

Excerpt from Planning Commission staff report of staff's draft Average Unit Size Density Incentive Program (AUD) guidelines for unit configuration and parking presented to the Planning Commission on February 16, 2017 below:

*The AUD program incentives allow higher residential densities in some areas of the City and reduced parking requirements. The program is based upon the average unit size, which can allow a variety of unit sizes, regardless of bedroom count.*

1. *Units with three or more bedrooms should be configured to encourage shared use of all areas of the unit, rather than dormitory style configurations which may lead towards inadequate parking for the number of occupants, and negative impacts on the livability of the project and neighborhood. To address these concerns, the ABR/HLC may request design adjustments to address the ratio of bedrooms to bathrooms, the total number of bathrooms within the units, and overall configuration of the units to facilitate occupancy by a single household instead of a number of individuals or multiple households.*
2. *Larger units with more bathrooms can facilitate additional occupants and may have negative impacts on the livability of the project and neighborhood. A limitation in the number of bathrooms to two (2) per unit may be considered.*
3. *Depending on the size and configuration of units within the project, a project may benefit if units with three (3) or more bedrooms are provided two (2) or more parking spaces. Tandem or stacked parking configurations can be acceptable under certain conditions, subject to Transportation Planning Division approval.*

Staff requests that the Planning Commission review the draft Infill Design Guidelines and offer comments to the HLC and ABR. Suggested comment areas are:

- 1) Do the guidelines adequately address the design concerns often expressed by members of the public and neighbors of proposed infill development projects?
- 2) Do the guidelines provide the needed tools to the ABR and HLC to ensure compatible projects while advancing the objectives of the AUD Program?
- 3) Is the approach of having the ABR and HLC consider bathroom limitations, unit configuration, and the potential to require additional parking a reasonable application of design guidelines?
- 3a) If so, do the supplemental guidelines regarding unit configuration, bathroom limitations and additional parking adequately address concerns related to residential density and parking impacts to neighborhoods?
- 4) Does the Planning Commission wish to review and provide comments to the ABR or HLC on all AUD projects proposing five or more units?