

Concord Avenue Analysis

16 MAY 2017 – OBSERVATORY HILL VILLAGE DISTRICT OVERLAY

over,under

Comments

FAR AND ZONING

On corner sites and sites without side yard formula setbacks tested, the FAR tends to be the primary constraint. The zoning envelope (excluding the side yard formula) tends to allow sufficient flexibility to support development at the .75 and 1.0 FAR.

The requirements for circulation and egress from residential units takes up a portion of the residential footprint on three levels, reducing the effective FAR. Typical mixed-use buildings within FAR and zoning could house two 2-bed units. Corner sites with larger FAR might support two large units (3-bed) or four smaller ones (1-bed).

The zoning allowances for enclosed bays offer a positive incentive to utilize such elements in residences, although their relationship to the commercial floors (which project five feet closer to the street) below should be considered further.

SETBACKS

The minimum 7.5 foot side yard setback provides a realistic zoning envelope that is not overly restrictive.

Front yard formula setbacks tend not to surpass the minimum setbacks due to narrower building faces and street dimensions.

Middle lots are severely restricted by the formula side yard setback. It is recommended that these restrictions be reconsidered, as they make it difficult to achieve the allowable FAR.

For corner sites, the side yard formula setbacks are less problematic, however they can result in overly thin, long building masses.

Having a different setback for commercial (5 feet) and residential (10 feet) would encourage roof terraces above the retail, but might also work against coherent massing of the buildings. The residential in such circumstances can appear disconnected from the ground. In addition, the constructibility issues of a stepped facade might encourage development to set back both volumes (commercial and residential) to the 10 foot line.

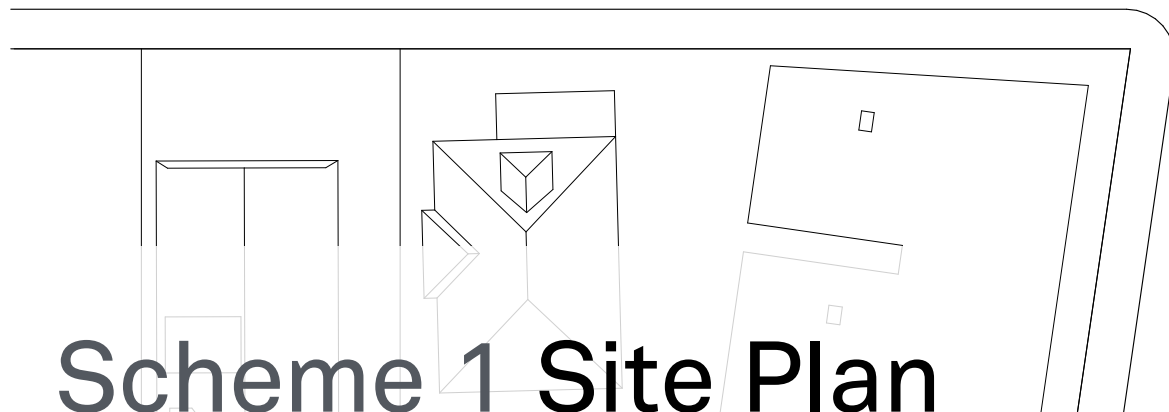
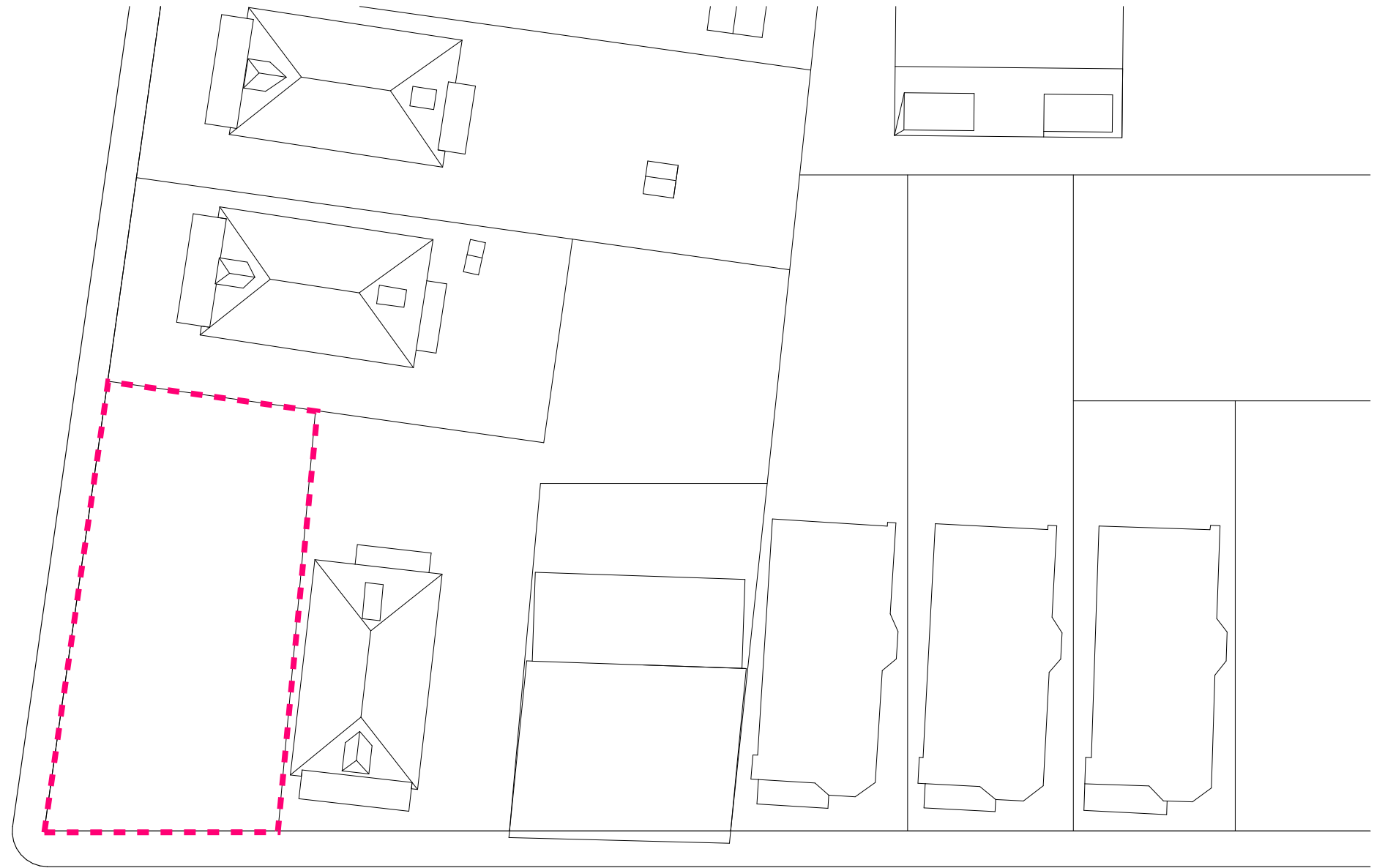
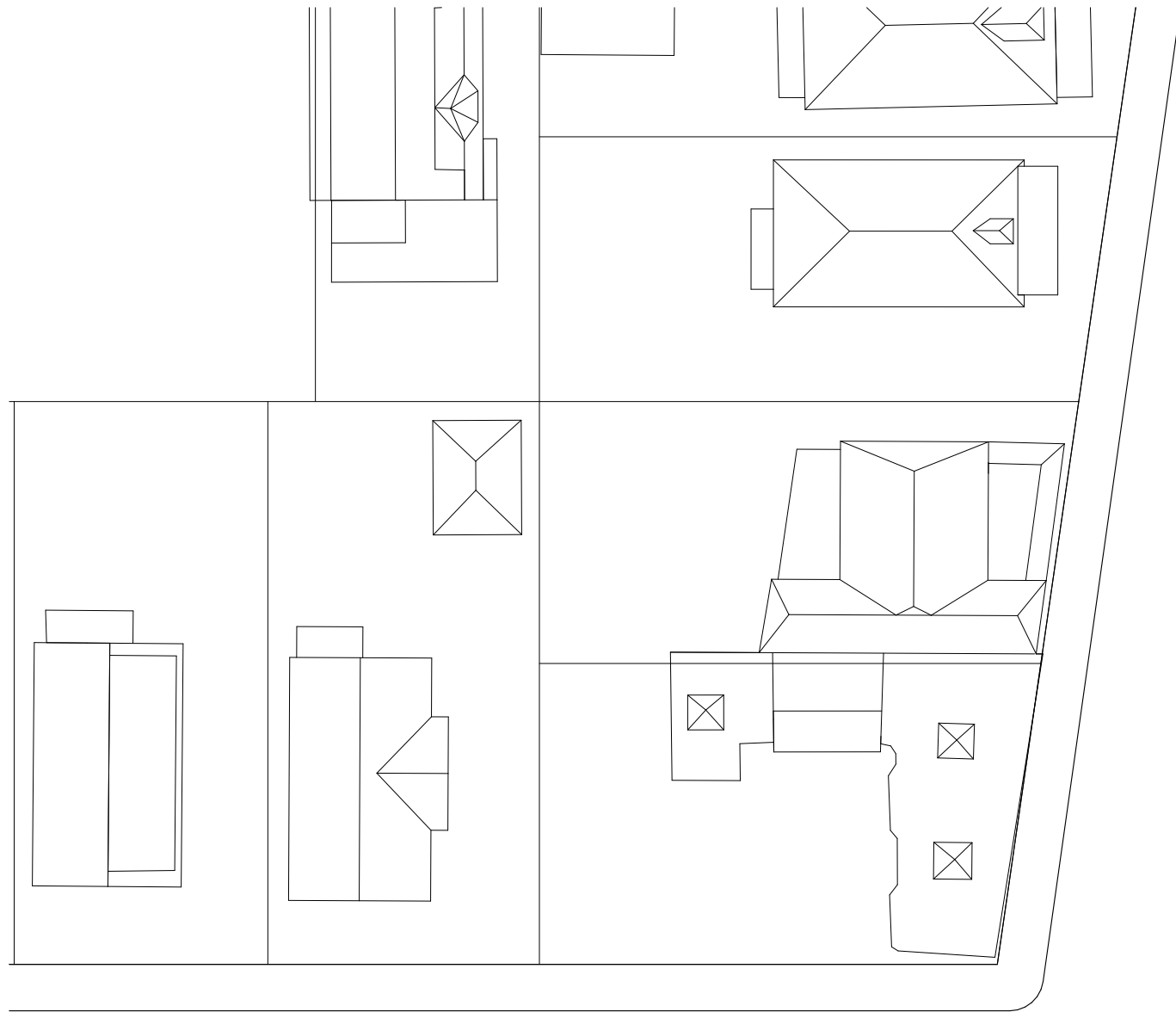
PARKING

Parking is a challenge in mid-block lots, where rear yard restrictions and designations of green space mean that only the side yard can be used for drives and parking spots, often in tandem configurations. Parking is more achievable on corner lots.

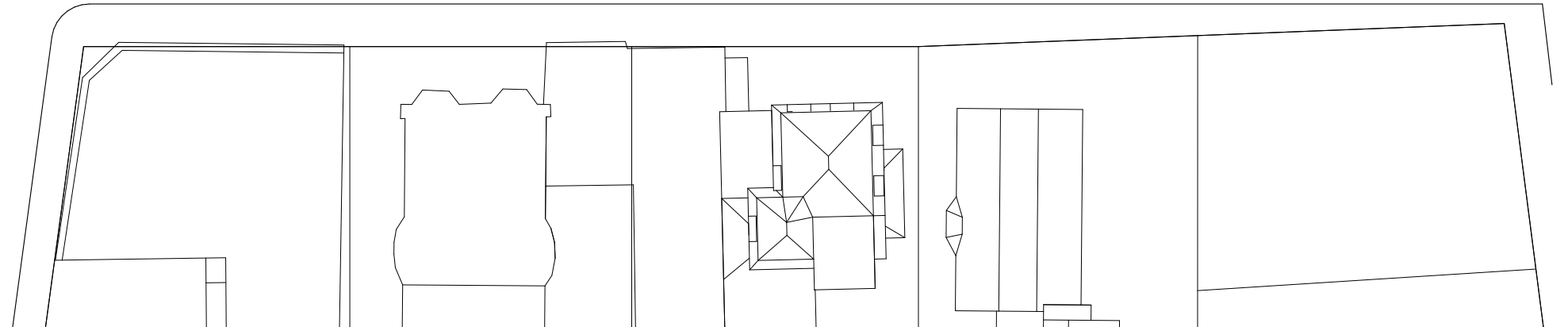
Parking below grade is difficult to achieve with standard ramp slopes on such small site footprints. Below grade parking may not be economically viable for such small buildings and sites. The ramps would have a potentially negative effect on the aesthetic quality of the side yard between houses.

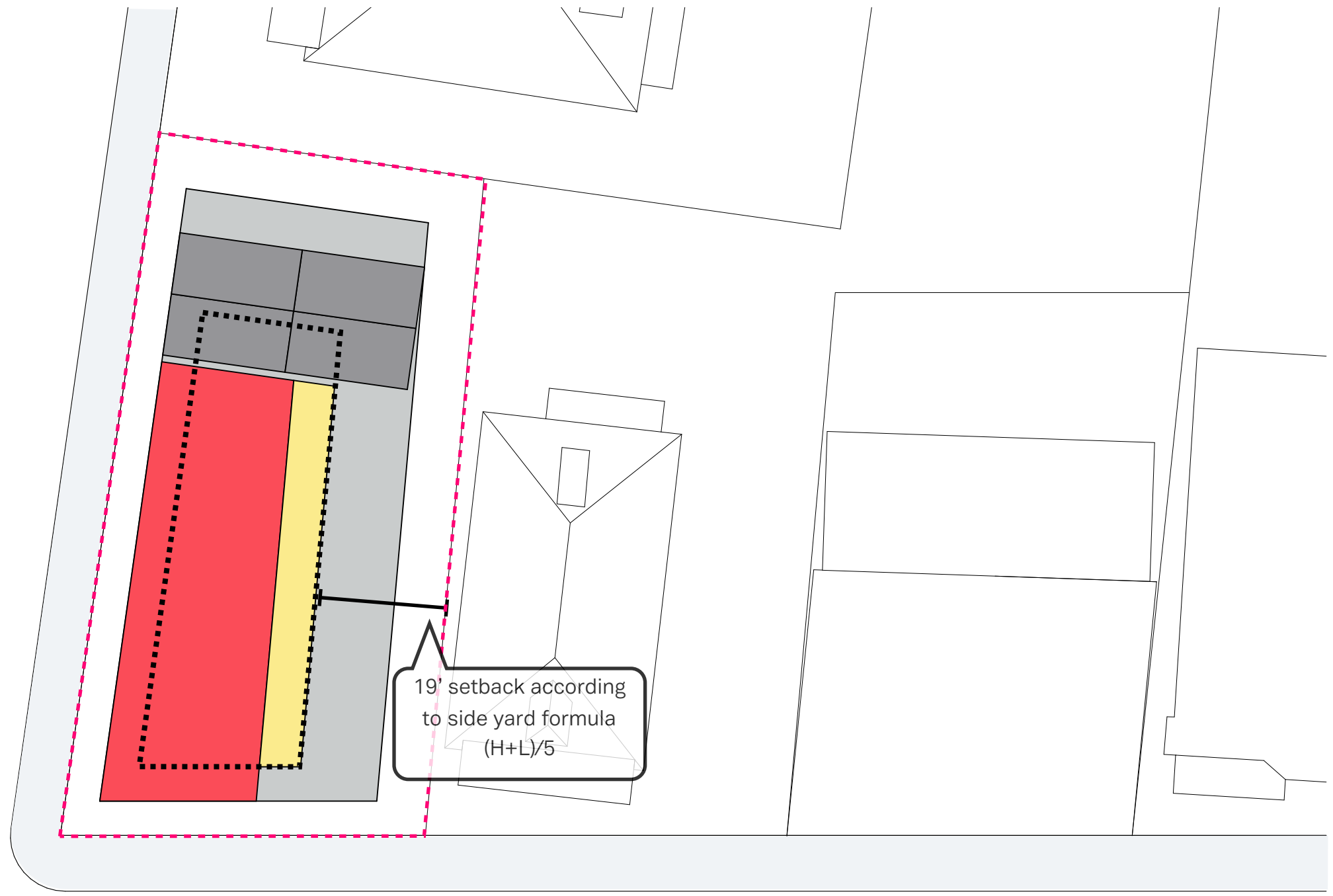
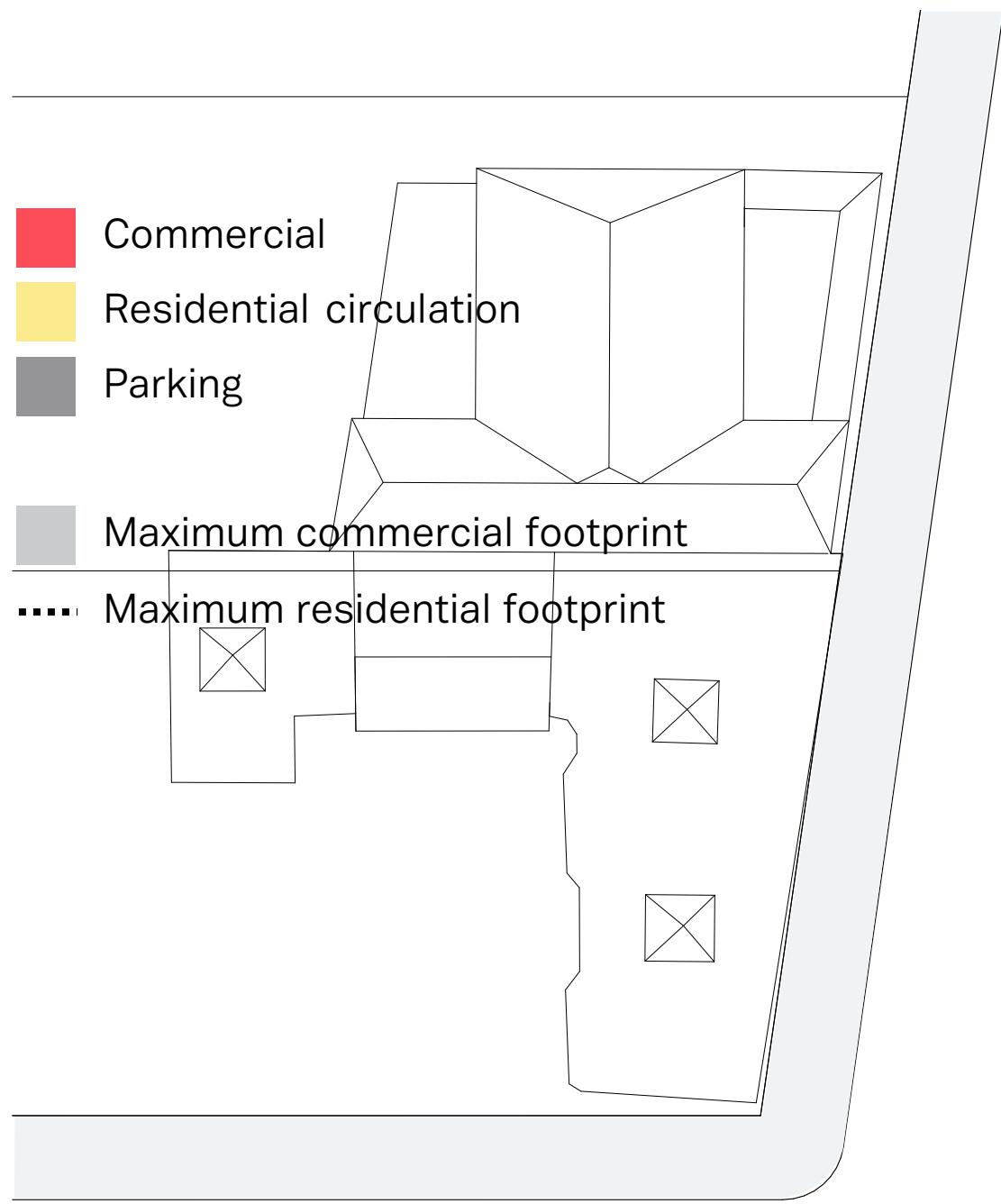


1. Corner Lot

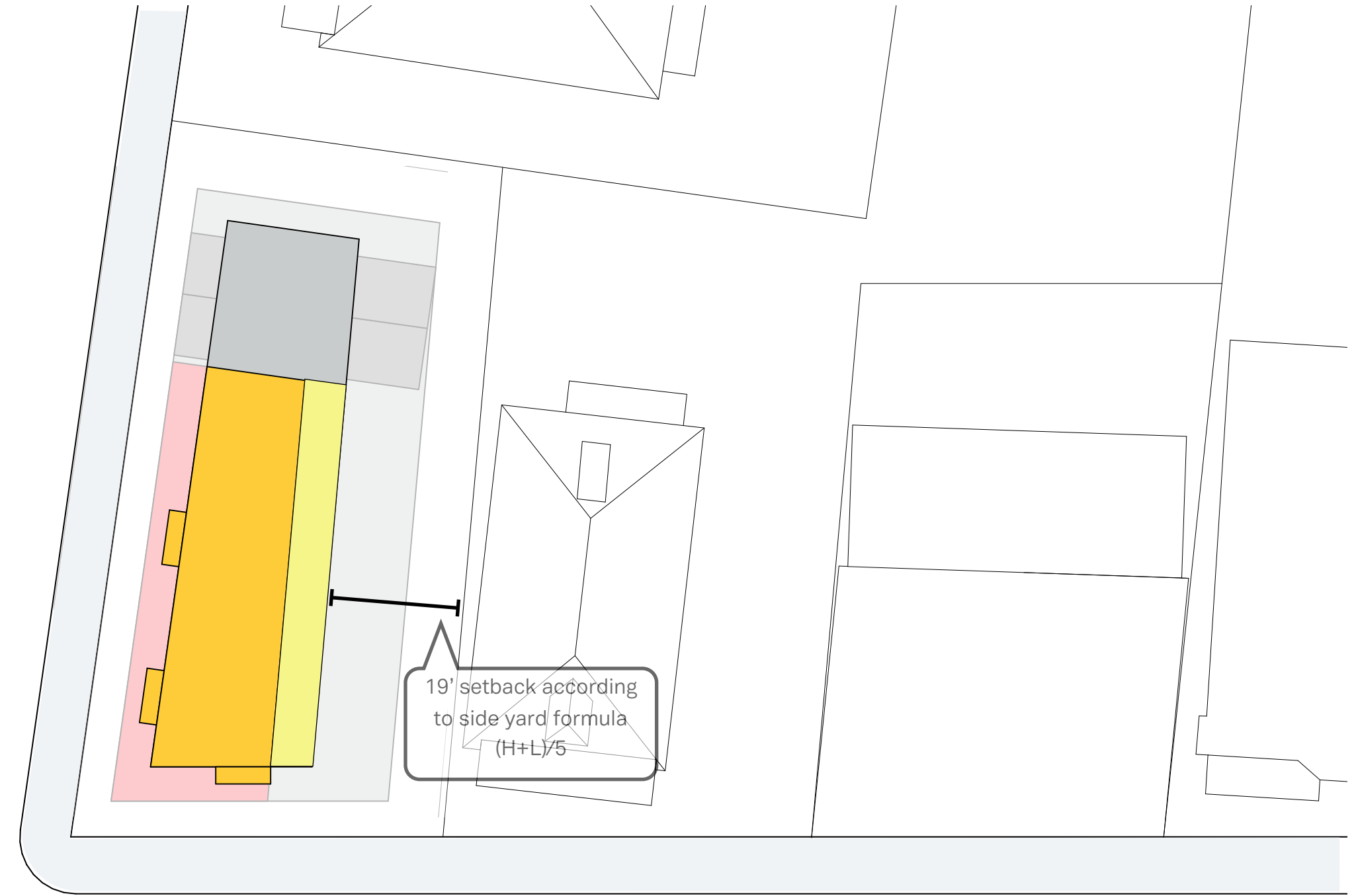
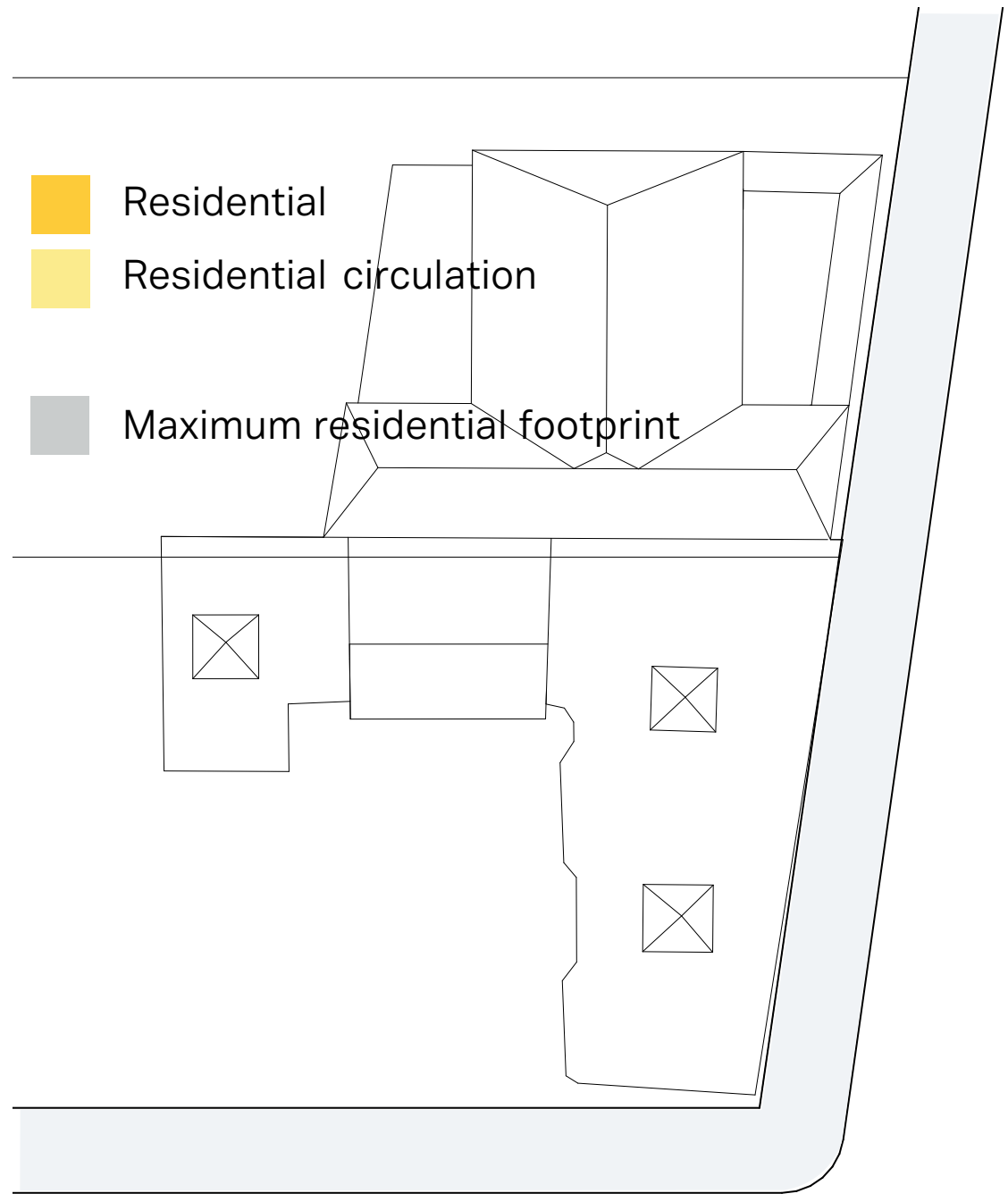


Scheme 1 Site Plan





Scheme 1A Ground Floor Plan Diagram



Scheme 1A Second Floor Plan Diagram

Site Area= 5,018 sq ft

Allowed GFA= 4,162 sq ft

Achieved GFA= 4,162 sq ft

Allowed FAR= .83

Achieved FAR= .83

Commercial= 1,322 sq ft (32%)

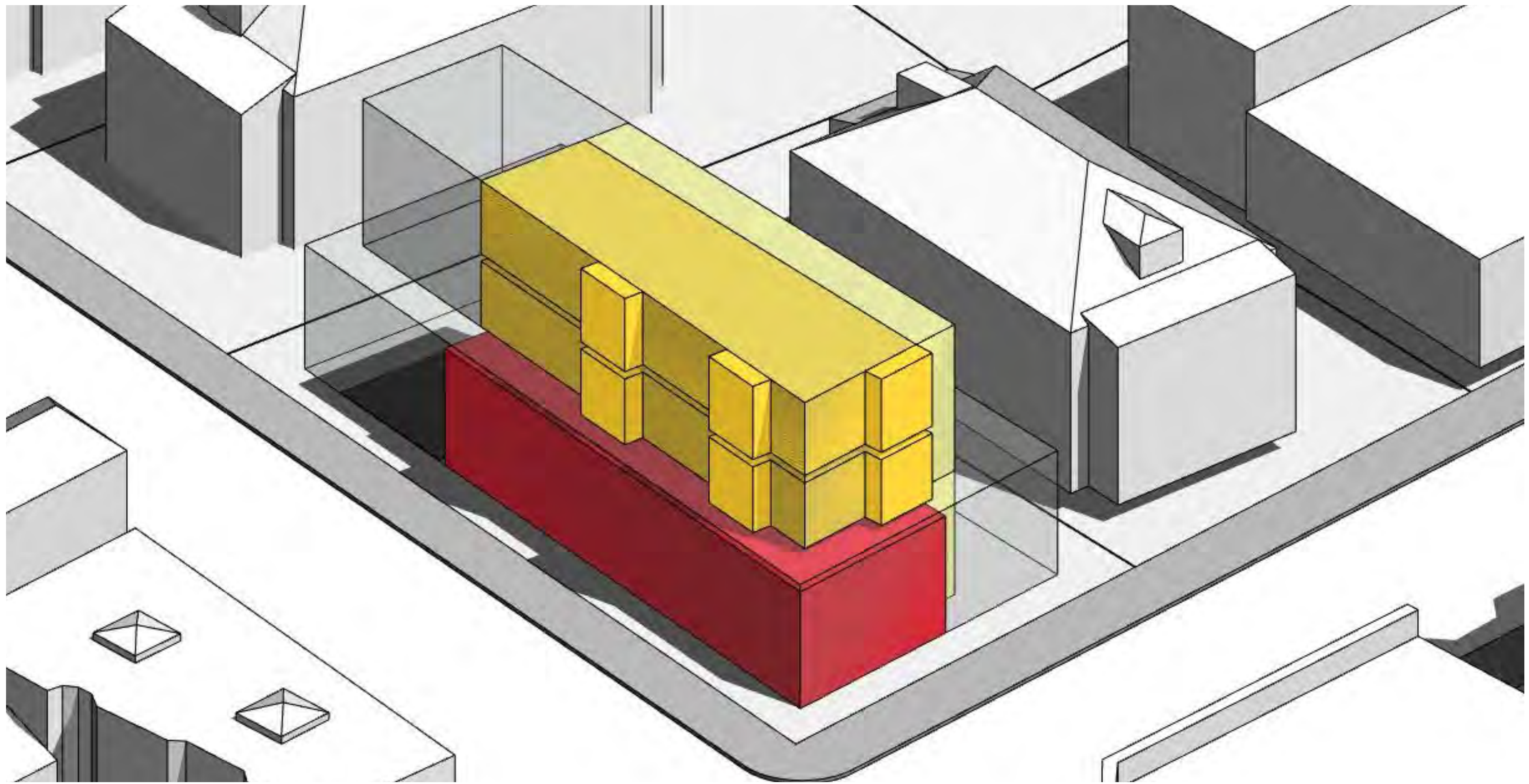
Residential= 2,840 sq ft (68%)

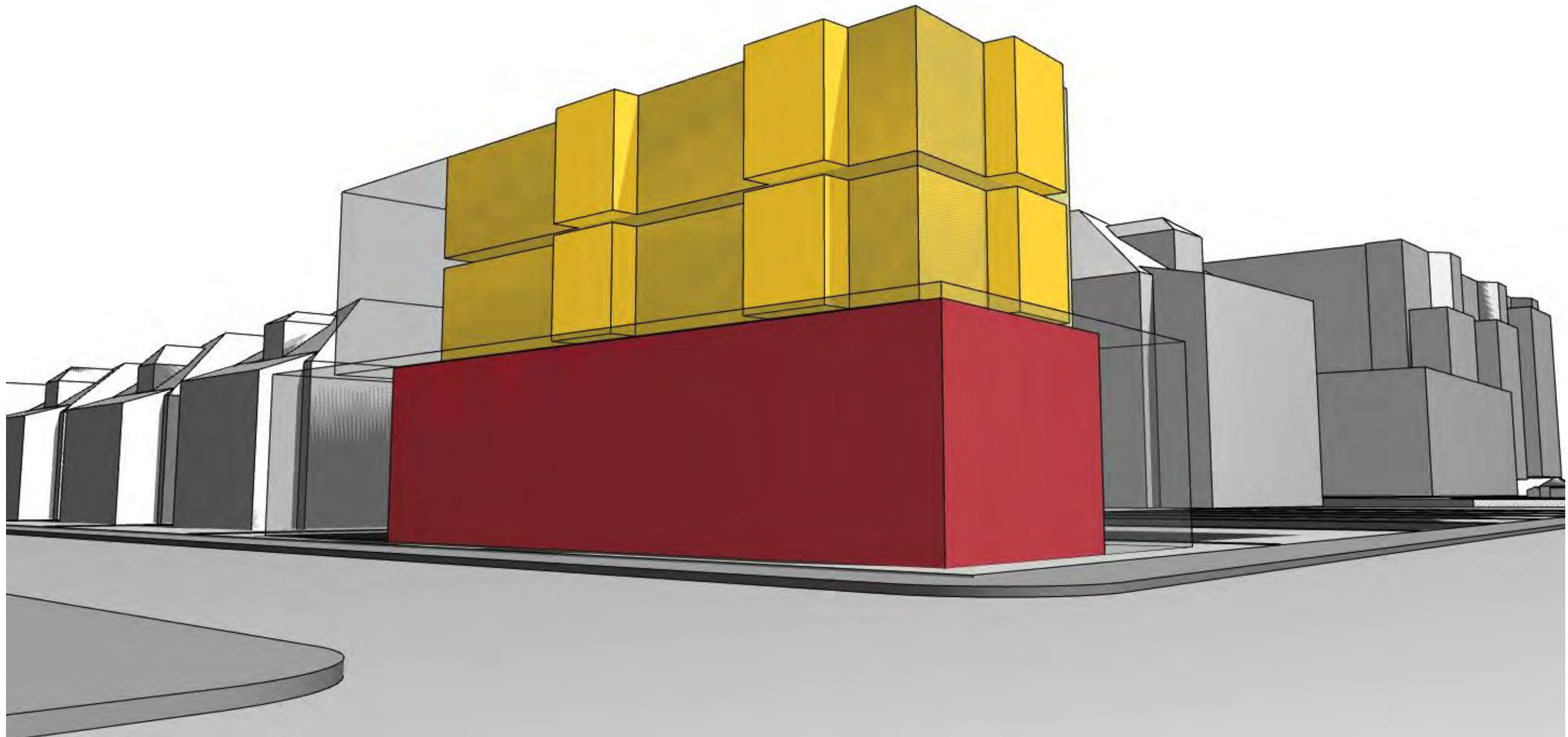
Residential Unit Count ~ 2 Units

- ✓ Full FAR achieved
- ✓ Conforms to all setbacks
- ✓ Parking within setbacks

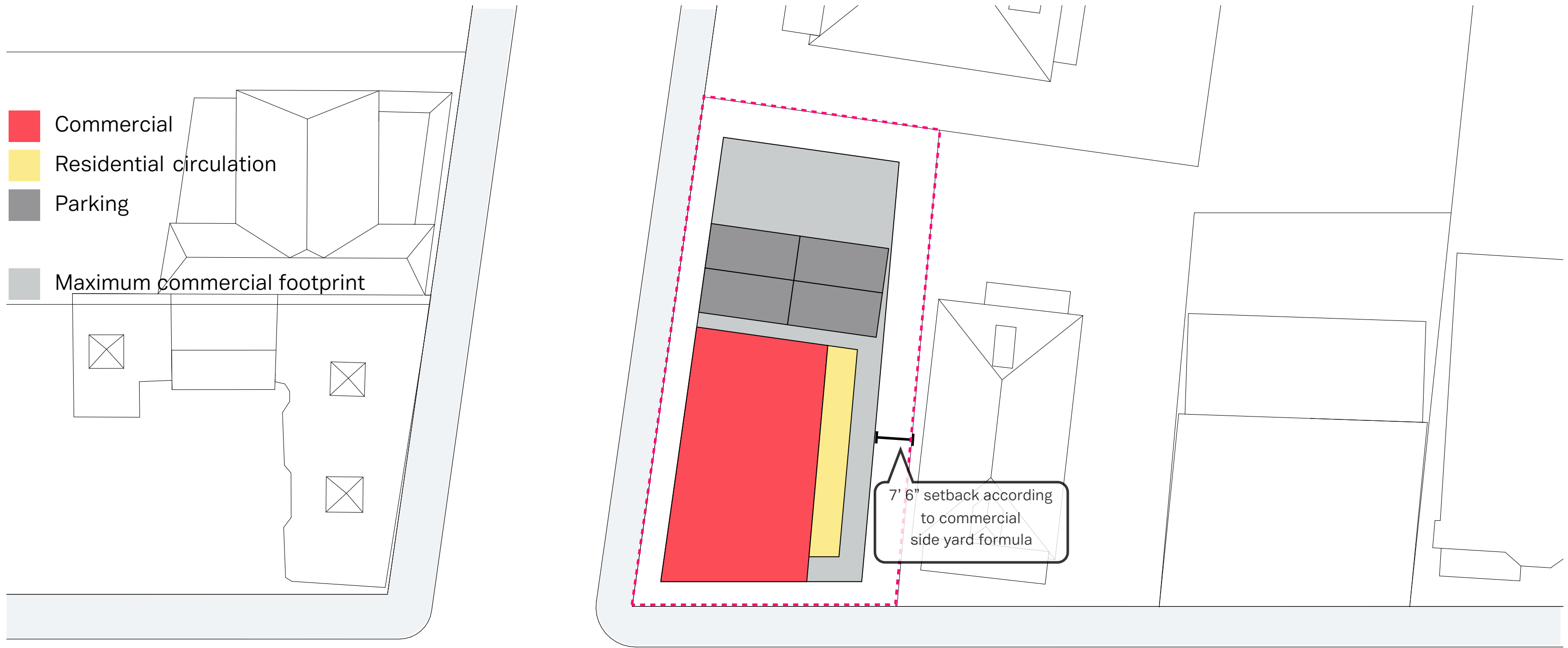


Scheme 1A Massing





Scheme 1A Perspective



Scheme 1B Ground Floor Plan Diagram

Site Area= 5,018 sq ft

Allowed GFA= 4,181 sq ft

Achieved GFA= 4,155 sq ft

Allowed FAR= .83

Achieved FAR= .83

Commercial= 1,383 sq ft (33%)

Residential= 2,772 sq ft (67%)

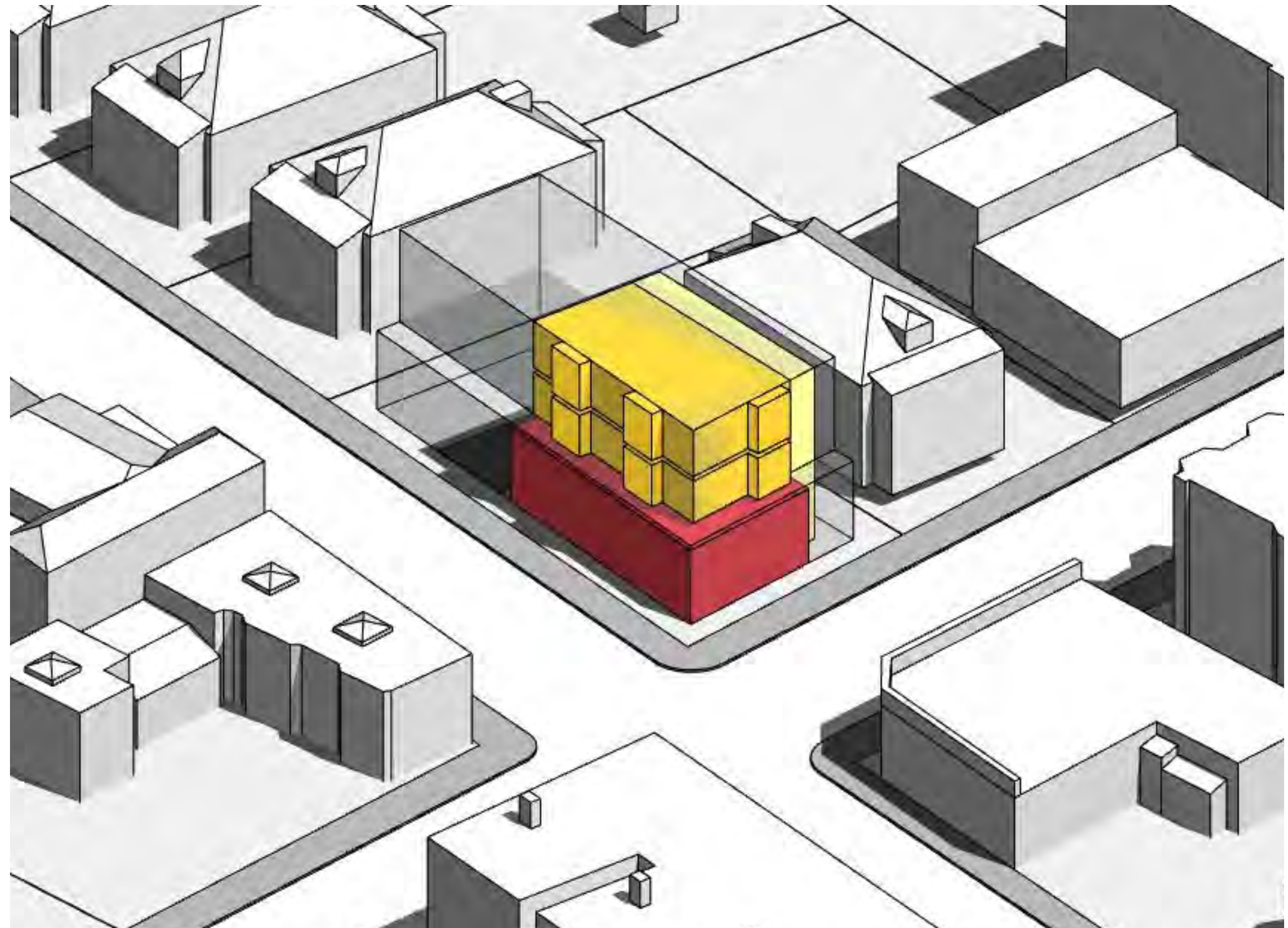
Residential Unit Count ~ 2 Units

✓ Full FAR achieved

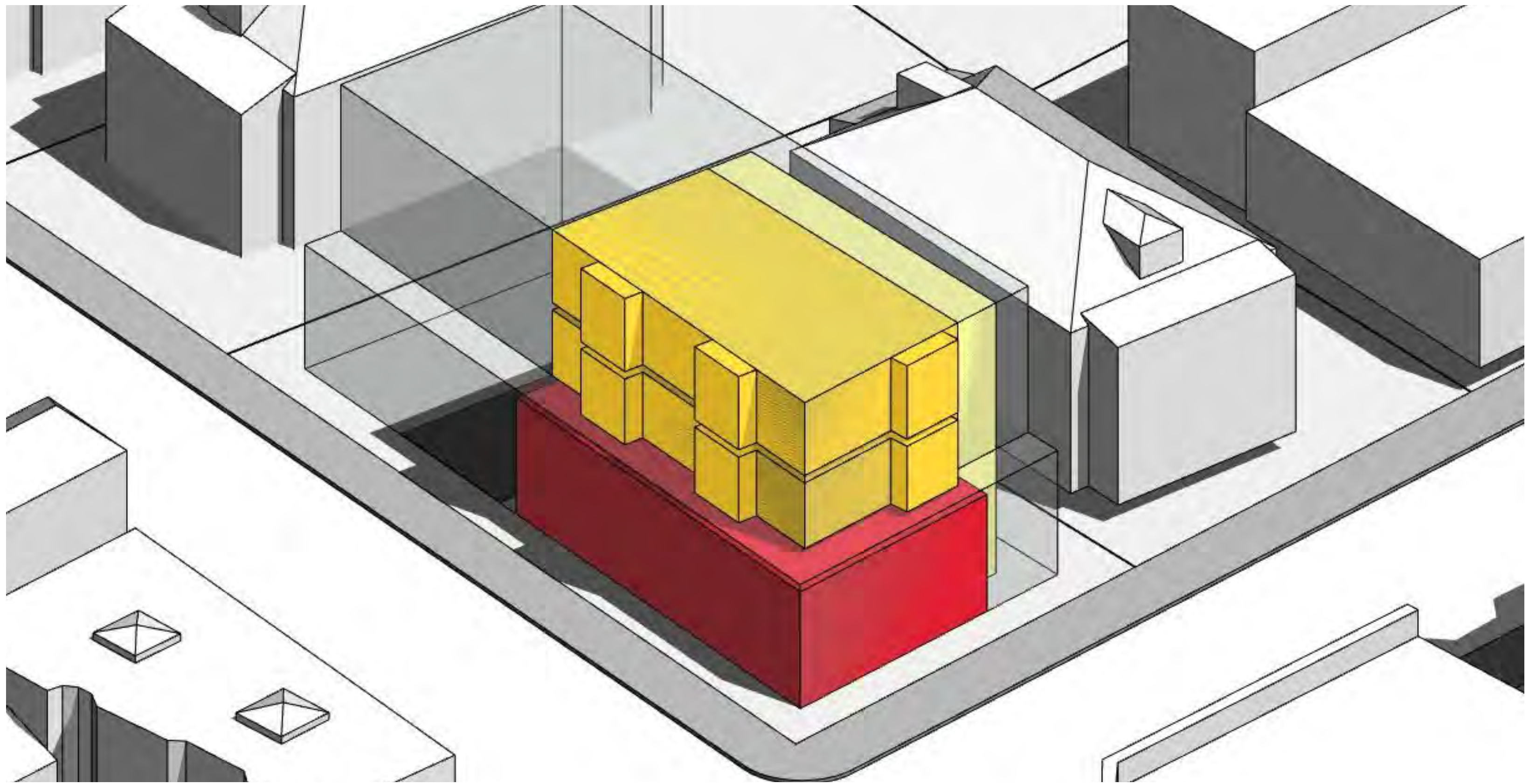
✓ Conforms to front setbacks

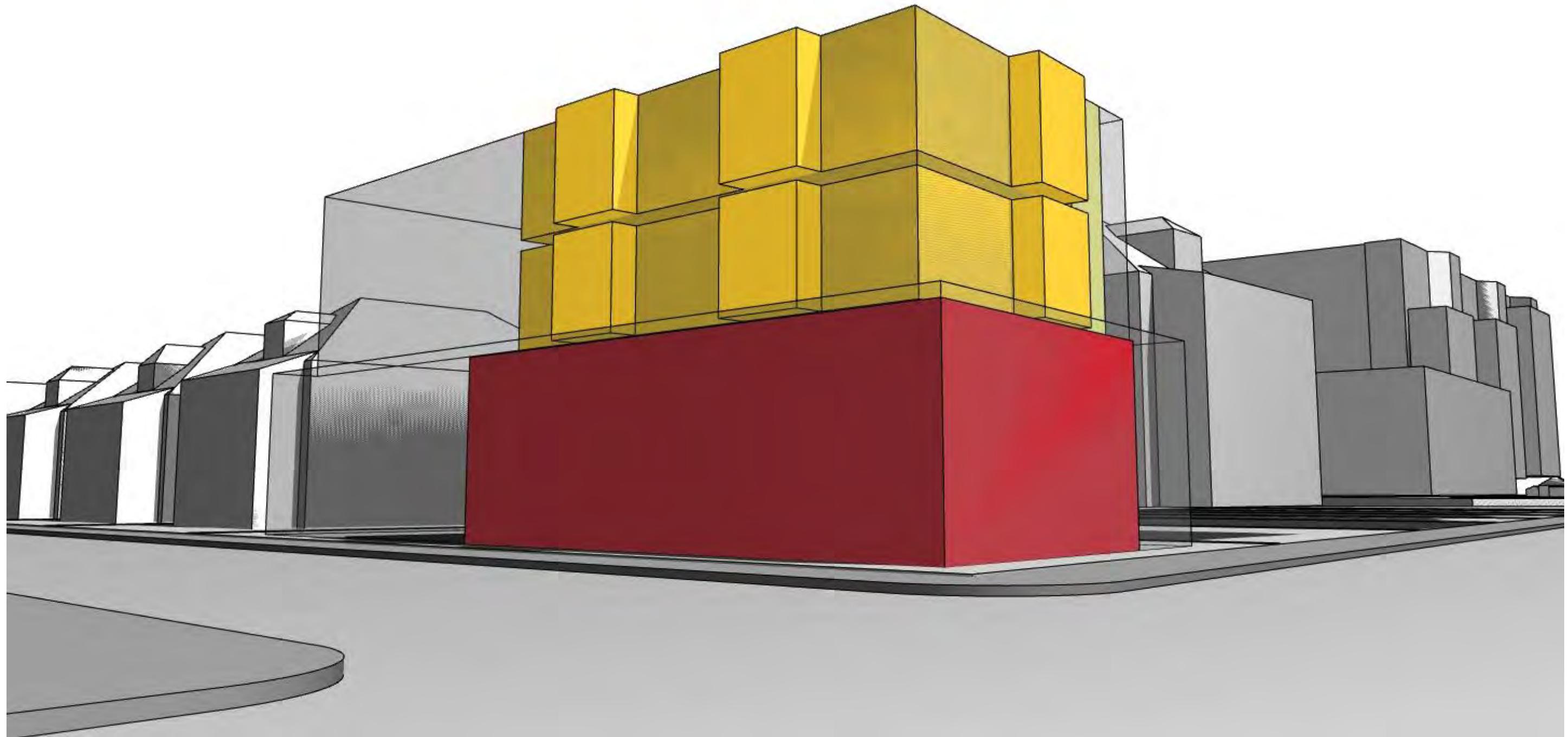
X Does not conform to side yard
formula $(H+L)/5$, but to 7' 6"

✓ Parking within setbacks



Scheme 1B Massing

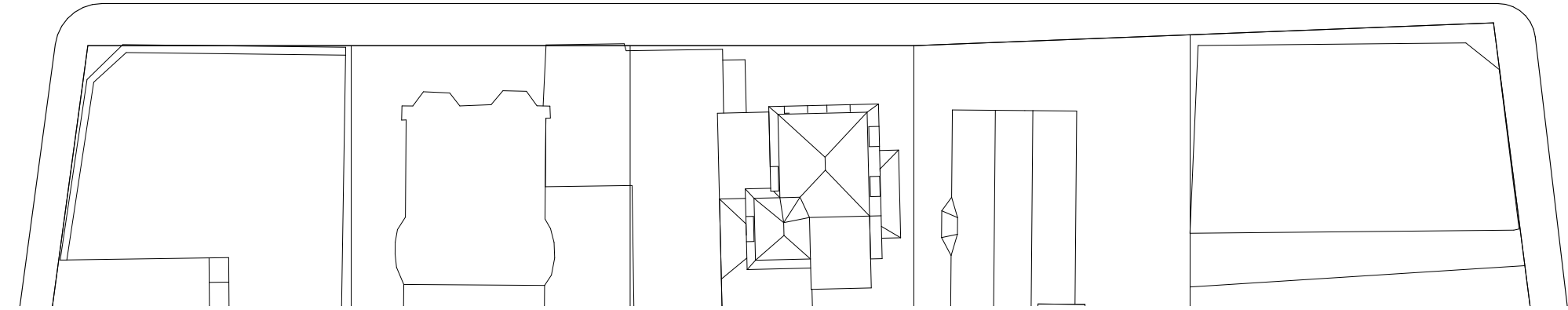
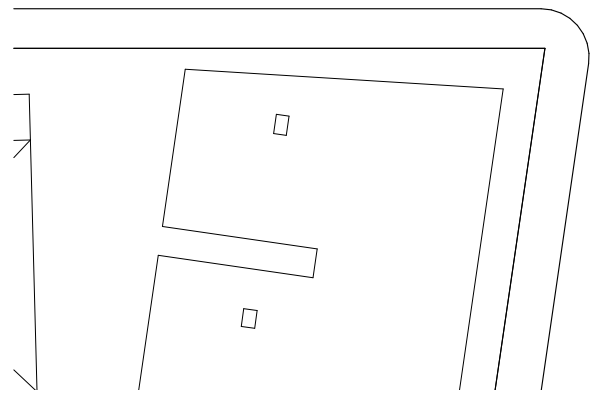
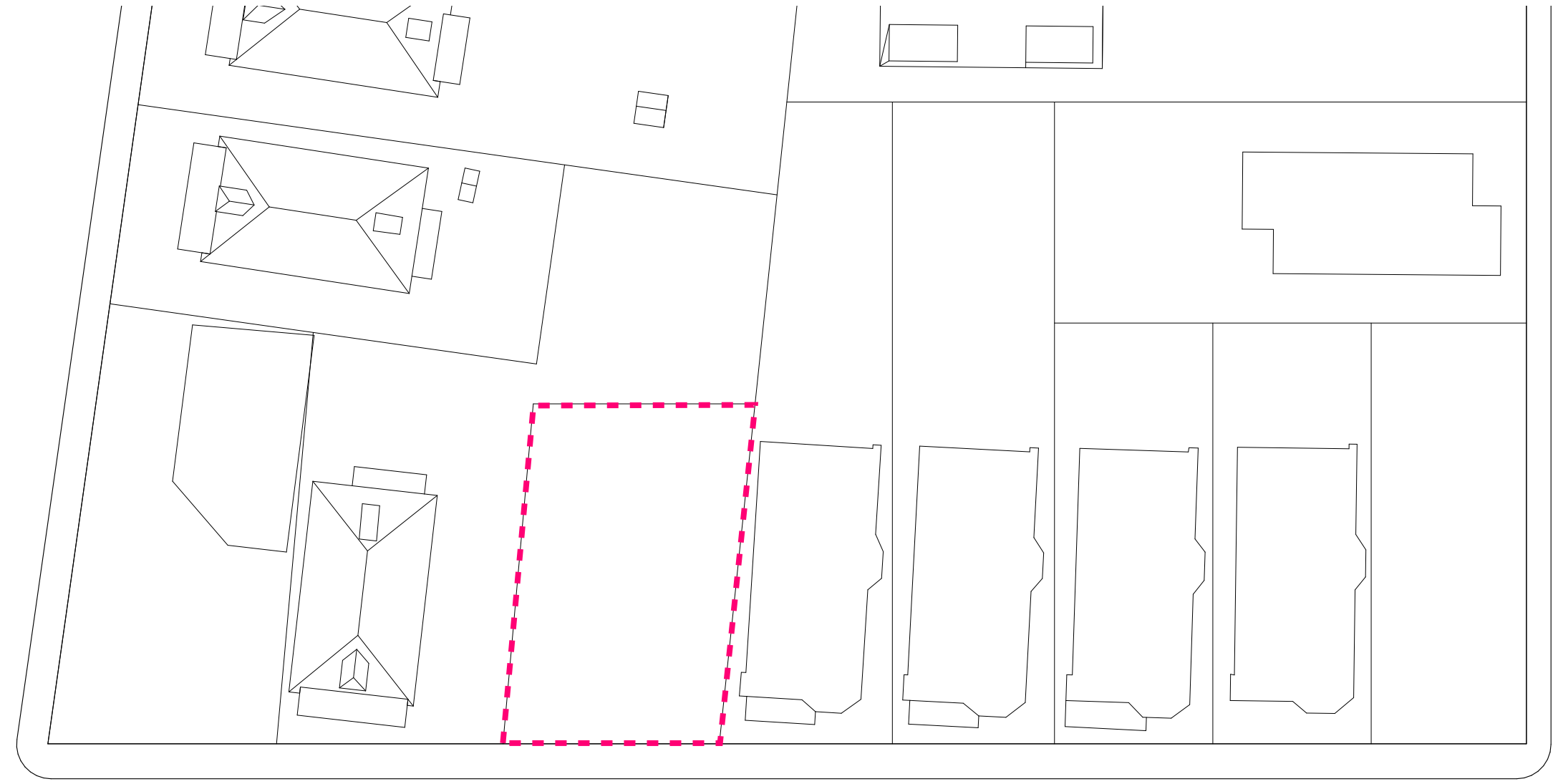
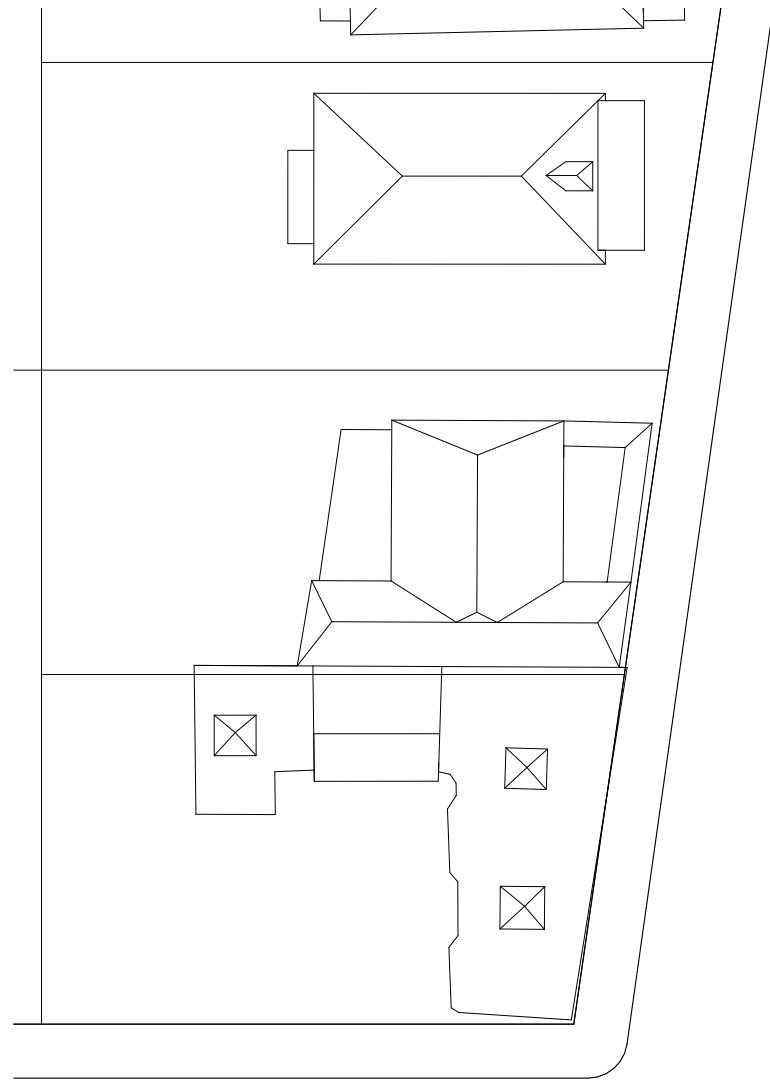




Scheme 1B Perspective

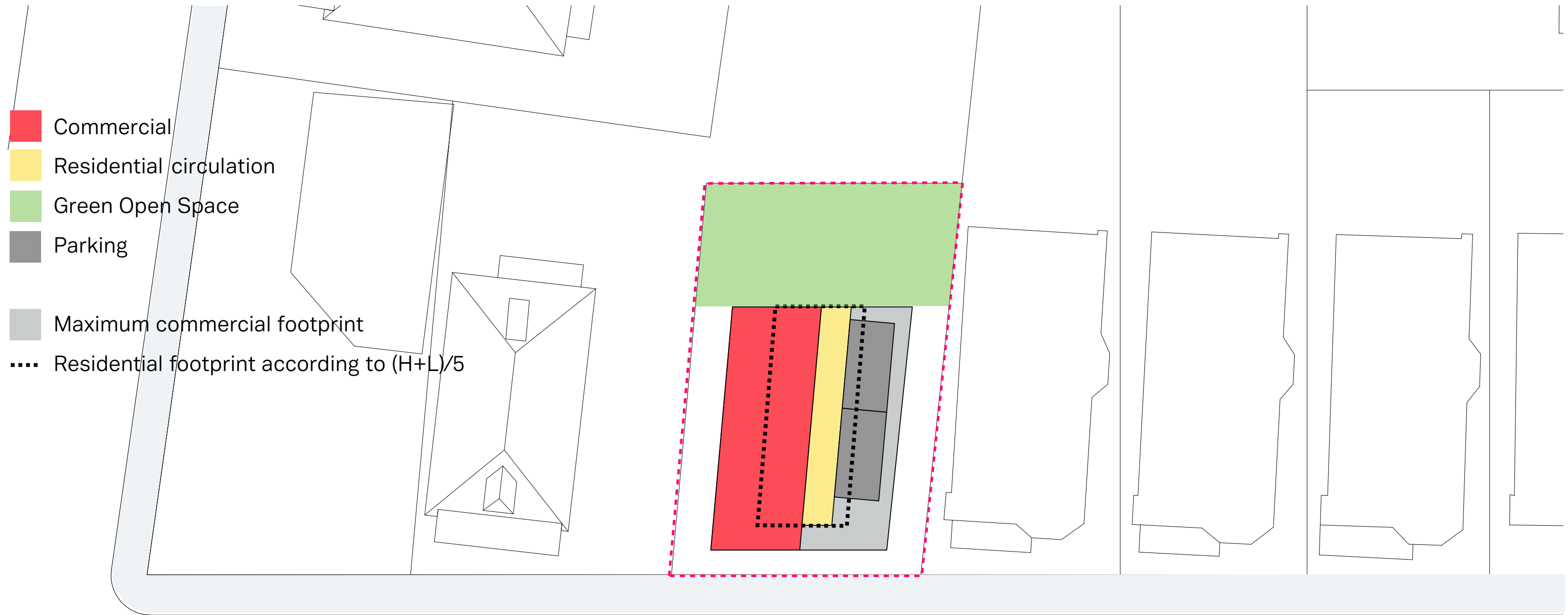


2. Interior Lot






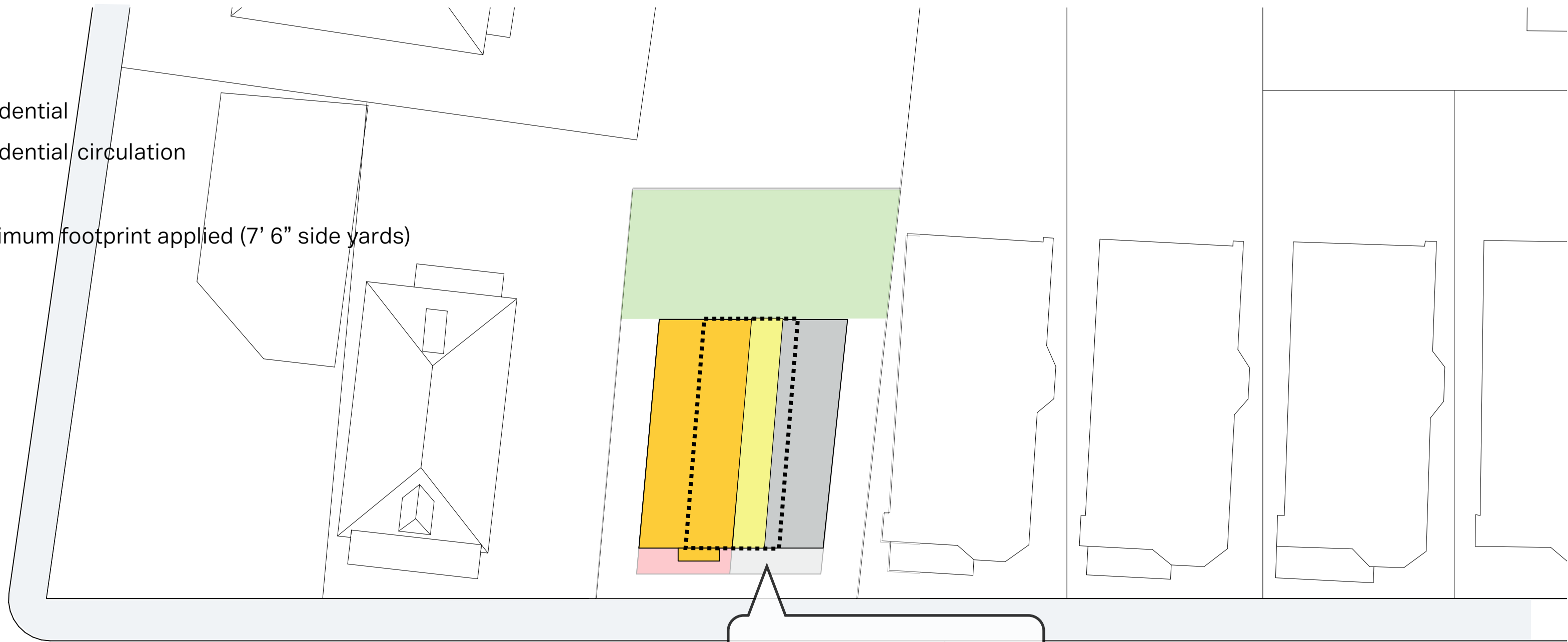
Scheme 2 Site Plan





Scheme 2A Ground Floor Plan Diagram

-  Residential
-  Residential circulation
-  Maximum footprint applied (7' 6" side yards)



Maximum residential footprint according to side yard formula $(H+L)/5$ would be very restrictive

Scheme 2A Second Floor Plan Diagram

Site Area= 4,034 sq ft

Allowed GFA= 3,301 sq ft

Achieved GFA= 3,290 sq ft

Allowed FAR= .82

Achieved FAR= .82

Commercial= 900 sq ft (27%)

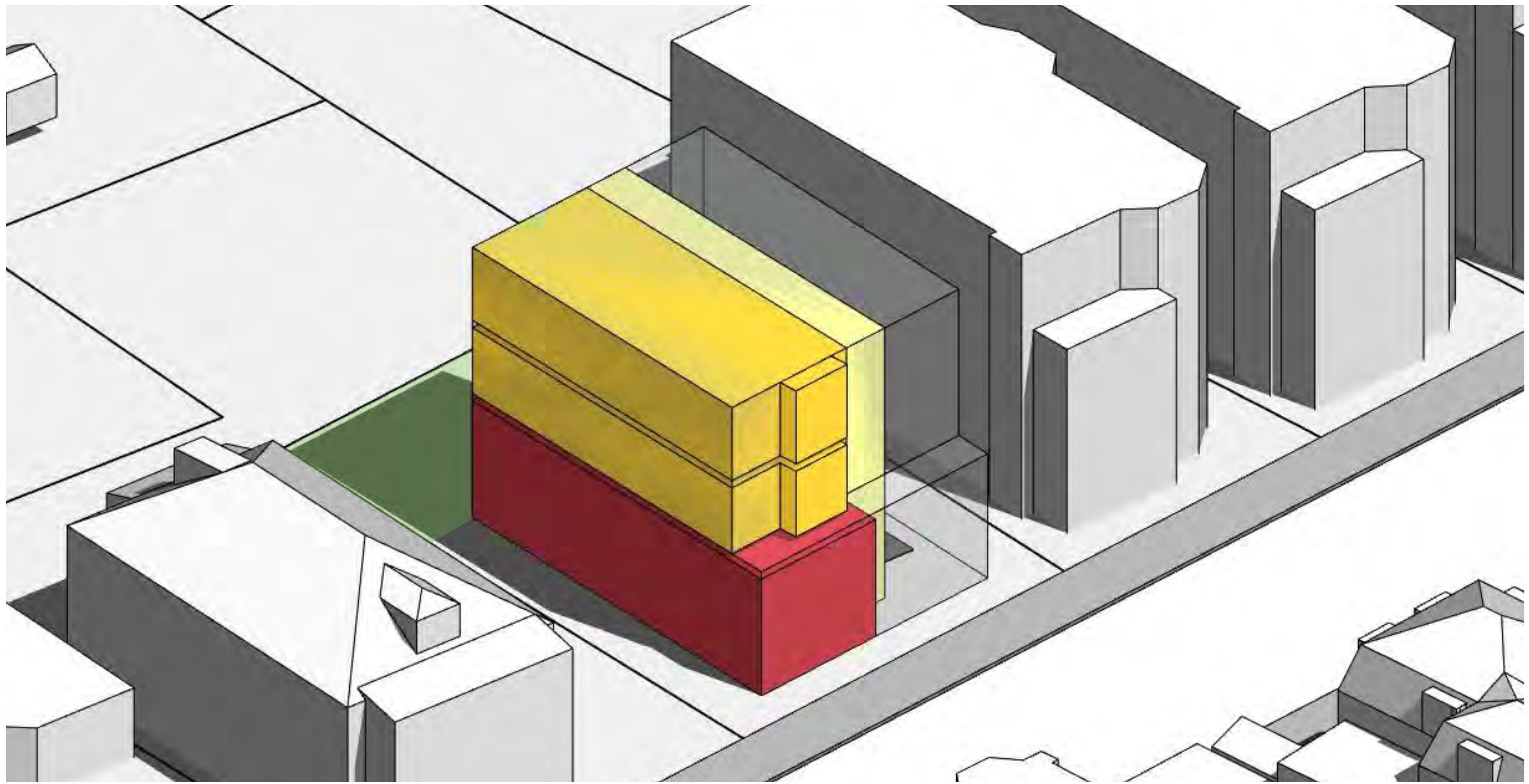
Residential= 2,390 sq ft (73%)

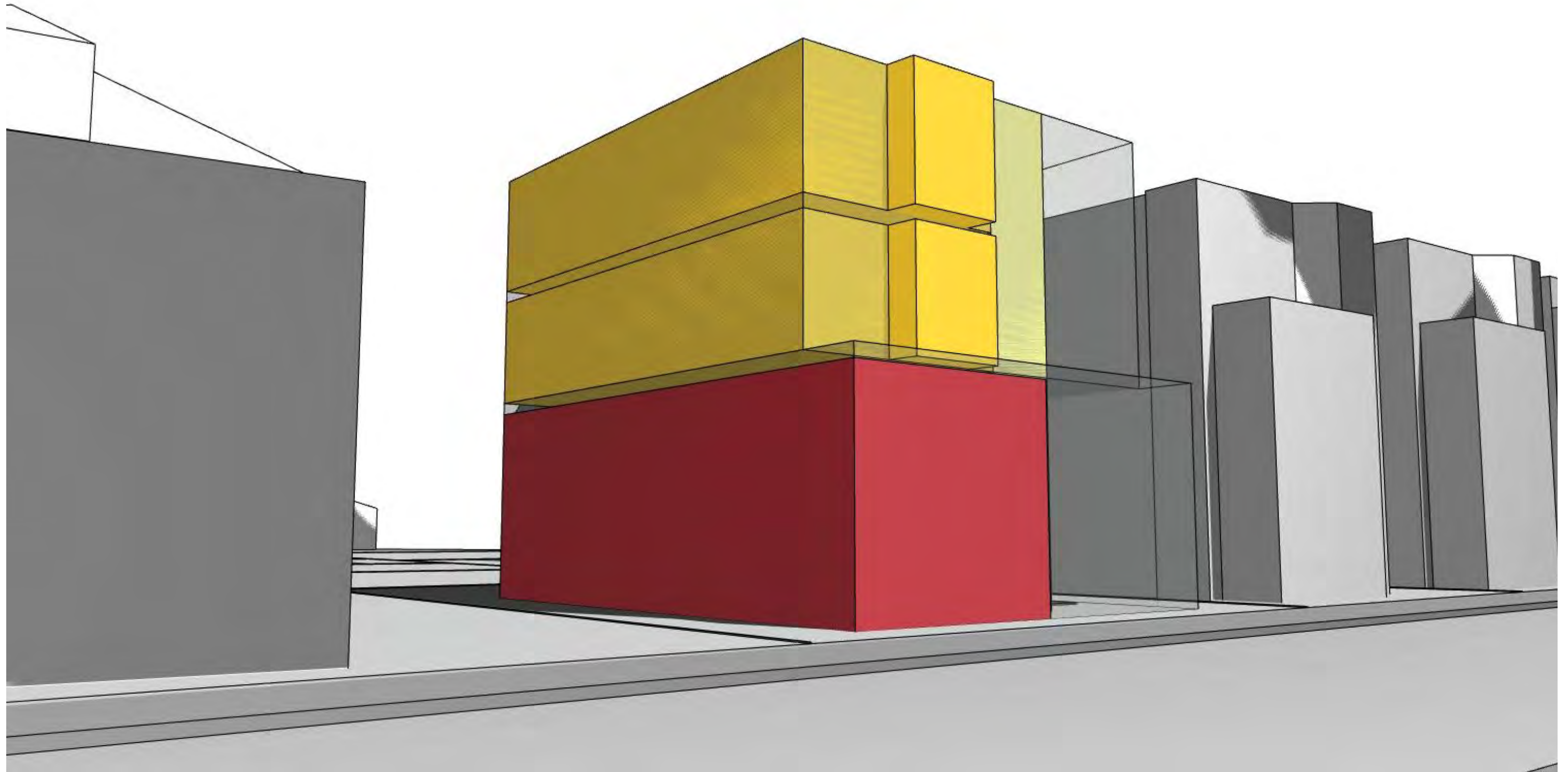
Residential Unit Count ~ 2 Units

- ✓ Full FAR achieved
- ✓ Conforms to front & rear setbacks
- X Does not conform to side yard formula $(H+L)/5$, but to 7' 6"
- ✓ Side yard tandem parking



Scheme 2A Massing





Scheme 2A Perspective



Scheme 2B Ground Floor Plan Diagram

Site Area= 4,034 sq ft

Allowed GFA= 3,243 sq ft

Achieved GFA= 3,240 sq ft

Allowed FAR= .80

Achieved FAR= .80

Commercial= 700 sq ft (22%)

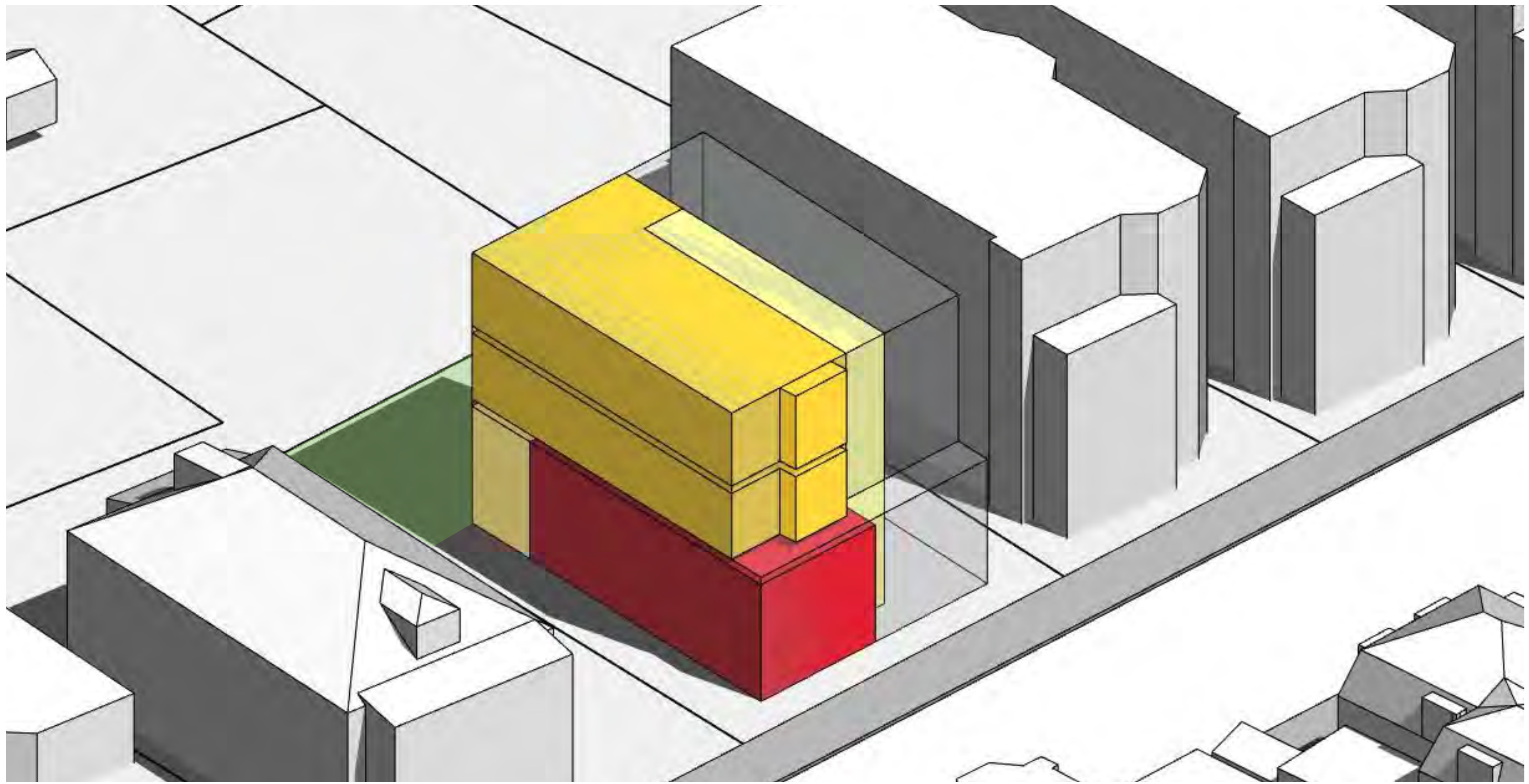
Residential= 2,540 sq ft (78%)

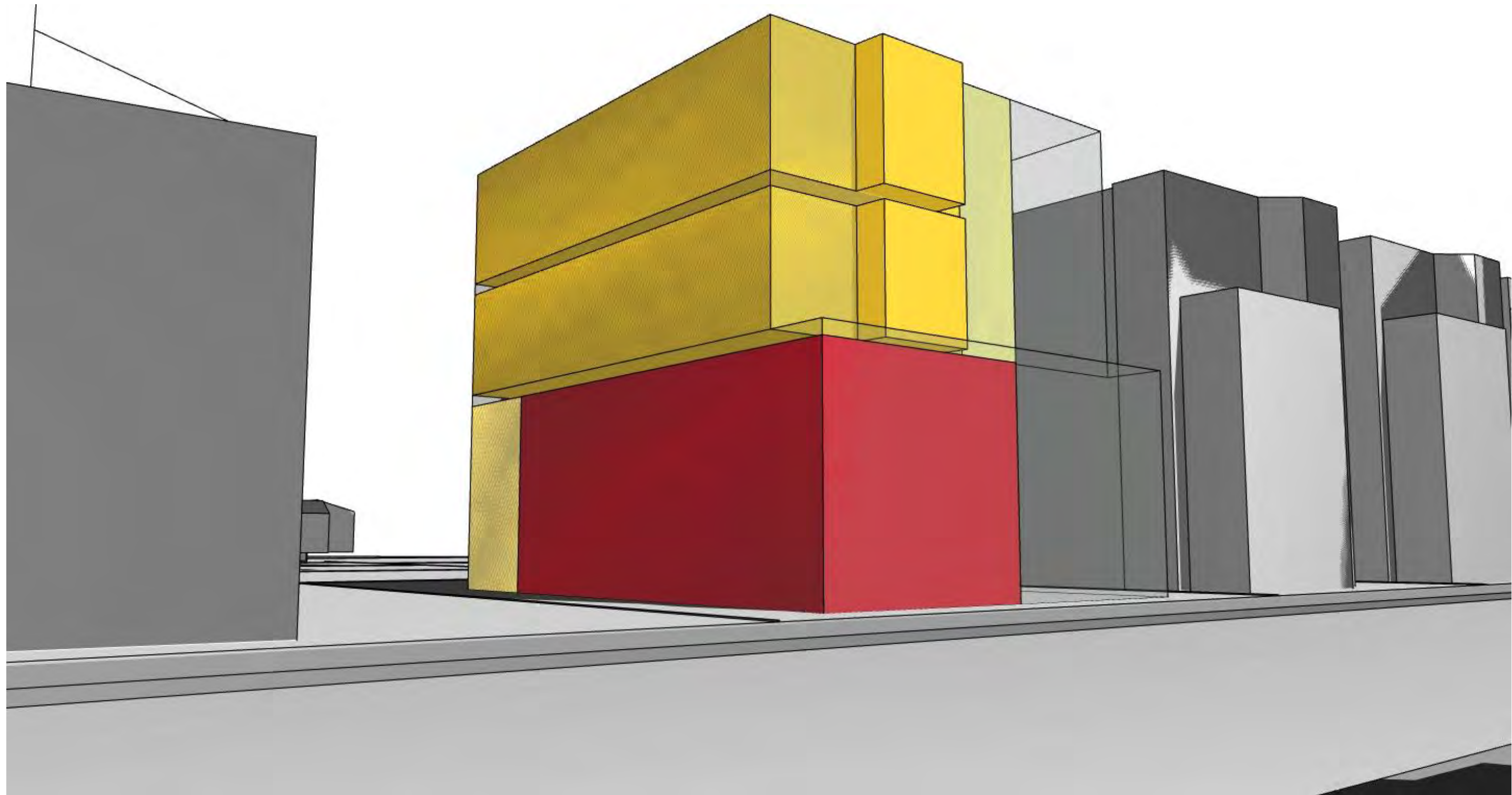
Residential Unit Count ~ 2 Units

- ✓ Full FAR achieved
- ✓ Conforms to front & rear setbacks
- X Does not conform to side yard formula $(H+L)/5$, but to 7' 6"
- ✓ Garage behind 40 foot commercial zone

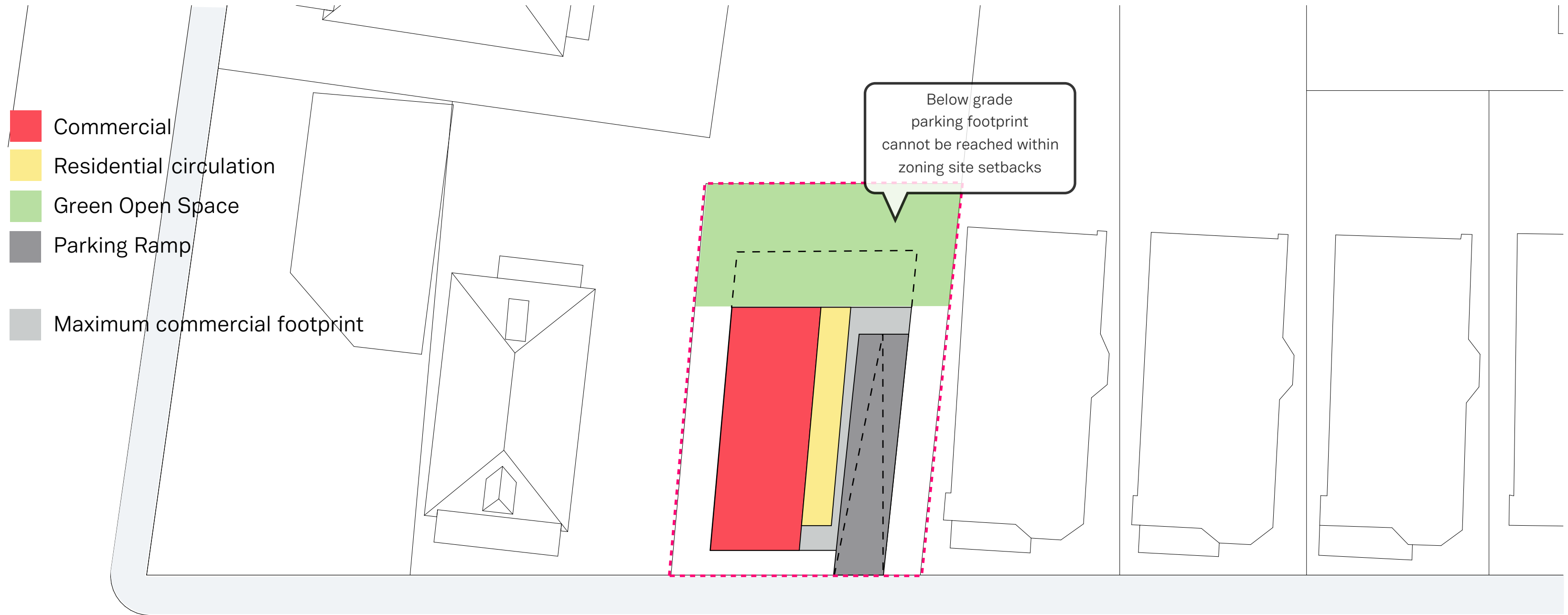


Scheme 2B Massing





Scheme 2B Perspective



Scheme 2C Ground Floor Plan Diagram

Site Area= 4,034 sq ft

Allowed GFA= 3,296 sq ft

Achieved GFA= 3,296 sq ft

Allowed FAR= .82

Achieved FAR= .82

Commercial= 885 sq ft (27%)

Residential= 2,411 sq ft (73%)

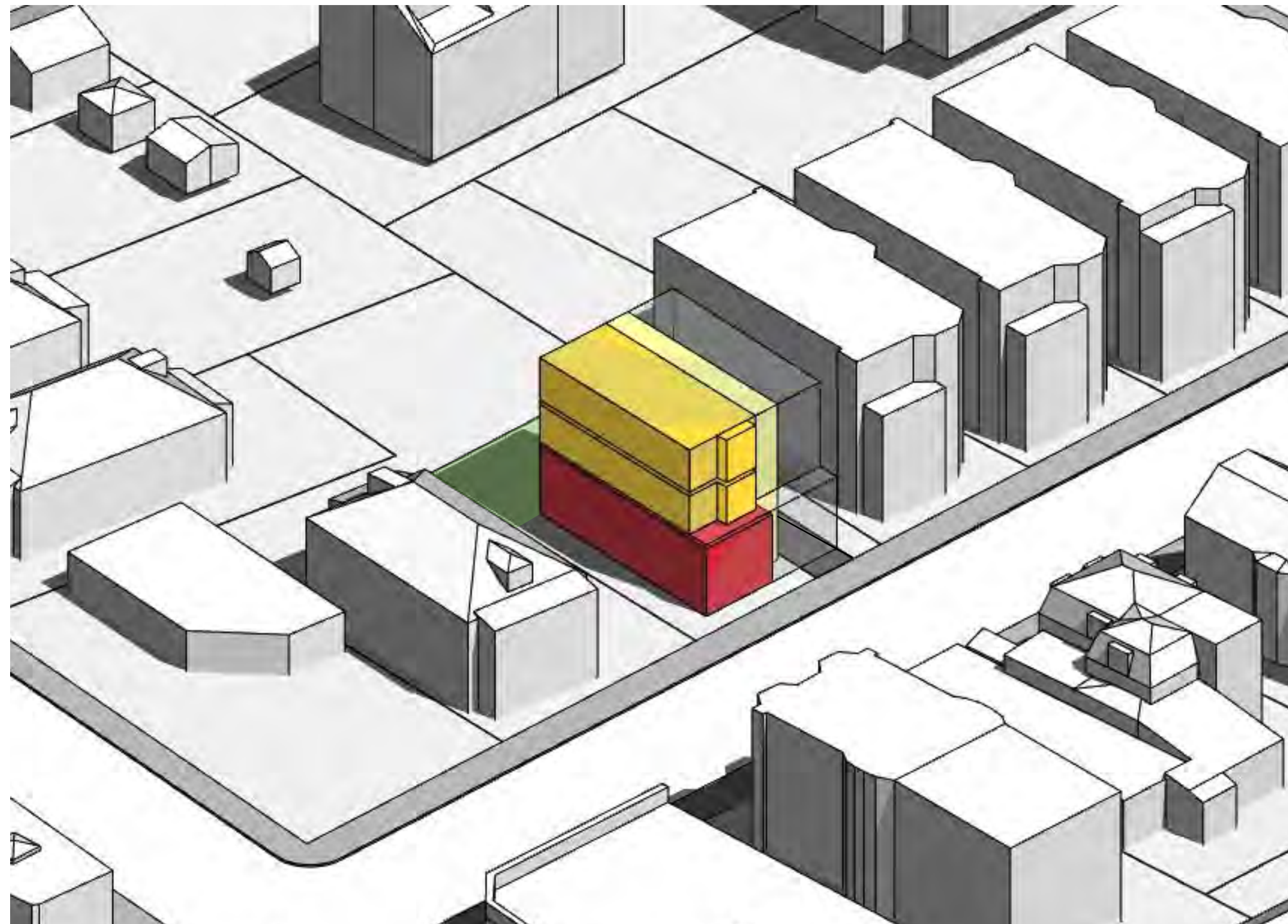
Residential Unit Count ~ 2 Units

✓ Full FAR achieved

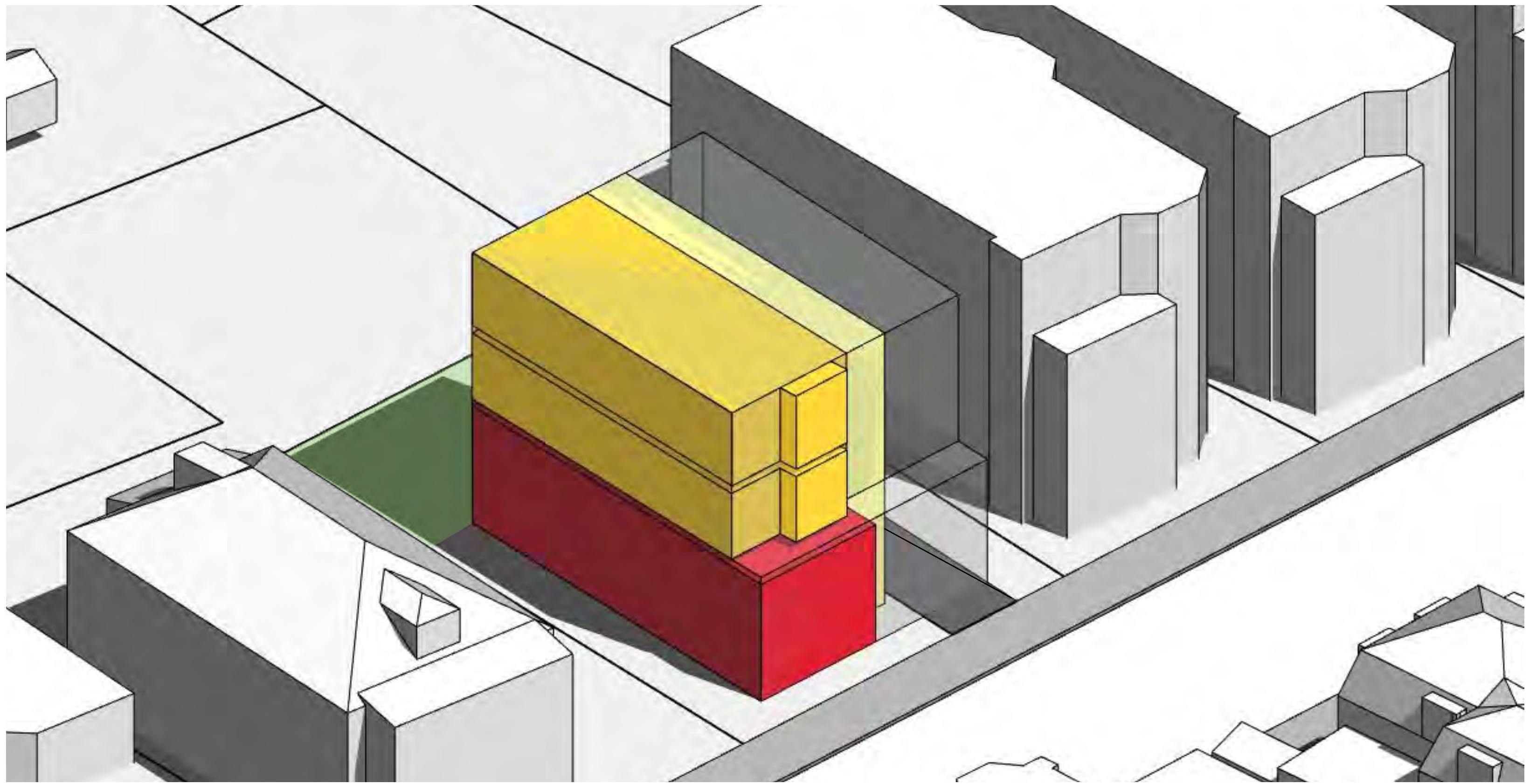
✓ Conforms to front & rear setbacks

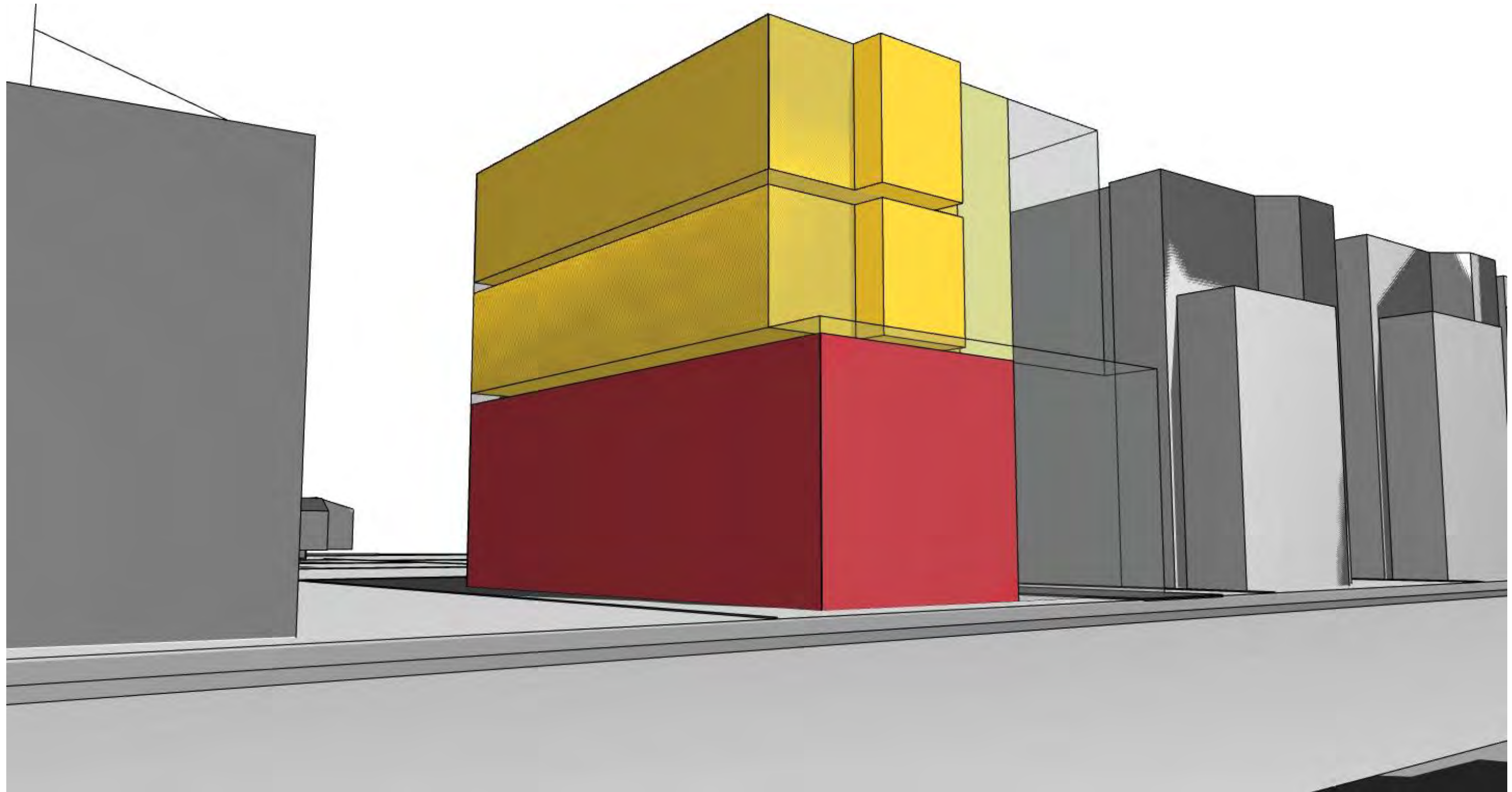
X Does not conform to side yard formula $(H+L)/5$, but to 7' 6"

✓ Parking below grade not possible within setbacks



Scheme 2C Massing

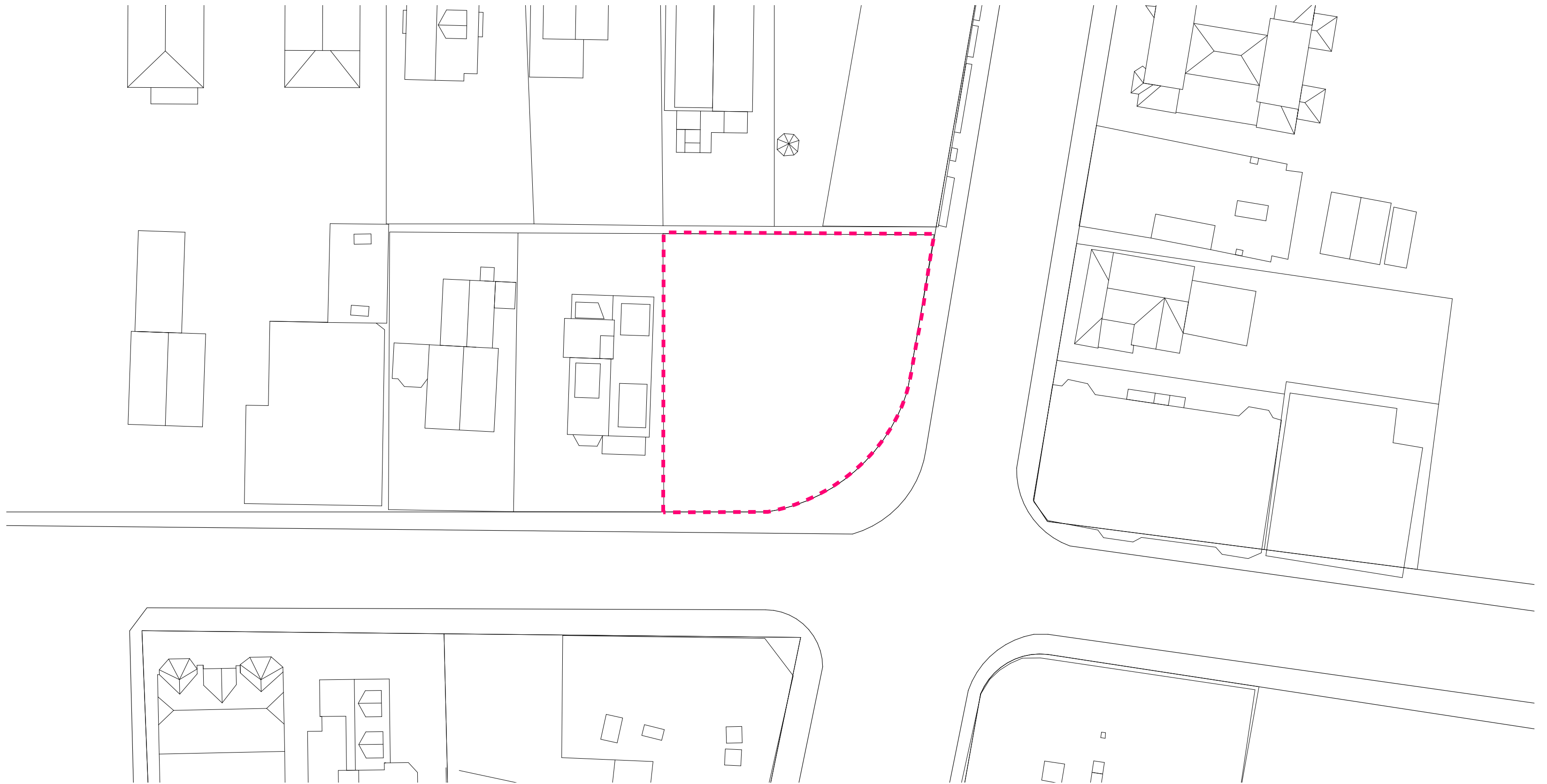




Scheme 2C Perspective

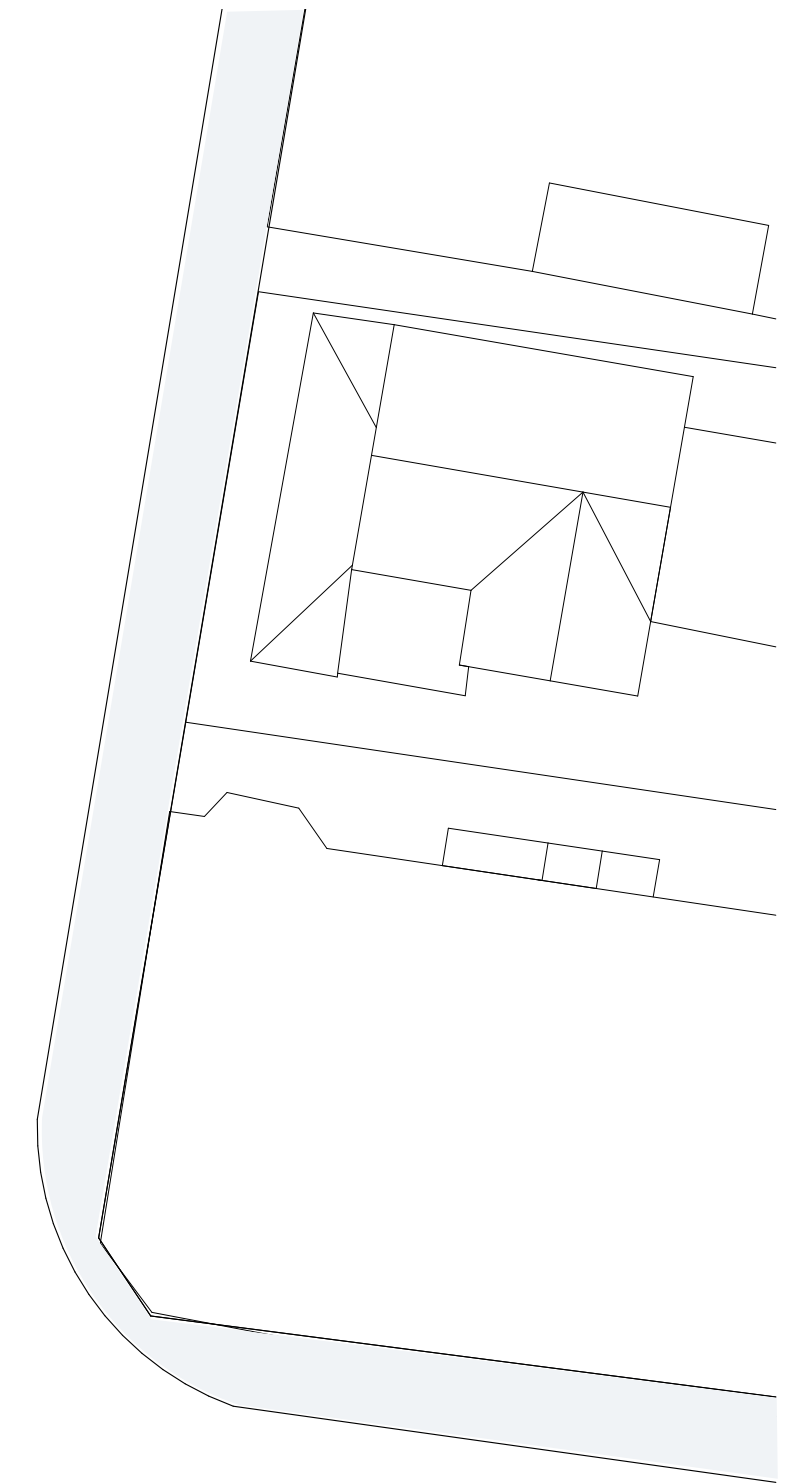
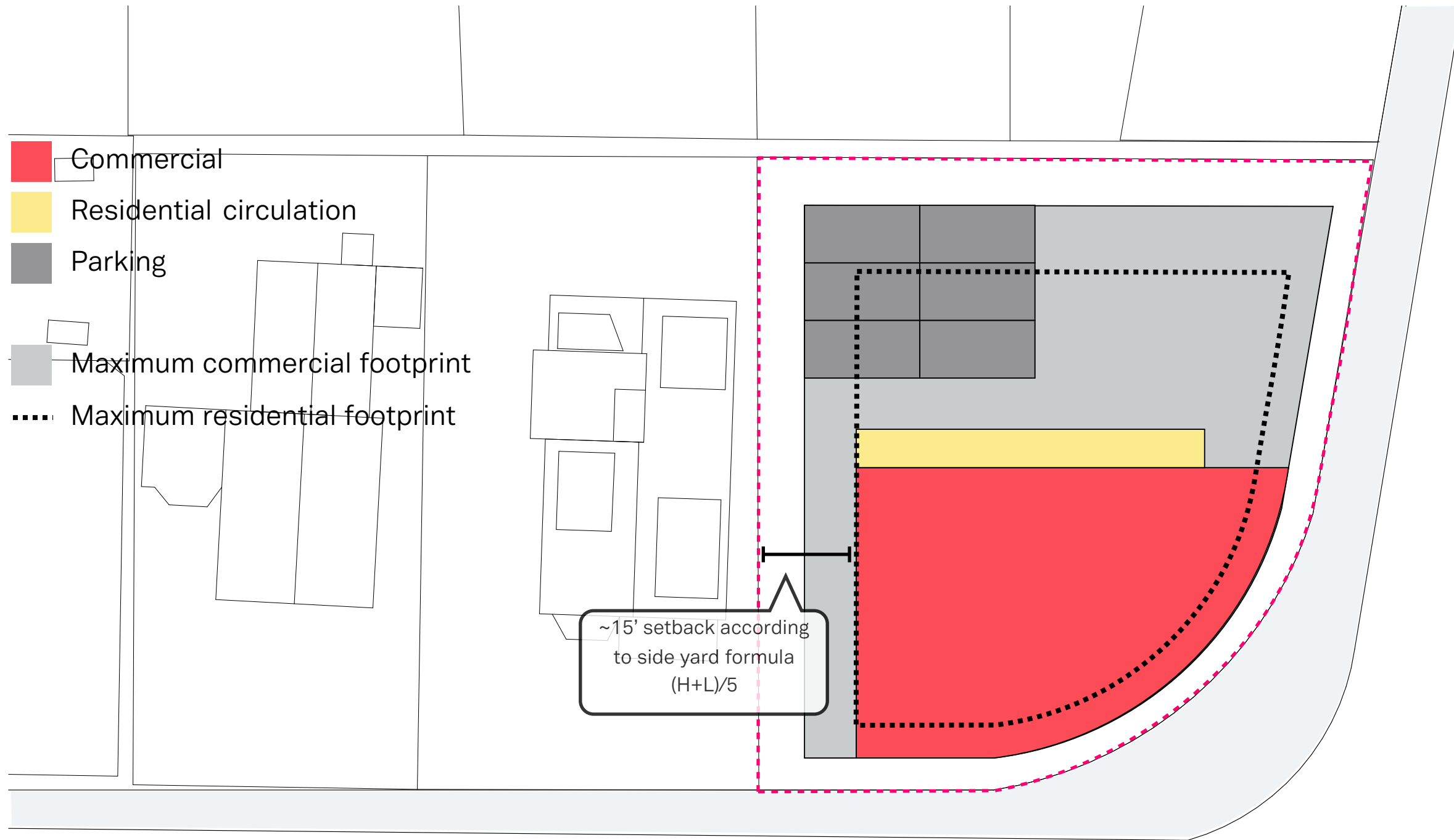


3. Rounded Corner Lot

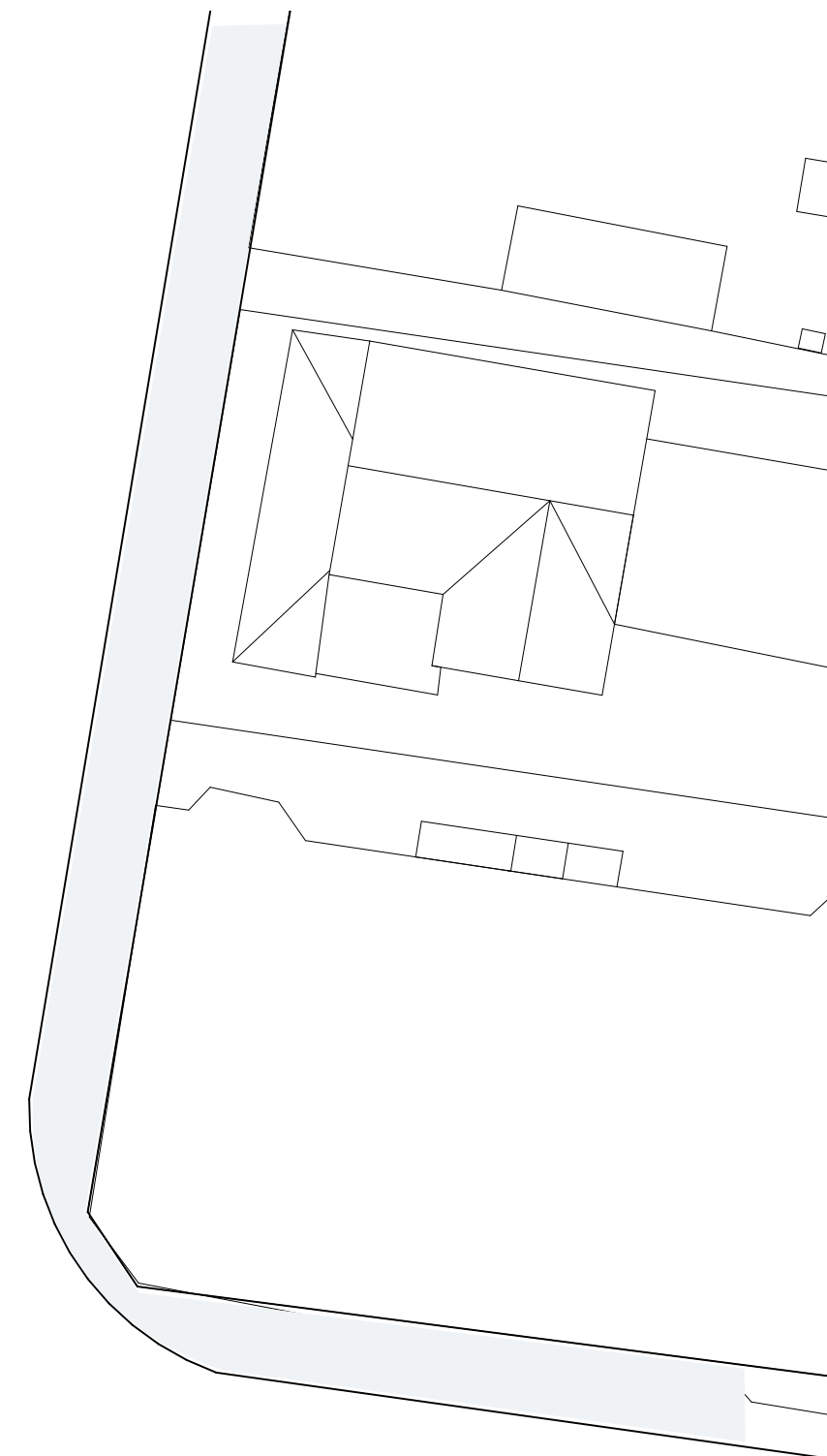


Scheme 3 Site Plan





Scheme 3A Ground Floor Plan Diagram



Scheme 3A Second Floor Plan Diagram

Site Area= 8,160 sq ft

Allowed GFA= 6,866 sq ft

Achieved GFA= 6,840 sq ft

Allowed FAR= .84

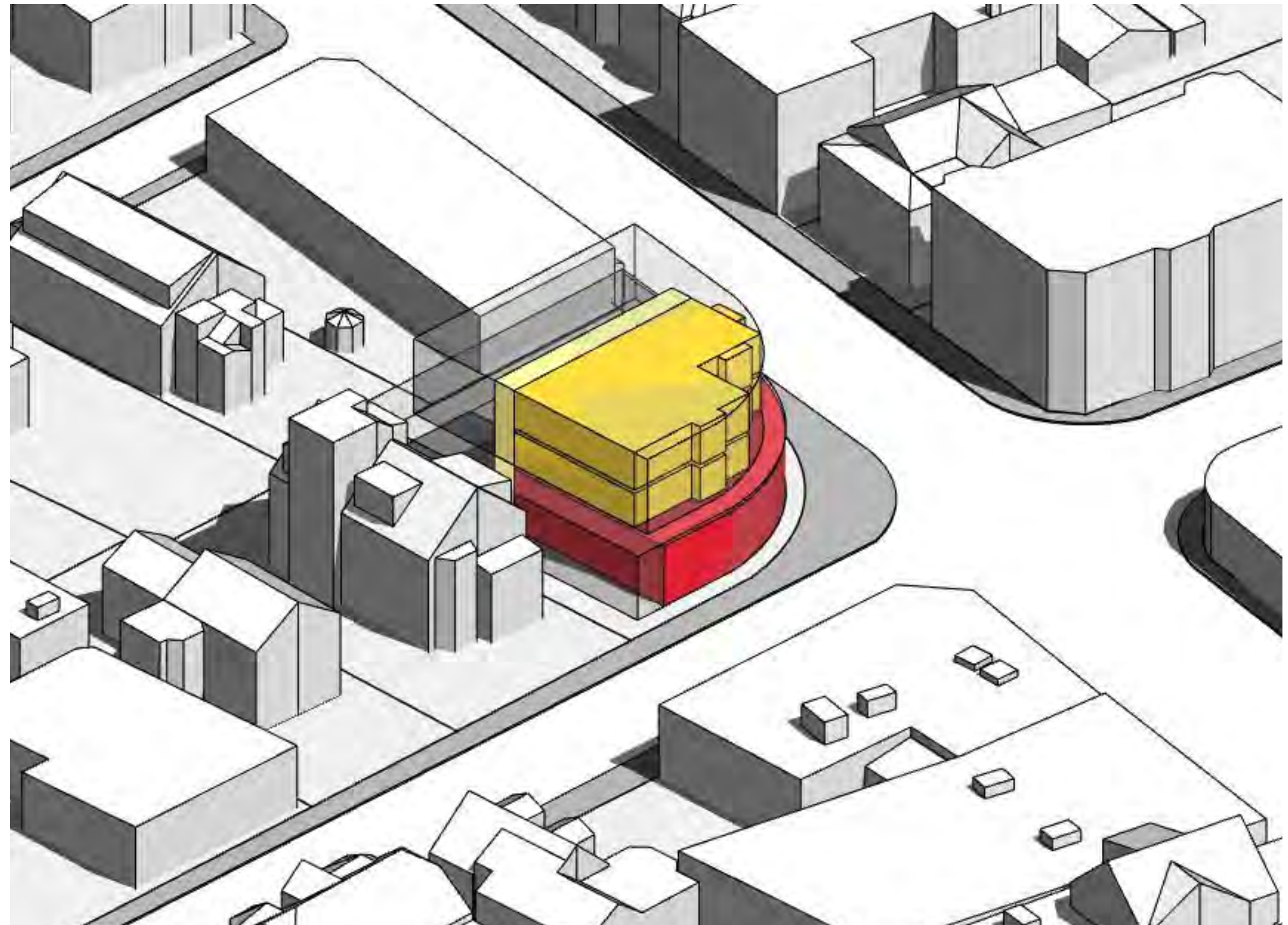
Achieved FAR= .84

Commercial= 2,502 sq ft (37%)

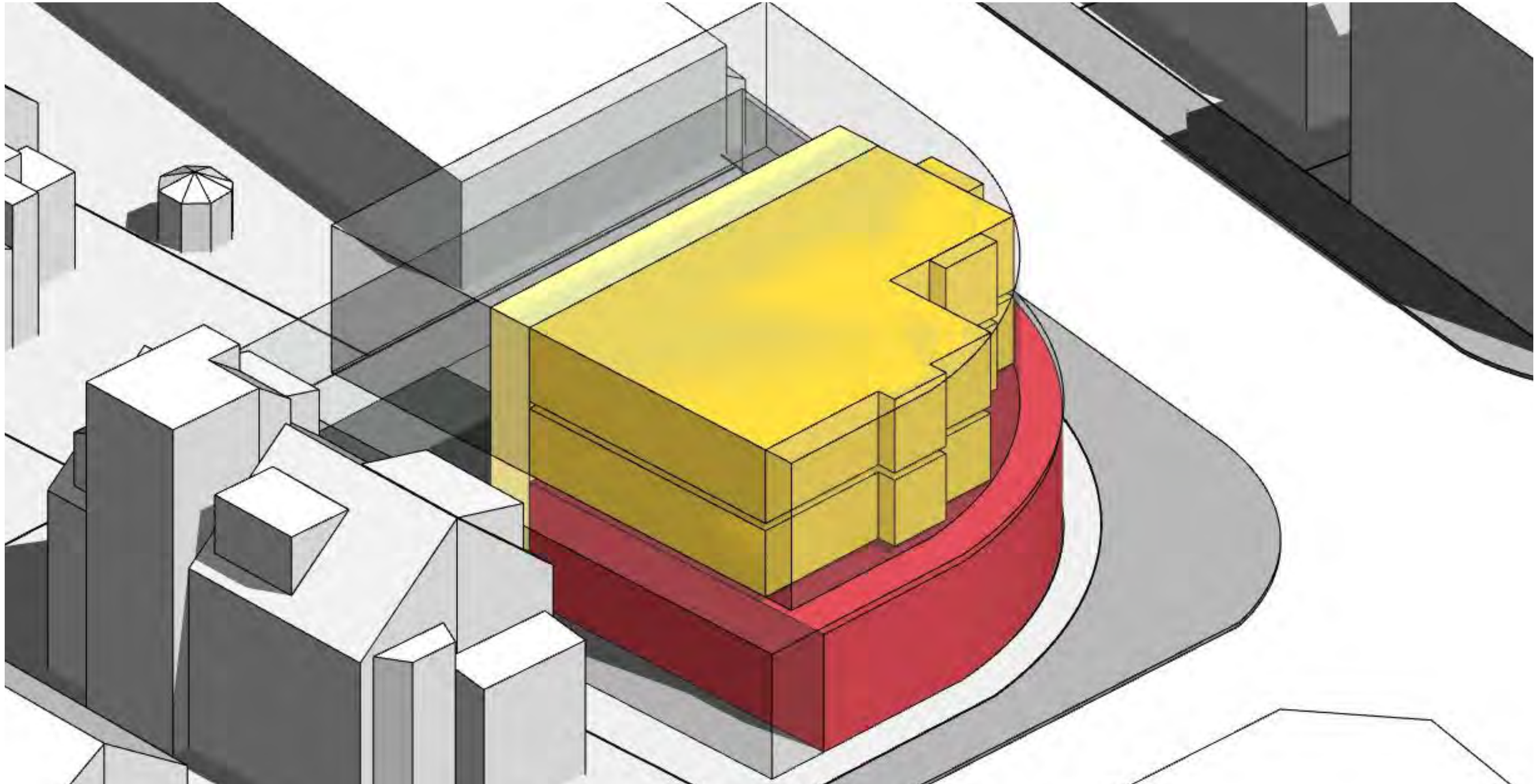
Residential= 4,338 sq ft (63%)

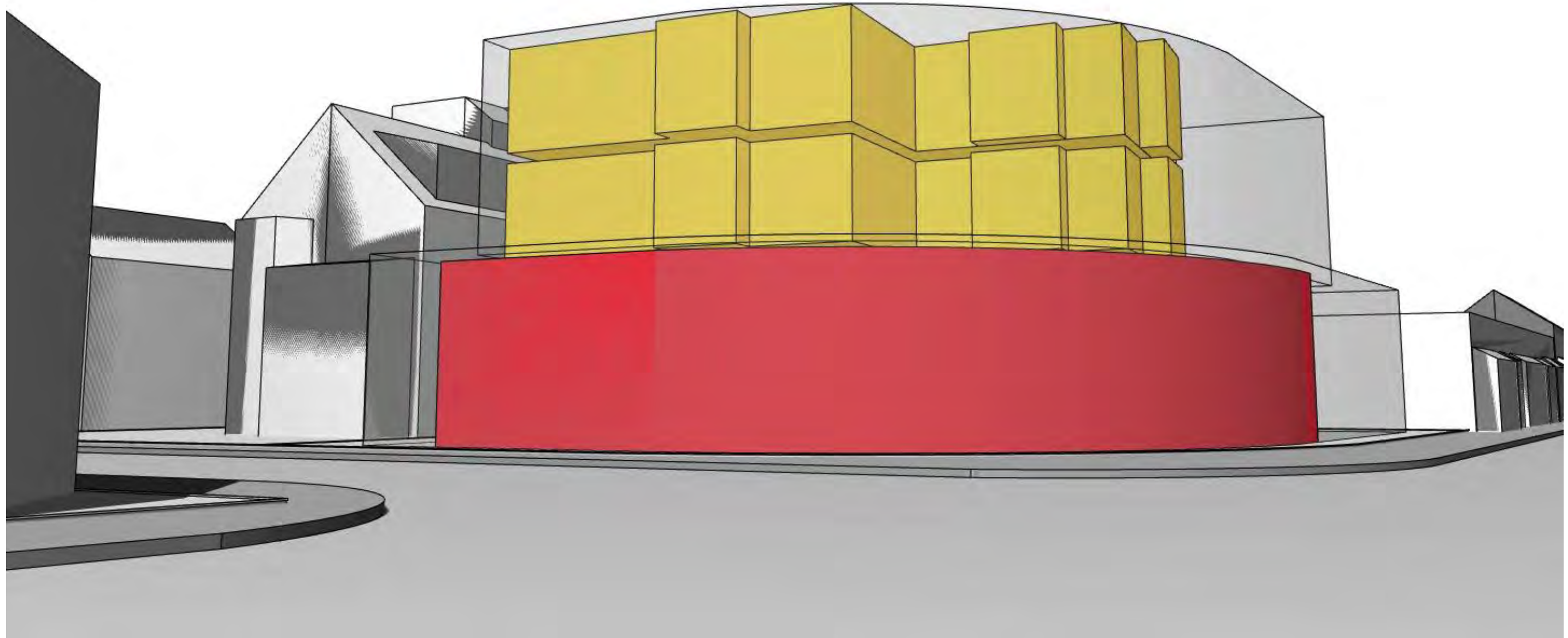
Residential Unit Count ~ 2 Larger
Units or 4 Smaller Units

- ✓ Full FAR achieved
- ✓ Conforms to all setbacks
- ✓ Parking within setbacks

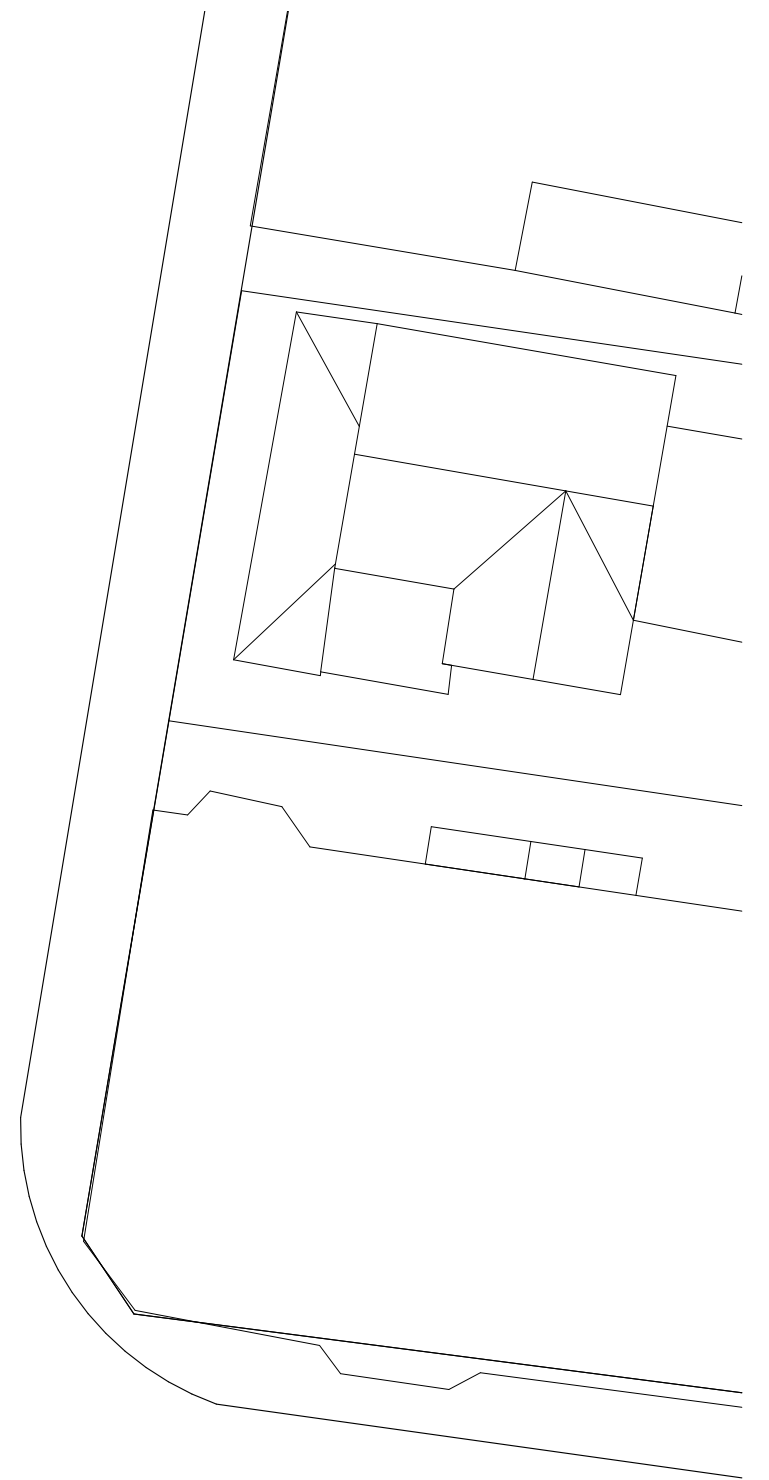
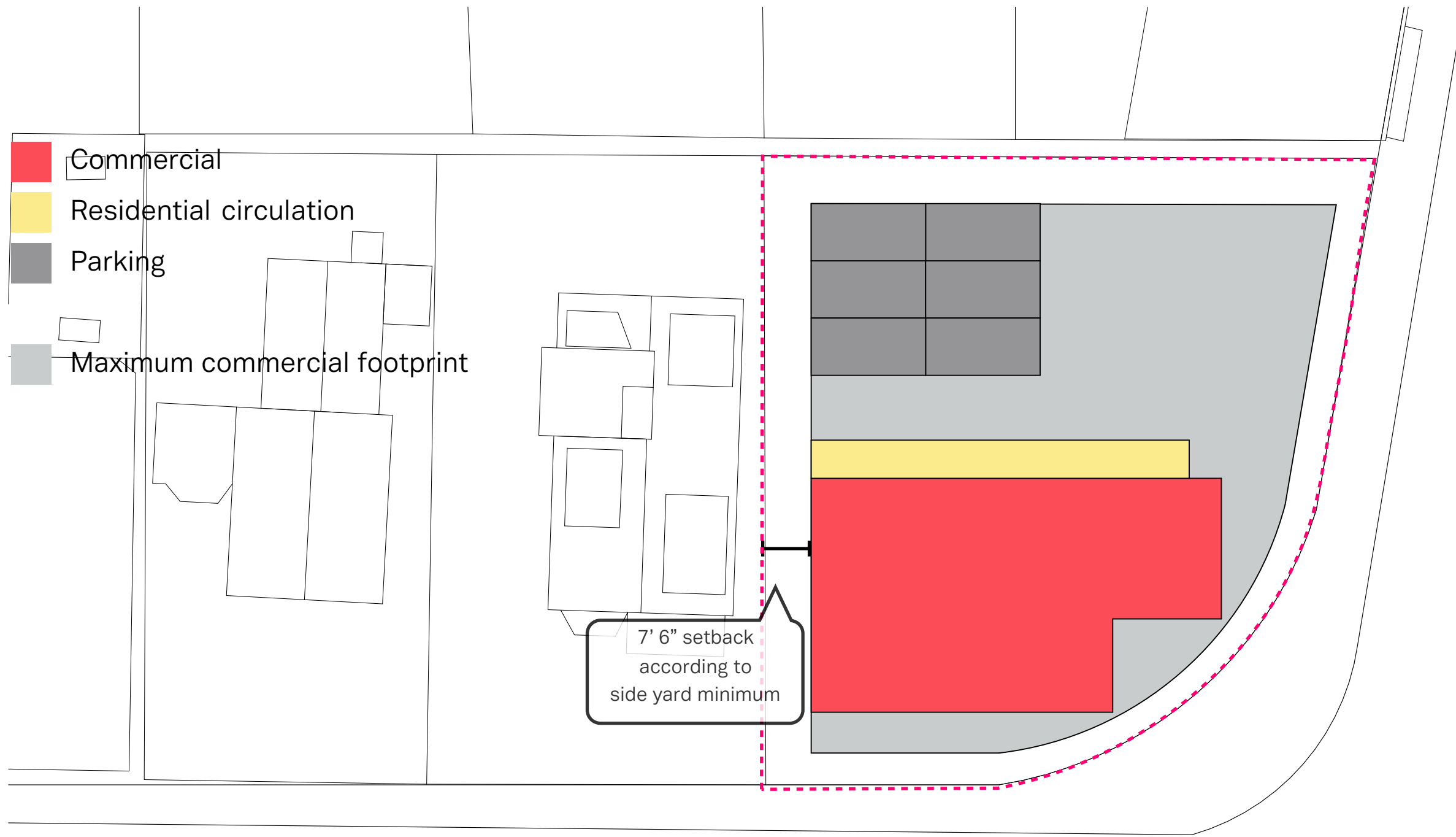


Scheme 3A Massing





Scheme 3A Perspective



Scheme 3B Ground Floor Plan Diagram

Site Area= 8,160 sq ft

Allowed GFA= 6,762 sq ft

Achieved GFA= 6,743 sq ft

Allowed FAR= .83

Achieved FAR= .83

Commercial= 2,121 sq ft (31%)

Residential= 4,622 sq ft (69%)

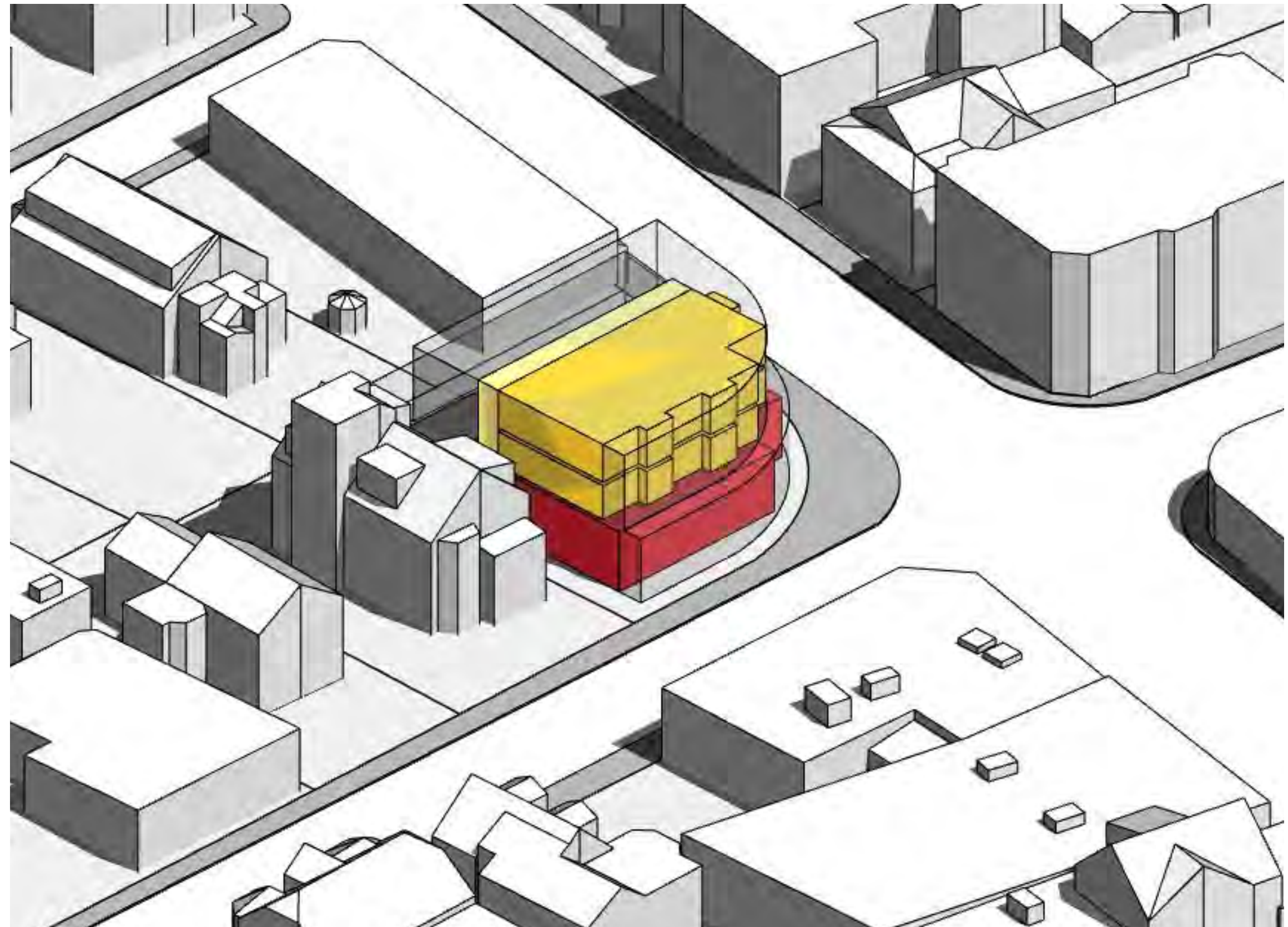
Residential Unit Count ~ 2 Larger
Units or 4 Smaller Units

✓ Full FAR achieved

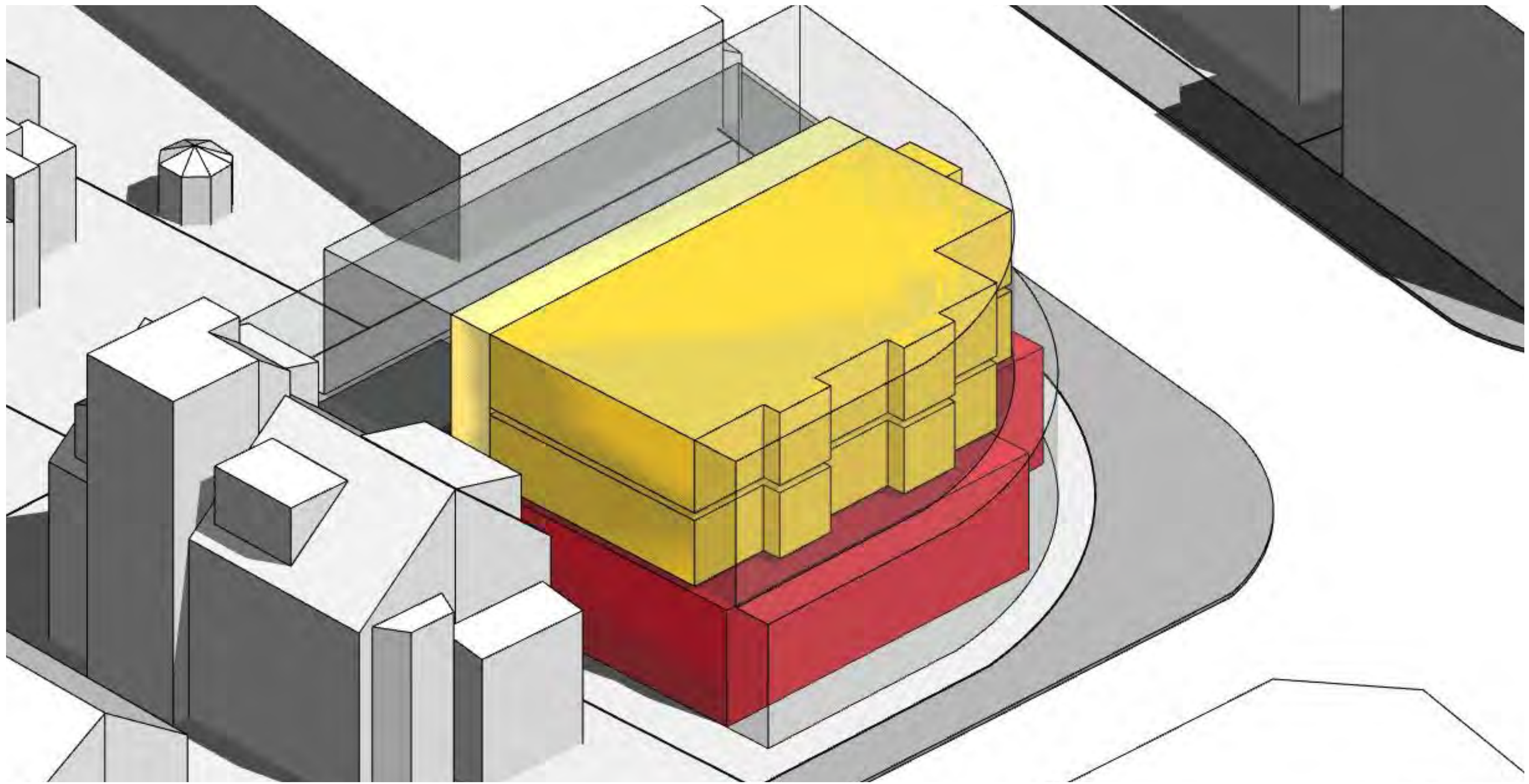
✓ Conforms to front setbacks

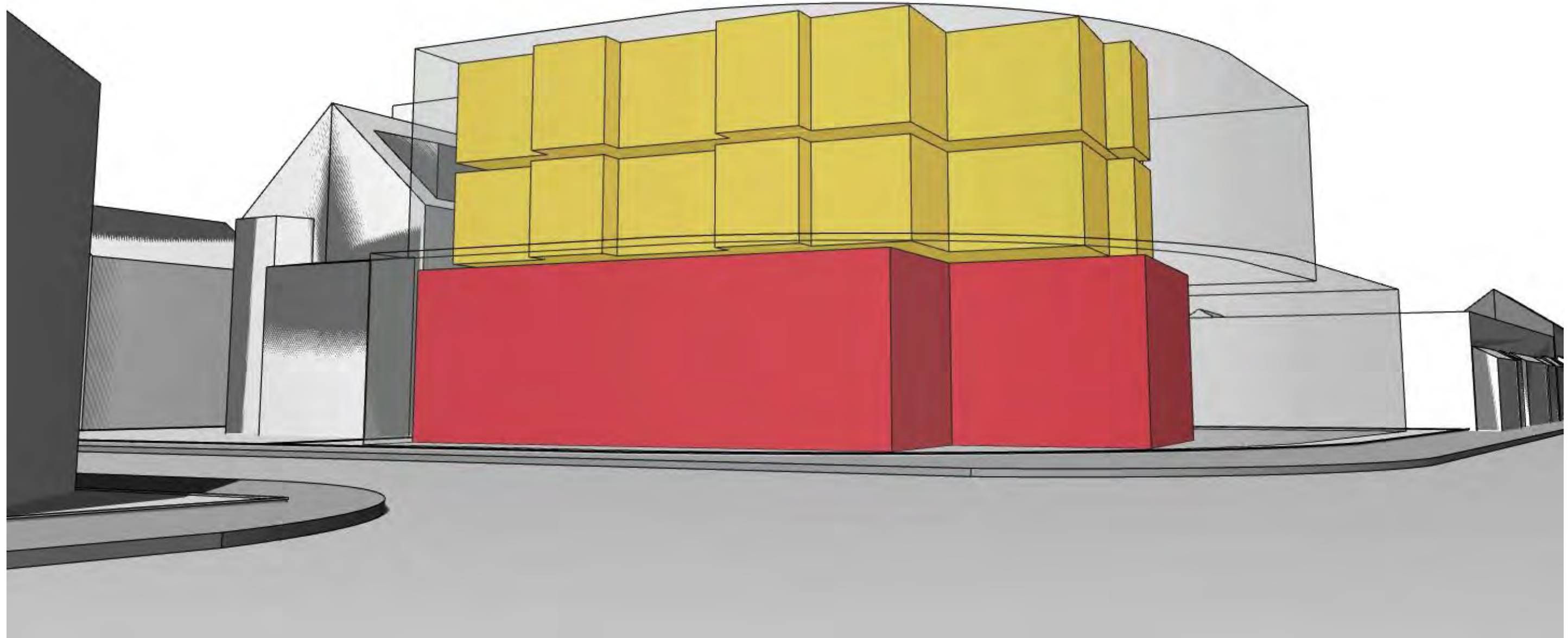
X Does not conform to side yard
formula $(H+L)/5$, but to 7' 6"

✓ Parking within setbacks



Scheme 3B Massing





Scheme 3B Perspective