

Overview

The proposed design guidelines include new requirements for open space within multifamily developments. This refers to space intended for use by the residents of a building, rather than the public. The intent is to promote the health and well-being of downtown residents, desirability of downtown as a residential neighborhood, and to relieve pressure on public parks and open spaces.

Residential open space may be in the form of:

Private open space: area designed and intended for *private* residential use; OR

Common open space: area within a development designed and intended for the *common* use or enjoyment of residents, not individually owned nor dedicated for public use.



Outdoor play areas for shared residential use are one type of residential open space. See back for more examples.

Examples:

Rooftop decks, indoor recreation facilities, balconies, plazas, courtyards, gardens, children's play areas, pools, water features.

Current Regulation	Proposed Change
<p>15% of a residential project's area must be "open space." However, this only applies in the Urban Residential (UR) zone (which encompasses much of the SE Downtown Neighborhood area.)</p>	<p>Throughout all of downtown, <i>new</i> multifamily buildings must provide onsite open space of at least 100 sf per dwelling or 10% of residential unit floor area (excluding hallways and common areas). Does not apply to remodeling of existing residential units or additions to existing residential structures. The type of open space provided is flexible. Additional design requirements also apply.</p>

Possible Types of Residential Open Space



Balconies for private residential use



Rooftop Gardens



Indoor recreation rooms



Outdoor plazas