

The “Usual Approach”

Concentrating new growth onto limited land resources

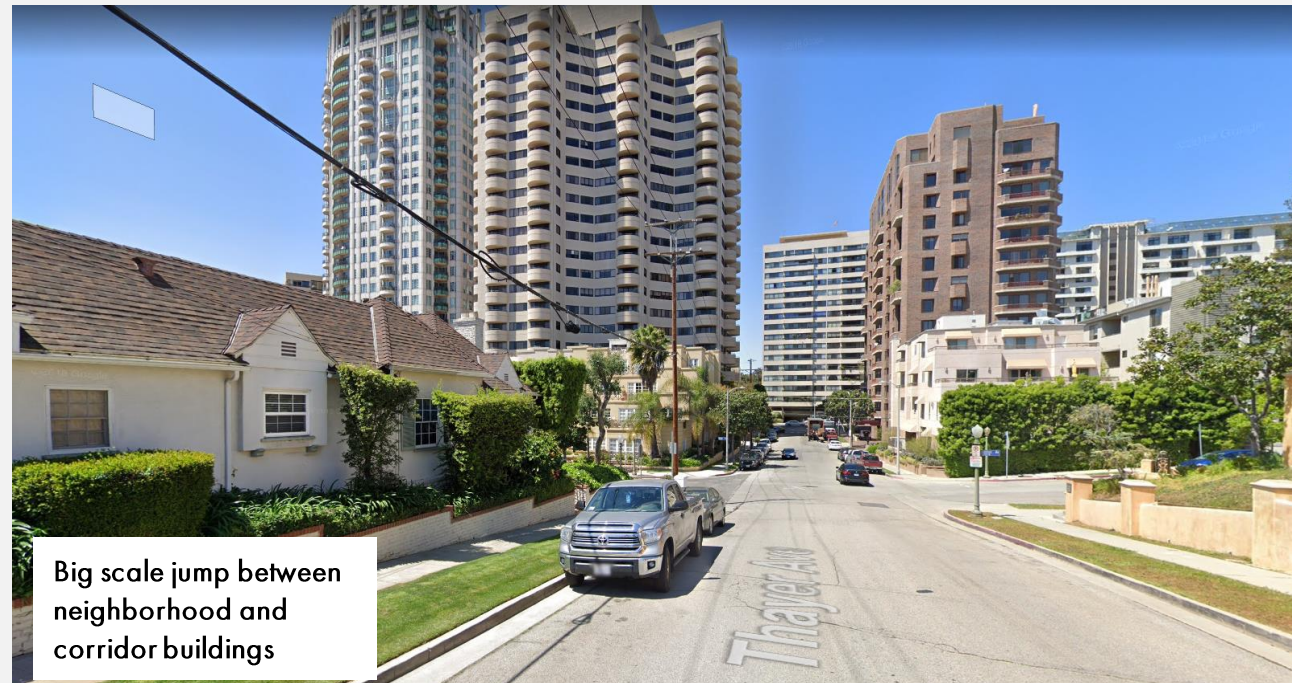
A common model for growth revolves around two key tenets

- Designating areas for no growth, e.g. preservation
- Concentrating growth onto a limited number of opportunity sites

Why is it important to reconsider the usual approach?

- Large portions of the city are “off limits” for growth and redevelopment
- Concentrated development generates conflict

Full block development



Big scale jump between neighborhood and corridor buildings

Alternative Approach: Missing Middle Housing

Missing middle housing is a range of small to medium sized buildings with multiple residential units.

- Compatible in scale and form with detached single-family homes.
- Can help create a more walkable neighborhood.
- A few examples of missing middle housing include:

Duplex, Triplex, or Fourplex
Courtyard Building
Cottage Court
Townhouse
Live-Work Unit



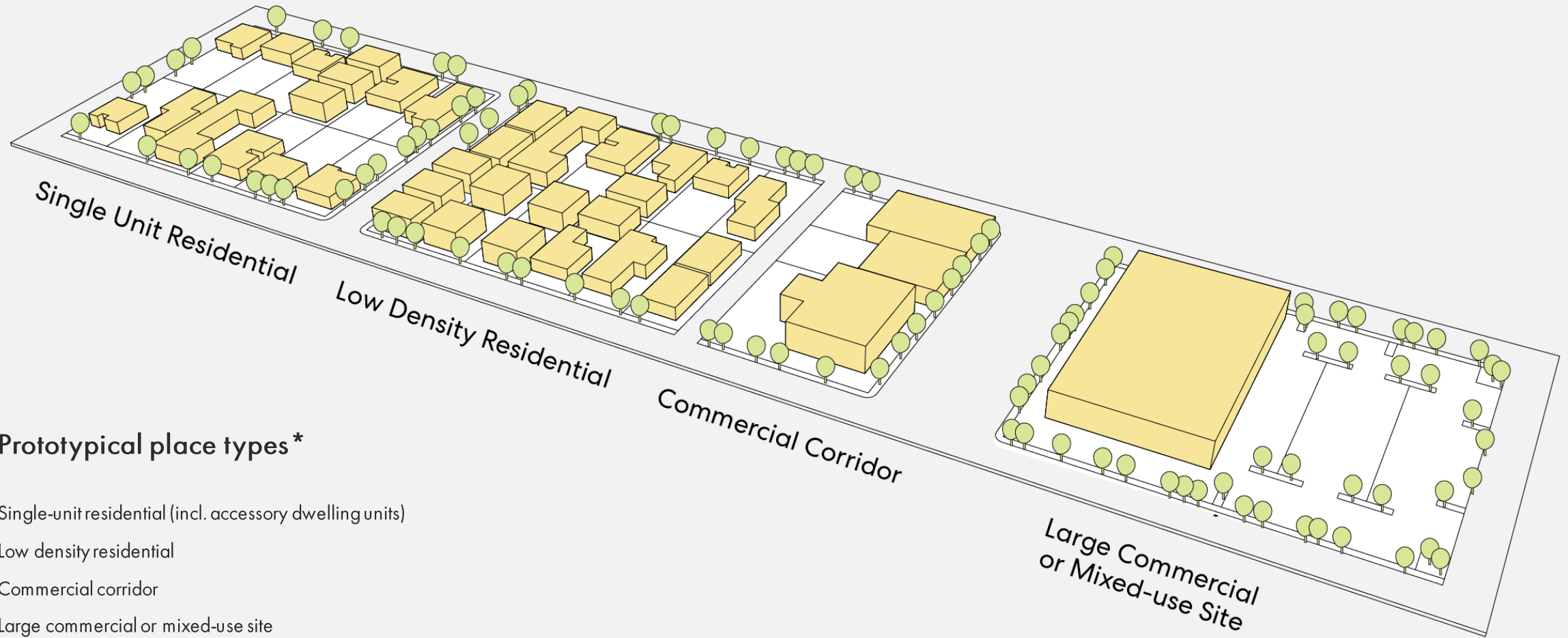
Alternative Approach: Incremental Densification

Incremental densification explores opportunities to increase density slowly while working within the existing context and scale of the neighborhood.

- Can be found from neighborhoods to commercial corridors.
- Needs to be calibrated to existing parcel size.



Recap: Existing place types



Prototypical place types *

Single-unit residential (incl. accessory dwelling units)

Low density residential

Commercial corridor

Large commercial or mixed-use site

* Place types are a simplification and generally representative of areas that could accommodate housing growth

Existing place types: Single-unit residential



Single-Unit Residential Strategies

Single-family
preservation*



Opportunities

Challenges

- Removes significant portions of city from consideration for growth
- Requires higher densities on other parcels to compensate

Incremental
growth



Opportunities

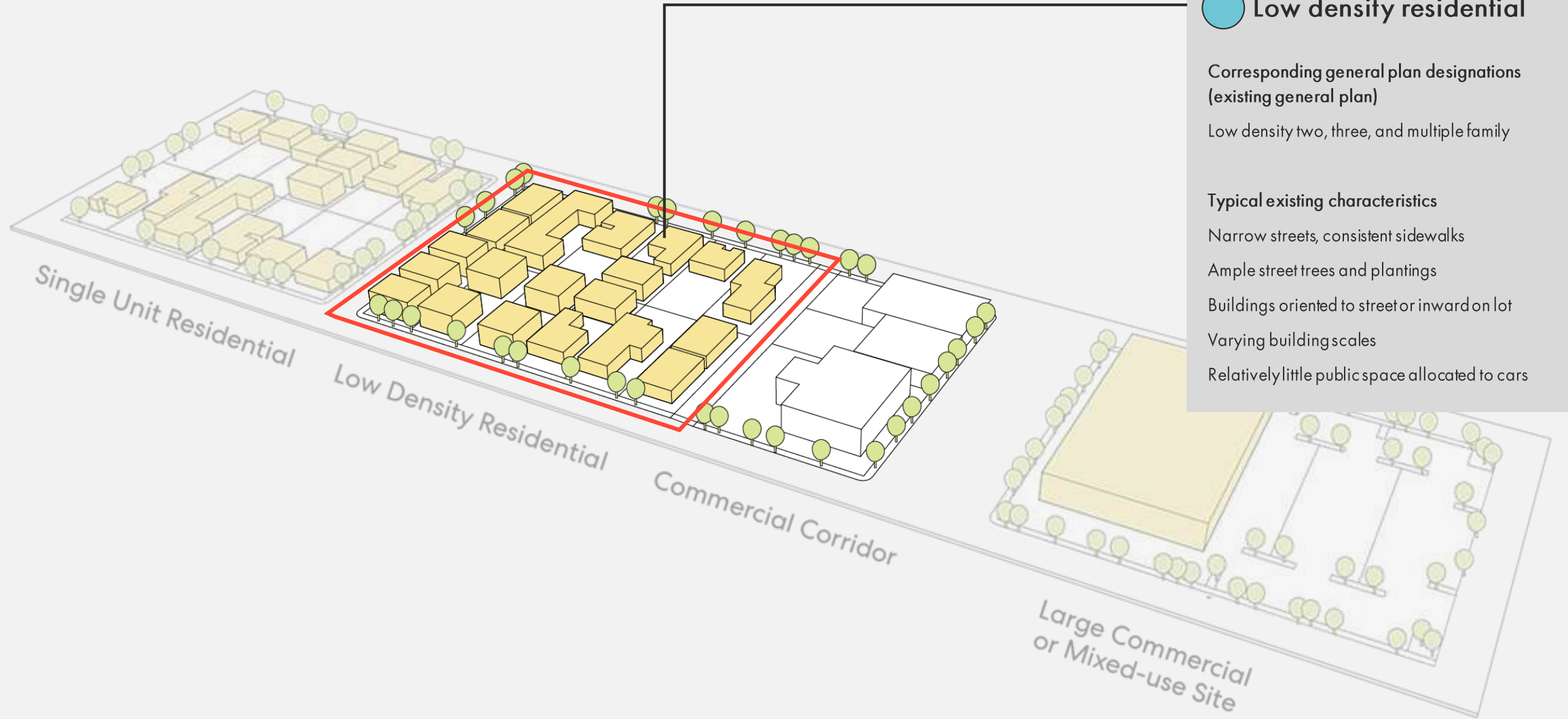
Challenges

- Allows for incremental densification
- Addresses the community scale issue head on
- Well-suited to address affordability

- Can require extensive code changes/updates

* Accessory dwelling units allowed per state law

Existing place types: Low density residential



Low Density Residential Strategies

Low density preservation



Opportunities

- Popular policy

Challenges

- Removes significant portions of city from consideration for growth
- Requires higher densities on other parcels to compensate

Incremental growth

Missing middle housing



Opportunities

- Allows for incremental densification
- Addresses the community scale issue head on
- Well-suited to address affordability

Challenges

- Can require extensive code changes/updates

Densification

Transition to denser housing typologies



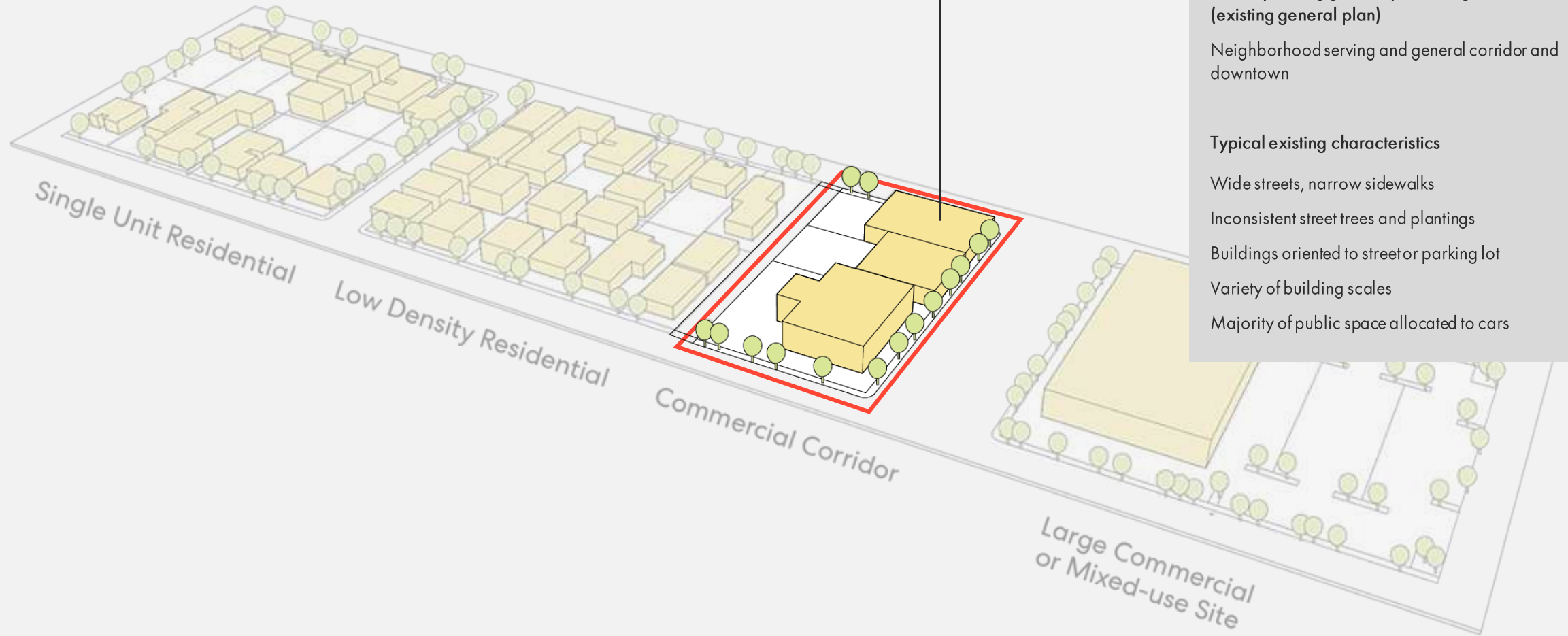
Opportunities

- Allows for moderate densification
- Addresses the community scale issue
- Address affordability

Challenges

- Can require extensive code changes/updates
- Relationship to existing scale requires significant attention
- Full neighborhood transformation is slow

Existing place types: Commercial corridor



Commercial Corridor Strategies

Mixed-use
low



Opportunities

- Limited concern about scale incompatibility
- Revitalize commercial corridors
- Add housing

Challenges

- Scale transitions can be challenging, esp. when corridor lots are shallow
- Transit access may not provide the needed connections to reduce car dependence

Mixed-use
medium

*Transit corridors
strategy*



Opportunities

- Intensifying parcels fronting major arterials with transit access
- Significant housing growth

Challenges

- Typically relies on larger, consolidated sites
- Expensive developments challenge affordability
- Generally difficult to accommodate parking

Existing place types: Large commercial

Large Commercial or Mixed-Use Site

Corresponding general plan designations (existing general plan)

Varies

Typical existing characteristics

Wide streets, narrow sidewalks

Inconsistent street trees and plantings

Buildings oriented toward surface parking

Large footprint buildings with surface parking lots

Majority of public space allocated to cars



Large Commercial or Mixed-Use Site Strategies

Mixed-use low

*Suburban retrofit
Mixed use*



Opportunities

- Makes greater use of land, existing infrastructure
- Activate and revitalize suburban areas

Challenges

- Timing of these developments is critical
- Need to replace surface parking in structure adds significant cost
- Beware of “product” that may become obsolete in the future, e.g. lifestyle center

Mixed-use medium/high

*Opportunity
site*



Opportunities

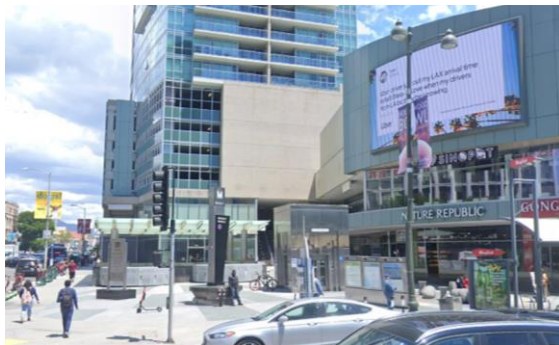
- Accommodate significant density
- Economics for redevelopment work

Challenges

- Development doesn't match surrounding context and scale
- Long entitlement timeline
- Projects can generate significant community opposition

Mixed-use high

*Transit-oriented
development*



Opportunities

- Ability to locate significant housing in proximity to transit
- Address the traffic concern

Challenges

- Typically relies on large, consolidated sites
- Expensive developments challenge affordability
- TOD developments commonly conceived as “insular” projects

Land use intensity scale

Single-unit
residential density



Note: Mixed-use incorporates a variety of commercial and residential uses and potentially includes stand-alone residential and commercial uses.

1-2 stories single-family and accessory dwelling units, limited footprint

Low multi-unit
residential density



1-3 stories, smaller duplex, triplex, multi-unit, limited footprint

Low mixed-use/ commercial
density



3-4 stories, multi-family/mixed-use
1-2 stories commercial

Medium mixed-use/
commercial density



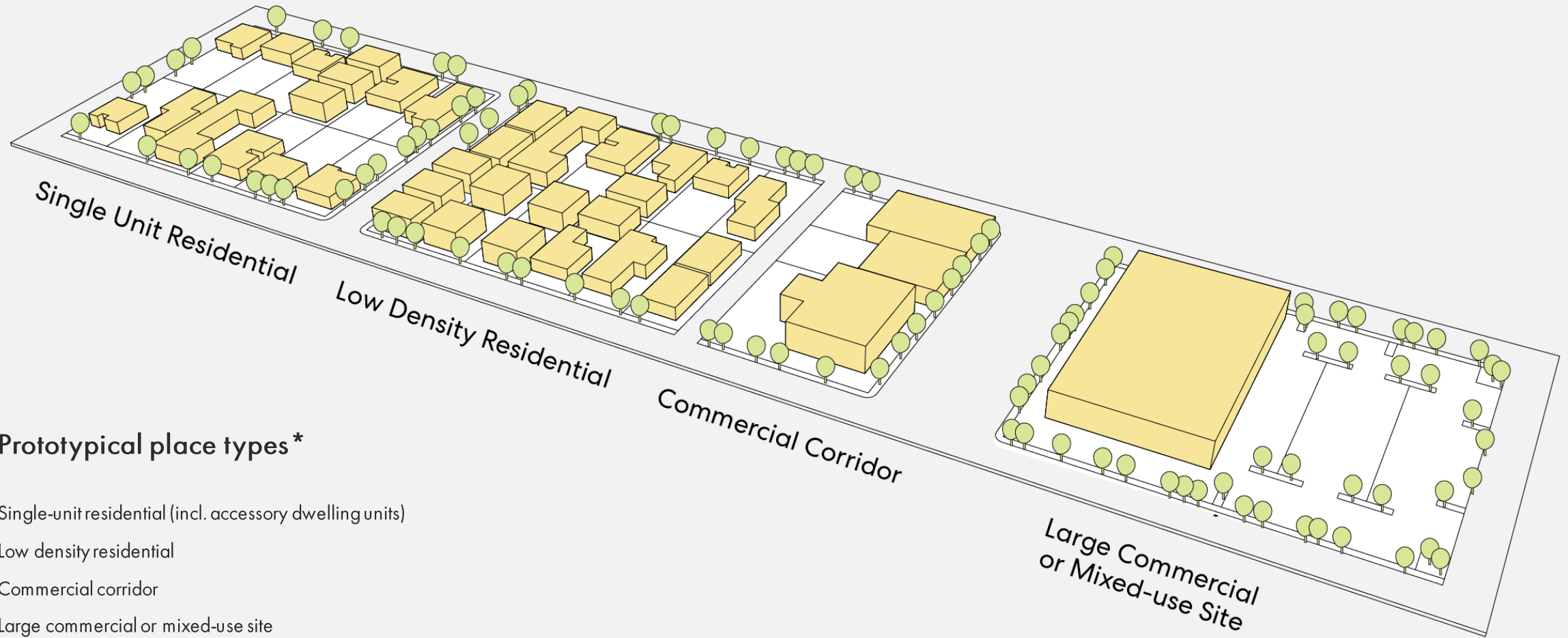
4-6 stories multi-family/mixed-use
Up to 4 stories commercial

High mixed-use density



6+ stories multi-family/mixed-use

Recap: Existing place types



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Low density residential

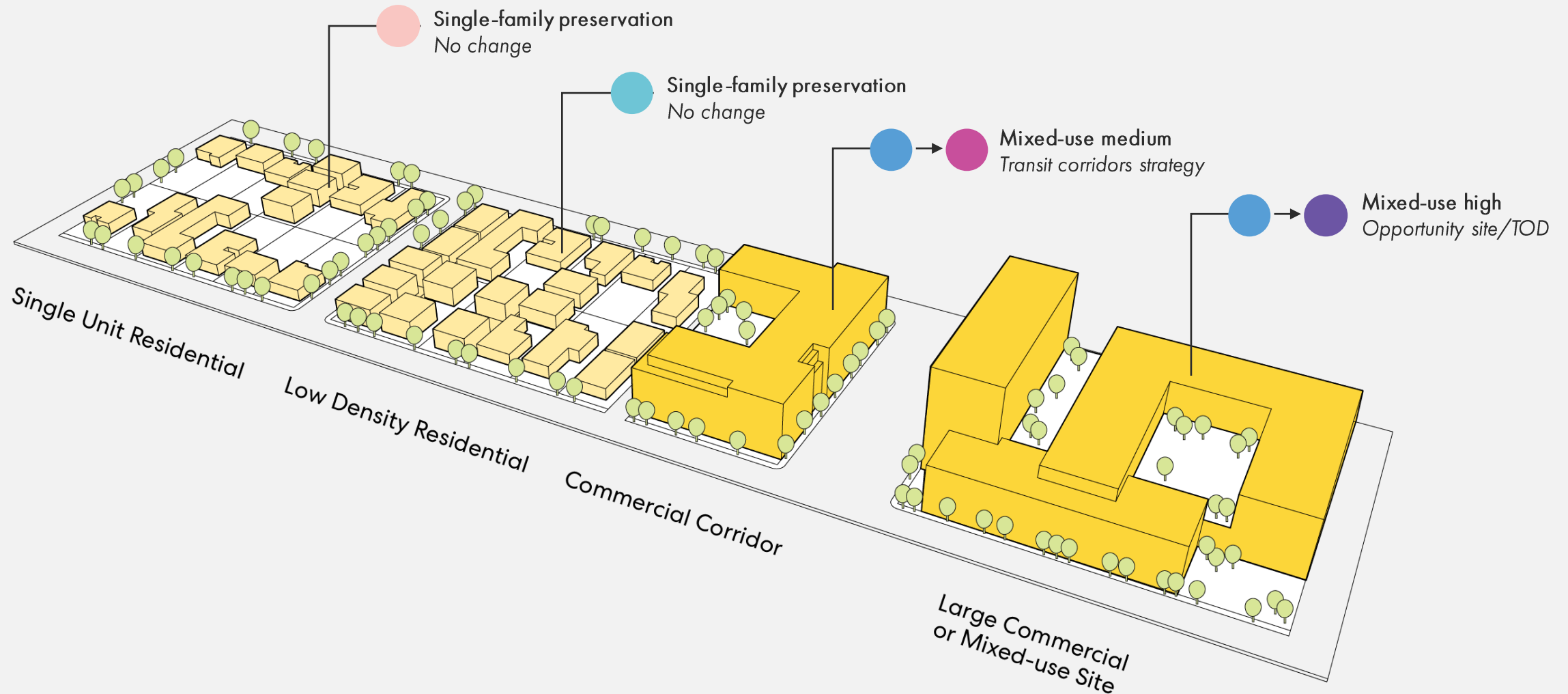
Commercial corridor

Large commercial or mixed-use site

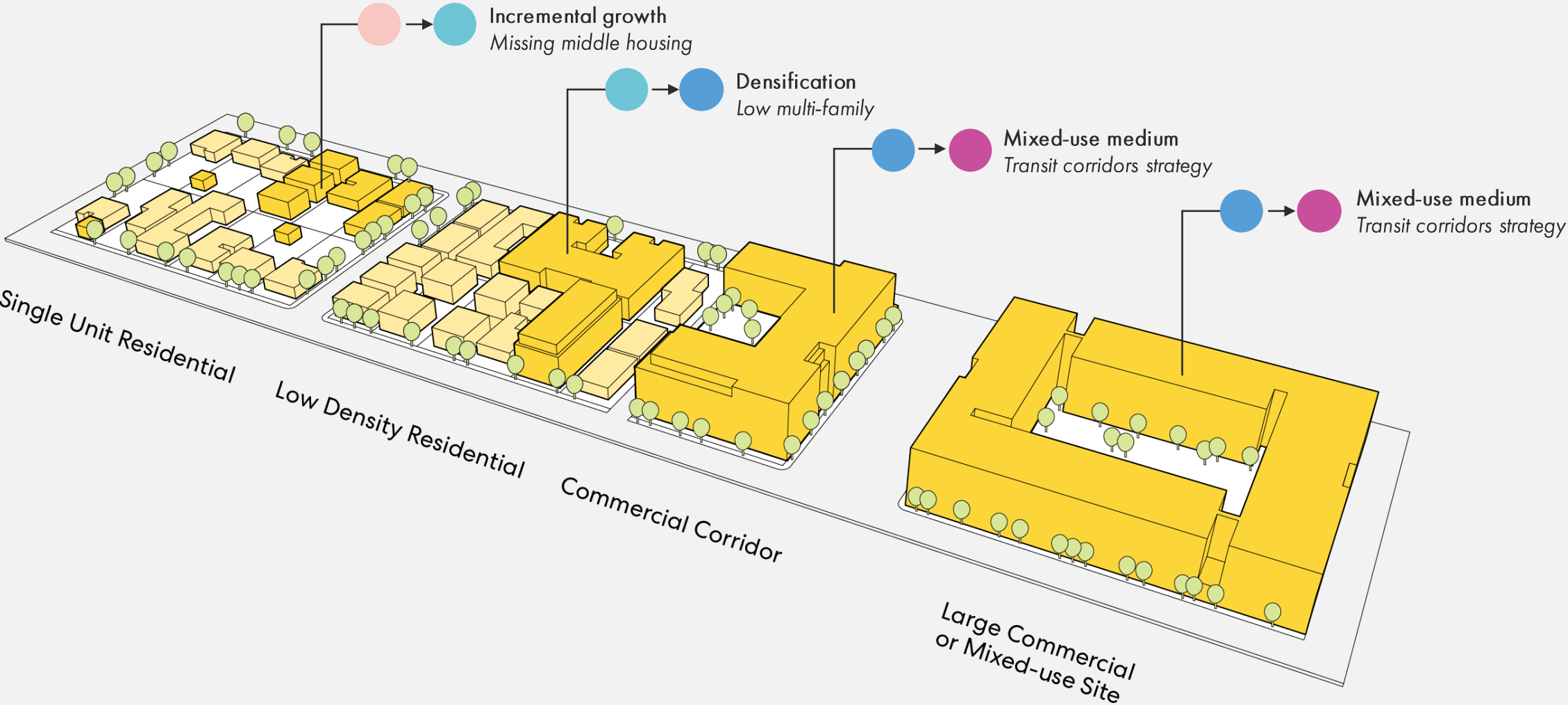
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Models for change

1. Commercial districts concentrated growth

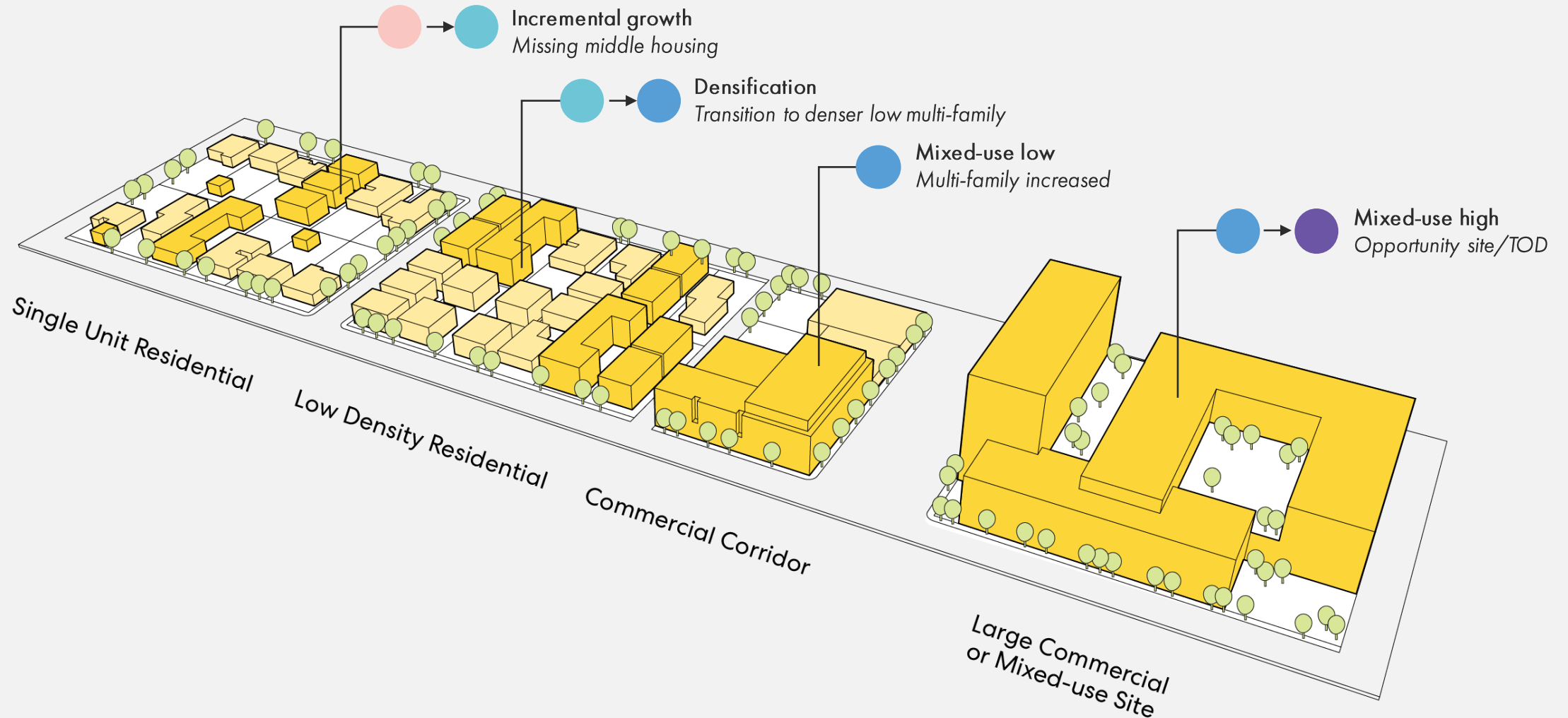


2. Incremental dispersed growth



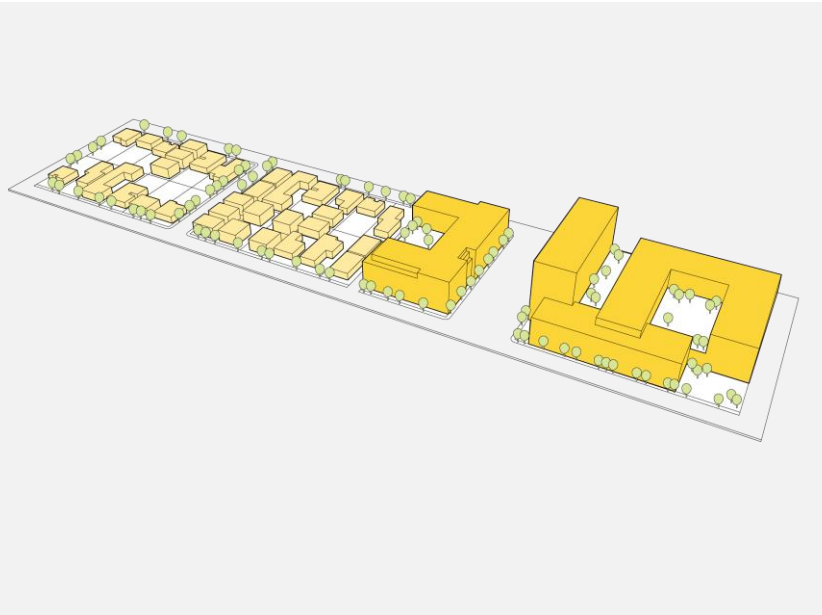
Models for change

3. Targeted high incremental dispersed growth



Models for change summary

1. Commercial districts concentrated growth



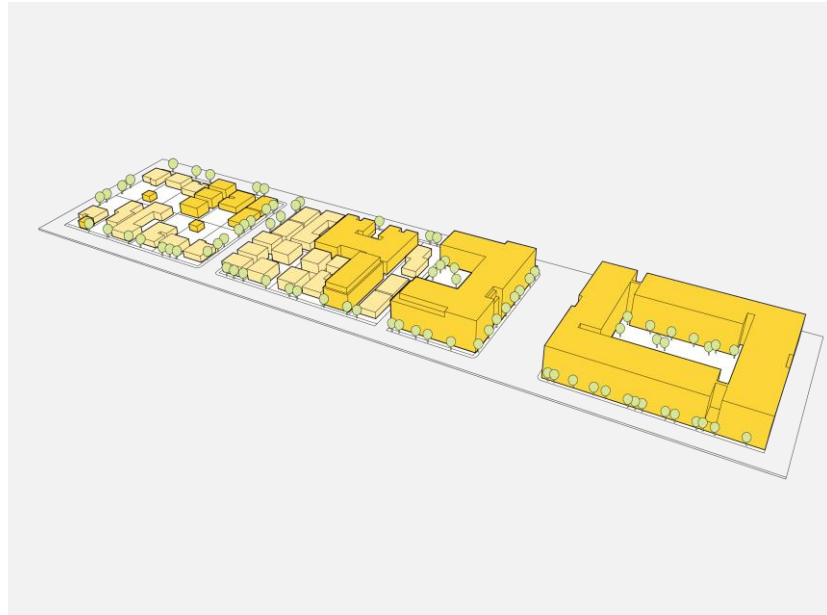
Single-family preservation

Low-density preservation

Mixed-use medium, transit corridors

Mixed-use high, opportunity site / TOD

2. Incremental dispersed growth



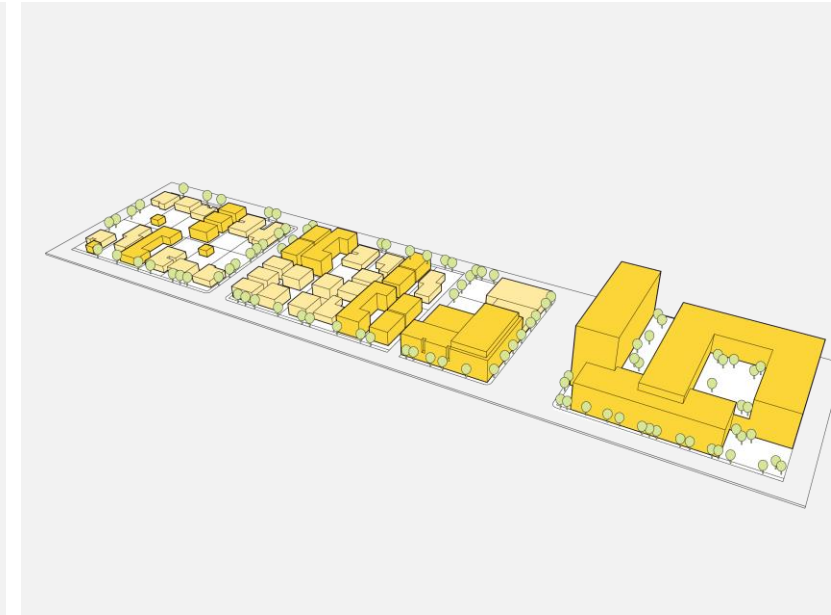
Missing middle housing incremental

Low-multi family densification

Mixed-use medium, transit corridors

Mixed-use medium, suburban retrofit

3. Targeted high incremental dispersed growth



Missing middle housing incremental

Low-multi family densification

Multi-family increase

Mixed-use high, opportunity site / TOD