

Infill, Compatibility and Missing Middle
Working Group

Meeting #3: Best Practices

Tuesday, February 17, 2015

CODE**NEXT**
SHAPING THE AUSTIN WE IMAGINE

Infill Mechanisms

- Zoning
 - Change existing zoning
 - New zones

Incentive
zones

Form-based
zones

Customized
zones

Overlay
zones

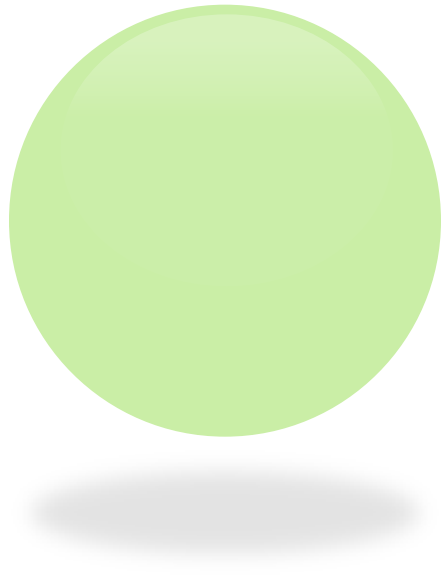
Floating
zones

Infill Mechanisms

- Administrative waivers
- Financial incentives
 - Fee reductions
 - Participation in infrastructure

Infill Mechanisms

- Streamlined procedures
 - Pre-approved housing configurations or plans
- Design guidelines



BEST PRACTICES

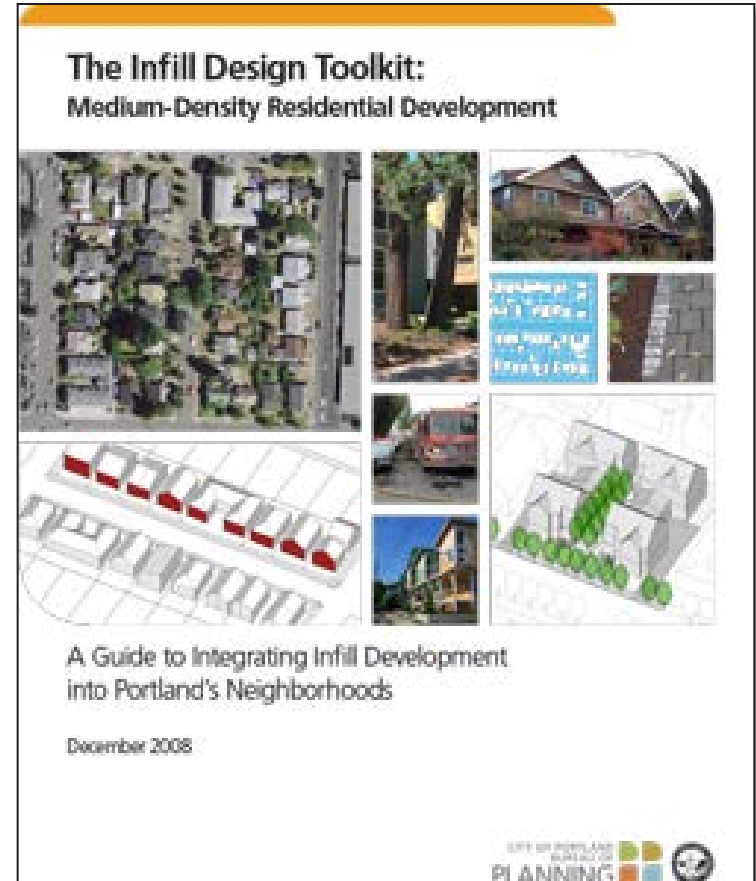
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SHAPING THE AUSTIN WE IMAGINE

Portland, Oregon

Infill Design Toolkit

- Guide for infill development in established neighborhoods with a variety of housing prototypes.
- Provides a comprehensive menu of housing typologies.

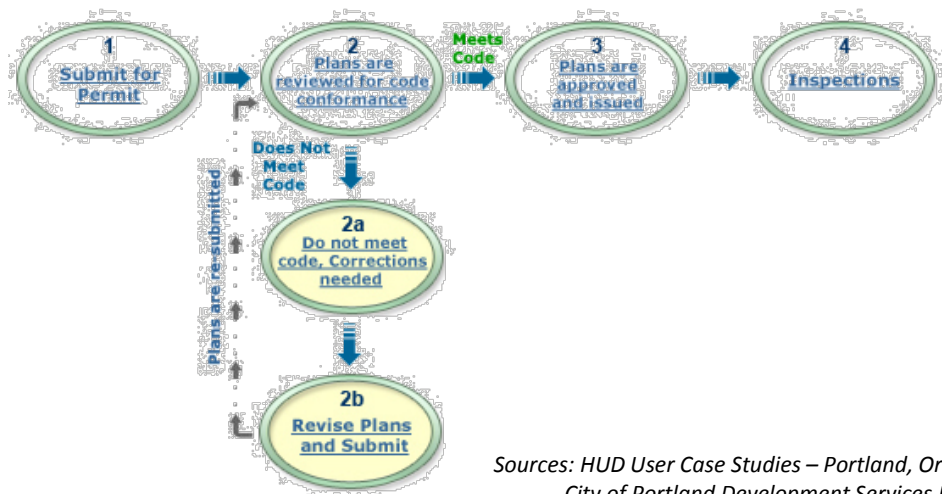
Source: Portland, Oregon's Infill Design Toolkit



Portland, Oregon

Permit-ready plans

- Plans pre-approved by the City that have already passed life, safety, and structural review.
- Developers can purchase building permits and receive plan sets free of charge.
- If the developer changes the exterior, the design would no longer be permit-ready and would be subject to normal review processes. Developers can make changes to the interior floor plan with approval by the architect.



- Completed site plans are eligible for review under the city's Fast Track program. Developers with eligible projects can receive housing permits within 10 working days.

Inner Neighborhoods

- Prototype 1:**
10,000 SF site in the R2 zone
 1a. Cottage Cluster A-3
 1b. Cottage Court A-5
 1c. Contextual Rowhouses A-7
 1d. Contextual Rowhouses Variant A-9

- Prototype 2:**
5,000 SF site in the R1 zone
 2a. Townhouse Cluster A-11
 2b. House-plex A-13

- Prototype 3:**
10,000 SF site in the R1 zone
 3a. Shared Court Rowhouses A-15
 3b. Corner Rowhouses A-17

Outer East neighborhoods

- Prototype 4:**
95' wide by 180' deep site in the R2 zone
 4a. Courtyard Townhouses A-19
 4b. Big Cottage Court A-21
 4c. Mirrored Green A-23

- Prototype 5:**
90' wide by 220' deep site in the R1 zone
 5a. Courtyard Flats A-25
 5b. Courtyard Townhouses A-27

The Infill Design Toolkit: Medium-Density Residential Development

A Guide to Integrating Infill Development into Portland's Neighborhoods



CITY OF PORTLAND
 BUREAU OF
PLANNING

December 2008

Housing Prototypes

Solutions for achieving density and neighborhood-friendly design on small infill sites

The housing prototypes of this section are intended to serve as a problem-solving tool to help improve the design of medium-density infill housing projects, particularly in the R2 and R1 multidwelling zones. The prototypes highlight medium-density housing types and configurations that are suitable for common infill situations, meet City regulations and design objectives, and are feasible from a market perspective. They illustrate solutions for common infill design challenges such as balancing parking needs with pedestrian-friendly design and providing usable open space while achieving density goals. They are also intended to help broaden the range of housing types being built in Portland by presenting innovative configurations, with a particular focus on arrangements conducive to ownership housing. The prototypes continue characteristic neighborhood street frontage patterns by featuring house-like building volumes along street fronts and by providing opportunities for landscaping.

The prototypes are based on site configurations common in different parts of the city, such as those of close-in neighborhoods where infill sites are typically in increments of the 50'-wide lots established by Streetcar Era platting; and the very different sites typical in Outer East where lots are larger but disproportionately deep. This set of housing prototypes is intended to be the beginning of a collection that will be added to over time to expand the range of design solutions.

Each prototype includes cross references to other sections of the Infill Design Toolkit. These sections can be referenced for more detailed information on specific design issues and for information on case studies and built examples.

Guiding Criteria

The housing prototypes were designed to:

- Meet City regulatory requirements;
- Be financially realistic;
- Minimize the prominence of vehicle areas, while limiting impervious surfaces and providing at least one parking space per unit;
- Provide usable outdoor space;
- Respond to typical neighborhood contextual situations (through site design, arrangement of building volumes, etc.); and
- Include configurations conducive to ownership housing (such as by allowing housing units to be on separate lots).

Regulatory Review

To ensure that the housing prototypes illustrate "approvable" configurations that can meet the requirements of the various City regulatory agencies, they have been reviewed by the following City bureaus:

- Planning
- Development Services
- Office of Transportation
- Environmental Services (regarding stormwater management)
- Fire and Rescue

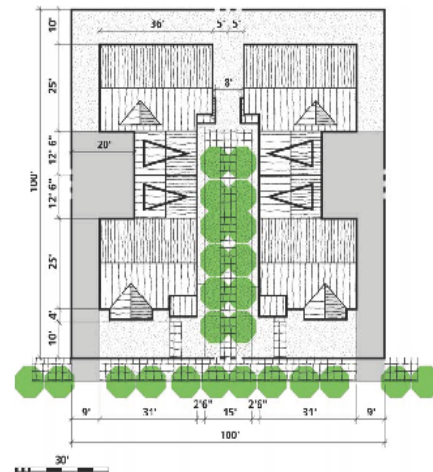
100' X 100' SITE (10,000 SF), R2 ZONE

1a Cottage Cluster



Site Axonometric View

- 4 units (1,500–1,950 sq. ft. each) arranged around a common green, either attached or detached.
- Intended to allow fee simple ownership, with common green held as a common tract.
- Massing of front units reflects neighborhood patterns of houses on 50'-wide lots.



Precedents



Neighborhood Context



Infill Design Strategies

Best practices for context-responsive infill design

This section presents a summary of best practices for integrating new medium-density housing into the fabric of existing neighborhoods. The strategies presented are particularly oriented to development in the R1, R2, and R3 multidwelling zones, but can also be relevant to infill development in the R2.5 and RH zones and to medium-density residential projects in commercial zones.

Components

Respond to Basic Neighborhood Patterns	3
Integrate Parking	15
Minimize Scale Contrasts	29
Limit Privacy Impacts	35
Create Usable Outdoor Spaces	39
Alternative Housing Types	45



The Infill Design Toolkit: Medium-Density Residential Development

A Guide to Integrating Infill Development
into Portland's Neighborhoods

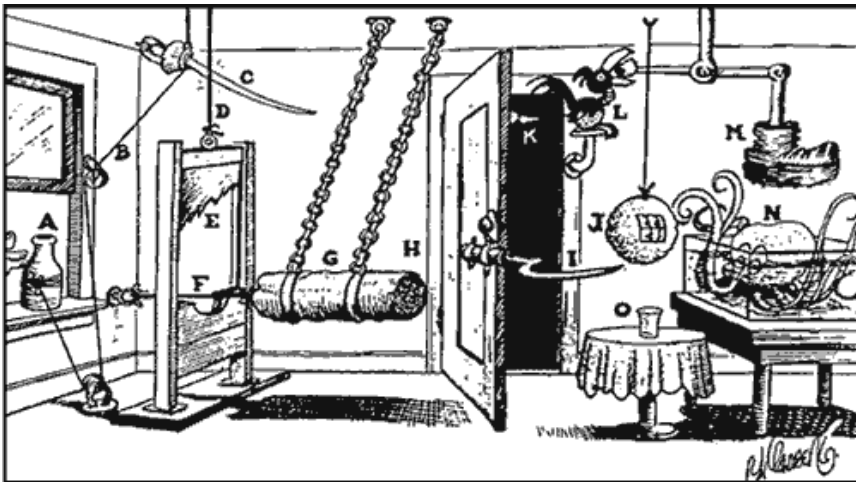


December 2008

Montgomery County, Maryland

Streamlining the Development Review Process

- Consolidate multiple reviews involved for many projects into a single application
- Require a concept plan to be submitted for staff review prior to formal submission of the application
- Allow certain details — such as landscaping, lighting and recreation facilities that are now required as part of a site plan — to be reviewed and approved after plans are approved
- Encourage public input at additional points in the process, such as before and after submission of the concept plan, at meetings organized by the developer, in correspondence or meetings with staff



Infill Techniques

- Modify site development standards

Lot size

Density

Height

Floor-to-area
ratio (FAR)

Setback

Lot coverage

Impervious
cover

Infill Techniques

- Special compatibility standards

Building
size

Height

Bulk

Mass

Scale

Orientation

Privacy

Materials

Infill Techniques

- Parking reductions
- Additional uses
 - Mixed use
 - Accessory dwellings
- Open space credit if near public park
- Architectural standards



Questions/Comments

