



Residential Infill Project Proposed Draft

Planning and Sustainability Commission

Work Session #1

May 22, 2018



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

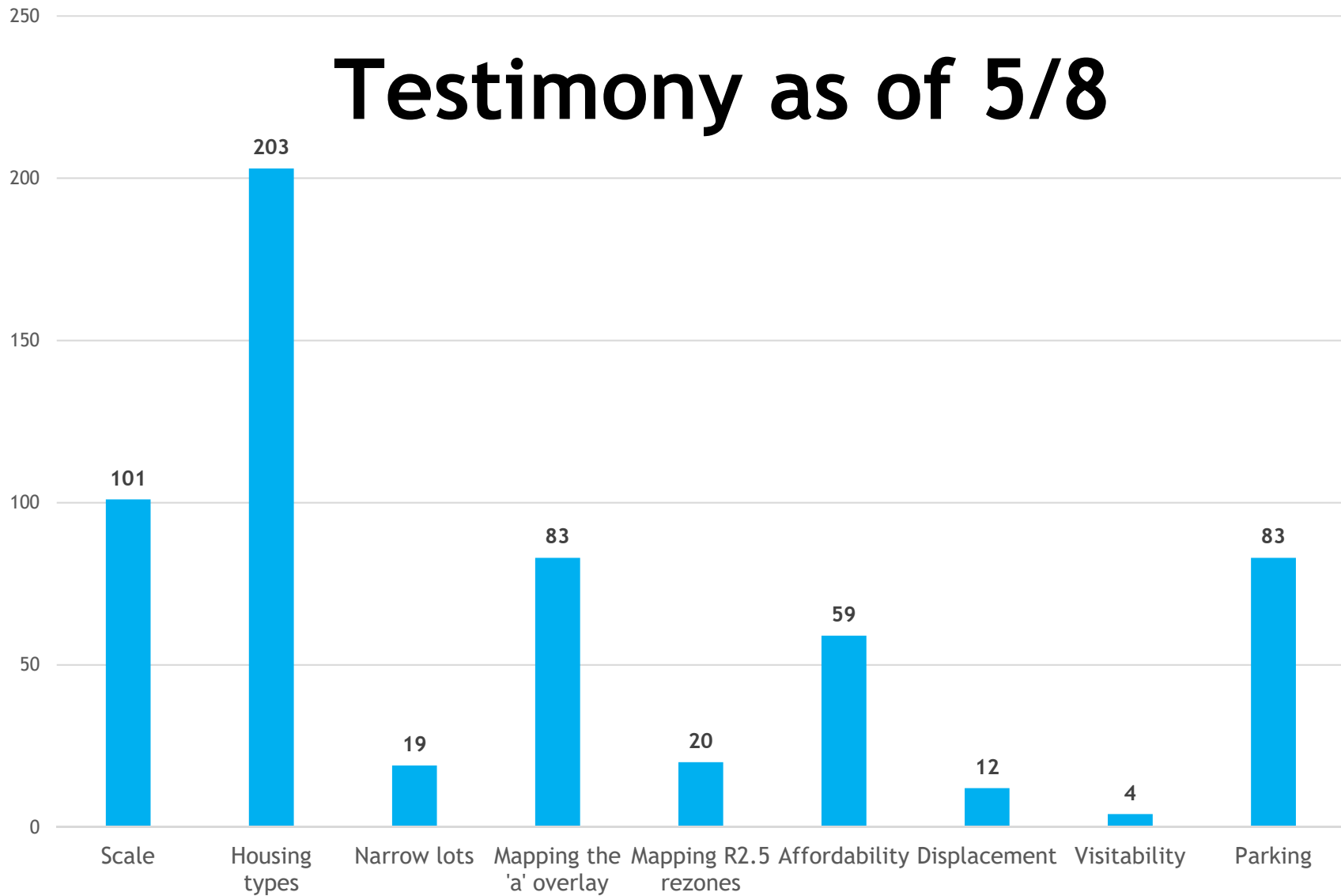


Today's Agenda

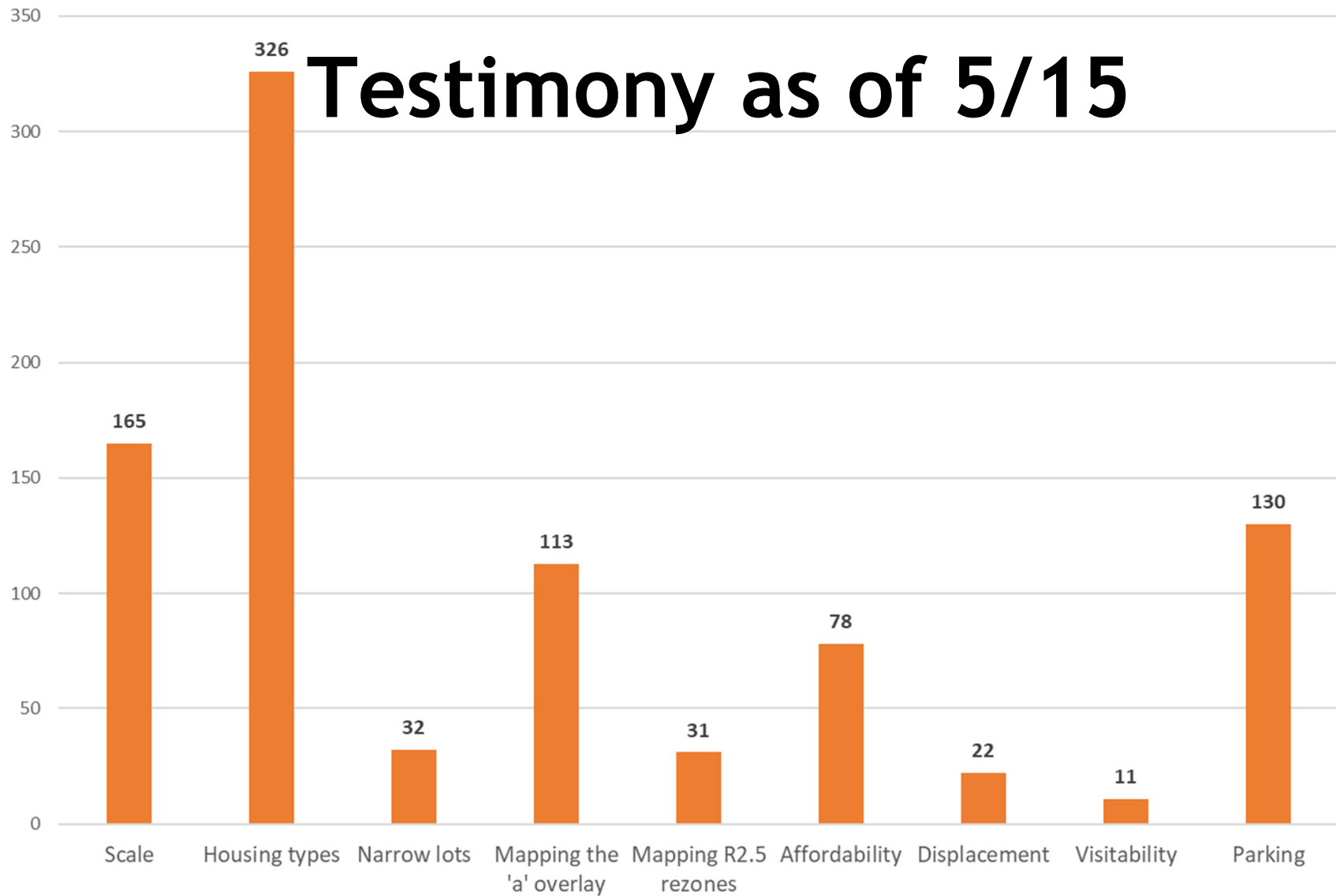
- Summary of testimony
- Worksession topics and schedule (15 min)
- Goals (40 min)
- Single-Dwelling/Multi-Dwelling Zone Comparison (20 min)
- Economic Q&A (40 min)



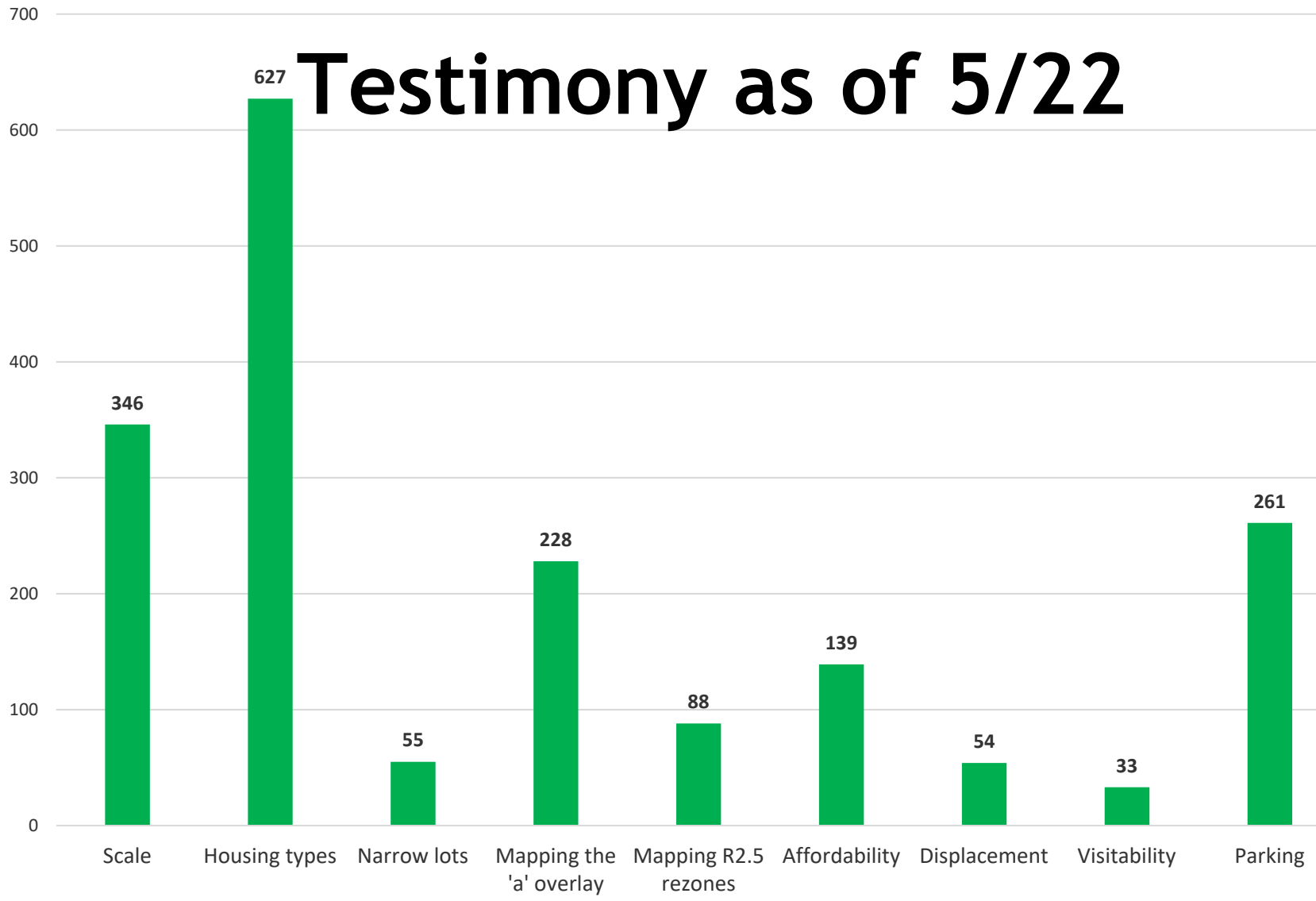
Testimony as of 5/8



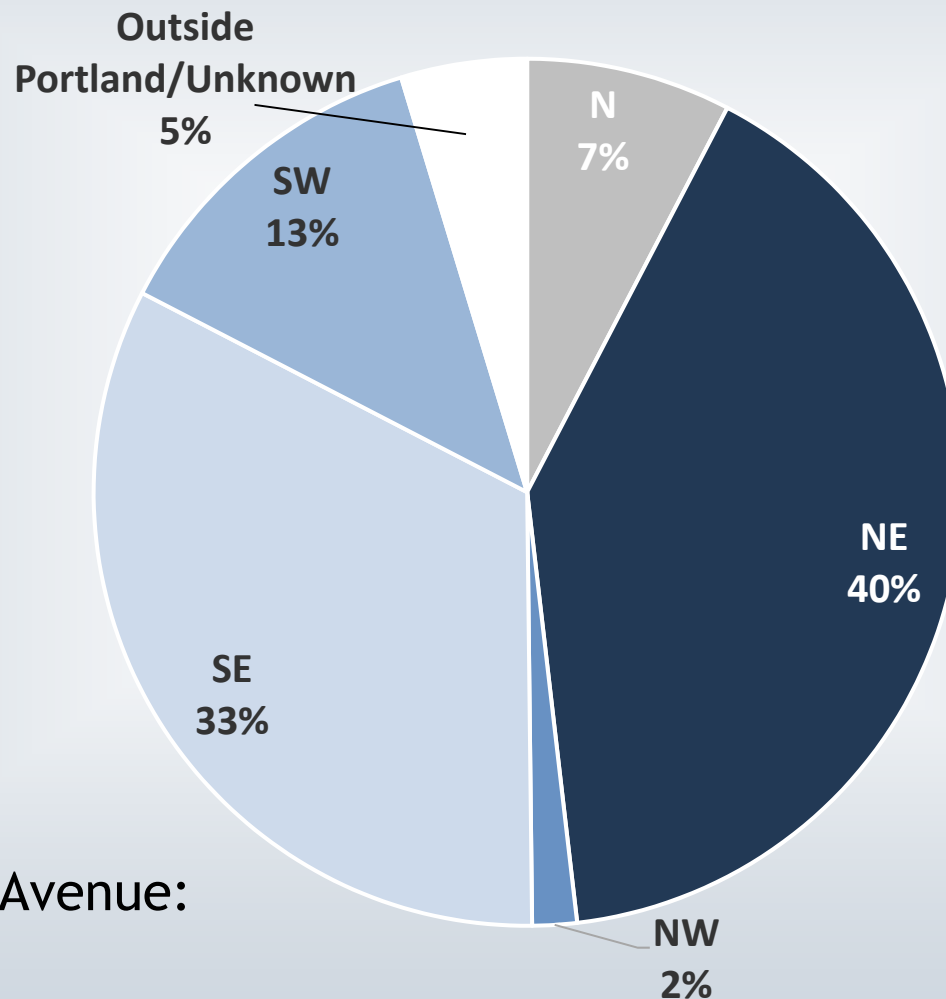
Testimony as of 5/15



Testimony as of 5/22



Testimony to date



Note:
East of 82nd Avenue:
4% of total



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
 8. Cottage clusters
- Historic resource flexibility



NARROW LOTS

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