



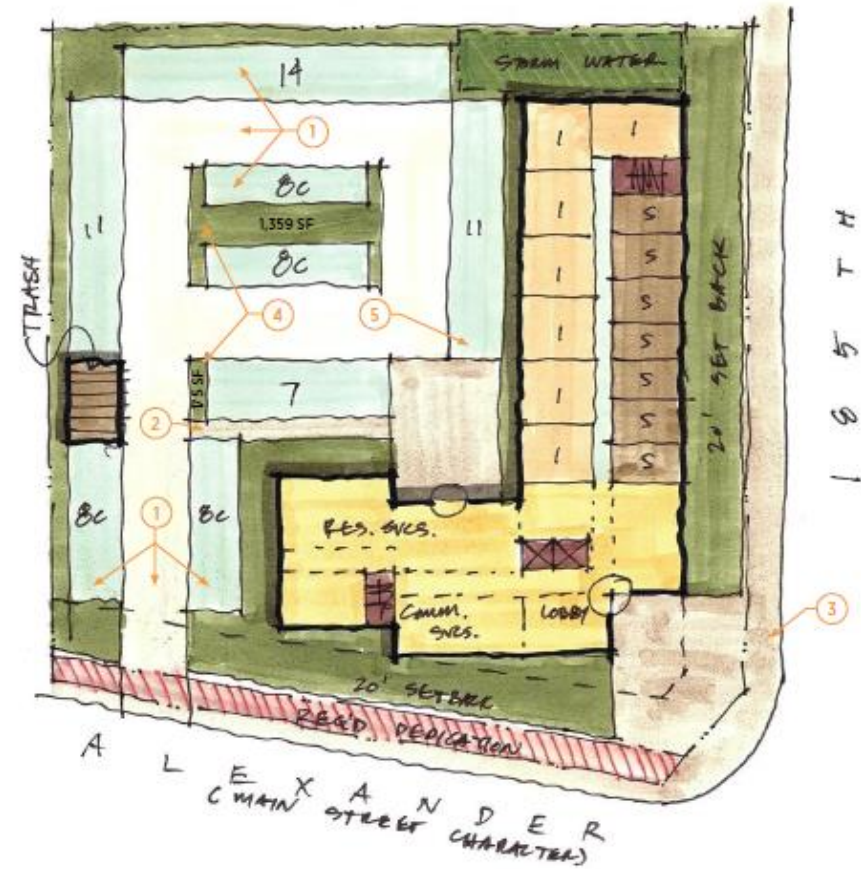
Equitable Housing Site Barriers and Solutions

HLA Conference

February 9, 2018

Equitable Housing Site Barriers and Solutions

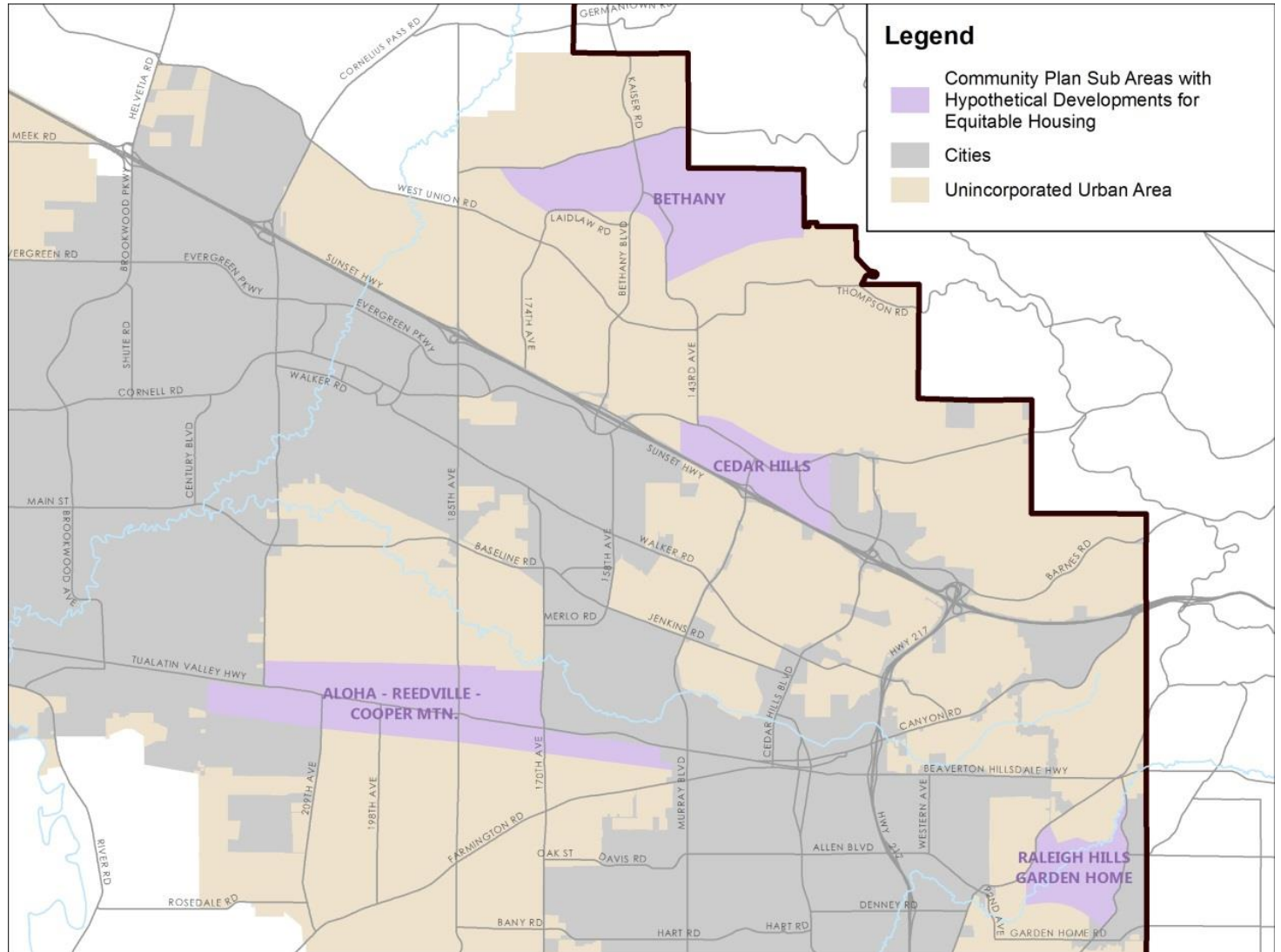
- Code review & analysis to identify barriers
- Recommend revisions to mitigate barriers



CURRENT CODE - GROUND FLOOR/SITE PLAN
1" = 40' N

UNITS	14
PARKING	75
LANDSCAPE	20,500 SF (29.5%)

Equitable Housing Site Barriers and Solutions



Equitable Housing Site Barriers and Solutions

	ALEXANDER ST.	CORNELL/MURRAY	SHAW STREET	SPRINGVILLE	THEORETICAL SITE
Size	1.6 acres	0.76 acres	2.2 acres	2.8 acres	1.3 acres
District	CBD	TO:RC	R-24	R-15	R-6
Community Plan	Aloha – Reedville – Cooper Mt.	Cedar Hills – Cedar Mill	Aloha – Reedville – Cooper Mt.	Bethany	Raleigh Hills/ Garden Home
Dev. Type	Multi-family, seniors	Mixed use – Multi-family above retail	Multi-family	Townhome/ attached SF	Duplexes
Structure Type	4-6 story wood or wood over podium	5-story wood over podium	2-4 story walkup	3-story wood	2-story wood



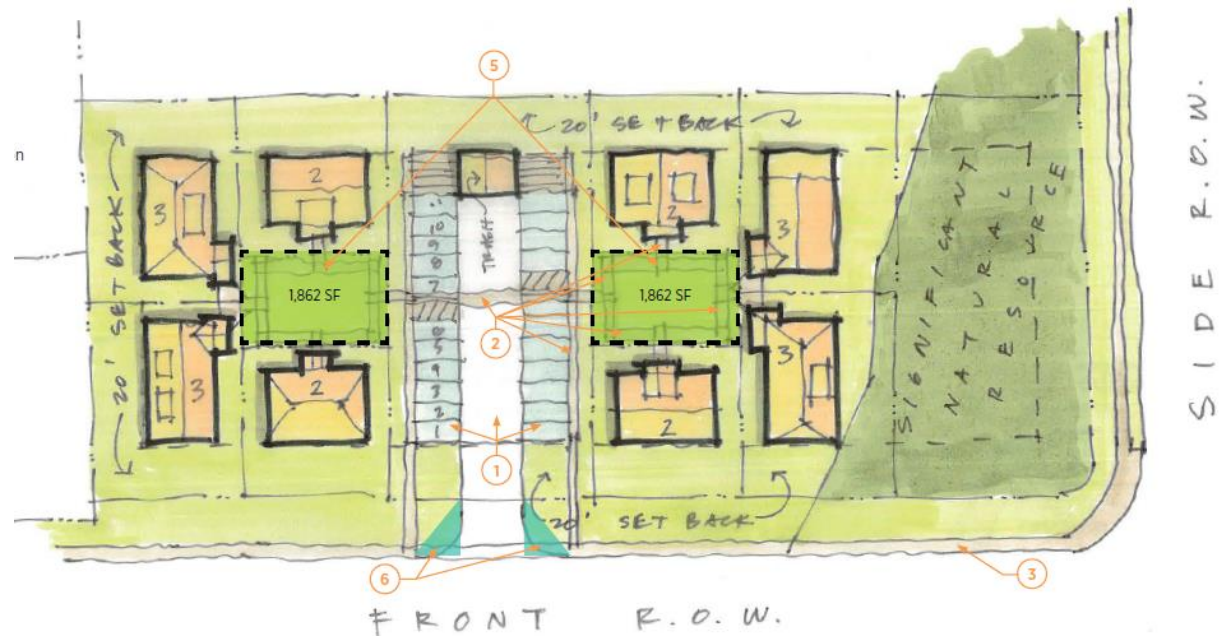
Potential Code Barriers

- Density
- Parking
- Landscaping/open space
- Setbacks/heights
- Planned Development standards



Potential Code Barriers

- TO/Mixed-use standards
- Public Facility Improvements
- Natural Resource Areas



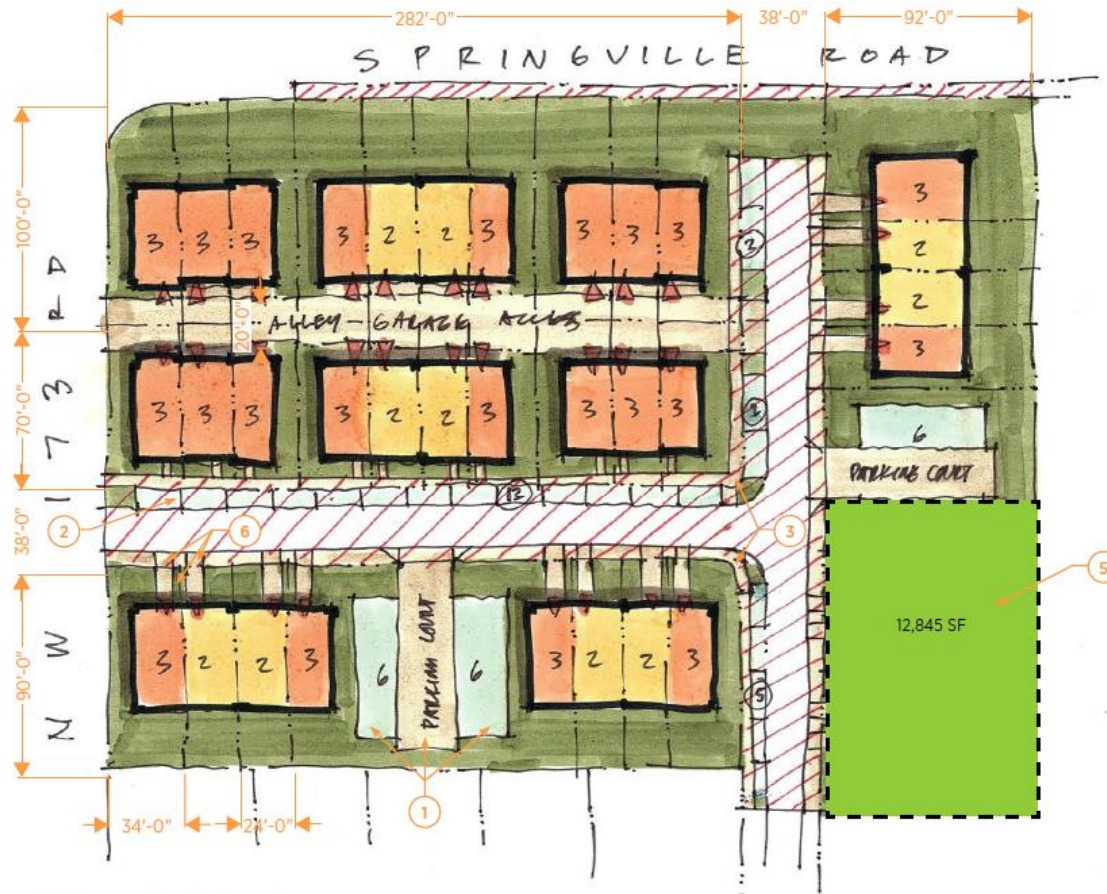
Likely Impacts of Code Changes

Density Levels	<u>SITE 1</u>	<u>SITE 2</u>	<u>SITE 3</u>	<u>SITE 4</u>	<u>SITE 5</u>
	Alexander Street	Cornell-Murray (CPAH)	Shaw Street	Springville Road	Hypothetical
	Effective Affordability Level (% of AMI)				
Baseline Density (Market)	81%	90%	91%	114%	106%
+ 20% Bonus	79%	87%	88%	110%	101%
+ 40% Bonus	76%	85%	85%	106%	96%
+ 60% Bonus	74%	82%	82%	103%	91%
+ 80% Bonus	72%	80%	79%	99%	87%
+ 100% Bonus	70%	77%	76%	96%	83%
<i>Total Reduction in AMI Level:</i>	<i>11%</i>	<i>13%</i>	<i>15%</i>	<i>18%</i>	<i>23%</i>

	<u>SITE 1</u>	<u>SITE 2</u>	<u>SITE 3</u>	<u>SITE 4</u>	<u>SITE 5</u>
	Alexander Street	Cornell-Murray (CPAH)	Shaw Street	Springville Road	Hypothetical
	Effective Affordability Level (% of AMI)				
Baseline (Market)	81%	90%	91%	114%	106%
With Land Donation	72%	80%	75%	95%	74%
<i>Total Reduction in AMI Level:</i>	<i>9%</i>	<i>10%</i>	<i>15%</i>	<i>19%</i>	<i>32%</i>



Questions or Comments?



CURRENT CODE - SITE PLAN
1" = 50' 

UNITS 32
PARKING off-street 2/unit = 64
on-street 1/2 off street = 31

Kim Armstrong, Senior Planner
Kimberly_armstrong@co.washington.or.us
 (503)846-3686

