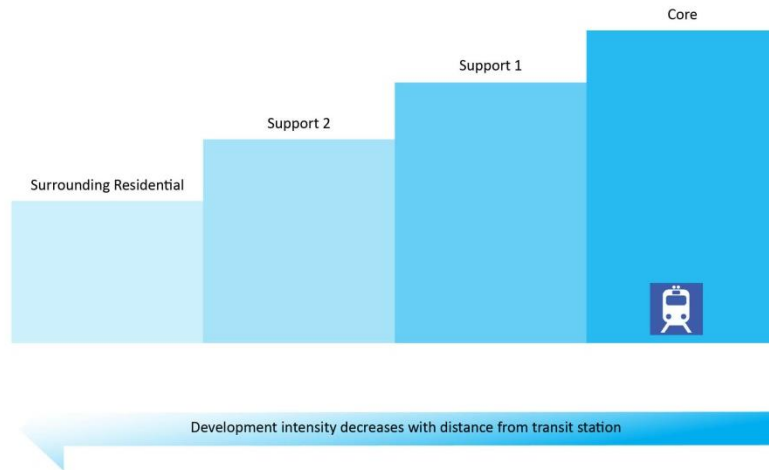
Create new design district type where existing context is auto-oriented:

Compact Suburban Design (CSD)

Core (CSD-C) – most intense, proposed D-O LRT station location

Support 1 (CSD-S1) – tapers intensity

Support 2 (CSD-S2) – transitions to residential outside the district



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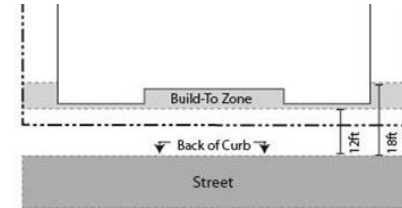
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Compact Suburban Design Districts

Follow existing design district framework:

- Sub-districts;
- Building Placement, Height, and Density;
- Frontage and Building Types;
- Design Standards; and
- Streets, Blocks, and Streetscape.



CSD Districts: Affordable Housing Bonus

- Only modestly raising “by right” densities and heights to the minimum density that is considered to be transit supportive
- Allowing higher heights and unlimited densities only through use of an affordable housing bonus (adopting interim strategy)
- Potential implications of this approach include impacts on ridership, impacts on the mix of residential versus non-residential uses, and how parking is managed near station areas
- Bonus should be used in combination with additional strategies for retaining affordable units and creating new units



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Affordable Housing: Other Strategies

- Preservation of existing NOAH units
 - 1,163 multi-family and single-family units within the Tier
 - No existing legally binding affordable units
 - 88 units affordable to those earning 60% of AMI or below
 - 844 units affordable to those earning between 60% and 80% of AMI
- Other strategies
 - Tax increment financing or special assessment districts to provide additional funds for creation or preservation of affordable units
 - Grant funds for those utilizing bonus to offset costs



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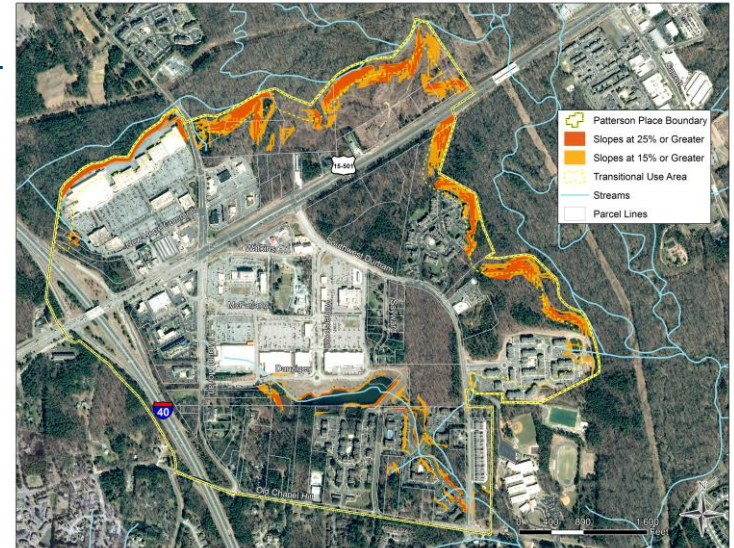
Environmental Protections

Transitional Use Area:

- 200 feet from Tier boundary in Support 1 Requires an MSUP
- Environmental impact findings
- Exemptions for existing development

Steep Slopes:

- 15% slope or greater
- 2,500 square foot area
- No disturbance allowed
- Full density credit for area



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Planning Commission Concerns

- Expand width of the Transitional Use Area (TUA)
- Revise review factors for TUA
- Possible exclusion of New Hope Commons development



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Transitional Use Area

Current: 200 feet from Compact Neighborhood Tier boundary

PC recommendation: 300 feet from Compact Neighborhood Tier boundary



TUA Review Factors

- 1. Environmental Protection.** Preservation of tree cover, floodplain, stream buffers, wetlands, steep slopes, open space and other natural features, protection of water quality and wildlife corridors, Durham Inventory Sites, state designated natural heritage elements and related studies.
- 2. Lighting.** Locations of exterior lighting with reference to edge effects and impacts on the adjacent natural areas and wildlife movements.
- 3. Effects on Nearby Properties.** Effects of the proposed use on nearby properties, including, but not limited to, the effects of noise, odor, lighting, and traffic.
- 4. Conformance with Adopted Plans.** Conformance with adopted plans such as the New Hope Creek Open Space Master Plan, the Durham Comprehensive Plan, and other applicable city/county policies.
- 5. Other Factors.** Any other review factors which the approving authority considers to be appropriate to the property in question.



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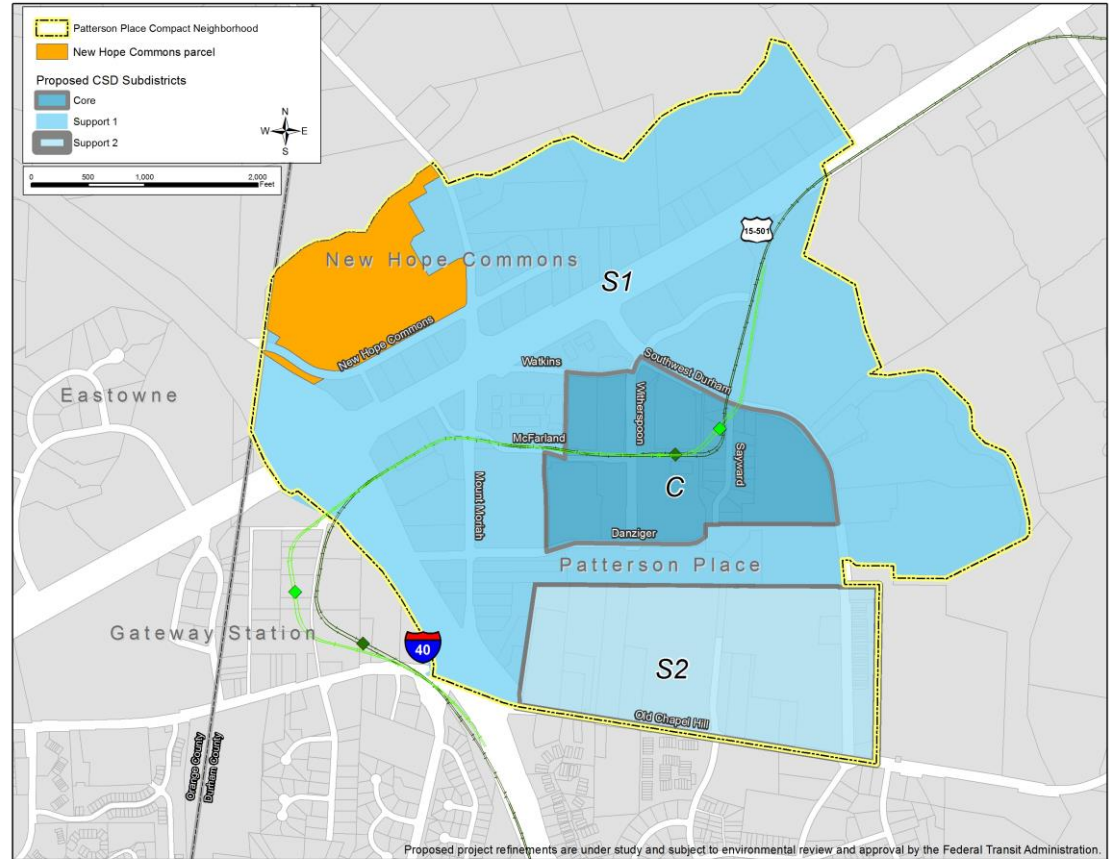
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New Hope Commons

February 4, 2019 letter on behalf of ownership asking to be excluded from the re-zoning



Upcoming Steps to Adoption

- Planning Commission public hearing (February, continued to April)
- City Council information item and presentation
- County Commissioners information item and presentation
- City Council public hearing and action (Text Amendment, Zoning Map Change, and Future Street Network)
- County Commissioners public hearing and action (Text Amendment and Future Street Network)



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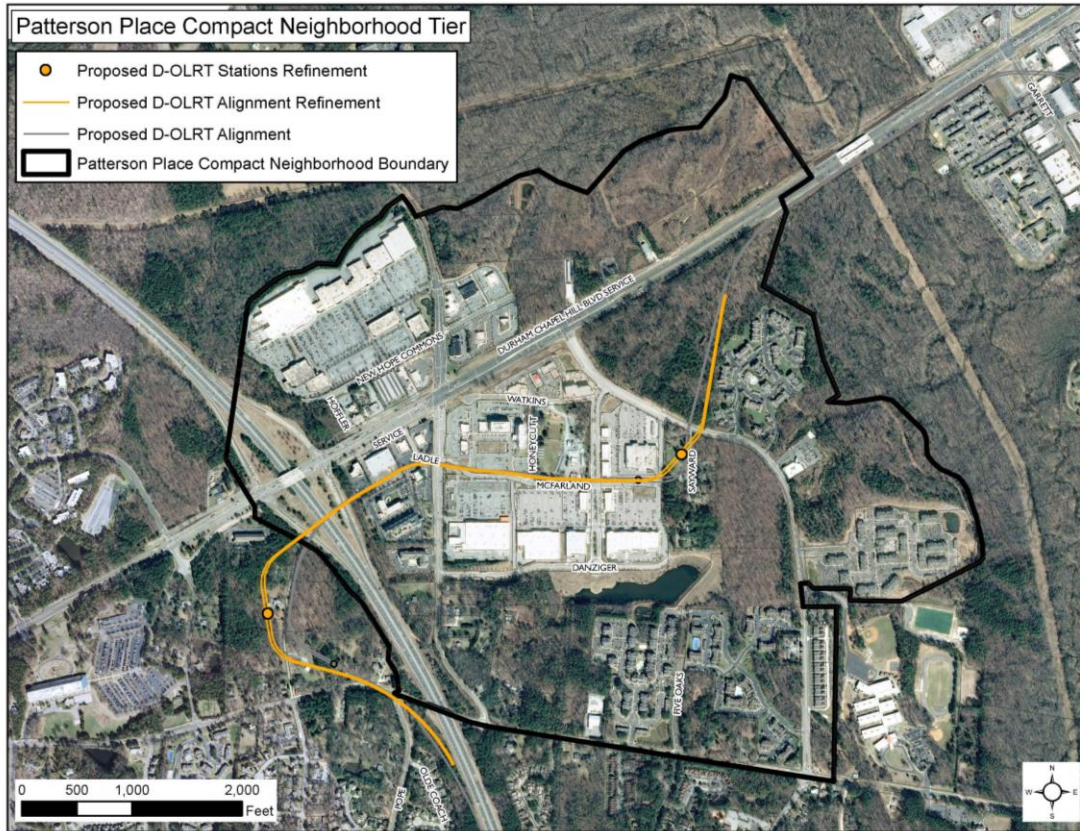
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Questions?



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