

# Residential Infill Project Proposed Draft

Planning and Sustainability Commission

Work Session #1

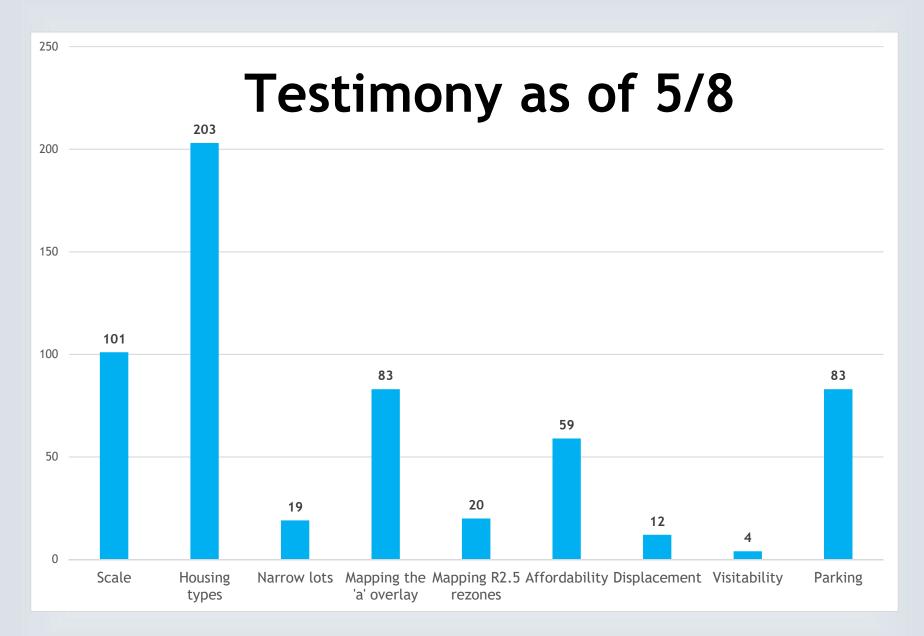
May 22, 2018

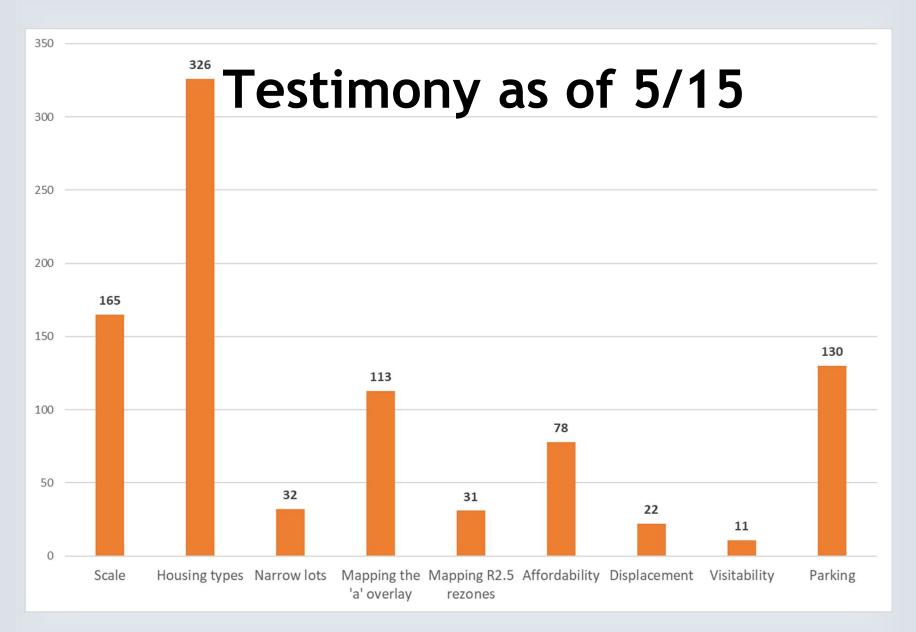


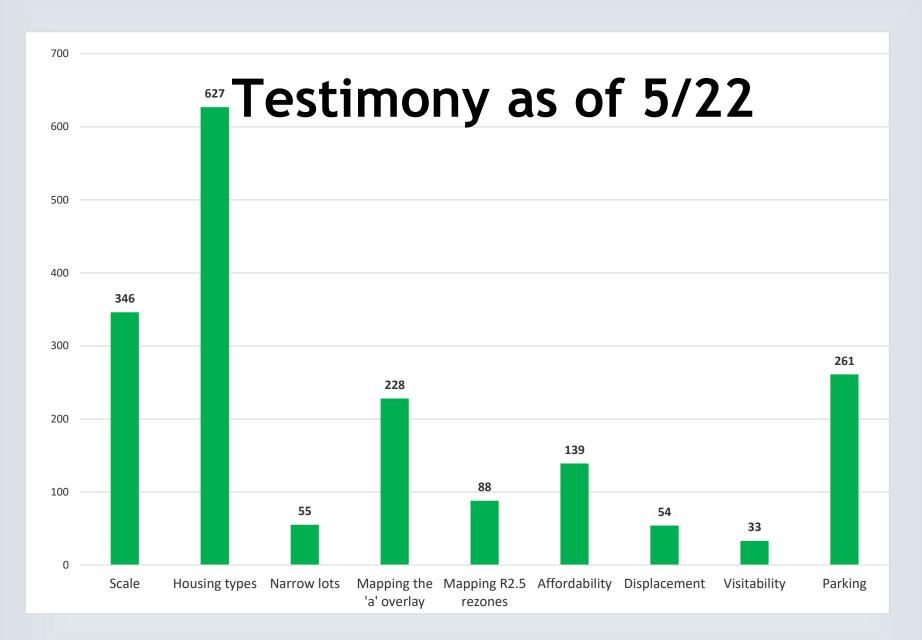


# Today's Agenda

- Summary of testimony
- Worksession topics and schedule (15 min)
- Goals (40 min)
- Single-Dwelling/Multi-Dwelling Zone Comparison (20 min)
- Economic Q&A (40 min)

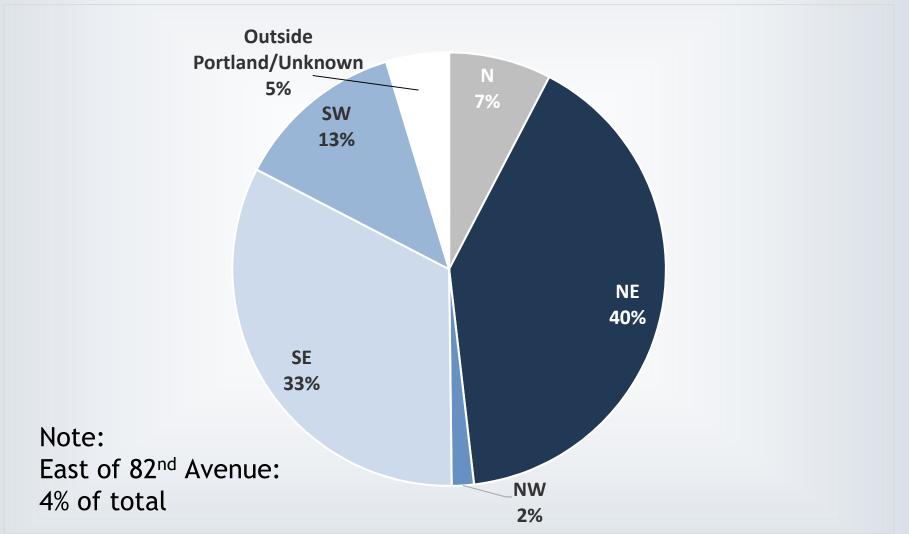








## Testimony to date



# Worksession Topics and Schedule

6/7 - Scale of Houses

6/26 - Housing Choice

7/10 - Narrow Lots

7/24 - Vote on package of amendments

## **PSC Goals**

#### Equitable benefits/costs

- Lower displacement
- Increased ownership

## More housing options

- Increased range of types
- More locations
- Age friendly options

## Less expensive options

- Smaller units
- More supply
- Lower SDC/costs

#### Also mentioned:

- Urban canopy/open space
- Flood/hazards protection
- Context
- Reduce 1:1 demolitions
- Infrastructure adequacy
- Public involvement/process
- Code simplicity
- Energy efficiency/ climate goals

# Single-Dwelling/Multi-Dwelling Zone Comparison

#### **Density**

- Minimum
- Maximum

## **Building Form**

- FAR
- Height
- Building Coverage
- Main Entrance

## Visitability

#### Parking and Garages

- Required parking
- Parking area location
- Parking access limits
- Front yard area paving
- Garage width
- Garage street lot line setback

# **Economic Q&A**

## **Project Proposals**



#### **SCALE OF HOUSES**

- 1. Reduce size
- 2. Revise height
- 3. Increase setbacks
- 4. Improve design



#### **HOUSING OPTIONS**

- 5. ADU's Duplexes, Triplexes
- 6. New 'a' overlay
- 7. Incent affordable units Historic resource flexibility
- 8. Cottage clusters



#### **NARROW LOTS**

- 9. Rezone lots
- 10. Improve building design
- 11. Revise R2.5 rules