

Brush Park Form Based Code Proposed Amendments

The City Planning Commission and Planning and Development Department have been administering the Brush Park Form Based Code for over a year now since its adoption in July of 2020. To-date approximately 10+ projects ranging from minor modifications, to new construction, have been approved by city staff, consistent with the Form Based Code.

Since the time of adoption, staff has come across a short list of items that we propose to modify in the code, as we believe it will help to facilitate more developable parcels, while maintaining the original intent, integrity, and protections for Brush Park residents. Please see these proposed amendments below.

- 1. Administrative Adjustments:** Adding language to allow the ground floor elevation minimum may be waived if CPC staff authorizes. *(There are instances where it may be appropriate to waive the requirement that there be a ground floor elevation.)*
- 2. Administrative Adjustments:** Adding language to allow staff to authorize 50% of principal entrances to a building or structure to be located on a facade other than the front facade where staff deems appropriate. *(The original intent of this is that a building's units should be street facing, however there are instances where it is feasible for some of those units to not face the street.)*
- 3. Development Standards-Blank Wall Area:** Blank wall area standards will be changed to apply only to building facades that are street facing. *(The original intent of this provision is to require a certain percentage of a building to contain architectural features, so that a building avoids blank walls and has visual points of interest. This update will only require facades that are seen from the street to meet this standard.)*
- 4. Access/Parking:** The 150% parking maximum will be eliminated. *(This particular provision will be eliminated, but maximums will still be in place and found under specific building typologies, instead of the Access and Parking section.)*
- 5. Historic, Single-family and Town House Parking Standard Minimum:** The .5 parking space per dwelling unit minimum is eliminated. *(We've found that parking minimums and maximums for building typologies that have a low number of units is not necessary as the nature of these types of developments have a minimal number of*

units and the sites have limited capacity regardless. The parking min and max for these smaller building typologies has been problematic for some developers to meet. Given the capacity limits that area already present for these small developments, the parking requirements are proposed to be eliminated to allow developers a better chance of making a project work.)

Per BP CDC Feedback: Eliminate the historic home minimum, but keep a min and max for single family and townhomes.

- 6. Multiplex Typology:** A parking maximum of 1.5 is added. *(Since the 150% parking max is eliminated under the Access and Parking section, a maximum is added to this specific typology. The Multiplex and Mid-rise building are the two typologies that do still need parking standards due to their capacity to produce much larger parking areas.)*
- 7. Mews Typology:** Lowering the Façade Build-Out minimum percent from 80% to 60%. *(This lowers the required building width, giving more flexibility to develop a Mews Building.)*
- 8. Townhouse:** Increasing townhouse maximum unit width to 25'. *(This increases the maximum width of a unit to be similar to national standards and gives more opportunity for various unit sizes.)*
- 9. Mid-Rise Building:** Changing the rear setback minimum from 20' to 12'. *for this typology. (This will allow certain parcels, particularly on A streets to be more buildable while still maintaining a separation from other buildings to the rear.)*
Per BP CDC Feedback: We will not pursue this amendment at this point.