Planning for a healthy, vibrant neighborhood community

HA-JWR2 infill standards

Presented by the Jefferson Westside Neighbors

More information on the Web at: jwneugene.org/infillstds
Overview

• JWN’s comprehensive approach to future residential development
• HA-JWR2 zone preview
• Background, context, and process
• Proposed HA-JWR2 standards
• Q & A
The JWN Approach
How ICS and OS relate

Protect Neighborhoods

Infill Compatibility Standards

Opportunity Siting

Create Properly-Sited, Well-Designed Higher Density Housing

Residential neighborhoods that are:
- Attractive
- Vibrant
- Sustainable
- Diverse
- Compact
Proposal Preview
What is being proposed?

- An overlay or special area zone
  - HA-JWR2: “Heritage Area – Jefferson and Westside (R-2 subarea)”
  - Encompasses two sections of the Westside and Jefferson neighborhoods that are mostly zoned R-2
- Motion unanimously adopted by ICSTask Team:
  "The Infill Compatibility Standards (ICS) Task Team requests City staff and officials incorporate the attached proposal for a 'Heritage Area – Jefferson and Westside, R-2' (HA-JWR2) zone in a forthcoming code amendment process."
Areas covered by HA-JWR2

1. Purpose
2. Applicability
3. Definitions
4. Lot configuration (size, shape, etc.)
5. Maximum dwelling units per lot
6. Setbacks (distance between buildings, lot lines)
7. Building height
8. Lot coverage (structures, and vehicle use) and open space
9. Roof form
10. Alley development standards
11. Small lot standards
12. Front entry, garage, and driveway standards
13. “General adjustments” for special conditions, and “Design approval adjustments” alternative for greater flexibility
14. Additional provisions (non-conforming development and infrastructure costs)
JWN Boundaries & Current Zoning
JWN and HA-JWR2 Zone
JWN Proposed Zoning
JWN, HA-JWR2 Zone and Potential Opportunity Sites
JWN, Proposed Zoning and Potential Opportunity Sites
JWN, HA-JWR2 Zone and Potential Opportunity Sites
Background and Context
The “R-2 Heritage” area

- Pre- and post-war development
  - Predominantly detached, single-family, small duplexes and accessory dwelling units
  - 71% one single-family, detached dwelling
  - 21% two dwellings (primary + ADU or duplex)

- R-2 zone originally meant “two dwellings”
  - Most lots had one or two dwellings
  - By early 1980’s, R-2 allowed apartments, but maximum density meant most lots still allowed only 1 or 2 dwellings
Compatible “Heritage area” dwellings
Single-family, duplexes, 3-unit, cottages
Why Infill Compatibility Standards?

We have a serious problem with incompatible infill that is degrading and destabilizing heritage areas of the Jefferson and Westside neighborhoods.
The cause: “Stealth upzoning” of R-2 areas

- R-2 now allows **two or three** times as many dwellings
  - Common 60’x160’ lot allows up to 9 dwellings
  - Buildings can be 40’ high (and higher) and only 5’ from adjacent property line
Why the JWR2 area?

- Highly threatened section of Westside and Jefferson
  - Effectively, the JWR2 (and SC-R2) areas were “stealth” up-zoned from long-standing zoning for detached, single-family/duplex development to zoning that promotes wholesale redevelopment to high-density apartments.

- Area remains unprotected
  - Similar areas west of Polk (in Westside) have protective SC-R2 zoning.
  - Similar areas east of fairgrounds (in Jefferson) have protective R-1 zoning.

- Extensive medium- and high-density development and potential already exist in other areas of JWN.
  - (See “Density Gallery” and OS map.)

- Large body of relevant work has already been done for two refinement plans and during “Chambers Reconsidered” and other City projects.

- Volunteers who live in this area have been engaged in numerous City processes, so there’s a solid foundation of community knowledge, participation and support over many years.
R-2 Effective Density in JWR2

- **High Density**: More than 28 du/na
  - 2001-current: 31.0 du/na

- **Medium Density**: 14 du/na to 28 du/na
  - 1982-2001: 16.4 du/na
  - HA-JWR2: 14.3+ du/na

- **Low Density**: Less than 14 du/na
  - 1935-1962: Appx. 9.6 du/na
  - 1962-1968: 11.1 du/na
  - 1968-1982: 13.4 du/na
  - Current R-1: Appx. 9.0 du/na

Sources:
LCOG lot data; Planning Division zoning history.

Years in which significant code revisions were adopted.
Permitted development on R-2 lot on Broadway
(Actual houses are shown to scale)
CURRENTLY ALLOWED R-2 DEVELOPMENT

MAX BUILDOUT

Six new apartments approximately 1,840 square feet each
Example of R-2 Redevelopment

Current R-2 density promotes wholesale redevelopment, rather than infill.
• Current R-2 zoning allows 20 dwelling units / gross acre
• Current existing density in JWR2 area is about 7 du/ga
• Example development at 19.7 du/ga  (Lincoln Land Institute)
JWN and ICS Process
Previous JWN (and ICS) actions

- Adopted neighborhood refinement plans (1980s).
- March 14, 2006, JWN General Membership unanimously (48-0) moves to:
  "create effective standards to protect established neighborhoods’ character and stability from the damaging and/or destabilizing impacts of inappropriate infill."
- September 12, 2006 JWN members unanimously (32-0) adopt motion recommending the Planning Division assign "top priority" to implementing infill compatibility standards.
- April 10, 2007 meeting, JWN General Membership adopts motion supporting ICS project goals.
- January 2008, ICS Task Team unanimously adopts goals statement.
Create and adopt land use code standards and processes that

(a) Prevent residential infill that would significantly threaten or diminish the stability, quality, positive character, livability or natural resources of residential neighborhoods; and

(b) Encourage residential infill that would enhance the stability, quality, positive character, livability or natural resources of residential neighborhoods; and

(c) So long as the goal stated in (a) is met, allow for increased density, a variety of housing types, affordable housing, and mixed-use development; and

(d) Improve the appearance of buildings and landscapes.
Prior work & resources

- Westside Neighborhood Plan (1987)
- Jefferson/Far West Refinement Plan (1983)
- Chambers Reconsidered project (2005)
  - City Web site & documents
  - Chambers Families for Healthy Neighborhoods (CAFHN) Web site
    - “Neighbors’ Report”
  - “Promoting Compatible Development in a Mature Neighborhood”
  - “Downtown Area Housing Policy Analysis”
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<th>Date</th>
<th>Event</th>
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<td>Summer ‘08</td>
<td>ICS supports JWN concept of “overlay zone” to implement infill standards applicable to “heritage“ area zone R-2</td>
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<td>Oct. ‘08</td>
<td>JWN board directs Chair to implement JWN process</td>
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<td>JWN newsletter provides info on infill and PlanJam</td>
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<td>Nov. 22 ‘08</td>
<td>PlanJam Workshop #1</td>
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<td>Nov.-Dec. ‘08</td>
<td>Survey #1 on neighborhood character, negative impacts, stds. areas</td>
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<td>Jan. ‘09</td>
<td>JWN board approves preliminary proposal for standards</td>
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<td>JWN newsletter provides recap of Workshop #1 and preliminary proposal</td>
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<td>Jan. 13 ‘09</td>
<td>JWN general meeting, recap WS #1 and prelim. proposal</td>
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<td>Jan. 24 ‘09</td>
<td>PlanJam Workshop #2 on proposed standards</td>
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<td>Jan. 24-29 ‘09</td>
<td>Survey #2 on preliminary proposal</td>
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<td>Jan. 29 ‘09</td>
<td>JWN board unanimously approves recommendation for standards</td>
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<td>Feb. 10 ‘09</td>
<td>JWN general meeting: Members vote 73-6 to request Council adopt HA-JWR2 standards</td>
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<td>Feb. 17 ‘09</td>
<td>ICS “Multi-Dwelling Infill” committee recommends Task Team forward to Planning Commission for code amendment process</td>
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<td>Mar. 9 ‘09</td>
<td>ICS Task Team recommends approval</td>
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<td>May ‘09</td>
<td>Planning Commission recommends approval</td>
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<td>July –Aug ‘09</td>
<td>City Council adopts recommended code amendments</td>
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Guiding principles of the JWN ICS process

- Resident-driven process (i.e., most significantly affected stakeholders)
- Fulfill adopted refinement plan goals and policies (written by neighborhood teams, adopted by City Council)
- Implement motions adopted by JWN (i.e., support ICS goals & resident-driven process)
- Meet ICS Task Team adopted goals
- Evidence based
JWN Member Involvement

- Two Opportunity Siting (OS) workshops
- Two PlanJam workshops
- Two major newsletters (4 and 8 pages) on OS, ICS, and HA-JWR2 sent to all JWN residents
- Two SurveyMonkey Web surveys on neighborhood character, infill impacts, and HA-JWR2 standards
- PlanJam Web forum on neighborhood character, infill impacts, and HA-JWR2 standards
- Planning and review during at least four JWN Executive Board meetings, including five hours of deliberation to decide on final recommended proposal
- Information, Q&A, and discussions related to infill standards and HA-JWR2 at numerous JWN General Meeting programs.
- Notices of meetings and workshops mailed to non-resident property owners.
- Extensive Web site info at jwneugene.org/infillstds (available in printed form by request)
- Regular e-mail announcements to almost 300 JWN e-newsletter subscribers
- Multiple discussions with ICS MDI Committee
- Two 1½ hour work sessions provided for MDI Committee members
- Among the participants: rental owners, non-resident property owners, owner-occupants, renters, several AIA architects, builders, past president of Oregon APA, Lane County Planning Commissioner, several planners.
- Plus all the prior work: Refinement Plans, MiCAP, Chambers Reconsidered, etc.
Steps to create standards

Modest, semi-private backyards

Neighborhood Character

Draft completed
Steps to create standards

Modest, semi-private backyards

Neighborhood Character

Use to understand impacts

Negative Impacts

• Loss of privacy
• Crowding
Steps to create standards

- **Neighborhood Character**
  - Use to understand impacts
  - Use to determine what is “compatible” & should be promoted

- **Negative Impacts**
  - Draft completed
  - • Loss of privacy
  - • Crowding

- **Areas for infill standards**
  - Draft completed
  - Completed
  - • For structures in rear of lot:
    - Maximum height
    - Minimum setbacks
Steps to create standards

**Neighborhood Character**
- Use to determine what is “compatible” & should be promoted
- Use to understand impacts

**Negative Impacts**
- Draft completed
  - Loss of privacy
  - Crowding

**Areas for infill standards**
- Draft completed
- Proposal approved by JWN
- Developed

**For structures in rear of lot:**
- Maximum height
- Minimum setbacks

**Development standards in code**
- Use to scope and prioritize work

**Modest, semi-private backyards**
- For structures further than 60’ from front lot line:
  - Max height = 18 feet
  - Min setback = 5’ up to 8’, then 1’ more for each 1’ in additional height
HA-JWR2 Supporting Information

- Description of “neighborhood character”
- Description of “infill impacts”
- Proposed infill compatibility standards
- Maps (including potential OS sites, lot sizes, allowed dwellings, etc.)
- Models (including max and “normalized” build-out for pre-LUCU, current, & proposed)
- Database of all lots within HA-JWR2 area and analyses on density, current use, lot sizes, existing development, etc.
- Collection of prior studies and relevant analysis (e.g., refinement plans and appendices, Downtown Housing Analysis, Chambers Reconsidered reports, etc.)
- City consultants’ design guidelines for Westside neighborhood.
- Review of relevant code from Portland. Also, example infill design guide from Portland.
- History of R-2 zone.
- Multitude of published newsletter articles.
- OS and PlanJam workshop PowerPoint presentations.
- ICS Task Team documents, including Goals Statement and infill impacts list and examples.
February 10, 2009, JWN General Membership adopts motion by 73-6 vote requesting City Council amend land use code to implement HA-JWR2.

February 17, ICS “MDI” Committee votes unanimously (7-0) to forward to ICS Task Team.

March 9, ICS Task Team votes unanimously (14-0) to request Planning Commission to include HA-JWR2 standards in code amendment process.
Questions?

JWN Web site:  jwneugene.org
Proposed HA-JWR2 Standards
Essential Foundations

- The HA-JWR2 standards cannot be fully understood or evaluated without understanding the foundations:
  - Description of the “essential positive character” of the JWR2 area.
  - Description of the “significant negative impacts” from incompatible infill.

(available on the JWN Web site)
Areas covered by HA-JWR2

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   “Design approval adjustments” alternative for greater flexibility
14. Additional provisions (non-conforming development and infrastructure costs)
Purpose (1)

- General statement, based on foundations
- **Notable**: Legal basis to comply with Goal 10 requirements

Definitions (3)

- Fix deficient definitions in existing code
- Supply necessary definitions for HA-JWR2 standards
- Avoid “ripple effect” that changing EC 9.0500 would cause
- **Notable**:
  - SRO as instrument to count dwellings appropriately
  - Primary Vehicle Access for alley capacity control
Lot standards(4)

• Lot configuration is one of the most important determinants of neighborhood character.

• Context:
  • Flat, grid-patterned neighborhood
  • Highly regular lots with two basic lot forms:
    • “Square” – 50’x50’ (approx.)
    • “Rectangular” – 50’-60’ wide and 120’-168’ deep (approx.)
  • Fully built-out and few encroachments
  • Gerrymandering is main reason for recent lot line adjustments and partitions

• Notable:
  • Allow NEW alley-access-only (AAO) lots
  • Strongly promote lot stability, other than creating new AAO lots
  • Use “buildable area” [to be renamed] to assure reasonable area within boundaries
Gerrymandered lot partition allowed under current R-2 standards
Lot Coverage (8)

• Key objectives:
  • Preserve adequate arable greenscape area, including sufficient areas to support large trees.
  • Preserve adequate permeable surface area for ground-filtering rain water. Avoid overloading storm sewers and increasing waterborne flow of harmful substances into sewers that flow into local rivers.
  • Encourage compatibility with typical JWR2 area development, which has minimal lot areas covered by vehicle-oriented surfaces.
  • Provide adequate outdoor open space for both residents on the property and as a contribution to the collective (“borrowed”) open space on a block.

• Notable:
  • Manage vehicle use area
  • Correct gaps and loopholes on “open space” standards
Example of new infill under R-2

Two-and-a-half large lots scraped clean for four 4-plexes and alley parking
Maximum Dwellings per Lot (5)

• Together, lot configuration and dwellings per lot are the major determinants of neighborhood character.

• Context:
  • JWR2 area is fully built-out with:
    • Single-family, detached homes (71%)
    • Two dwellings: Duplexes or ADUs (21%)
  • Enormous number of medium- and high-density apartments in adjacent areas of the JWN ([jwneugene.org/densitygallery.html](http://jwneugene.org/densitygallery.html))

• Notable:
  • Allow dwelling on new alley-access-only lots
  • Simple and transparent dwellings per square foot standard
    • “Baseline” is one dwelling per 4,500 square feet
    • Allow double that density up to 9,000 square feet.
    • Provide substantial “density bonus” for appropriate designs (through adjustments)
  • Properly account for SROs
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**HA-JWR2 Allowable Dwellings Per Lot or Development Site**

- **Lot size**
  - 1 to 4,499
  - 8,999
  - 13,499
  - 17,999
  - 22,499
- **Allowed by base standard**
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- **Yellow**: If “General Adjustment” criteria are met
- **Blue**: Allowed by base standard
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</table>

- If “Design Review Adjustment” criteria are met
- If “General Adjustment” criteria are met
- Allowed by base standard
R-2 Effective Density in JWR2

Sources: LCOG lot data; Planning Division zoning history.

Years in which significant code revisions were adopted.
Setbacks (6) & Building Height (7)

- Encourage massing of higher parts of a structure further away from adjacent properties.
- Discourage large walls that “loom” over adjacent homes and yards.
- Protect privacy of adjacent properties.
- Encourage structures’ visual appearance that’s compatible with structures in the JWR2 subarea.
Setbacks (6) & Building Height (7)

• Notable:
  • Sloped interior setbacks
  • Reduced “envelope” in rear of street-to-alley lots and on alley-access-only lots
  (Note draft diagrams and Sketchup model.)
  • Building heights based on existing dwellings
    (1 story: 16-17’; 1½ story: 21-22’; 2 story 28-29’)
  [Will reduce 10:12 threshold to somewhere in range: 6:12 to 8:12.]
Sloped setbacks street-to-alley lot

10:12 slope (Appx. 40 degrees)
Sloped setback and max height for lot adjacent to alley

Note that the dashed lines representing the side yard setback planes do not stop at 30’

Note that setback on this side is NOT sloped because it’s an alley.
Example of new infill

Cottage being built in Chambers Special Area Zone under similar sloped setback standards.

Note there are still some impacts on adjacent back yard; however, privacy, solar, and viewscape are still reasonable.
Approx. max volume buildout under draft standards. Original lot approx 10,500 s.f. is divided into two lots. Original house + Two 800 s.f. dwellings + Alley dwelling
Alley (10) & Small Lot (11) Development

• Context:
  • Most JWR2 alleys were never designed or used for housing or primary dwelling access.
  • Intensive alley development has been the most significant cause of negative impacts.
  • JWN members are very guarded about allowing any development, but have agreed to support if carefully controlled.

• Notable:
  • Based on “street-orientation” model
  • Limits based on alley capacity, impacts on neighbors and impacts on intersected streets
Typical Westside alley

21 parking spaces on substandard W. 11th Alley
Roof form (9) and Front entry, Garage & Driveway (12)

- Discourage flat, mansard, and other main roof forms that are out of character with the almost universal use of sloped roofs in established JWR2 structures.

- Encourage massing of higher parts of a structure further away from adjacent properties.

- Allow adjustment for small, one-story, single-dwelling, detached dwellings that are the only dwelling on a lot to have flat roofs. This allows options for small-scale, affordable development.

- Promote public safety by fostering a strong visual and social connection among living areas of dwellings that are close to one another, and between the living areas of dwellings and the public realm.

- Promote a safe and appealing environment for pedestrians and bicyclists, including individuals of all ages and abilities, particularly by preventing dominance of automobile use over pedestrian and bicycle use, particularly by too many or too wide driveways that cut across sidewalks and enter local streets.

(Note draft diagrams.)
Roof form (9) and Front entry, Garage & Driveway (12)

- Notable:
  - Additional data indicates slope should be lowered to 6:12 for roofs up to 18’. Taller roofs being reviewed.
  - Adjustments allowed if lower slopes in immediate area
  - Adjustment allows one small, single-story dwelling to have flat roof
Adjustments to standards (13)

• Provide for limited adjustments to standards consistent with the purpose of each standard for which an adjustment is allowed. Adjustments are intended to address special circumstances or forms of development that are not otherwise allowed by the regular standard.

• As far as practicable, provide clear and objective criteria for adjustments.

• The “Design Approval Adjustments” are intended to address one important part of the overall scope of “design review” approval processes – specifically, those cases where there is agreement between the owner/applicant, the neighborhood elected representatives, and the Planning Division professionals.

(This alternative path is not intended to address those cases where there is not such agreement because a process to resolve such differences is much more difficult and may yield only modest benefits.)
Adjustments to standards (13)

• Context
  • The entire JWR2 area is in the interior of one neighborhood association (JWN) and no lots abut any neighborhood boundary

• Notable:
  • Design approval adjustments allow extensive latitude in form and intensity that are dependent on neighborhood approval.
    • Entire section should be dropped otherwise.
  • Intended for many potential “win-win” situations, not a comprehensive “design review” process.
  • Serves as lightweight Opportunity Siting approval process for interior of JWR2 area (incentive is “density bonus”).
  • The approval criteria is carefully structured:
    • Both the JWN Executive Board and Planning Director must approve design to provide safeguards against either party abusing role
      • Adequate notice so JWN members can engage JWN board
      [A “sunset” clause is being considered for this section.]
Additional Provisions

- Allowing maintenance of non-conforming development.
- Fairly allocating costs of alley improvements.

**Notable:**

- Provide explicit scope of allowable modifications to non-conforming uses.
- Provide equitable allocation of alley improvement costs, including permanent “opt-out” option.
Next Steps

- JWN representatives have met with Planning staff and anticipate we’ll make revisions to improve the standards as we create the final code.
- This work will probably **not** be completed by Planning Division work session on April 27.
- In the copy provided with the AIS, we will identify which sections have been completed and which have not.
Questions or Comments?

JWN Web site:  jwneugene.org
“All neighborhoods change over time. Older houses will be updated and new ones constructed. The new is never exactly the same as the old; nevertheless, the patterns that make these older neighborhoods unique can be sustained.

As a matter of civic responsibility, the city and its citizens should recognize the most coherent of these neighborhoods as cultural and physical artifacts and promote the understanding and preservation of them.”

– Chambers Reconsidered project team
Proposed JWR2 Heritage area

(Aerial maps with addresses available on JWN Web site.)
Lot configuration (4) and Lot Coverage (8)

- Maintain lots’ characteristic, highly regular, rectangular shape, dimensions, frontage, and size.

- Prevent “gerrymandered” lot partitions that circumvent the intent of lot configuration, access, and density standards.

- Prevent erosion of interior open space by significant loss of longer, rectangular, street-to-alley lots.

- Encourage affordable home ownership with development of small, single-dwelling, detached houses on small lots, including allowing new alley-access-only lots.

- Other than new alley-access-only lots and “small lots” limited to one dwelling unit, prevent lot partitions, and lot line adjustments that are intended primarily to increase the number of dwelling units allowed on the affected lot(s) before reconfiguring the lot. (For example, due to the “round up” feature in current Eugene Code.)
Maximum Dwellings per Lot (5)

- Encourage:
  - Future development to be compatible with the neighborhood character, including scale and intensity of development.
  - Home ownership.
  - One- and two-unit residential buildings.
  - Healthy greenscape and “urban forest.”
  - Pedestrian- and bicycle-friendly streets and sidewalks.

- Limit the number of dwellings per lot to levels that are commensurate with area’s carrying capacity, so as to:
  - Avoid substantial negative impacts on established residents and tenants.
  - Avoid excessive traffic on the neighborhood streets and alleys, which would diminish the safety and appeal of the area’s sidewalks for pedestrians, and which would diminish the safety and appeal of local streets for bicyclists.
  - Preserve sufficient arable surfaces, both on the street and in the interior of blocks, to support a healthy greenscape, including large trees that constitute the established “urban forest.”
  - Prevent exceeding capacity of existing infrastructure, including streets, alleys, water mains, sanitary sewers, and storm sewers.

- Inhibit wholesale transformation of blocks from the current harmonious mixture of owner-occupied homes and compatible rentals to a mass of multi-unit apartments.
Maximum Dwellings per Lot (5)

- Reference dwellings per lot: 1 dwelling per 4,500 s.f.
- “Bonus” dwellings in base standards
  - Allow 1 dwelling for 2,250 - 4,499 s.f.
  - Allow 2 dwellings for 4,500 - 8,999 s.f.
- General adjustment “bonus” dwellings:
  - Allow 3 dwellings for 9,000 - 13,499
  - Allow up to 2 additional dwellings for 13,500+
- Design approval “bonus” dwellings:
  - Allow even greater increases in dwellings (see chart)
- Notable:
  - Allow development of AAO lots
  - Count SROs appropriate to their impacts
Alley (10) & Small Lot (11) Development

• Assure that alley development does not overload a block’s carrying capacity for vehicle traffic on the alley.

• Assure that alley development doesn’t cause excessive loss of arable surfaces in the interior of blocks.

• Assure aggregate alley vehicle traffic does not diminish the safety and attractiveness of the intersected sidewalks and streets as far as pedestrians and bicyclists.

• Encourage affordable home ownership with alley-access-only lots and “small lots.”

• Encourage dwellings on the alley to have a “street-orientation” to the alley (e.g., “streetscape” and “eyes on ‘street’”).

• Assure that small lot development is harmonious with surrounding development.
Key tasks to prepare ordinance

- **Purposes.** These are critical to withstanding a "Goal 10" challenge for "unreasonableness." They can be stronger by incorporating more concrete, functional justifications, especially ones that have passed the test under LUBA appeal. As an example, the public safety basis for strengthening the connection between the living space and the street was successfully used by Portland.

- **Definitions.** Both simplification and strengthening. Unfortunately, the existing code definitions are often deficient. However, in some cases, it may be advisable to propose a change to the EC 9.0500 definition, rather than just fixing it in HA-JWR2.

- **SRO definition and use.** This is primarily intended to address student SRO housing type. We could introduce another term, but SRO seemed like the right idea, already.

- **Primary Vehicle Access.** We know this needs some further work.

- **Maximum building height.** It's probably a good idea to lower the minimum slope to 6:12, at least for structures up to 18'.

- **Alley development.** We need to make sure we have an effective approach to require for an alley to meet City standards for more than one dwelling with primary access from the alley, especially in anticipation of potential recommendations to change alley standards (which may be coming from developers and/or ICS).

- **Design approval adjustments.** Need to adequately define the process.

- **Alley improvement recovery costs.** Need to explore ways for a property to pay to "opt in" if they, or a prior property owner, had previously "opted out."

- **Metro and refinement plan designations.** Need to determine whether any plan amendments are necessary. Of course, we'd prefer not to have to include plan amendments, but we need to be sure we have a strong case for consistency. One of the issues is the seven R-3 lots NW of the Amazon in the Jefferson part of the JWR2 area.