

## Open Space Recommendations

October, 2011



### Council Resolution 20090514-036

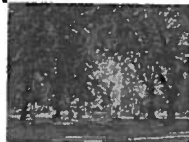


- Make recommendations on modifications to city-wide standards and criteria for what qualifies as open space.
  - Healthy, safe, and family-friendly
  - Social, cultural, ethnic, economic, and age diversity
  - Special needs of children of all ages
  - Clarity and consistency in existing standards

### Process



- Research existing regulations
- Research best practices
- Analyze existing deficiencies
- Review current practice
- Prepare staff proposals
- Public review and comment
- City Council action



### Definitions



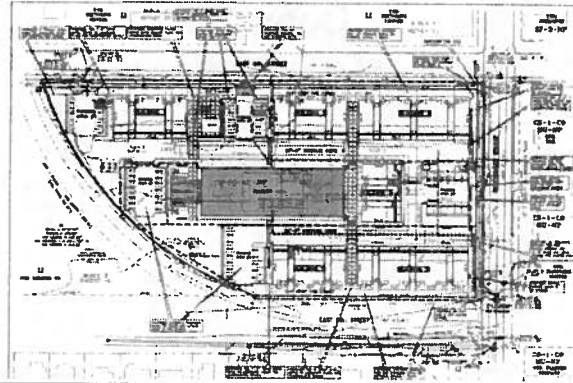
- Parkland
  - Publicly owned
  - Publicly maintained
  - Intended for use by general public
- Open Space
  - Privately owned
  - Privately maintained
  - Intended for use by residents, employees, and/or visitors to a development

## When is Private Open Space Required?

- Multi-family development
- Commercial development
- Planned Unit Development (PUD)
- Transit-oriented development (TOD)



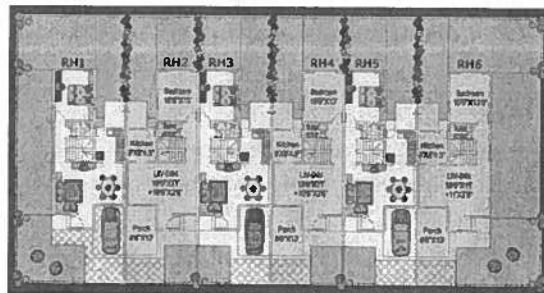
## Private Common Open Space



## Private Common Open Space



## Private Personal Open Space



### Staff Recommendations



- Combine multi-family and commercial standards.
- Apply open space requirements to all multi-family and condominiums regardless of zoning.
- Require open space for commercial sites 2 acres or larger instead of 5 acres.
- Increase common open space from 2 - 3% to 5%.

### Staff Recommendations



- Satisfy requirements through:
  - Parkland within ¼ mile if affordable housing provided.
  - Above-ground facilities and streetscapes in certain districts.
  - Personal open space if less than 10 units.
  - Active or passive facilities.
  - Fee in lieu of on-site open space

### Staff Recommendations



- Allow reduction if child-friendly amenities provided.
- Apply to all affordable housing developments.
- Density bonus should supersede open space requirements.

### Planning Commission Recommendations



- Exclude University Neighborhood Overlay.
- Work with Downtown stakeholders on affordability issues.

### **Green Roof Advisory Group Recommendations**



- In CBD & DMU, all of required open space may be located above ground level
- In other districts:
  - Up to 30% of open space may be above ground level
  - Up to 50% of open space may be above ground level if 50% of space designed as Green Roof.
- Open space above ground level must be screened from adjacent single-family uses.

### **Additional Staff Recommendations**



- Allow credit for personal open space in CBD
  - 25% for large sites
  - 50% for small sites (less than ¼ block)