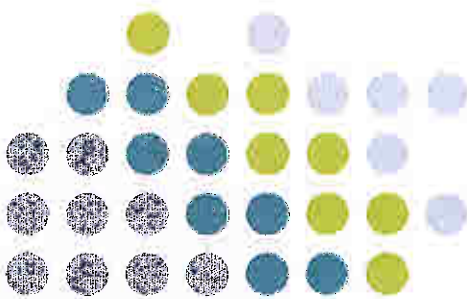
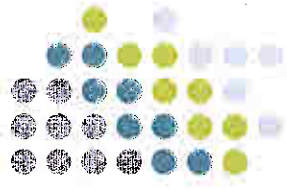


Residential Design & Compatibility Standards Proposed Amendments

Task Force &
Additional Stakeholder
Recommendations

May 15, 2008





Agenda

- **Current Status**

- Where are we now?
- Recommended Next Steps?

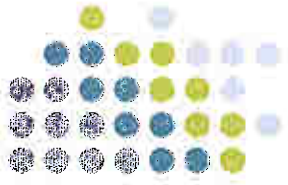
- **Task Force Recommendations**

- Background
- Planning Commission recommendations

- **Additional Stakeholder Recommendations**

- Background
- Planning Commission recommendations

- **Affordability Impact Statement (AIS) Recommendations**



Current Status

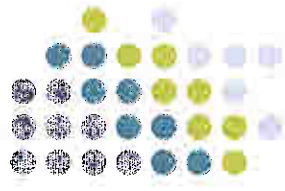
- Planning Commission

- April 22, 2008

- Public hearing conducted
 - Recommended 90% of proposed amendments

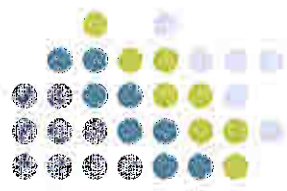
- May 13, 2008

- Referred certain proposed amendments, including AIS recommendations back to the Task Force
 - Recommended that the City Council:
 - Delay action on all proposed amendments, if possible, or
 - At least, delay action on the items being referred back to the Task Force for consideration



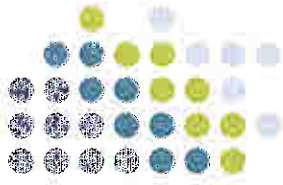
Recommended Next Steps

- Move forward with items that have received widespread support from the Task Force and the Planning Commission.
- Delay action on items that are being evaluated by the Task Force



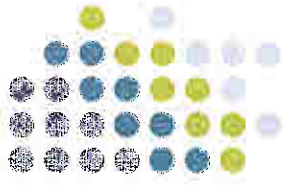
Task Force Recommendations

- Background
 - April 2007 – December 2007
 - 17 Task Force meetings with public comment
 - 28 recommendations voted by members
- Planning Commission consideration
 - 25 Recommendations supported
 - 21 supported without additional comment
 - 3 supported staff recommendation
 - 1 no action required
 - 3 Recommendations referred back to Task Force



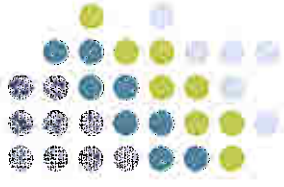
Task Force Recommendation referred back to Task Force

- #13 – Parking Area FAR exemptions
 - Current regulations
 - No limit to number of FAR exemptions granted for attached or detached carport/garage per site.
 - Proposed amendment limits (per site):
 - 1 exemption for an attached carport/garage, and
 - 1 exemption for an detached carport/garage
 - Effect is a max of up to 650 sf exempted per site



Task Force Recommendation referred back to Task Force

- # 21 – Gross Floor Area Definition
 - Current Regulation
 - Space under 6 ft in height is exempt from FAR
 - Issue – “false ceilings” or “furr downs”
 - Proposed Amendment
 - Removes height provision
 - Includes all interior space, regardless of height towards the calculation of FAR



Task Force Recommendation referred back to Task Force

● # 27 – Duplex Regulations

● Current Regulations

- Requires a common wall that is 50% the depth of the structure measured from the front of the lot to the rear

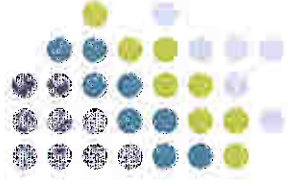
● Proposed Task Force Amendment

- Common wall must be perpendicular to front lot line
- Common wall must be one contiguous plane

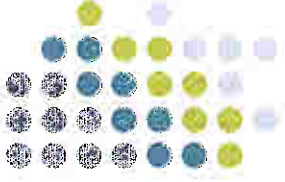
● Staff Alternative Recommendation

- Common wall must be 50% of the depth of the structure measured from front of the lot to the rear
- Common wall must maintain a straight line for a minimum of 4 foot intervals/segments
- One unit must have an entry to a dwelling unit that faces the front street, and for corner lots, faces each street.

Additional Stakeholder Recommendations



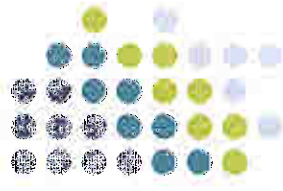
- Background
 - Task Force concluded meetings in December
 - Staff received additional comments/concerns after Task Force concluded discussions
- Planning Commission
 - Referred all items back to Task Force for review
 - Recommended that Council delay action until Task Force has the opportunity to comment



Additional Stakeholder Recommendations

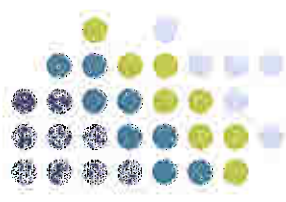
- RDCC Expanded Authority
 - # 1. Give authority to consider modification requests to properties:
 - In Historic Districts, or
 - Recognized as contributing structures
 - Supported by the Task Force and Planning Commission
 - # 7. Add authority to let RDCC consider:
 - Modification requests for impervious cover
 - Modification requests for commercial compatibility
 - BOA would retain this authority as well, but the applicant could choose to go to the RDCC or the BOA

Additional Stakeholder Recommendations



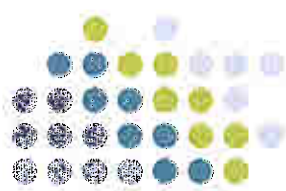
- # 2 – Horizontal Articulation
 - Current Regulations
 - Stories that are set back further from the property line than the first floor do not qualify as sidewall articulations
 - Proposed Amendment
 - Stories above the first floor that are setback 9 feet from the property line qualify as a sidewall articulation
 - Decks, balconies, etc cannot be located in the sidewall articulation.
 - Concept supported by the Task Force. Language could not originally be agreed upon.

Additional Stakeholder Recommendations



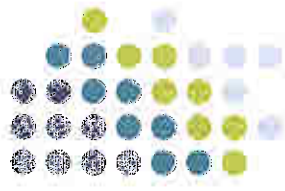
- # 3 – Exempt new subdivisions
 - Current Regulations
 - All subdivisions, regardless of whether or not the property has been developed must comply with current code.
- Proposed Amendment
 - Could exempt undeveloped land zoned for single family residential use in McMansion boundaries
 - Task Force considered issue, but did not make a recommendation.

Additional Stakeholder Recommendations



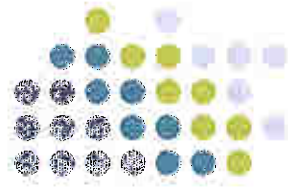
- # 4 – Altering McMansion Boundaries
 - Current Regulations
 - Boundaries are defined by a map
 - Proposed Amendment
 - Exempt subdivisions where 50% of the homes have an FAR of 0.4 or more
- Staff Alternative Recommendation
 - Alter boundaries on map to exclude Northwest Hills and Highland Park areas

Additional Stakeholder Recommendations

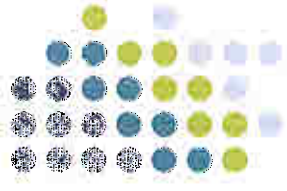


- # 5 – Clarify Attic Exemption
 - Current Regulation
 - “Contained within the roof structure” is unclear.
 - Proposed Amendment
 - Define “roof structure” to mean roof framing.
 - Staff Alternative Recommendation.
 - Do not change the current code. Instead, establish a policy memo to clarify standard practice and define the applicable technical criteria in the Building Criteria Manual.

Additional Stakeholder Recommendations

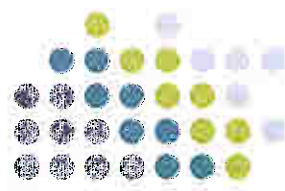


- # 6 – Alter Height Measurement
 - Current Regulation
 - For a pitched or hipped roof, height is measured to the mid-point of the highest gable
 - Proposed Amendment
 - For a pitched or hipped roof, height shall be measured to gabled roof with the highest average height.
 - Amendments allows dormers to be included in the height calculation where they are excluded now.



AIS Recommendations

- Exempt from McMansion:
 - New subdivisions of at least one acre, if SMART Housing certified and construction consists of at least five units
 - Homes of 1,500 sq ft or less
 - Cottage and urban home small lot developments
- Exempt 2,400 sq ft homes from sidewall articulation
- Establish alternative method of compliance for topographic survey requirements



Staff Recommendation

- Move forward with items that have received widespread support from the Task Force and the Planning Commission.
- Delay action on items that are being evaluated by the Task Force.

Question & Answer

Jessica Kingpetcharat-Bittner
WPDRD Residential Review

