



MEMO TO CITY COUNCIL

Request to Include Topic on the City Council Agenda

From: Bill Parsons, Community Development **Meeting Date:** September 14, 2021
Presenter: Bill Parsons **Estimated Time:** 20 Minutes
Topic: Multi-Family Open Space Comparison

Recommended Council Action:

Final direction on UDC/City Code regarding open space requirements for multi-family development.

Background:

On July 27, 2021, City Council approved modifications to the open space and amenity standards for residential projects. During that meeting, Staff and City Council discussed various options for ensuring multi-family developments would provide adequate open space and amenities. Council instructed Staff to do a comparison of the multi-family changes and share those findings before the ordinance is approved.

The data shared with City Council on July 27th demonstrated that the current standards provided appropriate open space as density increased, however the minimum requirement of 15% was reluctantly supported. Therefore, the Council increased the minimum open space to 18% for all developments 5 acres or larger; 10% for developments less than 5 acres and removed the standard that required a specific amount of open space based on the square footage of each dwelling unit. In an effort to vet the changes, staff was asked to do a comparison of these changes to ensure the City is getting the desired amount of open space the community expects.

Below are various tables that compare the current and proposed standards. The assumptions used in compiling the data include:

- density ranges between 8 and 40 dwelling units per acre (*it is very rare that we see projects below or above this range*);
- projects that range in size from 0.5 acres and 20 acres (*it is rare that we see projects below or above these sizes*) and
- an average of 250 sq. ft. of open space per unit (*unit size between 500 and 1200 sq. ft.*).

Blank areas in the tables below indicate values that fall outside of these assumptions. As noted below, a flat percentage of open space yielded the same amount of open space if a denser project was developed on the same acreage as a less dense one. This directly correlates to a reduction in open space per unit and may prioritize density over quality open space.

In summary, the data suggest having a combination of both a flat rate percentage as well as a per unit open space requirement provides for a better spread of open space across a wider range of project sizes and densities. This is especially true for higher density projects and when

considering inclusion of street buffers. This combined approach to open space helps ensure the City is getting the desired open space more commensurate with density. Therefore, Staff would like to discuss these findings with Council at the September 14th meeting before approving the ordinance associated with the UDC text amendment.

Exhibit 1: 18% Overall Open Space required for Developments > 5 Acres

	Project Size (Acres)																				
Units	0.5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
0																					
25		0.2	0.4	0.5																	
50			0.4	0.5	0.7	0.9	1.1														
75			0.4	0.5	0.7	0.9	1.1	1.3	1.4	1.6											
100				0.5	0.7	0.9	1.1	1.3	1.4	1.6	1.8	2.0	2.2								
125					0.7	0.9	1.1	1.3	1.4	1.6	1.8	2.0	2.2	2.3	2.5	2.7					
150					0.7	0.9	1.1	1.3	1.4	1.6	1.8	2.0	2.2	2.3	2.5	2.7	2.9	3.1	3.2		
175						0.9	1.1	1.3	1.4	1.6	1.8	2.0	2.2	2.3	2.5	2.7	2.9	3.1	3.2	3.4	3.6
200							1.1	1.3	1.4	1.6	1.8	2.0	2.2	2.3	2.5	2.7	2.9	3.1	3.2	3.4	3.6
225							1.1	1.3	1.4	1.6	1.8	2.0	2.2	2.3	2.5	2.7	2.9	3.1	3.2	3.4	3.6
250								1.3	1.4	1.6	1.8	2.0	2.2	2.3	2.5	2.7	2.9	3.1	3.2	3.4	3.6
275								1.3	1.4	1.6	1.8	2.0	2.2	2.3	2.5	2.7	2.9	3.1	3.2	3.4	3.6
300									1.4	1.6	1.8	2.0	2.2	2.3	2.5	2.7	2.9	3.1	3.2	3.4	3.6
325										1.6	1.8	2.0	2.2	2.3	2.5	2.7	2.9	3.1	3.2	3.4	3.6
350										1.6	1.8	2.0	2.2	2.3	2.5	2.7	2.9	3.1	3.2	3.4	3.6
375											1.8	2.0	2.2	2.3	2.5	2.7	2.9	3.1	3.2	3.4	3.6
400												2.0	2.2	2.3	2.5	2.7	2.9	3.1	3.2	3.4	3.6
425												2.0	2.2	2.3	2.5	2.7	2.9	3.1	3.2	3.4	3.6
450													2.2	2.3	2.5	2.7	2.9	3.1	3.2	3.4	3.6
475													2.2	2.3	2.5	2.7	2.9	3.1	3.2	3.4	3.6
500														2.3	2.5	2.7	2.9	3.1	3.2	3.4	3.6

Average amount of open space per unit is 431 sq. ft. This is a net loss of approximately 59 sq. ft. less from current standards. Per unit distribution of open space ranges from 198 (most dense) to 941 (least dense) sq. ft. of open space.

Exhibit 2: 10% Overall Open Space required for developments < 5 Acres (project larger than 5 acre shown for comparison only).

	Project Size (Acres)																				
Units	0.5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
0																					
25		0.1	0.2	0.3																	
50			0.2	0.3	0.4	0.5	0.6														
75			0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9											
100				0.3	0.4	0.5	0.6	0.7	0.8	0.9	1.0	1.1	1.2								
125					0.4	0.5	0.6	0.7	0.8	0.9	1.0	1.1	1.2	1.3	1.4	1.5					
150					0.4	0.5	0.6	0.7	0.8	0.9	1.0	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8		
175						0.5	0.6	0.7	0.8	0.9	1.0	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0
200							0.6	0.7	0.8	0.9	1.0	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0
225							0.6	0.7	0.8	0.9	1.0	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0
250								0.7	0.8	0.9	1.0	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0
275								0.7	0.8	0.9	1.0	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0
300									0.8	0.9	1.0	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0
325										0.9	1.0	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0
350										0.9	1.0	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0
375											1.0	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0
400												1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0
425												1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0
450													1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0
475													1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0
500														1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0

Average amount of open space per unit is 239 sq. ft. This is a net loss of approximately 250 sq. ft. less from current standards. Per unit distribution of open space ranges from 110 (most dense) to 523 (least dense) sq. ft. of open space.

Exhibit 3: Open Space required, Current Standards > 5 Acres (10% + OS per unit)

	Project Size (Acres)																				
Units	0.5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
0																					
25		0.2	0.3	0.4																	
50			0.5	0.6	0.7	0.8	0.9														
75			0.6	0.7	0.8	0.9	1.0	1.1	1.2	1.3											
100				0.9	1.0	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8								
125					1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2					
150					1.3	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7		
175						1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0
200							1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1
225							1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3
250								2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4
275								2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6
300									2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7
325										2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9
350										2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0
375											3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2
400												3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3
425												3.5	3.6	3.7	3.8	3.9	4.0	4.1	4.2	4.3	4.4
450													3.8	3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6
475													3.9	4.0	4.1	4.2	4.3	4.4	4.5	4.6	4.7
500														4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9

Average amount of open space per unit is 489 sq. ft. Per unit distribution of open space ranges from 360 (most dense) to 773 (least dense) sq. ft. of open space.

Exhibit 4: Open Space required, Current Standards < 5 Acres (OS per unit) (project larger than 5 acre shown for comparison only).

	Project Size (Acres)																				
Units	0.5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
0																					
25		0.1	0.1	0.1																	
50			0.3	0.3	0.3	0.3	0.3														
75			0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4											
100				0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6								
125					0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7					
150					0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9		
175						1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
200							1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1
225							1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3
250								1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4
275								1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6
300									1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7
325										1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9
350										2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
375											2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2
400												2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3
425													2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
450														2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6
475															2.7	2.7	2.7	2.7	2.7	2.7	2.7
500																2.9	2.9	2.9	2.9	2.9	2.9

Average amount of open space per unit is 250 sq. ft. Per unit distribution is always 250 sq. ft.

Exhibit 5: Summary Open Space Table:

Description	Average OS per Unit (sq. ft.)	Min (sq. ft.)	Max (sq. ft.)
18% Overall Open Space for Developments > 5 Acres	431	198	941
2: 10% Overall Open Space for developments < 5 Acres	239	110	523
Current Open Space Standards > 5 Acres (10% + OS per unit)	489	360	773
Current Open Space Standards < 5 Acres (OS per unit)	250	250	250