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

- 10' setback when no alley
- 5' min setback per underlying zoning
- Side street
- Separate entry and ROOF access

Image of Detached ADU with example building.
Design tools - library
Discussion

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