



Bureau of Planning and Sustainability

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MEMO

DATE: April 6, 2015

TO: Planning and Sustainability Commission

FROM: Deborah Stein, Principal Planner; Marty Stockton, SE District Liaison

CC: Susan Anderson, Director; Joe Zehnder, Chief Planner; Eric Engstrom, Principal Planner

SUBJECT: **Background Information about Eastmoreland**

Introduction

At your work session on March 24, 2015, you discussed a group of proposed down-designations under the theme of “Distance from centers and corridors, and prevalent lot pattern.” In my presentation, I noted the volume and depth of testimony about Eastmoreland (as well as South Burlingame and Concordia) received since the February 25th staff report was written, and stated that we would follow up at a future work session with additional analysis to inform your deliberations and recommendations.

We have attached a set of analysis maps that show conditions that exemplify the issues raised by the Eastmoreland Neighborhood Association. Staff is reviewing this data and will bring back a proposal at your May 12, 2015 work session based on further analysis.

Attached Maps and Chart

1. **Various Boundaries** – Map shows neighborhood and subdivision boundaries
2. **Tax Parcel Areas** – Map shows lot sizes that are less than and greater than 6,370 sq ft, which correlates with R7 density. Map also identifies lots that are 5,000 sq ft in size.
3. **Percentage of Tax Parcels \geq 6,370 sq ft (3 maps)**
 - a. Shows blocks where 33% or more of the lots are at or above R7 densities
 - b. Also shows percentage of lots \geq R7 density per block, using different thresholds
 - c. In this “heat map,” cooler colors show concentrations of lots closer to R7 density, and warmer colors show concentrations of lots closer to R5 density

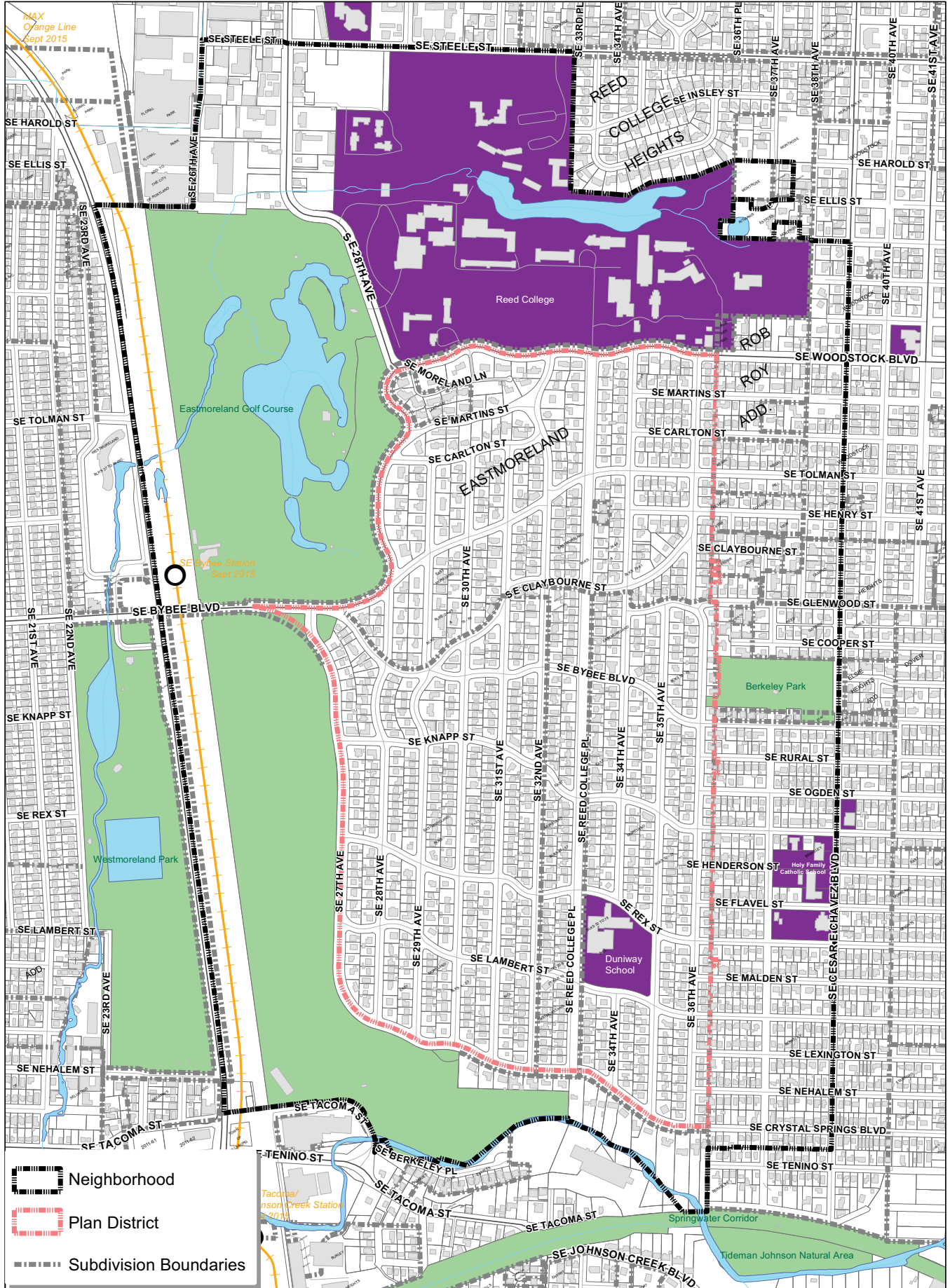


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4. **Year Built** identifies the dates that homes were built (note that this data may not reflect some significant remodels or very recent new construction)
5. **Supplemental Lot Lines** shows historic underlying lot lines
6. **Constraints Chart** shows the percent of the neighborhood that is constrained, based on the Buildable Lands Inventory





Eastmoreland Various Boundaries

April 6, 2015

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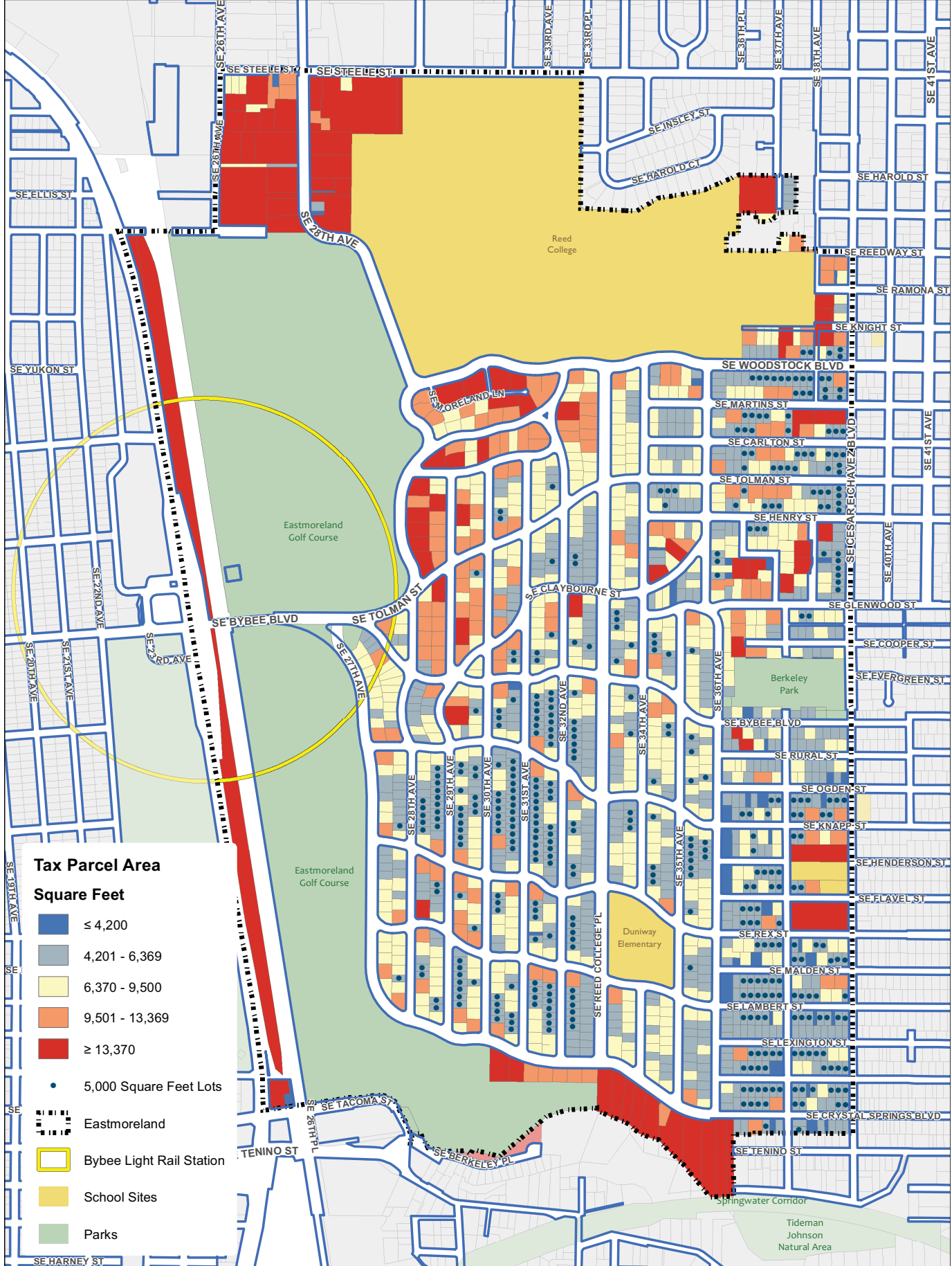
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Eastmoreland

Tax Parcel Areas

April 6, 2015

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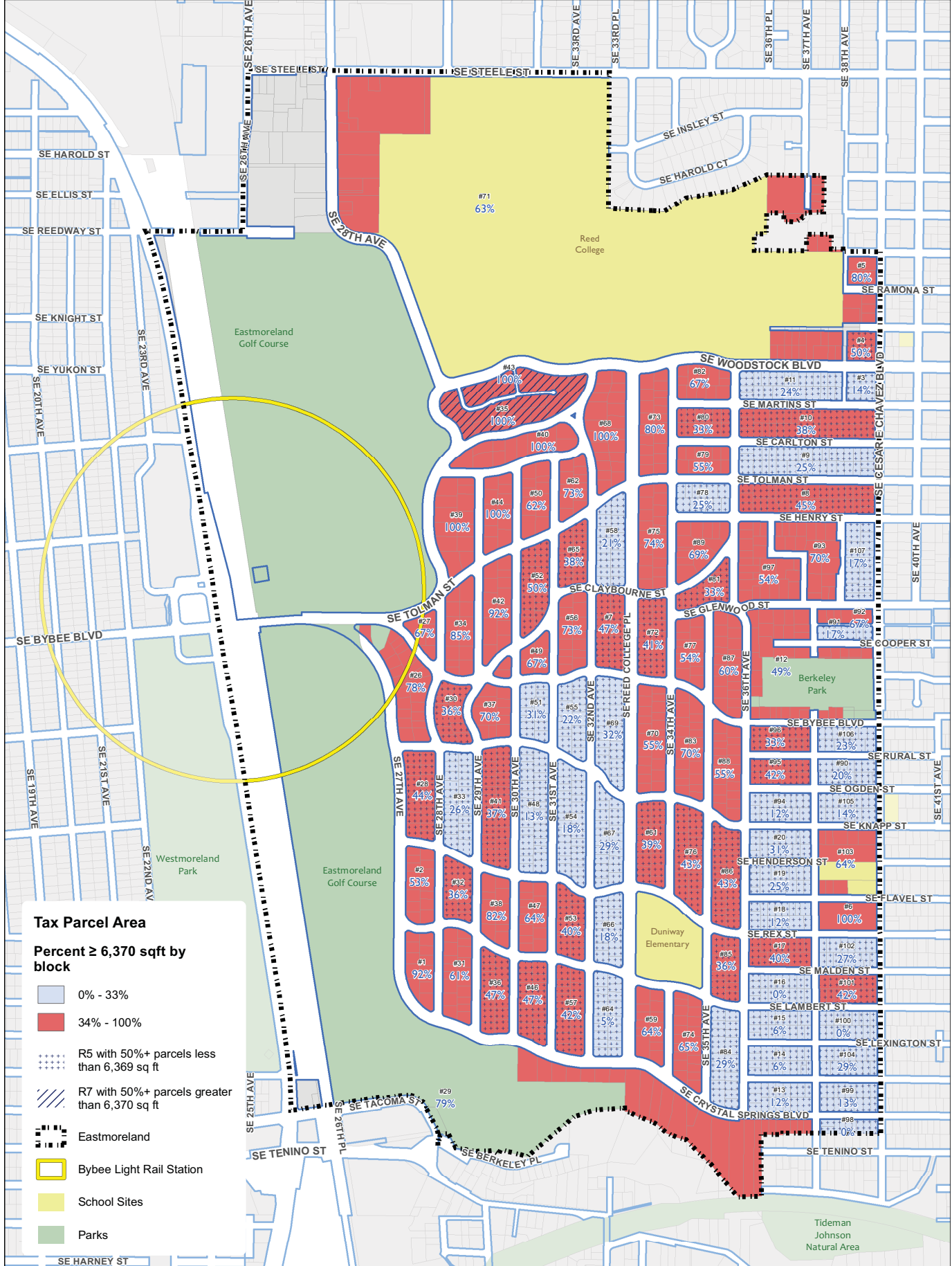
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Tax Parcel Area
Percent ≥ 6,370 sqft by block

- 0% - 33%
- 34% - 100%
- R5 with 50%+ parcels less than 6,369 sq ft
- R7 with 50%+ parcels greater than 6,370 sq ft
- Eastmoreland
- Bybee Light Rail Station
- School Sites
- Parks

Eastmoreland

Percentage of Tax Parcels ≥ 6,370 sq ft (by City Block)

April 6th, 2015

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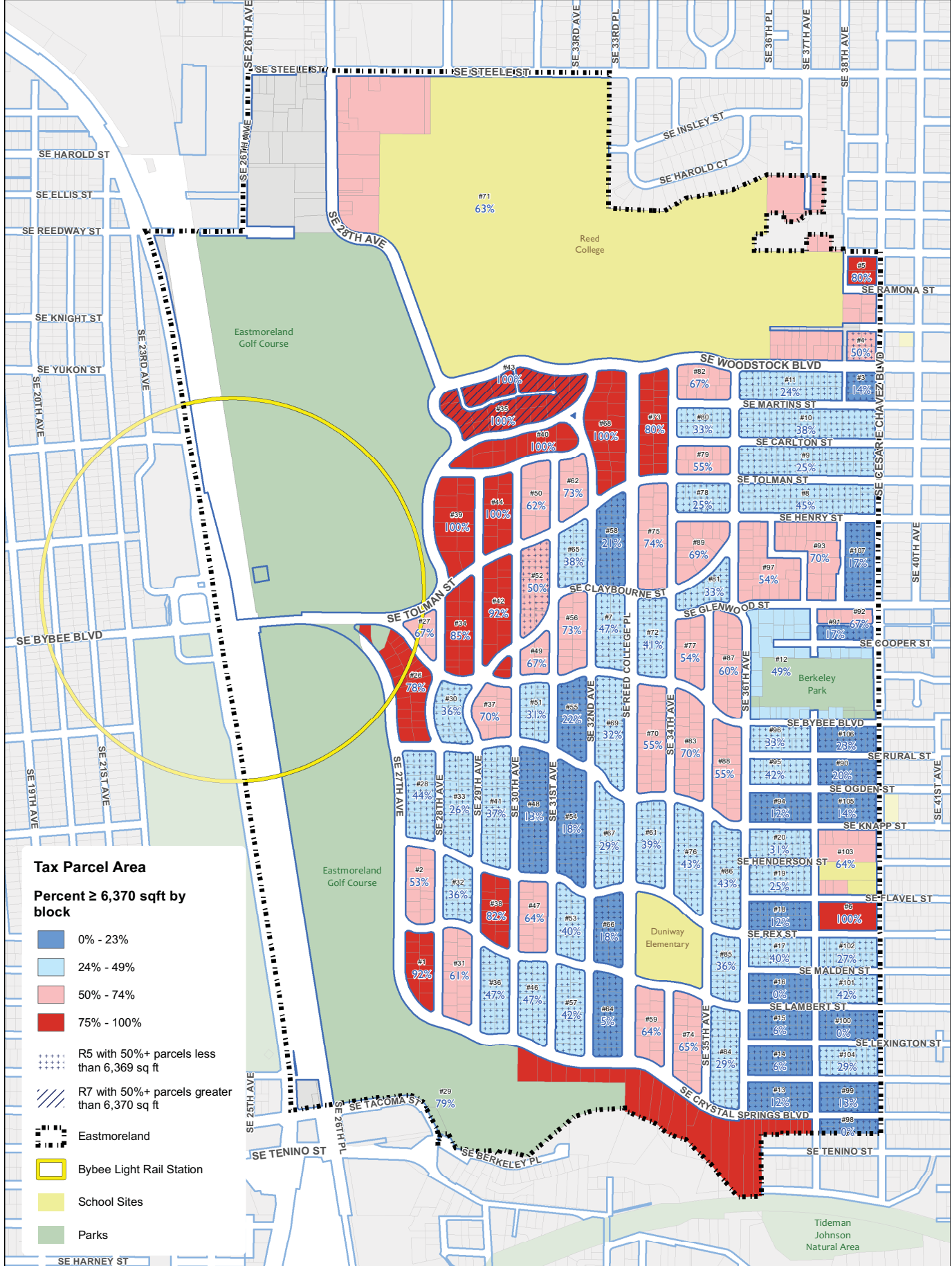
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Tax Parcel Area

Percent ≥ 6,370 sqft by block

- 0% - 23%
- 24% - 49%
- 50% - 74%
- 75% - 100%

- R5 with 50%+ parcels less than 6,369 sq ft
- R7 with 50%+ parcels greater than 6,370 sq ft

- Eastmoreland
- Bybee Light Rail Station
- School Sites
- Parks

Eastmoreland

Percentage of Tax Parcels ≥ 6,370 sq ft (by City Block)

April 6, 2015

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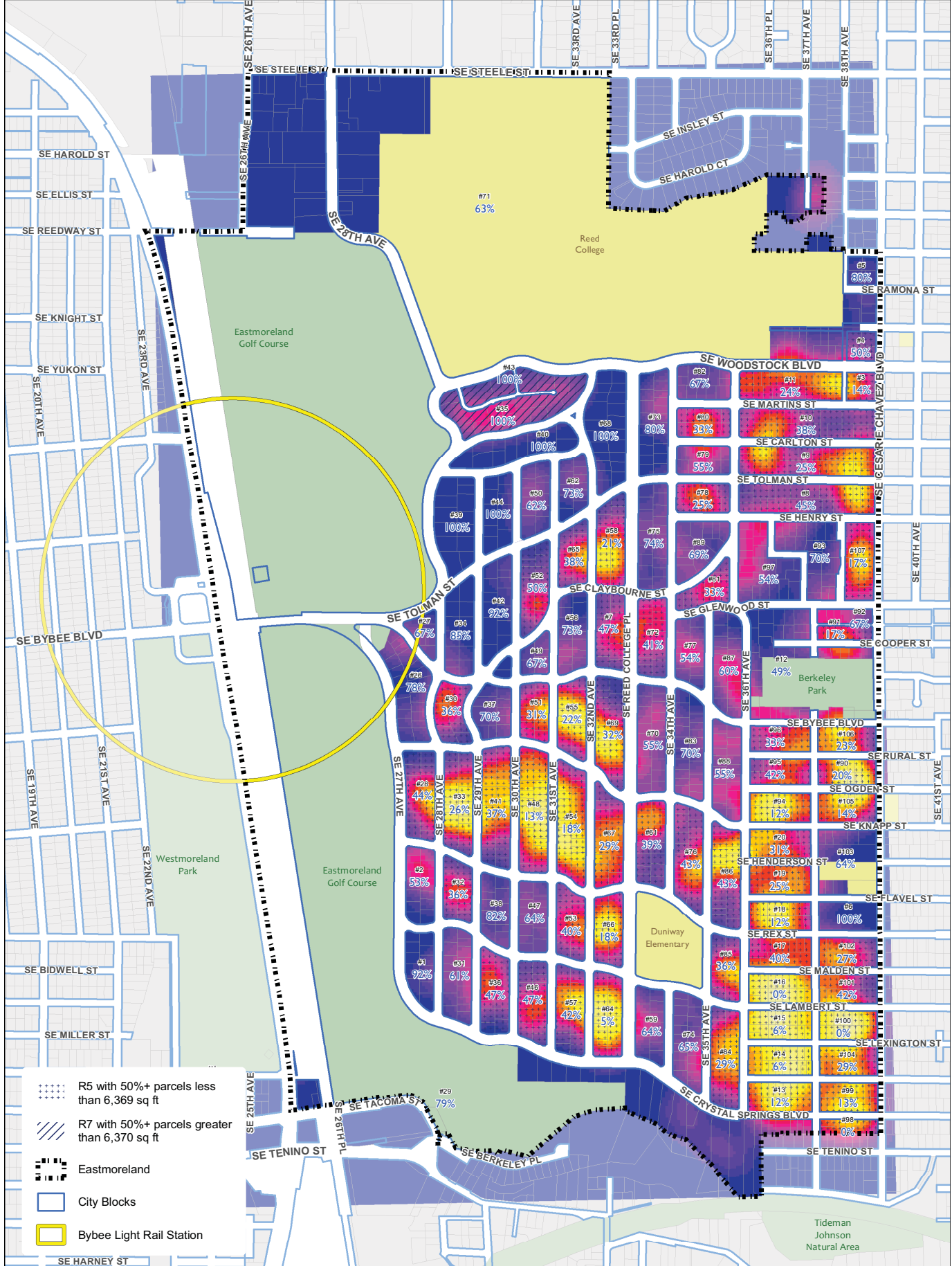
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Eastmoreland

Percentage of Tax Parcels ≥ 6,370 sq ft (by City Block)

March 17, 2015

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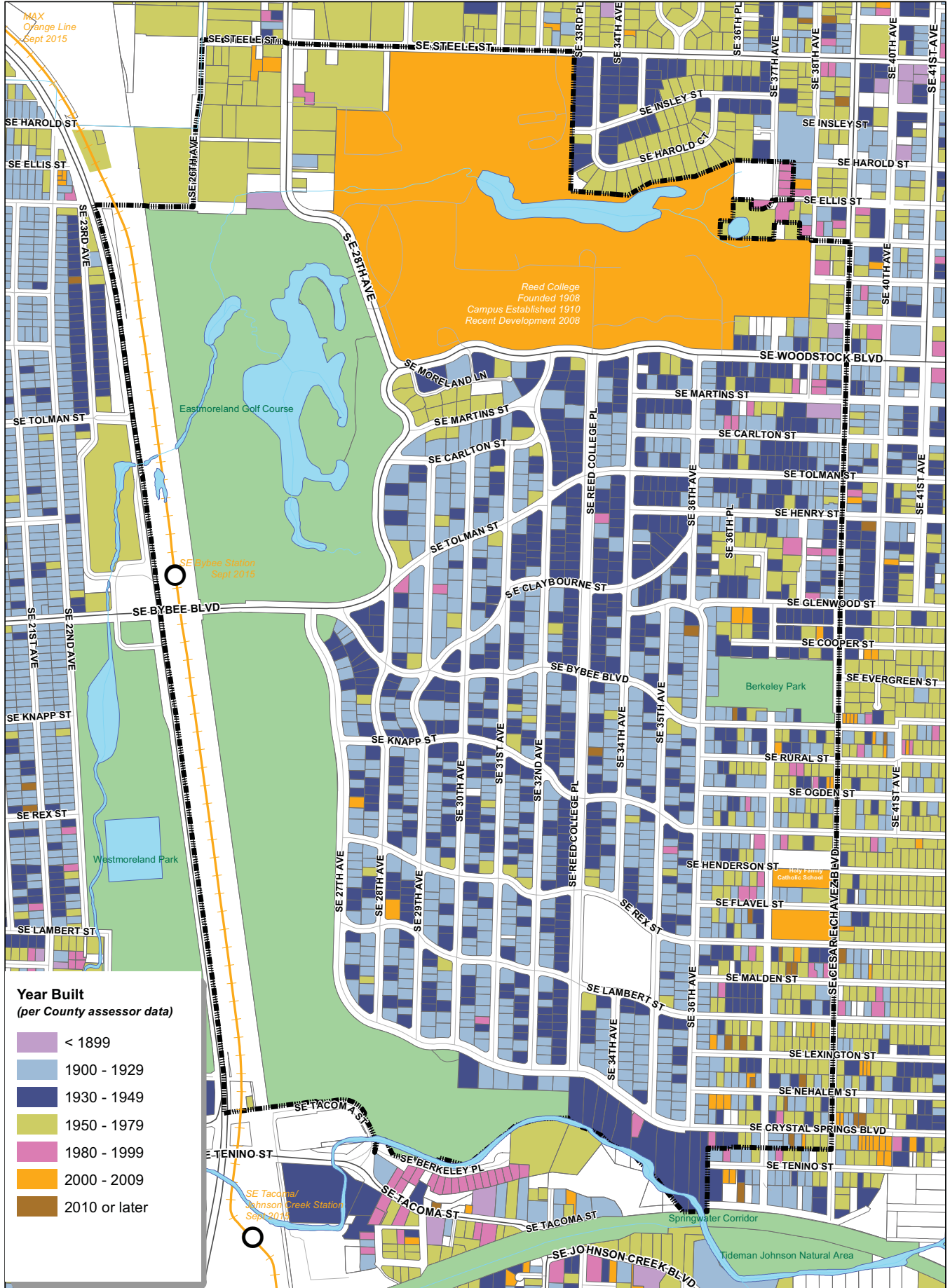
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Year Built
(per County assessor data)

- < 1899
- 1900 - 1929
- 1930 - 1949
- 1950 - 1979
- 1980 - 1999
- 2000 - 2009
- 2010 or later

Eastmoreland

Year Built

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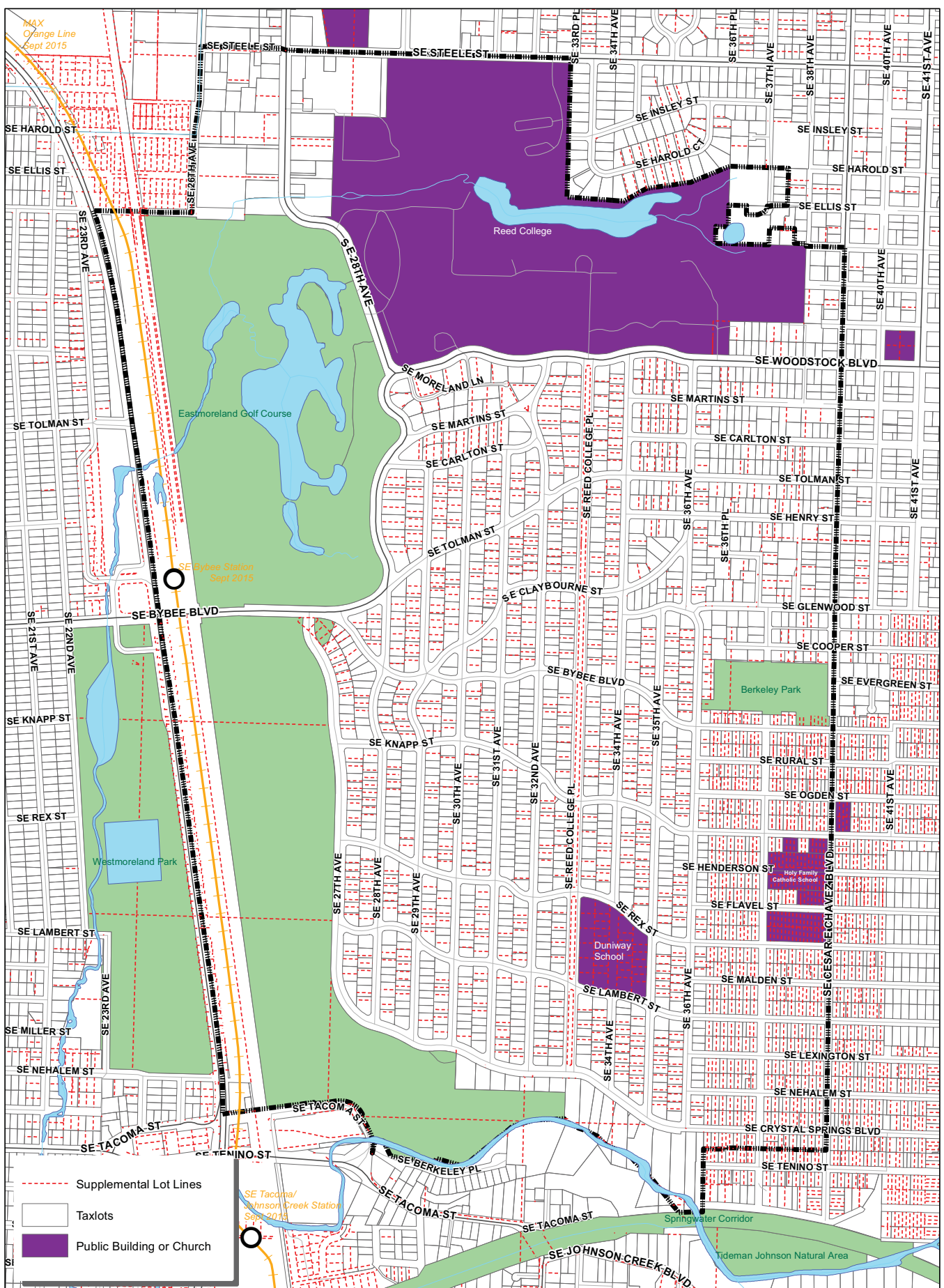
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Eastmoreland Supplemental Lot Lines

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Eastmoreland: Percentage of neighborhood that is constrained by various constraint measures.

Eastmoreland		%	Notes	
square feet	acres			
Total BLI Area	23,577,726	541.27	100%	Total area of neighborhood.
Constraints				
FEMA Floodway	224,601	5.16	1%	Area within mapped floodway.
FEMA Flood Zone	1,104,552	25.36	5%	Area within FEMA 100-year floodplain.
Water	513,705	11.79	2%	Area not connected to water main.
Stormwater	16,860	0.39	0%	Area not connect to stormwater.
Sewer	2,593	0.06	0%	Area not connected to sewer.
Slopes over 25%	434,676	9.98	2%	Area with steep slopes.
Landslide Hazard	8,043,283	184.65	34%	Areas within 50' of mapped landslide hazard area.
Landslide History	6	0.00	0%	Area within 50' of mapped historic landslides.
Traffic Volume Exceeds Capacity	4,396,093	100.92	19%	Areas within 1/8-mile of over-capacity facility.
Unimproved Streets	8,699,681	199.72	37%	Area within 50' of incomplete or substandard street or lacks sidewalk.
Access to Frequent Transit	1,591,902	36.55	7%	Area with access to frequent transit.