2014 ANNUAL AMENDMENTS: AFFORDABLE HOUSING CODE (PHASE 2)

Application #2014-06

January 22, 2014

Revised 2014 scope

INCENTIVES

- Affordable Housing Incentives policies
  - Continue code/bonuses discussion on separate schedule

REMOVE BARRIERS / PROMOTE AFFORDABILITY

- Promote small, affordable housing types (including “mini-flats”) through parking exemption
- ADU standards and requirements
- Update parking for Group Housing and multi-family housing
- Refine small lot standards

Proposed ADU updates

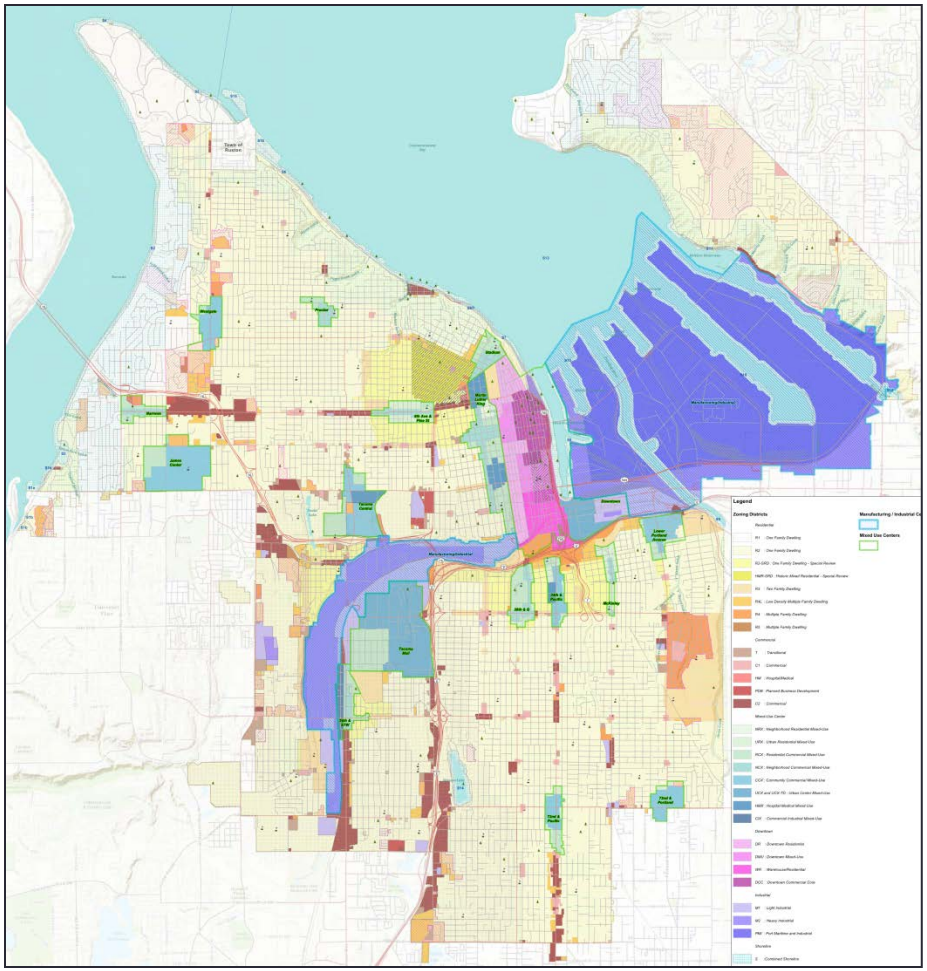
CHANGES SINCE LAST TIME:

- No additional parking for ADUs

Residential Small Lots – changes to promote infill

Update existing Small Lot Code to…

- Add flexibility and enhance design standards
- No change to permitted densities
- Promote infill in keeping with neighborhood



Single-family small lots changes

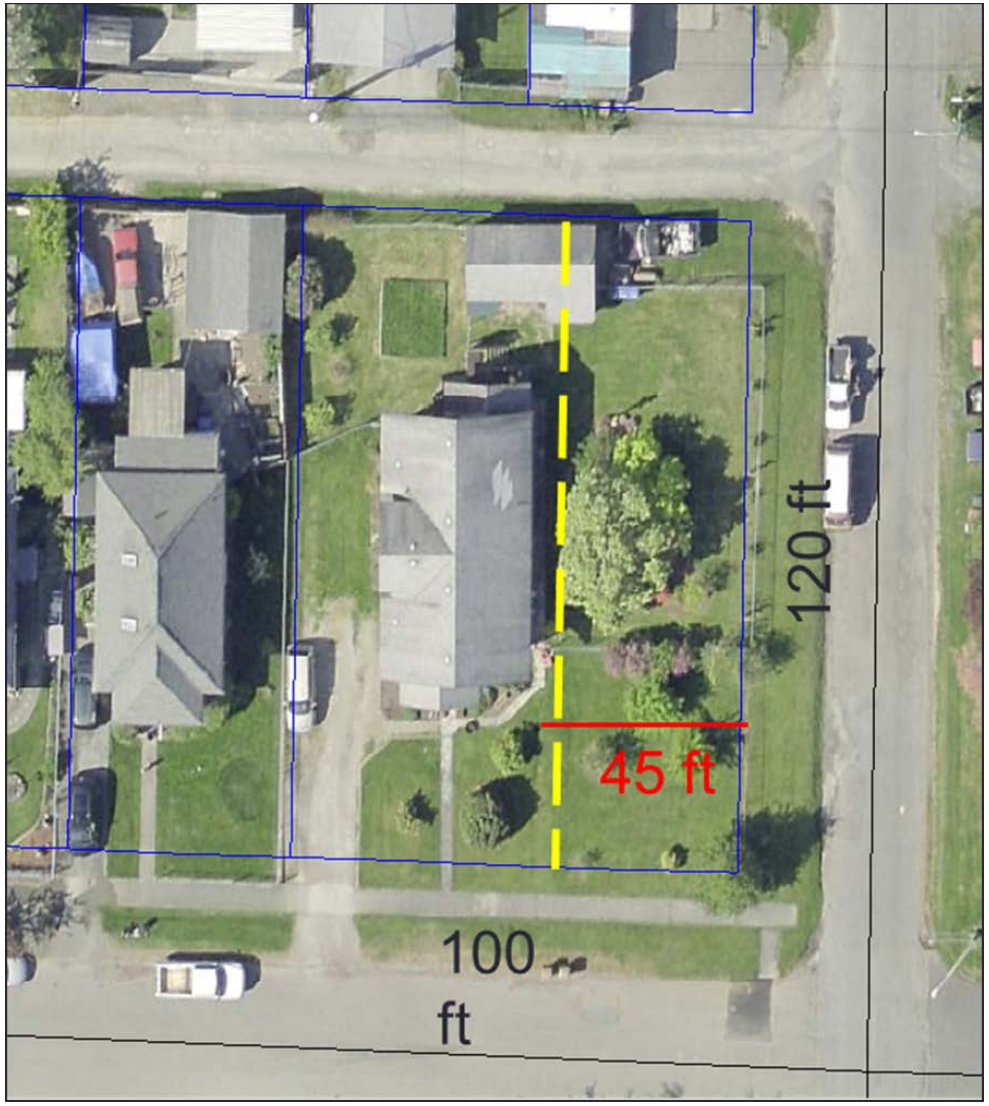
- Current small lot code:
  - 4,500 sf + 45 ft width

- Proposed:
  - R-2 Districts:

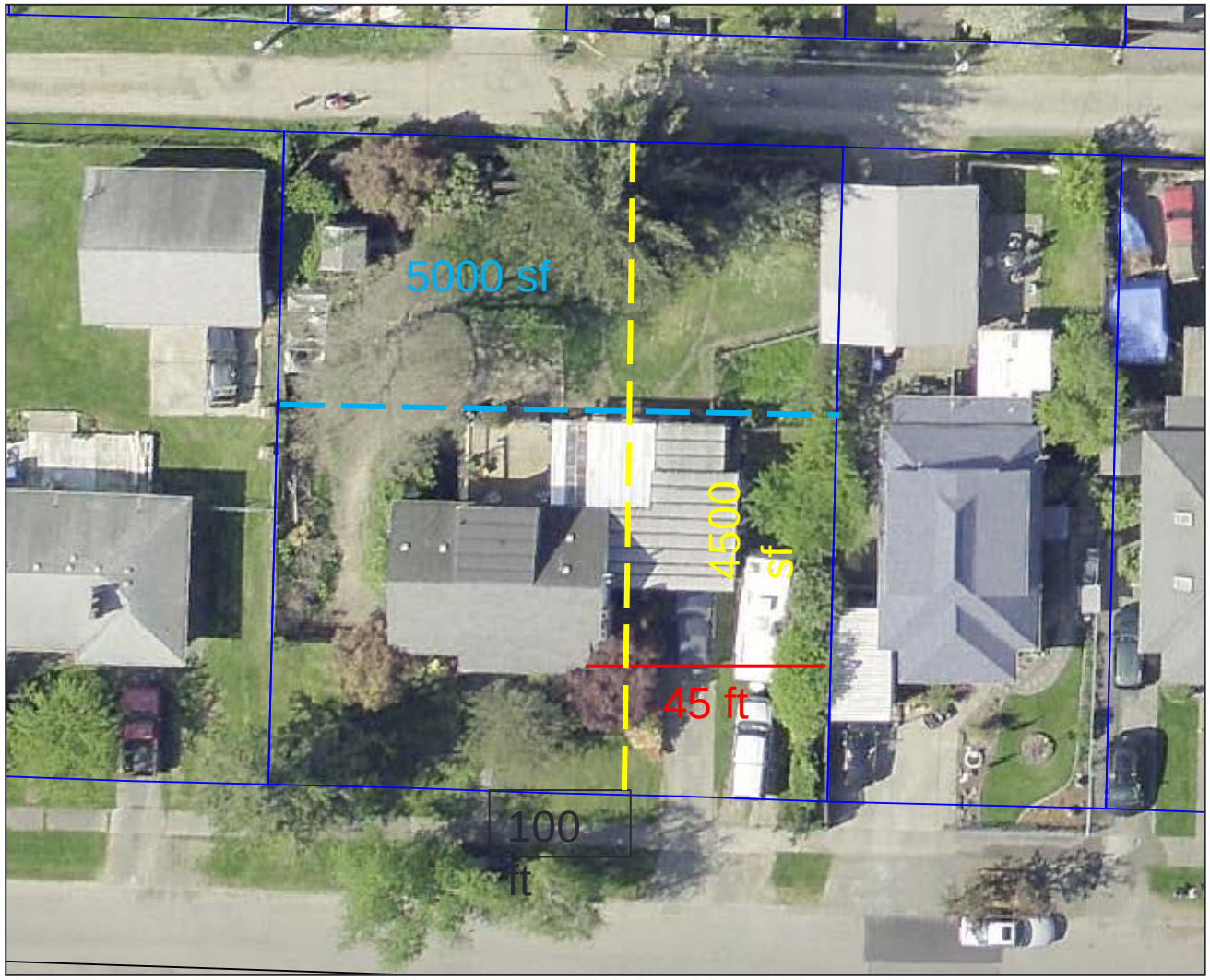
    4,500 + 35 ft width

  - R-3 to R-5:

  down to 2,500 + 25 ft width



Promote neighborhood pattern…



Single-family small lot design standards

- Existing standards (to go below 5000 sf or 50 ft width):
  - Clear building entrances
  - Garages from rear or size limited
  - 15% of front façade transparent
  - Rooflines oriented to street
  - Driveway size limited
  - Functional yard space
  - Housing style variety
  - Some materials prohibited

- Take-home: Overall, standards seem to be doing their job

Proposed additional standards

- Small lot standards not available for pipe stem lots
- Height limits:
  - 40-50 ft lots – 30 ft maximum height
  - Less than 40 ft lots – 25 ft maximum height

Changes since last time:

- Small lot houses must be oriented to the street
  - Replaced “Infill must follow existing neighborhood pattern”
- One street tree required
- Additional (minor) clarifications

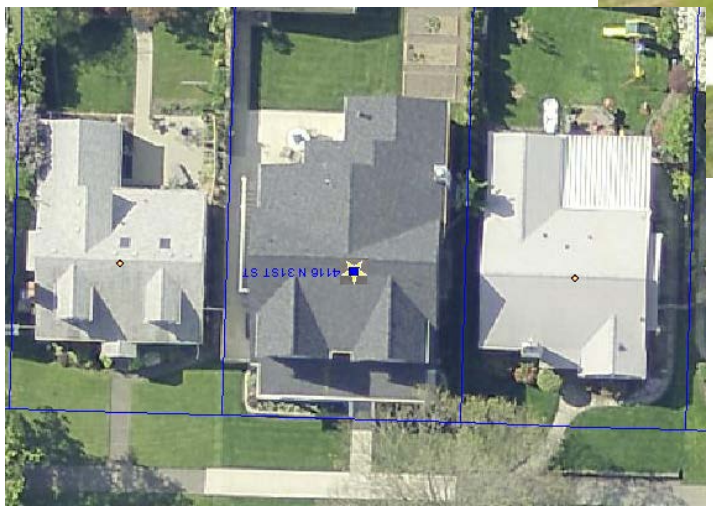
Additional standards needed?

Potential approaches could address:

- Overall bulk/scale
  - Floor Area Ratio
- Modulation
  - Standards for side of infill house

Continue discussion in association with pipe-stem lots

Recent small lot projects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1931 S AINSWORTH

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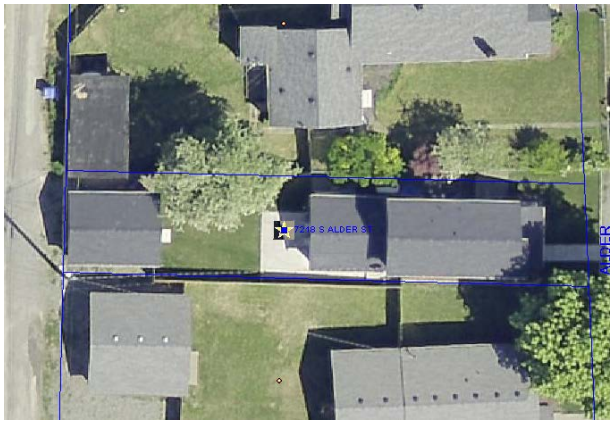
7218 S ALDER ST
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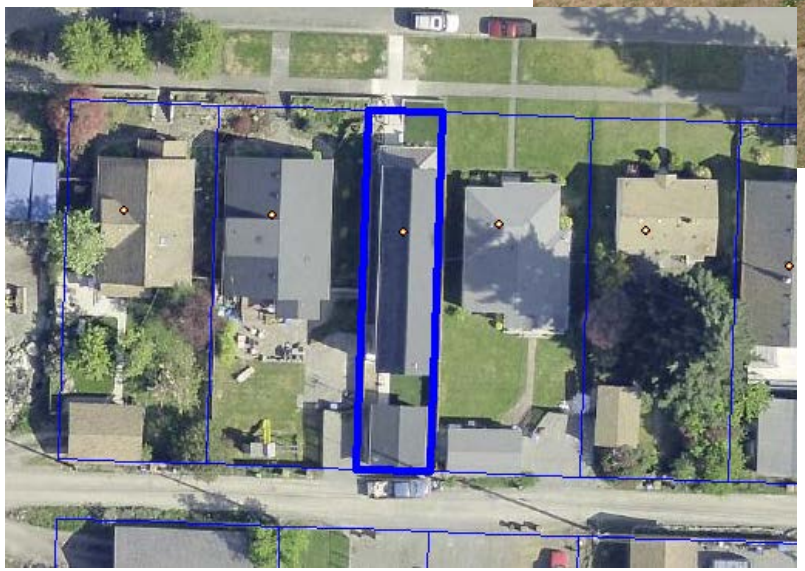
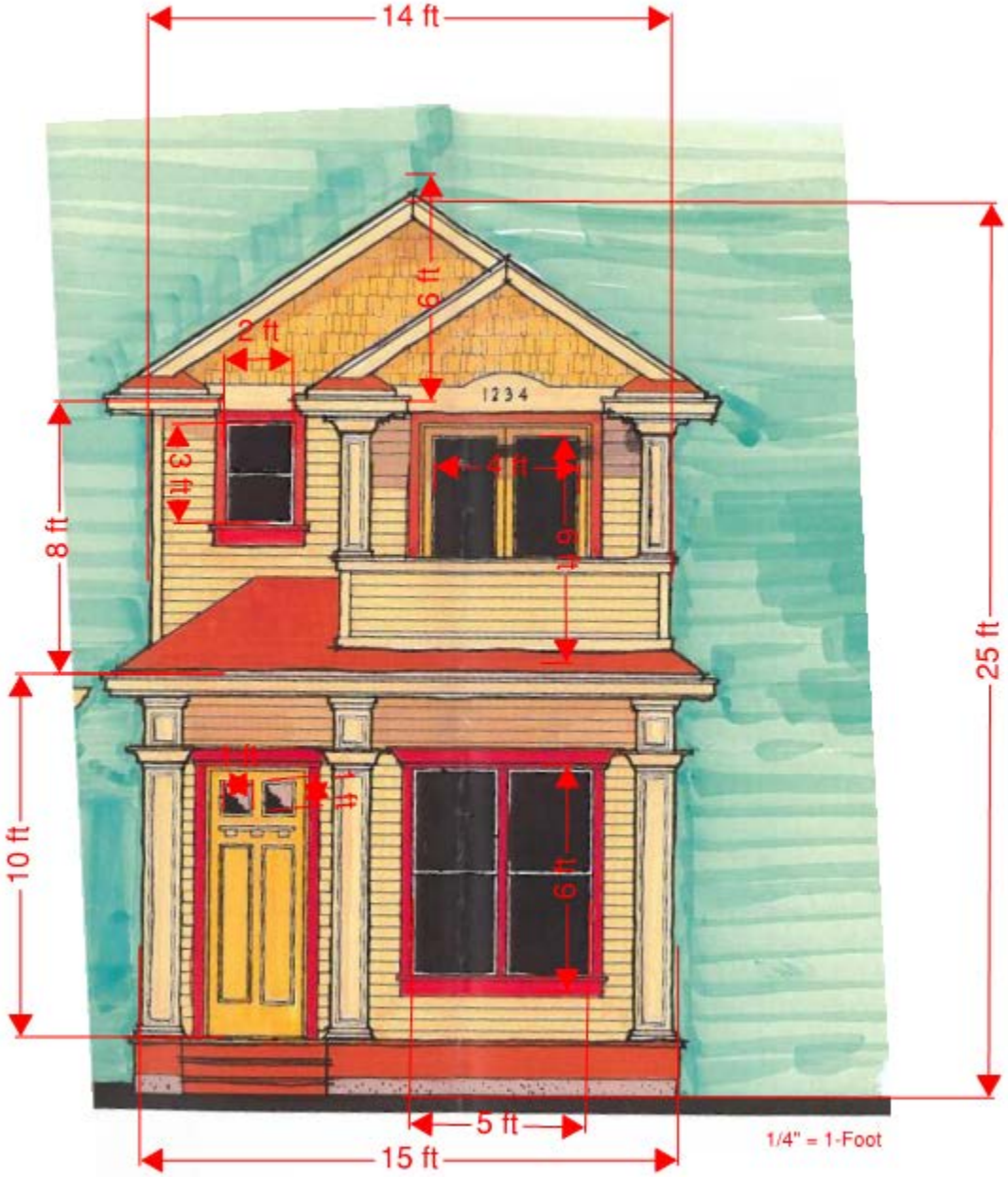
242 S 76TH ST



Transparency example



Requesting Commission direction…

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