

# Multifamily Housing Design Project

## Public Workshop

Eunice Kim, City of Salem  
Heather Austin, 3J Consulting  
Elizabeth Decker, JET Planning

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# Project Goal

To meet our community's housing needs by **removing barriers** to the development of multifamily housing and ensuring that new development is **compatible** with our neighborhoods.

The project is expected to:

- Provide **greater flexibility** in how multifamily design standards can be met.
- Create **new design standards** for small multifamily housing projects.

# Project Scope & Timeline

- December 2018: Consultant analysis of existing code
- January: Focus groups with community stakeholders
- **February: Draft code concepts, public workshop & survey**
- March: Refinements of code concepts and drafting language
- April: Refined code language, public workshop
- May & June: Final code language
- July onwards: Adoption process

# Workshop Purpose and Goal

The purpose of this workshop is to present initial code concepts for multifamily design review standards and associated code sections.

The goal of this workshop is to receive public input that will be used as the code concepts are refined.

# Workshop Agenda

**6:00 PM -Project background and overview of proposed code concepts**

6:30 PM -Two discussion sessions

Visit any two of the five stations around the room

7:00 PM -Station leaders report back to the group

7:10 PM -Group questions and answers

7:30 PM -Adjourn

*Staff will remain available for individual questions*

# Existing Standards for Multifamily

- All projects 3+ units
- Base zones, RM-I and RM-II primarily, set dimensional and use standards
- Multifamily design standards: Two-track process (standards and guidelines), addressing issues from façade articulation to parking lot design
- Parking and landscaping standards
- Adjustment process not permitted for design standards

# Main Topics for Discussion Tonight

- Project Size
- Compatibility
- Open Space
- Parking
- Review Procedure

# Project Size

Existing Code:

Multifamily includes anything with 3 or more dwelling units on the same lot

Multifamily design standards apply to all developments, with little differentiation by size



# Project Size

Proposed Code:

Exclude three- and four-family from “multifamily development”

Three- and four-family must meet same standards as single- and two-family development

Limited design standards for 5-12 unit multifamily

Three-Family



Four-Family



5-12 Units



# Compatibility

Existing Code:

Scaled setback equal to 1 ft per 1 ft of building height adjacent to residential zones (RS, RA)

- Minimum 14-ft setback for 1-story
- Minimum 20-ft setback for 2-stories and higher

Height maximums are generally 35-50 feet for multifamily and commercial zones

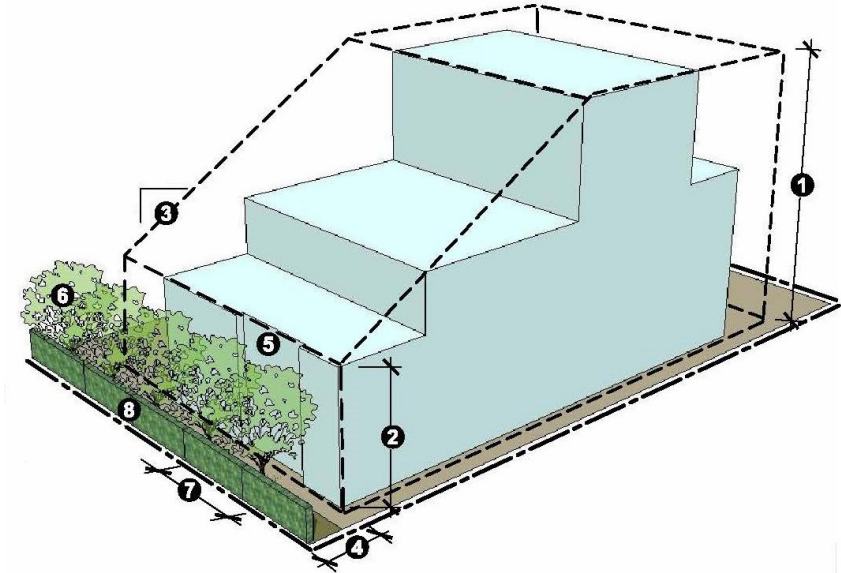
# Compatibility

Proposed Code:

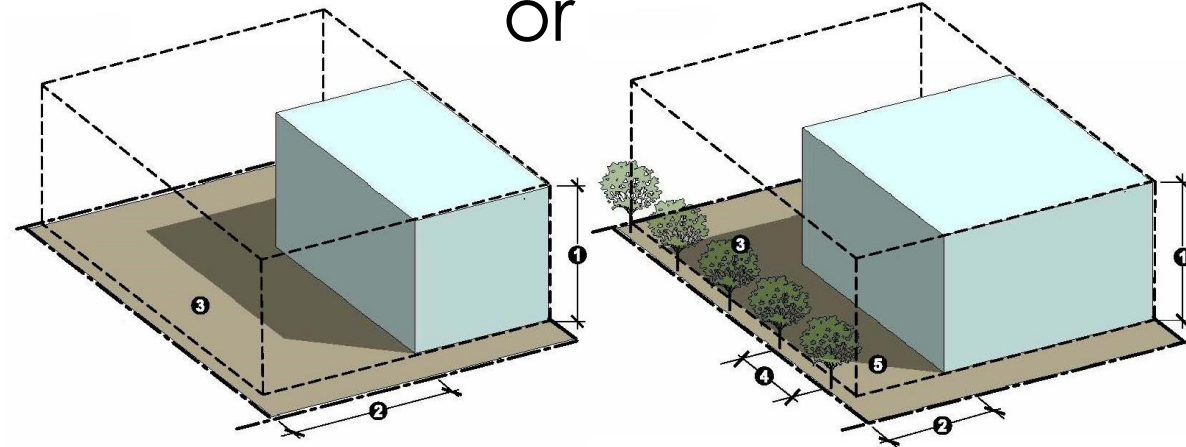
Setback standards and building height requirements remain the same

Setback reductions may be earned through additional landscaped buffering

Balconies not permitted overlooking property zoned RA/RS



or





# Open Space

Existing Code:

Multifamily developments with 5 or more dwelling units must provide 30% common open-space on-site and private open space per unit

Developments with 20 or more dwelling units must provide children's play area/adult recreation area



# Open Space

## Proposed Code:

- Size of gross site area in open space stays the same (30%)
- Common and private open space count toward 30%
- Required open space reduced to 15% of gross site area if within  $\frac{1}{4}$  mile of a public park
- 20+ units must provide private open space

# Parking

Existing Code:

Developments with 3 units = 2 spaces/unit

Developments with 4+ units = 1.5 spaces/unit  
(generally)



# Parking

Proposed Code:

Developments with 3-12 units Regulated Affordable Housing	<b>1 space</b> per dwelling unit
Developments with 13+ units	<b>1 space</b> per studio or 1-bed units <b>1.5 spaces</b> per 2- bed more units

Allow **credits** for on-street parking, location near transit core network, and developments providing car share or shuttle service on-site

# Review Procedure

Existing Code:

Multifamily design review process:

- Staff decision if a project can meet all standards
- Public hearing process if project cannot meet even one standard



# Review Procedure

Proposed Code:

Remove design guidelines

Allow the city's adjustment process to apply to design standards, requiring public notice to be mailed to neighboring property owners

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