

Executive Summary of Recommendations

1. Remove Density Limits in all L-Zones.
2. Amenity Space Requirements: The current proposal allows for amounts of open space and lot coverage that is inappropriate for ground based housing. Modify to require a reasonable amount of amenity space at the ground plane. Require a 10' minimum dimension for amenity space at grade. Allow a maximum 1/3 of amenity space above grade. The top of a parking lid should count as grade. Eliminate minimum dimensions and size for decks.

Zone	Amenity Space Required
Low L-Zones	Lot area * 0.30
High L-Zones	Lot area * 0.20

3. Particularly on small infill lots, High FAR can incentivize poor design & meager open space. Use incentives to link FAR to the goals of the multi-family update (improved design, open space, sustainability, and affordability).

Zone	Base FAR	FAR Bonus Structured Parking	FAR Bonus Full Design Review	FAR Bonus Small Units	FAR Bonus Green Bldg.	FAR Max Ground Based Housing	FAR Max Stacked Housing
Low L-Zones	0.8	0.2	Up to 0.3	Up to 0.2	Up to 0.2	1.2	1.2
High L-Zones	1.1	0.3	Up to 0.3	Up to 0.3	Up to 0.3	1.5	2.0

4. The small front setbacks typical of projects designed under the new code are incompatible with the floor level to street level relationships created by the 25' height limit. The 30' height limit in L3 is incompatible with structured parking. Modify height limits to allow flexible roof forms, raise main floor levels above street level, and allow for construction that uses conventional framing heights and floor depths.
 - Base height limits should be 30' in all L zones (same as single family).
 - Measure all roof heights to the top of the wall that supports the roof.
 - Exempt all roof overhangs less than 4'.
 - Provide a 30" height bonus for shed roofs.
5. Encourage below-grade and covered parking:
 - FAR and structure depth exemption for all parking structures that provide usable open space or green roofs on the lid.
 - FAR exemption for all structured parking (non-private garages) under buildings.
 - 4' height bonus in L3 for buildings that provide non-private garages under buildings.
 - FAR bonus in for buildings that provide non-private garages under buildings.

6. Encourage basements (raises main floor level above the street & provides low cost units).
 - FAR exemption for basement spaces (basement as defined by building code – if it's not a story its not FAR).
 - Must be done in conjunction with a raised height limit.
7. Green Factor: High green factor does not incentivize decisions that are particularly compatible with residential design. 0.6 Green Factor for housing results in open space used for shrub planting and a proliferation of vegetated walls.
 - Reduce Green Factor to 0.3
 - Require screening of parking, tree plantings in R.O.W.
 - Add a requirement of 50% maximum impervious surfaces to encourage the use of permeable paving & green roofs.
8. Encourage preservation of existing structures.
 - Parking reduction for preserving an existing structure.
 - Expand existing parking exemption in 24.45.020 to allow parking exceptions for existing buildings, regardless of zone and whether the new units are attached.
 - Provide density limits waiver when existing structures are preserved.
9. Encourage Row Housing.
 - Allow zero-lot line side setbacks for up to 30% of the lot where the plat provides street to alley ownership on all sub-lots and all entrances face the street.
 - Look for opportunities to encourage row housing through neighborhood plans & in transformational areas where significant redevelopment is likely
10. Eliminate design standards. They are arbitrary & should be handled by administrative design review.
11. Miscellaneous:
 - Language preventing building over a drive court is full of loopholes.
 - Require 24' separation to a height of 8' above finished grade, not 9'.
 - Front porches should be allowed up to the property line, as long as 3' of landscaping is provided between the porch & the sidewalk.
 - A 150 sf common waste disposal area for small projects is ridiculous. Require common garbage space for apartments; allow individual cans for ground based housing. Require that space for garbage cans be defined on plans.