

Multifamily Housing Design Project

Second Public Workshop

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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 Funding

This project is being funded by the state to assist Salem in updating its land use regulations **to promote housing availability and affordability.**

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 refined 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 recommended code concepts are finalized.

Workshop Agenda

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

6:15 PM –Open House Format- Visit any of the 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

Main Topics for Discussion Tonight

- Project Review Procedure
- Parking
- 3 and 4 dwelling unit projects
- 5-12 dwelling unit projects
- 13 or more dwelling unit projects

Project Review Procedure

Recommendation:

- Remove design review guidelines
- Utilize existing adjustment procedures



Parking

Recommendation:

- 3-12 dwelling units: 1 space per unit
- 13 or more dwelling units: based on number of bedrooms in the unit:
 - Studio/1 bedroom: 1 space/unit
 - 2+ bedroom: 1.5 spaces/unit



Parking

Recommended parking credit:

Allow for a total of up to 25% reduction to off-street parking for:

- On-street parking
- Proximity to core transit network
- On-site car share or shuttle service
- Additional covered bicycle parking
- Affordable housing



3 and 4 dwelling unit projects

Recommendation:

- No longer considered “multifamily”
- Apply same height and setback standards of single-family residential
- Must meet minimal design standards



5-12 dwelling unit projects

Recommendation:

Must meet limited design standards for:

- Building entrance
- Parking location
- Open space
- Pedestrian connectivity
- Setbacks



13 or more dwelling units

Recommendation:

- 30% of the site must be a mix of common or private open space
- Retain setback requirements but allow 5-foot reduction when 8-ft tall decorative fence is provided
- Retain maximum building length of 150 feet and update articulation standards



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