

	PD 15 (no subareas)	PD 15 with Subareas					
		Diamond Head Subarea 1	The Diplomat Subarea 2	Preston Place Subarea 3	Royal Orleans Subarea 4	Athena Subarea 5	Preston Tower Subarea 6
Site acreage	approx. 12.6 developable acres	2.10 acres	0.95 acres	1.86 acres	1.01 acres	2.23 acres	4.26 acres
	front on Nwhwy 30' front on Diamond head 20'	25	15 foot	30 feet from property line	30 ft from property	no change	no change
Minimum side and rear yard setback	front on Nwhwy 15 front on Diamond Head 10	10	10	15	15	no change	no change
Dwelling unit density	160/acre	321	144	288	160	no change	no change
Dwelling units per acre	160	160	160	160	160	no change	no change
Floor area ratio (FAR)							
Height	no height req	130	130	285	285	no change	no change
RPS (Residential Proximity Slope)	presently not applied in PD 15						
Lot coverage (residential structures)	80	80	80	80	80	no change	no change
Lot size							
Stories	no upper limit						
Off-street parking - Number of spaces - % surface parking - Underground parking - Parking structures - Facade treatment - Wrapped parking	wrapped parking structures	wrapped parking structrest	wrapped parking structures	420 spaces with wrapped parking structure	wrapped parking sturcture	wrapped parking structure	no change
Landscaping/open space - Trees - Planting areas - Water wise planting - Pedestrian amenities - Sidewalks	city standards	city standards	city standards	city standards	city standards	no chg	no chg
Miscellaneous - Designated loading areas - Pick up/drop off areas - Designated dumpster areas	city standards	city standards	city standards	city standard	city standard		

	PD 15 (no subareas)	PD 15 with Subareas					
		Diamond Head Subarea 1	The Diplomat Subarea 2	Preston Place Subarea 3	Royal Orleans Subarea 4	Athena Subarea 5	Preston Tower Subarea 6
Site acreage	approx. 12.6 developable acres	2.10 acres	0.95 acres	1.86 acres	1.01 acres	2.23 acres	4.26 acres
Front Yard setback		15	15	40	40	60	60
Minimum side and rear yard setback		15	10	15	15	30	30
Dwelling unit density	Capped at 1,570	Capped at 300	Capped at 160	Capped at 300	Capped at 160	Capped at 300 units	Capped at 350 units
Dwelling units per acre		140-160	140-160	140-160	140-160	140-160	140-160
Floor area ratio (FAR)		N/A	N/A	N/A	N/A	N/A	N/A
Height		<330	<330	<330	<330	<330	<330
RPS (Residential Proximity Slope)		All of PD15 should be considered to front Northwest Highway as all structures are within close proximity to NWHY. All buildings can violate the RPS to the extent the tallest building in PD15 currently exists plus 20 feet.	All of PD15 should be considered to front Northwest Highway as all structures are within close proximity to NWHY. All buildings can violate the RPS to the extent the tallest building in PD15 currently exists plus 20 feet.	All of PD15 should be considered to front Northwest Highway as all structures are within close proximity to NWHY. All buildings can violate the RPS to the extent the tallest building in PD15 currently exists plus 20 feet.	All of PD15 should be considered to front Northwest Highway as all structures are within close proximity to NWHY. All buildings can violate the RPS to the extent the tallest building in PD15 currently exists plus 20 feet.	All of PD15 should be considered to front Northwest Highway as all structures are within close proximity to NWHY. All buildings can violate the RPS to the extent the tallest building in PD15 currently exists plus 20 feet.	All of PD15 should be considered to front Northwest Highway as all structures are within close proximity to NWHY. All buildings can violate the RPS to the extent the tallest building in PD15 currently exists plus 20 feet.
Lot coverage (residential structures)		80% if below 100 feet. 75% if between 100-200 feet. 70% if above 200 feet.	80% if below 100 feet. 75% if between 100-200 feet. 70% if above 200 feet.	80% if below 100 feet. 75% if between 100-200 feet. 70% if above 200 feet.	80% if below 100 feet. 75% if between 100-200 feet. 70% if above 200 feet.	80% if below 100 feet. 75% if between 100-200 feet. 70% if above 200 feet.	Capped at 65%.
Lot size							
Stories		7+	7+	15+	7+	15+	15+
Off-street parking - Number of spaces - % surface parking - Underground parking - Parking structures - Facade treatment - Wrapped parking		Allow within <15% of code. Minimum one space per bedroom less up to 15% of total which could be eliminated or used for retail and guest.	Allow within <15% of code. Minimum one space per bedroom less up to 15% of total which could be eliminated or used for retail and guest.	Allow within <15% of code. Minimum one space per bedroom less up to 15% of total which could be eliminated or used for retail and guest.	Allow within <15% of code. Minimum one space per bedroom less up to 15% of total which could be eliminated or used for retail and guest.	Allow within <15% of code. Minimum one space per bedroom less up to 15% of total which could be eliminated or used for retail and guest.	Allow within <15% of code. Minimum one space per bedroom less up to 15% of total which could be eliminated or used for retail and guest.
Landscaping/open space - Trees - Planting areas - Water wise planting - Pedestrian amenities - Sidewalks	Yes. Buildings in close proximity to provide vision of master pedestrian connectivity and sidewalk plans, shade and designated seating. Rebuild Pink wall as iconic landmark.	Yes. Buildings in close proximity to provide vision of master pedestrian connectivity and sidewalk plans, shade and designated seating. Rebuild Pink wall as iconic landmark.	Yes. Buildings in close proximity to provide vision of master pedestrian connectivity and sidewalk plans, shade and designated seating. Rebuild Pink wall as iconic landmark.	Yes. Buildings in close proximity to provide vision of master pedestrian connectivity and sidewalk plans, shade and designated seating. Rebuild Pink wall as iconic landmark.	Yes. Buildings in close proximity to provide vision of master pedestrian connectivity and sidewalk plans, shade and designated seating. Rebuild Pink wall as iconic landmark.	Yes. Encourage to modify for modern needs. Rebuild Pink wall as iconic landmark.	Yes. Encourage to modify for modern needs. Rebuild Pink wall as iconic landmark.
Miscellaneous - Designated loading areas - Pick up/drop off areas - Designated dumpster areas	Yes. Buildings in close proximity to consider loading, pick up/drop off area & dumpster areas and ability to share. Pick up/drop off locations with adjacent properties.	Yes. Buildings in close proximity to consider loading, pick up/drop off area & dumpster areas and ability to share. Pick up/drop off locations with adjacent properties.	Yes. Buildings in close proximity to consider loading, pick up/drop off area & dumpster areas and ability to share. Pick up/drop off locations with adjacent properties.	Yes. Buildings in close proximity to consider loading, pick up/drop off area & dumpster areas and ability to share. Pick up/drop off locations with adjacent properties.	Yes. Buildings in close proximity to consider loading, pick up/drop off area & dumpster areas and ability to share. Pick up/drop off locations with adjacent properties.	Yes. Encourage to modify for modern needs.	Yes. Encourage to modify for modern needs.
Retail Possible On Ground Floor	Yes. Up to 35% of ground floor. Pedestrian Access from sidewalk.	Yes. Up to 35% of ground floor. Pedestrian Access from sidewalk.	Yes. Up to 35% of ground floor. Pedestrian Access from sidewalk.	Yes. Up to 35% of ground floor. Pedestrian Access from sidewalk.	Yes. Up to 35% of ground floor. Pedestrian Access from sidewalk.	Yes. Up to 35% of ground floor. Pedestrian Access from sidewalk.	Yes. Up to 35% of ground floor. Pedestrian Access from sidewalk.
Notes	Encourage developers to consider proximity to other structures and ability to facilitate and promote connectivity, share pick up and drop off areas, seating areas. Cost sharing/fund for security, lighting, community space created and funded on per unit basis.	Encourage developers to consider proximity to other structures and ability to facilitate and promote connectivity, share pick up and drop off areas, seating areas. Cost sharing/fund for security, lighting, community space created and funded on per unit basis.	Encourage developers to consider proximity to other structures and ability to facilitate and promote connectivity, share pick up and drop off areas, seating areas. Cost sharing/fund for security, lighting, community space created and funded on per unit basis.	Encourage developers to consider proximity to other structures and ability to facilitate and promote connectivity, share pick up and drop off areas, seating areas. Cost sharing/fund for security, lighting, community space created and funded on per unit basis.	Encourage developers to consider proximity to other structures and ability to facilitate and promote connectivity, share pick up and drop off areas, seating areas. Cost sharing/fund for security, lighting, community space created and funded on per unit basis.	If rebuilt the above restrictions would apply. Encourage developers to consider proximity to other structures and ability to facilitate and promote connectivity, share pick up and drop off areas, seating areas. Cost sharing/fund for security, lighting, community space created and funded on per unit basis.	If rebuilt the above restrictions would apply. Encourage developers to consider proximity to other structures and ability to facilitate and promote connectivity, share pick up and drop off areas, seating areas. Cost sharing/fund for security, lighting, community space created and funded on per unit basis.

Guiding principles: consistent, equitable, and achievable zoning standards

		PD-15 (no subareas)	Diamond Head (Subarea 1)	The Diplomat (Subarea 2)	Preston Place (Subarea 3)	Royal Orleans (Subarea 4)	Athena (Subarea 5)	Preston Tower (Subarea 6)
Site acreage	Comments	approx. 12.6 developable acres	2.10 acres	0.95 acres	1.86 acres	1.01 acres	2.23 acres	4.26 acres
Front Yard setback (NW Highway)	Consistency on NW highway, Diamondhead Circle, and alleys; provides opportunities for development	varies by location of front yard	15 FT from property line in Diamond Head Circle		100 FT setback needs to be adjusted to allow for development on properties less than 2 acres in size			
Minimum side and rear yard setback		consistent - no subareas	10 FT rear and 10 FT each side from property line					
Dwelling unit density (calculation)	Traffic study required if over 140 units	160 du/acre	336 units	152 units	299 units	162 units	357 units	682 units
Dwelling units per acre	Density required to support development and enable community improvements	consistent - no subareas	160 dwelling units per acre					
Floor area ratio (FAR)	FAR more commonly used in commercial zoning in Dallas, not used for residential	consistent - no subareas	4.0:1 - same as current MF-3 zoning or remove this requirement, not used in Dallas multi-family zoning					
Height	Height varies due to the 1:3 RPS, actual development may be below what is allowed	varies based on 1:3 RPS	125 to 205 FT	125 to 205 FT	125 to 285 FT	205 to 285 FT	205 to 285 FT	125 to 285 FT
RPS (Residential Proximity Slope)	MF RPS will rule out redevelopment on the north side of the PD	consistent - no subareas	1:3 RPS single family residential - zoning categories R(A)/D(A)/TH(A)					
Lot coverage (residential structures)	Reflect current and future building standards	consistent - no subareas	75% maximum					
Lot size	Streamline zoning requirements, reduce the number of variables	consistent - no subareas	No minimum lot size					
Stories	Streamline zoning requirements, reduce the number of variables	consistent - no subareas	n/a - no regulation on stories, no standard for story height					
Off-street parking - Number of spaces - % surface parking - Underground parking - Parking structures - Facade treatment - Wrapped parking	Leverage existing zoning to stay in sync with city standards	consistent - no subareas	Per Development Code Chapter 51A-4.200 - off-street parking and loading requirements					
Landscaping/open space - Trees - Planting areas - Water wise planting	Leverage existing zoning to stay in sync with city standards	consistent - no subareas	Per Development Code Chapter 51A Chapter X Landscaping and Tree Preservation - purpose, acceptable plant materials, planting area requirements, irrigation requirements, planters and general maintenance					
Pedestrian amenities - Sidewalks	Leverage existing zoning to stay in sync with city standards	consistent - no subareas	Per Development Code Chapter 51A -8.606 - required along all public and private streets unless waived by the director. NW Highway access road and Diamond Head must have sidewalks; not required on alleys or streets that act as alleys (e.g., Tulane Blvd)					

Guiding principles: consistent, equitable, and achievable zoning standards

		PD-15 (no subtracts)	Diamond Head (Subarea 1)	The Diplomat (Subarea 2)	Preston Place (Subarea 3)	Royal Orleans (Subarea 4)	Athena (Subarea 5)	Preston Tower (Subarea 6)
Site acreage	Comments	approx. 12.6 developable acres	2.10 acres	0.95 acres	1.86 acres	1.01 acres	2.23 acres	4.26 acres
Miscellaneous - Designated loading areas - Pick up/drop off areas - Designated dumpster areas	Leverage existing application process to stay in sync with city standards	consistent - no subareas	TBD in Site Plan process as part of plan review for Building Permit issuance, includes: Site plans, landscape plans (if required), utility plans, grading and drainage plans, floor plans, elevation plans					

	PD 15 (no subareas)	PD 15 with Subareas					
		Diamond Head Subarea 1	The Diplomat Subarea 2	Preston Place Subarea 3	Royal Orleans Subarea 4	Athena Subarea 5	Preston Tower Subarea 6
Site acreage	approx. 12.6 developable acres	2.10 acres	0.95 acres	1.86 acres	1.01 acres	2.23 acres	4.26 acres
Front Yard setback		15' from property line	15' from property line	30' from property line	30' from property line	30' from property line	30' from property line
Minimum side and rear yard setback		15' at time of rebuild	10' at time of rebuild	10' at time of rebuild	10' at time of rebuild	equals 15' now/but 10 at time of rebuild	equals 15' now but 10" at time of rebuild
Dwelling unit density		336 units at time of rebuild	145 units at time of rebuild	298 units at time of rebuild	160 units at time of rebuild	equals 140 units now but 357 at time of rebuild	equals 320 units now but 682 at time of rebuild
Dwelling units per acre		160 up/a	132 u/pa	148 up/a	148 up/a	160 up/a at time of rebuild	160 up/a at time of rebuild
Floor area ratio (FAR)		6:01	4.5:1	6:01	6:01	6:01	6:01
Height		130'	75'	260'	260'	existing conditions	
RPS (Residential Proximity Slope)		RPS standards/single family slope	RPS standards/single family slope	RPS standards/single family slope	RPS standards/single family slope	would not meet RPS standards now but RPS standards with single family slope at time of rebuild	would not meet RPS standards now but RPS standards with single family slope at time of rebuild
Lot coverage (residential structures)		80%	80%	80%	80%	65%	65%
Lot size		2.10 acres	0.95 acres	1.86 acres	1.01 acres	2.23 acres	4.26 acres
Stories		NA	NA	NA	NA	NA at time of rebuild	NA at time of rebuild
Off-street parking - Number of spaces - % surface parking - Underground parking - Parking structures - Facade treatment - Wrapped parking		As per City standards at the time of rebuild	As per City standards at time of rebuild	As per City standards at the time of rebuild	As per City standards at time of rebuild	As per City standards at time of rebuild	As per City standards at time of rebuild
Landscaping/open space - Trees - Planting areas - Water wise planting - Pedestrian amenities - Sidewalks		all	all	all	all	existing conditions	existing conditions
Miscellaneous - Designated loading areas - Pick up/drop off areas - Designated dumpster areas		all	all	all	all	existing conditions now but all at time of rebuild	existing conditions now but all at time of rebuild

	PD 15 (no subareas)	PD 15 with Subareas					
		Diamond Head Subarea 1	The Diplomat Subarea 2	Preston Place Subarea 3	Royal Orleans Subarea 4	Athena Subarea 5	Preston Tower Subarea 6
Site acreage	approx. 12.6 developable acres	2.10 acres	0.95 acres	1.86 acres	1.01 acres	2.23 acres	4.26 acres
Front Yard setback	15' - 30'	15'	15'	30' FROM PROPERTY LINE - SOUTH SIDE	30' FROM PROPERTY LINE - SOUTH SIDE	existing conditions	existing conditions
Minimum side and rear yard setback	10'	10'	10'	10'	10'	existing conditions	existing conditions
Dwelling unit density	1349 units + allow for add'l units at Preston Tower and Athena	315 units	143 units	279 units	152 units	140 units	320 units
Dwelling units per acre	150	150	150	150	150	existing conditions	existing conditions
Floor area ratio (FAR)	Should not apply						
Height	125' to 290'	125'	125'	125' north - 290' south	290'	existing conditions	existing conditions
RPS (Residential Proximity Slope)	meet existing RPS standard	existing conditions	existing conditions				
Lot coverage (residential structures)	80%	80%	80%	80%	80%	existing conditions	existing conditions
Lot size	12.41	2.10 acres	0.95 acres	1.86 acres	1.01 acres	2.23 acres	4.26 acres
Stories	Should not apply. Controlled by RPS and Dev Plan	Should not apply. Controlled by RPS and Dev Plan	Should not apply. Controlled by RPS and Dev Plan	Should not apply. Controlled by RPS and Dev Plan	Should not apply. Controlled by RPS and Dev Plan	existing conditions	existing conditions
Off-street parking - Number of spaces - % surface parking - Underground parking - Parking structures - Façade treatment - Wrapped parking	1.5 spaces per unit/underground and above grade/façade treatment	1.5 spaces per unit/underground and above grade/façade treatment	1.5 spaces per unit/underground and above grade/façade treatment	1.5 spaces per unit/underground and above grade/façade treatment	1.5 spaces per unit/underground and above grade/façade treatment	existing conditions	existing conditions
Landscaping/open space - Trees - Planting areas - Water wise planting - Pedestrian amenities - Sidewalks	all	all	all	all	all	existing conditions	existing conditions
Miscellaneous - Designated loading areas - Pick up/drop off areas - Designated dumpster areas	> all apply > dumpster areas to be permanently enclosed with gate access	> all apply > dumpster areas to be permanently enclosed with gate access	> all apply > dumpster areas to be permanently enclosed with gate access	> all apply > dumpster areas to be permanently enclosed with gate access	> all apply > dumpster areas to be permanently enclosed with gate access	> all apply > dumpster areas to be permanently enclosed with gate access	> all apply > dumpster areas to be permanently enclosed with gate access

	PD 15 (no subareas)	PD 15 with Subareas						
		Diamond Head Subarea 1	The Diplomat Subarea 2	Preston Place North	Preston Place South	Royal Orleans Subarea 4	Athena Subarea 5	Preston Tower Subarea 6
Zoning Recommendation		Garden apartment development using MF3A with exception of 70 Units/Per Net acre limit, and 48' Height Restriction. OR Townhouse Zoning allowing 48' Height restriction and 40 maximum units/acre. First floor garage parking.	Garden apartment development using MF3A with exception of 70 Units/Per Net acre limit, and 48' Height Restriction. OR Townhouse Zoning allowing 48' Height restriction and 40 maximum units/acre. First floor garage parking.	Garden apartment development using MF3A with exception of 70 Units/Per Net acre limit, and 48' Height Restriction. OR Townhouse Zoning allowing 48' Height restriction and 40 maximum units/acre. First floor garage parking. OR .93 Acre Park in combination with Preston place South for Higher Density development in the south property.	MF3A Zoning with the following exceptions:PD 15 Tower Zoning (ie: 100 Ft. Setback,etc.). 70 Units/Net acre density limit. 250' height restriction. Underground Parking Required. First floor mixed use allowed. Property may also be consolidated with adjacent properties.	MF3A Zoning with the following exceptions:PD 15 Tower Zoning (ie: 100 Ft. Setback,etc.). 70 Units/Net acre density limit. 250' height restriction. Underground Parking Required. First floor mixed use allowed. Property may also be consolidated with adjacent properties.	MF3A Zoning with the following exceptions:PD 15 Tower Zoning (ie: 100 Ft. Setback,etc.). 70 Units/Net acre density limit. 250' height restriction. Underground Parking Required. First floor mixed use allowed. GRANDFATHERED AS NON-CONFORMING	MF3A Zoning with the following exceptions:PD 15 Tower Zoning (ie: 100 Ft. Setback,etc.). 70 Units/Net acre density limit. 250' height restriction. Underground Parking Required. First floor mixed use allowed. GRANDFATHERED AS NON-CONFORMING.
Site acreage	approx. 12.6 developable acres	2.10 acres	0.95 acres	.93 Acres	.93 Acres	1.01 acres	2.23 acres	4.26 acres
Front Yard setback								
Minimum side and rear yard setback								
Dwelling unit density								
Dwelling units per acre								
Floor area ratio (FAR)								
Height								
RPS (Residential Proximity Slope)								
Lot coverage (residential structures)								
Lot size								
Stories								
Off-street parking - Number of spaces - % surface parking - Underground parking - Parking structures - Facade treatment - Wrapped parking								
Landscaping/open space - Trees - Planting areas - Water wise planting - Pedestrian amenities - Sidewalks								
Miscellaneous - Designated loading areas - Pick up/drop off areas - Designated dumpster areas								

	PD 15 (no subareas)	PD 15 with Subareas					
		Diamond Head Subarea 1	The Diplomat Subarea 2	Preston Place Subarea 3 (combined)	Royal Orleans Subarea 4 (combined)	Athena Subarea 5	Preston Tower Subarea 6
Site acreage	approx. 12.6 developable acres	2.10 acres	0.95 acres	1.86 acres	1.01 acres	2.23 acres	4.26 acres
Front Yard setback		no change	no change	100'	100'		
Minimum side and rear yard setback		no change	no change	no change	no change		
Dwelling unit density		110	50	150			
Dwelling units per acre		52.4	52.4	52.4			
Floor area ratio (FAR)							
Height							
RPS (Residential Proximity Slope)		RPS	RPS	RPS	RPS		
Lot coverage (residential structures)		approx 60% (consistent with MR3A)	approx 60% (consistent with MR3A)	35%-40%			
Lot size							
Stories		4 stories	4 stories	up to 8 stories max			
Off-street parking - Number of spaces - % surface parking - Underground parking - Parking structures - Facade treatment - Wrapped parking		1 space per bedroom , plus 1/4 space per dwelling unit for guest if required parking restricted to Resident (underground parking, tower spacing 30')	1 space per bedroom , plus 1/4 space per dwelling unit for guest if required parking restricted to Resident (underground parking, tower spacing 30')	1 space per bedroom , plus 1/4 space per dwelling unit for guest if required parking restricted to Resident (underground parking, tower spacing 30')			
Landscaping/open space - Trees - Planting areas - Water wise planting - Pedestrian amenities - Sidewalks		sidewalks/trees / native planting	sidewalks/trees/native planting	open space/mini park - back side of track 3, planting of trees			
Miscellaneous - Designated loading areas - Pick up/drop off areas - Designated dumpster areas		min size unit 1100 sqft (like Laurel), contractors repave streets after development, drainage / infrastructure improvements to support new development and density	min size unit 1100 sqft (like Laurel), contractors repave streets after development, drainage / infrastructure improvements to support new development and density	repair/maintain pink wall, private access road - concrete/steel construction (no sticks/bricks) - min size unit 1100 sqft, designated loading/dumpster area --back half of lot @ diamondhead circle to be surface lot/park, contractors repave streets after development, drainage / infrastructure improvements to support new development and density			

* combining Preston Place and Royal Orleans as one -- South side only --- north side of Track 3 would fall under other zoning

	PD 15 (no subareas)	PD 15 with Subareas					
		Diamond Head Subarea 1	The Diplomat Subarea 2	Preston Place Subarea 3	Royal Orleans Subarea 4	Athena Subarea 5	Preston Tower Subarea 6
Site acreage	approx. 12.6 developable acres	2.10 acres	0.95 acres	1.86 acres	1.01 acres	2.23 acres	4.26 acres
Front Yard setback		20'	20'	100'	100'	GRANDFATHERED	GRANDFATHERED
Minimum side and rear yard setback		15' SIDE/20' REAR	15' SIDE/20' REAR	15' SIDE/20' REAR	15' SIDE/20' REAR	GRANDFATHERED	GRANDFATHERED
Dwelling unit density		40	14	60	20	GRANDFATHERED	GRANDFATHERED
Dwelling units per acre		19.05 du/a	14.74 du/a	32.26 du/a	19.80 du/a	GRANDFATHERED	GRANDFATHERED
Floor area ratio (FAR)							
Height		APPROXIMATELY 25'	APPROXIMATELY 25'	APPROXIMATELY 25'	APPROXIMATELY 25'	GRANDFATHERED	GRANDFATHERED
RPS (Residential Proximity Slope)		EXISTING	EXISTING	EXISTING	EXISTING	GRANDFATHERED	GRANDFATHERED
Lot coverage (residential structures)		APPROXIMATELY 60%	APPROXIMATELY 58%	APPROXIMATELY 52%	APPROXIMATELY 32%	GRANDFATHERED	GRANDFATHERED
Lot size		DETERMINED	DETERMINED	DETERMINED	DETERMINED	GRANDFATHERED	GRANDFATHERED
Stories		2	2		3	2	GRANDFATHERED
Off-street parking - Number of spaces - % surface parking - Underground parking - Parking structures - Facade treatment - Wrapped parking		80 SPACES UNDERGROUND	28 SPACES UNDERGROUND	120 SPACES UNDERGROUND	40 SPACES UNDERGROUND	GRANDFATHERED	GRANDFATHERED
Landscaping/open space - Trees - Planting areas - Water wise planting - Pedestrian amenities - Sidewalks		OPEN SPACE TO ALLOW DRAINAGE FROM RAINS. SIDEWALK IN FRONT OF BUILDING AND ON SIDE STREET.	OPEN SPACE TO ALLOW DRAINAGE FROM RAINS. SIDEWALK IN FRONT OF BUILDING AND ON SIDE STREET.	OPEN SPACE TO ALLOW DRAINAGE FROM RAINS. SIDEWALK IN FRONT OF BUILDING	OPEN SPACE TO ALLOW DRAINAGE FROM RAINS. SIDEWALK IN FRONT OF BUILDING AND ON SIDE STREET.	GRANDFATHERED	GRANDFATHERED
Miscellaneous - Designated loading areas - Pick up/drop off areas - Designated dumpster areas		ONLY RESIDENTIAL USE. DESIGNATED DUMPSTER AREA. LOADING AREA	ONLY RESIDENTIAL USE. DESIGNATED DUMPSTER AREA. LOADING AREA	ONLY RESIDENTIAL USE. DESIGNATED DUMPSTER AREA. LOADING AREA	ONLY RESIDENTIAL USE. DESIGNATED DUMPSTER AREA. LOADING AREA	GRANDFATHERED	GRANDFATHERED

100%
 5.92
 51.370
 6.49

Steering Committee Proposals (V1)

PD 15 (no subareas)		PD 15 with Subareas			
Diamond Head Subarea 1	The Diplomat Subarea 2	Preston Place Subarea 3	Royal Orleans Subarea 4	Atrium Subarea 5	Preston Tower Subarea 6
approx. 12.6 developable acres	0.55 acres	1.86 acres	1.01 acres	2.23 acres	4.26 acres
Front Yard setback	PA 15 20	100 20	100 20	100 as is	100 as is
Minimum side and rear yard setback	20	20	20	20	20
Dwelling unit density	40 New	60 New	20 New	140 New	320 New
Dwelling units per acre					
Floor area ratio (FAR)					
Height					
RPS (Residential Proximity Slope)					
Lot coverage (residential structures)					
Lot size					
Stories					
Off-street parking	Yes	Yes	Yes	Yes	Yes
Number of spaces	1.5 unit	1.5 unit	1.5 unit	1.5 unit	1.5 unit
% surface parking					
Underground parking	Yes	Yes	Yes	Yes	Yes
Parking structures					
Facade treatment					
Wheeled parking					
Landscaping/open space					
Trees					
Planting areas					
Water wise planting					
Pedestrian amenities					
Stairwells					
Miscellaneous					
Designated loading areas					
Pick up/drop off areas					
Designated dumpster areas					

Supply large units 2200 - 3500 sq ft - Expensive dead restrictions

} some on P-15 for all →

60% for all →

Have one development for all →

Yes 1.5 unit

Yes 1.5 unit

Yes 1.5 unit

Yes 1.5 unit ← underground

} green spaces on top of buildings. Some green + trees around buildings

} No public parks. No retail or commercial except → tower

} yes to all

Streets: Open Tulum to North west Hwy for construction + permanent use
 Have in writing developers will fair streets when construction is finished
 Consider dedicating streets to city?

Walkability; Sightlines

To create a sense of place and community, the “Berlin Wall” of Preston Place must be opened up to create sightlines and direct, pedestrian access from Baltimore to the Preston Tower tennis courts. It is not necessary to create a park, as many have suggested. However, there should be, at a minimum, a dedicated, 50’ cross access plaza (which like many such plazas in major cities could be a three-story opening through a taller structure) that would carry the eye as well as the pedestrian from one side of the community to the other and on to Preston Center.

Setbacks

Traditional front and rear setback terminology in the present matter may not be useful for the purposes of curing the rot at the core of PD 15 and creating a sense of place and community. As outlined in my earlier email, the zoning amendment should include setbacks oriented to the extended centerline of Diamond Head Circle with a view towards creating a bucolic, interior green space similar to Bandera and around the Diamond Head Condominiums

You will hear well founded objections to formalizing the imputed 100’ setback along Northwest Hwy. The setbacks for development on either side of PD 15 (including, in particular, the Laurel) are considerably less than 100’; and an extension of the setback imposed by plat on Preston Tower would arbitrarily and unnecessarily penalize the other three tracts on Northwest Hwy. With a view towards harmonizing the community, a logical approach would be to:

- establish a setback similar to that of the Edgemere Community between Edgemere and Turtle Creek; but
- restrict development within the 100’ to thirty feet or so.

This would encourage and facilitate an interior focused redevelopment of Preston Place and Royal Orleans. Also, it would provide flexibility to the Athena to undertake (at a future date) ground floor redevelopment similar to that currently being undertaken by many high rises in the CBD.

In contemplation of the ultimate redevelopment of the south side of Bandera (and the elimination of surface parking), the alley along the north side of the PD should be treated as if it were a street with an appropriate setback.

Landscaping, Side Walks, Etc.

Each of the three neighborhood PDs mentioned during the 7th meeting are representative of an Urban Landscaping Design that is more conducive to Uptown, the Hospital District and Preston Center. A core principle of the Area Plan was the concept of preserving green space consistent with that along Bandera. I outlined my thoughts as to setback distances in an earlier email.

There is a general consensus that sidewalks should be required throughout the PD. I would add for clarification that sidewalks should be required along the northern alleyway.

Similarly, the elimination of surface parking should be a baseline requirement.

Density; Height

The calculus of Floor Area Ratio and Density (stated as units per acre), when combined with appropriate setbacks and exterior, non-private lot coverage ratios, will act as a limiting factor on height. Therefore, it would be a mistake (unless it was greater than or equal to the present height of the Towers) to impose an RPS or other height limitation on a community that has never had one.

[Note that: With respect to lot coverage, Chart #3 shows a coverage at Preston Place of 52%, while the current development plan limits it to 32%. Please explain whether there is a typo or a violation. Also, with respect to Density, I would suggest that Staff maintain a common denominator and, given that there are four tracts that are approximately two acres and two that are approximately one acre, Staff avoid confusing references to the as-built numbers and use the units per acre numbers on Chart #3.]

Some have cogently reasoned that imposition of an artificial height restriction would impair the creative redevelopment of the PD. Others have also persuasively argued that such imposition would arbitrarily pick winners and losers among similarly situated properties.

Much attention has been given to increasing height on the two acres abutting Northwest Highway and limiting height on the north side of the PD. However, assuming that a sense of place, walkability and sightlines have been created as outlined above, limiting such development on the north side of the PD is not particularly rational. By way of commentary and example (keeping in mind that a view is not, in and of itself, a property right) for sixty years, the Diamond Head Condominiums have successfully coexisted with the backside of the Athena. There is no reason to believe that the relationship of a new Diamond Head tower to the Bandera neighborhood would be any different than the historical relationship of the Athena to Diamond Head. (Please note that I am not, at the moment, advocating any particular height for Diamond Head. I am only pointing out the somewhat-irrational approach in treating the four low rises differently.)

Incremental increases in density should be allowed as credits for providing things such as (among others): underground parking for tenants, providing underground parking for lease to others in the PD, providing excess storm sewer capacity, limiting exterior area coverage percentages, providing additional non-private green space, entering into joint use agreements with other PD owners for amenities (such as pools, tennis courts and gyms), providing community wide sidewalks, and providing traffic control and flow enhancements.

Base density for the current low rises should be consistent with current density. Maximum density should encourage the development of high-end units that might be occupied by those persons contemplated by the Area Plan desiring to downsize from a 5,000 to 10,000 square foot residence but remain in Preston Hollow.

Floor area ratios (including incremental increases thereof) and the incremental density credits should encourage either consolidation or joint development of the three interior tracts.

Given the expertise of those real estate professionals on the Committee, I will defer present comment as to specific numbers.

Architecture

Care should be taken to require a nod to the mid-century modern feel of the two towers. The problems associated with Museum Tower should be a cautionary tale.

Governance

Although it is a well-known secret that Provident is in active negotiations with Royal Orleans, for the present exercise, we must act (without assumption as to the ultimate outcome) as if neither Provident nor Spanos will develop the tracts presently under contract. More accurately, we should be mindful that we are not zoning for any particular development plan but with the view of redeveloping a blighted area in a manner that is consistent with the suburban nature of Bandera and the rest of Preston Hollow.

Also, we must recognize the long history of Preston Tower being an absentee neighbor, the reality of the Athena not always being a good neighbor and the concerns that a rental property is more likely to reflect the impact of an economic downturn.

Accordingly, the PD community must retain a right to approve final development plans, including architectural and other features. And, there must be a governance mechanism including usual and customary cross access and self-help provisions typically included in multi-property, multi-owner developments.