

3-story multi-family

DESCRIPTION

3-Story Multi-family

3 floors of units either owned as condominiums or rented and "stacked" on multiple floors with a common entry. 3-story multi-family provides increased density that can fit in well with existing multi-family residential neighborhoods.

STATISTICS

density: up to 40 units per acre

lot size: 10,000 sq ft min

unit size: 600-1,200 sq ft (studio to 2-bedroom)

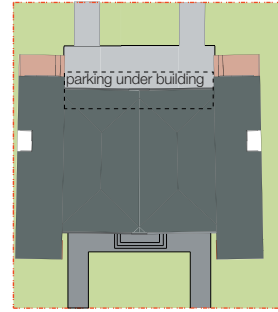
unit arrangement: stacked flats

parking: front or alley access to common surface lot and /or tuck under parking

construction type: wood-frame



PLAN



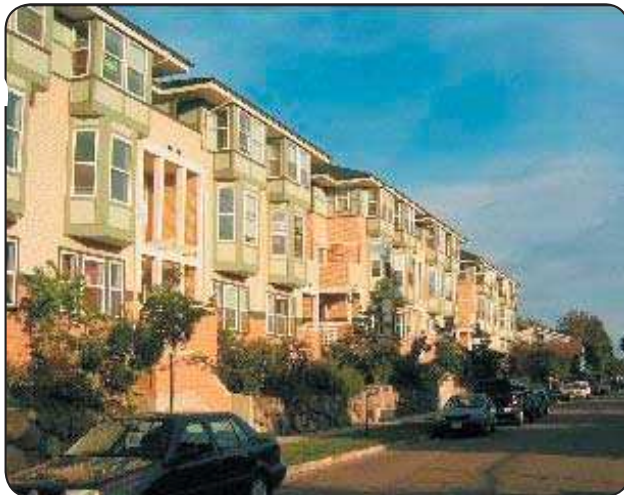
AXON



PROS AND CONS

- + Multifamily housing can help relieve overall regional traffic congestion
- + Multifamily housing makes it feasible to integrate commercial and retail uses into a neighborhood
- + Increase pedestrian activity and vitality of neighborhood
- + Height and bulk can fit in with existing multi-family neighborhoods
- + Lower construction costs for this housing type makes it relatively easy to build and more affordable
- There is increased parking and service demand in the neighborhood
- Neighborhood resistance to multi-family buildings

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CODE CHALLENGES

- Maximum density and height requirements in particular neighborhoods

LOCATION CRITERIA

- Walking distance to services, transit and arterials
- Close to public open space
- Appropriate in commercial or multifamily zones

DESIGN CRITERIA

- Building size and design appropriate with the surrounding neighborhood
- Availability of parking on-site and on-street
- Entrance design and walkways to contribute to pedestrian-friendly streetscapes
- Promote interior rather than exterior stairway access
- Minimize appearance of surface parking