

Multi-Family Design Standards

Multi-Family Residential Design Guidelines Advisory Committee

October 13, 2008

Tonight's Agenda

- Current Zoning Requirements
- Existing Zoning Sites
- Design Standard Topics
- SWOT Analysis 1 – Multi-Family
- SWOT Analysis 2 – Single Family Attached
- Next Steps
- Q&A



Why Do We Need Multi-family Design Standards?

- Limited Standards
- Market Pressure – Unknowns
- Control Over End Product & City Impacts

Current Zoning Requirements – Multi-Family

■ RM1

- Up to 10 units per acre
- 75% masonry
- Covered parking areas must use same pitch and materials as main structure



■ RM2

- Up to 20 units per acre
- 75% masonry
- 10% of parking covered
- Covered parking areas must use same pitch and materials as main structure
- Double required trees on site, additional shrubs
- Wrought iron fence with masonry posts

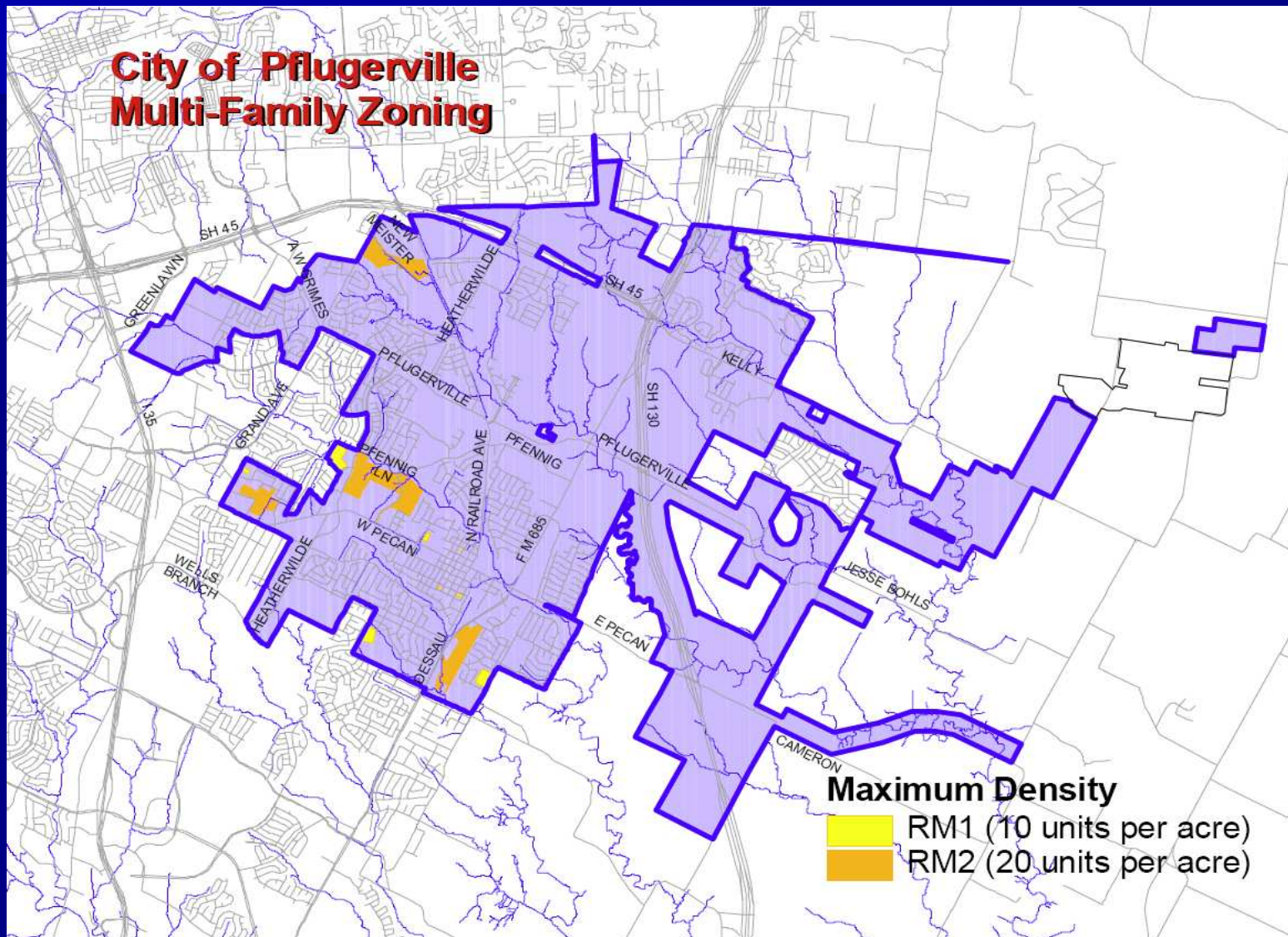
Current Zoning Requirements – Single Family Attached

- RT1 –

- Permits duplexes
- Does not address
Townhomes specifically



Existing Multi-family Zoning



Vision for Multi-family

- **What do you want it to look like?**
- **What type of community impact do you want it to have?**
- **Where should it be?**
- **Do you want partial ownership?**
- **Should it be a mixed use community?**



Typical Design Standards

- **Materials**
- **Height**
- **Landscaping**
- **Site Amenities**
- **Architectural Design**
- **Orientation of Units**
- **Adjacency and Setbacks**
- **Screening and Signage**
- **Safety Measures**
- **Parking and Garage Requirements**
- **Size and Types of Units**



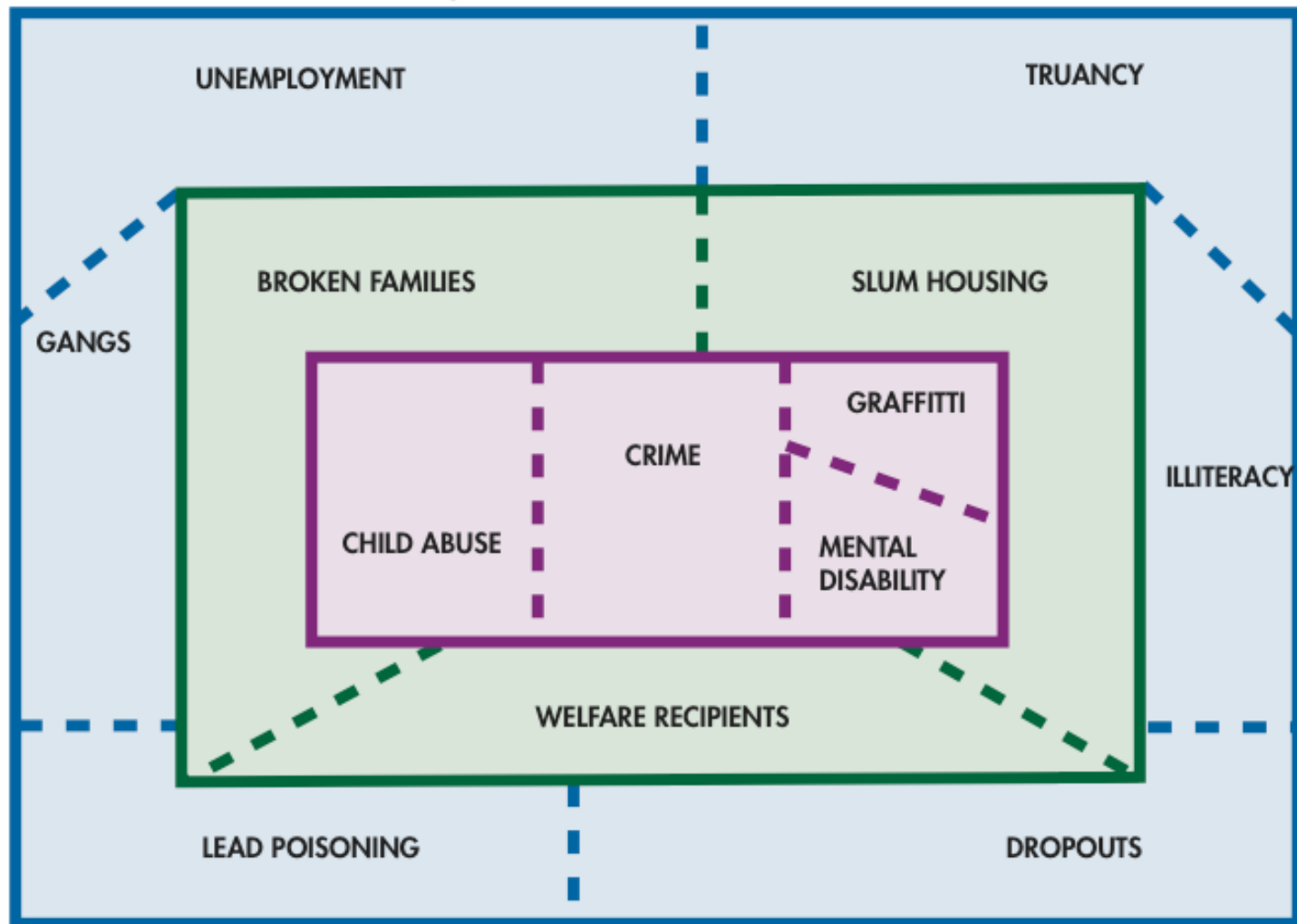
SWOT Analysis #1

Multi-family Apartments

- Take 5 minutes and write down your top 5:
 - Strengths
 - Weaknesses
 - Opportunities
 - Threats
- Place stickers on the large boards under the heading
- Break into groups for each letter and group the answers into primary topics
- Report out findings

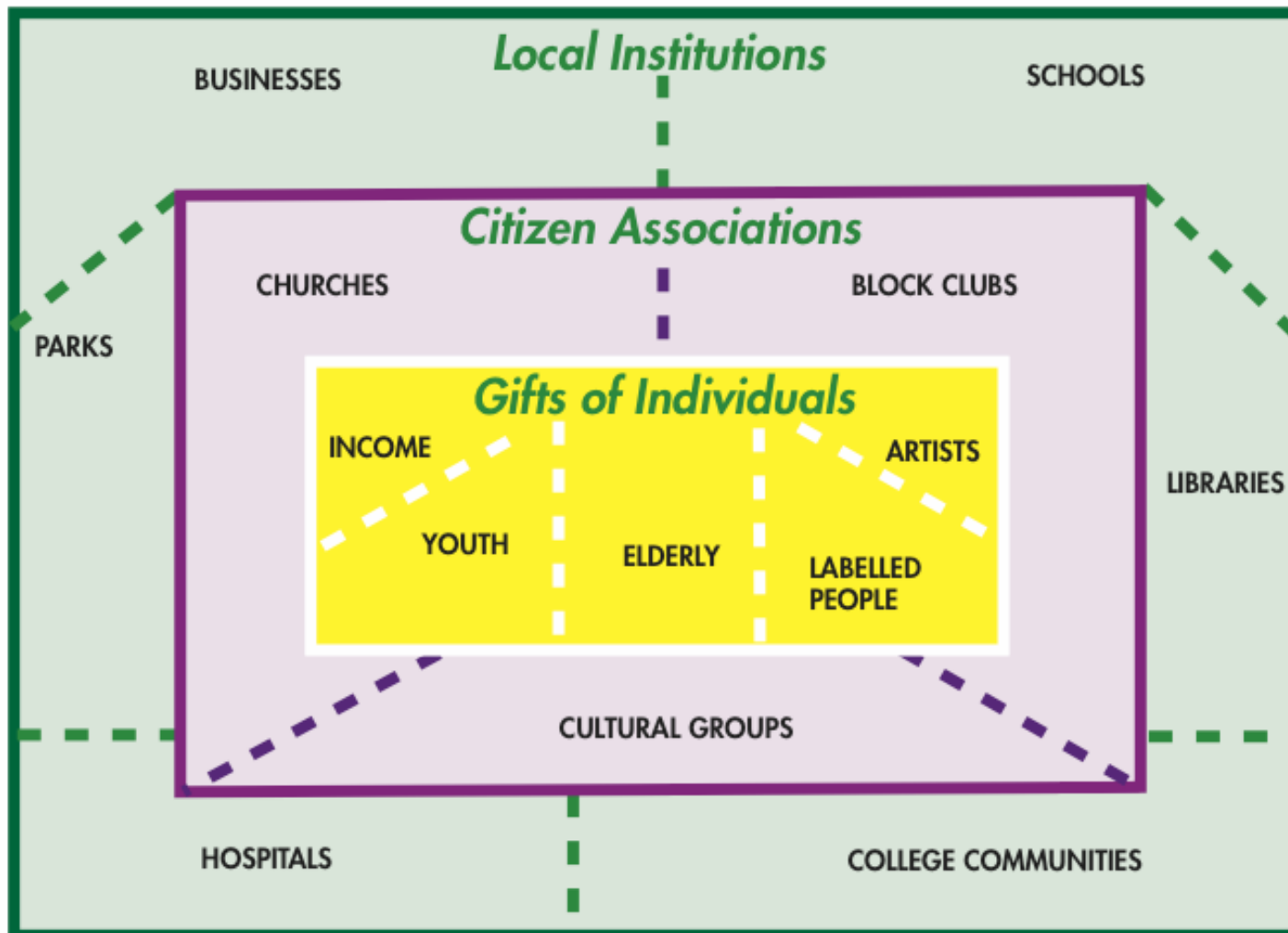


Neighborhoods as Problems



Kretzmann and McKnight, 1993

Neighborhoods as Possibilities



Kretzmann and McKnight, 1993

SWOT Analysis #1

Multi-family Apartments

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SWOT Analysis #2

Townhomes

- Take 5 minutes and write down your top 5:
 - Strengths
 - Weaknesses
 - Opportunities
 - Threats
- Place stickers on the large boards under the heading
- Break into groups for each letter and group the answers into primary topics
- Report out findings



Next Steps

- Visual Preference Survey and Discussion
 - November 12 - Committee Public Meeting
- Present Committee with Policy Options
 - January 2009 – Committee Public Meeting
- Present Committee with Draft Code Design Standards and Discuss –
 - February 2009
- Present Draft to Planning and Zoning Commission
 - February 2009
- Present Draft to City Council
 - March 2009

Questions & Discussion