

Inclusionary Zoning Proposed Changes
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1. Transect zoning density changes to allow more affordable homes and promote smaller units being built. (DUA =Dwelling Units per Acre)

Proposal:

- U4 change to 40 DUA
- U5 change to 90 DUA
- U6 change to 100 DUA
- U7 change to 120 DUA
- U8 change to 130 DUA
- U9 change to 175 DUA
- DT change to 325 DUA

Reason:

This proposal to change the density would not affect the size or height of the building being built. It would just change what is allowed inside of the building. Currently our densities are not proportional to the heights allowed. We have very low densities compared to the height which does two things: 1) Developers are more likely to build larger homes that are more expensive. 2) Does not use the land efficiently. In your urban core we should allow more density.

By allowing more density in the zoning categories we will help lower the cost of housing as developers will build smaller units (i.e. less 4 and 5 bedroom homes and more studios, 1 bedrooms and 2 bedrooms), will help make transit more sustainable, will make areas more walkable and bikeable, and will help support retail in our urban core. With the current DT zoning density a developer has ~4,065 sqft per unit of space.

One other major benefit will be with the introduction of inclusionary zoning an increase in the proposed densities will increase mandated affordable units substantially. By changing the base DUA, the sum of Fee in Lieu payments will be larger if a developer decides to pay instead of building affordable units.

See attached spreadsheet to see the effects of the density changes on affordable housing.

2. Historic District Transition Areas

Proposal:

1. As part of the inclusionary zoning package, if you have 10% Affordable housing then the following benefits would be available to you:
 - a. First 25 feet outside of Historic area transition area, allow 1 more story if allowed by zoning
 - b. 25 feet to 50 feet outside, allow 1 more story if allowed by zoning
 - c. 50 feet or more would bring the rules back to what was allowed in 2016, the height allowed by zoning on that property
 - d. Within 100 feet of University Ave between (W 13th Street and W 6th Street) and Main street, height buffer zone does not apply

Reason:

These changes would allow the historic buffer zones to have more of a smooth transition in height instead of the current abrupt changes. These buffer zones also artificially keep the number of units in a building lower, thus increasing the cost of housing as many of the buffer areas are in high demand.

Also the buffer zones passed in 2017 would stop many current buildings from being built. For example, the Holiday Inn on the corner of 13th and University and the townhomes next to city hall, Regents Park, can not be built because of the buffer zone height restrictions put in place.

Most of the area directly along the North side of University Ave between 13th street and 6th can only be 3 stories tall because of the 100ft buffer zone put in place in 2017. Even though across the street you can build 14 stories. This doesn't make sense.