



2035 Comprehensive Plan

Planning and Sustainability Commission
Work Session

Residential Densities

March 10, 2015



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



What's the appropriate residential density, considering each area's:

- Lot and development pattern
- Service and infrastructure availability and constraints
- Proximity to centers and corridors
- Historic character
- Other location-specific factors



Groups of down-designations

1. Natural hazards, drainage concerns and infrastructure constraints
2. Lack of connectivity, school district capacity and/or other public services
3. Distance from centers and corridors, and prevalent lot pattern
4. Historic character in a Conservation District
5. Residential area fronting on a truck route
6. Where a light rail station was anticipated but hasn't been built



Focus of today's discussion

1. Natural hazards, drainage concerns and infrastructure constraints
- 2. Lack of connectivity, school district capacity and/or other public services**
3. Distance from centers and corridors, and prevalent lot pattern
- 4. Historic character in a Conservation District**
5. Potential for additional residences fronting on a truck route
- 6. Where a light rail station was anticipated but hasn't been built**

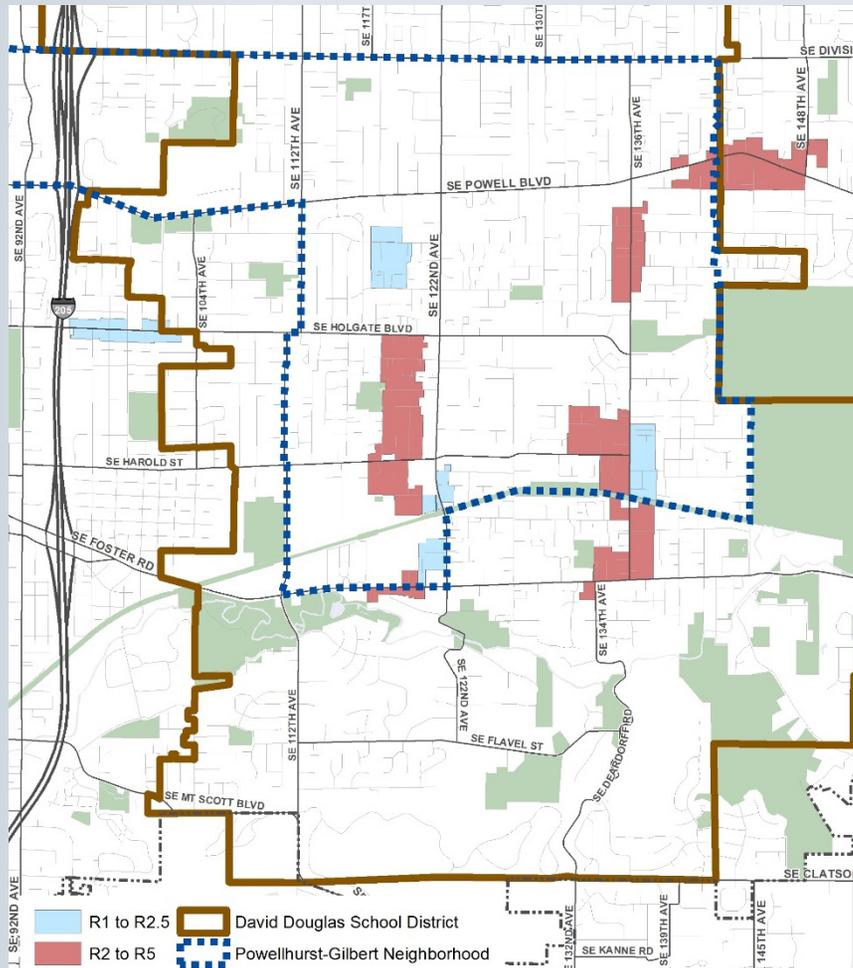


For each group:

- Do you support staff's general approach?
- Do you recommend any modifications to this approach?
- Do you want to hold over any of these for further discussion?



A. Lack of connectivity, school district capacity and/or other public services



Powellhurst-Gilbert neighborhood and environs

Proposed changes:
R1 → R2.5
R2 → R5

Densities allowed today aren't supported by:



1. street or sidewalk connections,
2. developed parks,
3. basic services and amenities,
4. and/or school district capacity.



Within David Douglas School District, staff's proposal is two-pronged:

1. **Decrease housing potential** where infrastructure, connectivity and school capacity won't support currently allowed residential densities through 2035.
2. **Decrease zoning potential** but retain Comprehensive Plan designations. Tie zone map amendments to “service adequacy” letters from David Douglas School District.





Proposal seeks to alleviate pressure to replace some of the oldest houses in the city with multi-unit structures.



Issues to consider:

- Duplexes and triplexes are well-suited for historic structures in inner ring neighborhoods.
- With R2.5, up to three units would be possible on lots of at least 5,000 sq ft by taking advantage of the 'a' overlay.



High-density residential zoning was applied in 1998 in anticipation of a LRT station at Harold Street. The Harold Street station has not been built, and there is no timeline for future consideration.



A small number of developments have since been built at RH density.



PSC action: for each group ...

- Do you support staff's general approach?
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