

Alternative Housing Options and Skinny Lots

Residential Infill Project
Stakeholder Advisory Committee
April 19, 2016



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Range of Alternatives

	More Restrictive ← → More Flexible				
Alternative Housing Options			Existing Code	BPS Proposal	
Skinny Lots		BPS Proposal - Far from centers	Existing Code	BPS Proposal - Near centers	
Scale of Houses	Next Meeting		BPS Proposal	Existing Code	Next Meeting

Revised Schedule

- SAC Meetings
 - 4/19 - Alt Housing and Skinny Lots (v.2)
 - 5/3 - Scale of Houses (v.2)
 - 6/7 - Final Draft Term Sheets

- Public Review of the Alternatives
 - 6/13 - 7/22 (6 weeks)

Presentation Overview

- Alternative Housing Options
 - Previous Proposal (v.1)
 - Revised Proposal (v.2)
- Skinny Lots
 - Previous Proposal (v.1)
 - Revised Proposal (v.2)

Alternative Housing Proposal Summary

	Existing Code	BPS v.2 Proposal (Existing plus...)
1. Zones	R20-R2.5	R7, R5, R2.5
2. Where	Citywide	Within ¼ mile of centers, And ½ mile of transit station
3. What form and # of units	Duplexes (on corners) +1 unit (transition sites) ADU (with SFR)	House + 2 ADU's Duplex / Duplex conversions Duplex + ADU Triplexes / Triplex conversions (on corners) Cottages And... [1 extra unit for ADA/affordable units] [1 extra unit for HRI properties anywhere]

Alternative Housing Options

Single-dwelling zones

1. Which zones?

- R2.5
- R5
- +R7

Not these zones

- R10
- R20
- RF

Alternative Housing Options

Single-dwelling zones

1. Which zones?
2. Where in the city?
3. What form? / How many units?

For discussion








Staff v.1 Proposal:

R2.5 & R5

¼ mile from centers

72% of R2.5 lots
45% of R5 lots
(~50,000 lots total)

Legend

-  Center Boundary
-  ¼ mile from Center Boundary
-  R5 and R2.5 Comp Plan within ¼ mile of center
-  Non-R5/R2.5 CP Designations
-  R2.5
-  R5
-  City Boundary

April 5, 2016

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Charlie Hale, Mayor • Susan Anderson, Director



For discussion**(part) SAC direction:**

Add R7, R10

Add:

 $\frac{1}{4}$ mile from major corridors $\frac{1}{2}$ mile from HCT stations

91% of R2.5 lots
 75% of R5 lots
 51% of R7 lots
 12% of R10 lots
 (96,000 lots total)

Legend

- Centers Boundary
- 1/4 mile from Centers Boundary
- 1/2 mile from Transit Stations Boundary; 1/4 mile from Frequent Bus Lines
- BLI Constraints and David Douglas School District
- Transit Stations
- Frequent Bus Lines

Comp Plan Designations

- R2.5
- R5
- R7
- City Boundary

April 13, 2016

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For discussion

Staff v.2 Proposal:

R2.5, R5, R7

¼ mile from centers

½ mile from HCT stations

Inner ring





79% of R2.5 lots

52% of R5 lots




40% of R7 lots

(~70,000 lots total)

Legend

-  Centers Boundary
-  ¼ mile from Centers Boundary
-  ½ mile from Transit Stations Boundary
-  BLI Constraints and David Douglas School District

Comp Plan Designations

-  R2.5
-  R5
-  R7
-  City Boundary

April 13, 2016

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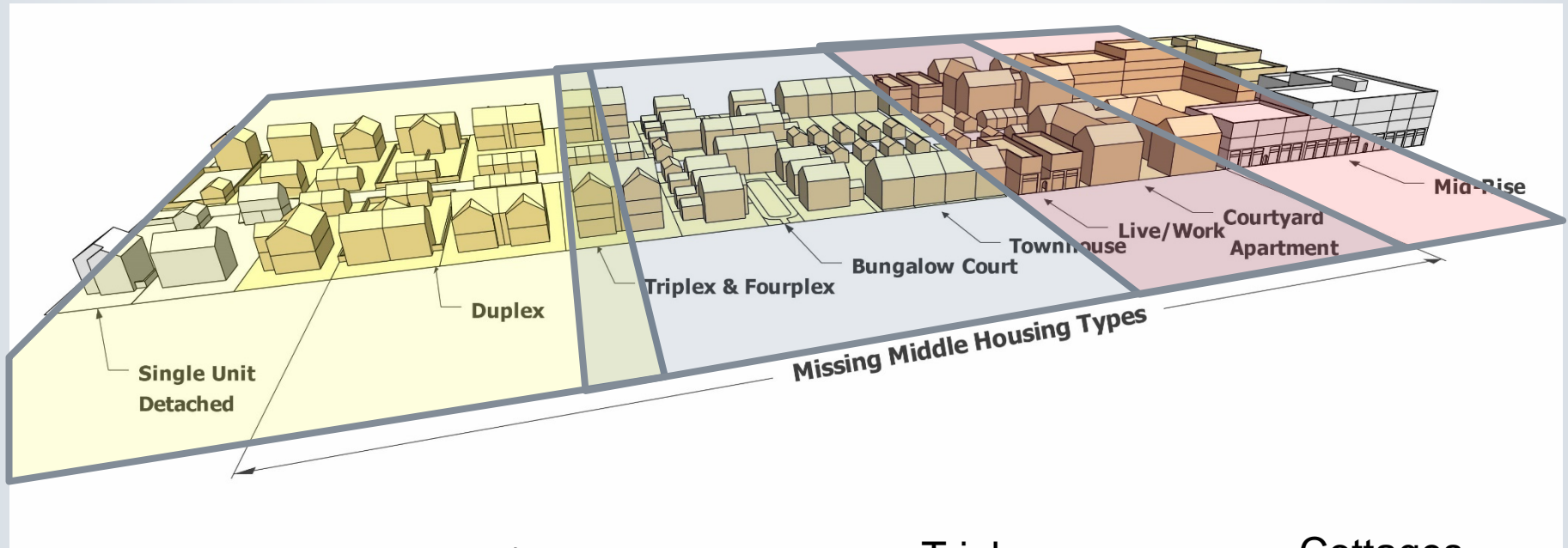
Alternative Housing Options

Single-dwelling zones

1. Which zones?
2. Where in the city?
3. What form / How many units?

Alternative Housing Options

Single-dwelling zones



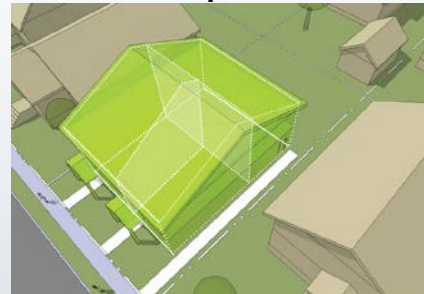
House/Duplex



House/Duplex + ADU



Triplex



Cottages



Alternative Housing Options

Single-dwelling zones

- What form / number of units?
 - House + 2 ADU's
 - Duplex and Duplex conversions
 - Duplex + ADU
 - Triplexes and Triplex conversions (on corners)
 - Cottages
- Rowhouses and Stacked flats (>3 units)
- Fourplex
- Courtyard and garden apartments

Not these types

Alternative Housing Options

Single-dwelling zones

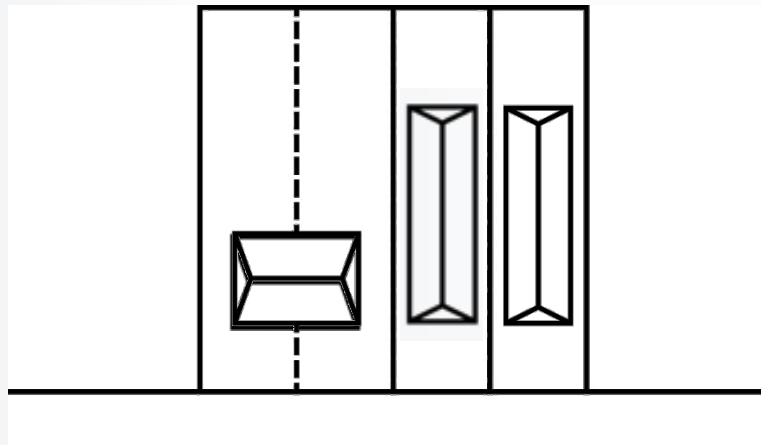
- Additional Units? – In centers
 - Explore 1 bonus unit for affordable housing
 - Explore 1 bonus unit for accessible units
- Additional Units? – In and Outside centers
 - Explore 1 bonus unit for conversions of houses on the Historic Resources Inventory.

Skinny lots summary (<36' wide)

	Existing Code	BPS v.2 Proposal
1. Where	Citywide	In centers/outside centers
	<i>Historic Plats:</i> R5 - vacant only R2.5 - allowed	<i>Historic Plats:</i> R5 - allowed in centers/not allowed outside R2.5 - no change (allowed citywide)
	<i>New Narrow Lots:</i> R5 - additional criteria R2.5 -additional criteria	<i>New Narrow Lots:</i> R5 - no change (add'l criteria) R2.5 - allowed citywide (no add'l criteria)
2. What Form	Attached or Detached Two sets of standards for historic / new lots	Attached or Detached Single set of standards for historic / new lots

R5 Skinny Lots

- Skinny Lots (2,400 s.f. and/or <36' wide)
5 year vacancy rule:



For discussion

Existing Code:

If vacant for 5 years:

25'x100' allowed

Not vacant:

Require 3,000 s.f. min

Skinny R5 lots: 14,833

vacant: unknown

Legend

Residential Zoning with Underlying Plats

Zone

R2.5

R5

Centers

City Boundary

November 30, 2015

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For discussion

Staff v.1 Proposal:

¼ mile from centers

Allow 25'x100'

Outside those areas:

Not allowed

Skinny R5 lots:

Within centers: 7,122

Outside centers: 7,711

Legend

- City Boundary
- Center Boundary
- ¼ mile from Center Boundary
- Residential Zoning with Underlying Plats within Centers Buffers
- Zone
 - R2.5
 - R5
 - Platted Lots Outside Centers Buffers

March 31, 2016

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For discussion

Staff v.2 Proposal:

¼ mile from centers

½ mile from HCT

Allow 25'x100'

Outside those areas:

Not allowed

Skinny R5 lots:

Within centers/HCT: 7,906

Outside centers/HCT: 6,927

Legend

- Center Boundary
- 1/4 mile from Center Boundary
- 1/2 mile from Transit Stations Boundary
- Platted Lots Outside Centers and Transit Stations Buffers

R5 and R2.5 Zoning with Underlying Plats within Centers and Transit Stations Buffers

- R2.5
- R5
- City Boundary

April 14, 2016

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Skinny lots summary (<36' wide)

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What Form	Attached or Detached Two sets of standards for historic / new lots	Attached or Detached Single set of standards for historic / new lots

For discussion

Staff v.2 Proposal:

Reduce minimum lot width
for new lots from 36' to 25'
In R2.5 zones everywhere

R2.5 lots: 20,404
R2.5 area: 2,600 acres

Legend

- Centers Boundary
- Comp Plan Designations
 - R2.5
 - R5
 - R7
- City Boundary

April 8, 2016

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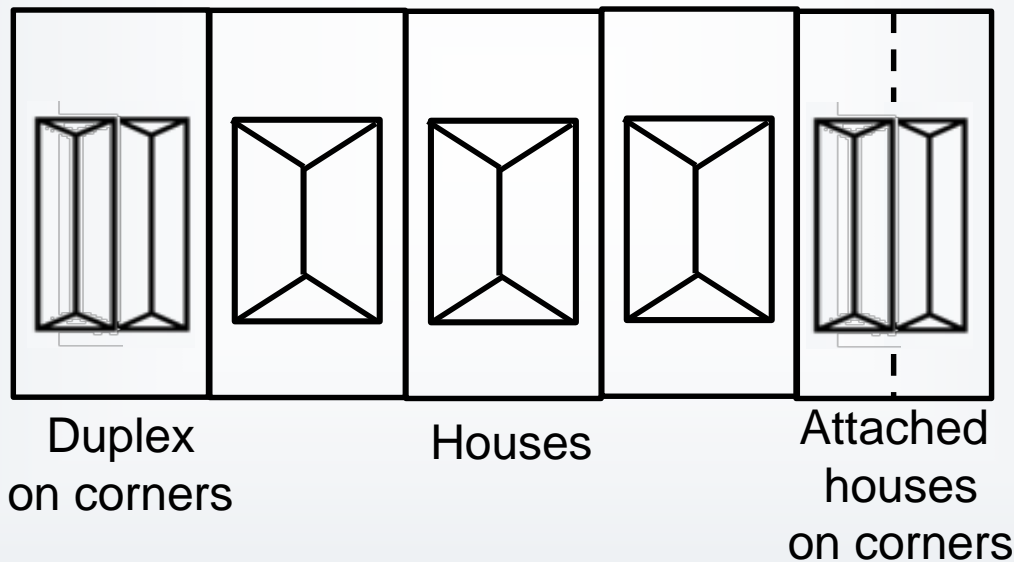
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Alternative Housing

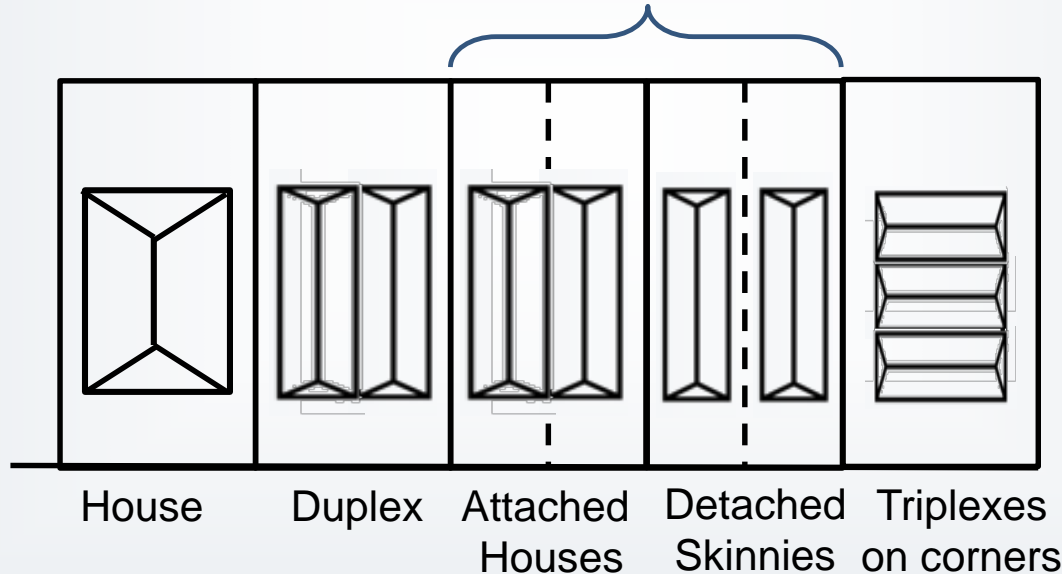
R5 form options outside centers



Skinny Lots/Alternative Housing

R5/R2.5 form options with skinny lots near centers

R2.5 new or pre-platted lots
R5 pre-platted lots only



Questions

Two groups / Two parts

GROUP 1:

If you were to develop a more flexible alternative, what would that look like?

GROUP 2:

If you were to develop a more restrictive alternative, what would that look like?