



# **Open Space in New Development**

City Council Legislative Meeting  
October 22, 2019

# Objectives for the Project

- Respond to direction in the *Environmental Action Plan, Phase 1 (2018)*
- Clarify shared expectations for open space in new private development;
- Provide guidance on allocation of open space at ground-level versus roof top;
- Identify conflicts or areas of improvement within the existing regulations for open space in private development; and,
- Identify key factors for quality open space.

# Approach

- Review of private development project compliance;
- Review the existing regulatory framework for open space;
- Analyze successful projects to identify key factors of quality open space on private land in the urban realm; and,
- Recommend next steps to improve the regulation of private open space and provide guidelines to enhance quality.

# Project Overview



## **Process Timeline:**

- 1 Two Planning Commission Work Sessions
- 2 Parks and Recreation Commission (PRC) Work Session
- 3 Environmental Policy Commission (EPC) Work Session
- 4 NAIOP Meeting
- 5 Joint Work Session with the Planning Commission, EPC, and PRC
- 6 Planning Commission Meeting
- 7 City Council Legislative Meeting

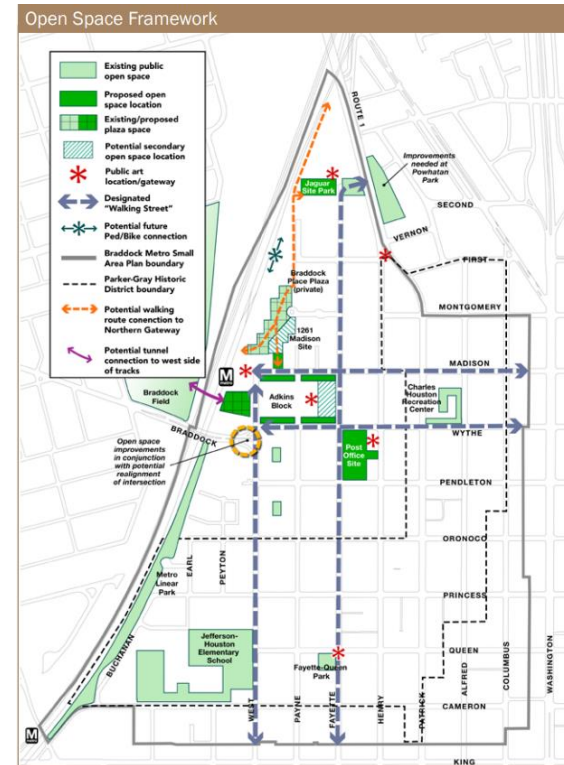
# Continuum & Planning Mechanisms of Open Space



Public

"Public-Private"  
Space

Private



- Types of open space divided along lines of ownership
- Public ➡ Open Space Master Plan and Small Area Plans
- Public-Private ➡ Small Area Plans
- Private ➡ Development Special Use Permit (DSUP)



# Role of Open Space on Private Land



Historic: Form Defining



Historic: Visual Relief



Evolving: Outdoor Living



Evolving: Environmental

# Commonalities of “Successful” Open Space

- Better developments have open space that address all four roles: visibility, form defining, outdoor living, environmental
- Good open space connects the community of the building with the community of the neighborhood
- Open space is not a residual aspect of the design process but integral to the site functionality and presentation
- Successful projects typically have a clear delineation between the public and private realm, including where the public realm may simply be the public sidewalk
- Successful projects have variety of design, spaces, and uses
- Private open space is important
  - Well executed open space relieves pressure on the use of public open space

# Commonalities of “Successful” Open Space

- **Visibility**

- Successful projects have approximately 50/50 visible vs. non-visible open space
- Less successful case studies exhibited a similar range, indicating amount of visible vs. non-visible space may not determine a good vs. a bad open space

- **Above-Grade**

- Non-visible open space provides a similar function as above-grade open space
  - Balancing flexible percentage with qualitative requirements may provide a mechanism to determine appropriate mix
- Above-grade space can provide environmental roles
  - Canopy can be provided – encouraged in Landscape Guidelines
  - Green infrastructure for stormwater can be provided entirely above structure



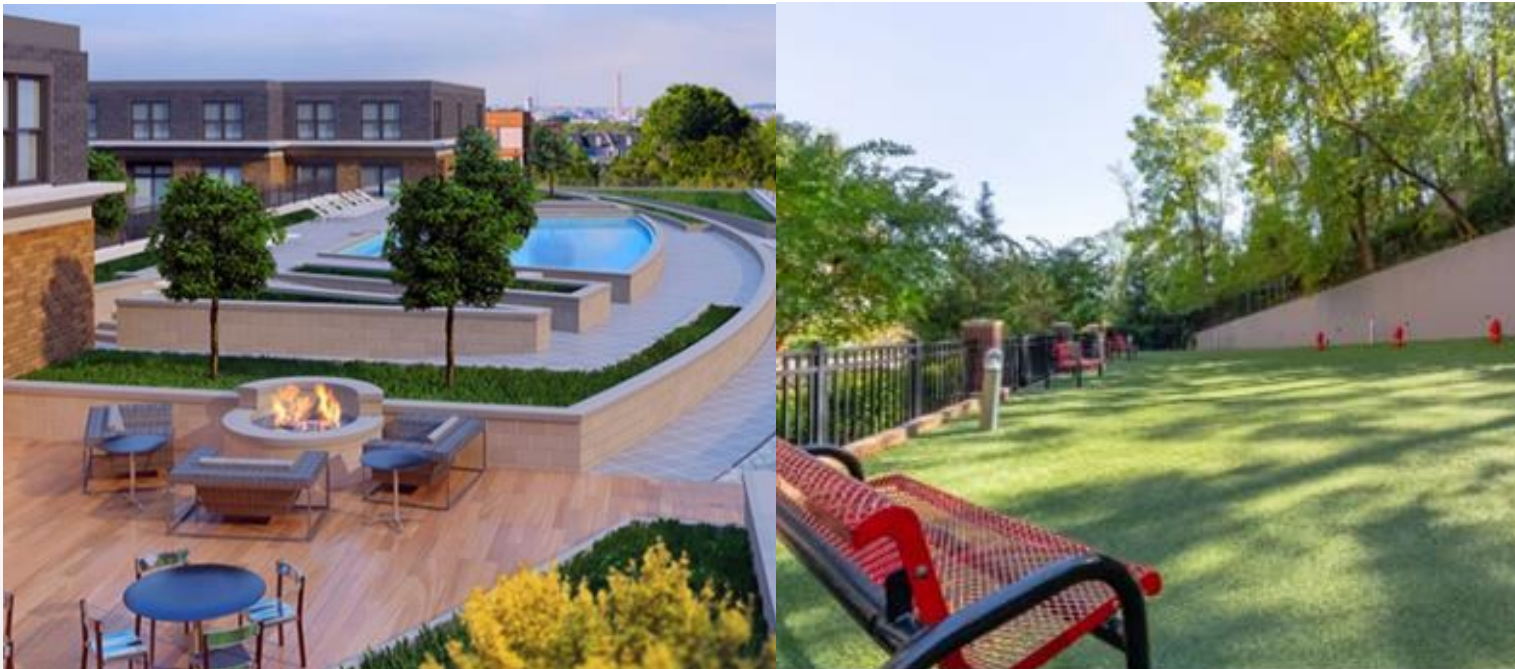
# Achieve the Four Roles

It is desirable for open space in new development to achieve all four "roles:" form-defining, visual relief, outdoor living, and environmental benefit



# Recognize the Value of Above-Grade & Private Open Spaces

Above-grade open space can be a valuable contribution to on-site open space where it is able to fulfill several of the "roles". Private open space is a necessary and positive component of open space in new development projects.





# Connect to the Neighborhood and Integrate with the Plan

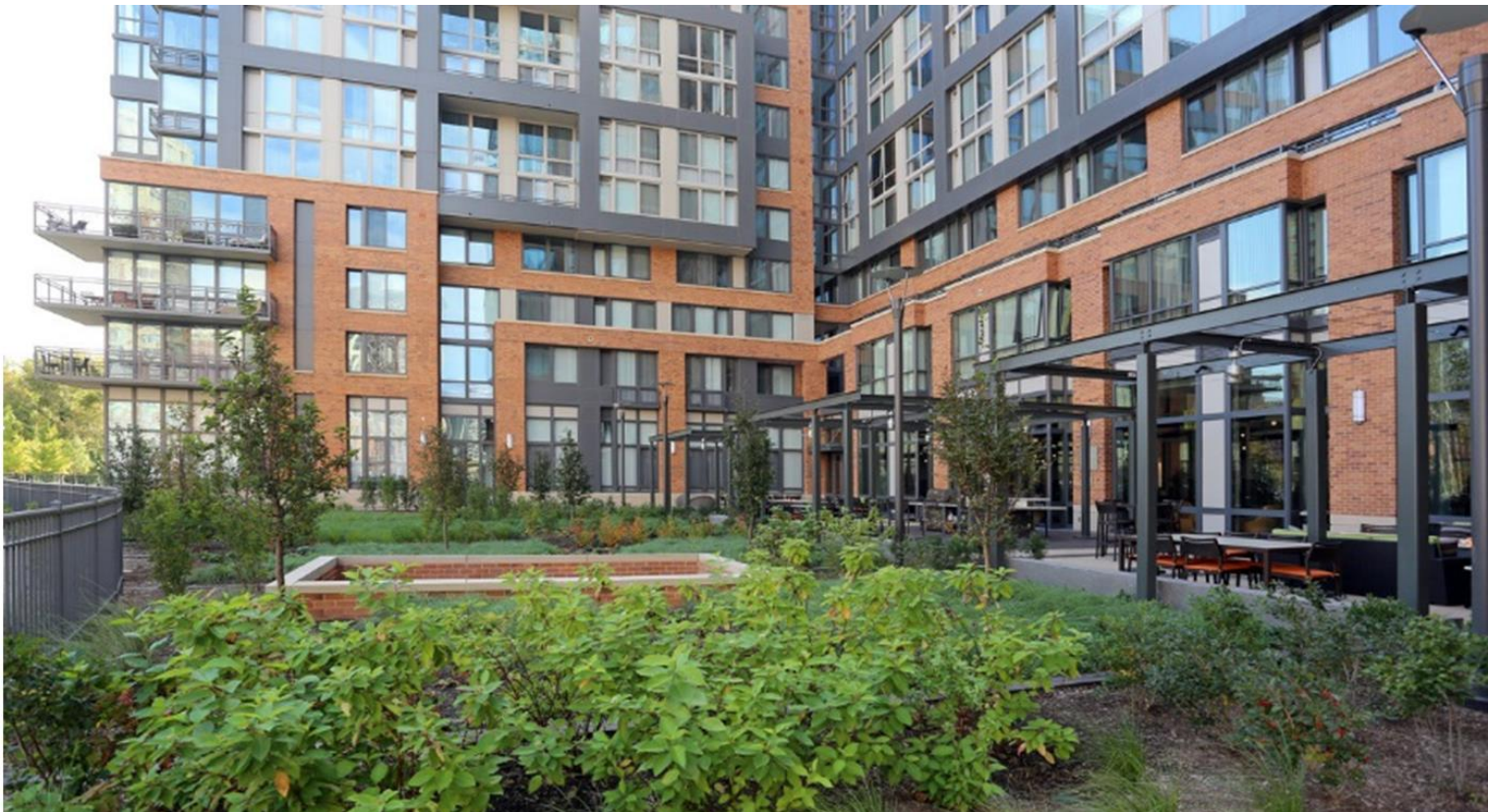
New development has an important role in the provision of public and public-private open space and should provide a physical and perceptual connection to its neighborhood.





# Open Space Should be Purposefully Integrated

Open space should be purposefully integrated into the site design and user services or facilities of the development.





# Communicate Intended User & Deter Crime

Provide clear distinctions of the intended user group of a space and increase the deterrence of crime through environmental design.





# Maximize Green Space & Unique Physical Features

Maximize the amount of planted space and the benefit of unique physical features and green infrastructure in the planning and programming of the open space.



# Next Steps

- **Improve Regulatory Policy**
  - Address inconsistencies and identify improvements
- **Provide Design Guidance**
  - Create guidelines based on Shared Expectations
- **Coordinate Small Area Plan**
  - Shared Expectations utilized to inform future Plans, in conjunction with the Publicly Accessible Open Space Policy

# Staff Recommendation

- City Staff and the Planning Commission recommend that City Council accept the report and Shared Expectations for Open Space in New Development and direct staff to initiate future actions as outlined in the previous slide.