17.40.050: FENCING:

D. Corner Lot Requirements:

1. On all corner lots, a fence, not to exceed six feet (6') in height, may be erected along the rear and interior side lot line, but not in the front yard setback area.

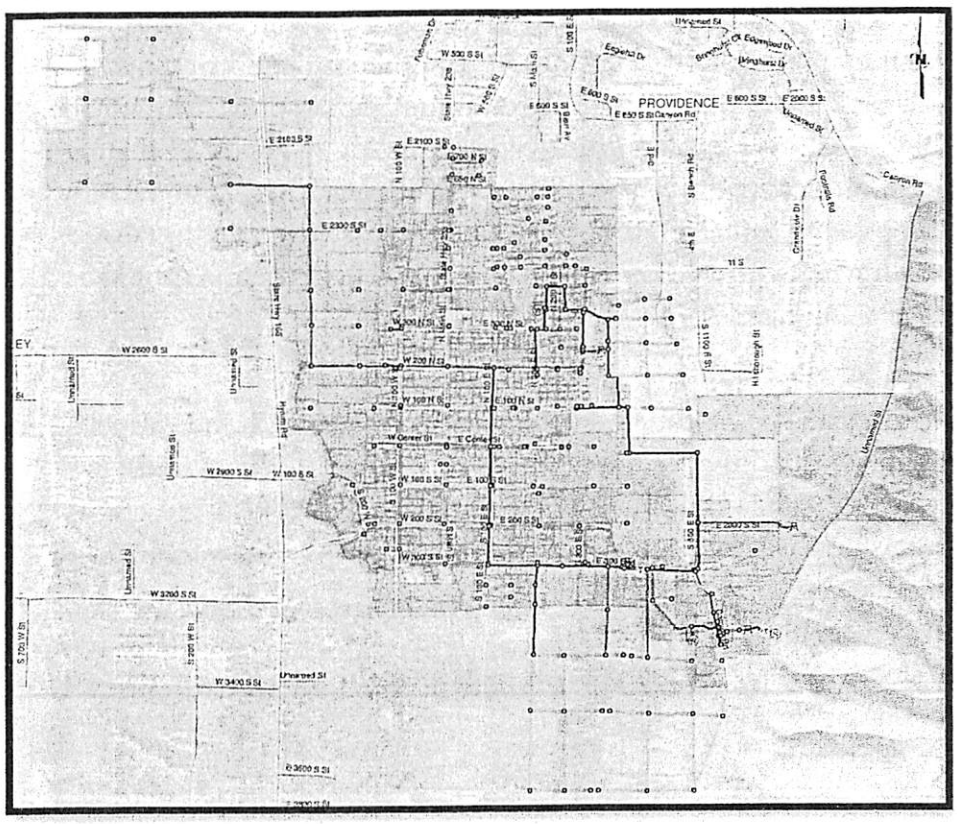
2. In all zones requiring a front yard setback, no obstruction to view in excess of thirty six inches (36") in height shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points thirty feet (30') from the intersection of the property line.

3. Notwithstanding any other provisions herein, a fence which does not obstruct view (i.e., chain-link fence) may be erected to a height of six feet (6') in any yard abutting a street within the setback area. The fence shall in no way be closed in with adjacent plant materials or strips of material inserted into the fence so as to obstruct vision.

N0 Change

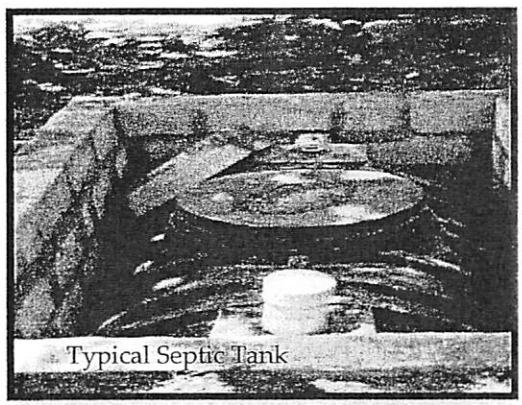
Delete

Figure 10 2008 Water Master Plan Future Service Area



Sewer

Millville does not have a wastewater treatment facility or collection system within the community. Instead the currently uses septic tanks for wastewater treatment subsequently, lot sizes within Millville are limited to a minimum of 14,000 sq-ft to provide for space enough for drain fields.

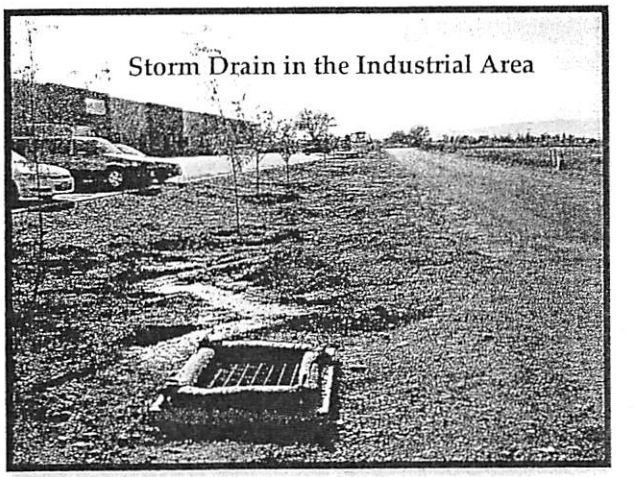

Typical Septic Tank

In the early 2000's Nibley City installed a sewer collection system that pumps wastewater to Logan City for treatment. Millville considered installing sewer at that time, but it was not supported by the community. However, community leaders did make an initial investment in Nibley's sewer system to provide for future capacity if the community ever had a desire to connect and would be conveyed through Nibley City to Logan City for wastewater treatment.

Presently Cache County School District is constructing a High School in Millville. They preferred to be connected to the sewer. Because of this, Millville is connecting the sewer lines to Nibley across the Blacksmith Fork River to the High School. Millville is also extending sewer lines past the required improvements, being installed by the high school, to provide for future connection. This will allow residents adjacent to the new sewer lines to have the option to connect if they wish to. Millville will own the sewer lines, but anticipates contracting with Nibley for operation and maintenance of the system until future expansion occurs.

Stormwater

Millville's storm drainage system is essential in protecting residents' life and property. Storm events can cause major flooding of canals, the Blacksmith Fork River, and the several mountain drainages that pass through the City. Additionally, localized flooding occasionally occurs from storm water runoff generated within the City's boundaries. As the City grows, the potential for localized flooding increases with the addition of impervious cover such as asphalt, concrete, and rooftops. As a result, significant improvements to the storm drain system will be needed to accommodate new development.


Storm Drain in the Industrial Area

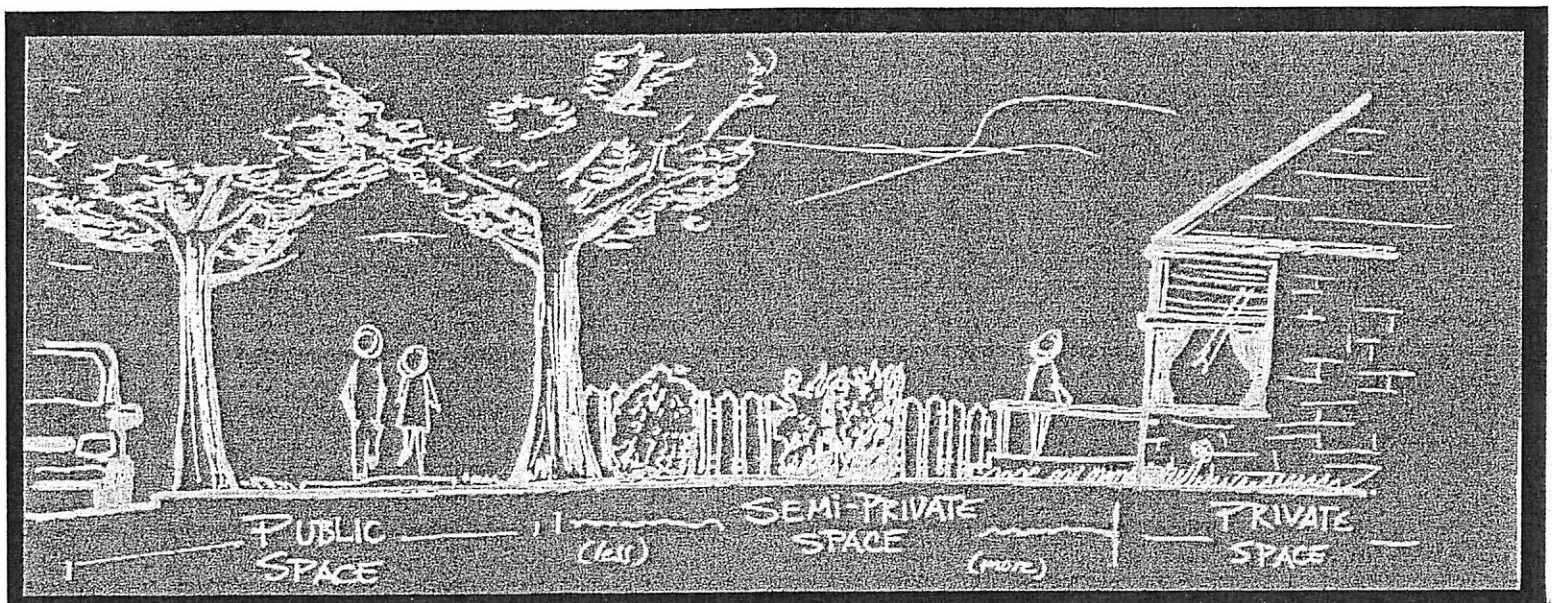
The existing storm drain system consists of small collection systems that were either installed to correct site-specific problems, or were installed with more recent developments. Additional storm water infrastructure investment is needed to correct existing deficiencies within Millville. Future growth in Millville will require storm drain system improvements to be made as well.

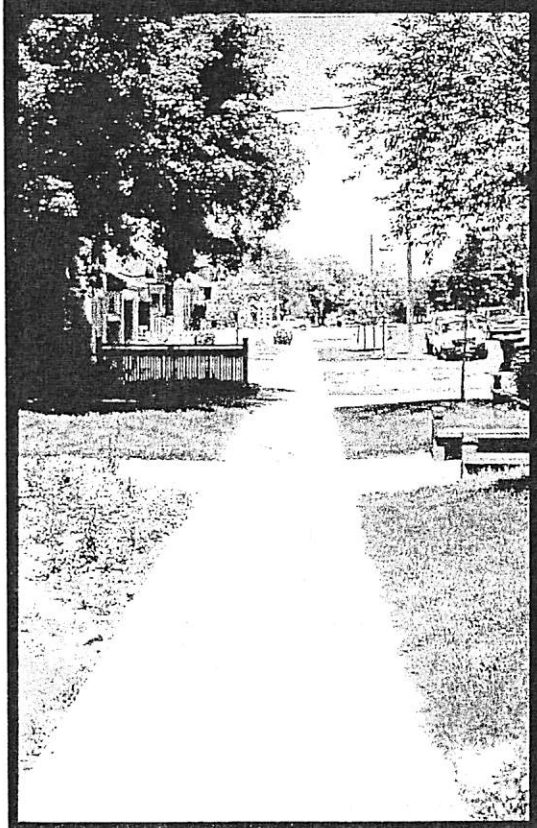
Public Safety

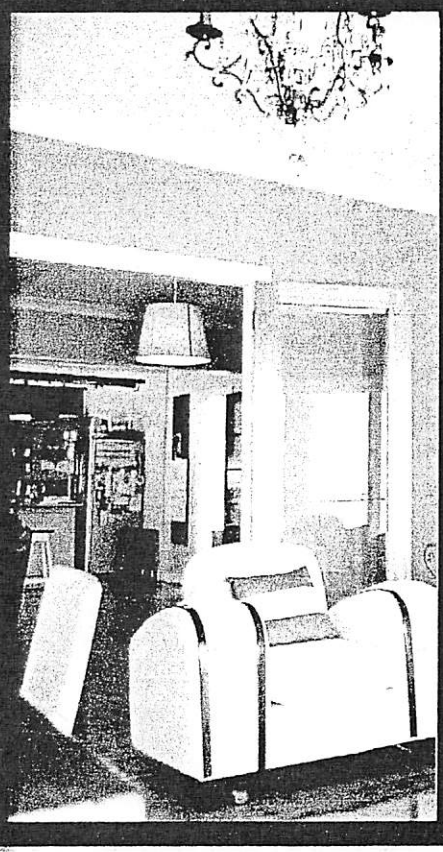
Millville City has always been a safe community, and its resident's value and prioritize safety and security considerations highly. Currently, 24-hour police service is provided under contract with the Cache County Sheriff's Department. Millville City has no police department of its own. Millville's 24-hour fire, rescue, and emergency services are provided by the Hyrum City Volunteer Fire Department and Nibley-Millville First Responders. There is no fire station located within the City limits of Millville.

Millville City Affordable Housing Plan
January 2015

Written and Assessment produced by Bear River Association of Governments







Introduction

Master Plan Directive

Planning housing opportunities for all people, regardless of income level, while maintaining the aesthetic qualities and public service levels Millville residents currently enjoy is an important part of the Master Plan. Current zoning districts allow for single-family lots as small as 14,000 sq. feet with minimum frontages of 124 feet pending septic system approval.

It is the goal of this directive to enforce and develop City Code requirements for property maintenance to ensure well maintained properties, regardless of housing value. Thus keeping with the zoning principles to protect and promote the health, safety, order, prosperity, and general welfare of the present and future inhabitants of the City.

Principles

- Provide opportunities to develop moderate income housing.
- Consider higher density zoning districts in areas with existing infrastructure to minimize development costs.
- Consider mixed use (density) overlay zoning districts to encourage development in areas with existing infrastructure.

State Law Directing the Development of Affordable Housing Plan

Utah Code Title 10 Chapter 9a amended in 2005 states:

10-9a-401. General Plan required content.

(1) In order to accomplish the purposes of this chapter, each municipality shall prepare and adopt a comprehensive, long-range general plan for:

(a) present and future needs of the municipality; and

(b) growth and development of all or any part of the land within the municipality.

(2) The plan may provide for:

(f) the protection or promotion of moderate income housing;

10-9a-403. Plan preparation.

(2) (b) In drafting the moderate income housing element, the planning commission:

(i) shall consider the Legislature's determination that cities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:

(A) to meet the needs of people desiring to live there; and

(B) to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life; and

(ii) may include an analysis of why the recommended means, techniques, or combination of means and techniques provide a realistic opportunity for the

development of moderate income housing within the planning horizon, which means or techniques may include a recommendation to:

(A) rezone for densities necessary to assure the production of moderate income housing;

(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;

(C) encourage the rehabilitation of existing uninhabitable housing stock into moderate income housing;

(D) consider general fund subsidies to waive construction related fees that are otherwise generally imposed by the city;

(E) consider utilization of state or federal funds or tax incentives to promote the construction of moderate income housing;

(F) consider utilization of programs offered by the Utah Housing Corporation within that agency's funding capacity; and

(G) consider utilization of affordable housing programs administered by the Department of Workforce Services.

10-9a-403. Biennial review of moderate income housing element of general plan.

(1) The legislative body of each city shall biennially:

(a) review the moderate income housing plan element of its general plan and its implementation; and

(b) prepare a report setting forth the findings of the review.

(2) Each report under Subsection (1) shall include a description of:

(a) efforts made by the city to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing;

(b) actions taken by the city to encourage preservation of existing moderate income housing and development of new moderate income housing;

(c) progress made within the city to provide moderate income housing, as measured by permits issued for new units of moderate income housing; and

(d) efforts made by the city to coordinate moderate income housing plans and actions with neighboring municipalities.

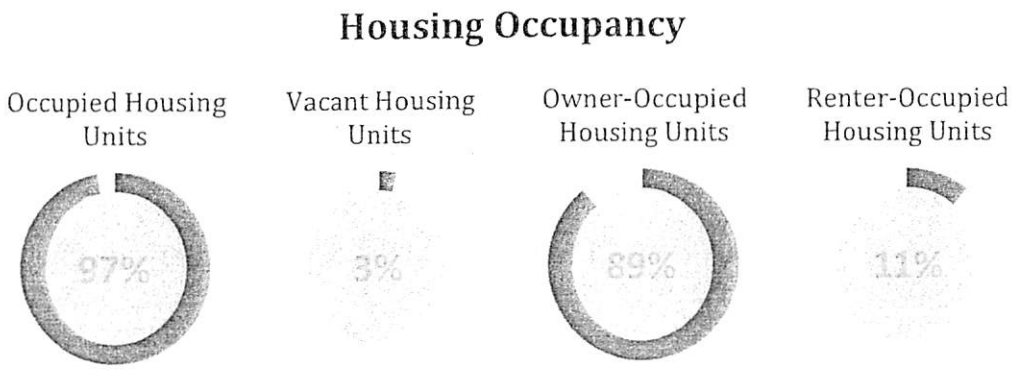
(3) The legislative body of each city shall send a copy of the report under Subsection (1) to the Department of Workforce Services and the association of governments in which the city is located.

(4) In a civil action seeking enforcement or claiming a violation of this section or of Subsection 10-9a-404(5)(c), a plaintiff may not recover damages but may be awarded only injunctive or other equitable relief.

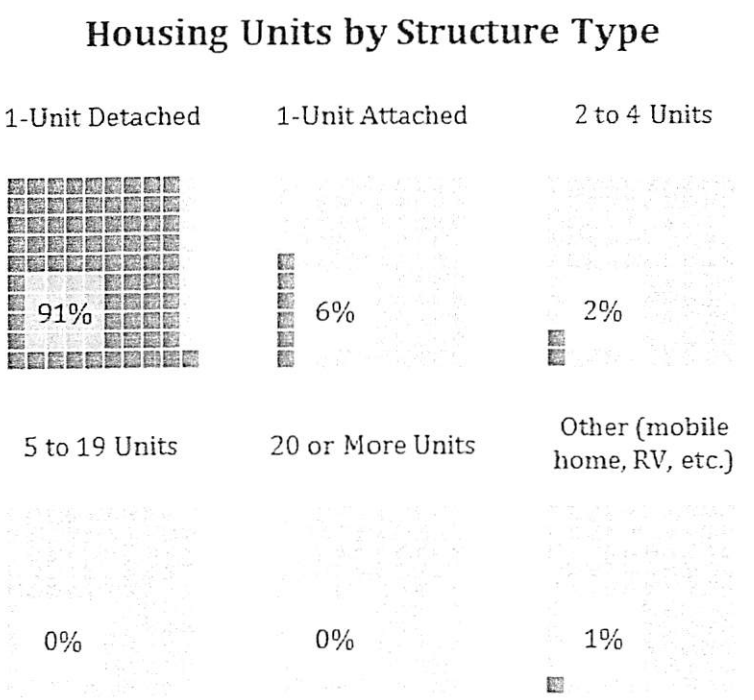
A. MILLVILLE CITY AFFORDABLE HOUSING NEEDS ASSESSMENT

Housing Stock

As of the 2010 U.S. Census, there were 519 housing units in Millville City. Of those units, 504 (97.1 percent) are occupied and 15 (2.9 percent) are vacant. Owner-occupied units make up the majority (89.1 percent) of the city's housing stock, while renter-occupied units account for 10.9 percent of the city's housing stock.



Millville City's housing stock consists of 553 (91.1 percent) single-unit detached homes, 35 (5.8 percent) single-unit attached homes, 14 (2.3 percent) two- to four-unit structures, 0 (0 percent) five- to nineteen-unit structures, 0 (0 percent) structures with twenty or more units, and 5 (0.8 percent) other structure types, such as RVs and mobile homes.

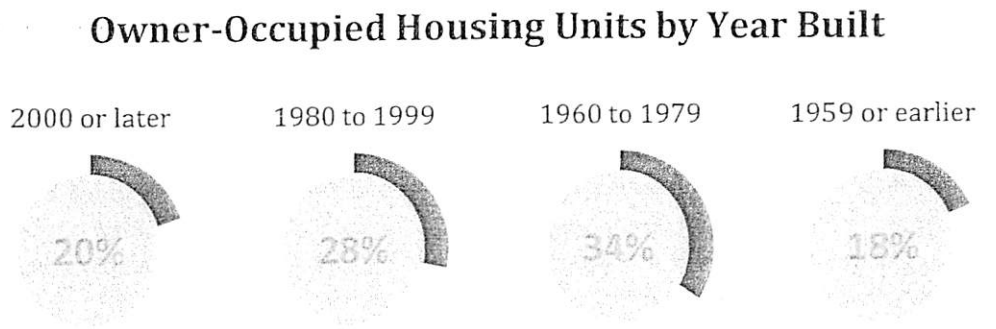


Given that 91.1 percent of the city's housing stock is made up of single-unit detached homes, Millville City may want to consider whether a more

diversified housing stock would benefit current and future residents.

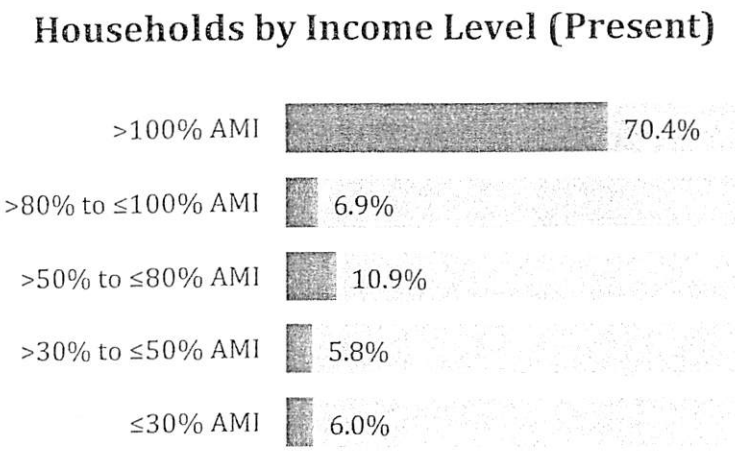
In terms of unit size, Millville City's housing stock consists of 0 units with no bedrooms, 0 units with one bedroom, 271 units with two or three bedrooms, and 336 units with four or more bedrooms.

An assessment of structure age can, in some cases, reveal whether there is a need for housing rehabilitation. In Millville City, 20.6 percent of residential structures were built in 1959 or earlier, 34.1 percent were built between 1960 and 1979, 25.4 percent were built between 1980 and 1999, and 19.9 percent were built in the year 2000 or later. With 54.7 percent of the city's housing stock constructed before 1979, extensive rehabilitation may be necessary.



Household Income & Needs

The median household income in Millville City is $71,850, which is $13,550 above the area median income (AMI) for Cache County ($58,300). Given these figures, 6 percent of the households in Millville City earn less than or equal to 30 percent of AMI, 5.8 percent earn between 30 and 50 percent of AMI, 10.9 percent earn between 51 and 80 percent of AMI, 6.9 percent earn between 81 and 100 percent of AMI, and 70.4 percent earn more than 100 percent of AMI.



Households that earn a moderate income (80 percent of AMI) or less make up 22.6 percent of Millville City's population.

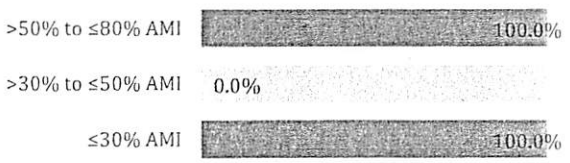
Summary of Affordability

Household Income	Maximum Monthly Income for Housing Expenses	Maximum Mortgage Loan Amount
≤30% AMI	$437	$40,320
>30% to ≤50% AMI	$729	$77,368
>50% to ≤80% AMI	$1,166	$132,940
>80% to ≤100% AMI	$1,458	$169,988

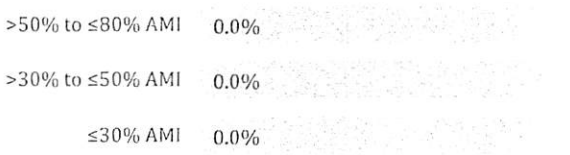
Housing is considered affordable when households—regardless of their income—spend no more than 30 percent of their monthly income on housing expenses. Therefore, cost-burdened households are those households whose housing expenses exceed 30 percent of their monthly income. Based on this definition, 90.9 percent of Millville City's renter households that earn a moderate income or less and 41.4 percent of the city's owner households that earn a moderate income or less are cost burdened, which indicates that Millville City's residents would benefit from additional affordable rental and ownership options.

Cost Burdened Renter Households

Households Spending 30% or More of Monthly Income on Housing (by Income Level)

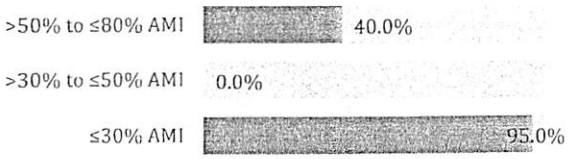


Households Spending 50% or More of Monthly Income on Housing (by Income Level)

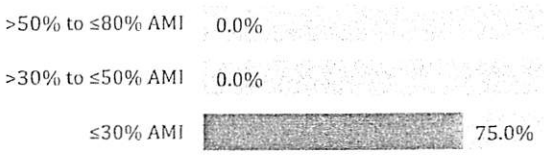


Cost Burdened Owner Households

Households Spending 30% or More of Monthly Income on Housing (by Income Level)



Households Spending 50% or More of Monthly Income on Housing (by Income Level)

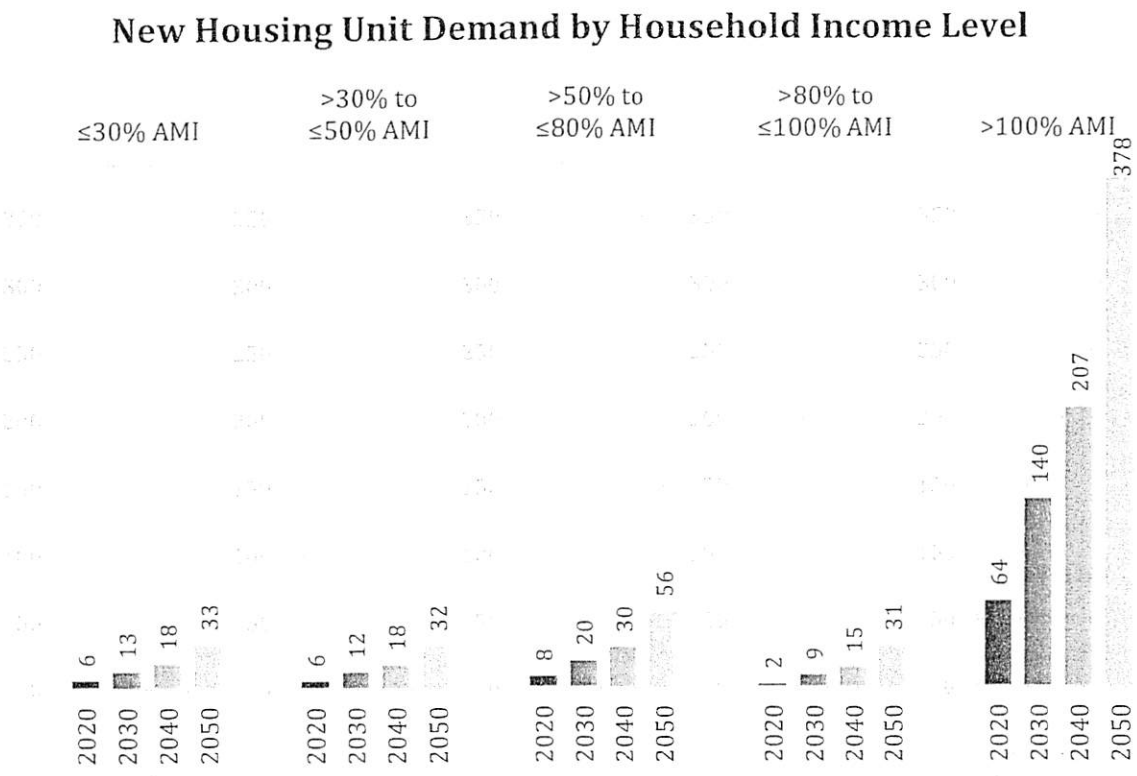


Population Change and Affordable Housing Demand

The population of Millville City is expected to increase from 1,829 in 2010 to 2,196 by 2020 and 2,593 by 2030. These additional residents amount to an additional 101.1 households by 2020 and an additional 210.5 households by 2030, based on the city's current average household size (3.63).

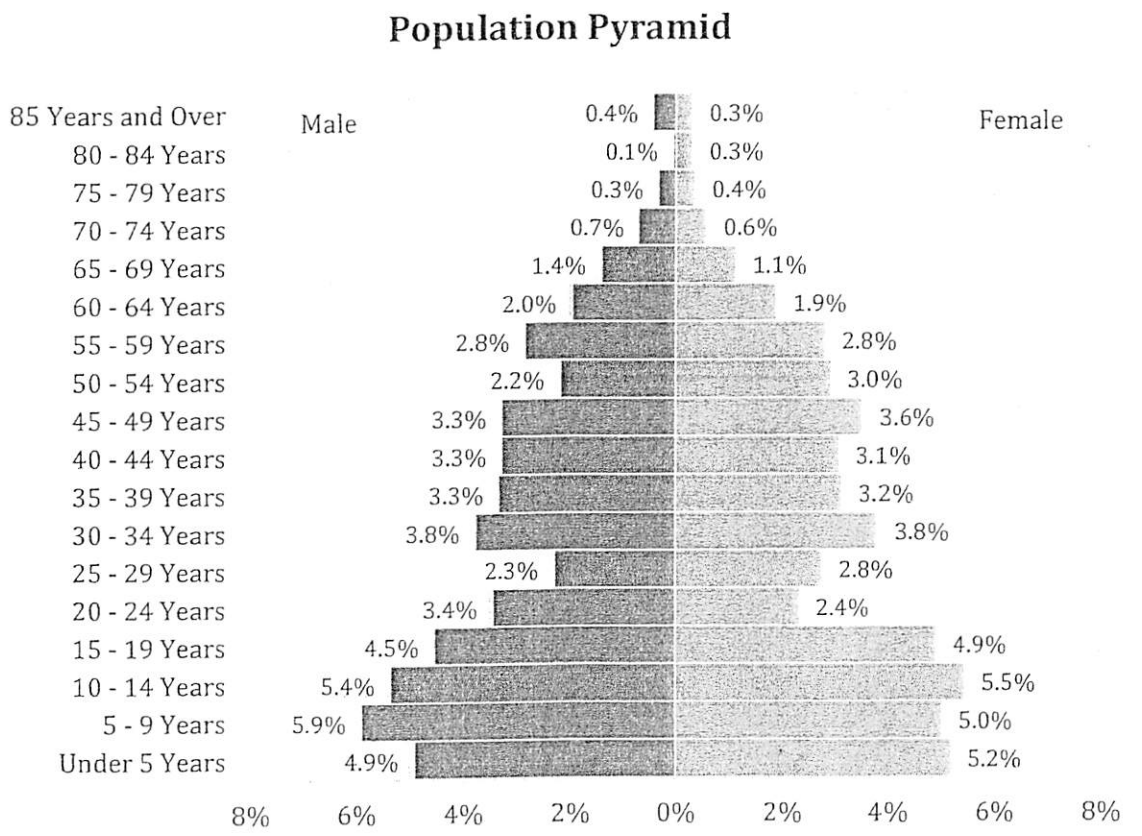
Based on population change, observed income levels, and existing vacancies, it is projected that Millville City will need an additional 86 housing units by 2020. Of those 86 units, 6 will need to be affordable to extremely low-income (≤30% AMI) households, 6 will need to be affordable to low-income (>30% to ≤50% AMI) households, and 8 will need to be affordable to moderate-income (>50% to ≤80% AMI) households.

By 2030, Millville City will need an additional 193.5 housing units. Of those 193.5 units, 13 will need to be affordable to extremely low-income (≤30% AMI) households, 12 will need to be affordable to low-income (>30% to ≤50% AMI) households, and 20 will need to be affordable to moderate-income (>50% to ≤80% AMI) households.



Special Needs Groups

Data from the 2012 American Community Survey indicates that 8.3 percent of all Americans under the age of 65 and 36.8 percent of all Americans 65 and older have some form of disability. Assuming that the percentage of Millville City residents with disabilities is comparable to national figures, approximately 144 Millville City residents under the age of 65 and 39 Millville City residents 65 and older suffer from a disability. Adults with disabilities are generally considered low or moderate income. Individuals with disabilities may require special housing accommodations.



About 5.7 percent of Millville City's population was 65 and older as of the 2010 U.S. Census. The share of the city's population that is 65 and older is expected to increase to 8.6 percent by the year 2020 and to nearly 15 percent by the year 2030. Some elderly individuals may not be able to remain in their homes or may choose to relocate to a unit that better suits their preferences and needs. The legislative body of Millville City may wish to evaluate the housing options available to seniors wishing to remain in or move to the community.

B. Housing Types & Ordinance Element

Sample Housing Types to consider that may contribute to Community Livability and Affordability

- Mixed-Use Housing Above Retail

Housing on the upper floors of retail shops or mixed apartments and shops on the same street.

- Accessory Dwelling Units

Converting a basement or guesthouse into separate living quarters.

- Garden Courts

A garden or park surrounded by higher density housing. Minimal lot sizes required by modern zoning codes make this type of housing difficult to develop.

- Live Work Units

Zoned so occupants are able to work from home, with a separate entrance and discreet signage. This type of housing must be zoned to allow for office use by non-resident employees and customers.

- "Big House" Apartments

Apartments that fit into neighborhoods, designed to look like a large home, but built to accommodate two, four, or even eight units.

Example Ordinance Elements

- Design standards that give guidance for parking design, open space design, privacy and visibility. For direction on developing design standards see Attachment A – Affordable Housing "Design Guidelines and Best Practices" by Bear River Association of Governments.
- Limit multi-unit housing to 4 or less in R1 residential zone as conditional use.
- Conditions can include design standards and careful management of ingress/egress, lighting, property management, etc.
- Limit multi-unit housing to 4 units per "block" or units cannot be closer than 660 feet
- More than 4 units require PUD or higher-density zone such as Commercial or Planned Professional

C. AFFORDABLE HOUSING POLICY STATEMENT

The following statement is primarily based on the changes recommended by the implementation policies of the Land Use Elements of the City's General Plan.

It has been and will continue to be the intent of the City to not limit the development of residential housing within the incorporated areas of the City. The physical environment (geography, zoning, etc.) will place some restrictions on the type and density of any residential development in the City. However, to meet the current and future affordable housing needs, zoning codes need to be continually evaluated and, if necessary, changed to allow for more affordable housing choices.

Goals, Policies and Implementation Measures

Goal 1: Improve Access to Housing Opportunities for Low and Moderate Income Residents.

Policy: Support and Utilize Existing Affordable Housing Resources

- Continued support of Bear River Regional Housing Authority, which is administered by Bear River Association of Governments (BRAG) and offers the HUD Section 8 Rental Assistance Programs to eligible renters who reside in Millville.
- Support and promote First-time Homebuyer Program administered by BRAG.
- Support and promote housing repair and rehabilitation program administered by BRAG and USDAs Rural Development Agency.
- Investigate the merits of creating a Local Development Corporation either individually or in partnership with other communities and development agencies, to undertake affordable housing development on land acquired for such purposes.
- Work with Logan City and other neighboring communities to regularly assess affordable housing needs and the impact of new development on existing demand for such housing.

Goal 2: Improve Fair Housing Practices

Policy: Support Fair Housing Practices through Education and Awareness

- Promote a variety of affordable housing options in the City that are compatible with neighborhood character, including rental and ownership opportunities, and a variety of housing types such as multi-family, duplex, and single-family detached units.

- Sponsor and support presentations and information dissemination by non-profit and government agencies.

- Commit to combat any negative perception of affordable housing (NIMBY: Not in My Back Yard) by helping residents become educated about and understand the social and economic values of having diversified housing choices and opportunity in our community.

- Permit affordable housing in each neighborhood so long as the specific unit type and design is consistent with the character of the neighborhood.

- Acknowledge the economic and social consequences that large-scale or concentrated low-income housing developments place on neighboring households.

Goal 3: Encourage and Support the Provision of Affordable Housing Units

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Policy: Modify Existing Regulatory Measures to Encourage the Development of Affordable Housing and Reduce Production Cost.

- Support non-profit and private affordable housing with affordable projects within the City limits.

- Encourage flexibility and innovation in the interpretation of local building codes to allow for the use of different building materials and new technologies.

- Increase flexibility in development standards allowing for reduction of site development costs, including allowances for reduced lot sizes pending available sewer access and/or septic approval.

- Streamline the local administrative development review and permitting process to allow for cost reductions.

- Encourage and incentivize the development of affordable housing in small complexes and low concentrations of buildings, appropriately distributed and integrated into the whole community.

Policy: Provide Financial Incentives for Affordable Housing

- Provide for fee waivers and impact fee exemptions for projects, or portions of projects that provide new affordable housing units.

- Take advantage of Urban Development Area (UDA) tax incentive increment financing specifically for affordable housing.

- Support Local Community Housing Trusts that support new or existing financial assistance programs.

- Provide new density bonuses or other benefits to developers willing to incorporate a portion of affordable housing in a project.

Policy: Encourage the Provision of Adaptive Re-use and Mixed-Use

- Encourage adaptive re-use and mixed-use projects to stimulate affordable housing and economic development.

Policy: Adopt New Regulatory Measures to Encourage the Development of Affordable Housing

- Plan for the expansion of access to wastewater treatment facilities to allow for smaller, affordable residential lot sizes.

- Allow for the development of accessory dwelling units in single-family zones – not just caretaker accommodations.

- Have no more restrictions for manufactured housing than for regular housing.

- Consider adopting local rehabilitation codes to maintain existing housing stock to encourage neighborhood revitalization.

- Adopt quality design standards to help erase negative attitudes and increase acceptance of affordable housing.

- Utilize selective re-zoning of residential land to allow greater density for both single-family and multi-family housing.

- Consider adopting an inclusionary zoning ordinance requiring that a certain portion of new housing units be affordable.

- Promote continued use of the City's subdivision and zoning ordinances that could include density bonuses for certain types of affordable housing units.

- Consider amending residential zoning ordinance to areas that have access to connect to a sewer system to include single-family lots under ¼ acre, second and third floor housing options, and other similar techniques.

- Consider procedures that require certain affordable housing projects be held in perpetuity and monitoring all such deed restrictions.

- Consider adopting ordinances that discourage and disincentives large-scale or concentrated low-income housing.

Attachment A

Affordable Housing

- Design Guidelines and Best Practices -

BRAG
Bear River Association of Governments
Box Elder
Cache
Rich

Writing and research by Dayton Crites, Regional Planner, Bear River Association of Governments

AFFORDABLE HOUSING WORKS

A c mm n t h ch ca e a t nha tant ha a e n t t en e that e e ne can ha e a e the hea Affordable housing is defined as any housing that te e t acc m ate the nee m e an e nc me n a h ma n t the e e a e t a a ace t e

Yet residents and local government officials a e ten e ctant t a e a a ment the h h en t e e ment ten ne at e e ect n nn h em ce an nc ea e c me ate a e c te a c nce n hen n the e e ment an a a e h n c m e

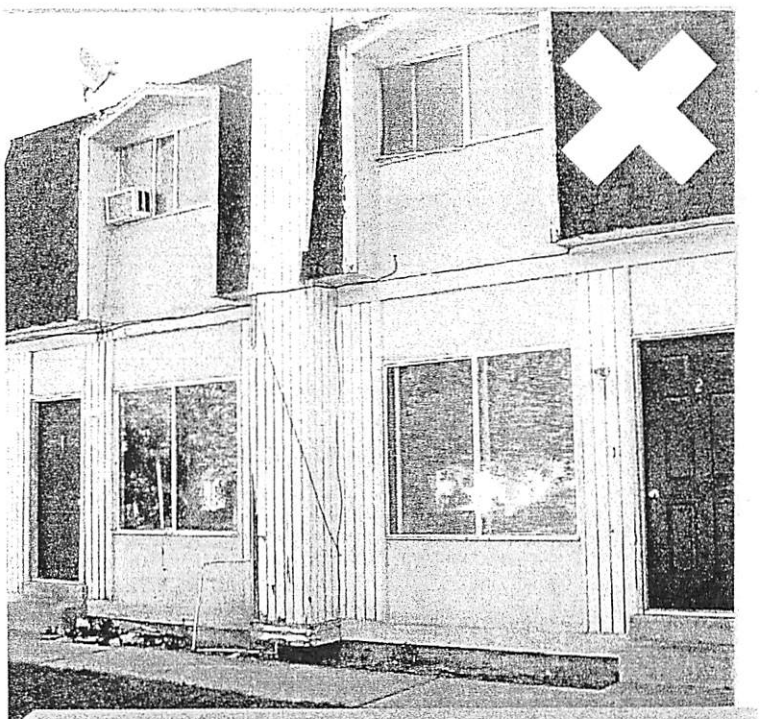
e e n me t e ha e n cate that a a e h n e e ment that a e e ne c n t cte an mana e e can ec me a a e an t ea e a t a c mm n t h c ment nten e t e a brief summary of current findings regarding the e ect a a e h n e e ment n the c mm n t e

A na tate n e t ta t ente A a e me an the am a t A a n t t te ta na t c n cte an n e th e e e t n e ea ch that ht t an e the e t n hat e ect a a e h n e e ment ha e n n n h me ce

A a e n m e e na an aca em c ca e t e ha e a ea attem te t an e th e t n he ta t t c m a e e ent research studies that analyzed the effect of specific a a e h n e e ment n n n ea e tate ce

Their findings, detailed on the following a e n cate that h e the e n e et h ch a antee a e e ment cce the e a e a n m e e act that eat e ect h a ect m act t e ent an the n n c mm n t

1Ahrezen, Sherry, "How does Affordable Housing Effect Surrounding Property Values" Arizona State University, 2008



Affordable Housing doesn't have to be a rundown, uninspired slum.

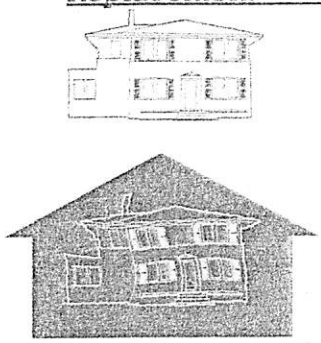
Affordable Housing can be a beautiful addition to a community like these homes in Daybreak UT.*

*image credit: Jake Young @ Flickr

Affordable Housing and Surrounding Real Estate: What Factors Have an Impact?

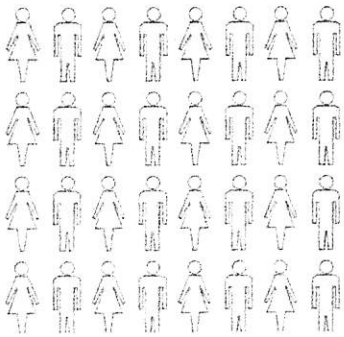
Key Factors

Replacement



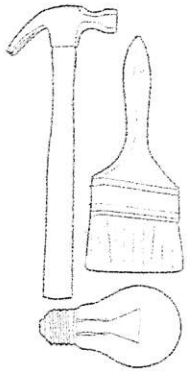
Developments that replaced depressed conditions such as vacant, abandoned, or rundown properties generated more positive impacts on surrounding properties than those developed on vacant land in untroubled neighborhoods.

Concentration



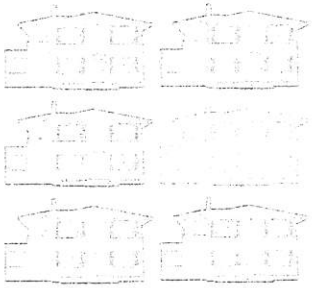
Larger housing units resulted in positive price impacts for nearby homes, to a point. Studies indicate a point at which over concentration of housing negatively impacts surrounding home values. This point varies based on local conditions.

Management



Management matters most. Housing which maintains residential and landscape facilities avoids many of the negative effects associated with poorly managed developments. Studies found non-profit housing agencies to better maintain developments than their for-profit counterparts.

Context



Affordable housing seems least likely to generate negative property value impacts when embedded in low-poverty, stable neighborhoods and is well managed. This context provides an environment in which the developments are cherished rather than despised by residents.

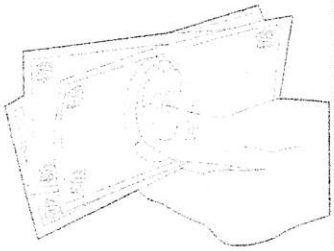
No Influence

The same ASU study found a number of factors that had little to no effect on the success or failure of affordable housing developments. Though anecdotes may say otherwise, the findings indicate that these factors have little to no influence on the success of a housing development.

Ownership

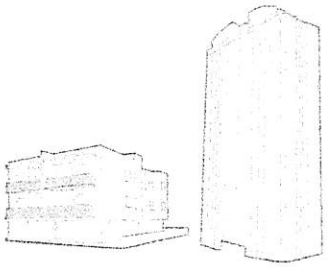
Owned, rented, or leased, the type of ownership associated with a development does not appear to have any direct influence on surrounding real estate values.

Subsidization



Surrounding property values seem to be unaffected by the program assisting in the development, purchase, leasing, and rentals of affordable home developments.

Structure



No one type of development, townhouse, big house, apartment or high rise seems to improve or worsen conditions more than another type, as long as it fits within the context mentioned above.

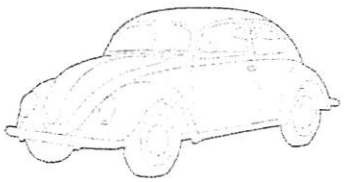
DESIGN CONSIDERATIONS

Alongside concerns about a housing development□s impact on the local real estate mar□et□ concerns about the aesthetics of a development are often voiced by community members and decision ma□ers ali□e.

□ any developments have earned a poor reputation through vinyl facades□hon□e□istent landscaping□and poor up□eep. □et there are many e□amples of ho□ affordable housing can be designed in order to have a high □uality appearance appropriate to the to□n and the region□attractive to potential residents and current neighbors□and still be constructed on a limited budget.

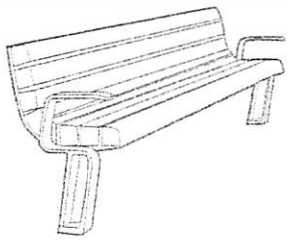
The follo□ing pages in this document contain e□amples of a fe□ design considerations that improve the aesthetics□safety□and functionality of any multi□ family d□elling. □ead on for details and illustrations of ho□ affordable housing can be a beautiful addition to any community.

Parking Design



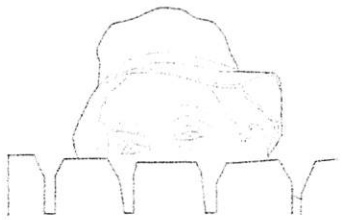
DO	DON'T
• create small, separated parking lots • avoid ped/auto conflicts • put cars behind homes	• create monolithic parking lots • overlap ped/auto routes • put parking on street

Open Space Design



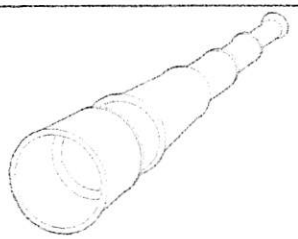
DO	DON'T
• integrate open space • develop many types of open space • consider visibility	• pave the entire area • make homogenous parks & plazas

Privacy



DO	DON'T
• provide a range of private spaces • allow for secluded outdoor spaces	• provide access to non-residents • expose public spaces to street

Visibility



DO	DON'T
• provide views of parking, walkways and parks to residents • provide good lighting	• create dark or hidden walkways • over-expose semi-private areas

PARKING DESIGN

□onvenient par□ing is a prere□uisite of any modern design. □o□ever□a development that focuses too much on automotive accommodations ris□s creating a space that does not accommodate its human occupants □hen they are outside their vehicles □a place □e all li□e to be.

A □ell thought out multi□family d□elling considers the follo□ing elements□

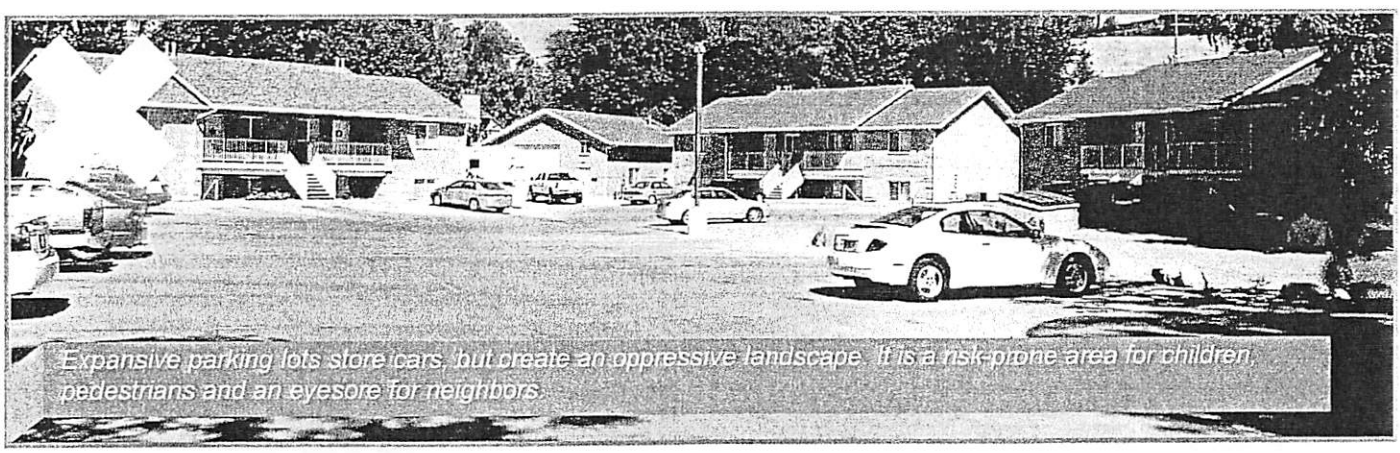
- □rea□up and distribute large par□ing lots into smaller pieces.
- Separate automotive access routes from pedestrian routes as much as possible.
- □ide par□ing lots underneath□behind□or on the sides of the building to avoid a shopping mall □ li□e streetscape.

Break up Large Lots

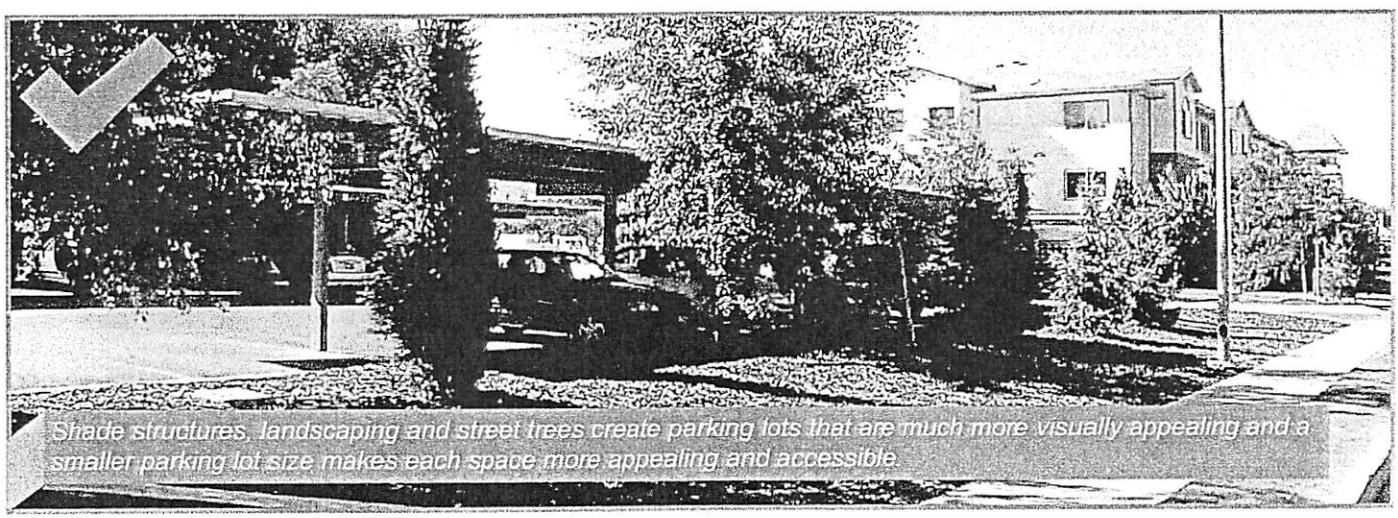
□ue to the need to provide a par□ing space for nearly every adult resident of affordable housing developments□it is easy to approve a design □here all the par□ing needs are ta□en care of by paving t□o acres of a four acre site and dedicating the space to automotive par□ing.

□o□ever□□hen comparing the large□□□□lot parking lot to a series of five 20-car lots, the multiple, small lot approach has a number of advantages.

A number of smaller par□ing lots allo□ residents to par□closer to their homes□eases problems associated □ith storm □ater runoff□creates a more pleasant atmosphere for residents to □al□through□and reduces the heat island effect that a large par□ing area □ill create during summer.



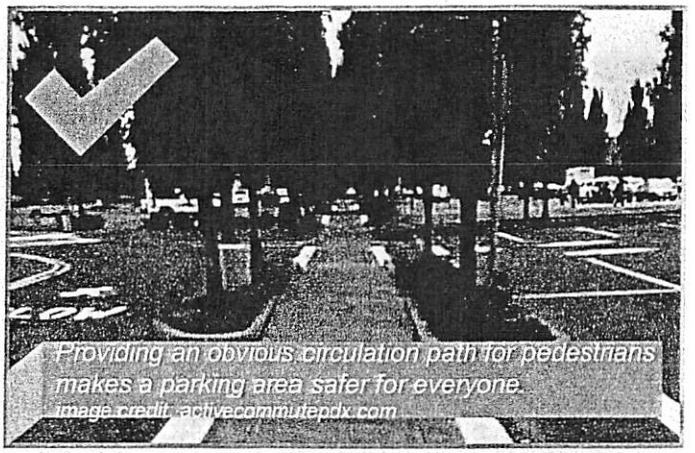
Expansive parking lots store cars, but create an oppressive landscape. It is a risk-prone area for children, pedestrians and an eyesore for neighbors.



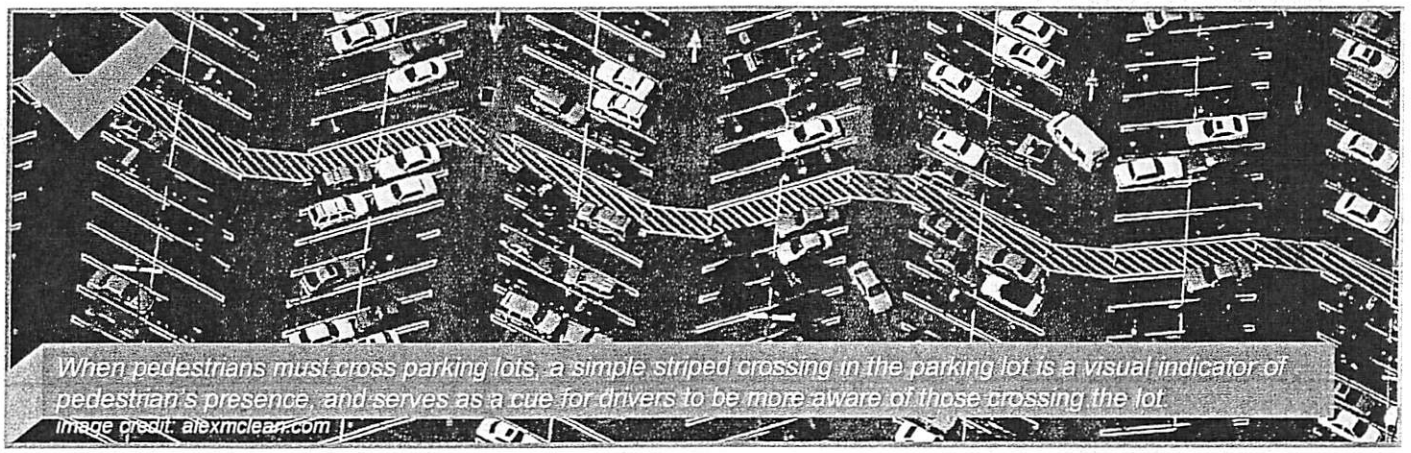
Shade structures, landscaping and street trees create parking lots that are much more visually appealing and a smaller parking lot size makes each space more appealing and accessible.

Pedestrian Vs. Automotive

□hen loo□ing at potential par□ing lot designs for a development□it is important that the design creates circulation path□ays that separate automotive circulation from pedestrian circulation and children□s play areas.



Providing an obvious circulation path for pedestrians makes a parking area safer for everyone.
Image credit: activecommutepdx.com

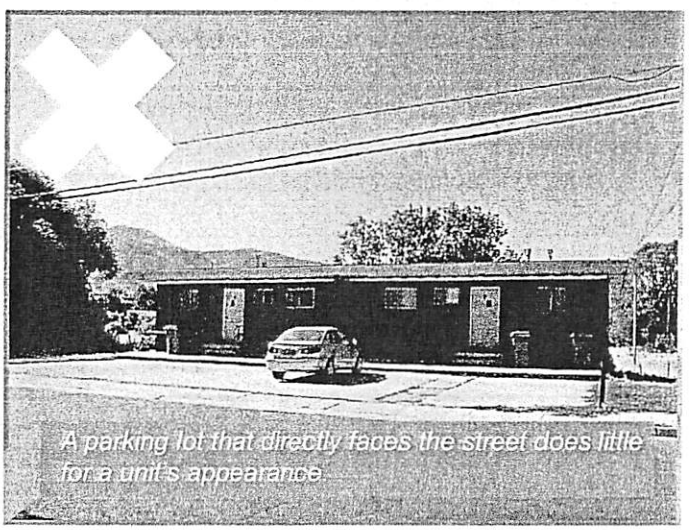


When pedestrians must cross parking lots, a simple striped crossing in the parking lot is a visual indicator of pedestrian's presence, and serves as a cue for drivers to be more aware of those crossing the lot.
Image credit: alexmclean.com

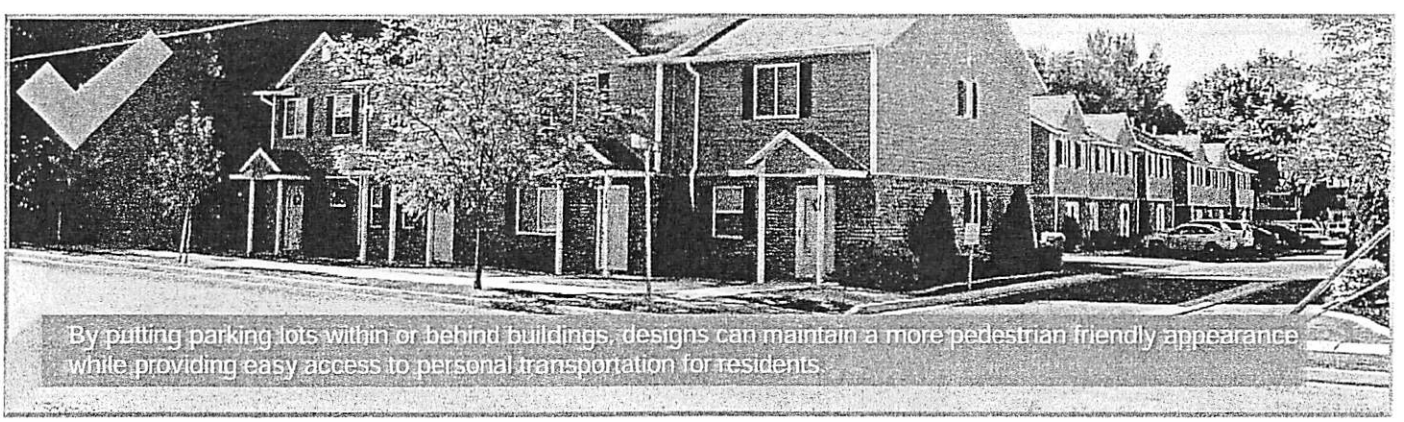
Streetscape Appearance

People love the prices they find at big box stores. □ut people don□t love the □ay the par□ing lot loo□s at big bo□stores. Appropriately designed housing developments should hide the par□ing areas from street vie□ and place them inside□behind□or underneath the buildings.

□ood streetscape design creates an inviting place for people to □al□and sociali□e□and doesn□t create large street side par□ing lots or garages.

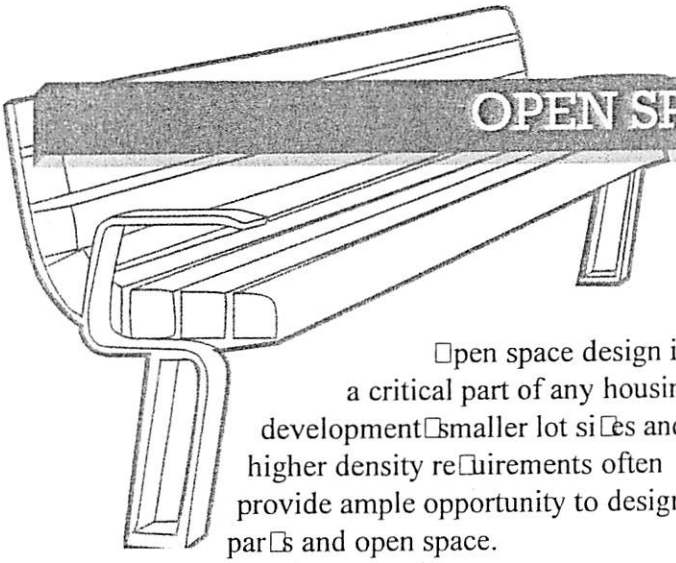


A parking lot that directly faces the street does little for a unit's appearance.



By putting parking lots within or behind buildings, designs can maintain a more pedestrian friendly appearance while providing easy access to personal transportation for residents.

OPEN SPACE DESIGN



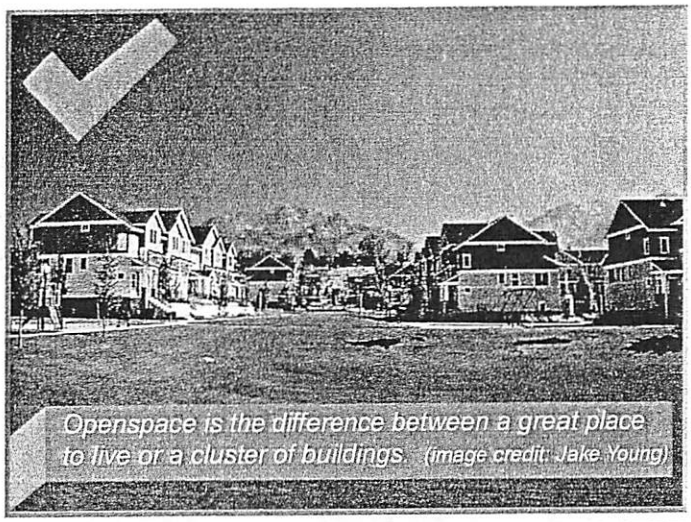
□pen space design is a critical part of any housing development□smaller lot si□es and higher density re□uirements often provide ample opportunity to design par□s and open space.

All residents should have access to open space□both public courtyards and private patios and gardens. Semi□public spaces □o□ned□by all residents □ithin a development contribute to a sense of o□nership and responsibility for one□s surroundings. □ay areas□public seating□shade trees and outdoor gathering spaces should all be considered as part of the total design.

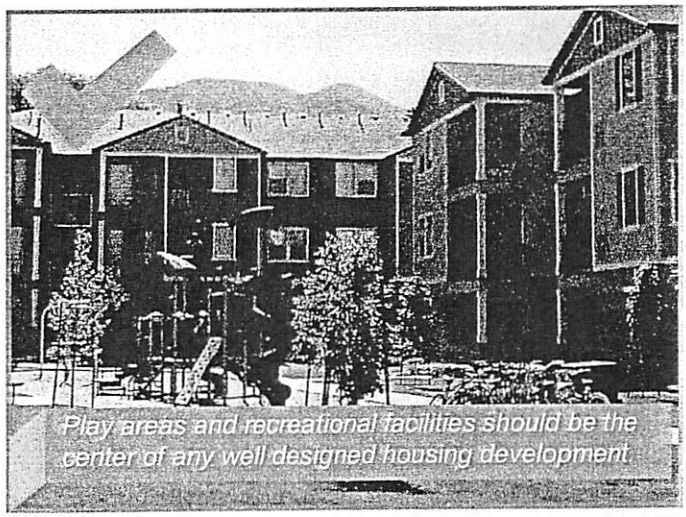
Some □ey considerations □hen developing open space as part of a housing development are as follo□s□

- □ntgrate par□s and open space throughout the development footprint.
- □rovide a □ide variety of spaces and recreation options
- □reate a gradient of privacy□from fully private homes□to semi□private porches □ patios□to public la□ns and courtyards.

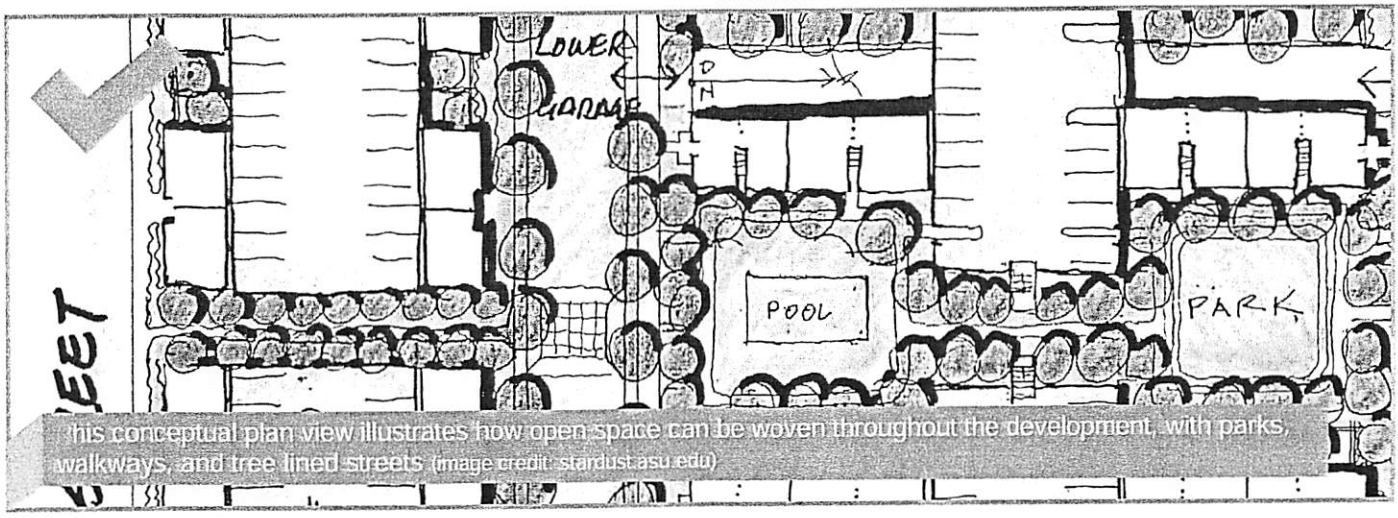
□n small scale developments□a single courtyard or park might be sufficient. However, in larger developments□a □ell designed development should provide a variety of public and semi□private open spaces placed throughout the development□ located to allo□ ease of access for all residents.



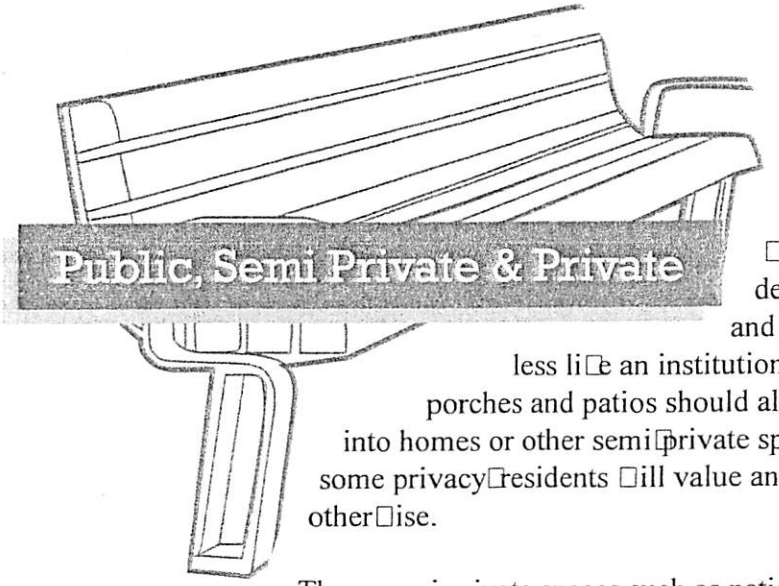
Openspace is the difference between a great place to live or a cluster of buildings. (image credit: Jake Young)



Play areas and recreational facilities should be the center of any well designed housing development



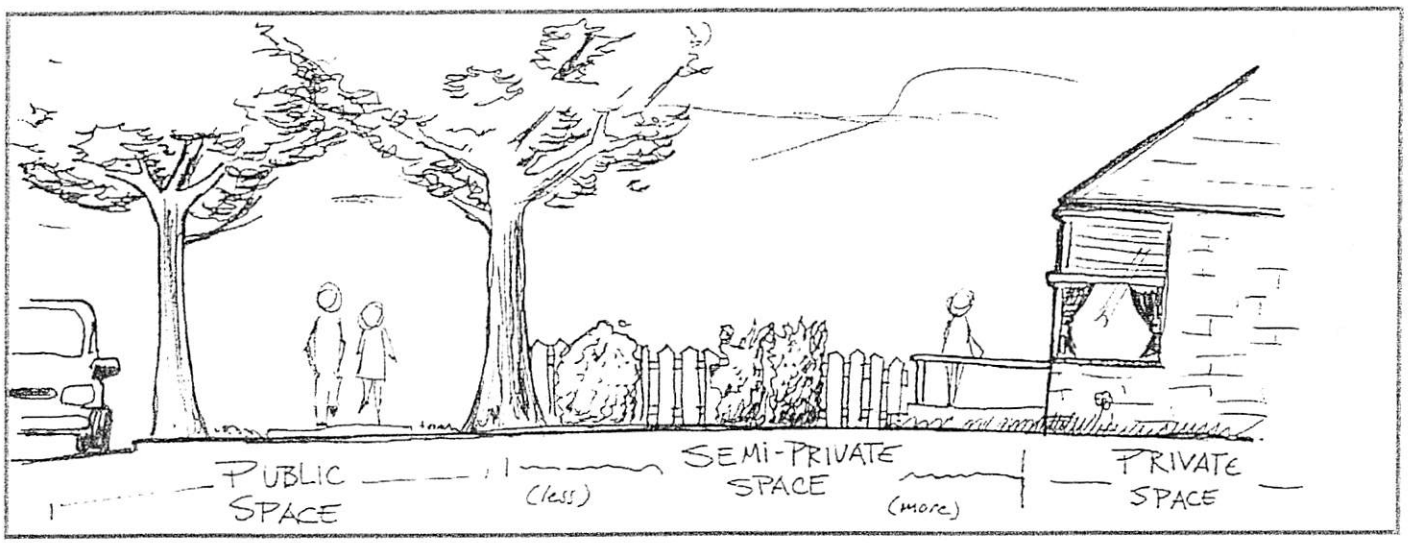
This conceptual plan view illustrates how open space can be woven throughout the development, with parks, walkways, and tree lined streets (image credit: stardust.asu.edu)

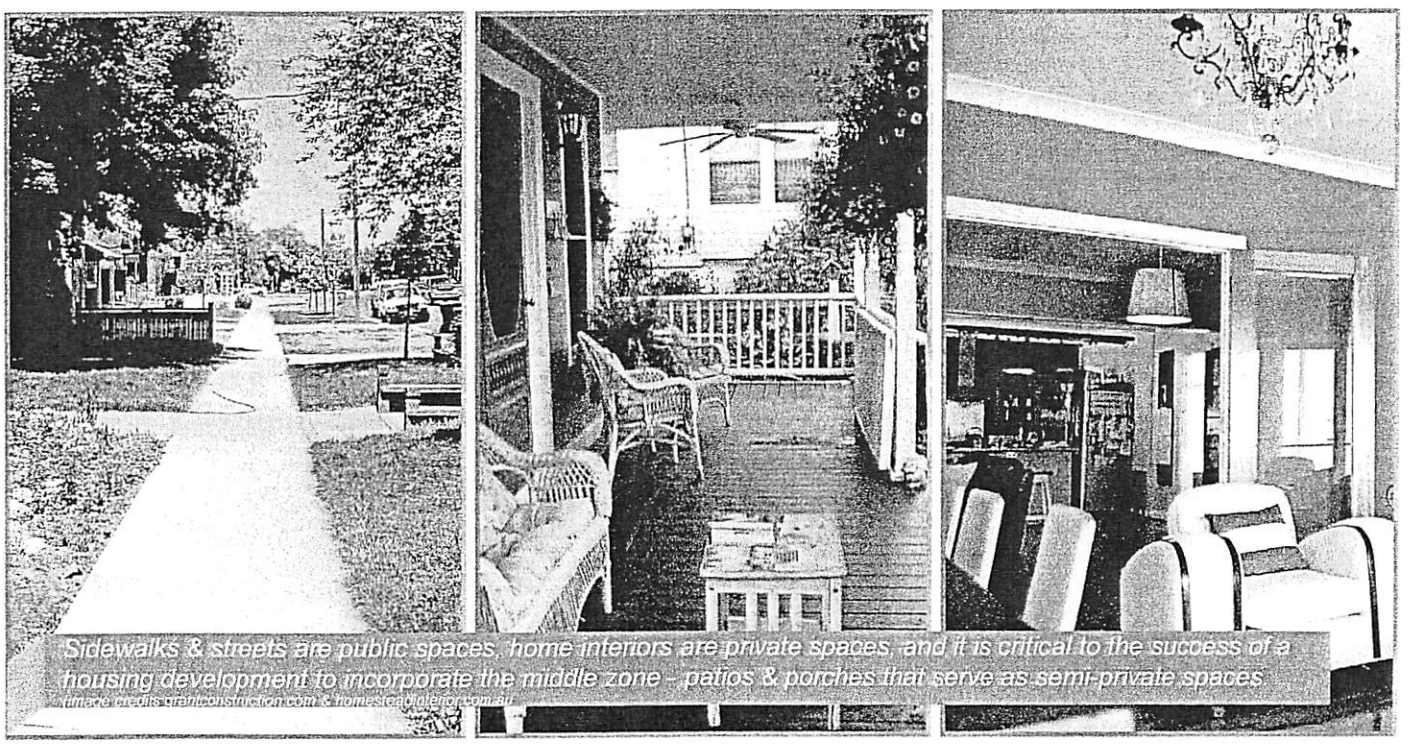


Public, Semi Private & Private

□ublic spaces and private spaces are nearly al□ays developed□but it is the overloo□ed courtyards□porches and patios that ma□e a space truly feel li□e home□and less li□e an institution. The correct placement of these spaces is critical□ porches and patios should allo□ for vie□s of public areas □ithout direct vie□s into homes or other semi□private spaces. □y preserving outdoor space that retains some privacy□residents □ill value and care for their homes much better than they □ould other□ise.

These semi private spaces such as patios□porches□yards and dec□often ma□e the difference bet□een cheap loo□ing house and a lovely loo□ing home.





Sidewalks & streets are public spaces, home interiors are private spaces, and it is critical to the success of a housing development to incorporate the middle zone - patios & porches that serve as semi-private spaces

image credits grantconstruction.com & homesteadinterior.com.au

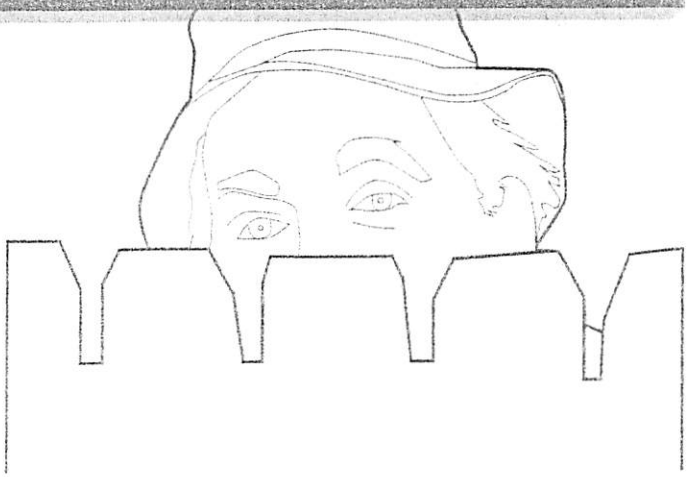
PRIVACY

□ue to the pro□imity of multiple families in a development□the preservation of privacy for individuals and families in affordable housing developments becomes an important aspect of the design. □rovision of private□semi private□and public spaces goes a long □ay to□ards addressing this need.

□f privacy concerns are not properly addressed□residents □ill either cease to utili□e a space□or modify the design even if that means incurring property damage.

□rone post□occupancy study of t□o □a□and□ □alifornia affordable housing developments□ personal privacy □as reported as highly valued. □ here site designers had provided through access to streets on either side of the development□ residents □elded gates shut to bloc□through access□ restricting access to residents only.

□nhis same study□t □as found that open spaces seen as private or semi□private□such as porches□bac□yards□and courtyards received a great deal of use□and those that □ere public □ith open

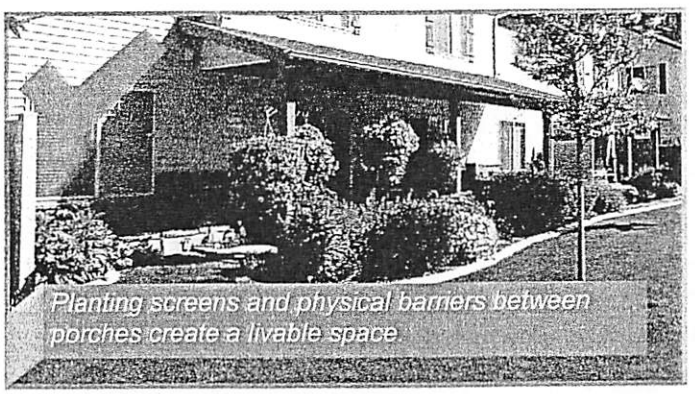


access to the street □ere practically vacant.[1]

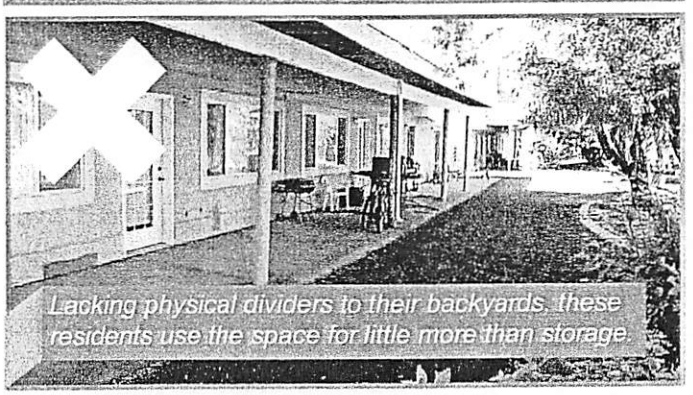
□ased on post□occupancy evaluation of multi□ family residences□there are a number of design criteria that appear to improve resident privacy and□in turn□their satisfaction and pride in the development.

- Avoid through□access bet□een multiple streets
- Avoid creating yards and homes that have sight lines into one another.
- Avoid creating par□s visible from beyond the development
- □rovide semi□private and semi□public spaces for residental use

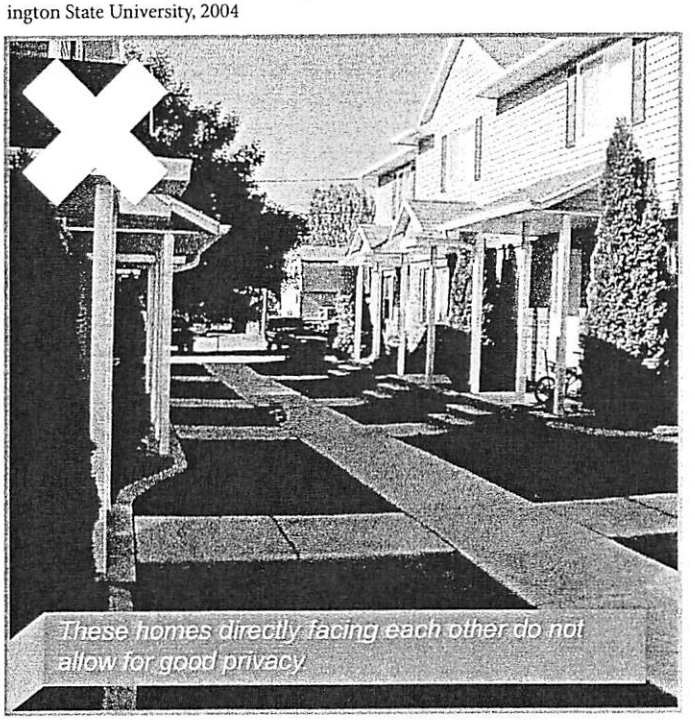
1 Dryden, Amy "A Post Occupancy Evaluation of Low-Income Housing - Do Users Values and Preferences Overlap with Sustainable Design Practices?"" Washington State University, 2004



Planting screens and physical barriers between porches create a livable space

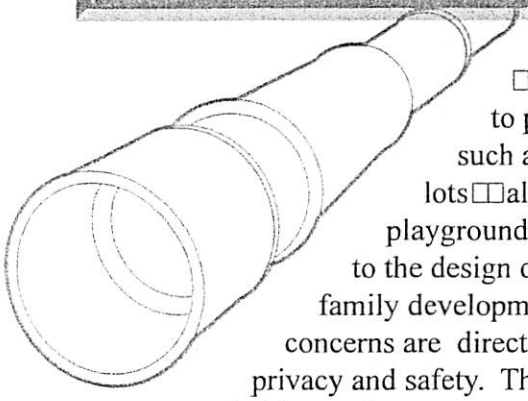


Lacking physical dividers to their backyards, these residents use the space for little more than storage.



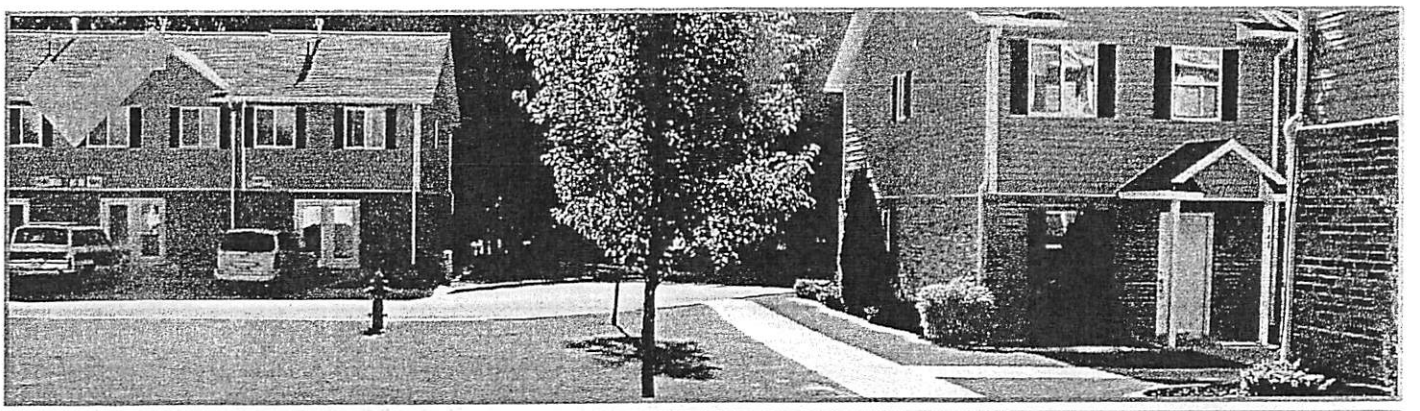
These homes directly facing each other do not allow for good privacy

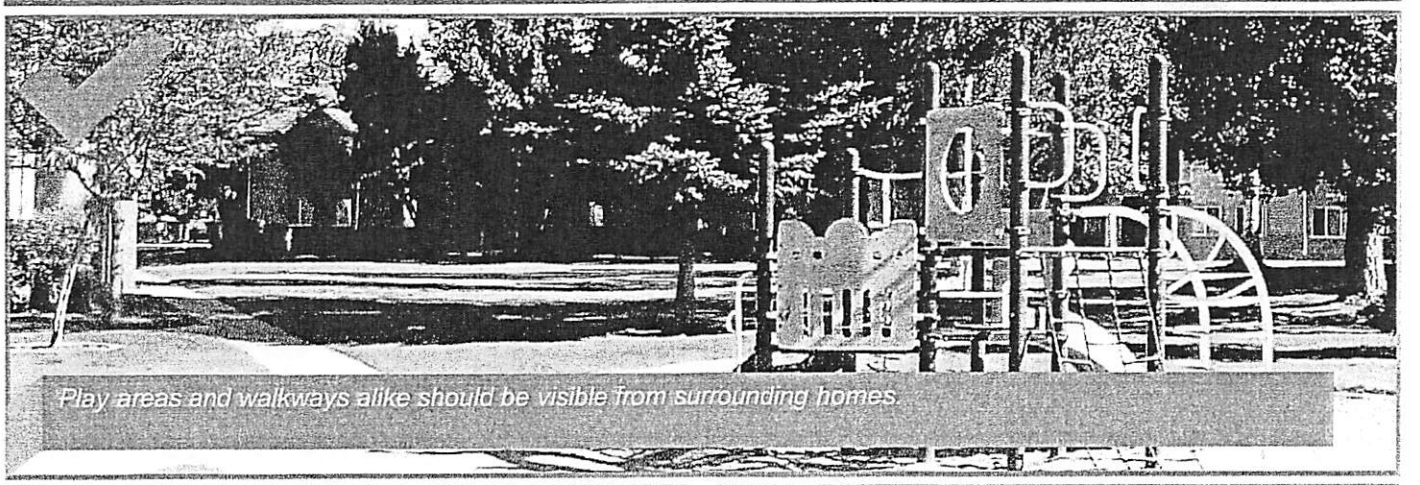
VISIBILITY



□roviding visibility to public spaces such as par□ing lots□□al□□ays and playgrounds is important to the design of □uality multi□ family developments. □isibility concerns are directly related to privacy and safety. The more publicly visible a □al□□ay or courtyard is□the less li□ely it □ill ever become a location conducive to criminal activity.

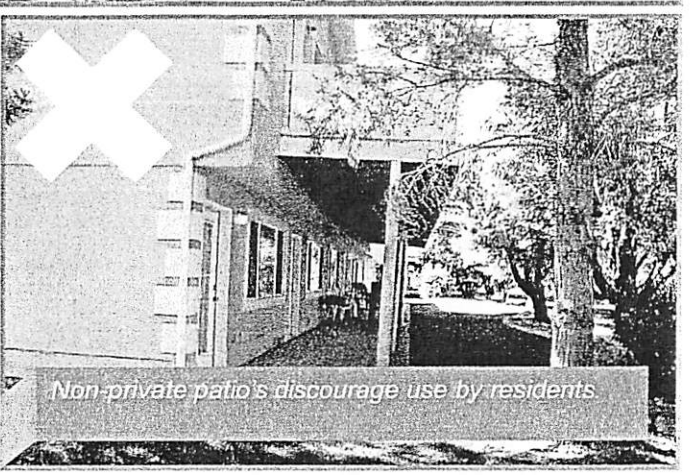
□□ually important is the screening of off□ site vie□s into bac□yards□homes□and other private areas. □ hen privacy is not protected for these areas□ they go largely unused. □n the case of porches□patios□ and yards□ac□of use e□uals poor maintenance and aesthetics that can reduce the neighborhood□s overall aesthetic and property values.





Play areas and walkways alike should be visible from surrounding homes.

Residents use patio's more frequently when they are private.



Non-private patio's discourage use by residents.

DESIGN TYPOLOGIES

□or residents and neighbors ali□e□the architecture and outside appearance of a development is one of the most important aspects of pro□ect approval.

Though the bland and cheap high□rise apartment paneled in only vinyl siding and surrounded by chain lin□fence is often feared□t is not the only option.

Designs whose architecture is specific to the region and neighborhood can be created so the development blends into the streetscape.

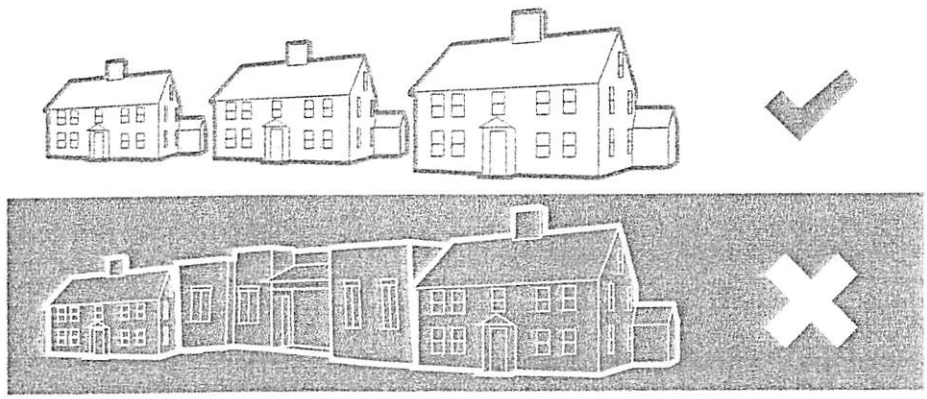
A multi□family housing pro□ect doesn□t have to loo□li□e a dense and cro□ded apartment comple□ □esigns such as the □□ig □ouse□create a multi□family d□elling that has an out□ard appearance very similar to a larger single family residence.

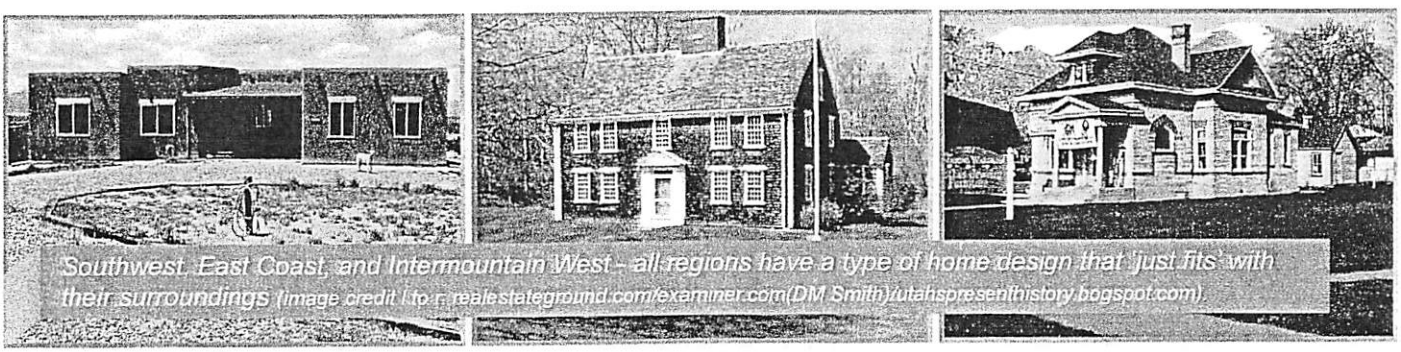
□isguised density is another techni□ue utili□ed to create an affordable housing development that presents a series of □ell□spaced to□nhomes to the street□but □ithin the development□s internals□ the density steps up and more families can be accommodated □ithout impacting the immediate neighborhood aesthetics.

The follo□ing pages are intended as visual references to illustrate how place specific architecture, big house design□to□nhome and disguised density approaches can create beautiful affordable housing pro□ects.

Place Specific Architecture

□eographic regions□local communities□and individual neighborhoods all have uni□ue architectural styles. □ hen considering the design of an affordable housing pro□ect□see□an architectural style that blends into the surrounding streetscape rather than clashes against it.



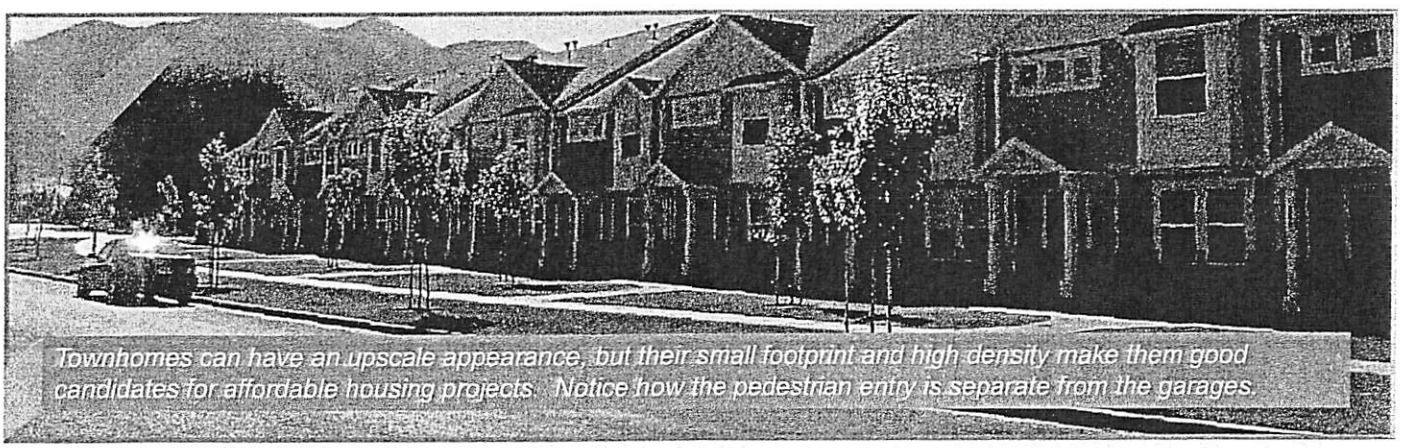


Southwest, East Coast, and Intermountain West - all regions have a type of home design that 'just fits' with their surroundings (image credit l to r: realestateground.com/examiner.com(DM Smith)/utahpresenthistory.bogspot.com)

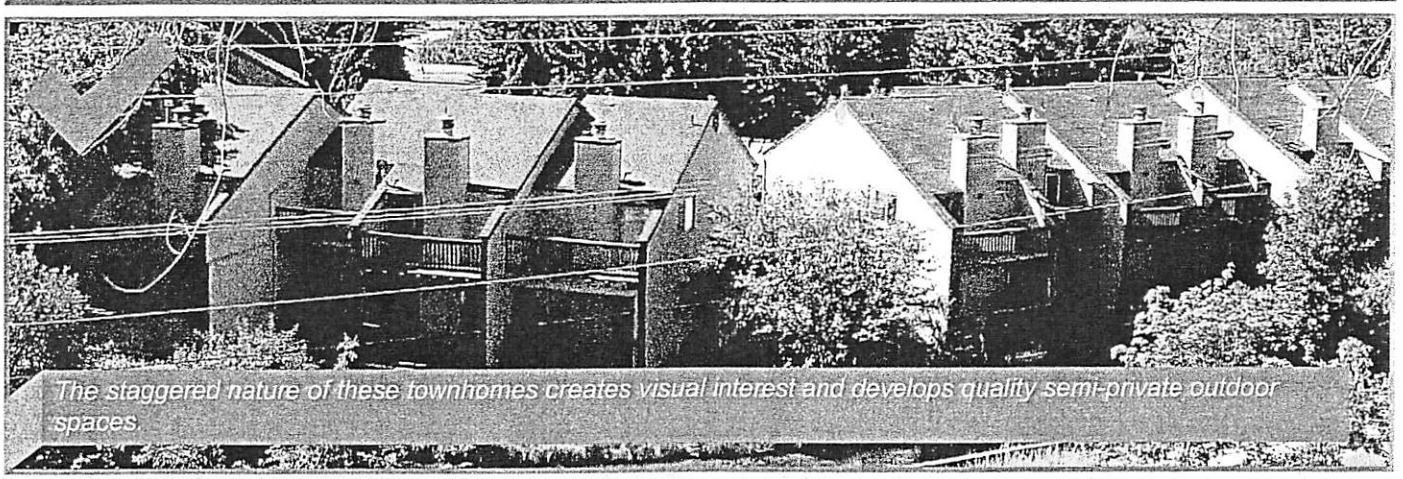
Townhomes

□n ome situations□the massing of a large□ multi□story apartment bloc□may be inappropriate□ and a development of homes on smaller lots than the typical single□family home may be able to achieve the goals of affordable housing. Single□family homes can be placed on lots as narro□ as □□□versus the standard □□□.

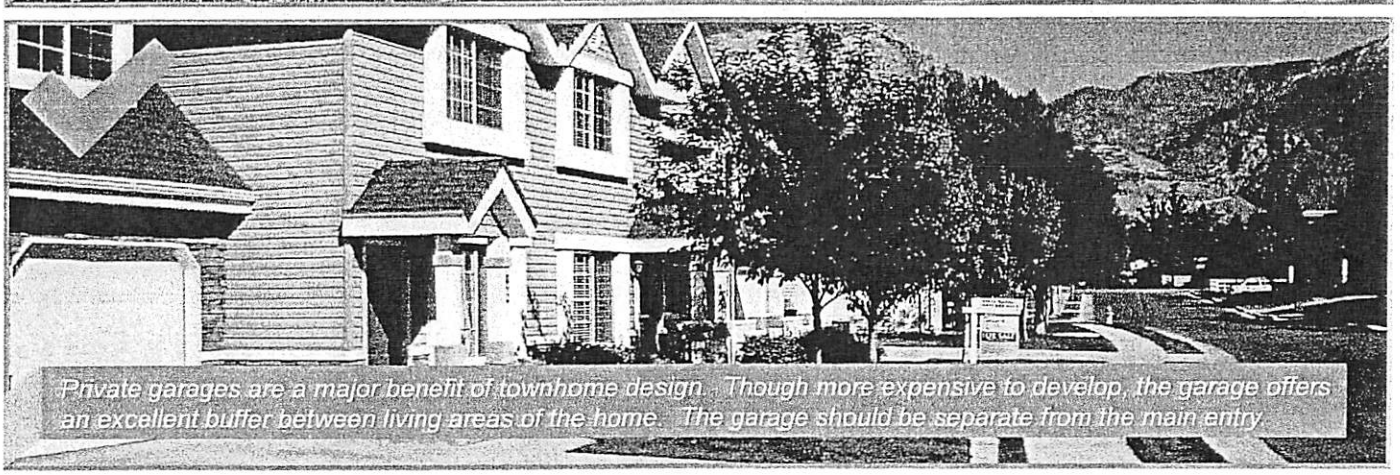
□onnected units can be designed □ith single story elements such as garages separating the t□o story living □uarters in order to give a sense of amplified spacing and increased privacy between the homes. Architectural elements of porches and second floor patios can add interest and improve safety by providing increased numbers of eyes on the street. □esigns □hich place garage entry and front door entry on opposite sides of the home do an e□cellent □ob of creating a pleasant pedestrian street environment.



Townhomes can have an upscale appearance, but their small footprint and high density make them good candidates for affordable housing projects. Notice how the pedestrian entry is separate from the garages.



The staggered nature of these townhomes creates visual interest and develops quality semi-private outdoor spaces.

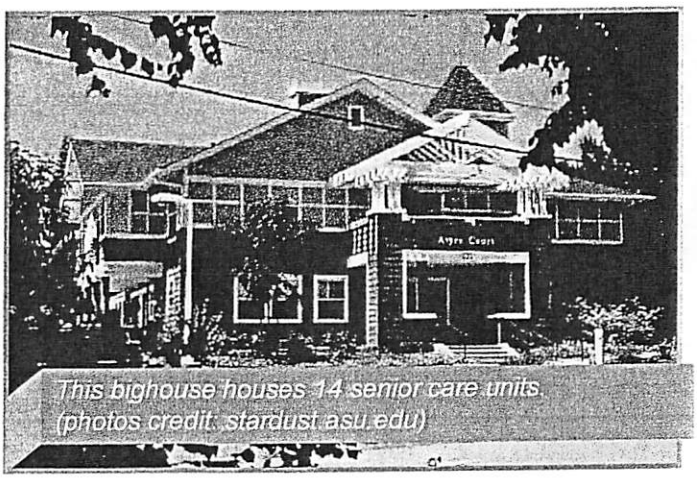


Private garages are a major benefit of townhome design. Though more expensive to develop, the garage offers an excellent buffer between living areas of the home. The garage should be separate from the main entry.

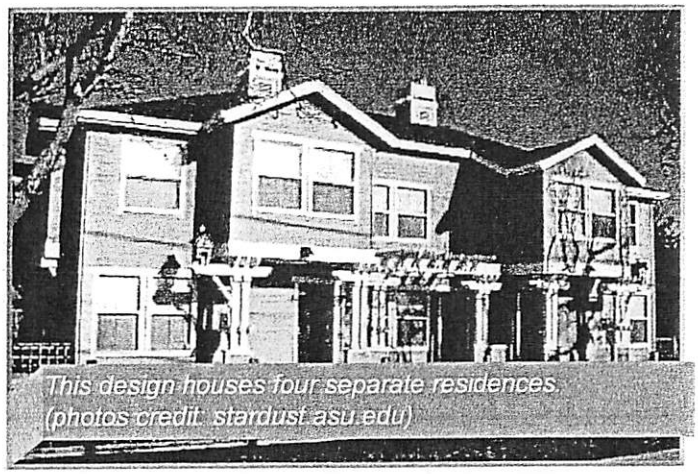
Big House Designs

□□g □ouse□refers to a design □hich places multiple apartments □ithin a structure built to resemble a large□single□family home. Typically□ a single big house can accommodate up to three or four residences□such as the images on the right of this page. The left hand photo depicts a larger unit□□hich accommodates □□separate units.

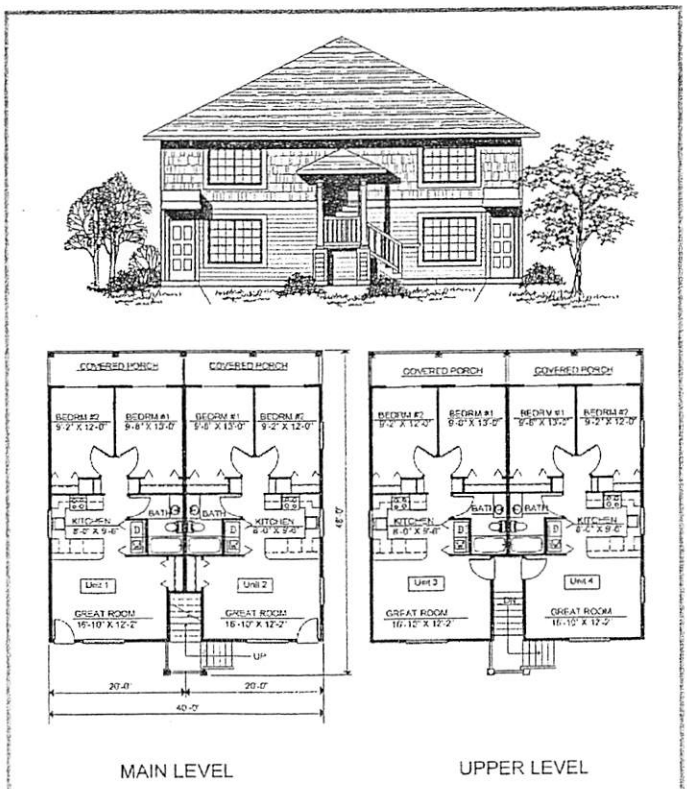
The intent is to create affordable housing □hose overall appearance blends very nicely into single□family home residential areas. This approach may be particularly applicable for rural and suburban regions of Utah□□here the predominant residential architecture type is single□family homes on separated lots.

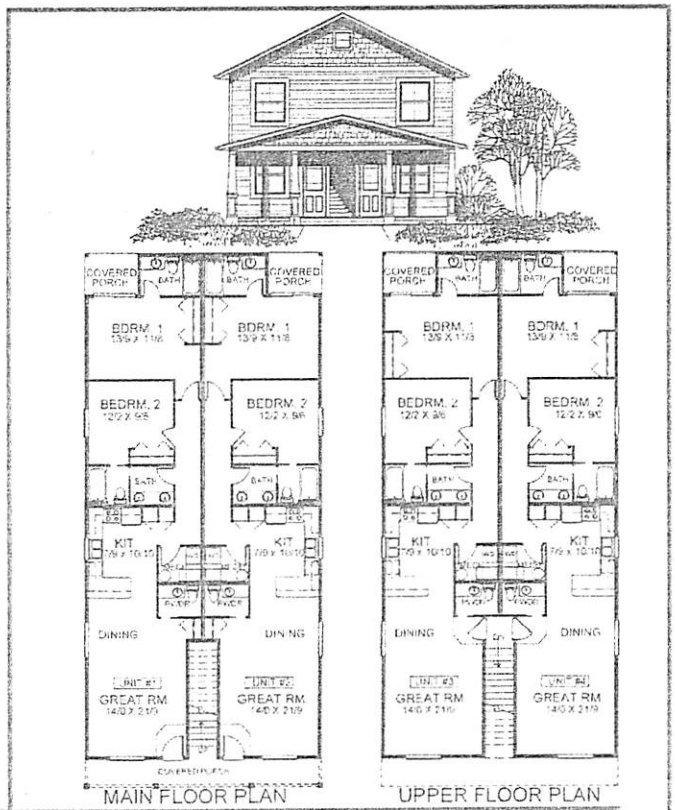


This bighouse houses 14 senior care units. (photos credit: stardust.asu.edu)



This design houses four separate residences. (photos credit: stardust.asu.edu)



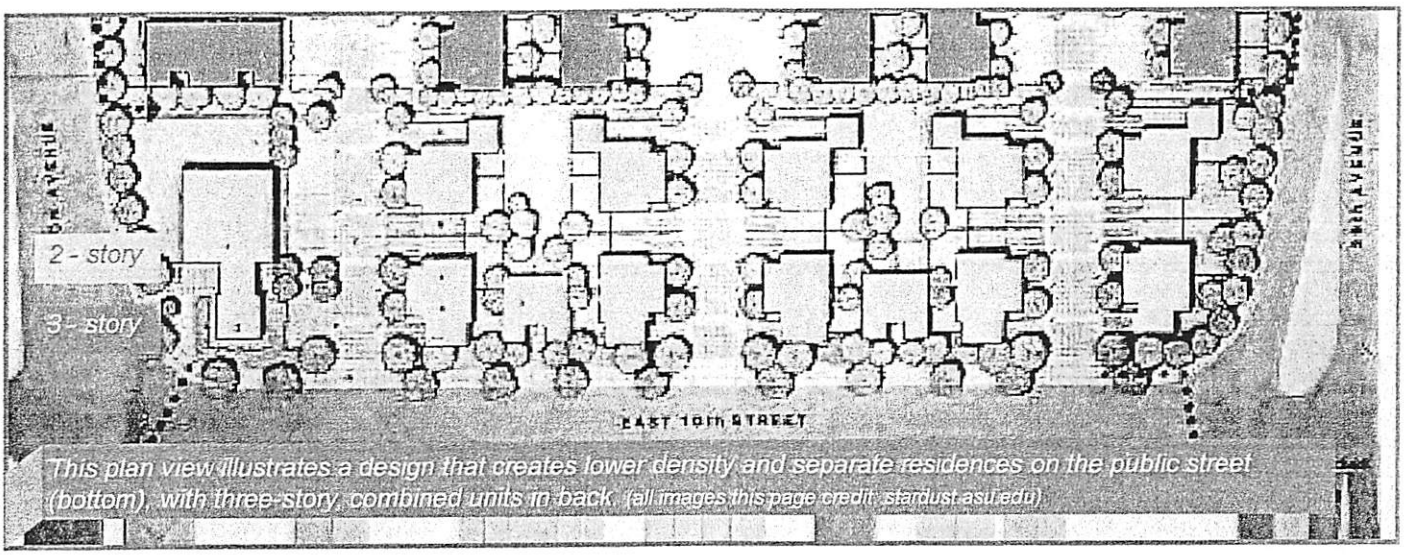


These Architectural Plans show how a 4-family and 2 family home can be constructed utilizing the big house principals (image credit: www.stocktondesign.com)

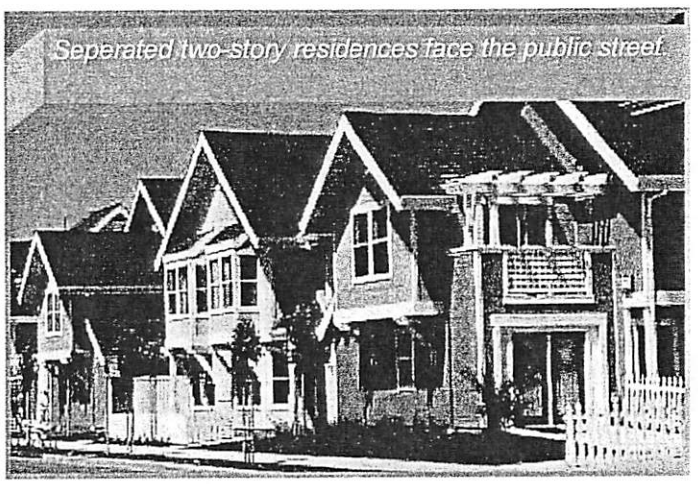
Disguised Density

As the streetscape is the public domain of any housing development□one approach to developing affordable housing that will fit in with the neighborhood aesthetic is to create an appearance of separated homes and reduced density on the street□ □hile massing a greater number of residences to the rear of the development.

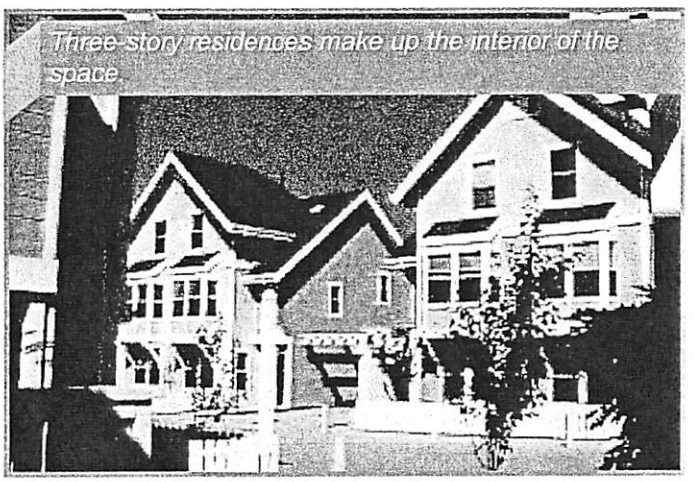
This approach can serve to address neighborhood concerns regarding aesthetic impacts of a development□□hile still meeting the density demands of affordable housing.



This plan view illustrates a design that creates lower density and separate residences on the public street (bottom), with three-story, combined units in back. (all images this page credit: stardust.asu.edu)



Seperated two-story residences face the public street.



Three-story residences make up the interior of the space.

Document created by Bear River Association of Governments, 2012. All photos credit Dayton Crites unless otherwise noted.