

Zoning Designation

Missing Middle Update (Sept. 2018)	
R-6-12	Minimum Lot Size Parcels with Additional Capacity Under Missing Middle
R-4-8	Minimum Lot Size Parcels within 600' of Commercial Zones (COSC, CS-H, DB, GC, HDC 1-4, I, LI, MS, NR, NV, PO/RM, PUD, and UV)
R-4-8	Minimum Lot Size Parcels within 600' of Neighborhood Centers or Selected Corridors* only counting parcels not captured above in 600' buffer from commercial zoning. Selected corridors include: Bethel, Boulevard, and Division
TOTAL	R-4-8 COMBINED TOTAL: Parcels within 600' of Neighborhood Centers, 3 Corridors (Bethel, Boulevard, and Division), and Commercial Zones

Triplexes		
Vacant	Redevelopable	TOTAL
7,200 sqft.		
101 (42%)	138 (58%)	239
9,600 sqft.		
69 (41%)	98 (59%)	167
9,600 sqft.		
47 (33%)	95 (67%)	142
116 (38%)	193 (62%)	309

Fourplexes		
Vacant	Redevelopable	TOTAL
9,600 sqft.		
75 (40%)	115 (60%)	190
13,000 sqft.		
57 (37%)	96 (63%)	153
13,000 sqft.		
37 (28%)	95 (72%)	132
94 (33%)	191 (37%)	285

Courtyard Apartments		
Vacant	Redevelopable	TOTAL
13,000 sqft.		
51 (32%)	109 (68%)	160
17,500 sqft.		
46 (35%)	87 (65%)	133
17,500 sqft.		
28 (25%)	85 (75%)	113
74 (30%)	172 (70%)	246

*This analysis does not make assumptions about the number of parcels that could be created through future lot subdivisions.

** Parcels identified by TRPC Missing Middle Land Capacity Analysis, projected counts shown here include parcels in the City and UGA.

R-4-8

Missing Middle Previous Recommendations	
R-4-8	Within 300ft of Transit Routes and Commercial Zones
	Within 600ft of Transit Routes and Commercial Zones

Triplexes		
Vacant	Redevelopable	TOTAL
31%	69%	262
36%	64%	412

Fourplexes		
Vacant	Redevelopable	TOTAL
26%	74%	227
29%	71%	357

Courtyard Apartments		
Vacant	Redevelopable	TOTAL
24%	76%	192
27%	73%	306

*This analysis does not make assumptions about the number of parcels that could be created through future lot subdivisions.

** Parcels identified by TRPC Missing Middle Land Capacity Analysis, projected counts shown here include parcels in the City and UGA.

Per Keith's

email, here

are all my handouts for

discussion of missing middle topic

at LUEC, which occurred under

the "Reports" agenda item

covered