

# FRAME/WORK

Creating a dynamic guide for Tuscaloosa

Comprehensive Plan & City Code Update  
Steering Committee Meeting 8

June 5, 2019

# Agenda

1. Update on Elevate
2. Discuss updates to Future Land Use Map
3. Discuss Concentration Areas
4. Review next steps



# Update on Elevate

Integrating with Framework

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# Elevate Process Update

- Advisory Council Formed
- Karen Brooks, G6chair
- Chris England, G6chair

# Aligning and Leveraging

1. Maximize the opportunity
2. Find the logical connections
3. Understand the geographic (physical basis) and programs
4. Distinguish the Framework documentation

# Discuss updates to Future Land Use Map

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# Purpose and relation to zoning

1. Is a guide for public and private development decisions and infrastructure investments
2. Describes general character attributes intended for future development (reinforces some existing patterns)
3. Not a zoning map– is a guide for future zoning decisions
4. A Future Land Use category may be implemented by more than one zoning district

**Must balance predictability with flexibility**

Future Land Use Map

# Comments from May 1

Most have been addressed by revisions / clarifications to Land Use Type definitions

- *Traditional Neighborhood*
- *Traditional Neighborhood, Attached*
- *Residential, Single Family*





# Review Land Use Type Definitions

1. Description of character and intent
2. Photos (preferred examples)
3. List of appropriate uses
4. Physical attributes

## DOWNTOWN CORE

The Downtown Core is the historic and civic heart of the city. Development includes both new and adaptively reused historic buildings that support a mix of employment, commercial, entertainment, civic and residential uses. Buildings frame attractive, pedestrian scale streets.

### Intent

- Infill development on both large and small vacant lots
- Encourage mixed use development (residential or office above commercial)
- Reduce/consolidate surface parking (encourage shared parking)
- Retain historic character through adaptive reuse of existing buildings
- Improve connections and transitions to surrounding neighborhoods
- Promote walkability through small building setbacks, streetscape features and architectural design

### Primary Uses

- Vertical mixed-use
- Office
- Commercial/Retail
- Civic/Institutional
- Hotel/Accommodation
- Multi-family residential

### Secondary Uses

- Attached residential (townhomes)
- Small-lot single family residential
- Parks and open space

### Building Blocks

Height Range	2-stories, minimum (xx feet)
Building Form	Set near the street and attached to adjacent buildings, with the exception of civic buildings, which may have varying building form and placement from surroundings.
Building Setback	0-15 feet (generally consistent within a block. Greater setbacks for civic or institutional uses are appropriate).
Streets	Gridded street pattern with short, walkable block lengths (around 300 feet)

Example Pattern



Example Character



# Review Edits

1. Future Land Use types (refer to handouts / PDF)
2. Map (refer to handouts / use online map)

# Lakeside Living

Treating areas around Lake Tuscaloosa differently

Existing definition mentions:

1. Primarily single family residential on large lots
2. More restrictive impervious surface limitations (built and paved areas)
3. Allow appropriately scaled commercial services (restaurants, boat rental, etc)
4. Allow compact residential types (small lot single family and attached dwellings) in a clustered or conservation development pattern that preserve larger natural areas
5. Utilize a minimum lot size or minimum lake frontage for a private dock and allow neighborhoods or multiple homesites to setup shared docks

Is this intent ok?

# Lakeside Living

Typical pattern today



# Lakeside Living

Small lot residential with more preserved land?



# Lakeside Living

Attached residential with more preserved land?





# Discuss Concentration Areas

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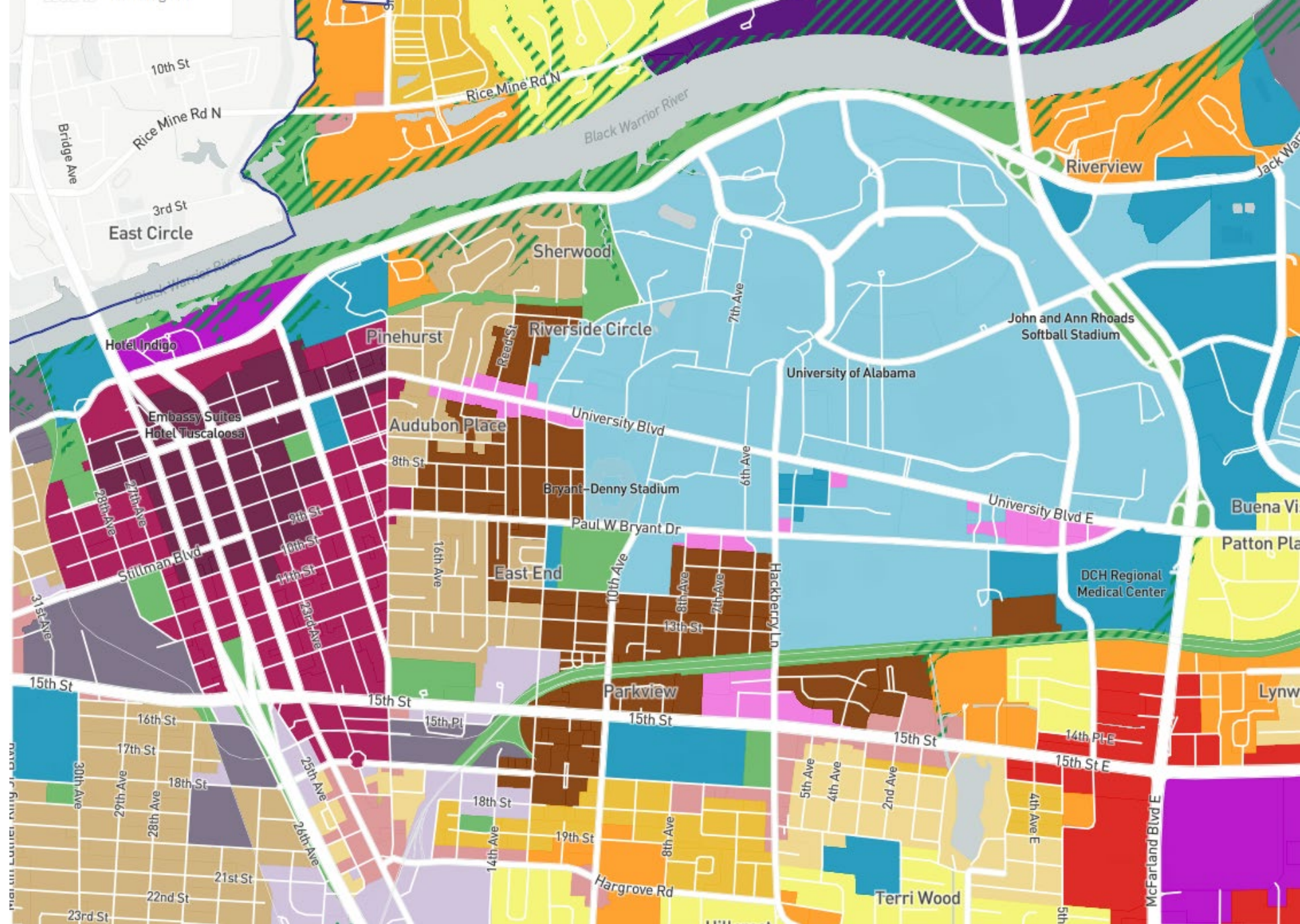
# Concentration Areas

Five Concentration Areas provide greater detail on the intent and opportunities at specific locations throughout the city.

1. Downtown / University Area
2. West Tuscaloosa
3. North Tuscaloosa and the Lakes
4. Eastern Growth Area
5. Highway 69 South Corridor



# Downtown / University Area



# What is the “University Area Neighborhood” and what are the boundaries?

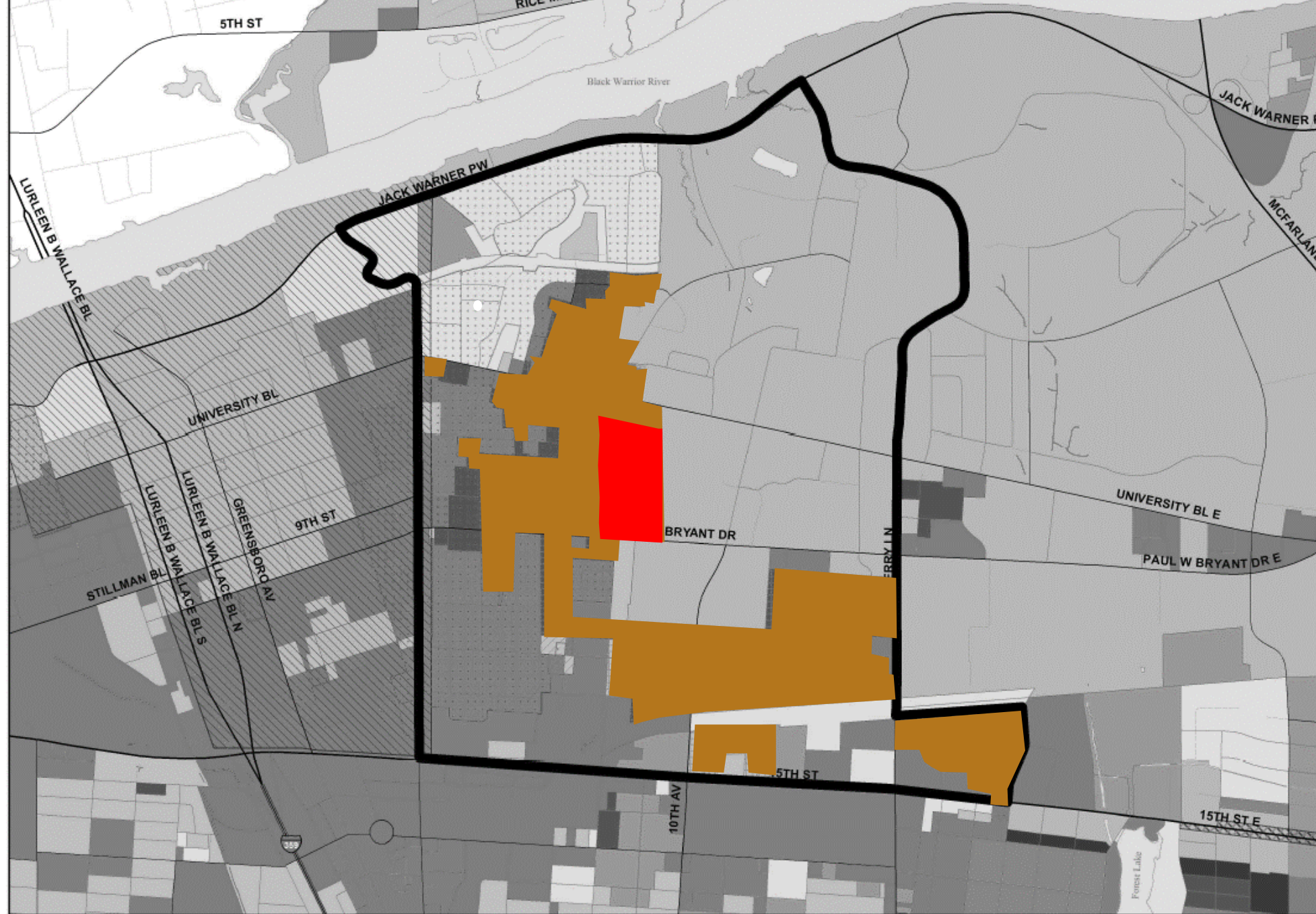
There are various boundaries that have different meanings

1. The UAN (area defined in zoning code)
2. The Box (larger area defined in the 2013 Student Rental Housing Task Force)

Currently:  
The UAN  
The Box



The UAN  
Areas with “U”  
Zoning (BNU,  
RMF-2U, R4U)  
The Bonus  
Height Area



# Housing Subcommittee

We asked ~~We~~ What is the “University Area Neighborhood” and what are the boundaries?

Answers varied...

1. Current boundaries
2. Larger boundaries (includes the Box)
3. Smaller boundaries

# We asked:

## 1. What is “the Box” and should it exist in the future?

- *Summary: The group would like an ability to look at an area near UA Camp differently—what those boundaries are, though, needs to be determined.*

## 2. Is there room for commercial zoning west of the stadium or in other areas? If so, where?

- *Summary: The group seems to believe that more commercial zoning could exist west of the stadium.*

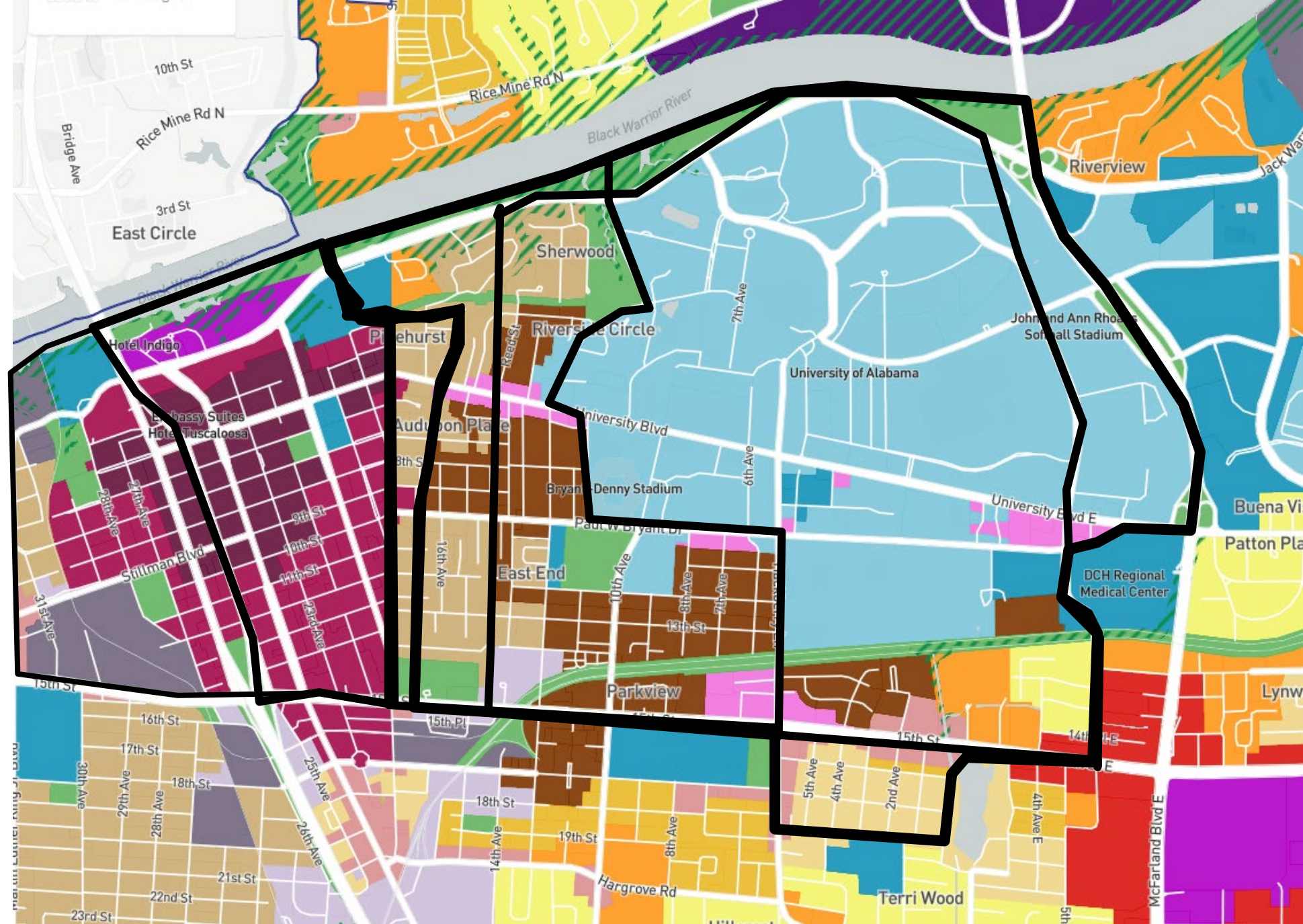
# We asked:

- 1. Should we continue to allow 4- and 5-bedroom units?**
  - *Summary: 4-5 bedrooms per unit are only allowed in property zoned “U” today. In the future, the area may be limited depending on where the “UAN” is.*
- 2. Is there a desired maximum bedroom or units per acre?**
  - *Summary: Generally, this group did not agree that a bedroom/unit per acre cap was needed.*
- 3. What character should we look for?**
  - *Summary: Higher quality products and traditional design, anything that helps build community identity.*
- 4. Should we have maximum lot standards?**
  - *Summary: Generally, the group did not agree that maximum lot standards were needed.*
- 5. Should there be a minimum acreage for increased height (or increased height allowed at all)?**
  - *Summary: Generally, the group agreed that there should not be a minimum acreage for height, and that the height in the area should be examined.*

## 1. We asked: What safety standards should be required of student-oriented developments?

- *Summary: The group believed that it should be up to the developer and building codes or that it should apply to all development.*





# Redefine the UAN?

1. Do we need these areas, do they serve a purpose?
2. If so, can we combine the UAN and “The Box” into one concept?
3. If so, what does it mean, what are the boundaries?

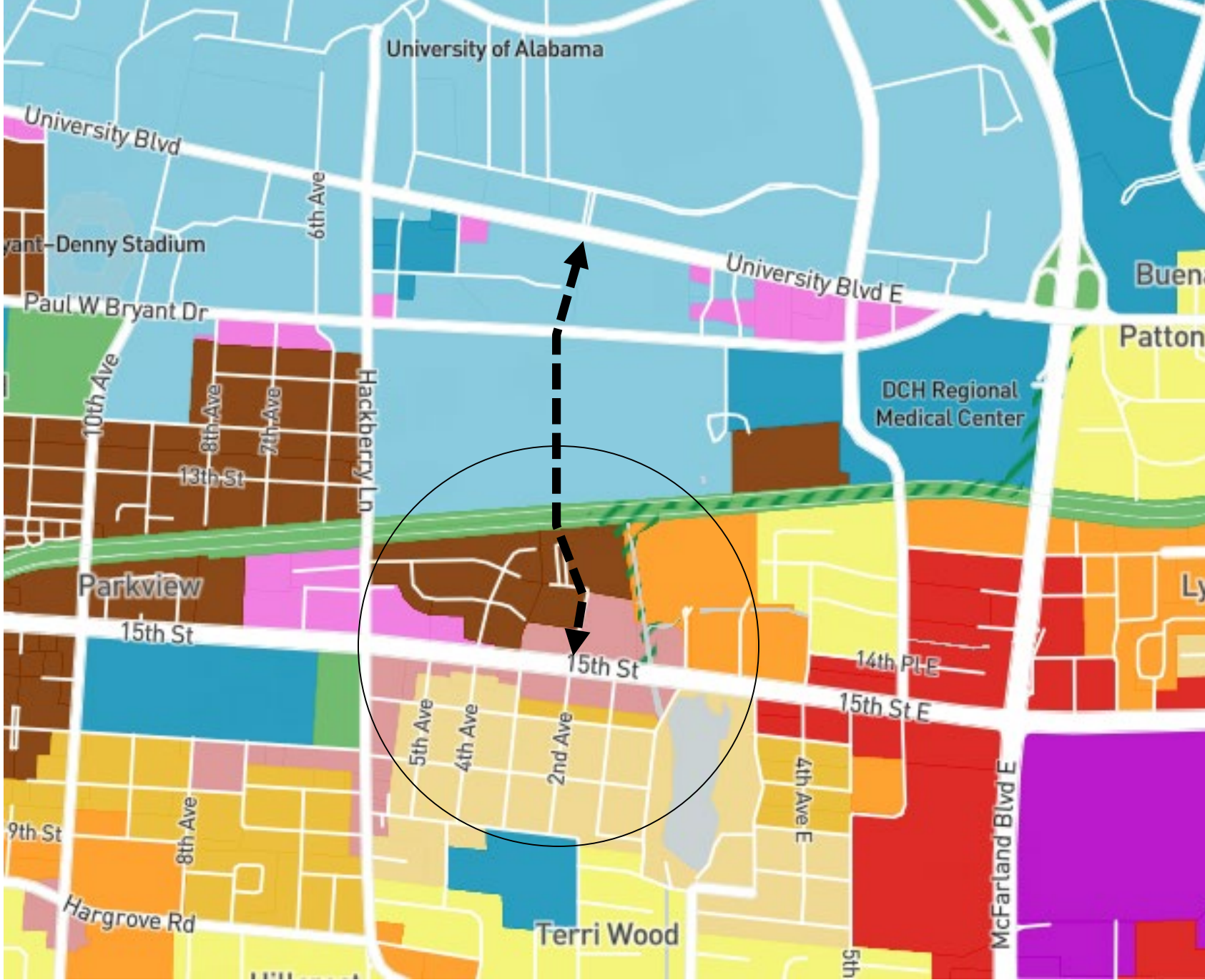
# What about...?

## 1. Combine the UAN and “The Box” into one concept?

Means:

- 1. Call it “Downtown Campus Area”*
- 2. Higher quality design standards (materials, landscaping)*
- 3. Focus density in “University Residential” classification*
- 4. Maintain 60’ heights with allowances for up to 75’*
- 5. Within the area... have multiple special zoning categories for the area (single family, attached, multifamily, commercial)*

# Consider the impact of 2<sup>nd</sup> Ave Connection



# What else to address in the Downtown / University Area?

# Next Steps

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# Next Meetings

## 1. August 21 – SC 9

- *Other concentration areas*
- *Living(neighborhoods & housing)*
- *Connecting(transportation)*

## 2. September 4?

- *Competing*
- *Experiencing*

**September 19 – Initial Open House**

# September 19

## Open House format

### Purpose:

- 1. Share draft recommendations and policy maps**
- 2. Obtain feedback on draft recommendations**
- 3. Identify priorities**







Thank You

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