

Residential Infill Project

Stakeholder Advisory Committee

March 1, 2016

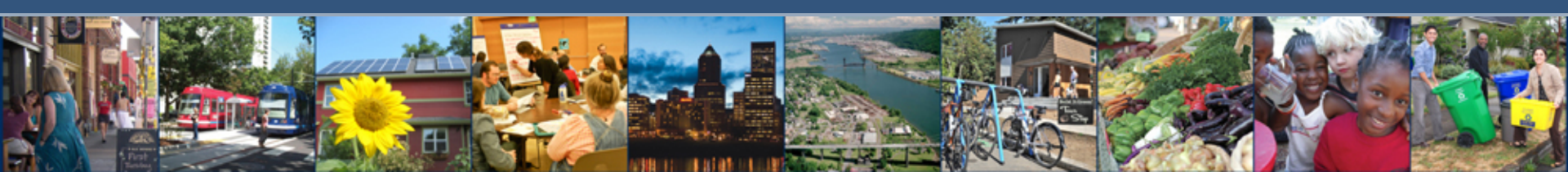


Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



New Schedule

- 3/1 – Term sheets (standard lot scale)
- 3/15- Term sheets (narrow/attached scale)
- 4/5- Term sheets (lot confirmations)
- 4/19- Term sheets (alternative housing)
- 5/3 – SAC reviews full package
- May-June – Public review
- 7/12 – SAC hears public feedback summary
- August – PSC
- November – City Council



Scale of Houses

Scenarios for Standard Lots

Residential Infill Project
BPS Planning Staff
March 1, 2016



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



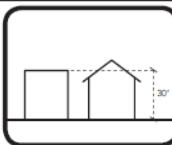
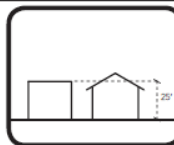
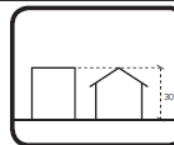
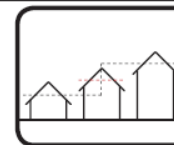
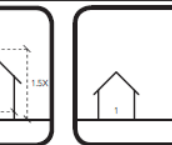
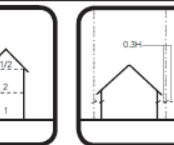
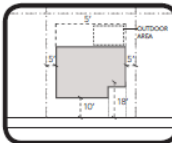
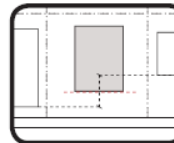
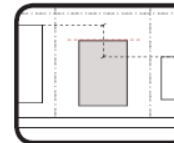
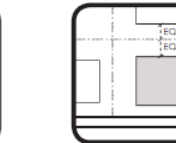
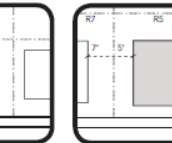
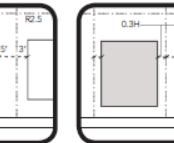
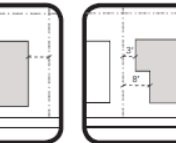
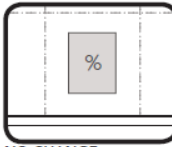
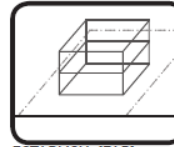
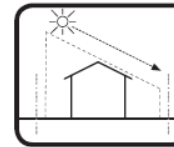
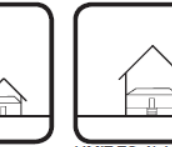
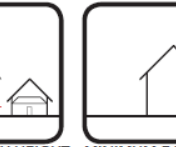
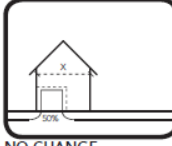
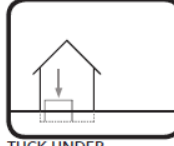
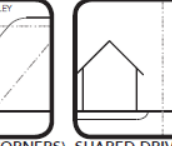
Scale of Houses Overview

- Charrette Takeaways
- “Term Sheets”
- Three Scenarios – Standard Lots
 1. Revise Tools
 2. Add FAR limit
 3. Combination
- Preliminary Results
- Next Steps

Charrette “Ingredients”

RESIDENTIAL INFILL PROJECT - CHARETTE PLACEMAT

JAN 18, 2016 DRAFT

	1	2	3	4	5	6	7	8	
HEIGHT	 NO CHANGE NOTES	 REDUCE HEIGHT NOTES	 MEASURE TO PEAK NOTES	 AVERAGE ADJACENCIES NOTES	 WIDTH - HEIGHT RATIO NOTES	 MEASURE STORIES NOTES	 SETBACK - HEIGHT RATIO NOTES		
SETBACKS	 NO CHANGE NOTES	 MODIFY NUMBER NOTES	 AVERAGE FRONT NOTES	 AVERAGE REAR NOTES	 MIRROR REAR NOTES	 SETBACK TIED TO ZONE NOTES	 SETBACK - HEIGHT RATIO NOTES	 CUMULATIVE FOR BOTH SIDES NOTES	
BULK	 NO CHANGE [BUILDING COVERAGE] NOTES	 REDUCE BLDG COVERAGE NOTES	 ESTABLISH [FAR] FLOOR AREA / SITE AREA NOTES	 SOLAR ACCESS/ DAYLIGHT PLANE NOTES	ARCH. FEATURES	 NO CHANGE TO ENTRY HEIGHT NOTES	 LIMIT TO 4' ABV GRADE NOTES	 AVERAGE ENTRY HEIGHT NOTES	 MINIMUM EAVE DIMENSION NOTES
GARAGE & PARKING	 NO CHANGE NOTES	 TUCK UNDER NOTES	 DETACHED NOTES	 PARKING PAD - SETBACK NOTES	 REAR (ALLEYS, CORNERS) NOTES	 SHARED DRIVEWAY NOTES			

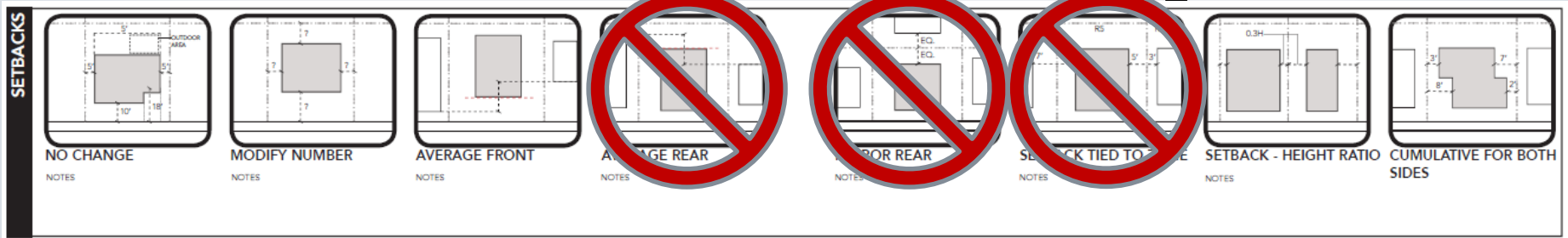
Charrette Takeaways



■ Height

- Revise method used for measuring height
- Allow for 2 story + attic
- Allow 3rd story if used for an accessory dwelling unit (ADU)
- Tie height to building setbacks
- Vary building height by area of the city

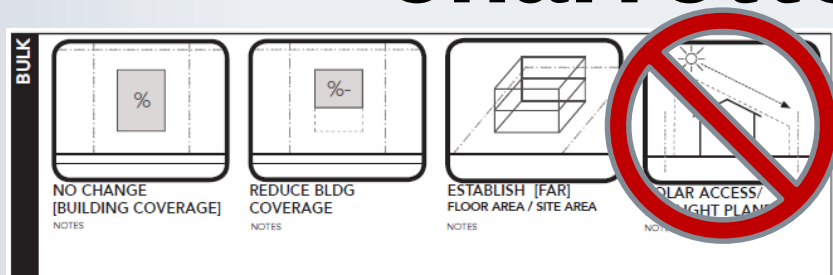
Charrette Takeaways



■ Setbacks

- Link new construction setbacks to other homes on a block face.
- Make front setback equal to buildings on either side.
- Cumulative side setbacks (e.g. 3' min/10' combined).
- Link cumulative side setbacks to parking requirements.
- Relate setbacks to height or size of building.
- Cumulative front/rear setbacks.
- Require deeper front setback for tuck-under garages.
- Differentiate setbacks by neighborhoods or pattern areas.

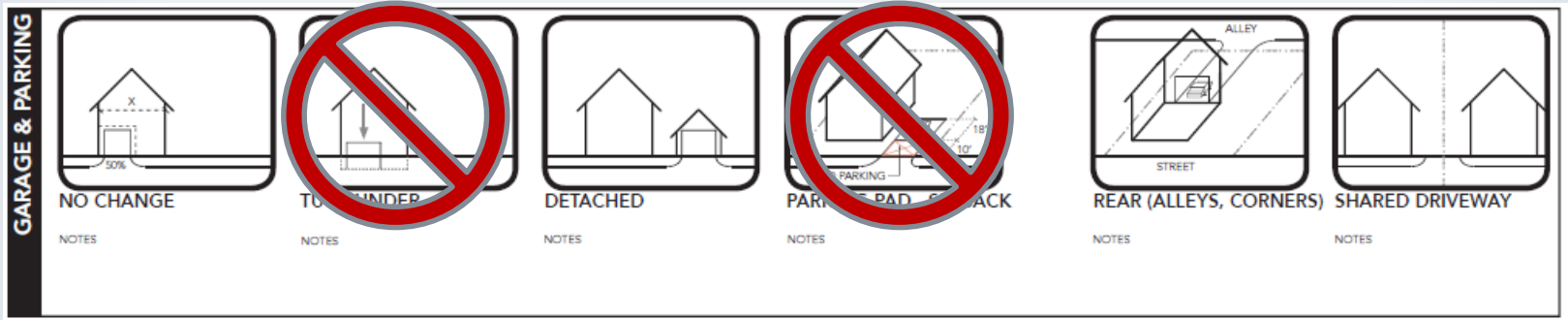
Charrette Takeaways



■ Addressing Bulk

- Incent basements by excluding from Floor to Area Ratios (FAR).
- Use 'sliding-scale' FAR based on zone and/or lot size.
- Explore using building volume ratio.
- Link FAR of new construction to demolished building(s).
- Tie FAR to existing neighborhood FAR average.
- Use different bulk restrictions by neighborhoods or pattern areas.

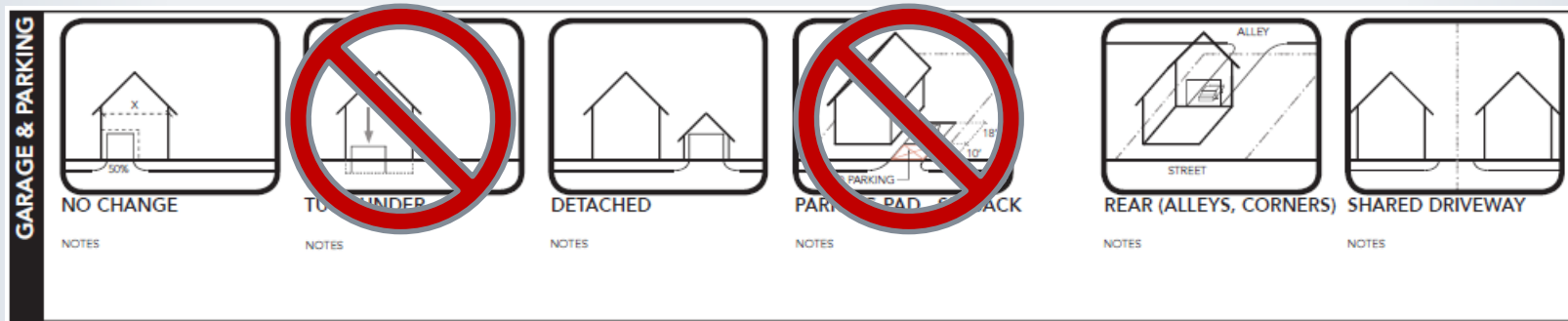
Charrette Takeaways



■ Addressing parking

- Incent shared driveways, but increase minimum width.
- Increase frequent transit parking waiver from 500'.
- Prohibit new driveways within 50-feet of existing driveways.
- Discourage/encourage tuck-under garages.
- Allow/Prohibit parking within required 10-foot front setback.

Charrette Takeaways

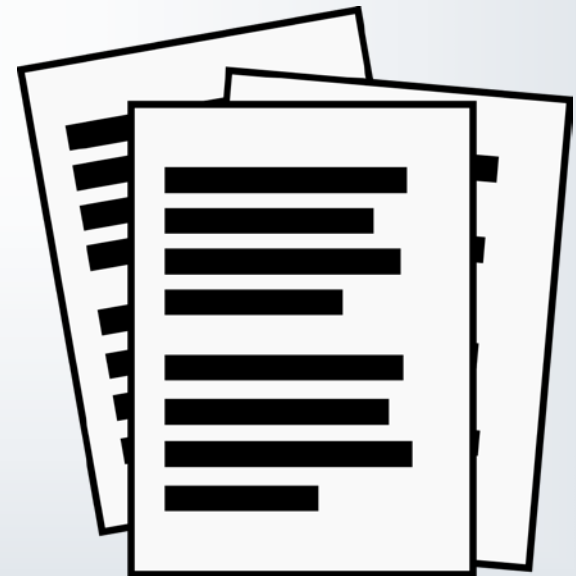
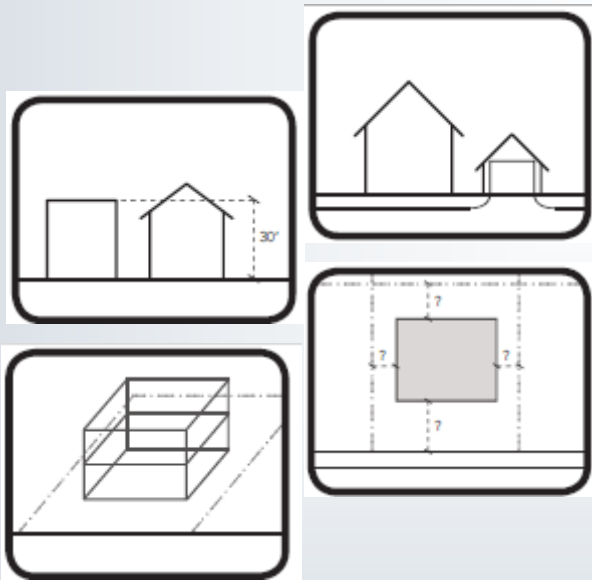


■ Addressing parking

- Require use of alleys when non-required parking is provided.
- Explore parking exception if parking is provided elsewhere.
- Charge a fee for all curb cuts to non-required, off-street parking.
- Discourage/eliminate on-site parking.
- Consider alternatives for charging electric vehicles.

Developing Scenarios

- Assemble ingredients into “bundles”
- Bundles represent thematic scenarios
- Scenarios inform “term sheets”



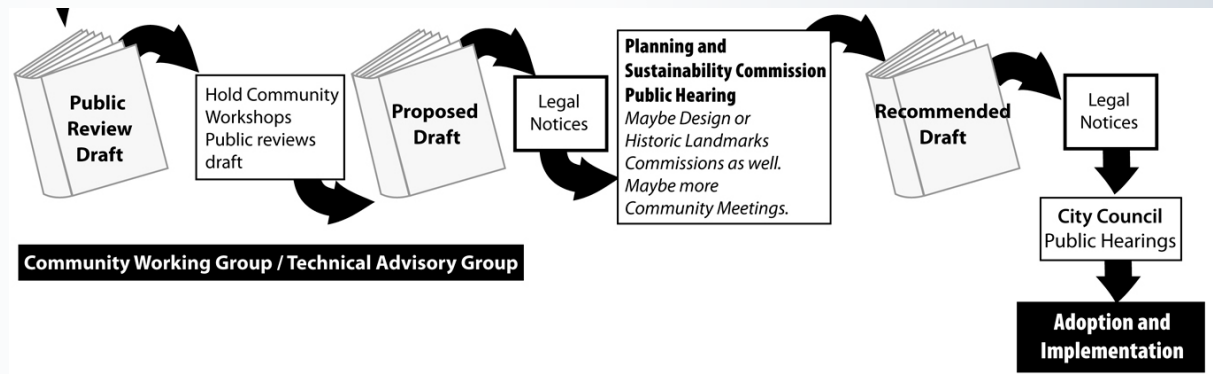
Term Sheets

What are Term Sheets?

- A bullet-point document outlining the material terms and conditions of an agreement.
- After the term sheets have been adopted by City Council, they guide staff in the preparation of the proposed ‘code amendment’ package.

Why use Term Sheets

- Typical legislative process involves drafting initial code amendments with explanatory commentary.



- The code is redrafted through the public engagement and hearings process, often requiring multiple revisions.

Why Use Term Sheets

- Zoning code text amendments are more difficult to read, digest, and understand.

33.212207.010 Purpose

~~This chapter provides standards for the establishment of bed and breakfast facilities accessory short-term rentals. The regulations are intended to allow for a more efficient use of large, older houses, certain types of residential structures in residential areas if the neighborhood character is preserved to maintain both the residential neighborhood experience and the bed and breakfast experience. These regulations enable owners to maintain large residential structures in a manner which keeps them primarily in residential uses, and without detracting from neighborhood character. In some situations, the proprietor-operator can take advantage of the scale and often the architectural and/or historical significance of a residence. The regulations also provide an alternative form of lodging for visitors who prefer a residential setting.~~

33.212207.020 Description and Definitions

A. ~~Description.~~~~Bed and breakfast facility. An accessory short-term rental~~~~bed and breakfast facility is one where an individual or family resides in a dwelling unit~~~~house and rents bedrooms to overnight guests for fewer than 30 days. There are two types of accessory short-term rental: A bed and breakfast facility may also have visitors and non-resident employees.~~

1. Type A. A Type A accessory short-term rental is where no more than 2 bedrooms are rented to overnight guests.

2. Type B. A Type B accessory short-term rental is where 3 or more bedrooms are rented to overnight guests.

- Like software coding, zoning code changes must be tested to ensure that there are no errors, broken links, or unintended results.

Term Sheet Example

STANDARD LOT		
	EXISTING CODE	SCENARIO 1
Height	30' measured to midpoint	Reduce to 25' plus 5' for 5:12 min pitch roof
Setbacks	Front: 10'	Front: Increase to 15'
	Garage: 18'	Garage: No change
	Sides: 5'	Sides: No change
	Street Side: n/a	Street side: 10' (new)
	Rear: 5'	Rear: increase to 15'
Outdoor Area	250 s.f. (min. 12'x12')	Increase to 375 s.f. (min 15'x15')
Building Coverage	Sliding scale tied to lot size, generally 22-50%	Reduce by 5%
Parking	1 space per unit (except w/in 500' of transit)	1 space per unit (except w/in 1000' of transit) Restrict approach to 12' on improved streets
Exceptions	Adjustment review (Type II ~\$2,000)	No change

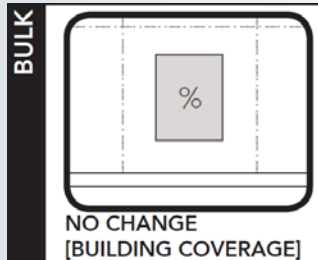
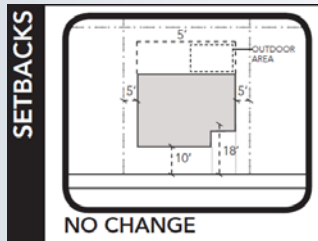
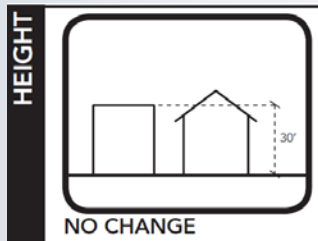
Scenarios

(Scale of Standard Houses)

- Existing Code as Default
- Scenario 1 – Revise the standards
- Scenario 2 – Introduce new FAR
- Scenario 3 – Combo (new and revised tools)

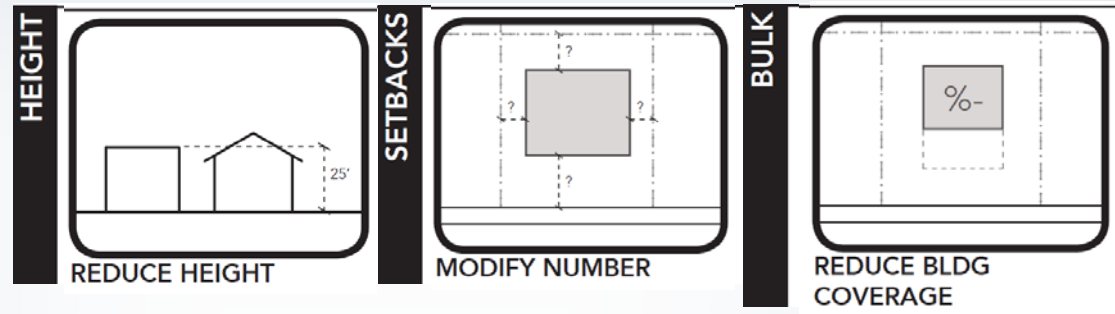
Existing Code

Ingredients:

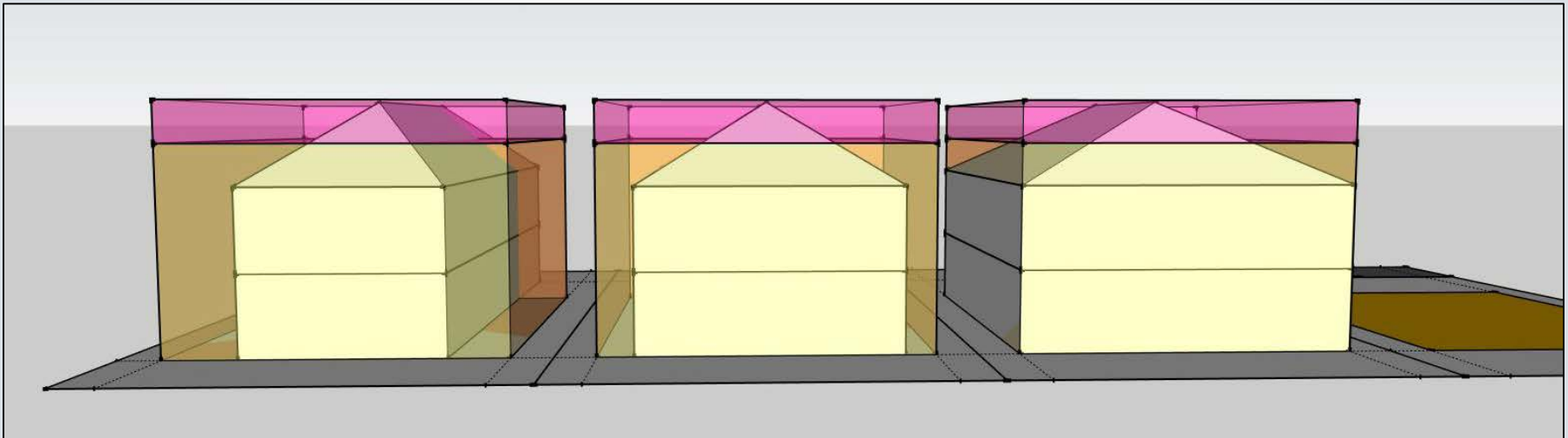


Scenario 1 - Revise Standards

Ingredients:

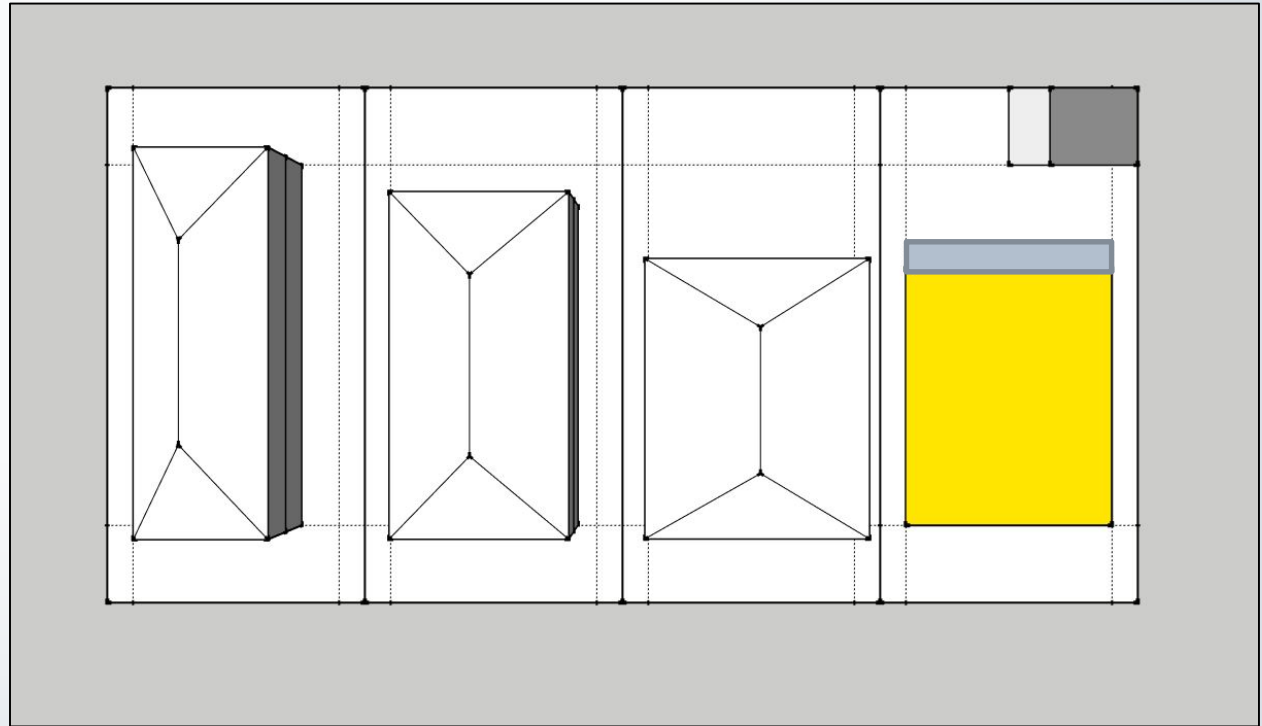


Height: 25' + 5' bonus for pitched roof



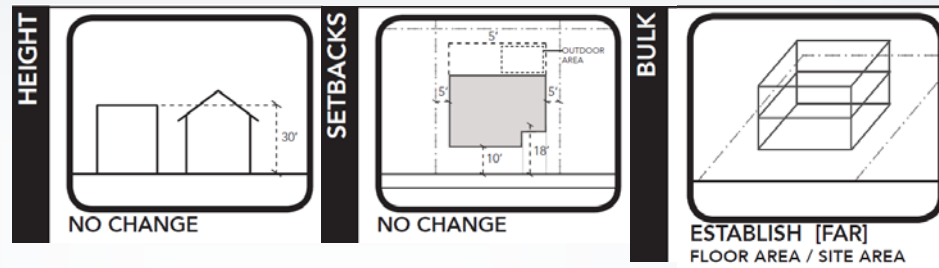
Scenario 1 - Revise Standards

- Larger front and rear yard setback (15')
- Increased outdoor area (375 s.f.)
- Reduced Building Coverage (40%)

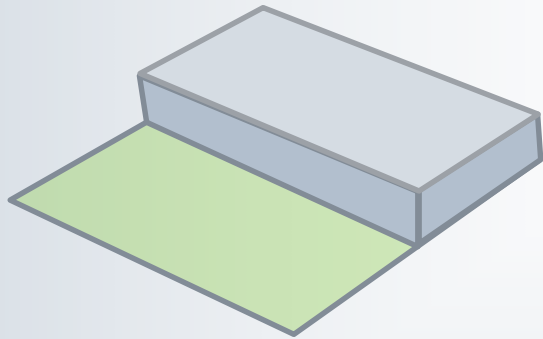


Scenario 2 - Introduce new FAR

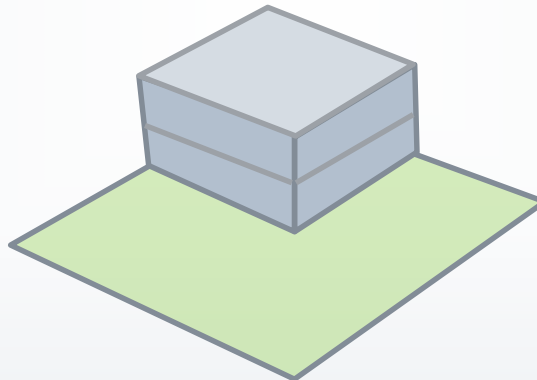
■ Ingredients:



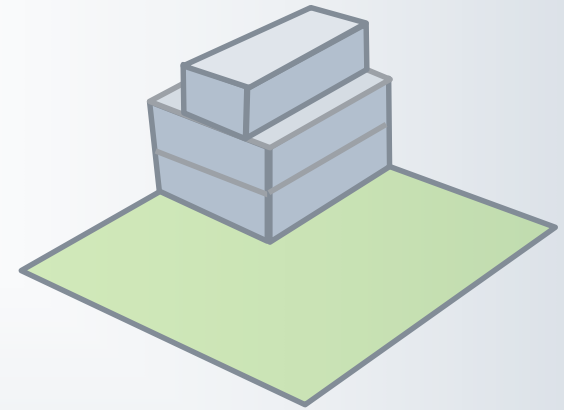
Examples of 0.5:1 FAR



1 story
(50% bldg. coverage)

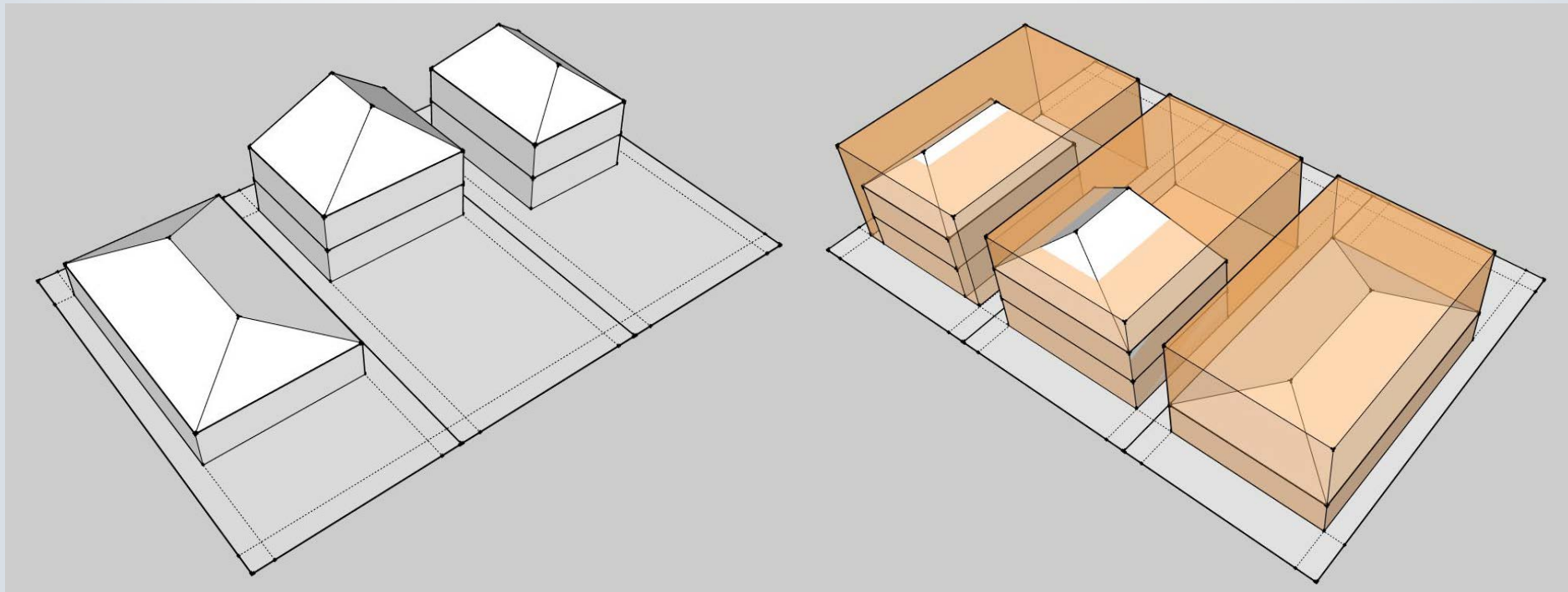


2 story
(25% bldg. coverage)



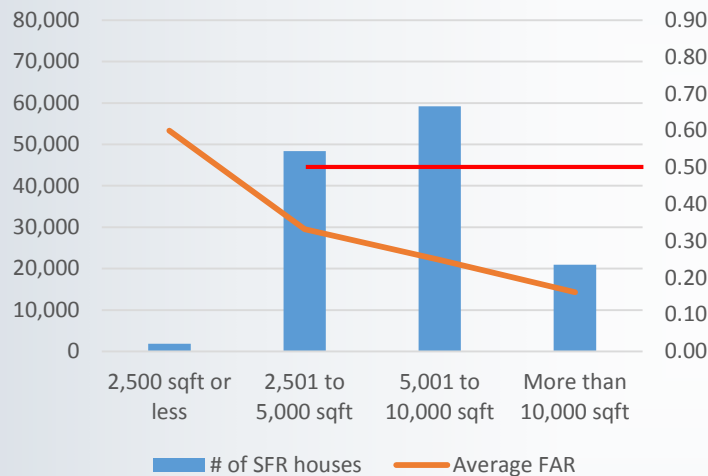
2 ½ story
(20% bldg. coverage)

Scenario 2 - Introduce new FAR

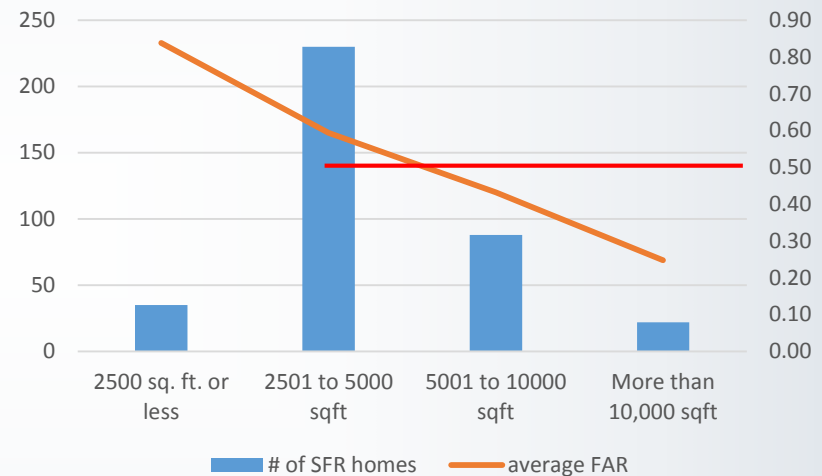


Scenario 2 - Introduce new FAR

Existing Average - FAR by Lot Size

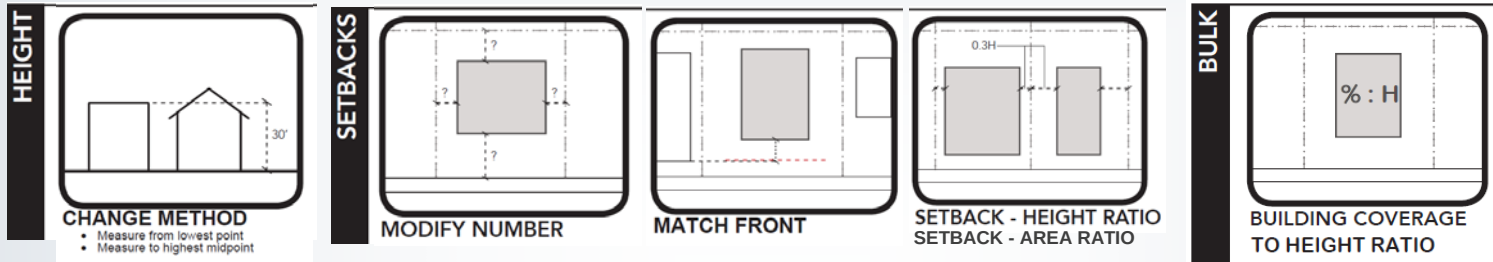


2013 Average FAR by Lot Size

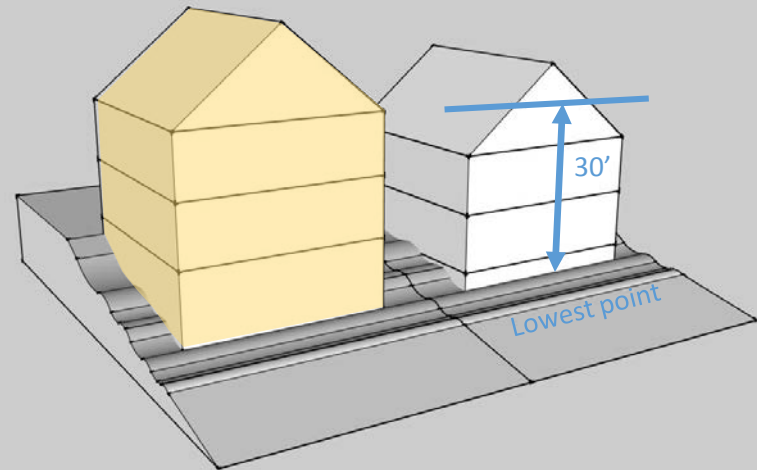
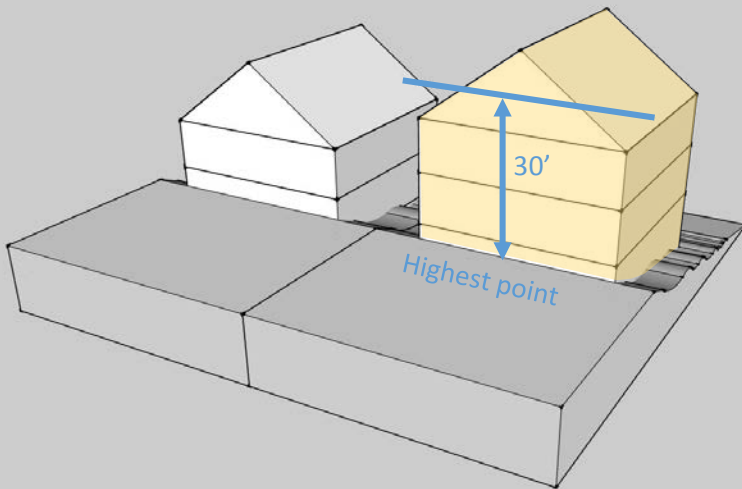


Scenario 3 - Combo

Ingredients:

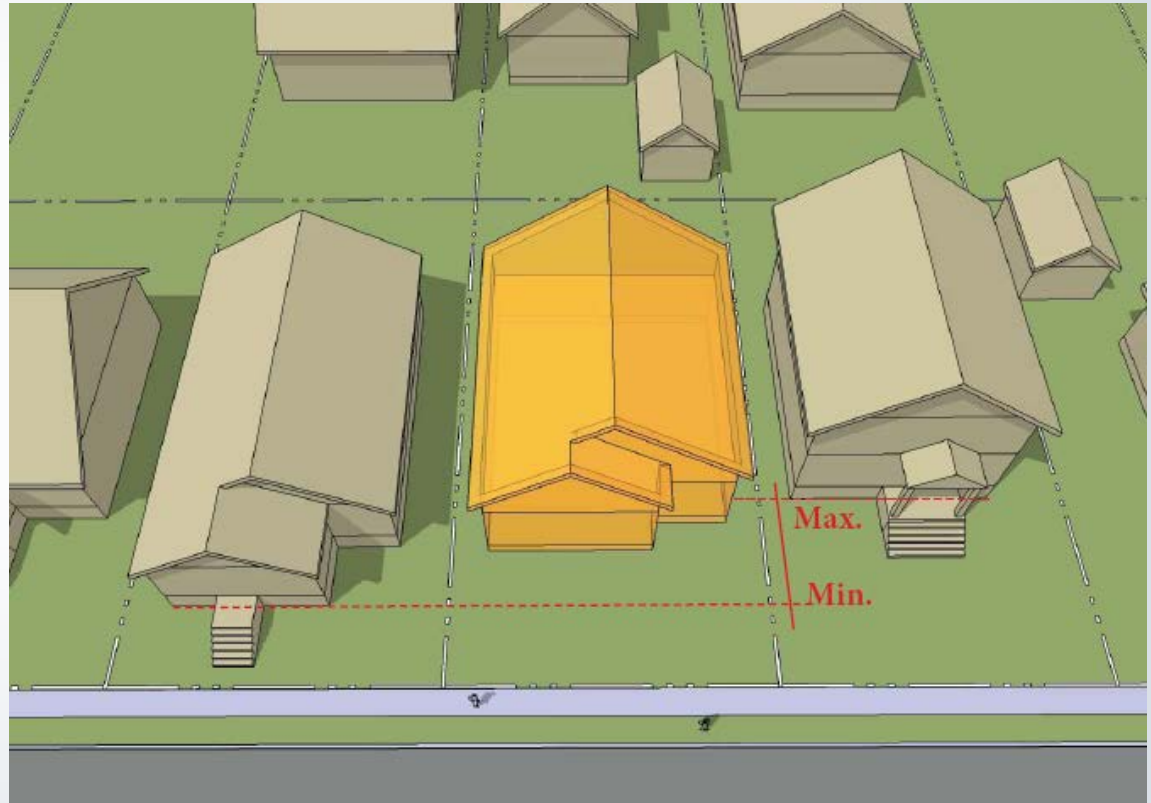


Height measurement



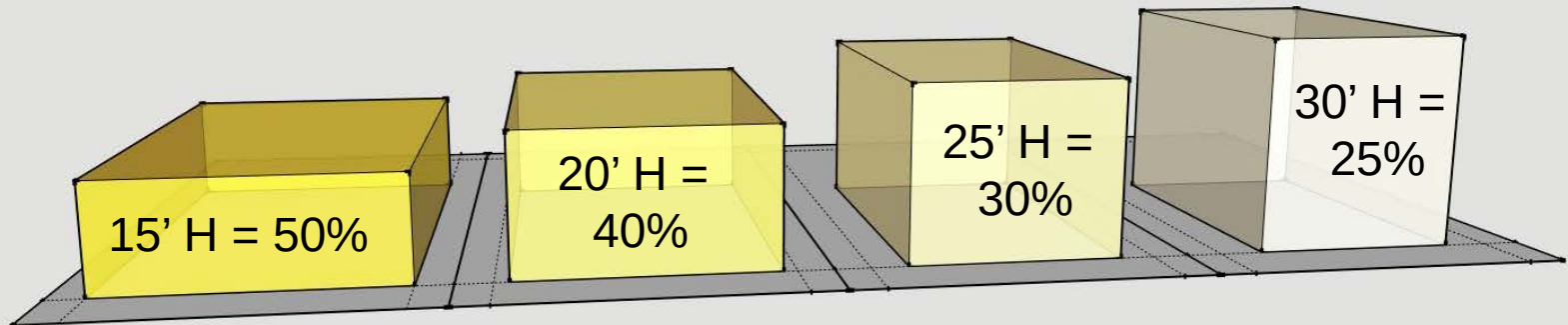
Scenario 3 -Combo

- Match front setbacks
- 15' rear yard
- Increased outdoor area 15'x15' (375 s.f. min)



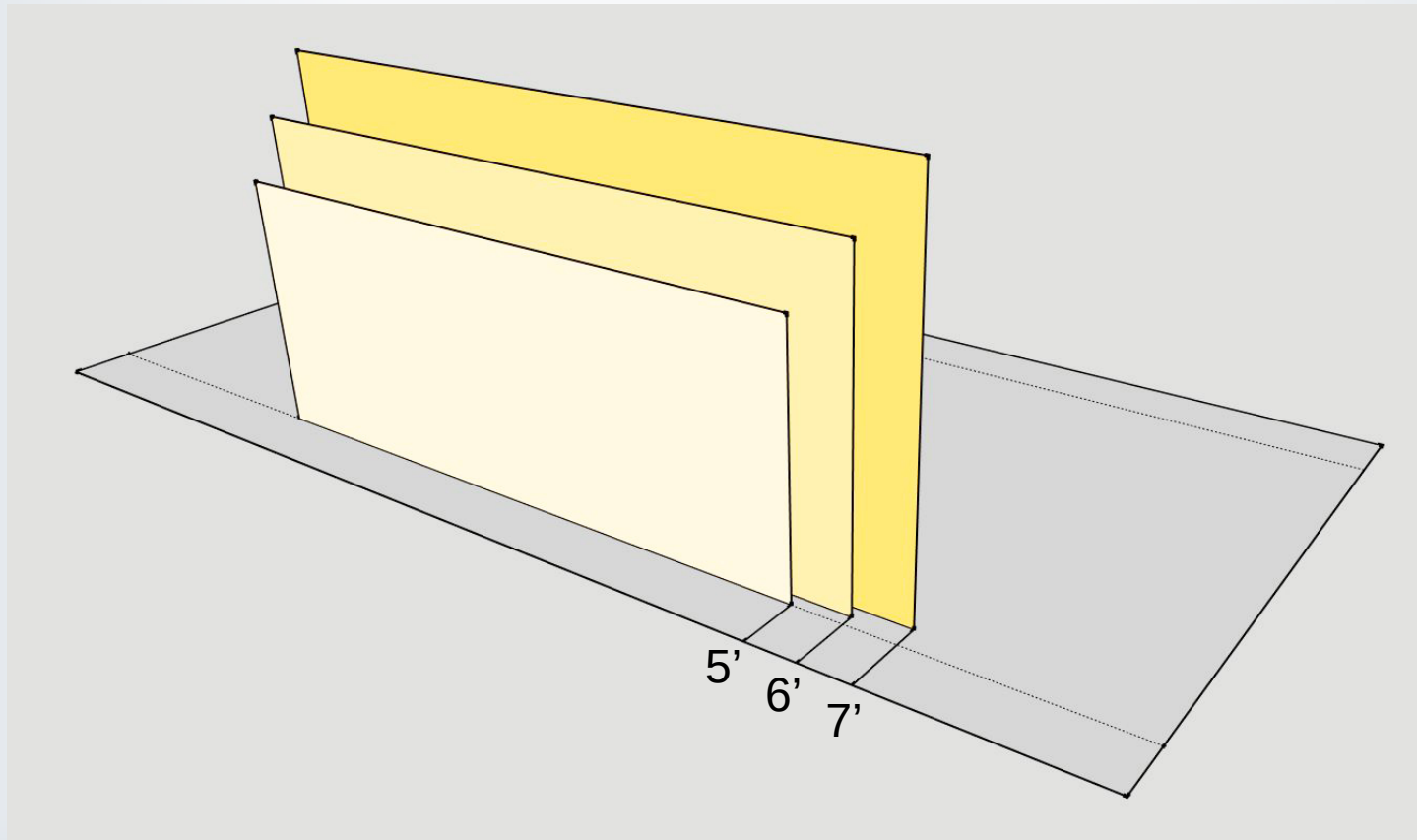
Scenario 3 -Combo

- Height to building coverage ratio



Scenario 3 -Combo

- Sliding scale side yard (wall height or area)

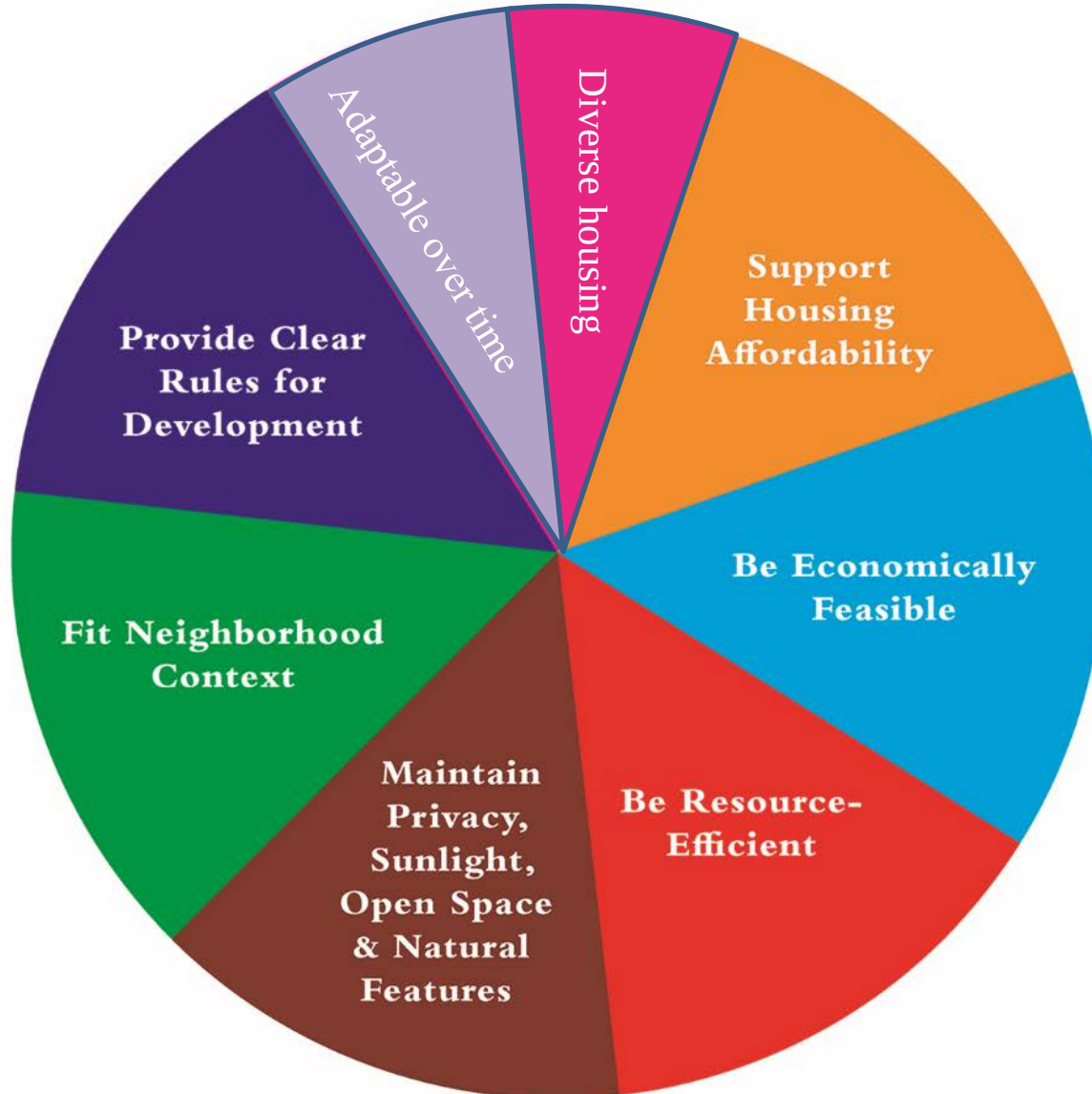


Add-ons (not scenario-specific)

- Parking – Increase transit buffer to 1000’
- Eaves/projections/articulation
- Main entrances – reduce height or steepness
- Alternative path (contextual standards)

DRAFT Guiding Principles

Residential Infill Project



How did the scenarios perform?

Guiding Principles	Existing Code	Scenario 1 Revise Tools	Scenario 2 Add FAR	Scenario 3 Combo
Fit context	●	△	▲	▲
Provide diverse housing	○	—	—	—
Adaptable houses over time	●	▽	▼	▼
Privacy, Sunlight, Open Space, Natural Features	●	▲	△	▲
Resource efficient	●	△	△	△
Housing affordability	○	—	—	—
Economically feasible	●	▽	▽	▽
Clear rules for development	●	—	△	▼
Key: Existing Code ● Supports, ● Allows ○ Does not support Scenario ▲ Improves △ Slight improvement — No change ▽ Slight reduction ▼ Reduction				

Table Exercise

25 minutes – questions:

1. Adjustments to the scenario components?
2. Test the draft guiding principles against your scenario. Would you change the score? Why?

5 minutes – organize your thoughts

25 minutes – table report back