



# Community Core Design Guidelines + Preservation Incentives

Joint Work Session

# Project Overview – Scope and Goals

## □ Scope:

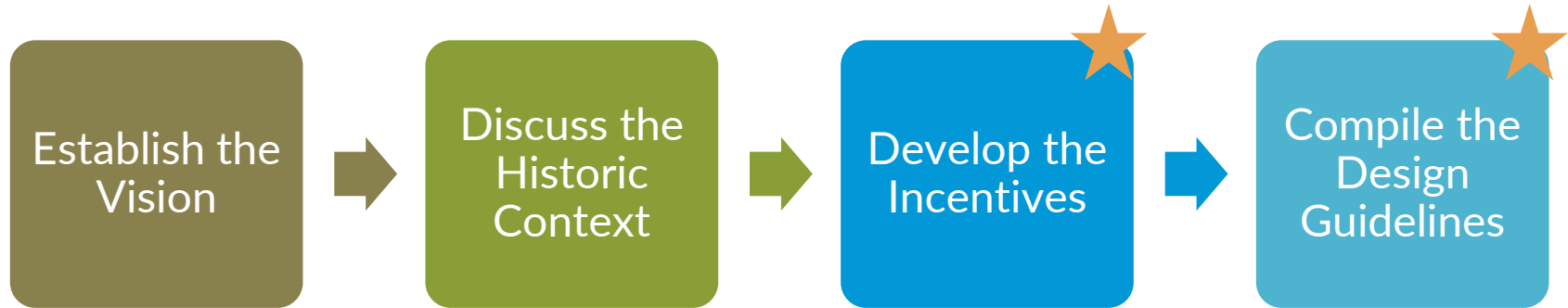
- ❖ Develop design guidelines for community core – include a chapter on historic preservation
- ❖ Develop permanent ordinance language for historic preservation
- ❖ Develop a historic preservation handbook

## □ Project Goals:

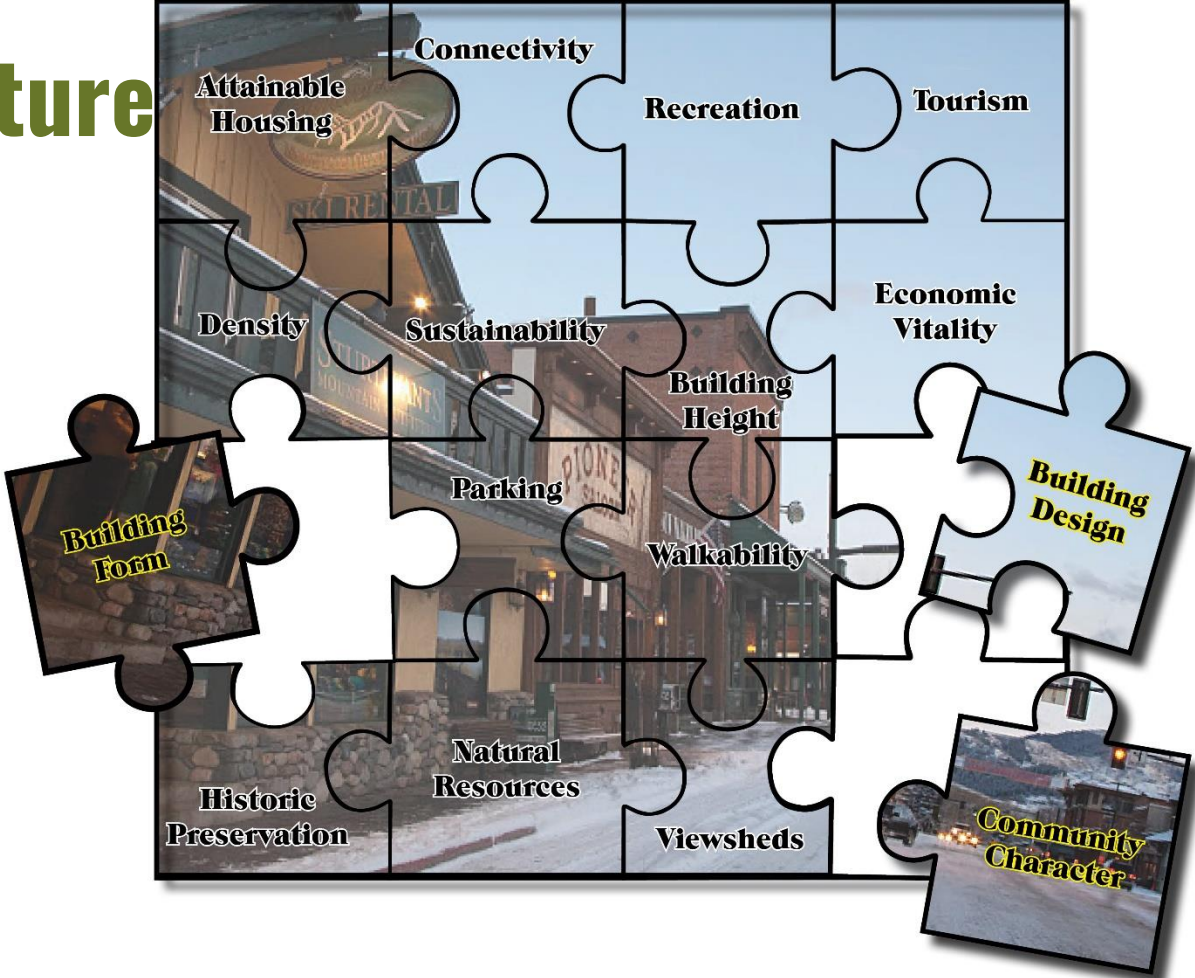
- ❖ Define and describe the existing and desired character of Ketchum's Community Core
- ❖ Preserve the cultural heritage of the Community Core while allowing for flexibility and creativity in design

# Project Approach

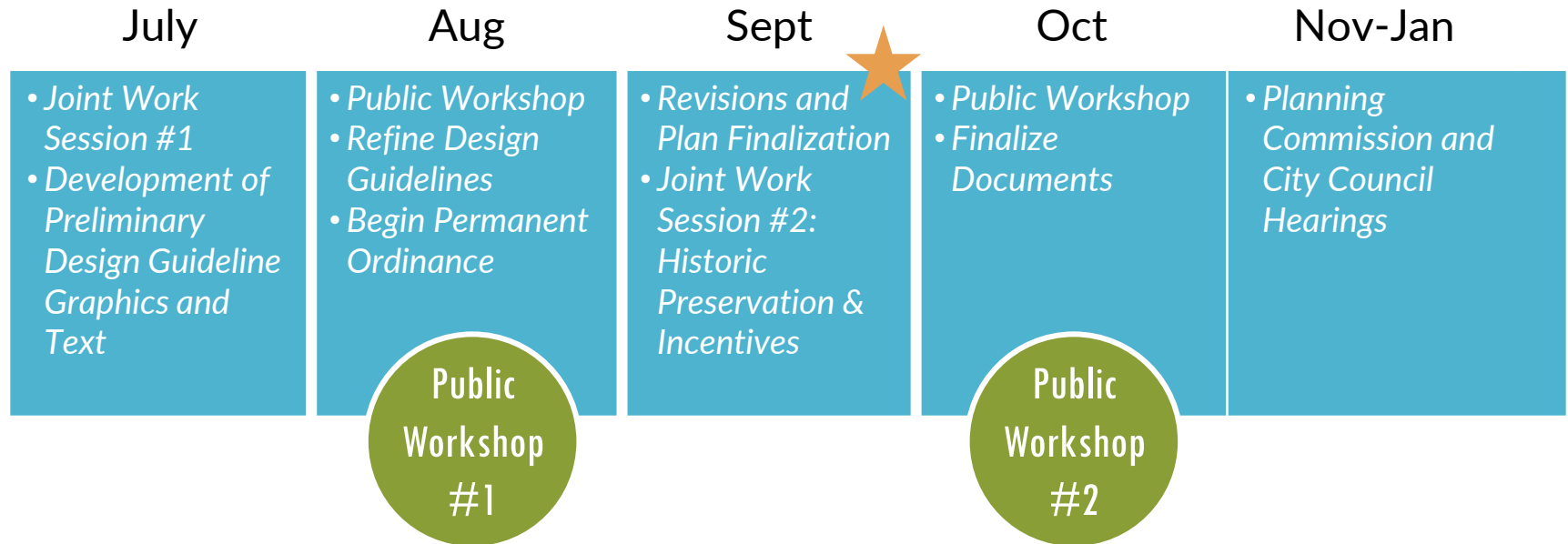
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# The Bigger Picture



# Project Schedule



# What We Heard From You – OPEN HOUSE

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# Draft Design Guidelines

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## Incentives



# Design Guidelines vs. Preservation Incentives

## DESIGN GUIDELINES

- Guide building form and aesthetic
- Can be codified in the Land Development Code or serve as a stand-alone document

## PRESERVATION INCENTIVES

- Encourage developers to preserve additional resources
- Allow for flexibility in development regulations for designated historic properties
- Enable property owners to make modifications/additions rather than demolishing the structure
- Aim to make preservation more financially feasible
- Codified in the Land Development Cod

# Preservation Incentives– Case Studies

## Boise, ID

- Purchase of Façade Easements
- Acquisition of Property
- Fee Waivers
- Relief from building code
- Conservation districts & Historic Districts

## Laguna Beach, CA

- Density Bonuses
- Fee Waivers
- Relief from building code
- Relief from parking standards
- Flexible setbacks for historic properties
- Relief from Nonconforming Structure Requirements

## Jackson, WY

- Transfer of Development Rights (TDR) Program
- Density Bonuses
- Incentive Packages
- Relief from building code
- Flexible setbacks for historic properties
- Relief from Nonconforming Structure Requirements

# Preservation Incentive Categories

## ZONING INCENTIVES

- Density Bonuses
- Incentive Packages

## TAX + FINANCIAL INCENTIVES

- Purchase of Façade Easements
- Acquisition of Property
- Fee Waivers
- Federal Rehabilitation Tax Credit\*
- State Historic Tax Credit\*
- Certified Local Government (CLG) Grants
- Community Enhancement Grants

## REGULATORY RELIEF

- Relief from building code
- Relief from parking standards
- Relief from Nonconforming Structure Requirements
- Flexible setbacks for historic properties

# Incentive Options

## ZONING INCENTIVES

- Density Bonuses
- Incentive Packages
- Bonuses which allow a larger building or expansion for preservation of the existing structure
- Commonly used for adaptive reuse and expansions/renovations
- Can apply to height, floor area, setbacks, and number of dwelling units
- Must be a market for the bonuses
- Requires staff oversight

# Incentive Options

- **Density Bonuses**
- Incentive Packages
- **Option 1:** Floor area within designated structures does not count towards maximum densities or floor area allowances
- **Option 2:** Structures receive a “rating” when they are designated which qualify them for different bonuses/incentives

# Incentive Options

## ZONING INCENTIVES

- Density Bonuses
- Incentive Packages

### Aspen, CO

- \$2,000 grant available to residential property owners who volunteer to landmark designate their property
- Zero-interest grants for minimum maintenance of historic properties who demonstrate economic hardship
- Exempt from processing fees and park dedication fees that would normally be required for regular building permits
- Exempt from the Aspen Growth Management Quota System and the annual competition for commercial square footage, lodge, or residential units.
- Special conditional uses available only to landmarks and authorizes flexibility in the zoning rules

# Incentive Options

## TAX + FINANCIAL INCENTIVES

- Purchase of Façade Easements
- Acquisition of Property
- Fee Waivers
- Federal Rehabilitation Tax Credit\*
- State Historic Tax Credit\*
- Certified Local Government (CLG) Grants
- Community Enhancement Grants

### **Purchase of Façade Easements:**

- The City may acquire, by purchase or donation, historic easements if Council finds that it will be in the public interest
- Applies to any easement, restriction, covenant or condition running with the land, designated to preserve, maintain or enhance all or part of the existing state of places of historical, architectural, archeological or cultural significance
- Recommendation by the HPC

### **Acquisition of Property:**

- Use of City funds to purchase the property from the existing owner

# Incentive Options

## TAX + FINANCIAL INCENTIVES

- Purchase of Façade Easements
- Acquisition of Property
- **Fee Waivers**
- Federal Rehabilitation Tax Credit\*
- State Historic Tax Credit\*
- Certified Local Government (CLG) Grants
- Community Enhancement Grants

### Fee Waivers

- **Option 1:** Waiving of application fees (Building permit, utility permit, etc.) for historic properties
- **Option 2:** Fees are paid and then refunded after the construction has commenced per the approved plans



# Incentive Options

## TAX + FINANCIAL INCENTIVES

- Purchase of Façade Easements
- Acquisition of Property
- Fee Waivers
- **Federal Rehabilitation Tax Credit\***
- State Historic Tax Credit\*
- Certified Local Government (CLG) Grants
- Community Enhancement Grants

### **Federal Rehabilitation Tax Credit**

- Up to 20% of rehabilitation project costs can be applied as investment tax credits
  - The building must be used for an income-producing purpose. Single-family, owner-occupied homes do not qualify.
  - The rehabilitation must be substantial
  - The property must be ready to be occupied and put back in productive use
  - The building must be on the National Register of Historic Places
  - The rehabilitation project meet the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings

# Incentive Options

## TAX + FINANCIAL INCENTIVES

- Purchase of Façade Easements
- Acquisition of Property
- Fee Waivers
- Federal Rehabilitation Tax Credit\*
- **State Historic Tax Credit\***
- Certified Local Government (CLG) Grants
- Community Enhancement Grants

### **State Historic Tax Credit (PROPOSAL)**

- Developed by the Idaho State Historical Society and Preservation Idaho, in consultation with the Idaho Department of Commerce and the Idaho State Tax Commission
- Would amplify the benefits of the existing Federal Historic Tax Credit program
  - Eligible properties are those certified as historic by the SHPO
  - Minimum \$20,000 investment
  - Built-in per-project cap
  - Up to 20% of the total certified rehabilitation costs can be deducted from state income tax liability
  - Can be carried forward up to 5 years

# Incentive Options

## TAX + FINANCIAL INCENTIVES

- Purchase of Façade Easements
- Acquisition of Property
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- Federal Rehabilitation Tax Credit\*
- State Historic Tax Credit\*
- **Certified Local Government (CLG) Grants**
- Community Enhancement Grants

### **Certified Local Government (CLG) Grants**

- Grant amount depends on projected project cost
- Projects must relate to the National Register of Historic Places
  - Architectural + Archaeological surveys
  - Preparation of National Register of Historic Places nominations
  - Design guidelines and historic context reports
  - Acquisition and Development (including “bricks-and-mortar” projects)
  - Develop community preservation plan
  - Publishing educational materials
  - Public/HPC training, education, and workshops

# Incentive Options

## TAX + FINANCIAL INCENTIVES

- Purchase of Façade Easements
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- Certified Local Government (CLG) Grants
- **Community Enhancement Grants**

### **Community Enhancement Grants**

- Provide funds for collections management, educational programming, public access, interpretive enhancements, and heritage tourism.
- \$500-\$2500 grants
- Cannot be used for:
  - Land acquisition
  - Building construction, demolition or removal
  - Long-term leasing of real property
  - Infrastructure needs, such as roads, sewers, sidewalks

# Incentive Options

## REGULATORY RELIEF

- Relief from building code
  - Relief from parking standards
  - Relief from Nonconforming Structure Requirements
  - Flexible setbacks for historic properties
- **Option 1:** Taos explicitly authorizes building code officials to consider alternative ways for historic buildings to comply with building code  
*“Rehabilitation or restoration of an officially designated historic structure can be made without conformance to all of the requirements of the codes upon the review and authorization by the building official who has legal authority”*
  - **Option 2:** Boise allows flexibility in the fire code and the building code  
*“The Council... may, upon the recommendation of the Commission, exempt an historic property, landmark, or property within an historical district from the application of City Fire or Building Codes upon compliance with the criteria for exemption set forth in said codes and upon a finding that non-exemption would prevent or seriously hinder the preservation or restoration of said historic property, landmark or property in an historical district.”*

# Incentive Options

## REGULATORY RELIEF

- Relief from building code
- **Relief from parking standards**
- Relief from Nonconforming Structure Requirements
- Flexible setbacks for historic properties

### Example Program:

- Single Family Dwellings: One parking space required instead of 2 spaces if no more than 50% addition is proposed.
- Multi Family Dwellings: No additional parking required if  $\frac{1}{2}$  the required parking is already provided, and the additions do not exceed 50%.
- Commercial Structures:
  - Applicability is dependent upon the original character of the designated structure
  - The parking reductions are based on the degree to which the historic character of the building is preserved and/or enhanced (50% or 75%)
  - Includes exterior and visible interior elements if integral to the historic building design

# Incentive Options

## REGULATORY RELIEF

- Relief from building code
- Relief from parking standards
- **Relief from Nonconforming Structure Requirements**
- Flexible setbacks for historic properties

### **Option 1:**

- Properties are allowed to increase existing nonconformities on expansions by matching existing setbacks, height, and other dimensional standards
- Properties are exempted from the 20% limitation on expansion of nonconforming structures
- Properties are exempted from the limitation on replacing (and expanding) nonconforming structures

# Incentive Options

## REGULATORY RELIEF

- Relief from building code
- Relief from parking standards
- **Relief from Nonconforming Structure Requirements**
- Flexible setbacks for historic properties

### **Option 2:**

- Designated buildings are exempt from non-conforming variances
- Properties located in multifamily zones where only one unit currently exists may apply for additional units without bringing existing nonconformities into conformance
- **Criteria:**
  - The additions do not diminish or detract from the historic significance of the original structure, and
  - If the addition is compatible in scale and character with the surrounding neighborhood



# Incentive Options

## REGULATORY RELIEF

- Relief from building code
- **Relief from parking standards**
- **Relief from Nonconforming Structure Requirements**
- Flexible setbacks for historic properties

### **Option 3:**

- Historic commercial structures may add up to 15% of the existing floor area, not to exceed 500 sf, without providing additional parking or bringing any existing nonconformities into compliance
  - Subject to review and approval by the design review board
  - The addition must be removed if the historical building is removed from the historic register

# Incentive Options

## REGULATORY RELIEF

- Relief from building code
- Relief from parking standards
- Relief from Nonconforming Structure Requirements
- **Flexible setbacks for historic properties**

### Example Program:

- Additions to historic structures can maintain setbacks up to the line of existing encroachments
- New construction must meet all setbacks as required by the Zoning Code and Building Code
- The Planning Director may establish a lesser setback of greater than 20% for a Registered Historic Resource property based on:
  - Compelling information from the applicant that the lesser standard is necessary to meet the goals of the Code and
  - Will protect the character of the adjacent properties and neighborhood



## Next Steps

# What to Expect Next

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## □ Next Steps:

- ❖ Revise design guidelines text
- ❖ Develop graphics
- ❖ Open House in October to workshop the refined ideas + incentives

□ Thank you all so much for your dedication to this project!!!