Voluntary Involuntary Committee: Continuum

DRAFT

1. Involuntary Designation
-no hearings
-no incentives
-no compensation

2. Involuntary Designation
-no hearings
-no incentives
-no compensation
-only lasts 10 years

3. Involuntary Designation
-hearings
-restoration incentives for residents to fix up and live there
-no "speculative" development
-loans
-cash grants
-tax incentives
-no lot splits, additions, or TDRs

4. Involuntary Designation
-hearings
-compensation equal to loss in value due to designation
-no "speculative" development
-cash
-TDRs

5. Involuntary Designation
-create a single historic district and evaluate and designate properties
- no demolition and replacement or renovation without HPC review and approval
(Bill Stirling's Proposal)

6. Involuntary Designation (Current for 19th Century)
-hearings
-current incentives
-allows spec development, but compensates fairly

7. Combination of Voluntary/Involuntary Designation
-hearings
-current incentives
-allows spec development
-some properties can be involuntary (based on style or integrity), others cannot, higher voting requirements for involuntary.

8. Involuntary Designation
-Supermajority vote by City Council required for designation

9. Voluntary Designation
-Ordinance 48
-hearings required
-current incentives available
-cannot stop demolition or renovation (demolition delay)
-retain for affordable housing

10. Voluntary Designation
-same as #9 but City has right of first refusal to buy the properties and authority to exercise eminent domain so as not to lose very important properties
-Buy, designate with restrictions, and sell subject to designation

11. Voluntary Designation
-same as #10 but public referendum to set up revolving bond fund to buy properties, designate and sell subject to designation

12. Voluntary Designation
-Create overlay (superior to zoning requirements) with neighborhood or block determination of maximum height, mass, and scale – similar to CC&R's in residential subdivisions. Voluntarily self-imposed by residents.
(Bill Wiener's proposal)

13. Voluntary Designation
Achieve preservation by downzoning in order to discourage scrape and replace (Michael Behrendt's proposal)

14. Voluntary Designation
-No preservation program
-No incentives
-No designation