

AREAS FOR INFILL COMPATIBILITY STANDARDS

Infill standard areas (and objectives) identified by residents of Westside area from Polk to Fillmore Streets between W. 8th and W. 13th Aves.

1. Lot standards

- Prevent significant loss of characteristic, rectangular lots (i.e., in the range of 50'– 60' wide and 120'– 160' deep). These provide interior open space and greenscape that are crucial elements of the neighborhood character.
- Maintain lots' characteristic highly regular, rectangular shape, dimensions, frontage, and size.
- Encourage home ownership for small lots, especially new alley-access-only lots.
- Other than new alley-only-access 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.

2. Dwelling units per lot

- Allow increases in existing density levels *consistent with protection of the neighborhood character and stability*.
- Encourage:
 - Future development to be compatible with the neighborhood character, including scale and intensity of development.
 - Home ownership.
 - Detached dwellings.
 - Healthy greenscape and “urban forest.”
 - Pedestrian-friendly streets and sidewalks.
- Limit the number of dwellings per lot to levels that:
 - Avoid substantial negative impacts on established residents and tenants.
 - Avoid excessive traffic on the neighborhood streets and alleys.
 - 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.”
- Inhibit wholesale transformation of blocks from the current harmonious mixture of owner-occupied homes and compatible rentals to a mass of multi-unit apartments.

3. Setbacks

Concepts

- Structures should generally have less mass the higher you go, and the higher parts of structures should be further away from adjacent properties.
- Setbacks should allow a single, larger structure in the front of a lot with street access, and only smaller structure(s) elsewhere (including on alley-access-only lots).
- Structures in the rear of a lot or on alley-access-only lots should locate higher walls further from adjacent properties than is required for a dwelling in the front of a lot facing the street.
- Setbacks for a dwelling adjacent to the street should allow typical gable-roofed structures to be oriented with the gables either facing the side of the lot (ridgeline parallel to the street) or facing the front and rear (ridgeline perpendicular to the street). This element of the standard should not result in a “loophole” that can be exploited to build out-of-scale structures.

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Objectives

- 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 existing structures in the area.
- Structures should generally have less mass the higher you go, and the higher parts of structures should be further away from adjacent properties.
- Setbacks should allow larger dwelling structure(s) in the front of a lot with street access, and only smaller structure(s) elsewhere (including on alley-access-only lots).
- Structures in the rear of a lot or on alley-access-only lots should locate higher walls further from adjacent properties than is required for a dwelling in the front of a lot facing the street.
- Setbacks for a dwelling adjacent to the street should allow typical gable-roofed structures to be oriented with the gables either facing the side of the lot (ridgeline parallel to the street) or facing the front and rear (ridgeline perpendicular to the street). This element of the standard should not result in a “loophole” that can be exploited to build out-of-scale structures.

4. Maximum building height

- Encourage current prevailing building heights in the neighborhood.
- Prevent excessively high structures, especially adjacent to backyards.

5. Roof form

- Prevent flat, mansard, and other main roof forms that are out of character with the almost universal use of sloped roofs in the area.
- Encourage massing of higher parts of a structure further away from adjacent properties.

6. Lot coverage and vehicle-oriented surfaces

- Measure lot coverage for structures accurately
- Preserve adequate arable greenscape area, including supporting large trees.
- Preserve adequate permeable surface area for ground-filtering rain water.
- Encourage compatibility with typical existing development, which has minimal lot surfaces covered by driveways, on-site parking, and turnarounds, etc.
- Prevent excessive vehicle-oriented surface area.

7. Alley development and small lot standards

- Assure that alley and small lot development is harmonious with surroundings development.
- Target alley-access-only and small lots at affordable home ownership.
- Encourage “street-orientation” to alley (e.g., “streetscape” and “eyes on ‘street’”)
- Assure that alley development does not overload the carrying capacity of the alley, side streets, and block environment.

8. Other

- Generally promote development that is harmonious with existing development and that minimizes negative impacts.