

## Where we are:

Staff and City Council are well into the process of refining the draft code and map released on October 4th. Over the last two months, staff has been collecting and evaluating input from numerous sources including individuals and groups, Council townhalls, community meetings across the city, public testing, office hours, various commissions, and Planning Commission. The code and map have significantly evolved based on input received and initial refinements to the October 4th draft are outlined in the two supplemental staff reports provided to City Council on October 25th and November 25th.

## About these drawings:

1. Focus on likely potential outcomes that deliver results consistent with the May 2, 2019 City Council direction to provide more housing capacity.
2. The drawings show a bird's-eye view (for context and orientation only) and eye level views that depict how buildings are actually seen and experienced on the ground to understand how they relate to each other.
3. The drawings focus on illustrating what is possible under the current code compared to the proposed code (October 4th Draft and changes currently under consideration).
4. In some instances, typical older existing buildings are also shown for reference only. Based on City Council direction to add capacity in the Transition Areas (where RM1 and R4 zones are used), differences between what might be on the ground today and what is possible under the proposed code are anticipated. However, depending on the zones, the difference in scale may or may not be significantly different than what is allowed under the current code.





## Housing diversity across the city:

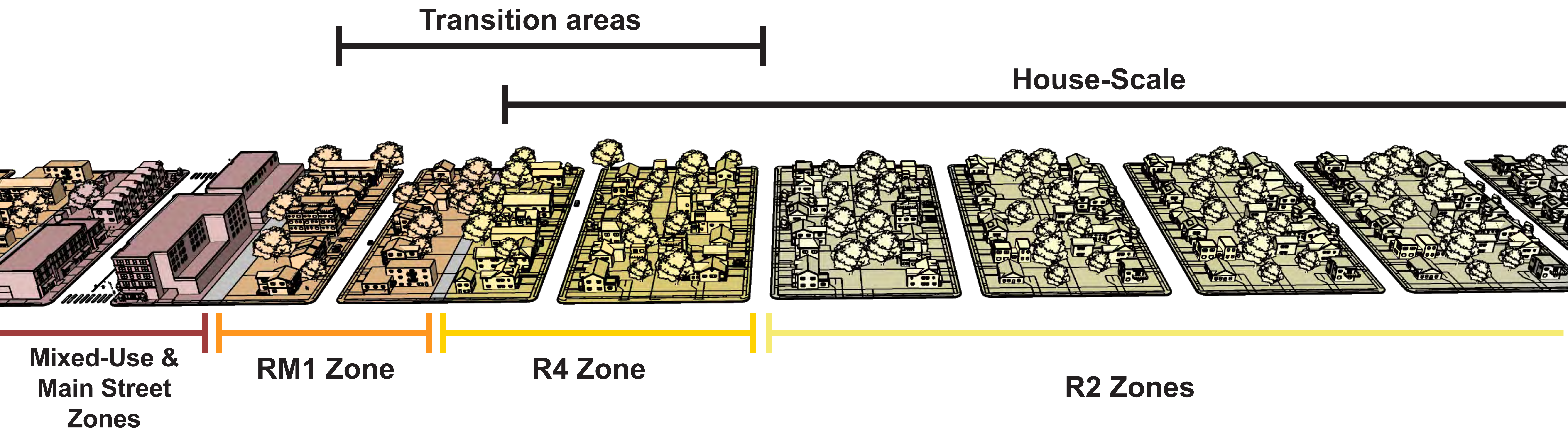
Council directed that “new code should prioritize all types of homes for all kinds of people in all parts of town.” The proposed code achieves this in the following ways:

- Allow two units (ADU’s and duplexes) in existing house scale residential in the R2 zones that comprise nearly a quarter of the City
- Provide Transition Areas along corridors which allow for more housing options such as townhomes, multiplexes, and small apartment buildings
- More housing capacity along corridors through reduced impact of compatibility standards
- More income-restricted affordable through bonus incentives in more places across the city

## Transition Areas:

Council directed to “map new missing middle housing in transition areas adjacent to activity centers, activity corridors, or the transit priority network.” In addition to providing for more housing options and capacity, Transition Areas provide progressions in height and scale from more intense mixed-use development along corridors to house-scale residential areas. These areas are mapped within less than a 5-minute walk from the corridors which contribute to the Council goal of “50/50 Transportation Mode share by 2039.” Transition areas are comprised of the following two zones:

- RM1: The larger scale transition zone (comprise 1% of all zones that allow residential use and 28% of the Transition Areas in the October 4th map)
- R4: The smaller house-scale transition zone (comprise 3% of all zones that allow residential use, and 72% of the Transition Areas in the October 4th map)



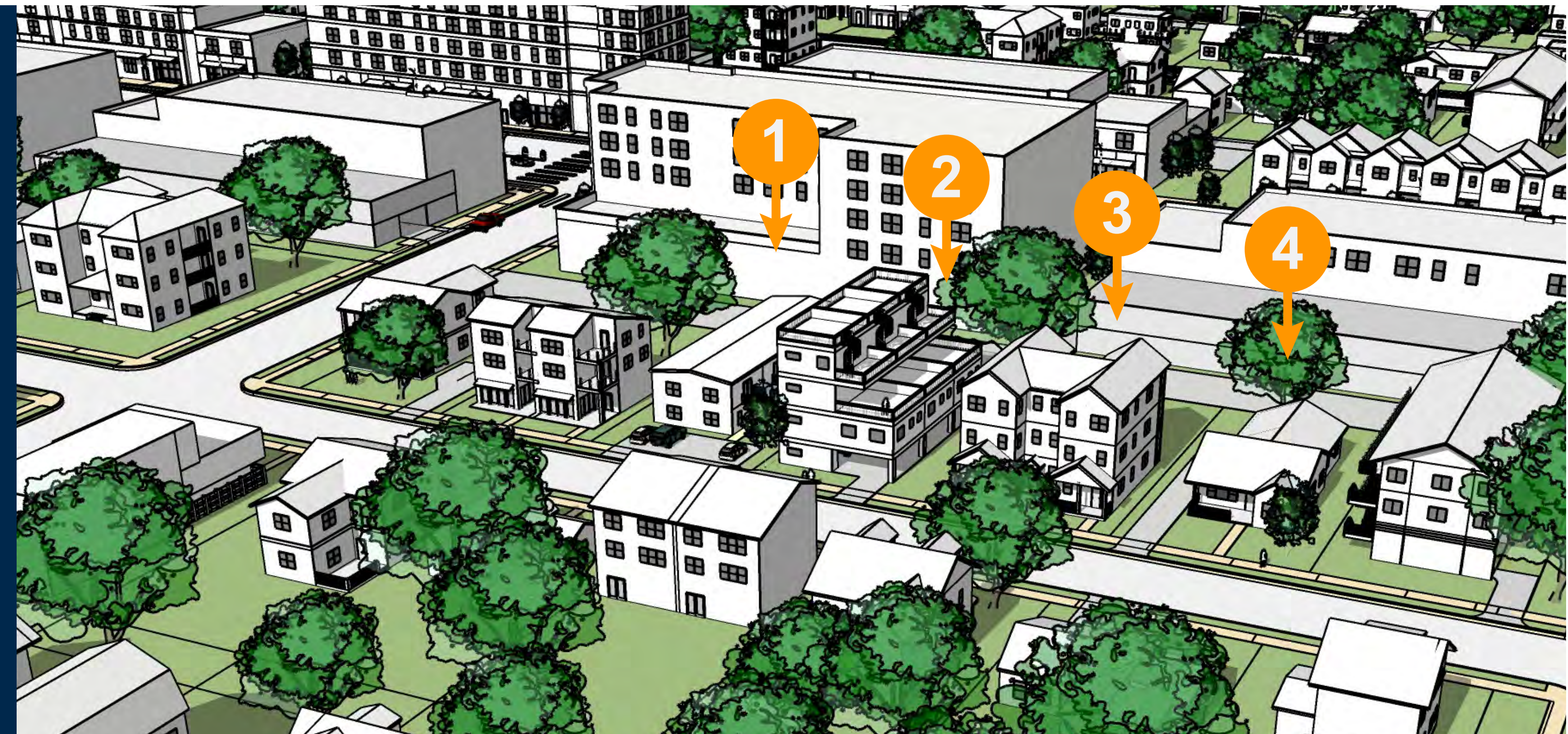


# RM1 Zone

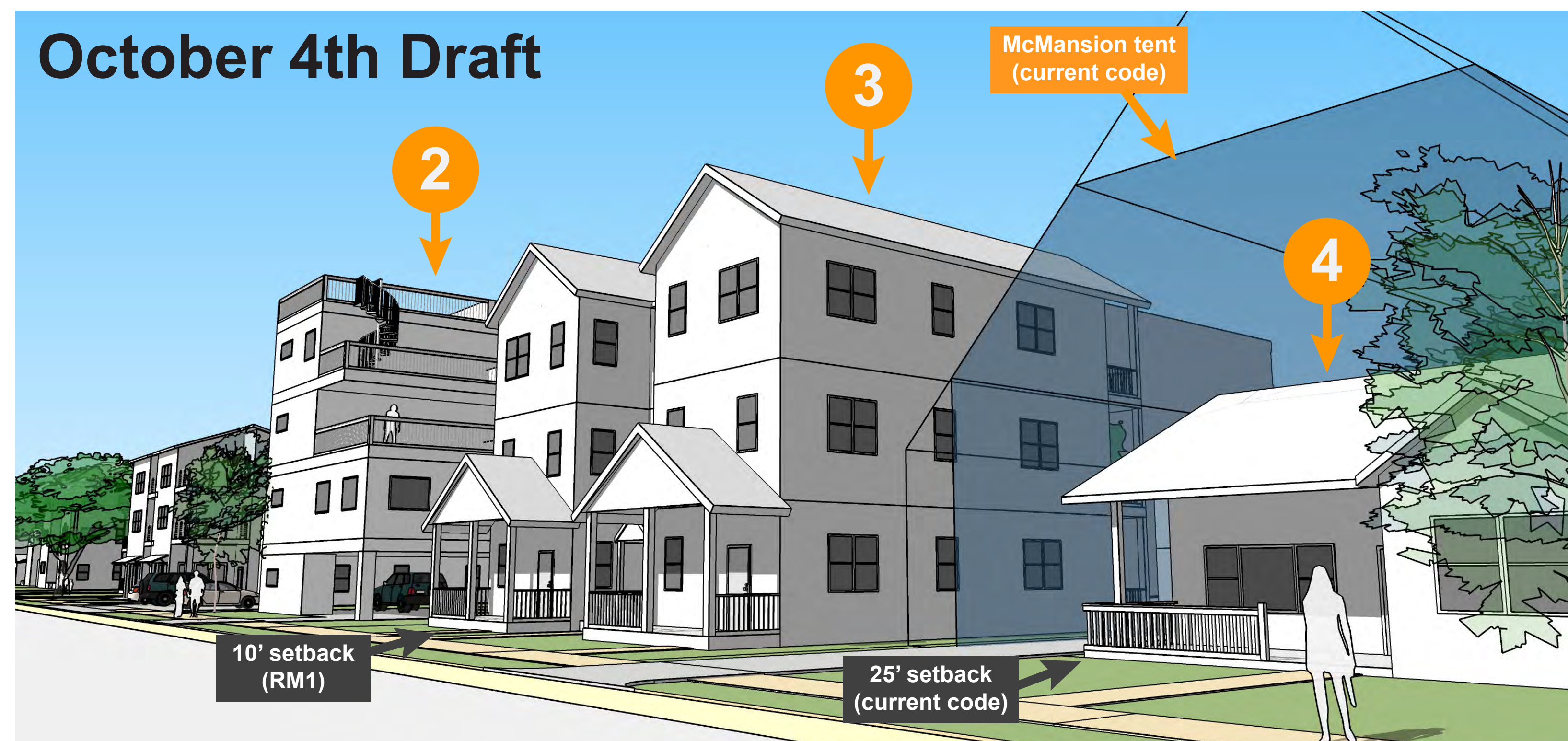
Residential Multi-Unit 1 (RM1) zone is mapped in Transition Areas adjacent to the corridor fronting parcels. The zone provides a transition from the height and scale of corridor fronting zones to house-scale residential zones. In Transition Areas, RM1 is never adjacent to lower scale residential zones such as R2.

LDC Revision  
12/4/2019

- 1 Existing fourplex:** an older small four unit building that may be found on the ground today in multifamily zoning (MF-3).
- 2 New 3 unit building under RM1 (Oct 4th draft):** three townhouse style units each 1900 sf with multiple balconies and roof decks.
- 3 New Multiplex under RM1 (Oct 4th draft):** a multiplex of the same overall square footage as #2, however designed to provide for 4 to 6 smaller units.
- 4 Existing one-story house:** an older one-story house (with current code "McMansion Tent" shown in blue in the eye-level views below)

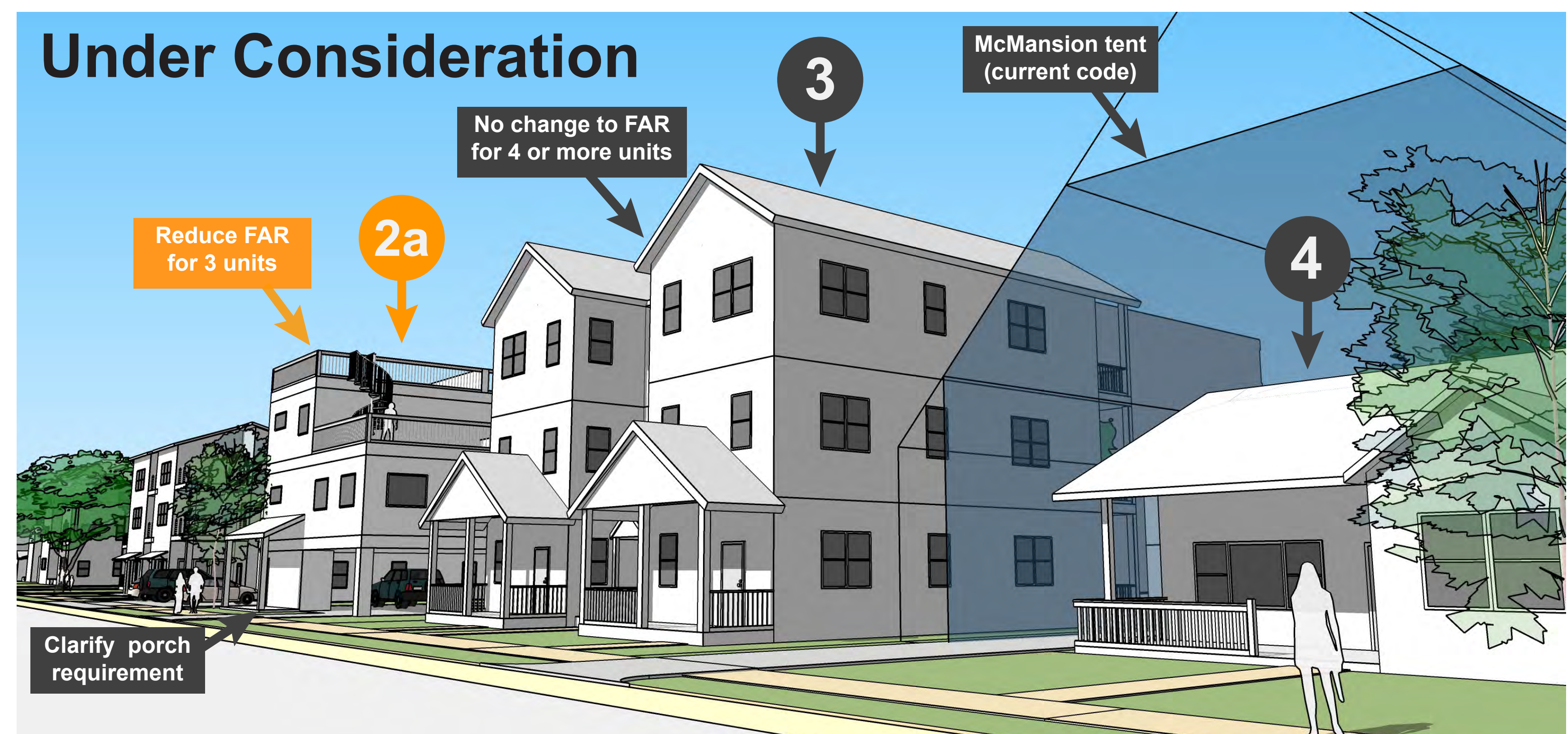


## October 4th Draft



The townhouse style units (#2) depicted are unlikely based on their height and excessive balcony and roof terraces. While 4 stories can be achieved under the 40' height limit, it is not likely due to more expensive construction requirements that apply to four story but not three story buildings. At 1900 sf each, the units maximize the allowable FAR\*. The multiplex (#3) is more similar in scale to what is allowed under the current code "McMansion Tent" (in blue) than the existing one-story house (#4).

## Under Consideration



Based on input and testing of the code, staff is refining the zone standards to prioritize increased entitlements for more units, not necessarily larger units. Changes to the October 4th draft under consideration include lowering the 0.8 FAR for three unit buildings. A version of this is shown in the revised three unit townhouse style building (#2a).

\*Floor-area-ratio (FAR) is the allowable enclosed space in relation to the size of a site.



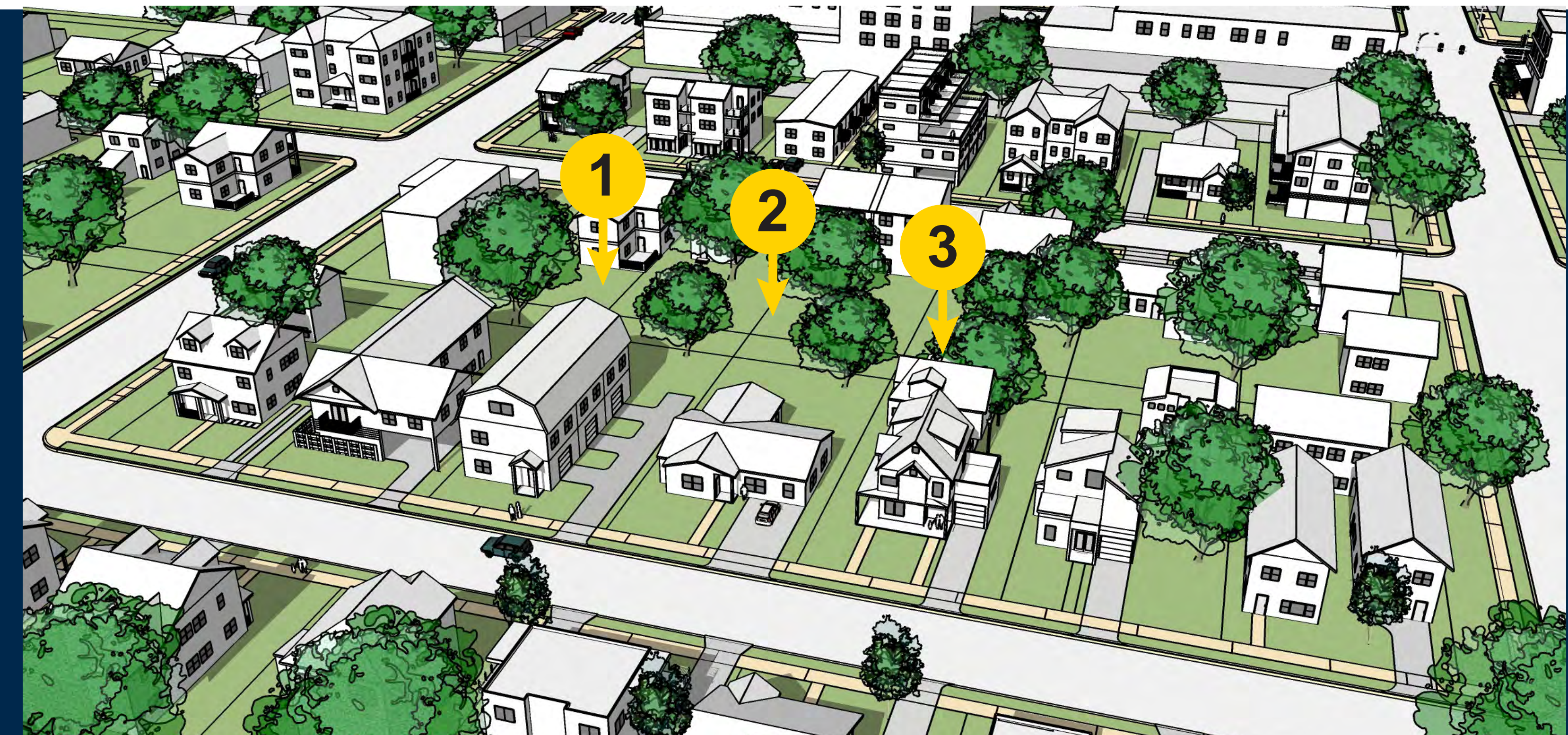
# R4 Zone

Residential 4 (R4) is a House-Scale zone and the predominant zone used in Transition Areas. R4 is mapped as both a transition from RM1 to other House-Scale zones (such as R2) and as the sole zone in transition areas where Council directed to reduce the “length and level of entitlement.”

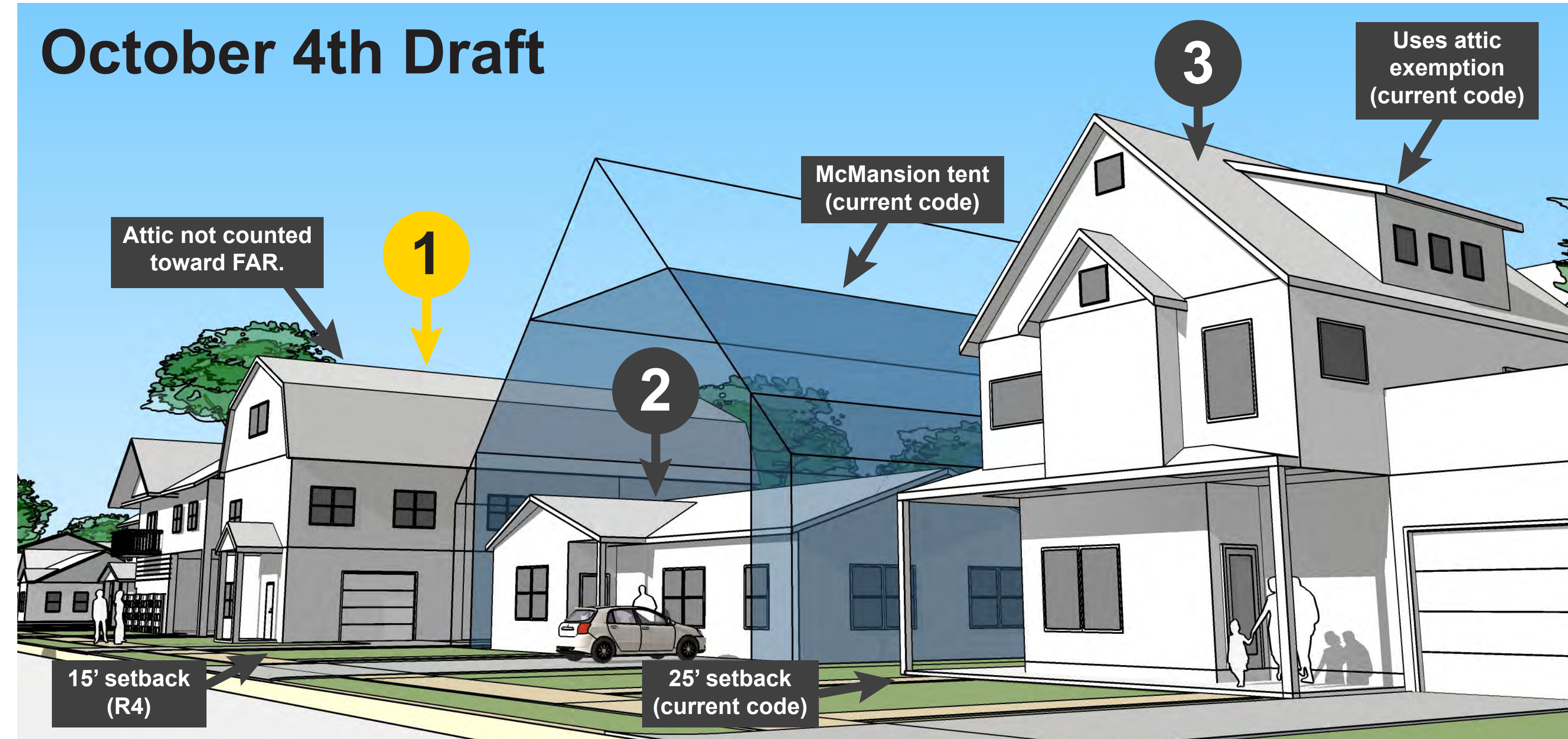
LDC Revision  
12/4/2019

- 1 New 3 unit building under R4 (Oct 4th draft):** three townhouse style units with roof form that allows maximum use of attic floor area (that does not count toward FAR\*) to maximize the size of each unit.
- 2 Existing one-story house:** an older one-story house (with current code “McMansion Tent” shown in blue in the eye-level views below)
- 3 New duplex under SF-3 (current code):** a recently permitted duplex that maximizes its 0.4 FAR on a 7000 sf lot and uses current code attic exemptions.

\*Floor-area-ratio (FAR) is the allowable enclosed space in relation to the size of a site.

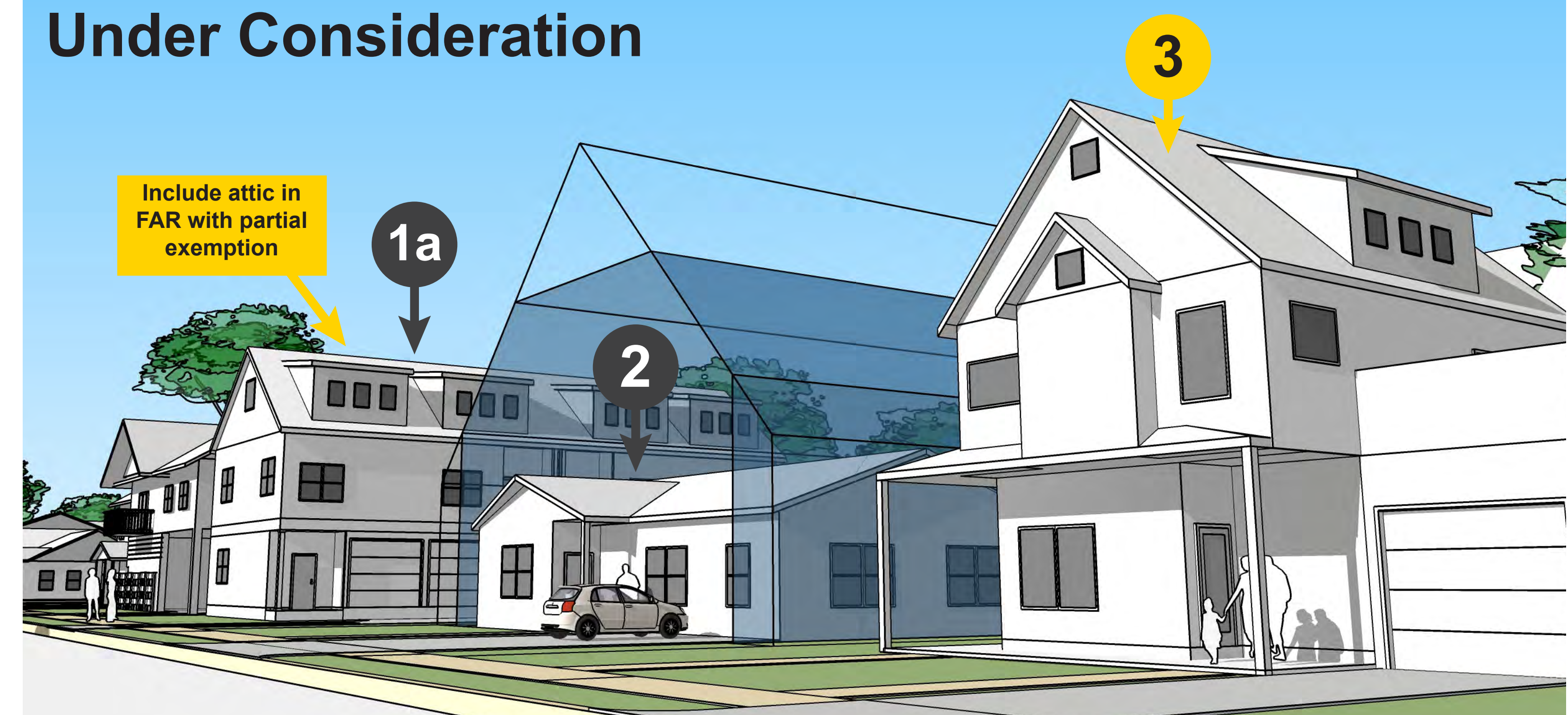


## October 4th Draft



In the October 4th draft, attic space and garages were fully exempt from counting toward FAR. This could result in roof forms that maximize the usable area in the attic to increase unit size and appear more massive (#1). The intent of the full exemption was to encourage use of attics in existing buildings and was not intended to allow new buildings to have excessive attic space that does not count toward FAR.

## Under Consideration



Based on input and testing of the code, staff is refining the zone standards to prioritize increased entitlements for more units, not necessarily larger units. Changes to the October 4th draft under consideration include counting attics and garages in FAR calculations with partial exemptions similar to the current code in the House-Scale zones (#3). This would allow for some usable attic space while controlling the overall size and scale of buildings.



# R2 Zone

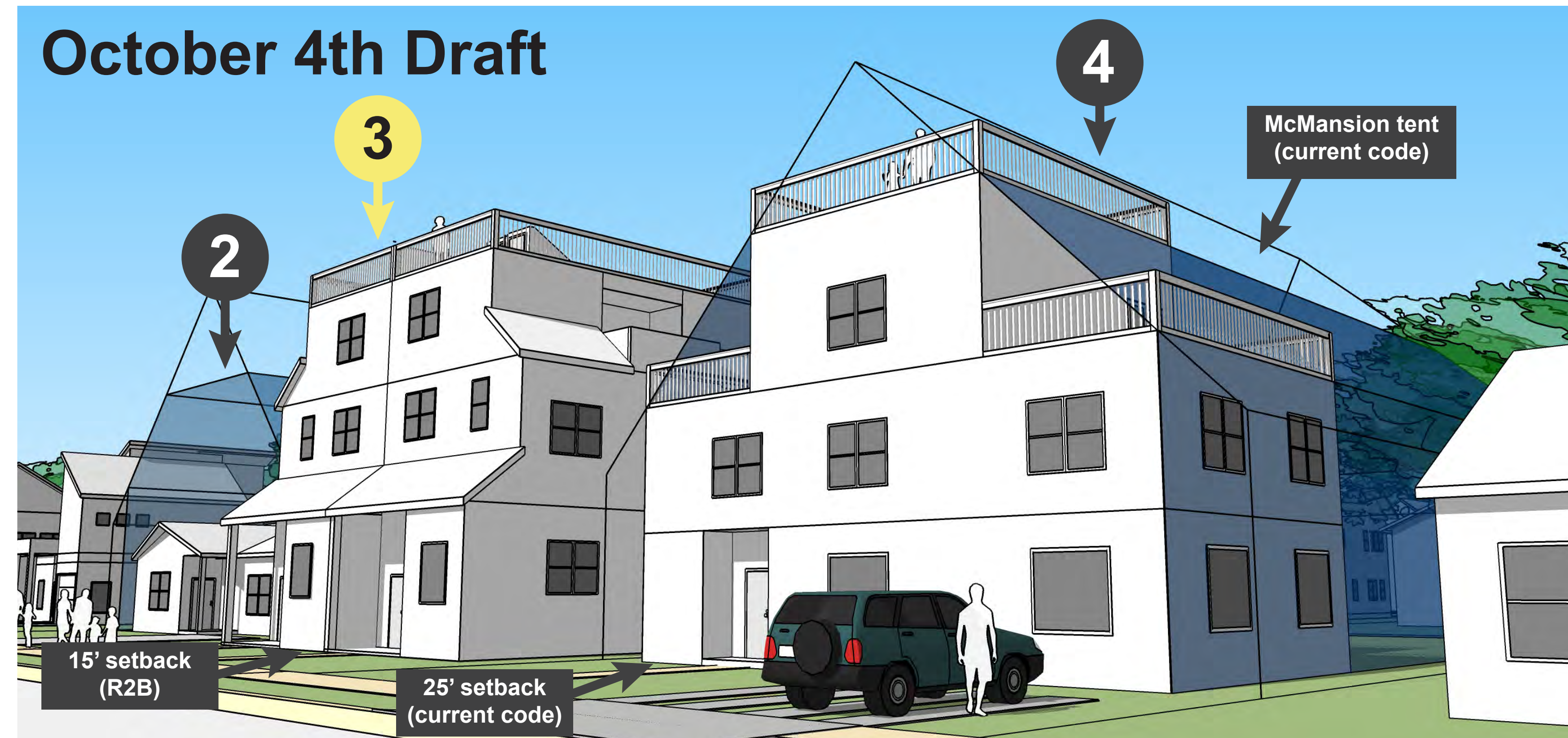
The Residential 2 (R2A, R2B, R2C) zones allow for two units per lot (duplexes or single-unit house with an accessory dwelling unit) where they are allowed today but with greater flexibility and clarity compared to the current code. Single-unit houses are allowed and anticipated to continue to be the predominant use.

LDC Revision  
12/4/2019

- 1 New House + ADU under SF-3 (current code):** a recently permitted single unit dwelling with an accessory dwelling unit (ADU) under current McMansion standards. The ADU has a roof deck.
- 2 Existing one-story house:** an older one-story house (with current code “McMansion Tent” shown in blue in the eye-level views below).
- 3 New duplex under R2 (Oct 4th draft):** a duplex that maximizes its mass by reaching the limits of height and side setbacks and has multiple roof decks.
- 4 New single-unit house under SF-3 (current code):** a single-unit house (with current code “McMansion Tent” shown in blue in the eye-level views below) that maximizes its mass by reaching the limits of height and side setbacks and has multiple roof decks.



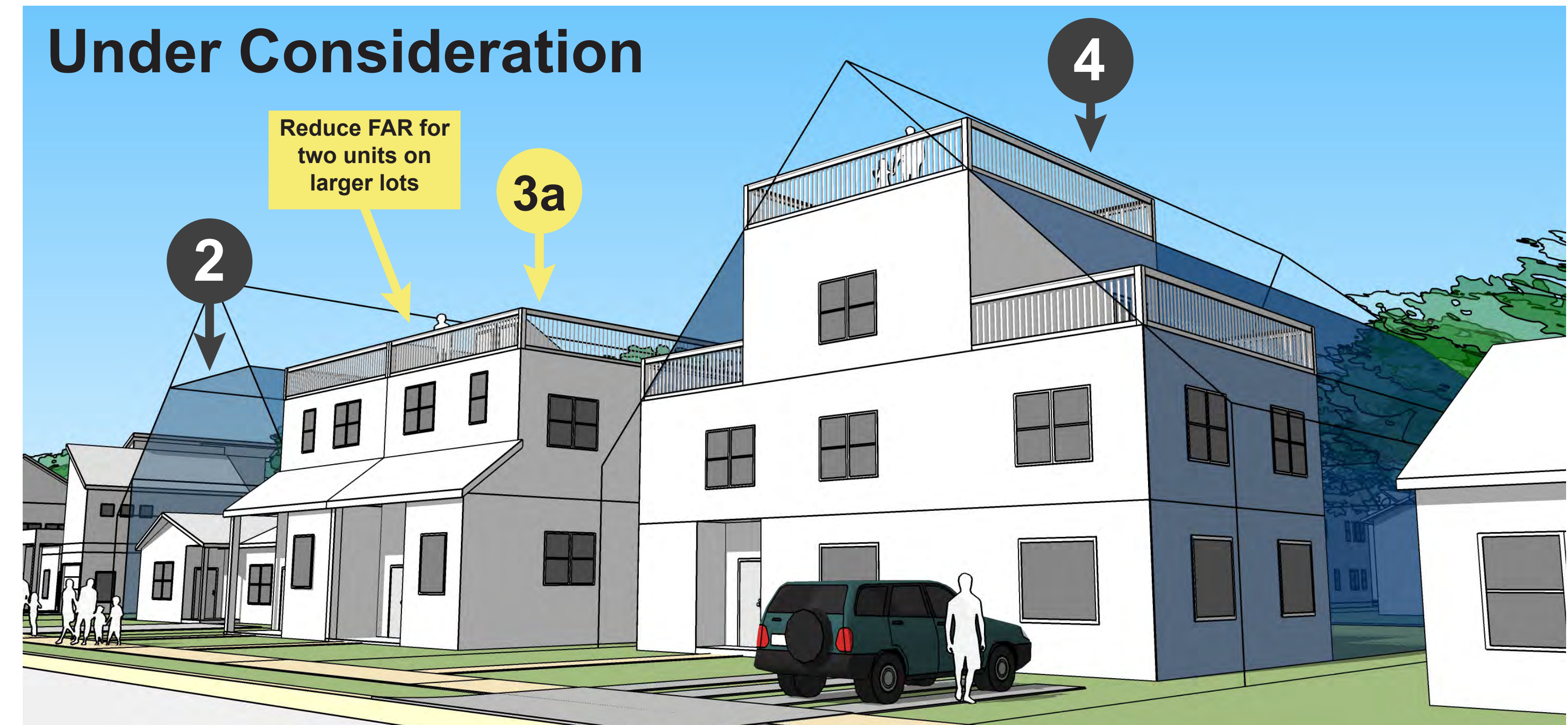
## October 4th Draft



The Oct 4th draft proposed an FAR\* of 0.6 for a duplex, as compared to 0.4 under current code that could result in excessively large duplexes (#3) on certain lot sizes.

\*Floor-area-ratio (FAR) is the allowable enclosed space in relation to the size of a site.

## Under Consideration



Based on input and testing of the code, staff is refining the zone standards to prioritize increased entitlements for more units, not necessarily larger units. Changes to the October 4th draft under consideration include lowering the FAR to 0.4 for duplexes on lots 7000 square and above (as shown in #3a). For smaller lots, the FAR limit will be calibrated to ensure two units (a duplex or a single-unit house + ADU) are feasible.



# Preservation Incentive

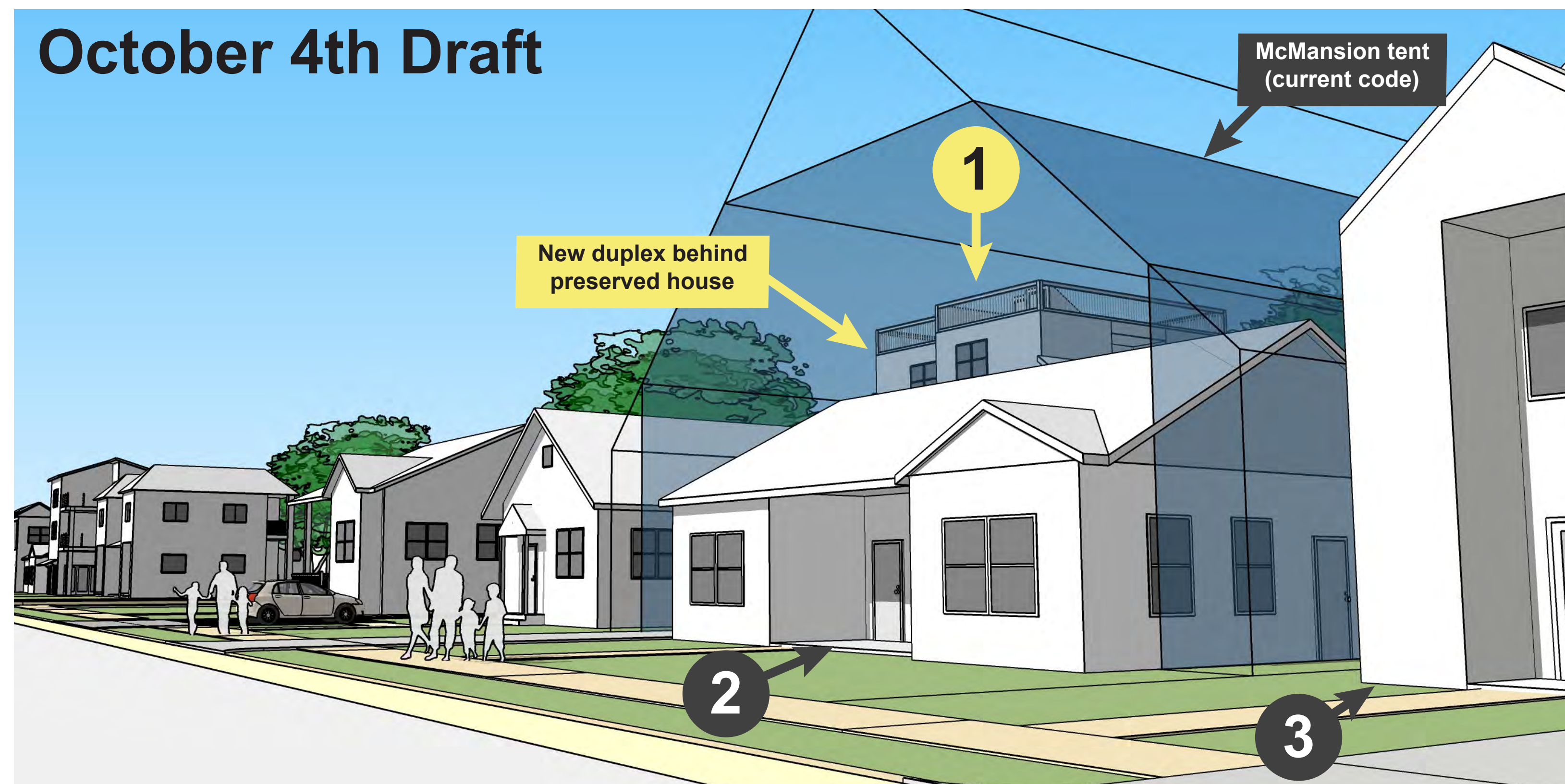
The draft code proposes a preservation incentive that allows for an additional unit if a house 30 years or older is preserved. In R2 zones, this would allow for 3 units on a lot.

LDC Revision  
12/4/2019

- 1 Preserved House + Duplex under R2 (Oct 4th draft):** new duplex behind an existing small one-story house.
- 2 Existing one-story house:** an older one-story house (with current code “McMansion Tent” shown in blue in the eye-level views below).
- 3 New two-story house under SF-3 (current code):** recently permitted single unit house under current McMansion standards.
- 4 Preserved house + 2 new ADUs under R2 (Oct 4th draft):** two ADUs behind an existing two-story house.



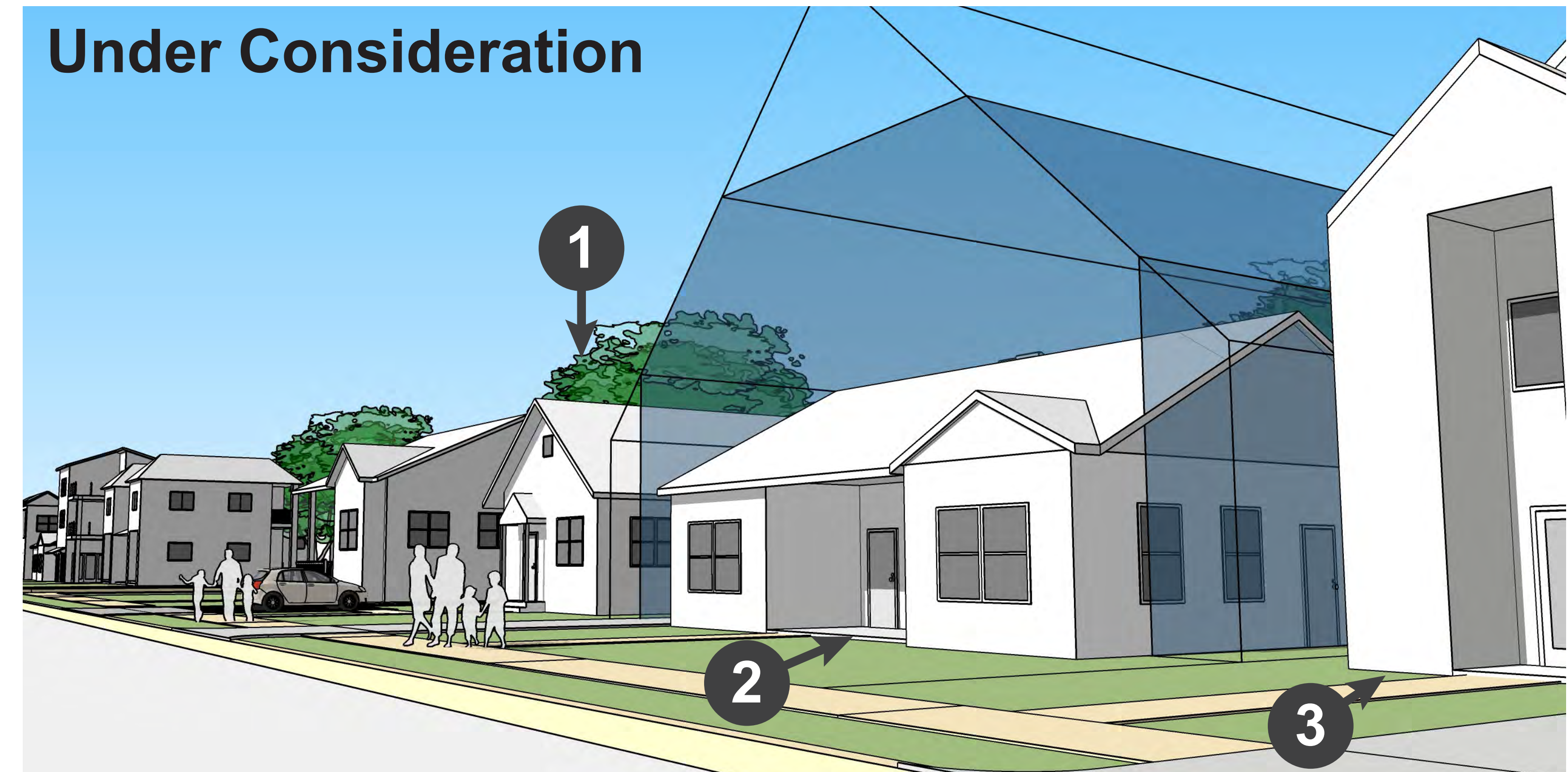
## October 4th Draft



The Oct 4th draft allows unlimited FAR\* when a development participates in the preservation bonus. The intent was to discourage demolition of existing houses, however, unlimited FAR could result in excessively large duplexes on certain lot sizes (#1).

\*Floor-area-ratio (FAR) is the allowable enclosed space in relation to the size of a site.

## Under Consideration



Based on input and testing of the code, staff is refining the zone standards to prioritize increased entitlements for more units, not necessarily larger units. Changes to the October 4th draft under consideration include setting FAR limits for new units developed under the preservation incentive to control for overall size and scale of buildings.