

SLOT HOME

EVALUATION & TEXT AMENDMENT

LUTI Informational Item

May 23, 2017

Presentation by:

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SLOT HOMES

- A “slot home” is a multi-unit residential structure consisting of attached dwelling units arranged side-by-side and primarily perpendicular to the street.
 - Most dwelling units have an individual, direct entrance to the exterior facing a side lot line or center pedestrian court.
 - Individual vehicular garages are commonly located beneath each unit.
 - Slot homes are also sometimes called “sideways-facing town homes” or “fraux homes.
 - *Includes development built under the Garden Court form

PROJECT PHASES

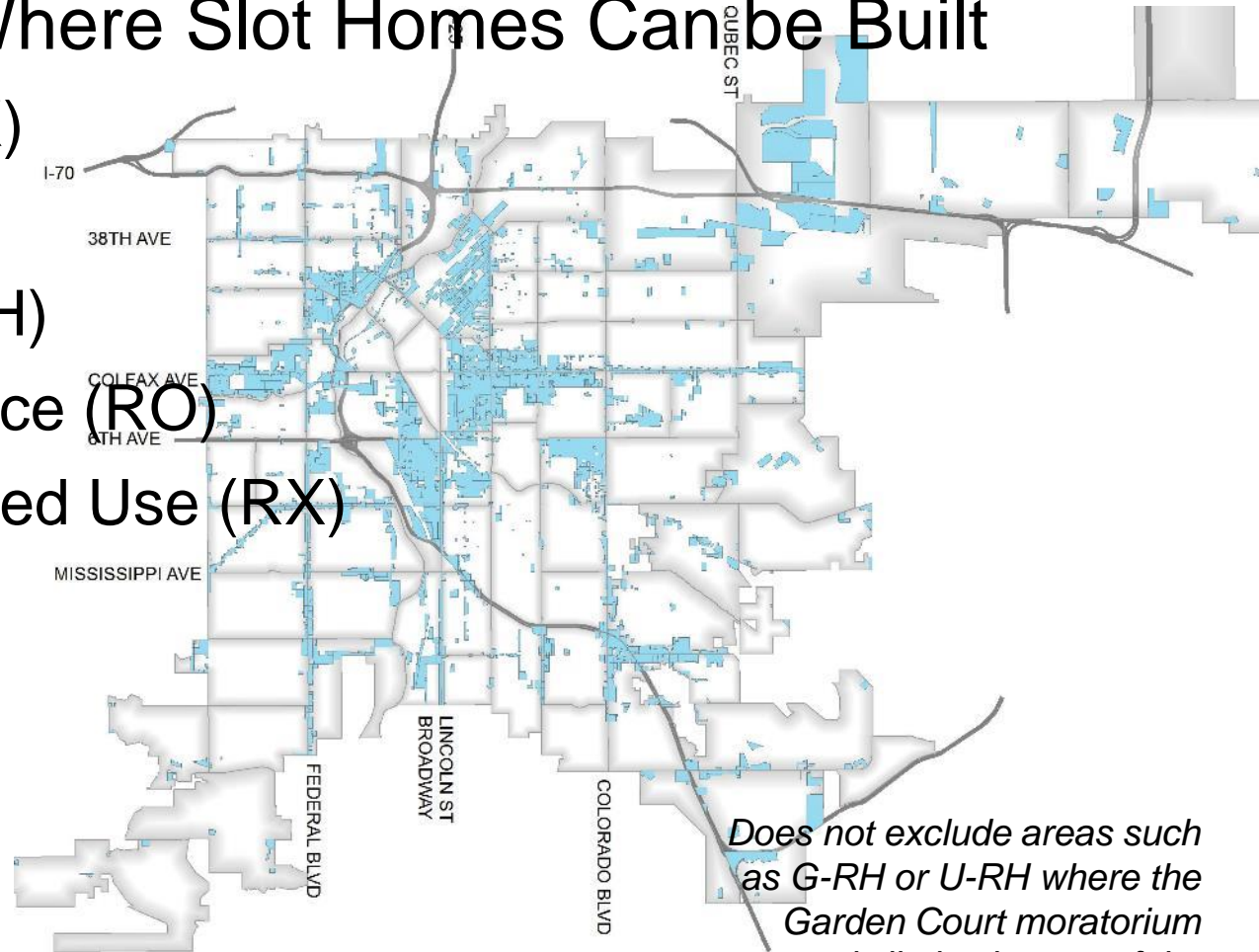
1. Problem Identification
- ➔ 2. Evaluate Alternative Designs
3. Select Strategy
4. Adopt Text Amendment



EXISTING ZONING MAP

• Zone Districts Where Slot Homes Can be Built

- Mixed Use (MX)
- Multi Unit (MU)
- Row House (RH)
- Residential Office (RO)
- Residential Mixed Use (RX)



EXISTING CONDITIONS

SLOT HOME TRENDS

2 BUILDINGS
are contained within the average slot home development

10 DWELLING UNITS
for an average development (with some as small as 3 units and others as large as 28 units)

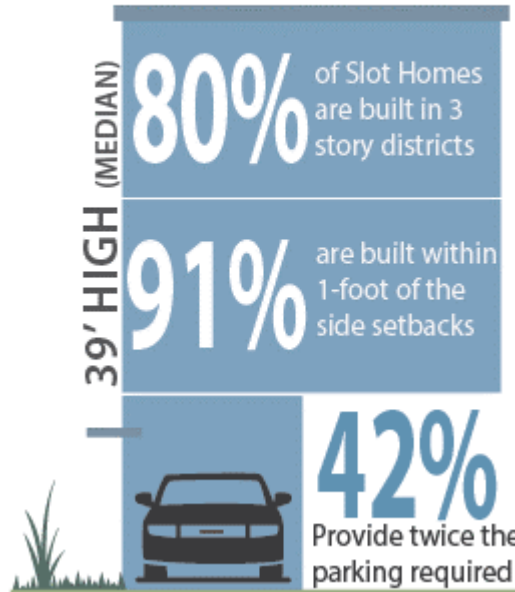
38% of slot homes were subject to a **BLOCK SENSITIVE SETBACK**

60% **NO FRONT PORCH**
of slot homes did not provided any sort of front porch on the development

77% **ALLEY ACCESS**
provided vehicular access from the alley

83% **ROOF DECK**
provided a roof deck, which often required a height encroachment

FORM CHARACTERISTICS



ZONE LOT CHARACTERISTICS

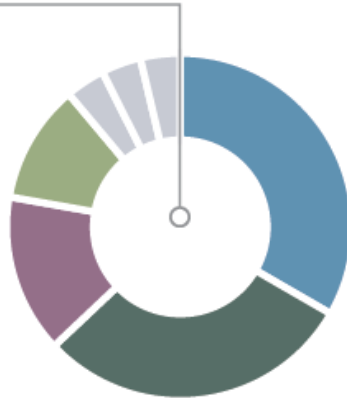
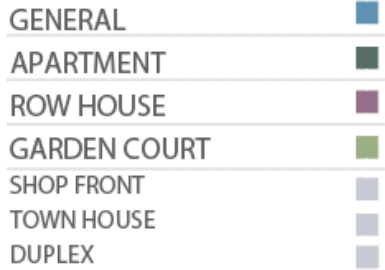


These figures and analysis were conducted from a sampling of Slot Homes permitted from 2014-2016.

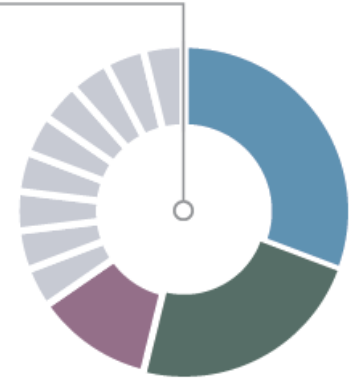
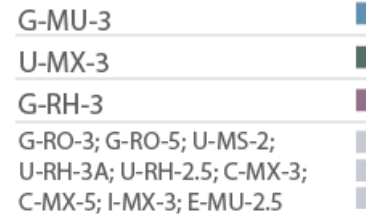
EXISTING CONDITIONS

SLOT HOME TRENDS

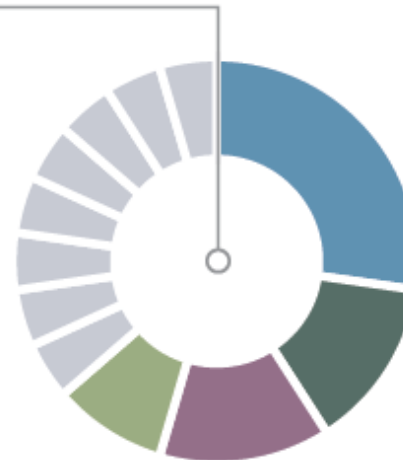
BUILDING FORM



ZONE DISTRICTS



NEIGHBORHOODS

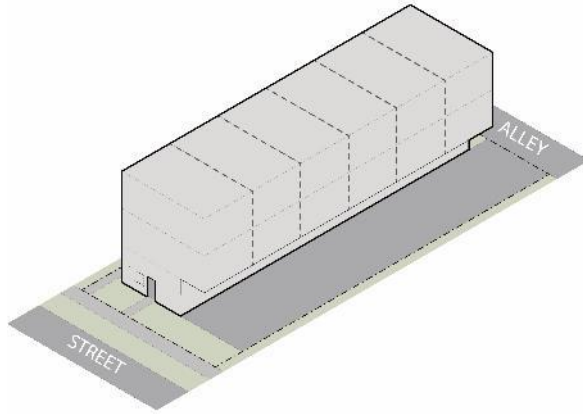


These figures and analysis were conducted from a sampling of Slot Homes permitted from 2014-2016.

EXISTING CONDITIONS

SLOT HOME TRENDS

Typical Configuration:
**A SINGLE
ROW**

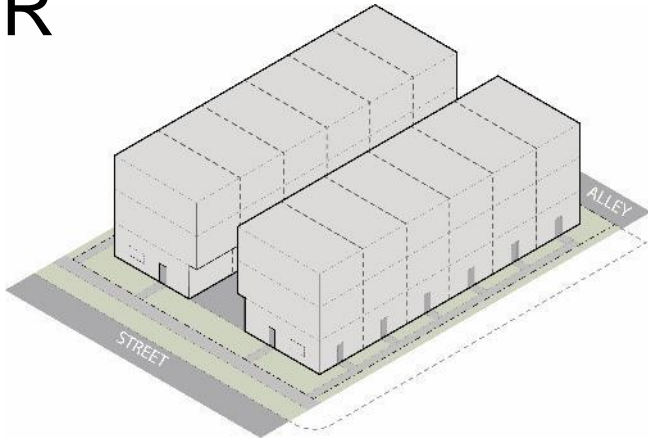


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EXISTING CONDITIONS

SLOT HOME TRENDS

Typical Configuration:
**CENTER
DRIVE**

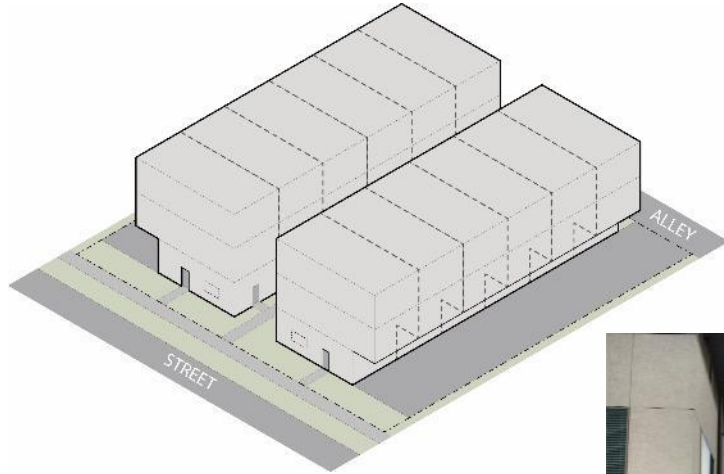


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SLOT HOME TRENDS

Typical Configuration:

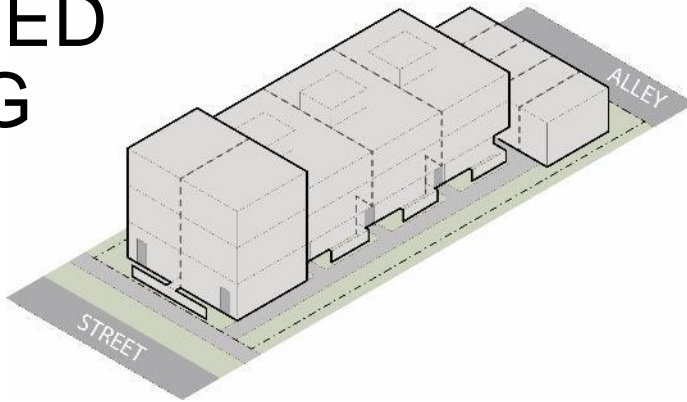
CENTER COURT/MEWS



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SLOT HOME TRENDS

Typical Configuration:
**DETACHED
PARKING**



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PROBLEM ID APPROACH

- City Staff Evaluation
 - Review previous community comments
 - Survey existing slot home development
- Task Force Review
 - Evaluate issues and tour slot home development
 - Revise problem statement
- Community Review
 - Present problem statement to community
 - Finalize problem statement

PROBLEM IDENTIFICATION PROCESS



PROBLEM STATEMENT

The problem is new multifamily slot home construction that does not promote neighborhood objectives in five key respects.

1. Public Realm Engagement
2. Neighborhood Design
3. Building Mass and Scale
4. Vehicle-Oriented Design
5. Impacts on Neighbors

PROBLEM STATEMENT



1. **Public Realm Engagement:** Many slot homes do not engage the street, sidewalk and semi-public frontages with street level activities, porches, or pedestrian entrances and transparency that promote interaction with neighbors and ownership of the public realm.

PROBLEM IDENTIFICATION

PROBLEM STATEMENT



2. Neighborhood Context: The siting, setbacks and uses contained within slot homes sometimes do not reflect the existing character or desired future conditions of the street, block and neighborhood.

PROBLEM STATEMENT



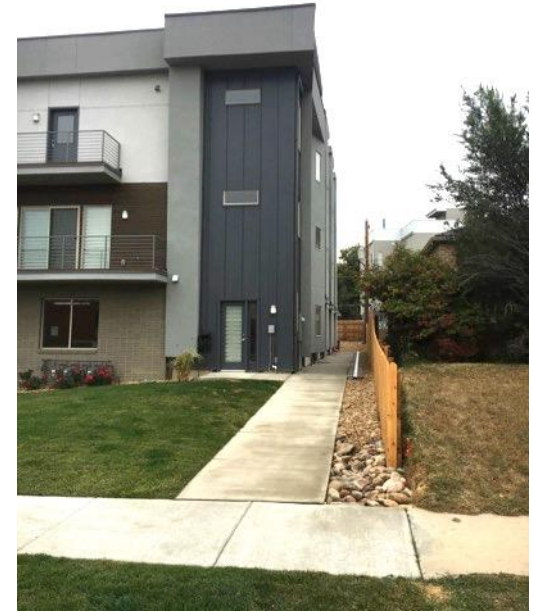
3. Building Mass and Scale: Many slot homes do not incorporate Human Scale proportions, heights and design elements that could promote compatible mass and scale relationships among buildings, such as coordinated façade widths, height in stories, window patterns or distinction between floors.

PROBLEM STATEMENT



4. Vehicle-oriented Design: Slot homes often incorporate visible driveways, parking areas and garage doors that negatively impact the pedestrian-oriented character of the street, sidewalk and neighborhood.

PROBLEM STATEMENT



5. Impacts on Neighbors: Slot homes often orient their most active façade areas toward adjacent properties rather than the street and sidewalk, or include other elements such as rooftop decks, which may have negative visual, solar or privacy impacts on neighbors.

CRITERIA FOR SUCCESSFUL SOLUTIONS

Effectiveness

- Directly addresses the problem statement



Equity

- Meets the needs of all stakeholders
- Maintains housing options



Flexibility

- Allows adaptation to market conditions
- Promotes creativity



Predictability

- Supports common expectations
- Clearly ties intent to requirements



PROJECT PURPOSE

The purpose of the project is to promote multi-family infill development that engages the public realm, considers the character of the neighborhood, addresses the human scale, and minimizes vehicular and neighbor impacts while ensuring solutions that provides equity, flexibility and predictability.

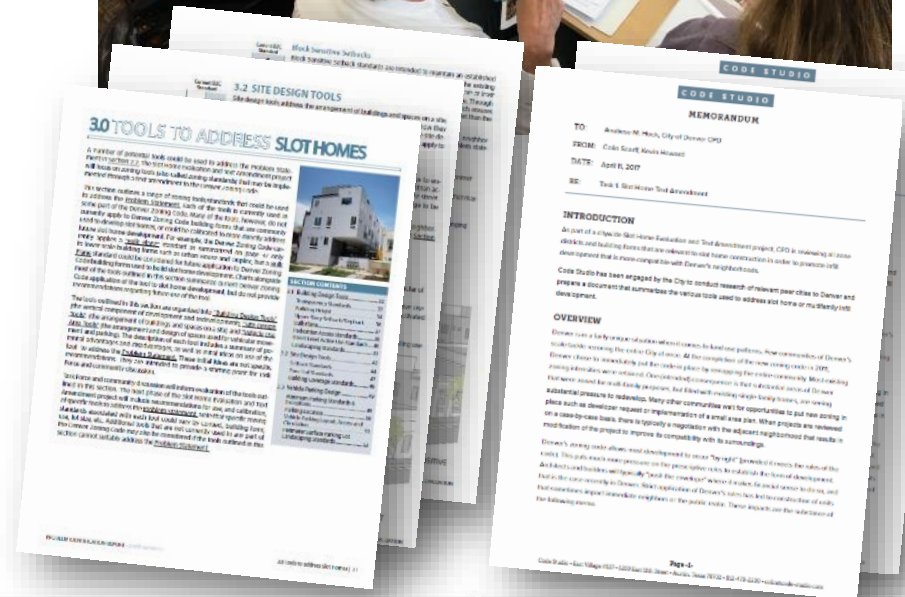
PHASE 1 – PROBLEM IDENTIFICATION

- 3 Task Force Meetings
- 1 Public Open House
- Final Problem Identification Report



PHASE 2 – EVALUATE STRATEGIES (TO DATE)

- 1 Task Force Meetings
 - Focused on solutions and appropriate designs by context
- Consultant memo on peer Cities
 - Seattle
 - Nashville
 - Nashville
 - Fort Worth
 - New Orleans
 - Philadelphia
- Draft Strategies Report



NEXT STEPS

Phase 2:

- Develop and Evaluate Design Solutions
 - 2 Task Force Meetings
 - Community Meeting (August)

Phase 3:

- Evaluate Selected Solutions
 - 2 Task Force Meetings
 - Community meeting (TBD)

Phase 4:

- Drafting of Text Amendment (Q4 2017)
 - 1-2 Task Force meetings
 - RNO + Standard Outreach
- Adoption process (2018)