Meeting #3: Best Practices

Tuesday, February 17, 2015
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
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.

Sources: HUD User Case Studies – Portland, Oregon: Living Smart Program
City of Portland Development Services Permit Processing Flowchart
Housing Prototypes

Prototype 1:
10,000 SF site in the R2 zone
1a. Cottage Cluster  A-2
1b. Cottage Court  A-5
1c. Contextual Rowhouses  A-7
1d. Contextual Courtyard  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 Courtyard  A-15
3b. Corner Rowhouses  A-17

Prototype 4:
95’ wide by 180’ deep site in the R2 zone
4a. Courtyard Townhouses  A-19
4b. Big Cottage Court  A-21
4c. Mixed 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

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 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
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 R1 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 Livable Outdoor Spaces ......................................................... 40
- Alternative Housing Types .............................................................. 45

The Infill Design Toolkit: Medium-Density Residential Development
A Guide to Integrating Infill Development into Nortside’s Neighborhoods

CODENEXT
SHAPING THE AUSTIN WE IMAGINE
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

Source: Montgomery County Development Review Process Recommendations
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

CODENEXT
SHAPING THE AUSTIN WE IMAGINE