



# OPTIONAL FORMS OF DEVELOPMENT

ORDFBC Topic Tutorial

# DEVELOPMENT IN ORD – 3 PATHS TO APPROVAL

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## 1. Prescribed Form

- ✓ Administrative Review Process
- ✓ No flexibility – Meet code as written

## 2. Optional Forms of Development (OFD)

- ✓ Administrative Review Process
- ✓ Regulatory Flexibility – Fulfill same purpose with different form
- ✓ Meet Design Guidelines

## 3. Alternative Compliance (AC)

- ✓ Public Review Process
- ✓ City Council Approval
- ✓ More Regulatory Flexibility
- ✓ Meet AC Review Standards (advance goals of RASAP)
- ✓ Meet Design Guidelines



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- ✓ **Meet Design Guidelines**

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# EXPLAINING #2 OPTIONAL FORMS OF DEVELOPMENT

- ▶ Allows administrative approval of creative design solutions that fulfill the same purpose as a prescribed form
  - ▶ Can be applied to:
    - ▶ Building Setbacks
    - ▶ Build-To Zone
    - ▶ Parking Setbacks
    - ▶ Height
    - ▶ Transparency
    - ▶ Tower Provisions
    - ▶ *Almost anything else*
      - ▶ Outdoor amenity space
      - ▶ Landscaping
- (excludes building types, signage, & outdoor storage)*



# PRESCRIBED FORM V. OPTIONAL FORM

Criteria/ Purpose (Sec. 7.2)	Prescribed Form	Optional Form (including but not limited to...)
<b>A. Setback</b> Expand sidewalk/public realm space; create comfortable pedestrian environment	5' Setback	Forecourt, arcade (allows portion of building at property line but still contributes to public realm)
<b>B. Build-To</b> Activate street frontage; create pedestrian-oriented streetscape	Building must be located in x % of build-to zone	Outdoor amenity space (pool, outdoor café, public art)
<b>C. Parking Setback</b> Avoid "dead space;" activate street frontage	20' setback for x % of lot frontage for surface and structured parking	Screen parking and activate frontage/provide visual interest (dense, layered plantings, sidewalk improvements)
<b>D. Height</b> Keep density in check; minimize overbulking of streets, provide organized form throughout district, provide gradual transitions	Height Map and Building Type specifications for height	Limited additional height if no additional density and meet Design Guidelines
<b>E. Transparency</b> Interesting, safe street frontage (eyes on street)	X % ground floor X % upper floors	Public art; architectural detail; balconies; useable outdoor amenity space
<b>F. Tower Provisions</b> Preserve views of eastern sky (light and air); reduce beach shading, keep density in check	Max podium height=100' Max tower width (above podium)=120'	Decrease podium/tower height, add stepbacks, increase eastern setback, etc. (Redistribute equal amount of building mass)
<b>G. Other</b> – Ex.- Foundation landscaping Enhance building's appearance	3' deep landscaping on 66% street facing facades	High quality building materials at base

# 200' TOWER PROVISIONS

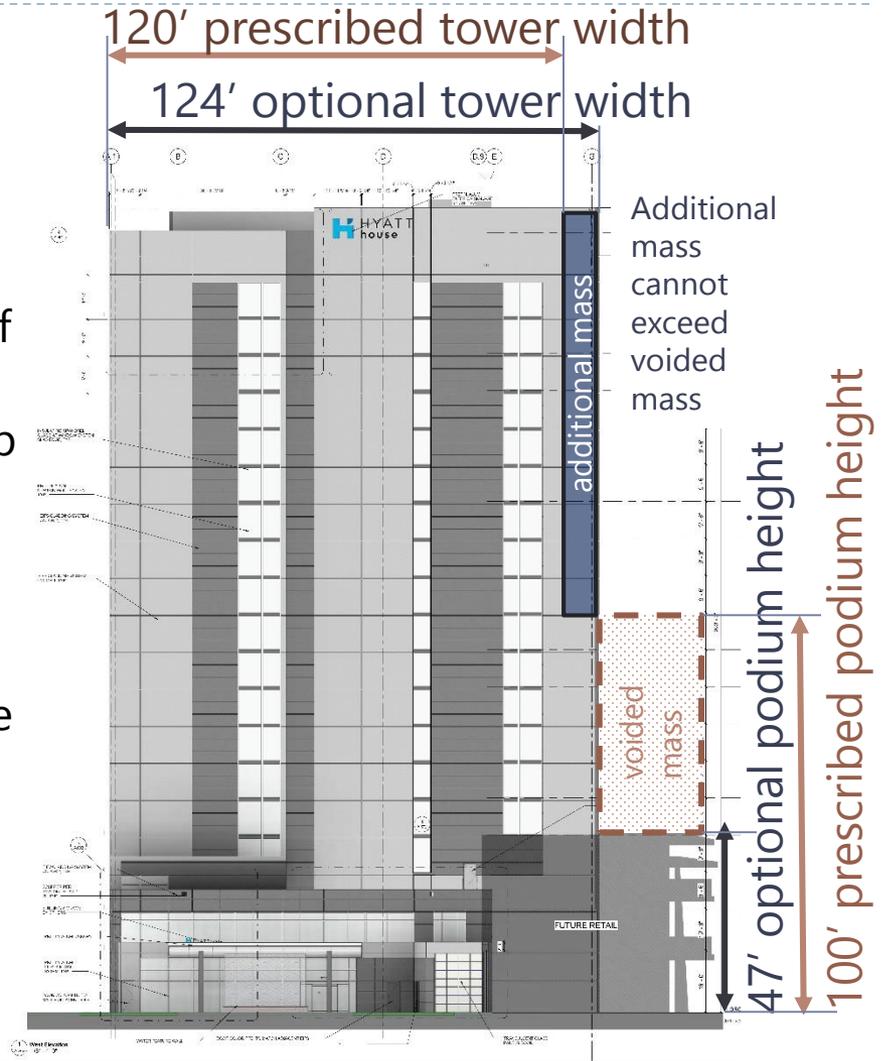
## OPTIONAL FORM EXAMPLE

### Issue

- ▶ Towers on east side of Atlantic Avenue limited to 120' width under prescribed form
- ▶ Hotel developer wants slightly wider tower to accommodate another stack of rooms
- ▶ Tower width maximum intended to keep density in check, limit massing (overbulking) and preserve views of eastern sky

### Solution = Optional Form (OF)

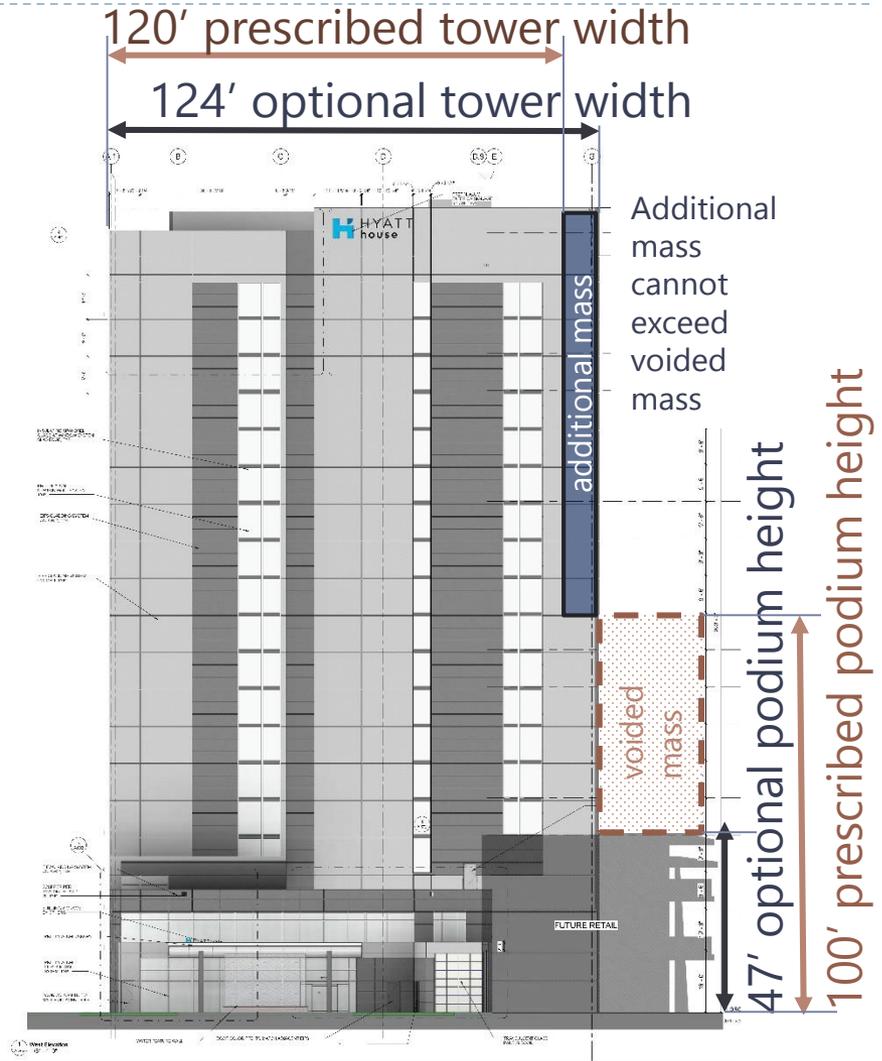
- ▶ Decrease podium height to compensate for additional tower width
- ▶ Redistribute permitted amount of building mass to accommodate design without increasing density, massing or decreasing views of the eastern sky



# 200' TOWER PROVISIONS OPTIONAL FORM EXAMPLE

Tower width exceeds max 120', but

- ✓ Redistribute area of building facade parallel to ocean
- ✓ Wider tower in exchange for lower podium
- ✓ Design Guidelines
  - ✓ Balconies, canopies activate street, add visual interest
  - ✓ Continuous design all sides
  - ✓ Architectural detail (smaller EIFS panels ground floor, color/texture variations)
  - ✓ Connector Park improvements



# PARKING SETBACK

## OPTIONAL FORM EXAMPLES

### Issue

- ▶ 20' parking setback required on 60% of Gateway frontage under prescribed form
- ▶ Developer wants parking across full width of street frontage instead of just 40%
- ▶ Parking setbacks intended to minimize "dead space" and improve pedestrian environment

### Solution = Optional Form (OF)

- ▶ Activate street by use of balconies
- ▶ Screen parking with high quality landscaping

	STRUCTURED PARKING (GROUND STORY)	SURFACE PARKING
Boardwalk	100% min <i>Parking setback applies to full street frontage.</i>	
Connector Park	100% min <i>Parking setback applies to full street frontage.</i>	
Shopping	70% min <i>Parking setback applies to 70% of street frontage; *30% of street frontage may include structured and/or surface parking.</i>	
Gateway	60% min <i>Parking setback applies to 60% of street frontage; *40% of street frontage may include structured and/or surface parking.</i>	
Beach	0% min <i>*100% of street frontage may include structured parking.</i>	60% min <i>Parking setback applies to 60% of street frontage; *40% of street frontage may include surface parking.</i>
<small>*Landscaping requirements must also be met even where parking setbacks do not apply. Surface parking lots and structured parking located adjacent to the street must be lined with a 10' landscape strip. Landscaping is permitted in the building setback. See Sec. 6.3 for details on landscaping requirements.</small>		

# STRUCTURED PARKING SETBACK OPTIONAL FORM EXAMPLE

Structured parking encroaches parking setback, but

- ✓ Parking is well-screened
- ✓ Quality landscaping
- ✓ Balconies activate street

Pedestal parking  
located under building



# STRUCTURED PARKING SETBACK OPTIONAL FORM EXAMPLE

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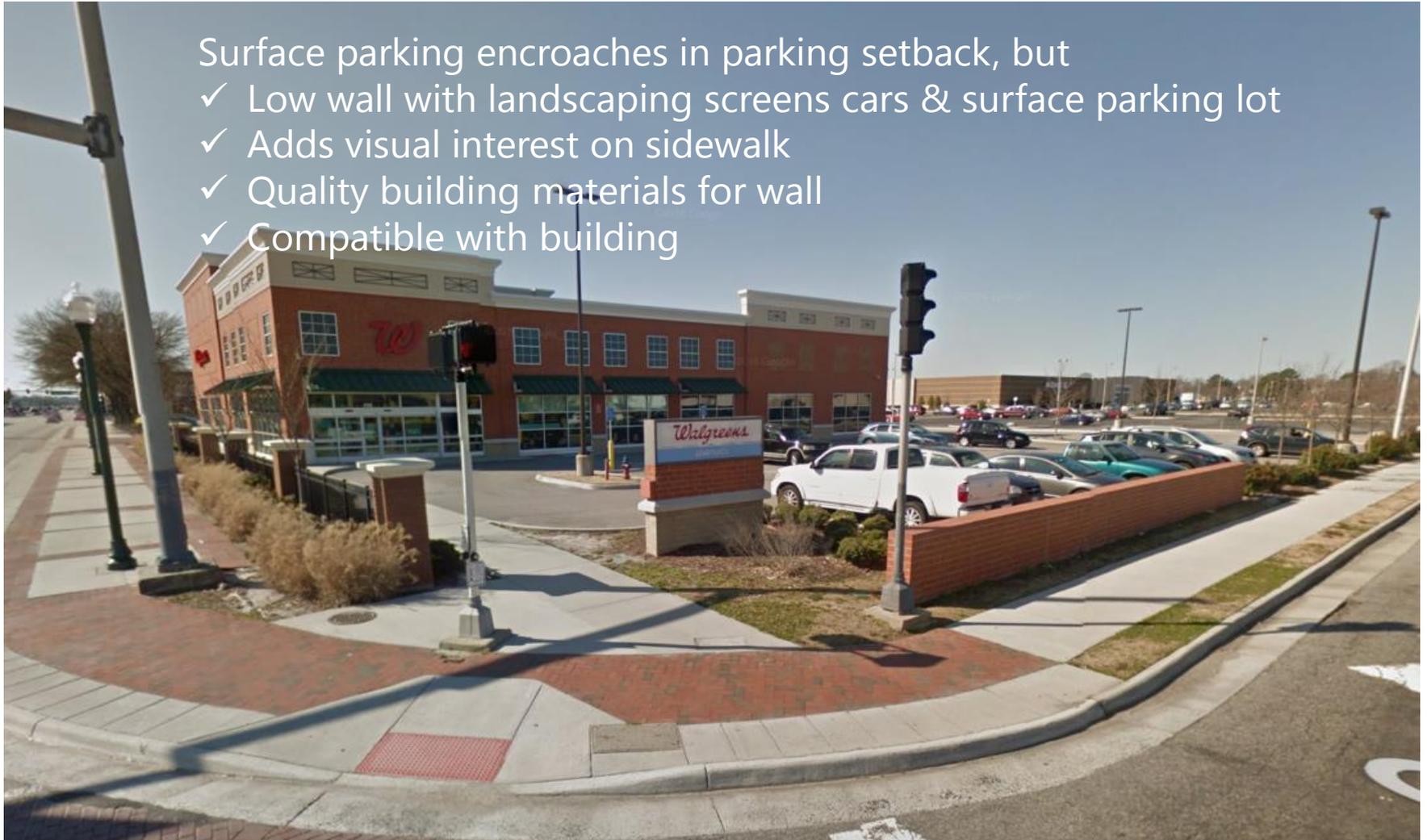
Structured parking encroaches in parking setback, but

- ✓ Provide dense plantings
- ✓ Variation in plant heights
- ✓ Low wall protects, contains plants, provides seating



# SURFACE PARKING SETBACK OPTIONAL FORM EXAMPLE

- Surface parking encroaches in parking setback, but
- ✓ Low wall with landscaping screens cars & surface parking lot
  - ✓ Adds visual interest on sidewalk
  - ✓ Quality building materials for wall
  - ✓ Compatible with building



# MIXED USE BUILDING TYPE

## OPTIONAL FORM EXAMPLE

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### Issue

- ▶ Mixed-Use building type requires at least two stories under prescribed form (in the build-to zone)
- ▶ Developer only wants to build one story
- ▶ Intent of two-story requirement is to create strong, consistent “street wall,” maximize use of land

### Solution = Optional Form (OF)

- ▶ 25’ tall one-story building can qualify as OF for mixed use building type if meet Design Guidelines
- ▶ Can apply 4’ of parapet to meet min height
- ▶ Parapets must surround full building

# MIXED USE BUILDING TYPE

## OPTIONAL FORM EXAMPLE

Mixed Use building types require two stories, but

- ✓ One-story interior, two-story appearance exterior
- ✓ Transparency exceeds requirements
- ✓ Enhanced sidewalk
- ✓ Building meets Design Guidelines



# LANDSCAPING REQUIREMENTS

## OPTIONAL FORMS EXAMPLES

Landscaping Type	Guidelines for Optional Forms
Foundation 3' bed, 66% building frontage	High quality architectural materials, durable skirt or bulkhead at base, expanded sidewalk with easement, etc.
Street Frontage 10' bed, 100% parking frontage	Allow less depth with low wall or trellis or wider sidewalk where needed Can apply to planting zone in ROW where needed
Interior Parking Lot Parking islands distributed <i>inside</i> parking lot	Allow groupings around perimeter for smaller parking lots Can apply to planting zone in ROW where needed

To optimize success of plantings:

- ▶ Irrigation system
- ▶ Routine plant maintenance
- ▶ Protect from feet
- ▶ Durable, heavy planters



# FOUNDATION LANDSCAPING

## OPTIONAL FORM EXAMPLE

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Less than 3' deep planting bed, but

- ✓ High quality building and planter materials
- ✓ Variation along frontage, intermittent planters
- ✓ Even minimal greenery helps soften building



# FOUNDATION LANDSCAPING

## OPTIONAL FORM EXAMPLE

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Less than minimum 66% of building façade, but

- ✓ Durable materials where plantings absent
- ✓ Variable but compatible architectural design
- ✓ Pedestrian-scale features (awnings, benches, high transparency, entrances)
- ✓ Variation along frontage, intermittent planters
- ✓ Even minimal greenery helps soften building



# STREET FRONTAGE LANDSCAPING

## OPTIONAL FORM EXAMPLE

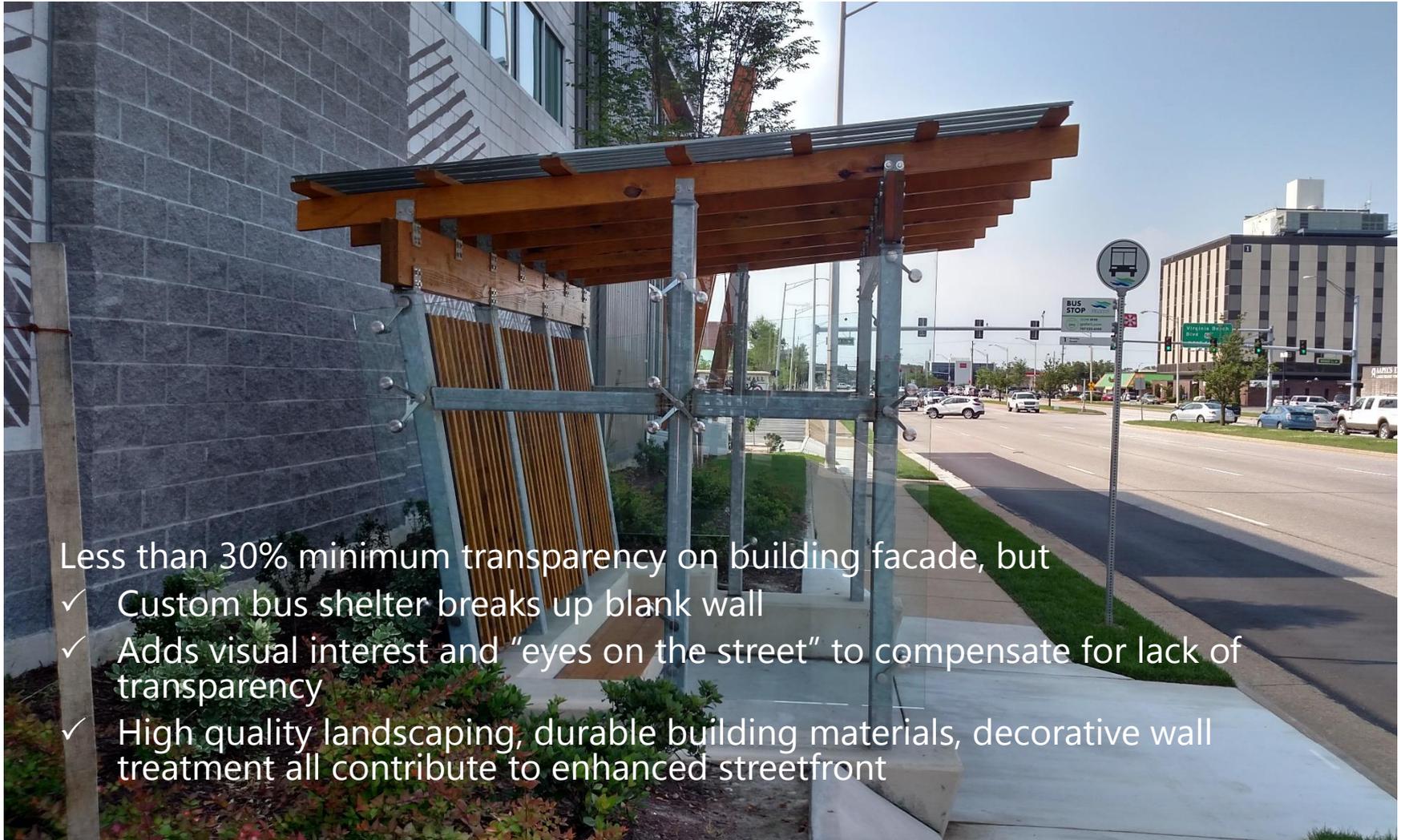
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Less than 10' deep landscape bed, but

- ✓ Low fence screens cars
- ✓ Variety of plant textures and heights adds further screening, softens fence
- ✓ Entrance structure, permanent, quality materials, compatible with building, feeling of safety when manned



# TRANSPARENCY/BLANK WALL OPTIONAL FORM EXAMPLE



- Less than 30% minimum transparency on building facade, but
- ✓ Custom bus shelter breaks up blank wall
  - ✓ Adds visual interest and “eyes on the street” to compensate for lack of transparency
  - ✓ High quality landscaping, durable building materials, decorative wall treatment all contribute to enhanced streetfront

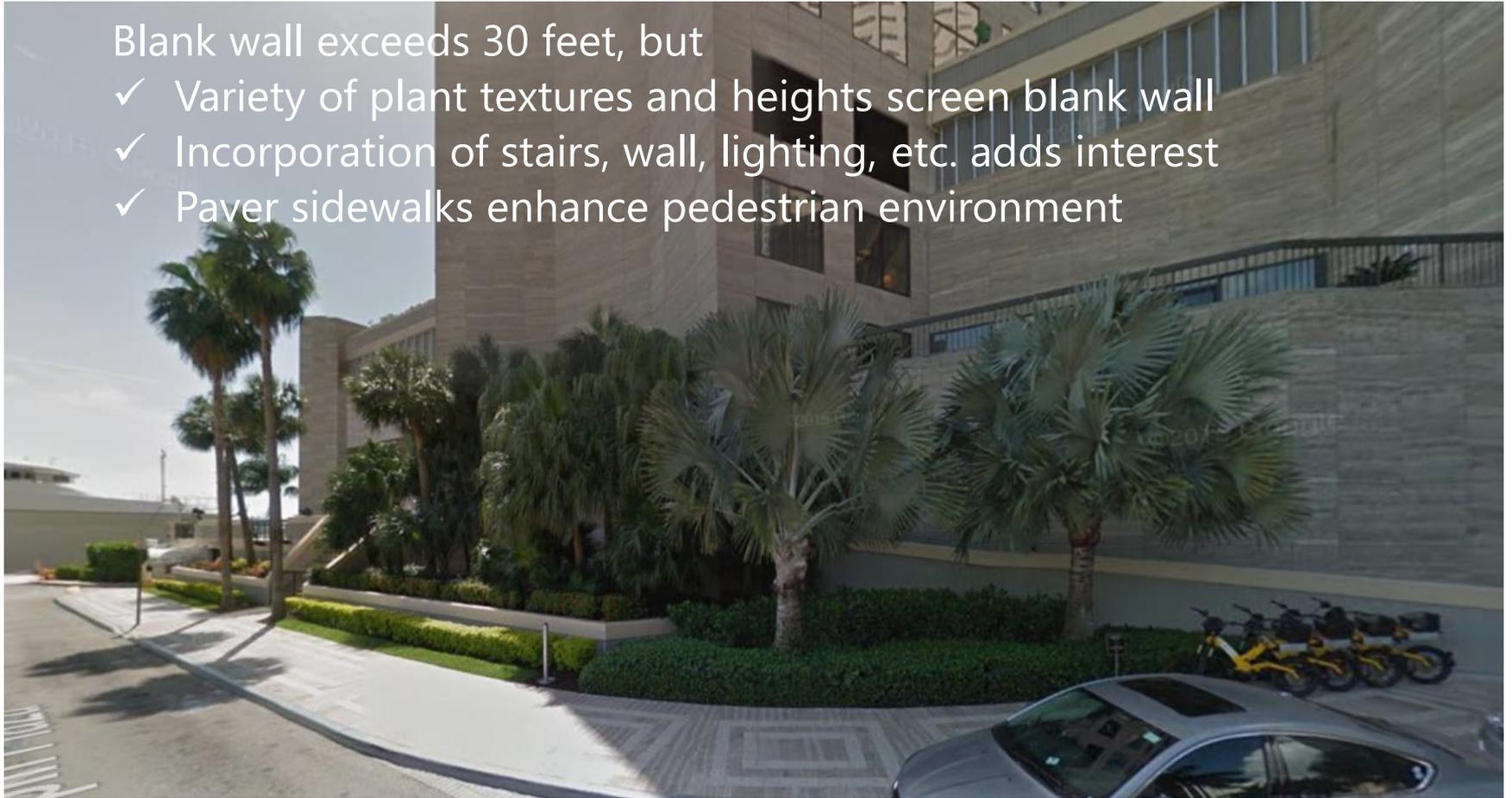
# TRANSPARENCY/BLANK WALL

## OPTIONAL FORM EXAMPLE

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Blank wall exceeds 30 feet, but

- ✓ Variety of plant textures and heights screen blank wall
- ✓ Incorporation of stairs, wall, lighting, etc. adds interest
- ✓ Paver sidewalks enhance pedestrian environment

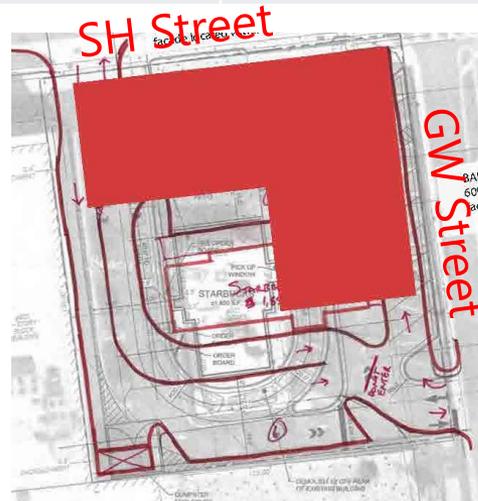


# DRIVE THROUGH CASE STUDY – SITE LAYOUT

Prescribed Form	Deficiency	Optional Form Agreement
Build-To Zone SH = 70% lot width GW = 60% lot width	Build-To Zone SH = 65% GW = 0%	SH & GW = Extra OAS on streetfront (patio & landscaping); ROW dedication, enhanced streetfront improvements
Drive-thru on ground floor of parking structure or on block interior, not visible from street	Drive-thru visible from secondary street	Vehicle circulation limited to back of building No parking/drive-aisles between building and street Drive-thru facilities screened with landscaping from secondary street; not visible from primary street Narrowest possible vehicular entrances



Original Proposal



Prescribed Form



Optional Form

# DRIVE THROUGH CASE STUDY – BUILDING FORM

Prescribed Form	Deficiency	Optional Form Agreement
Min two-story building 25' min building height 14' min ground floor height	1 floor + mezzanine 18-25' building height 10' ground floor height	Mezzanine level Vertical elements, windows, horizontal screens and materials give appearance of two-stories
30' max blank wall	> 30' blank wall on east elevation	Patio, landscaping, sidewalk improvements 2 <sup>nd</sup> floor transparency provided in excess of requirement



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

# MIXED USE DEVELOPMENT CASE STUDY

Prescribed Form	Deficiency	Optional Form Agreement
5' Building Setbacks on Beach Streets	South side = 0' SB North side = 3' SB	South side = 1.5' foundation landscaping along majority of façade due to building recesses North side = 4.5' foundation landscaping along majority of façade due to building recesses

## ADDITIONAL DESIGN FEATURES:

- ✓ Sidewalk width sufficient (8' sidewalk)
- ✓ Transparency exceeds requirements, upper story balconies enliven street
- ✓ Foundation landscaping in excess of min requirement
- ✓ Use of tile for columns
- ✓ Architectural exterior lighting
- ✓ Decorative banners on columns



# MIXED USE DEVELOPMENT CASE STUDY

## Prescribed Form

## Provided Form

*Items below meets or exceed prescribed form*

### SITE LAYOUT/BUILDING PLACEMENT

Build-To/Parking Setback  
70% SH2 Street; 60% BE Streets

100% all streets

Outdoor Amenity Space = 5% Min

5% (foundation landscaped areas) + balconies

### BUILDING FORM

2-story Mixed Use Building Type

Two full stories; entire building

25' Min Height, 14' Ground Floor Height

42' Building Height/16' Ground Floor Height

Transparency Min  
30% Ground Floor (GF); 15% Upper Floor

Front=90% Ground & Upper floors  
Front/Side = 50% GF; 40% UF  
Front/Side = 30% GF; 50% UF

Blank Wall Max 30'

25' modules

