



# Traditional Neighborhood Development (TND) Workshop with Stakeholders

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Christine Berish  
Development Review Manager



# Overview of April 2 BoCC Policy Workshop

- History & Purpose of TNDs/TODs
- Network and Bike/Pedestrian Planning
- Staff outlined 5 issues needing clarification in the ULDC
- Board directed Staff to develop a working group with stakeholders
- Board requested consultants provide Staff a list of issues to discuss



# Parallel County Projects

- Landscape code – Oct. 8<sup>th</sup>
  - Low impact design (LID) in Parking
- Street network standards - TBD
  - “Right size” the bike/ped facilities
- Tree Preservation Code – TBD
  - Incentivize saving more trees, allow some impacts
- Affordable housing – Jan. 2025
  - Construct affordable housing in lieu of some non-residential



# Issues from April 2<sup>nd</sup> Workshop

1. Timing of block construction for all buildings
2. Timing of block construction for auto oriented uses
3. Complex phasing requirements
4. Multi-use pathways and extended blocks
5. Civic Spaces



# Issues identified by Stakeholders

1. Too prescriptive, need flexibility
2. Block Sizes too small
3. Limited Uses (i.e Auto Uses) no multi-tenant
4. Allow walls instead of buildings for screening
5. Market should dictate phasing of block const.
4. Phasing too complex
5. Nonresidential entitlements should be reduced



# Issues we all agree need updating

1. Simplify phasing
2. Remove % of uses req. such as retail v. office
3. Adjust multi-story requirement to allow more adjacency
4. Reduce glazing requirements for 1<sup>st</sup> floor residential
5. Screen parking instead of the 25' setback with plaza...lighting, seating per 407.68(c)(2)(a)
6. Add stormwater basin to Sec. 407.68(c)(2)(c) for block coverage
7. Expand Minor Changes in 402.130(f)



# Block Sizes

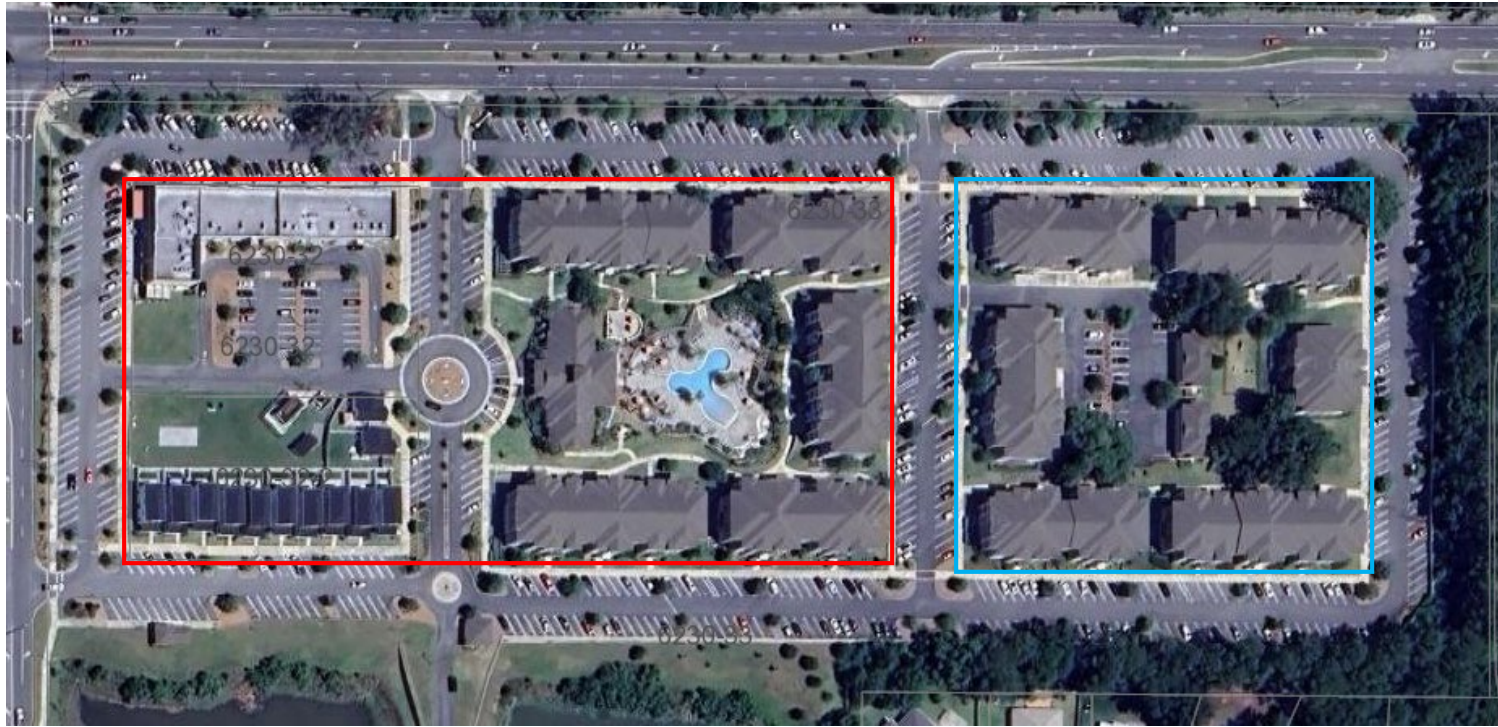
Table 407.68.1  
Maximum Block Perimeter

Location	Maximum Block Perimeter (ft.)	
	Standard	Extended
Village Center	1,300	2,000
Inside the TSA, outside the VC	1,600	2,300

- (2) The extended maximum block perimeter in Table 407.68.1 may be used if the block contains parking interior to the block.
- (3) In addition to the extended block, an additional seven hundred (700) feet of block perimeter may be allowed where a continuous ten-foot multi-use path with limited vehicular crossings and with shade trees alternating forty (40) feet on center is provided. This path forms an internal bicycle and pedestrian block that does not exceed the extended perimeter blocks length.
- (4) For projects of one hundred (100) acres or more, maximum block perimeter may be extended up to three thousand (3,000) feet if the block contains:
  - a. A parking structure with at least one (1) level above surface parking; or
  - b. A single tenant retail use greater than twenty-five thousand (25,000) square feet with parking interior to the block.

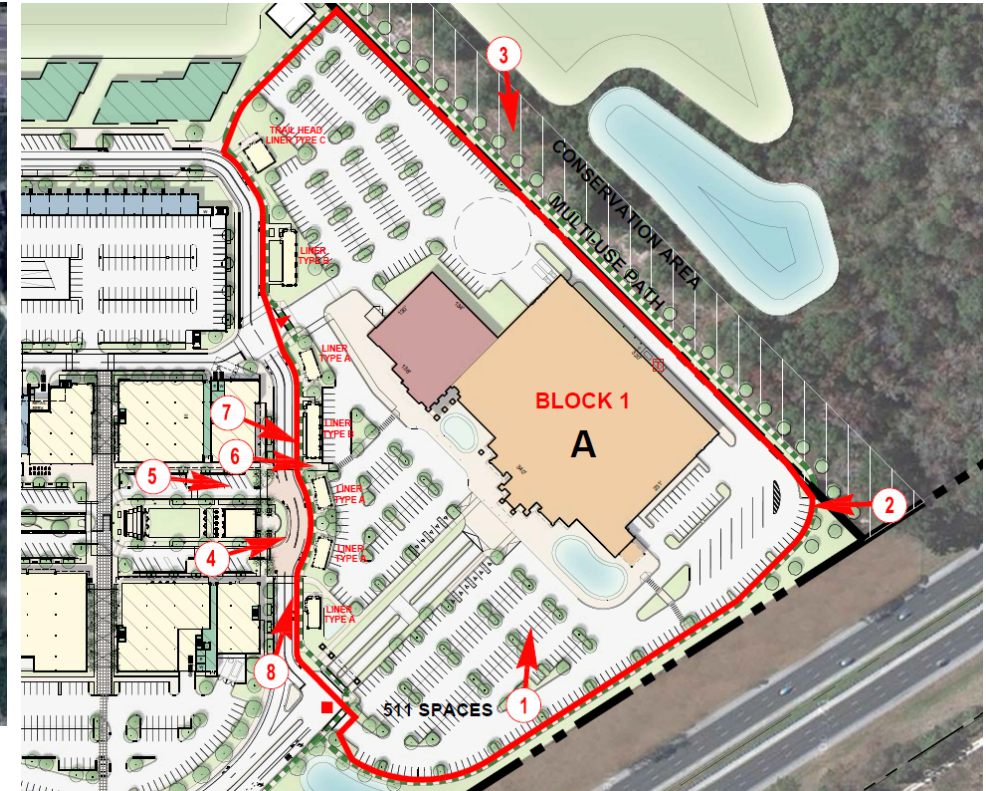


# Block Sizes – Park Ave & Celebration Pointe



Block 1 (red) = 2,400 ft

Block 2 (blue) = 1,636 ft



Block 1 = 3,000 ft





# Block Sizes – Baldwin Park Example



# Block Sizes Discussion

What is it that makes these block sizes such a challenge?

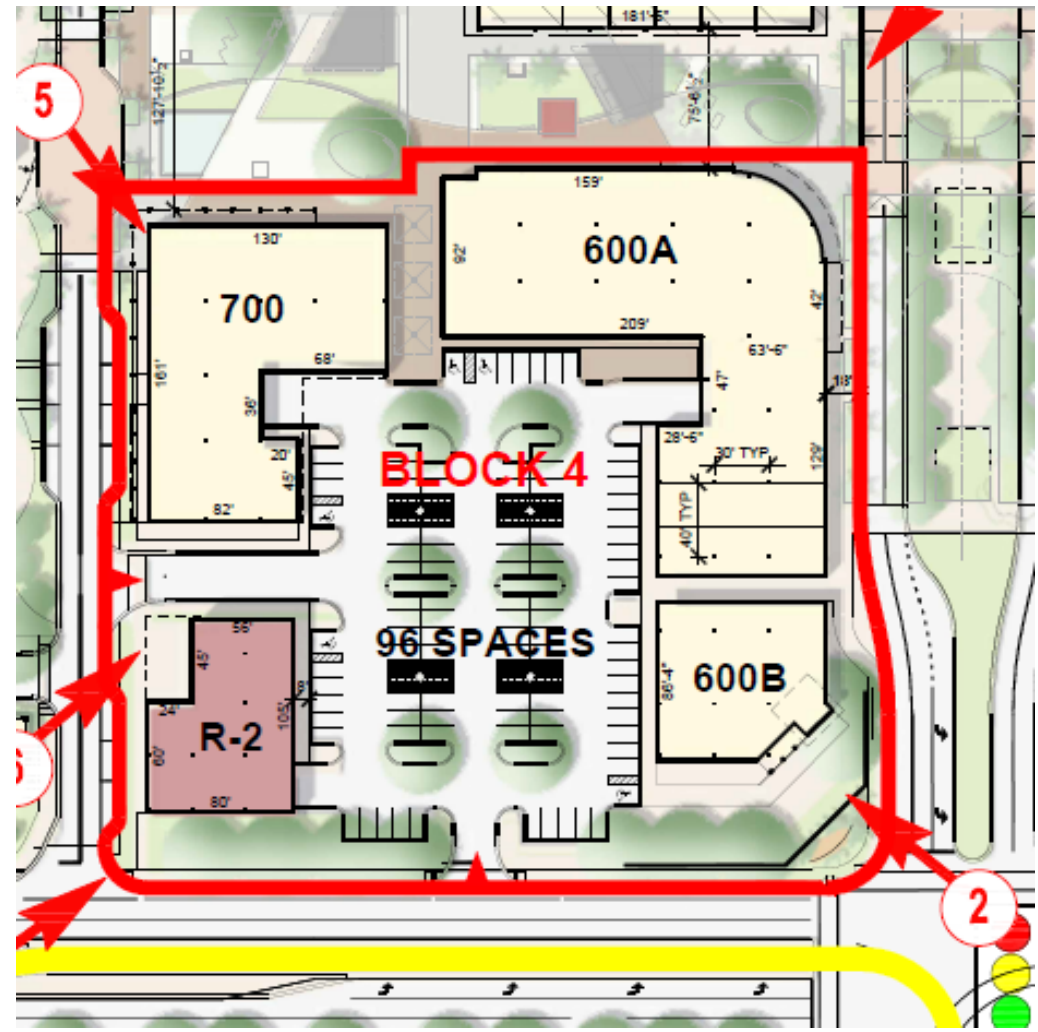


# Block Coverage in Phases

According to Sec. 407.68(c)(2), *Off-street surface parking shall be located to the rear of buildings and interior to the block. A minimum of seventy-five (75) percent of the perimeter block length shall be lined by buildings, excluding access to off-street surface parking. Along any portion of a block not lined by buildings, off-street surface parking shall be located at least twenty-five (25) feet from the back of curb. To screen the parking, between the back of curb and off-street parking, there shall be a sidewalk and a plaza with lighting, seating, architectural features, landscaping, low impact design techniques and fifty (50) percent of ground surface areas under mature tree canopy at twenty (20) years.*



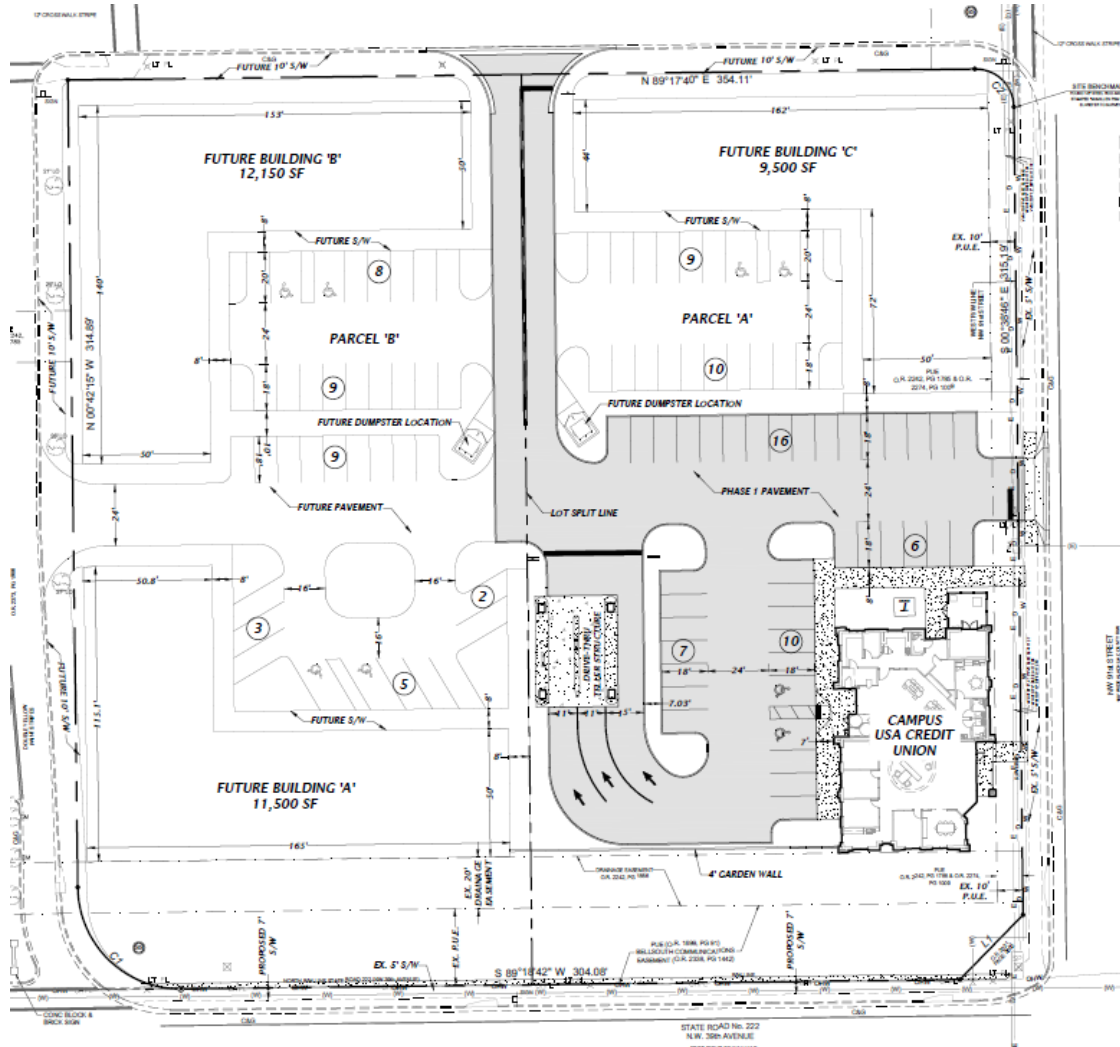
# Block Coverage in Phases



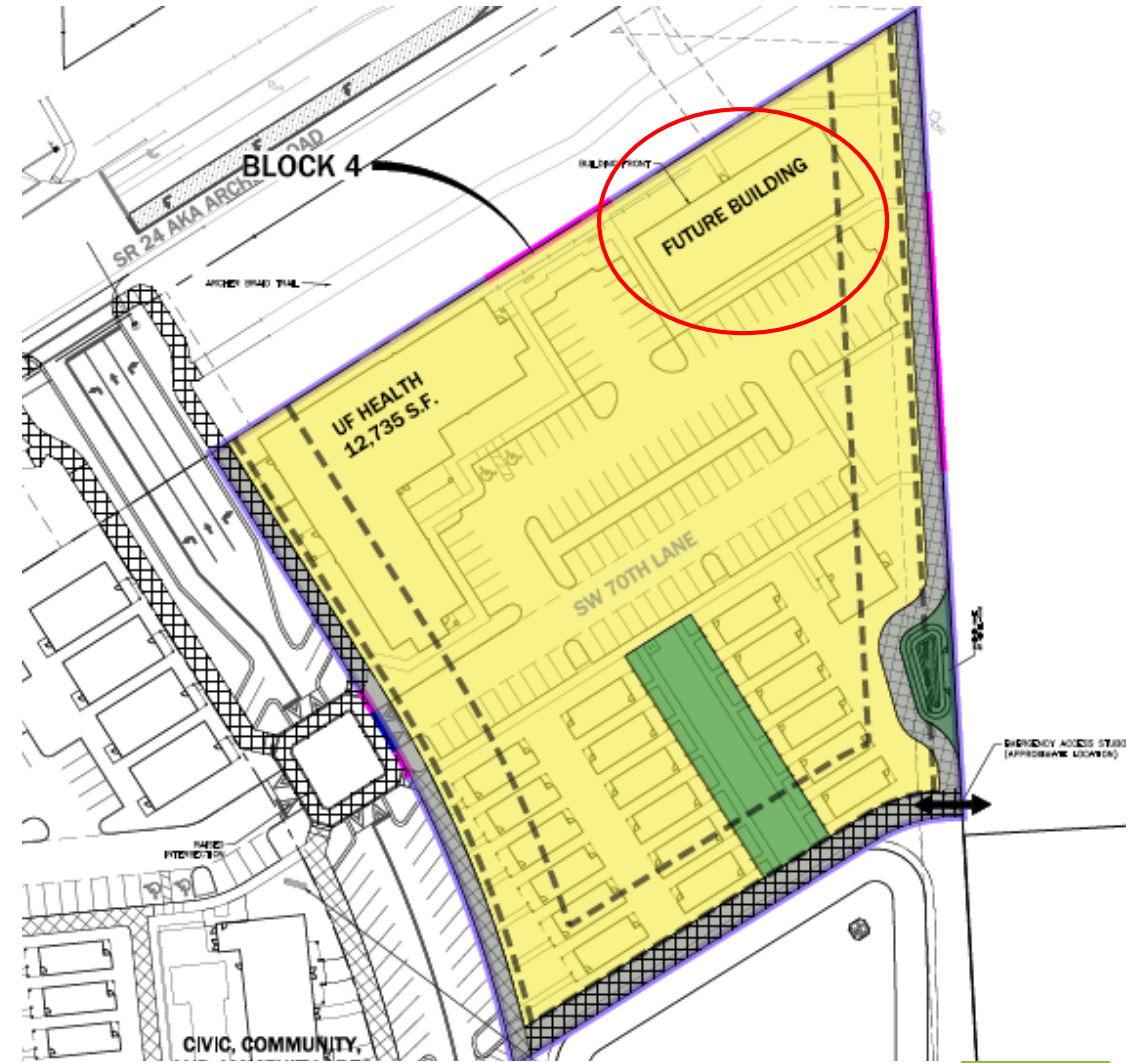
Celebration Pointe (red) Block 4 = 85%



# Phased Construction of Blocks



Springhill TOD Campus USA



The Collective Block 4

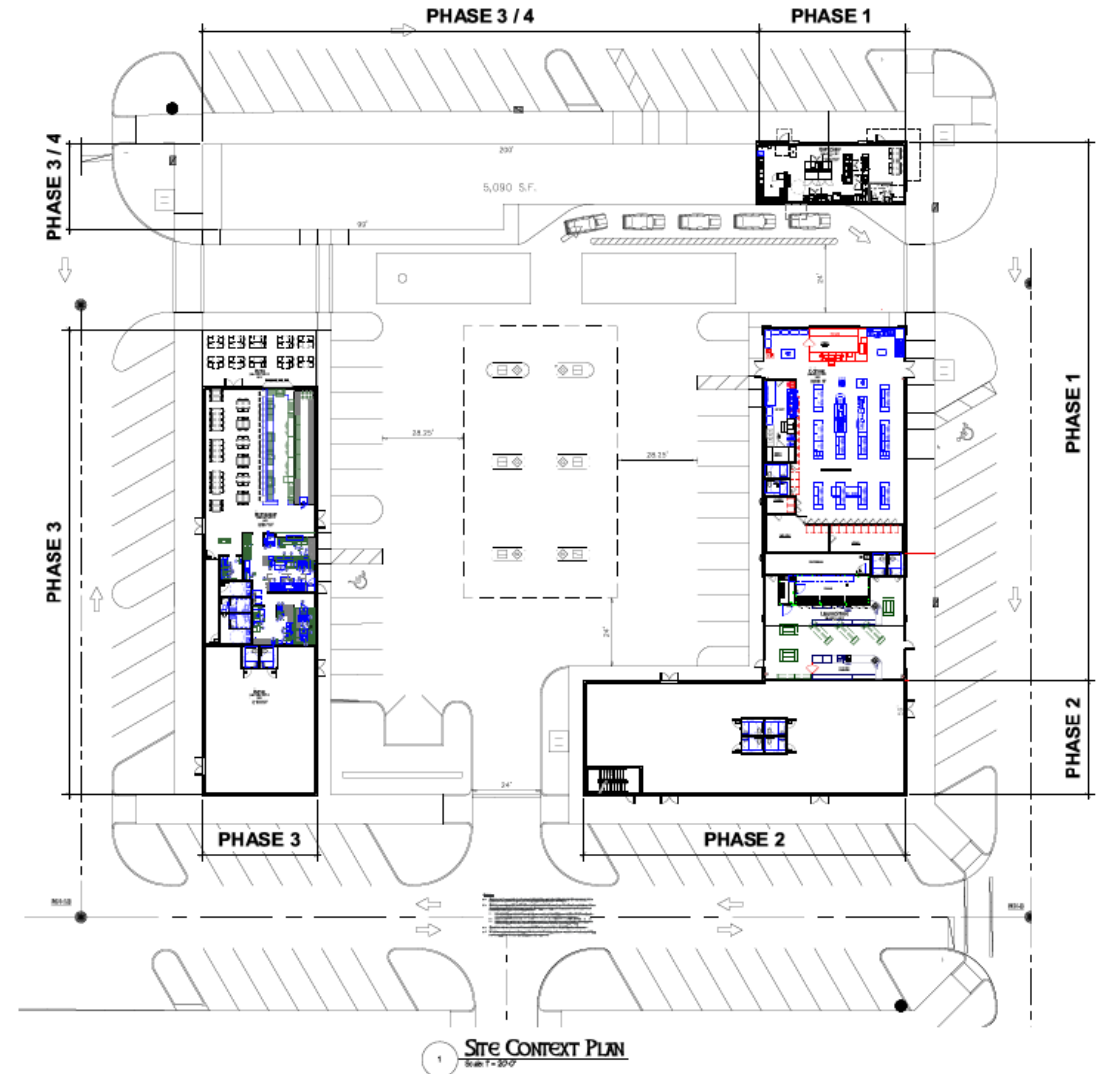
# Phased Construction of Blocks

What would help the County meet TND design goals while allowing market to drive how/when 75% block coverage is achieved?



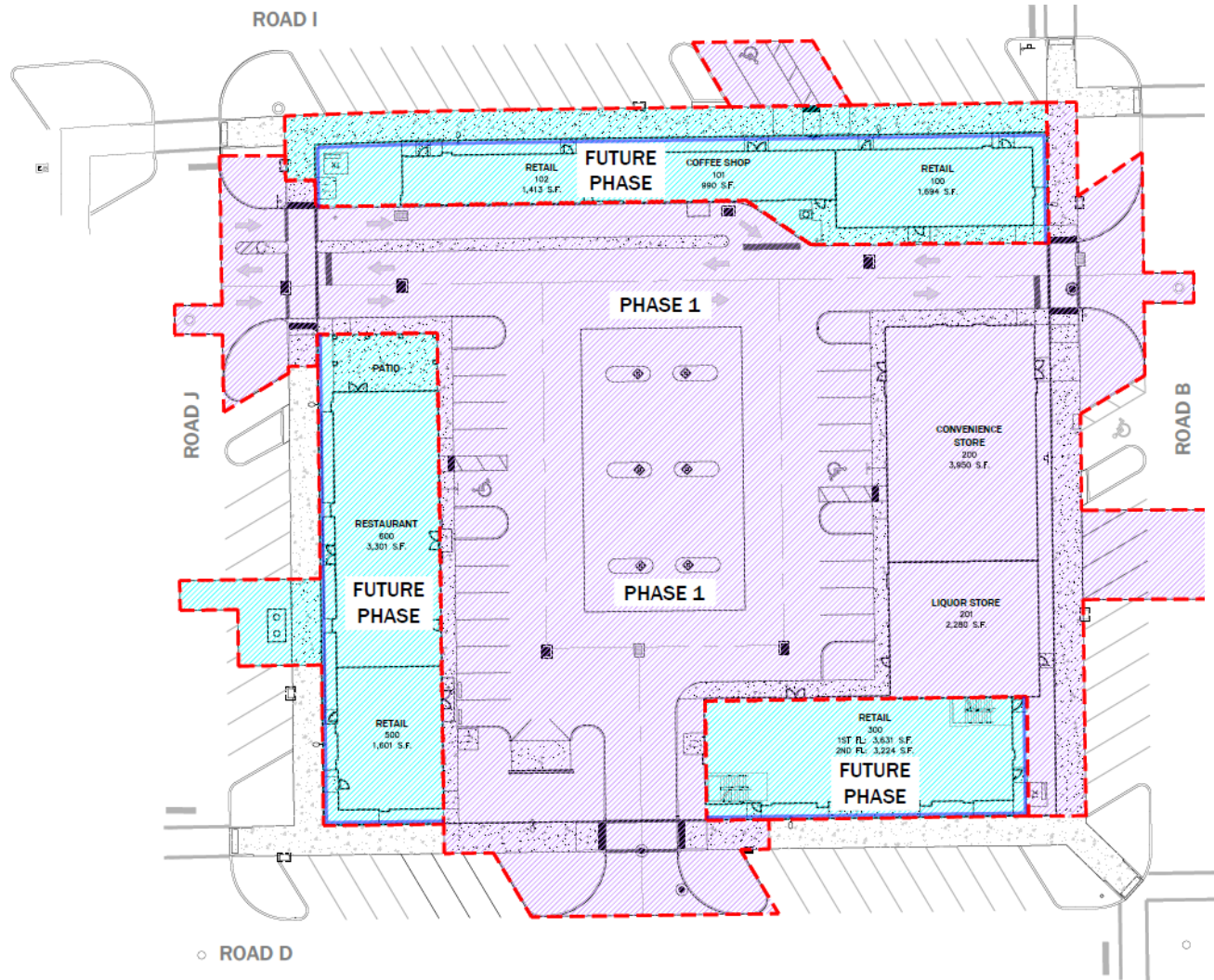
# Timing of Construction for Auto Uses in TND/TOD

- Sec. 404.80(c) Fuel Sales specify stalls, pumps, etc. shall be rear or side, architecturally integrated with building, screened from street
- Sec. 404.68 Restaurant with drive-thru...multi-tenant building, rear or side, lanes architecturally integrated or screened from street



Pre-app. example of phased block with auto-uses

# Limited Use Standards for Cars & Drive Thru's



Newberry Park Block 2 approved 9/19/24



Temporary screening





# Limited Use Standards for Cars & Drive Thru's

Staff is considering ways to encourage auto-oriented uses in Activity Centers or Tourist/Entertainment land use instead of TND/TOD's.

Are Activity Center standards easier to overcome when designing auto-oriented uses?

Should we exempt them from TND design in Urban Cluster per Sec. 405.45?



# Collinstown 2010



Thank you for the feedback!

