



Scale of Houses

Scenarios for Narrow and Attached Houses

Residential Infill Project
Stakeholder Advisory Committee
March 15, 2016



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



Overview

- Narrow Houses
 - Charrette Takeaways
 - Three Scenarios
 - Evaluation
- Attached Houses
 - Charrette Takeaways
 - Three Scenarios
 - Evaluation
- SAC Discussion

The Ingredients

RESIDENTIAL INFILL PROJECT - CHARETTE PLACEMAT

JAN 18, 2016 DRAFT

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

Skinny/Narrow Houses



Charrette Takeaways: Skinny/Narrow

- One set of rules for skinny and narrow lots
- Allow projections (2' eaves, 18" bays)
- Front setback (matching or combined rear)
- Side setback (combined or increase w/height)
- Building height (limit or change method)
- Control bulk
- Alternative path for context

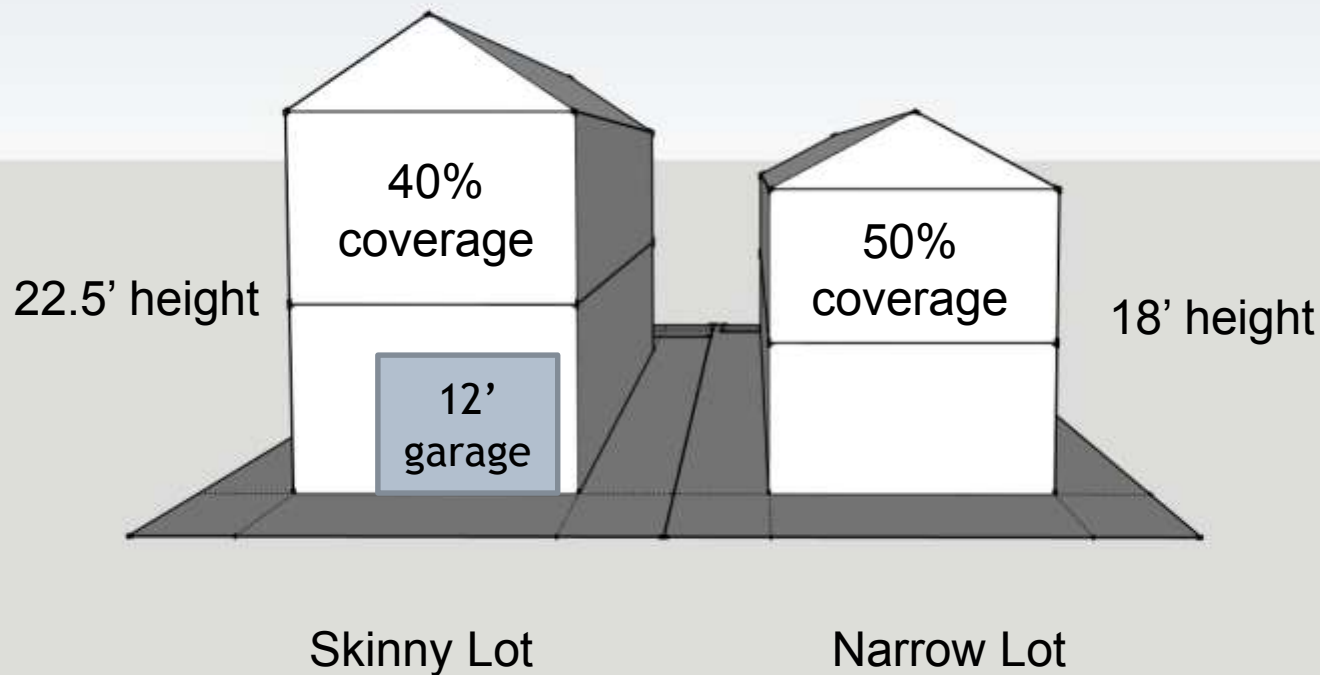
Charrette Takeaways: Skinny/Narrow

- Garages and Parking
 - Limit or not require parking
 - Limit street facing garages
 - Park in front setback
 - Encourage shared drives or alley access
 - Tuck under garages +/- (bigger setback)

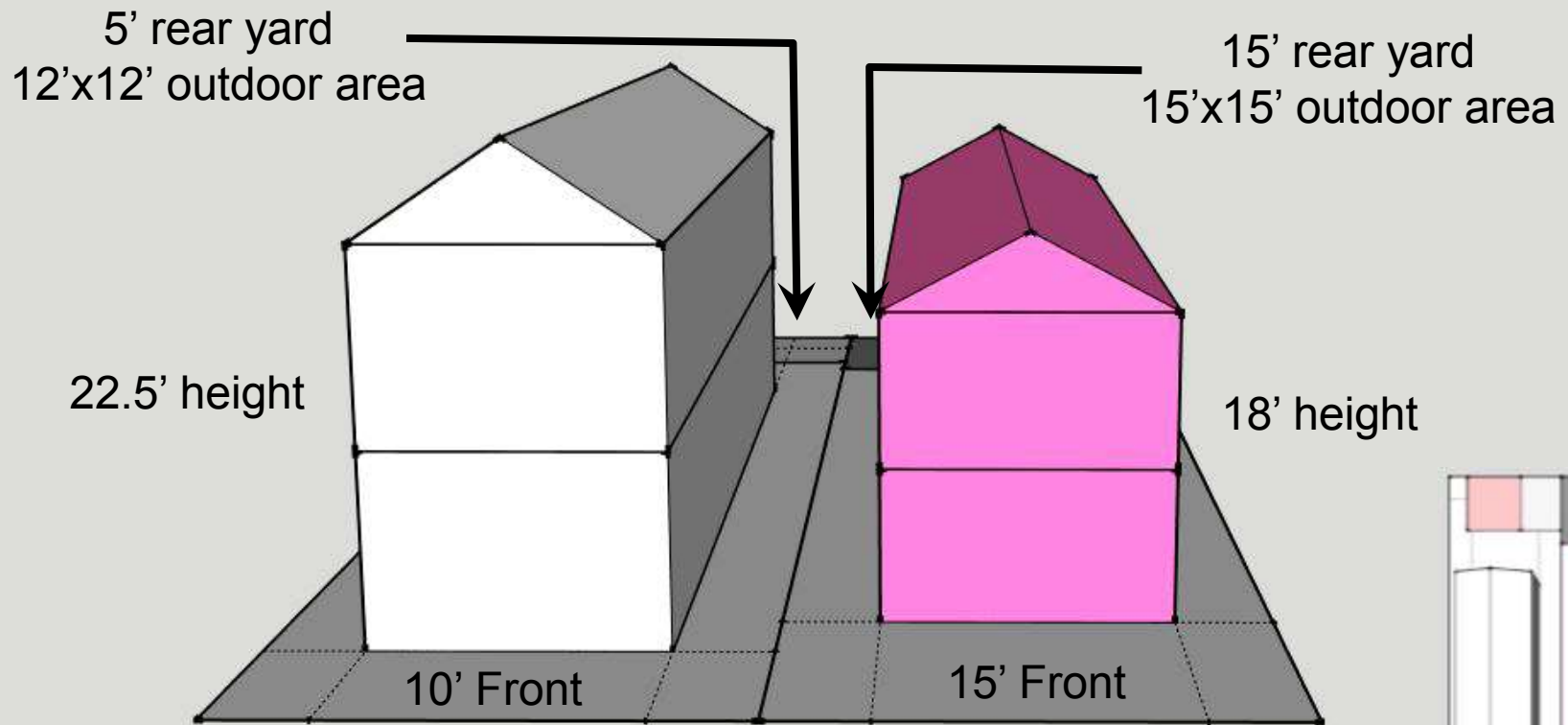
Term Sheet: Narrow Lots

	Existing Code		Scenario 1	Scenario 2	Scenario 3
	Skinny	Narrow	Size and Shape	Proportion	Shape and Context
Height	1.5x width (22.5')	1.2xwidth (18')	1.2x width of house	1.5x width of house	1.5x width of house measured from low side
Setbacks	Front: 10' Sides: 5' Rear: 5' Garage: 18'		Front: 15' Sides: 5' (no change) Rear: 15' Gar: 18' (no change)	No change	Front: "match" Sides: 5' (no change) Rear: 5' min, 30% comb Garage: n/a
Outdoor Area	12'x12' (250 s.f. min)		15'x15' (375 s.f. min)	No change	15'x15' (375 s.f. min)
Building Coverage	40%	50%	40%	50% Limit FAR 0.7:1	15' height =45%, 20'=40% 25'=30% 30'=25%
Parking/ garage	Not req'd 12' garage	1:unit no garage	Not req'd 12' garage	Not req'd garage not allowed	Not req'd garage prohibited
Main Entrance	4' max	N/A	3' max	4' max	4' max but taller if stairs are less steep
Articulation	Trim, siding, etc	None	Trim, siding, 2'eave/18"bay OK	Trim, siding, 2'eave/18"bay OK	Trim, siding, 2'eave/18"bay OK

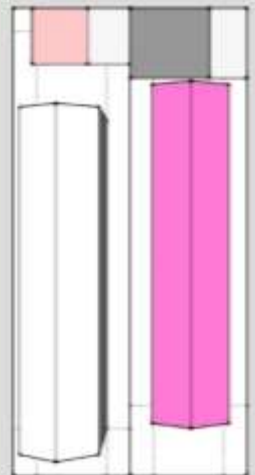
Skinny/Narrow Lots: Existing



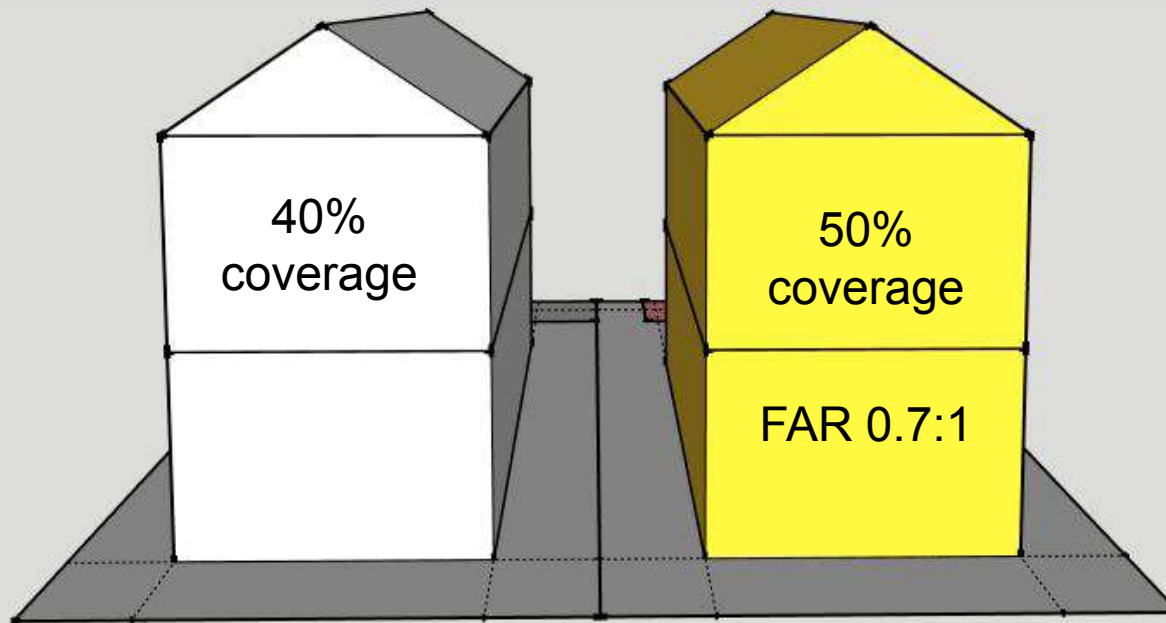
Scenario 1



Scenario 1

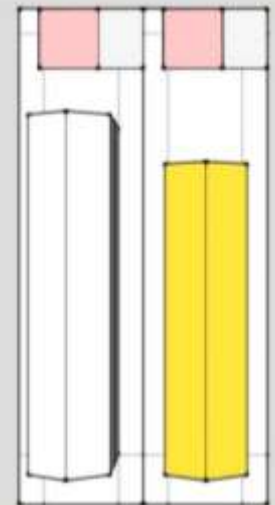


Scenario 2

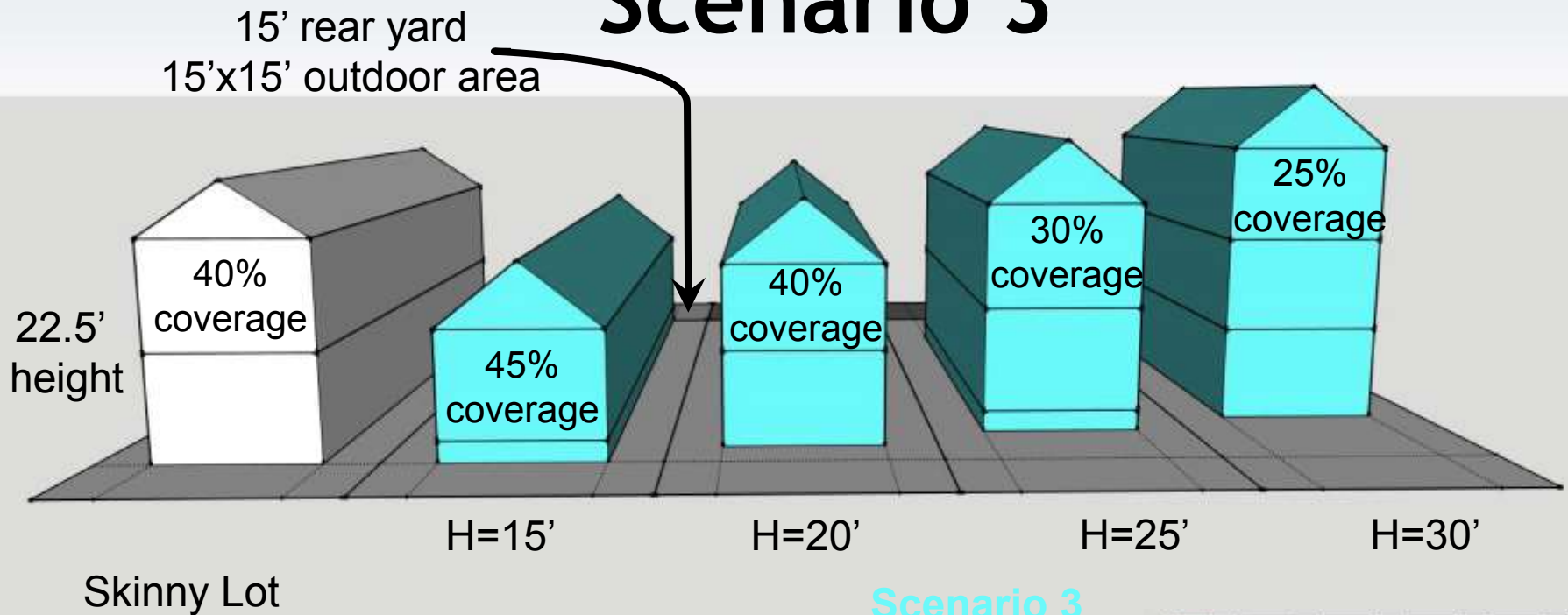


Skinny Lot

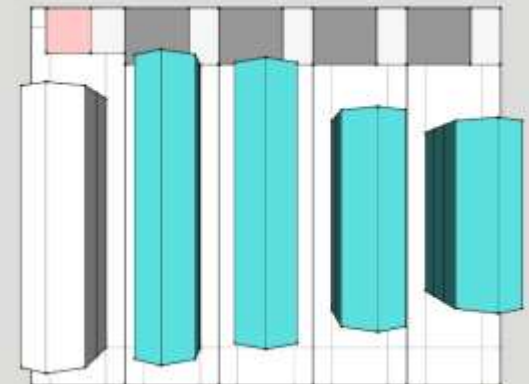
Scenario 2

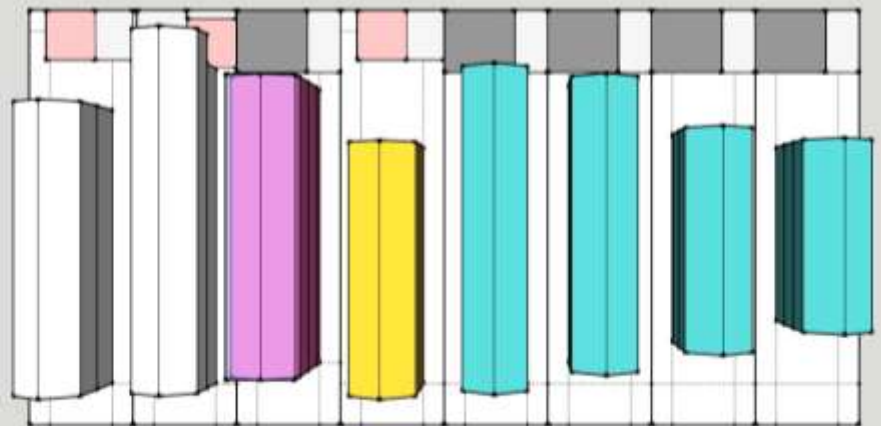
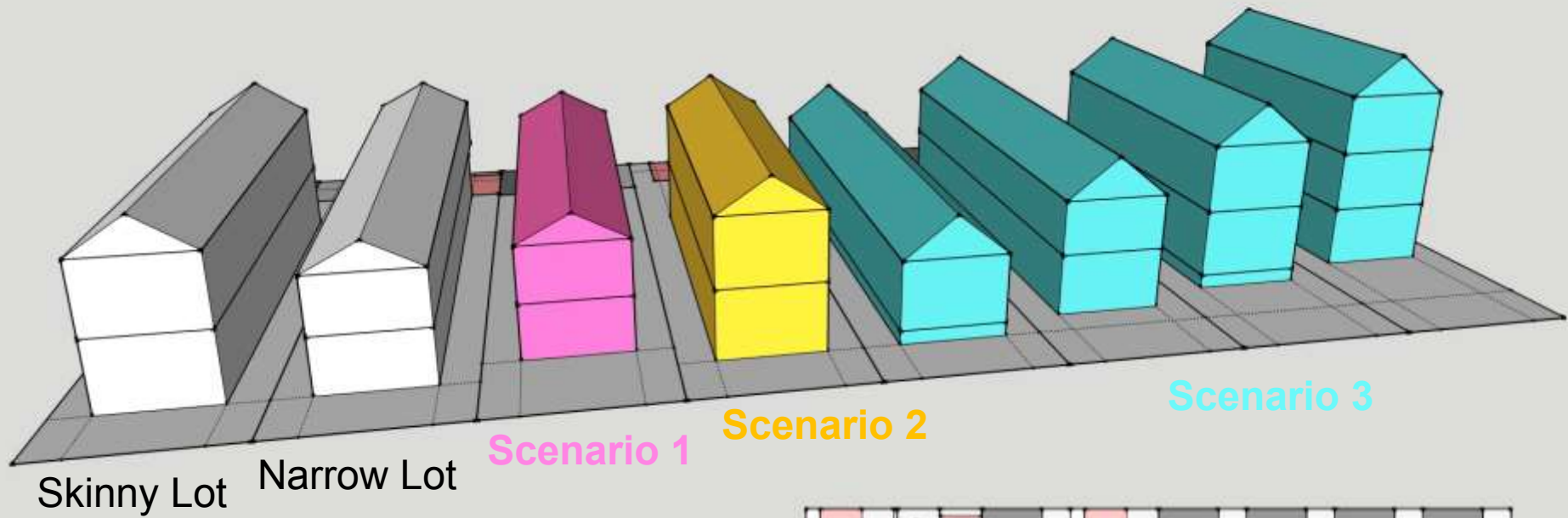


Scenario 3



Scenario 3





Term Sheet: Narrow Lots

	Existing Code		Scenario 1	Scenario 2	Scenario 3
	Skinny	Narrow	Size and Shape	Proportion	Shape and Context
Height	1.5x width (22.5')	1.2xwidth (18')	1.2x width of house	1.5x width of house	1.5x width of house measured from low side
Setbacks	Front: 10' Sides: 5' Rear: 5' Garage: 18'		Front: 15' Sides: 5' (no change) Rear: 15' Gar: 18' (no change)	No change	Front: "match" Sides: 5' (no change) Rear: 5' min, 30% comb Garage: n/a
Outdoor Area	12'x12' (250 s.f. min)		15'x15' (375 s.f. min)	No change	15'x15' (375 s.f. min)
Building Coverage	40%	50%	40%	50% Limit FAR 0.7:1	15' height =45%, 20'=40% 25'=30% 30'=25%
Parking	Not req'd	1:unit	Not req'd	Not req'd	Not req'd
Garage	12' garage	no garage	12' garage	garage not allowed	garage prohibited
Main Entrance	4' max	N/A	3' max	4' max	4' max but taller if stairs are less steep
Articulation	Trim, siding, etc	None	Trim, siding, 2'eave/18"bay OK	Trim, siding, 2'eave/18"bay OK	Trim, siding, 2'eave/18"bay OK

Garages and Parking



12' wide garage
allowed:

- Current skinny lots
- **Scenario 1**



Garages and Parking



No street facing garage allowed:

- Current narrow lots

- **Scenario 2**

- **Scenario 3**

Rear garages, garages on alleys ok.



Main Entrances



Less than 4'

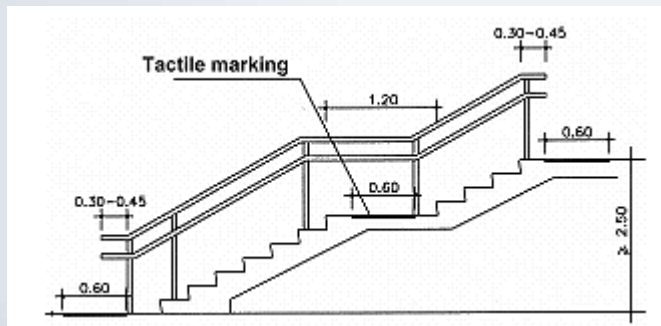
Scenario 1 and 2



More than 4'

Main Entrances

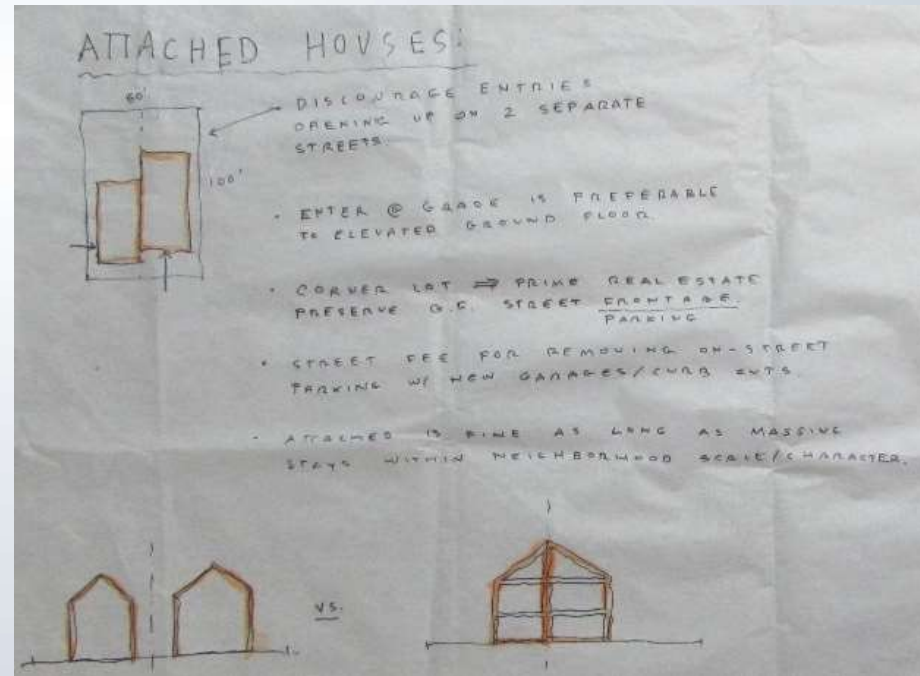
Scenario 3 provides for taller main entrances if stairs are built less steep.



Narrow Lots

Guiding Principles	Existing Code	Scenario 1 Size and Shape	Scenario 2 Proportion	Scenario 3 Shape and Context
Fit context	R5 ○ R2.5 ●	△	△	▲
Diverse housing	○	—	—	—
Adaptable 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				

Attached houses



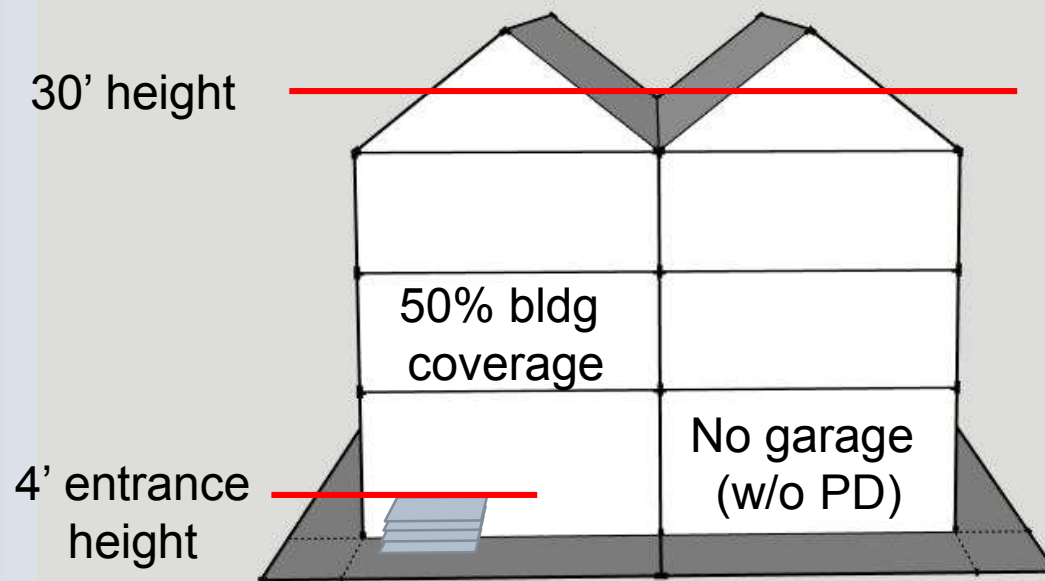
Attached Houses

- Consistent rules for standard/attached lots
- Incent attached vs. narrow houses
- Unify homes vs. make homes distinct
- Limit main entrance height
- Don't require separate facing entries
- Garages and parking

Term Sheet: Attached Houses

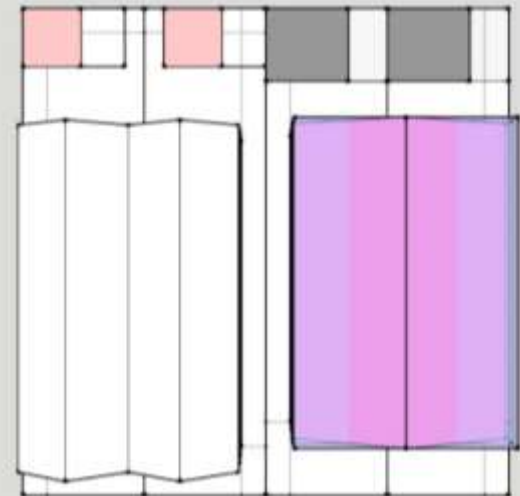
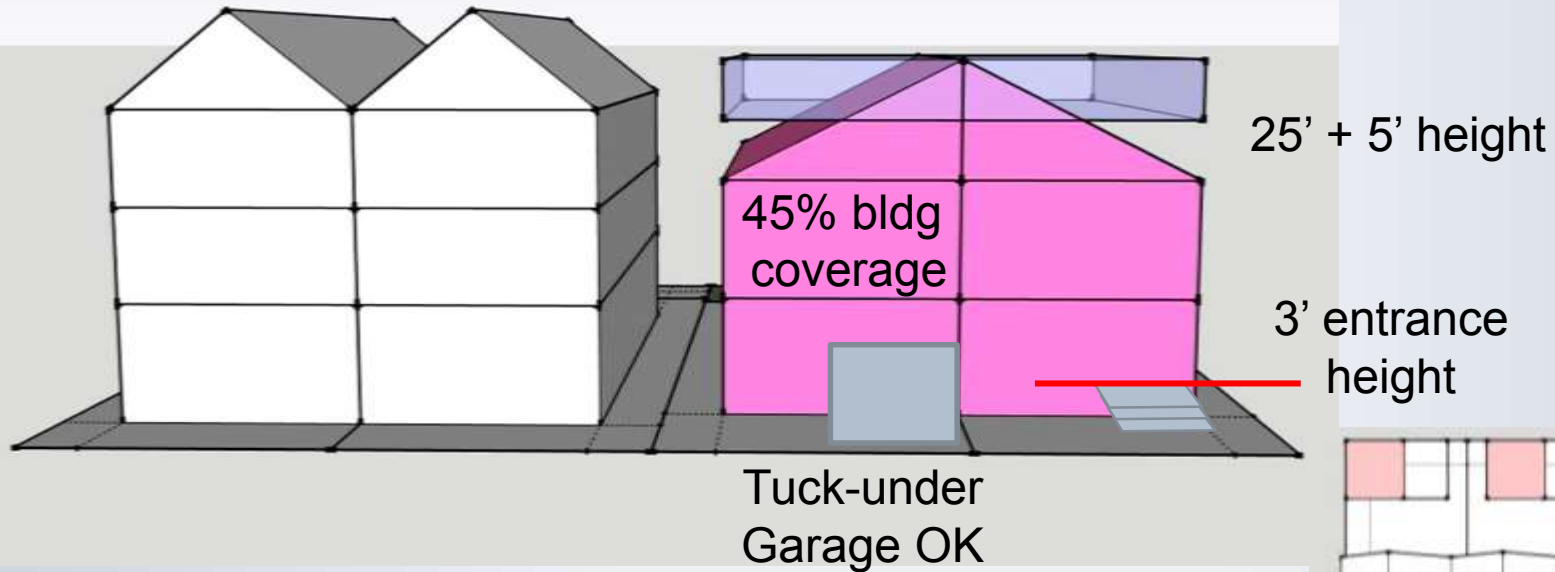
	Existing Code	Scenario 1 Size and Shape	Scenario 2 Proportion	Scenario 3 Shape and Context
Height	30' to midpoint	25' + 5' for pitch	No change	30' measured from low side
Setbacks	Front: 10' Sides: 5' Rear: 5' Garage: n/a	Front: 15' Sides: 5' (no change) Rear: 15' Tuck under: 23'	No change	Front: "match" Sides: 5' Rear: 5' min 30% combined
Outdoor Area	12'x12' (250 s.f. min)	15'x15' (375 s.f. min)	No change	15'x15' (375 s.f. min)
Building Coverage	Lots <3,000 s.f.=50%	Lots <3,000 s.f.= 45% (Reduce by 5%)	Lots <3,000 s.f.=50% Limit FAR 0.8:1	15'=50%, 20'=40%, 25'=30%, 30'=25%
Parking	1:unit (0 w/in 500' of transit) 40% curb cut	1:unit (0 w/in 1000' of transit), 16' curb cut max		
Garage	Street facing garage not allowed on narrow lot (<36')	Tuck under garage allowed: pavers, combined driveway	No change	Street facing garage prohibited on narrow lot (<36')
Main Entrance	4' max above grade on narrow lot (<36')	3' max	4' max	4' max, but taller if steps less steep
Articulation Features	No requirements (except on corner lots)	Unifying elements: Roofline (/ \), Adjacent doors Flat facade	Differentiated: Roofline (/ \ \) Off-set façade 40' max wall length	No change

Attached: Existing

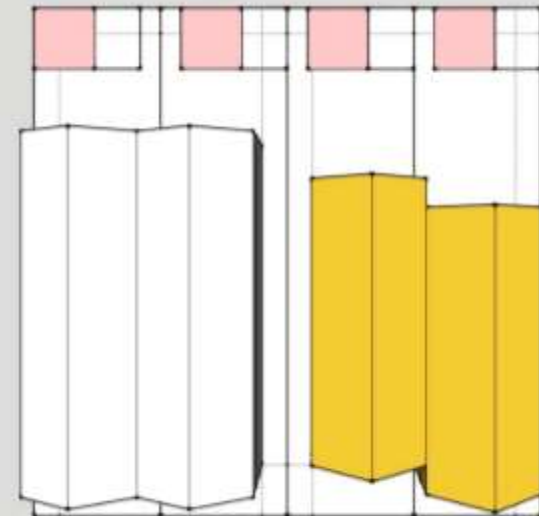
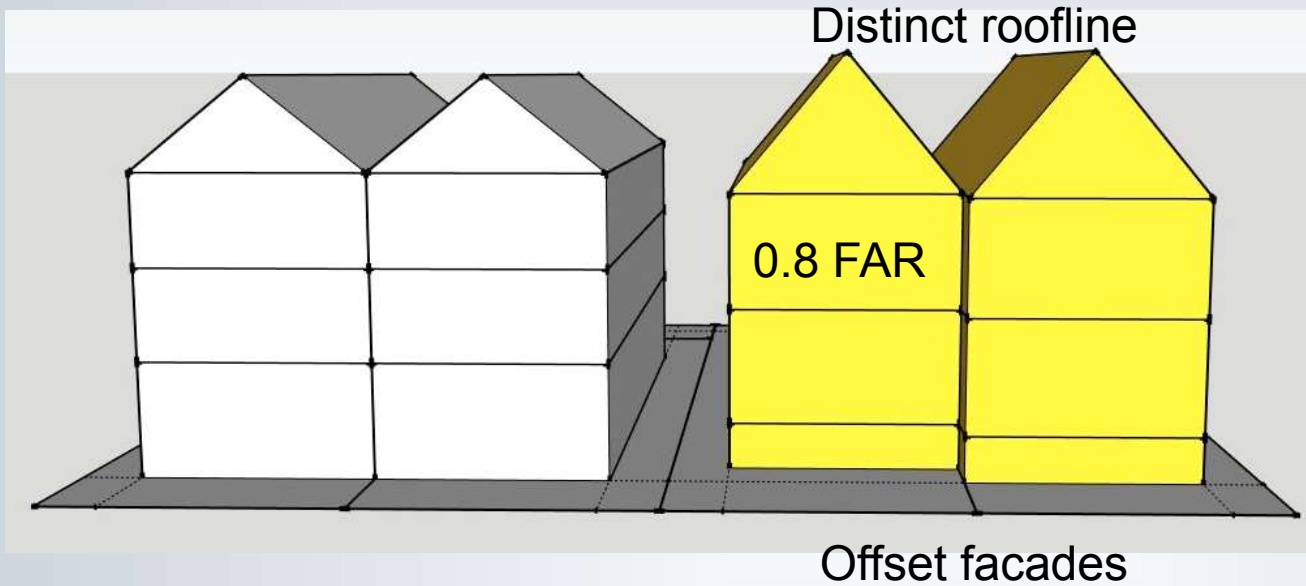


Scenario 1

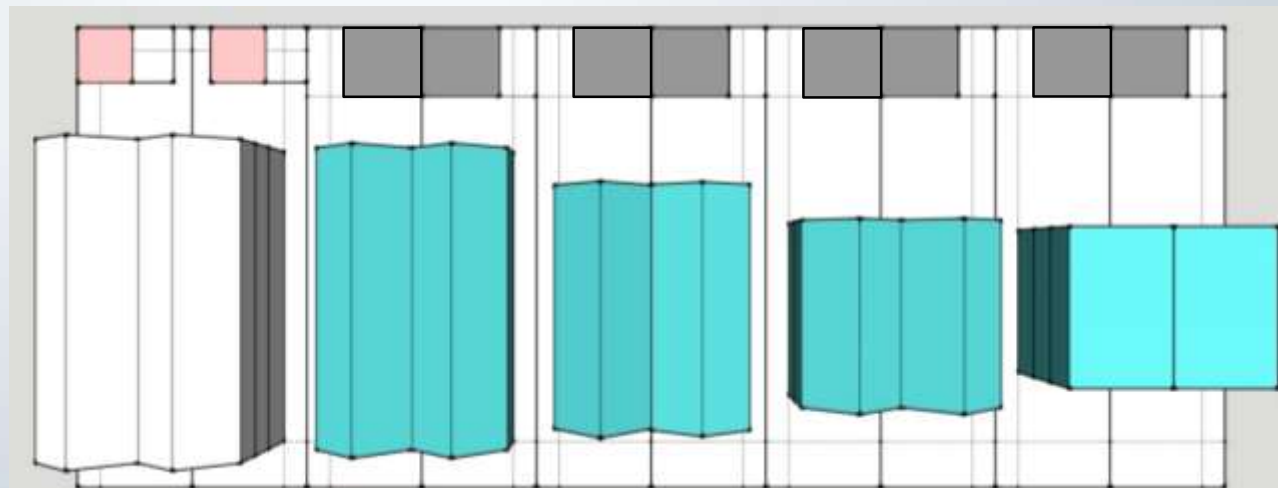
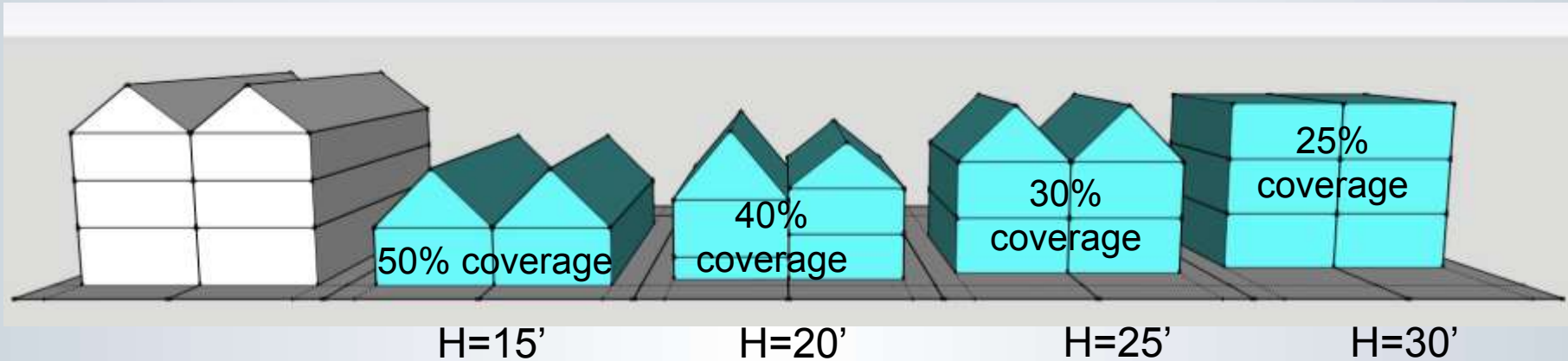
Unifying roofline



Scenario 2



Scenario 3

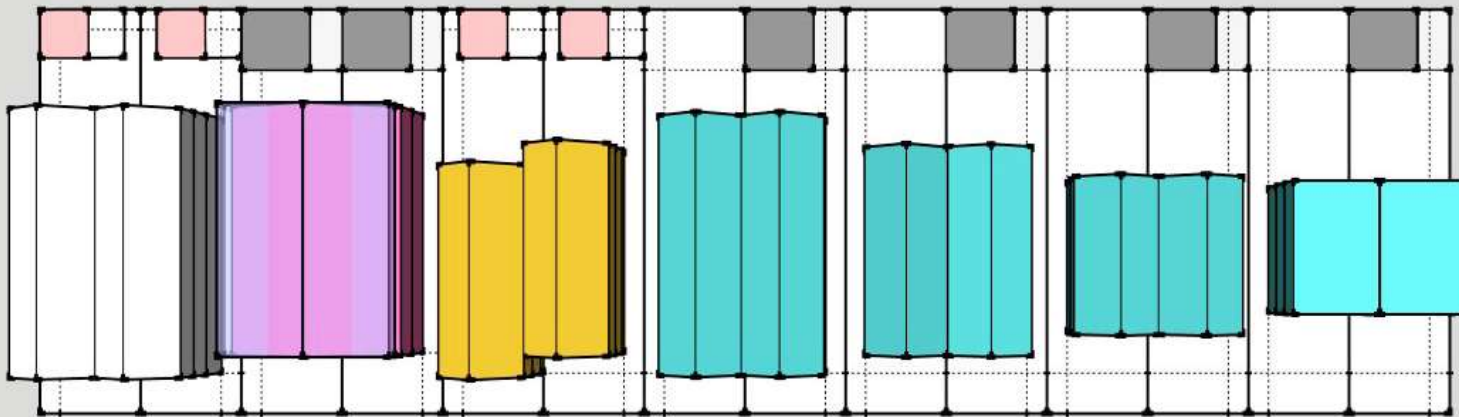
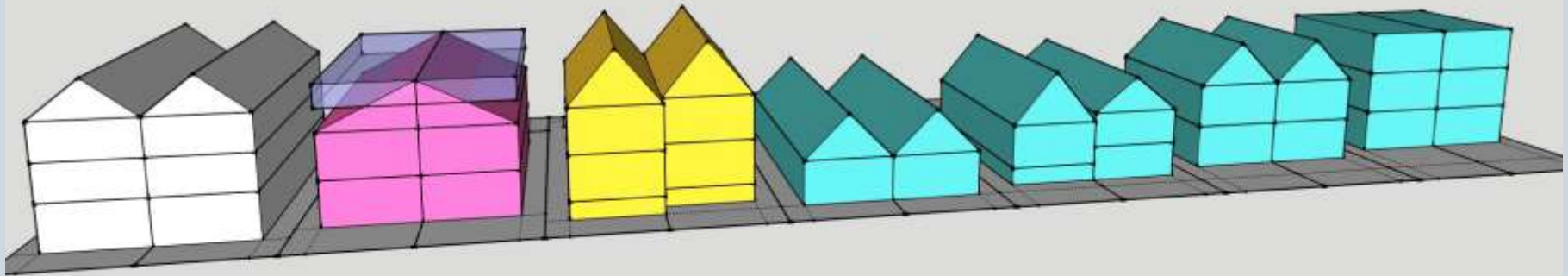


Existing

Scenario 1

Scenario 2

Scenario 3



Term Sheet: Attached Houses

	Existing Code	Scenario 1 Size and Shape	Scenario 2 Proportion	Scenario 3 Shape and Context
Height	30' to midpoint	25' + 5' for pitch	No change	30' measured from low side
Setbacks	Front: 10' Sides: 5' Rear: 5' Garage: n/a	Front: 15' Sides: 5' (no change) Rear: 15' Tuck under: 23'	No change	Front: "match" Sides: 5' Rear: 5' min 30% combined
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Garages and Parking



Parking not required if within 1,000' of frequent transit route

Garages for attached houses on standard width lots are allowed.



Garages and parking



Street facing garages on narrow lots currently require a Planned Development review.
Scenario 1 allows tuck under garages if pavers are used, driveways combined (no PD).
Scenario 3 does not allow street facing garages at all.

Main entrance



Scenario 1: Height 3' or less

Scenario 2: Height 4' or less

Scenario 3: Height over 4' allowed with less steep stairway

Articulation

Unified roofline



Distinct rooflines



Attached houses

Guiding Principles	Existing Code	Scenario 1 Size and Shape	Scenario 2 Proportion	Scenario 3 Shape and Context
Fit context	●	△	△	▲
Diverse housing	●	—	—	—
Adaptable over time	○	▽	▽	▼
Privacy, Sunlight, Open Space, Natural Features	○	△	△	▲
Resource efficient	●	△	△	△
Housing affordability	○	—	—	—
Economically feasible	○	△	—	▽
Clear rules for development	●	△	△	▽
<p>Key: Existing Code ● Supports, ○ Allows ○ Does not support</p> <p>Scenario ▲ Improves △ Slight improvement — No change ▽ Slight reduction ▼ Reduction</p>				

- Round 1 (20 min):

Which scenario best addresses height, setbacks, building coverage/bulk, outdoor areas?

What elements could be changed to improve one or more scenarios? Why?

- Report Out (20 min)

- Round 2 (20 min):

Considering points the other SAC tables have made, how would you improve on your table's preferred scenario?

- Report Out (15 min)