

**Summary of Housing Infill Form Feedback
Planning Academy II
May 28, 2008**

This is a summary of the feedback received on the 10 housing forms. Concerns that are addressed by existing location and design criteria were not always included. This summary represents “what we heard” and will be referenced by staff when drafting code recommendations.

Housing Type	Feedback Summary
Carriage Housing	Require only off existing alleys or on 10k sf lots or bigger in SF zones, or on greater than 5k sf lots in MF zones. Owner must occupy one of the dwellings. Complimentary design is key. Should not be bigger than main house. Can't be too high or will block light and views. 1.5 story max. ADA access problematic for seniors. Encourages opportunities for affordable living in SF neighborhoods. A few folks didn't like them.
Detached Accessory Dwelling Units	Require only off existing alleys or on 10k sf lots or bigger in SF zones, or on greater than 5k sf lots in MF zones. Current regs require too much parking and individual utility services to make it truly affordable. Owner must occupy one of the dwellings. Complimentary design is key. Should not be bigger than main house. Should encourage legalizing existing units and bringing them up to code; otherwise are detrimental to property value. Encourages opportunities for affordable living in SF neighborhoods. A few folks didn't like them.
Small Lot	Alley-access preferred. Zero lot-lines should be allowed. Don't allow driveways on the front or too many curb cuts with small lots. Encourage varied styles and heights to avoid canyon effect and all looking identical. Require LID on large projects. Prefer them scattered rather than a whole block. Need to keep house size in ratio/scale to lot size. Can be a great way to protect critical areas. Could fit in with existing established neighborhoods if done right.
Duplex/Triplex	Corner lots, but not all four corners. Design criteria are critical – needs to match existing neighborhood character. Require privacy/noise barriers. Many existing examples of ugly ones – how will these be better regulated? Unit size max of 2400 is too large.
Detached Courtyard	Require pavers or stamped concrete to minimize ugly large asphalt and reduce impervious surface, or LID. Not a favorite type for many due to large swath of asphalt. Locate in transition areas with proximity to services.
Cottage Housing	Require adequate parking and storage space. Require pedestrian connectivity to adjacent neighborhoods. Well-liked generally. Locate in transition areas with proximity to services.

	Could be on edge of single-family. Must have ped connection to adjacent neighborhood. Make some units ADA accessible.
2-story and 3-story Townhouse	Encourage or require parking from behind. Liked tucked-under parking. Require front porch to prevent garagescape. Require privacy/noise barriers. Locate in transition areas with proximity to services.
Attached Courtyard	Require green open space/courtyard – perhaps cars parked in common area at edge of development. Prefer U-shape rather than square blocks. Community space, gardens. Locate in transition areas with proximity to services. Can appear insular and exclusionary. Need to ensure connectivity to street.
3-story Multi-family	Surface parking design considerations very important. Key point is to locate in proximity to services, in transition areas or in urban villages. Not appropriate for established neighborhoods.
5 over 1 Mixed Use	Encourage roof-top gardens. Key point is to locate in proximity to services, in urban villages. Not appropriate for established neighborhoods. Downtown preferred.

General Comments:

- All housing types need to be supported by walking distance to transit and retail, good sidewalks and crosswalks, parks, landscaped streetscapes and open space to make up for loss of private yards.
- Privacy is an issue.
- Parking must be carefully planned and required.
- Many forms can encourage community, connections and affordability.
- Most forms better utilize existing available land.
- Compatibility with existing character – how do we define it??
- Upkeep and maintenance of these forms is often problematic.
- Intelligent, sensitive design is integral to all forms being successful in existing and new neighborhoods.
- Encourage developers to use topography and hillsides creatively, rather than grading and filling.
- Live/work lofts and studios should be included in the infill vision.
- Green roofs and terraces to offset density. Water flow catchment and pervious surfaces, and plan for maximum light and solar gain.
- Concern that many of the new forms will become student housing
- All need to be planned for emergency vehicle access. We need more city streets with alleys.