

Affordable Housing Planning Work Program (Phase 3)

Planning Commission
June 17, 2015



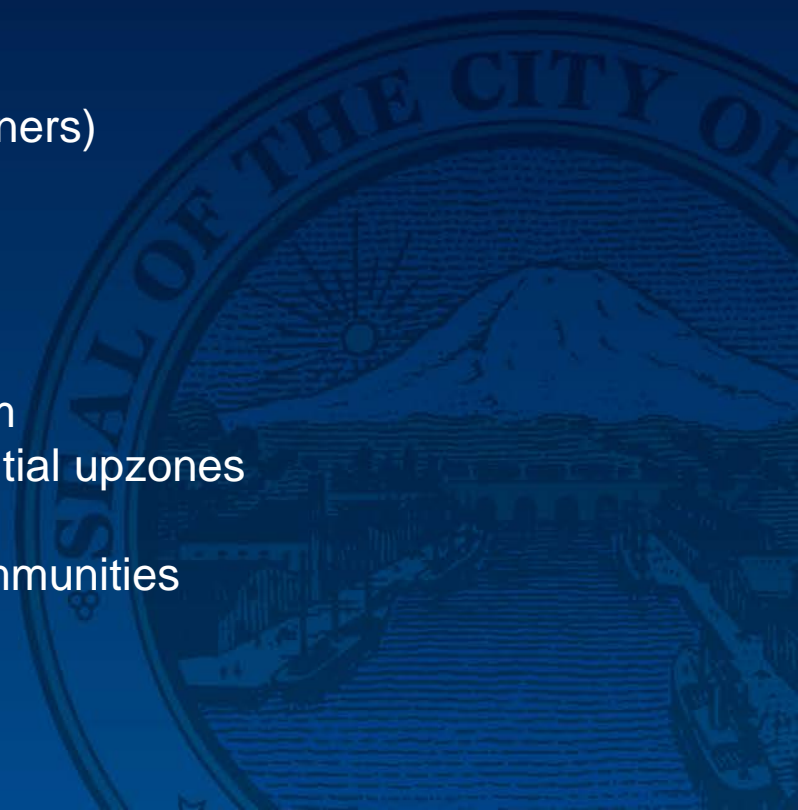
AHPAG Planning Recommendations

1. Infill/Affordable building design practices:

- 3.2.1 Expedited permitting
- 3.2.5 PRD's and PARD's
- 3.5.1 ADU's (detached)
- 3.5.2 Cottage housing
- 3.5.3 Permit Ready Housing Designs
- 3.5.4 Great houses (also, duplexes on corners)
- 3.5.5 Group housing
- 3.8.1 Small Lots

2. Affordable Housing Incentives:

- 3.2.1 Voluntary Housing Incentive Program
- 3.2.2 Inclusionary requirements w/ residential upzones
- 3.2.3 ... w/ City initiated upzones
- 3.2.4 ... w/ Voluntary Master Planned Communities
- 3.2.5 PRD's and PARD's
- 3.2.7 Transfer of Development Rights



Proposals

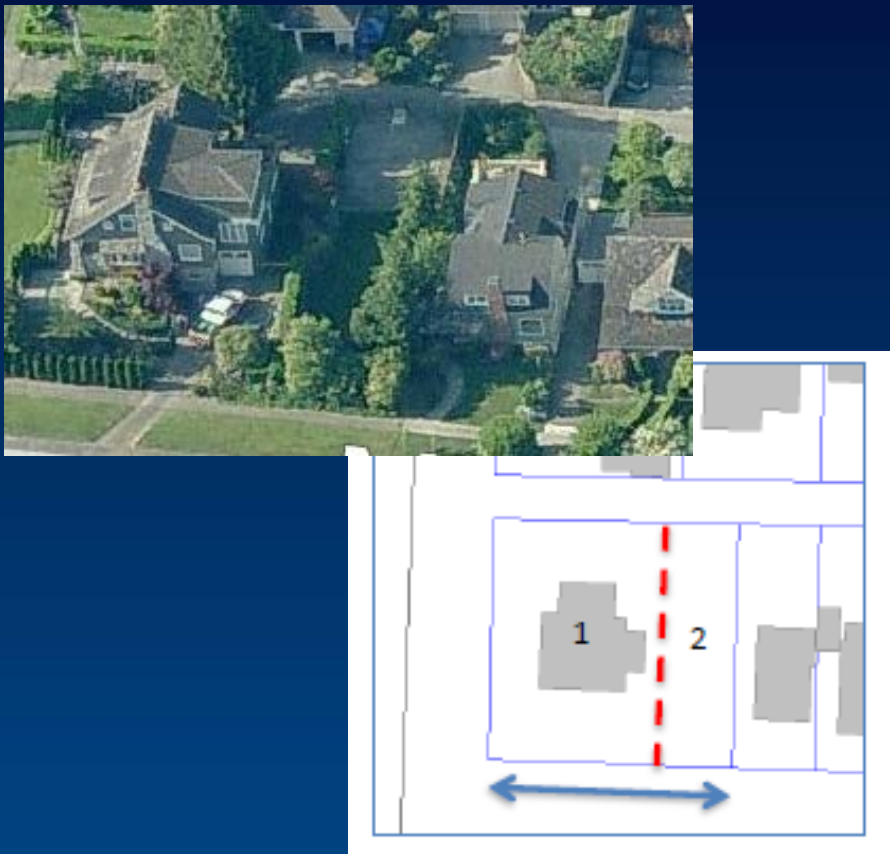
1. Lot size flexibility & update standards
2. Special Review Districts
3. Pilot Infill Program
4. Planned Residential Districts
5. Affordable Housing Incentives & Bonuses; Upzone requirements
6. City process enhancements

Small lot standards changes

1. Floor Area Ratio – 0.6
2. Parking – only one req'd., de-emphasize
3. Roof pitch, eaves
4. Windows and doors trimmed
5. Historic districts:
 - No demolitions of contributing
 - Historic standards, LPC authority
 - Covered porches
 - Detached garages (rear yard)

1. Lot size flexibility options

- Lot size averaging
- CAPO density bonus



2. Special Review Districts

- 3,500 sf lots
- CUPs for 2- and 3-family



3. Pilot Residential Infill Program

- Administrative design review
- Design principles:
 - Context-responsive
 - Pedestrian-oriented
- Get some good examples built
- Perfect the code
- Sustainability features
- Good examples library



Pilot Infill Options

- Detached ADU's
- Corner 2-family



Pilot Infill Options

- R-3 multi-family



- Cottage housing

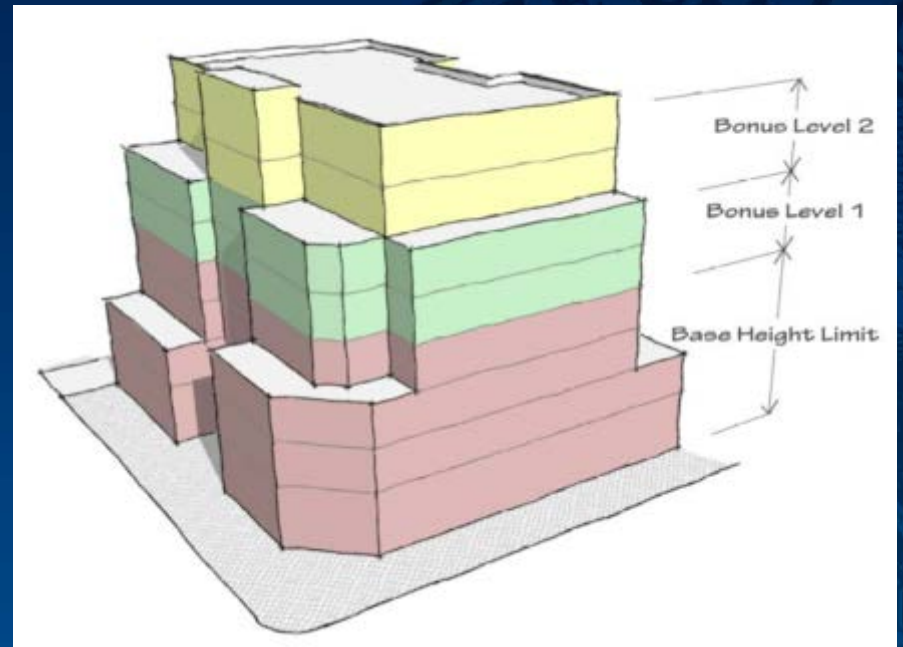


4. Planned Residential Districts updates

- PRD's as "innovation district"
 - Design principles
 - Sustainability features
 - Connectivity
- Minimums: 1 acre, 15% common open space
- Density bonus: 1.25 to 2.0 x base zoning
 - Affordability, sustainability features

5. Incentives & Upzones

- Development incentives (PRD's, Downtown)
- Financial incentives (fees, permit processing)
- Upzones – require affordability
- The mechanics (making program meaningful)
 - RCW 36.70A.540
 - 20 units or more
 - Affordability targets
 - Fee in lieu option

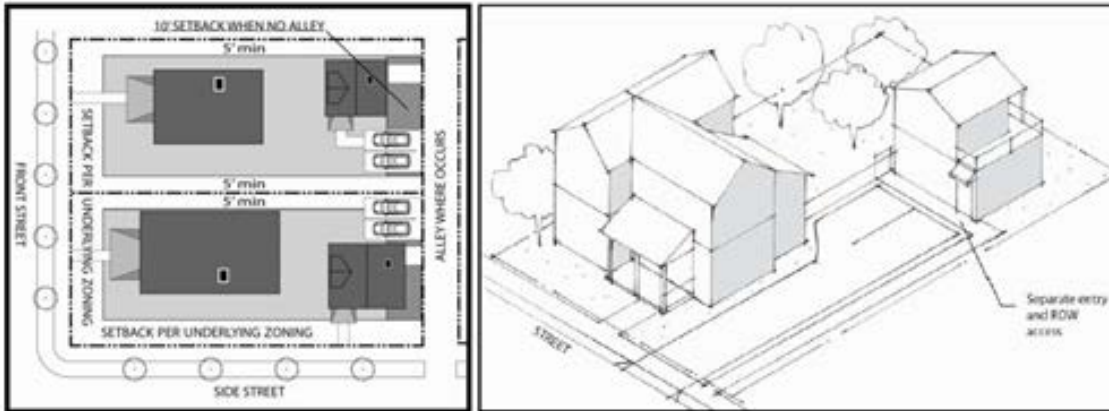


6. City process enhancements

- Lots done in previous phases
- Affordable housing - financial incentives (resource dependent)
- Good examples library
- Residential Infill Pilot Program
- Future steps
 - Pre-approved plan sets, design review, code refinements...

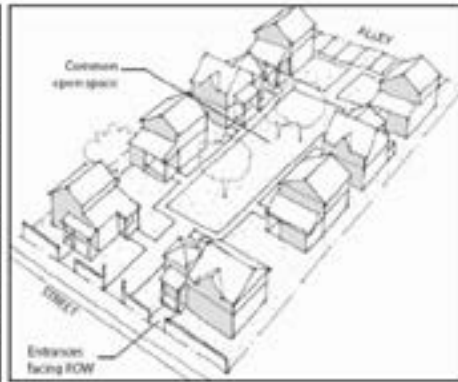
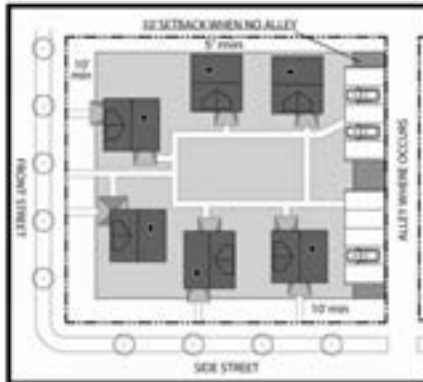
Design tools - library

Detached ADU



Design tools - library

Cottage Court



Discussion

- Anything we missed?
- Refinements needed to draft code (prior to public review)?
- Next steps: Staff report and draft code for July 1st meeting