

General Plan 4-Year Review Task Force Meeting #2

December 18, 2019



*Planning, Building and
Code Enforcement*

Agenda

1. Welcome & Agenda Overview
2. Urban Villages Follow-Up Presentation
3. Public Comment & Task Force Recommendation on Urban Villages
4. Missing Middle Housing: Presentation by Opticos Design
5. Plex Housing - A Developer's Perspective: Presentation by Mayberry Workshop LLC
6. Discussion/Questions on Plex Housing
7. Residential Uses in Neighborhood Business Districts
8. Task Force Discussion and Public Comment



Agenda Item 2

Follow-Up Presentation on Urban Village Policy Changes

Envision 2040 General Plan 4-Year Review

Horizons

- Why do we have Horizons and how do they work?
- Do we need them?
- Can we eliminate and/or accelerate horizons for more flexibility and to encourage more housing development?



Purpose of Horizons (see page A-2)

- Phase housing production
 - Focused near transit and established infrastructure
 - Away from areas without current transit/infrastructure investments
- Help staff where to plan next



Paths Under Horizons (see page 4)

<i>Type of Project</i>	Current Horizon (Can Project Proceed – Yes/No)		Future Horizon (Can Project Proceed – Yes/No)	
	With Approved UV Plan	Without Approved UV Plan	With Approved UV Plan	Without Approved UV Plan
<i>Market-Rate Residential or Mixed-Use Residential Project</i>	Yes	No	Yes	No
<i>Signature Project</i>	N/A	Yes	N/A	Yes
<i>100% Deed Restricted Affordable Housing Project</i>	Yes	Yes	Yes	Yes



If Horizons Were Eliminated (see page A-3)

- Path for housing **does not change**
 - Still need urban village plan to build housing
 - Three exceptions:
 - Signature Projects (not intended to be common-place)
 - Site with residential General Plan designation
 - 100% affordable housing projects
- Don't need to open a new growth horizon
- Residential Pool Policy not applicable



Solutions Moving Forward

- **Mixed-Use and Multifamily Zoning Districts** → streamline housing permitting, objective requirements
- **Citywide Design Guidelines and Complete Streets Design Standards and Guidelines** → shorten UV Plans/timeline and create consistency for design expectations



Signature Projects

- Why do the Signature Project policy changes have such prescriptive requirements?
- Why do projects have to provide more than fair share of commercial?



Signature Projects (see page A-4)

Amazing, unique project that:

- Catalyst for entire village
- Provides above and beyond jobs and housing
- More community engagement
- High-quality design
- Public open space
- Prominent location



Updated: December 9, 2019

Why Update Signature Project Policy?

- Provide clear requirements/expectations to development community and public
- State law changes
 - Requirements for housing must be measurable and objective
 - Personal judgement cannot be used to approve/deny housing project



More Than Fair Share of Commercial

- Council wanted only exceptional projects to move ahead of Urban Village Plan adoption (IP-2.9 and IP-2.10)
- One parameter was more jobs production



Proposed Signature Project Policy

Urban Village Type	Site Land Use Requirement	Site Selection Requirement	Commercial Requirement (Above Fair Share)	Additional Commercial Requirement by Site Size	Residential Density Requirement	Open Space Requirement (Publicly Accessible)	City Policy Compliance	Public Meeting Requirement
Neighborhood Village	(1) Within an Urban Village AND (2) General Plan Land Use Designation of Urban Village, residential, or commercial. (No change)	(1) Corner parcel; OR (2) Interior parcel of at least 3 acres with 150 ft of street frontage. Shall not results in remnant parcels of smaller than 1 acre.	≥ 5%	5 to 10 acres: 5% additional > 10 acres: 10% additional	≥ 30 DU/AC	≥ 2,000 sq ft	(1) Urban Village Mixed Use zoning district; (2) Citywide Design Guidelines; AND (3) Complete Streets Guidelines	≥ 2 public meetings
Local Transit Village			≥ 10%		≥ 55 DU/AC	≥ 5,000 sq ft		
Commercial Corridor and Center Village			≥ 10%		≥ 55 DU/AC	≥ 5,000 sq ft		
Regional Transit Urban Village			≥ 15%		≥ 75 DU/AC	≥ 10,000 sq ft		



Proposed Signature Project Policy Feasibility

- The Signature Project Policy requirements have been applied inconsistently in the past
- 3 approved Signature Projects would be approved under the proposed changes
- 3 other approved Signature projects would only need to provide an additional approx. 1,800 square feet of commercial



Agenda Item 3

Public Comment & Task Force Recommendation on Urban Villages

Envision 2040 General Plan 4-Year Review

Summary of Recommendations

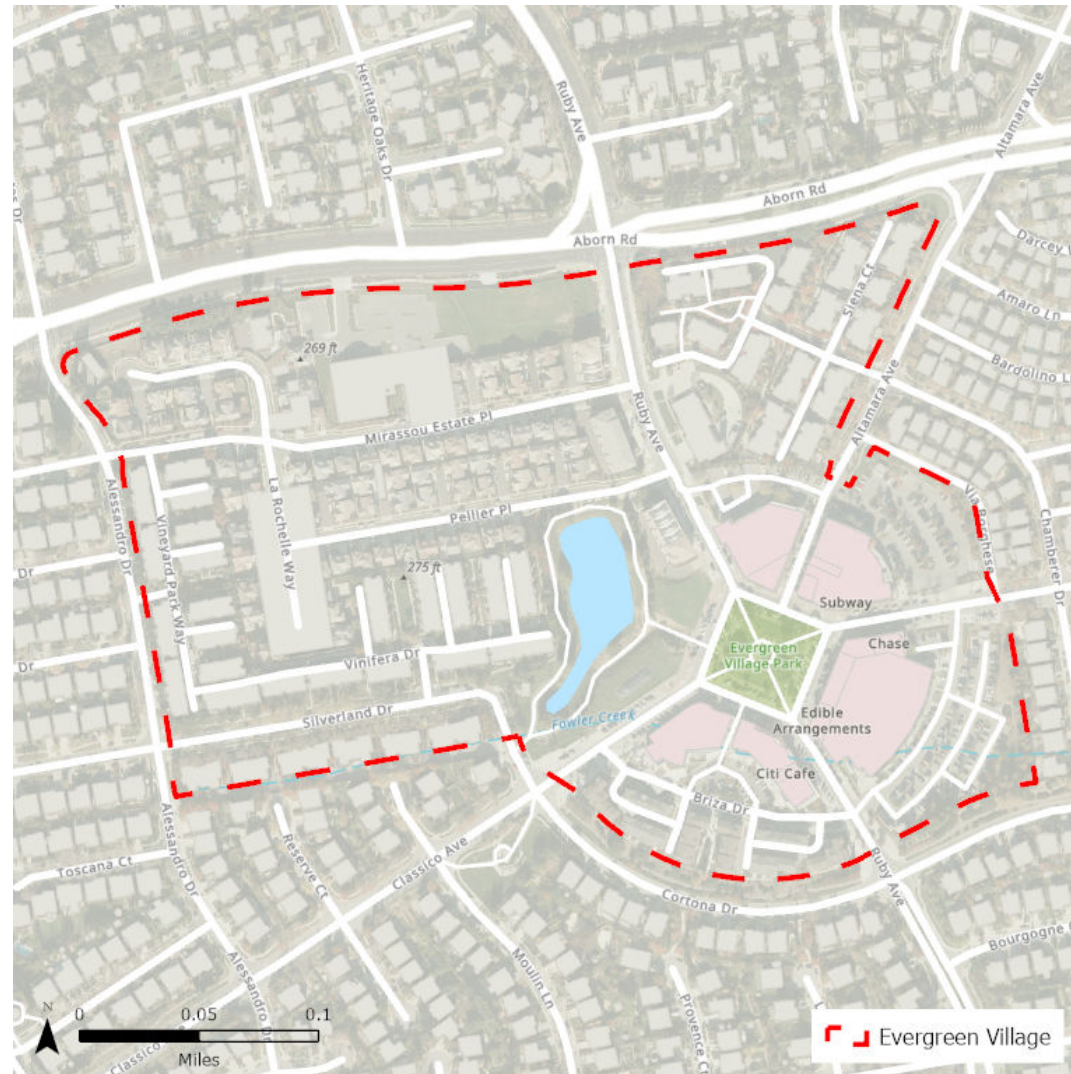
Item	Topic	Staff Recommendation
1	Redistribution of Planned Growth and Urban Village Boundary Modifications	Eliminate Evergreen Village (V55) Eliminate E. Capitol/Foxdale Dr. (V52) Remove Reed & Graham site from Race Light Rail Urban Village boundary
2	Urban Village Growth Horizons	No wholesale move to Horizon 2 Shift Five Wounds BART and S. 24th St./William Ct. to Horizon 1
3	Residential Pool Units	Eliminate Residential Pool Policy
4	General Plan Policy IP-5.5	Restore originally adopted Policy language for flexibility
5	General Plan Policy IP-5.10 (Signature Project Policy)	Adopt objective standard requirements for Signature Projects



1) Boundary Change Staff Recommendation

- **Eliminate Evergreen Village (V55)**

- Horizon 1
- Only 1.3 acres of available land
- Recently built homes, shopping center, and plaza
- 385-unit residential capacity



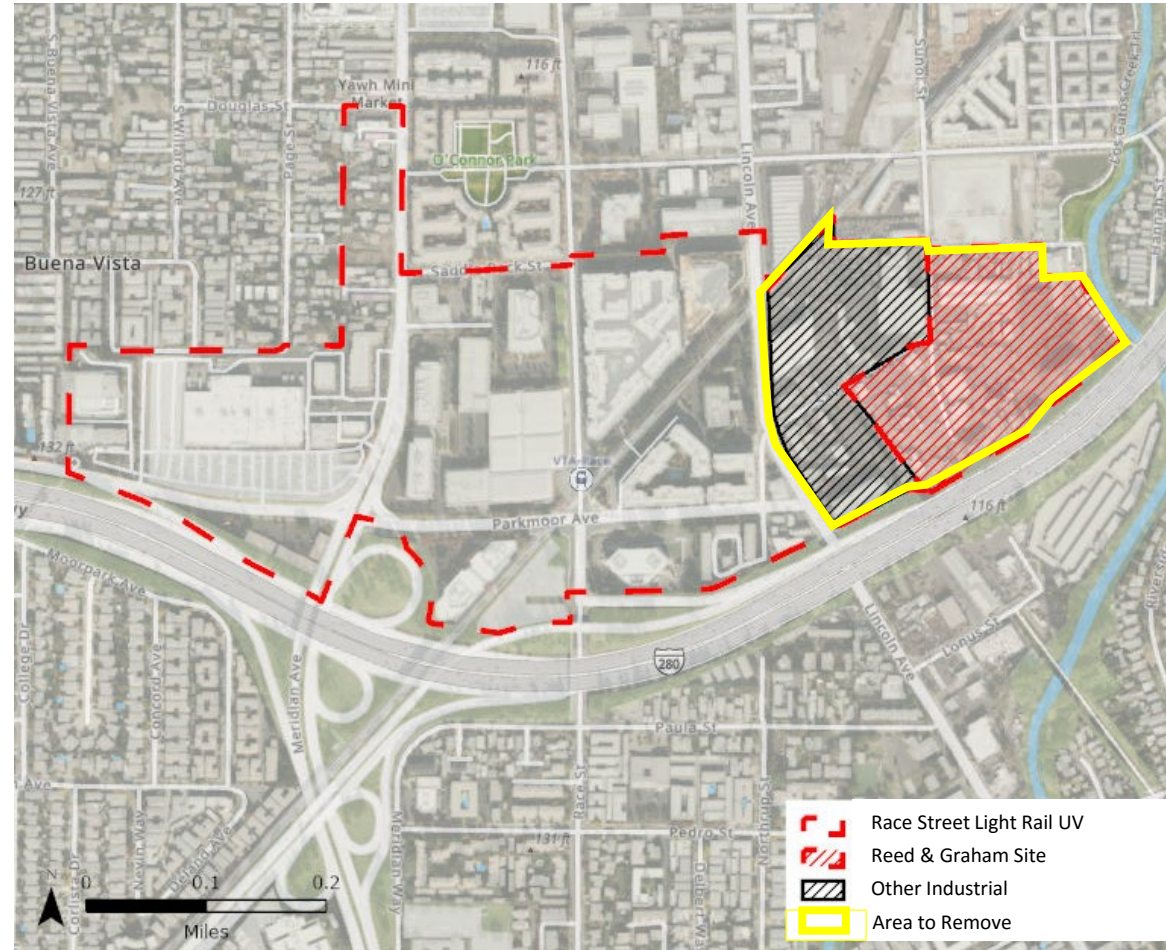
1) Boundary Change Staff Recommendation

- **Eliminate E. Capitol/Foxdale Dr. (V52)**
 - Horizon 3
 - Redevelopment would displace existing affordable housing apartments
 - Capacity of 100 jobs and 170 units on 14 acres



1) Boundary Change Staff Recommendation

- **Modify Race Light Rail UV boundary (VR9)**
 - Horizon 1
 - Remove Reed & Graham site - heavy industrial use and unsuitable site for residential redevelopment
 - Remove area east of Lincoln Ave and west of Reed & Graham site



2) Horizon Shift Staff Recommendation

- No wholesale move to Horizon 2
- Shift Five Wounds BART and S. 24th St./William Ct. to Horizon 1
 - 1,062 additional housing units available for development



3) Residential Pool Policy Staff Recommendation

- Eliminate the Residential Pool Policy (General Plan Policy IP-2.11)
 - Originally established to limit residential in areas not in current Plan Horizon and promoting job growth to fix jobs/housing imbalance
 - Could be additional hurdle in current housing crisis
 - Policy is not necessary and adds no value



4) Policy IP-5.5 Staff Recommendation

Employ the Urban Village Planning process to plan land uses that include adequate capacity for the full amount of planned job and housing growth, including identification of optimal sites for new retail development and careful consideration of appropriate minimum and maximum densities for residential and employment uses to ensure that the Urban Village Area will provide sufficient capacity to support the full amount of planned job growth under this Envision Plan. ~~The Urban Village Plan should be consistent with the following objectives:~~

- ~~1. The Urban Village planning process is not a mechanism to convert employment lands to non-employment uses.~~
- ~~2. Other City policies such as raising revenues, for example which could occur through the conversion of employment lands to non-employment uses shall not take precedent over the jobs first principle.~~
- ~~3. The General Plan's jobs first principles apply to Urban Villages and that residential conversions are not allowed to proceed ahead of the job creation that is necessary to balance the residential elements of the Village Plan. This policy means that jobs and can move together on a case by case basis.~~



5) Proposed Signature Project Policy

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Site Selection Requirement



150 feet



Agenda Item 4

Missing Middle Housing Presentation

Daniel Parolek with Opticos Design

Envision 2040 General Plan 4-Year Review

Agenda Item 5

Plex Housing: A Developer's Perspective

Adam Mayberry with Mayberry Workshop

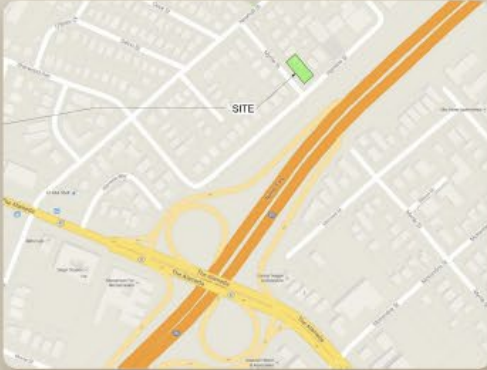
Envision 2040 General Plan 4-Year Review



Myrtle Commons

Missing Middle Development
by Mayberry Workshop and Urban West

Adam S. Mayberry, AIA



Purchased "Vacant" Lot

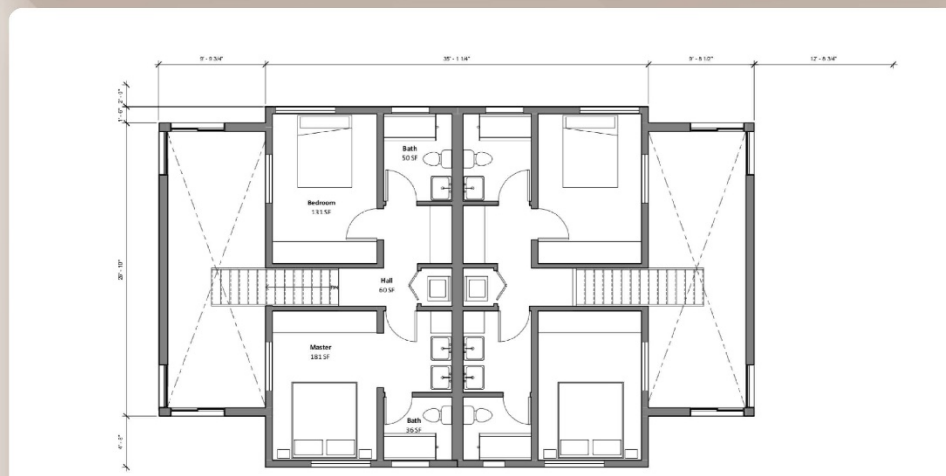
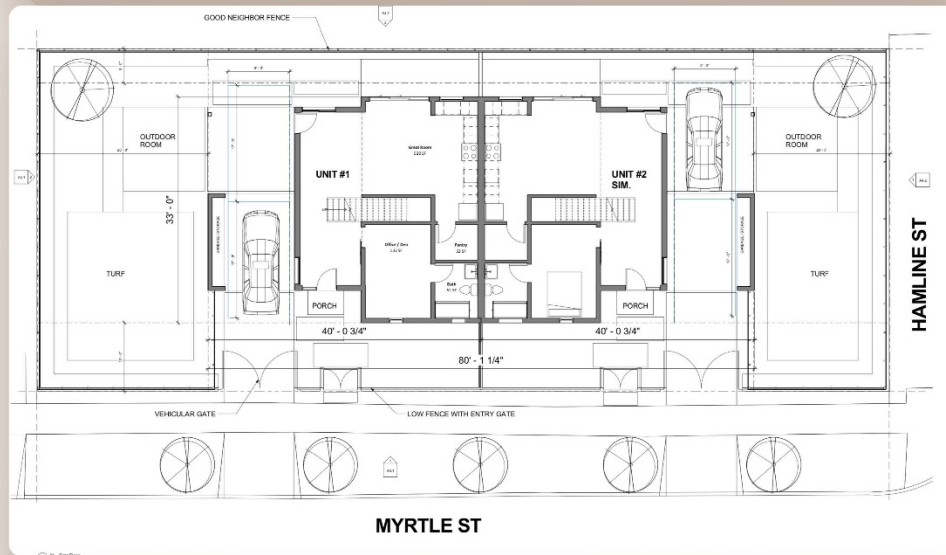
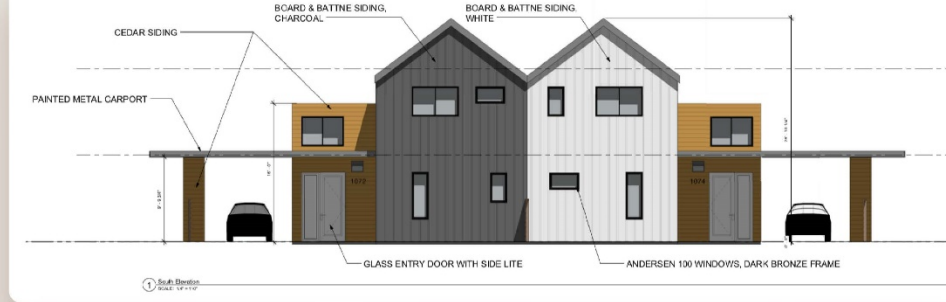
- Zoning: R-2
- GP: Residential Neighborhood
- All that remained was garage from previous residence.

"Urban"

Farmhouse Style

Blend urbanist centric style with more traditional aesthetic values of the market





Lean Development

- Build Less
- All area sellable
- No Garage
- Volume
- Smallish bedrooms
- "Affordable By Design"

Planning Process

Modified Design

- Typically what others have done
- More Traditional Aesthetic
- Added Cost



PDF

1076 & 1074 MYRTLE ST - DUET HOMES



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@adamsmayberry



ATTIC VENTILATION CALCS
 1,722 SF / 150 = 11.48 SF
 4"x15" VENTS = 4167 SF
 11.43 / 4167 = 25 VENTS
 CONTRACTOR TO INSTALL GALVANIZED 4"x15"
 EAVE VENTS AS PER CALCULATED EVENLY AT
 RAFTER BAY FOR ENTIRE HOUSE LOW
 WITH ROOF RIDGE VENT HIGH

TYPICAL ROOF FRAMING

- 12" ALUMINUM BATTEN STANDING SEAM METAL ROOF
- INSTALLED PER AEP SPAN "SELECT BEAM" MANUFACTURERS INSTRUCTIONS
- 3/8" FELT
- 1/2" CDX PLYWOOD SHEATHING
- PINE ENGINEERED TRUSS, SEE STRUCTURAL DRAWINGS
- R-38 BATT INSULATION
- 5/8" GYPSUM BOARD

Maintain 1" Ventilation Between Truss and Insulation

UPPER T.O. PLATE
119'-2 7/8"

Permitting Process Delays

- Separate Permits
- Off-Site Improvements

SECTION - C
1/4" = 1'-0"



TYPICAL EXTERIOR WALL FRAMING

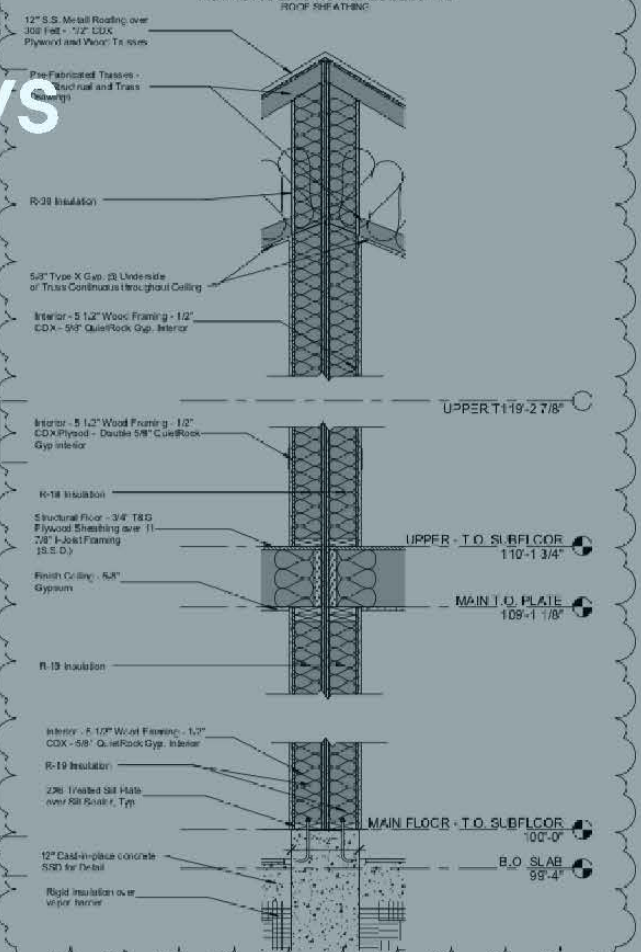
- BOARD & BATTEN SIDING, PAINTED
- #15 FELT
- 1/2" CDX PLYWOOD SHEATHING
- 2X STUDS SEE STRUCTURAL DRAWINGS
- R-19 BATT INSULATION
- 1/2" GYPSUM BOARD

2x6 Trussed SR Plate over SR Sealer, Typ. Parde

MAIN FLOOR - T.O. SUBFLOOR
100'-0"

B.O. SLAB
99'-4"

NOTE: CONTRACTOR TO ADHERE TO IRC 2013 CODE R302.3 TWO-FAMILY DWELLINGS: EACH DWELLING UNITS IN TWO-FAMILY DWELLINGS SHALL BE SEPARATED FROM EACH OTHER BY WALL AND/OR FLOOR ASSEMBLIES HAVING NOT LESS THAN 1-HR FIRE RESISTANCE RATING. ASSEMBLIES SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING.



Construction Process





Exterior Photos



Additional Exterior

(iPhone photos with automatic edit)



Interior 1074







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Agenda Item 6

Discussion and Questions on Plex Housing

Envision 2040 General Plan 4-Year Review

Agenda Item 8

Task Force Discussion & Public Comment

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Agenda Item 9

Announcements

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