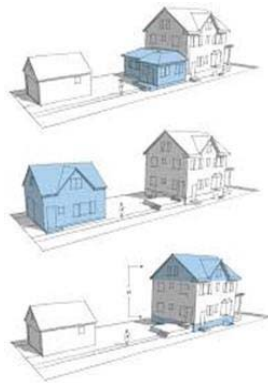


Welcome!

St. Anthony Park Accessory Dwelling Unit (ADU) Informational Meeting

March 16, 2015



• What is an Accessory Dwelling Unit (ADU)?

- ADU is a second dwelling or housing unit that would be allowed as an **accessory use** to a single family home.
- Might be **internal** (within), **attached** to, or **detached** (separate) from the original house, with its own entry.
- Defined as “accessory” (secondary, subordinate) to the principal use of the structure as a single family home
- Usually required to be *smaller* than the original house.
- The *owner* typically must *live* in one unit.
- ADUs: different from a *duplex*, where *both units* could be rented.



• Who is hosting this meeting?

The SAP ADU Task Force, nine community members appointed in September 2014 by the Land Use Committee of the St. Anthony Park Community Council.

Task Force Members: *Phil Carlson, Suzanne Garfield, Karen Hovland, Nancy Plagens, John Seltz, Glen Skovholt, Jim Stout, Mark Thieroff, and Claudia Wielgorecki*

• What is the purpose of the ADU Task Force?

To recommend to the Land Use Committee whether ADUs are **appropriate** for SAP.



• What is the purpose of tonight's meeting?

To **share information** and **gather input** from the community on issues associated with ADUs.



• What is the format for this meeting?

The Task Force will share a short presentation of information on ADUs. Topics are posted around the room as stations for participants to review and share their **comments and ideas**. Please write comments on *post-it notes* and on *comment sheets* provided. The Task Force will review all comments.



• How is the information arranged in this presentation?

There is background on **Zoning** generally and in St. Paul, then information on ADU issues, divided generally into Reasons and Concerns.

Reasons that communities elsewhere have looked into for allowing/encouraging ADUs:

- Reducing urban sprawl
- Allowing senior citizens to stay in their homes
- Providing affordable housing
- Reducing energy consumption, carbon footprint

Concerns communities have about the impact of ADUs:

- Parking
- Property values
- Open space, tree loss
- Design issues

• How will decisions be made on ADUs in St. Anthony Park?

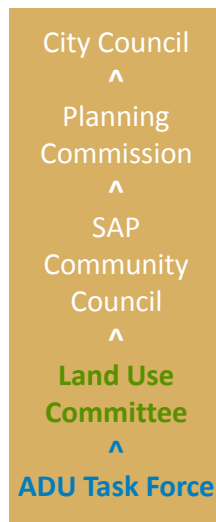
No decisions will be made tonight. This meeting is to share and gather information only. The Task Force will make a recommendation later this year to the **Land Use Committee**. Another community meeting will be held to get input on that recommendation.



• How will decisions be made on ADUs in St. Anthony Park?

The Land Use Committee *may* then take the issue to:

- **St. Anthony Park Community Council**, who may report to:
- **St. Paul Planning Commission**, who may make a recommendation to:
- **St. Paul City Council**
- The City Council has final authority to amend the zoning code to allow ADUs.



• Zoning Background

- Middle Ages, **Plague**, squalid living conditions in cities
- **Industrial Revolution** – people lived near smokestack industries: sickness, death
- How we arranged cities: **life and death**
- Revolutionary War: **democracy, laws**.
- The Bill of Rights and U.S. Constitution enshrine key freedoms and protect **property rights**.



• Zoning Background

- No one can be deprived of **life, liberty, or property** without **due process** of law.
- All are guaranteed **equal protection** under the law . This applies to property as well.
- Private property cannot be **taken** for a public purpose without just compensation.
- Regulations (**zoning**) that restrict use of the land must be reasonable, rational, follow Constitutional principles.



• A quick history of zoning in St. Anthony Park

- **Pre-1922:** No restrictions (no zoning anywhere in U.S.)
- **1922:** St. Paul enacts first zoning ordinance. Duplexes generally permitted.
- **1975:** Major revision to zoning ordinance. Existing duplexes grandfathered in.
- **2000s:** Changes to allow more mixed uses (“traditional neighborhood” zoning)



• Current residential zoning categories

R – single-family residential (R1, R2, R3, R4)

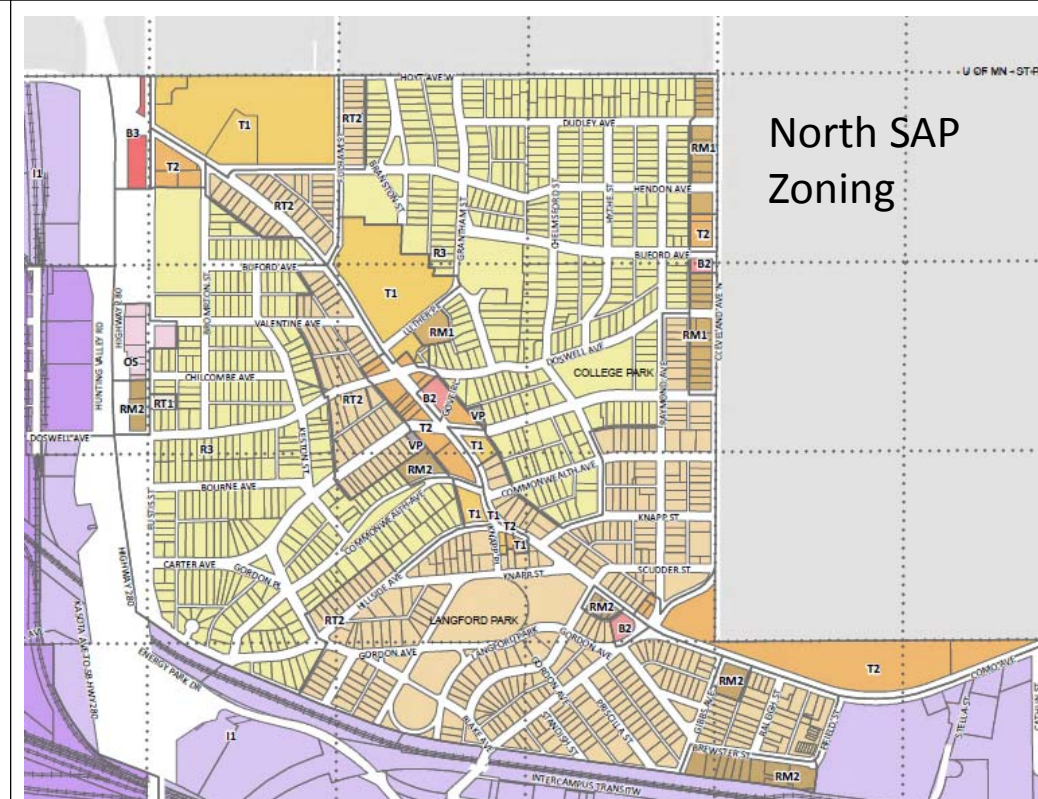
RT – two-family residential (RT1, RT2)

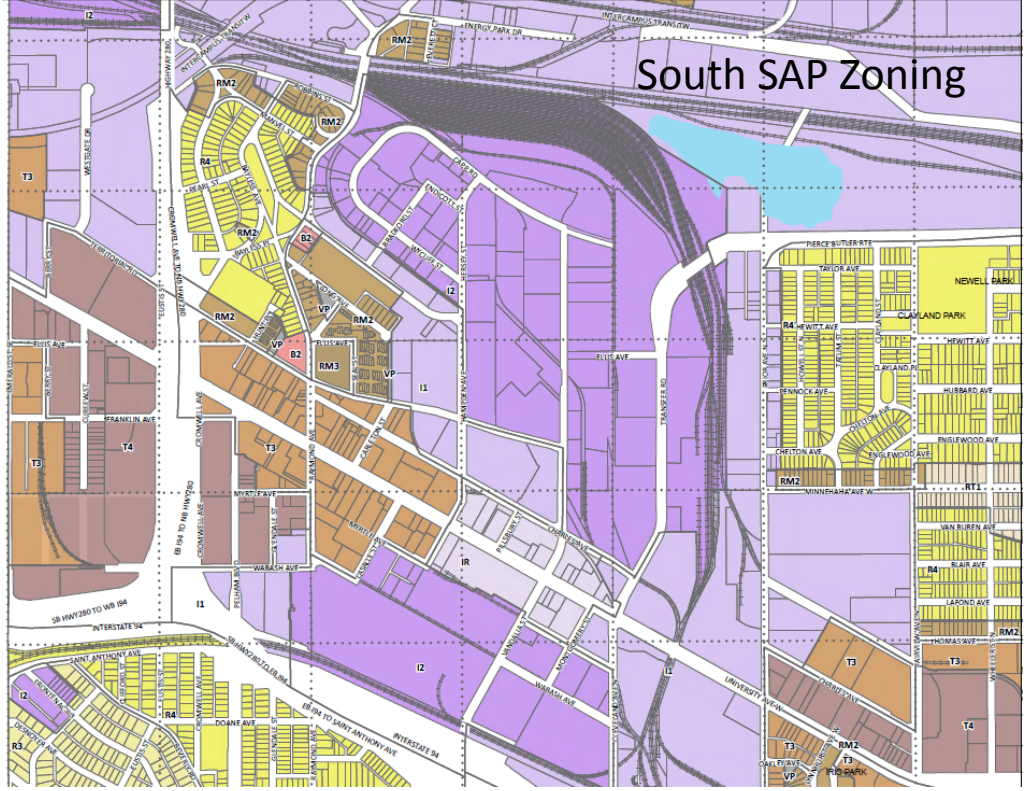
RM – multi-family residential (RM1, RM2, RM3)

• Current residential zoning in St. Anthony Park

North St. Anthony Park – primarily **R3** and **RT2**

South St. Anthony Park – primarily **R4** and **RM2**





South SAP Zoning

• Regulating accessory structures

- Residential properties in St. Anthony Park already allowed to have accessory buildings.
- Examples include garages, sheds, gazebos, etc. Accessory buildings cannot be lived in, however.
- Permitting ADUs would not require a change to the zoning *classification* of a property, but an ordinance change to allow *accessory* buildings that can be *lived in*.



• Experiences elsewhere

- Cities around the country have started to allow ADUs*.
- Portland in 2000.
- Locally, Roseville, Bloomington and Shoreview have allowed them for many years
- Minneapolis enacted ordinance at the end of 2014.



Comprehensive information at accessorydwellings.org

- * Including: Seattle, San Antonio, Houston, Austin, Phoenix, Los Angeles, San Francisco, San Diego, Santa Cruz, Boulder, Boise, Columbia, Charlotte, Beaverton, Eugene, Philadelphia, Pittsburg, Nashville, Madison, and others

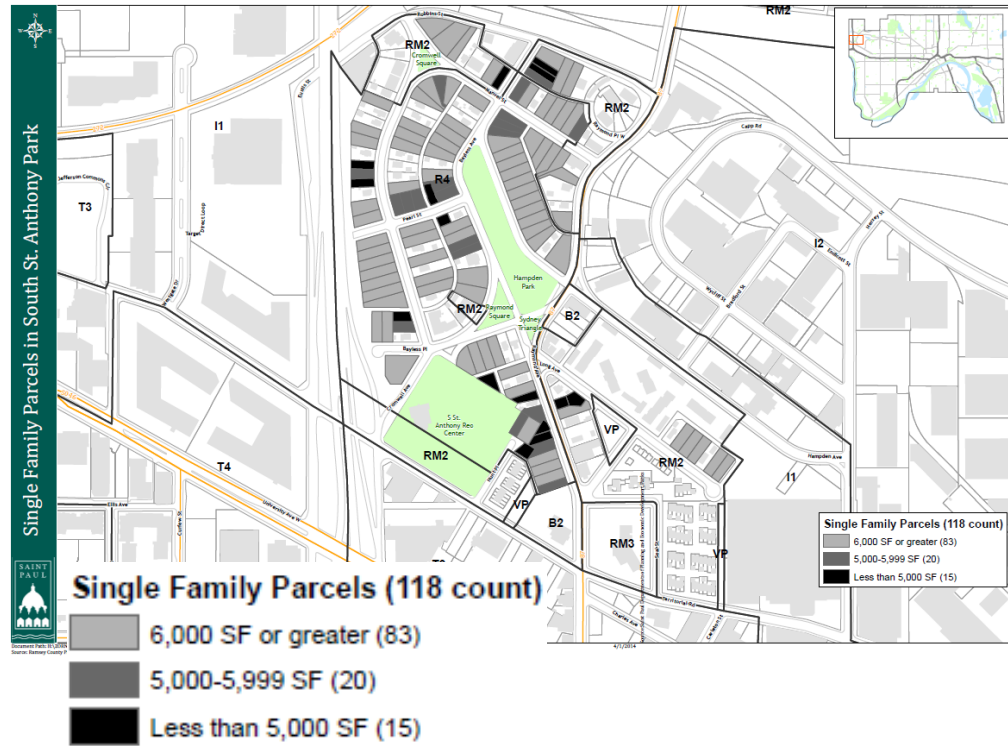
• Minneapolis ordinance

- City-wide; attached, internal, detached.
- Owner occupied; deed restriction.
- Staff review for zoning compliance
- 300-800 sq. ft. (1,000 for detached)
- Max height (detached) 20 feet or ht. of principal structure
- Matching exterior for attached
- No new street-facing entrances for internal/attached
- As of March 12, 2015: 12 internals and 4 detached.



• Green Line Proposal

- Properties ½ mile from Green Line (all of South SAP)
- Attached, internal, external
- Owner occupied; deed restriction
- Minimum lot size: 5,000 ft.
- 300-800 square feet
- 25 feet max height
- No additional parking required
- As of March 12, 2015: District council staff meeting to occur soon, to be followed by Planning Commission consideration



• Energy Efficiency/Climate Change/Carbon Footprint

- The amount of energy used by a dwelling increases with its size.
- The amount of energy used in transportation increases with commuting distance. Mass transit is more energy efficient than cars.
- For these reasons, smaller dwellings, such as ADUs, located in core urban areas have lower overall energy use when compared to larger and suburban dwellings.
- The climate impacts of housing choices are most strongly related to energy use.



• ADUs, Urban Sprawl & Density

- Increased vehicle emissions, water and air pollution and the destruction of open spaces, farmland and wetlands are reasons to reduce urban sprawl
- Urban sprawl is expensive because of the highly subsidized cost per resident for utilities, sewers, roads and their maintenance
- ADUs make more efficient use of already developed land and community services



• Property Values

- Difficult to evaluate in our neighborhood because of lack of comparable properties that have sold
- Income appraisal may be difficult – rented to family
- Construction costs, including planning and permits: \$50,000 (attached) to > \$100,000 (detached)
- 14 properties in Portland: rented ADUs contribute 25-34% to each property's appraised value
- Property values could increase – proximity to shopping, public transit and St. Paul campus.
- An income-producing ADU also has benefits.
- In the longer term, property values could decrease:
 - a. Loss of green space – detached ADUs
 - b. Loss of privacy
 - c. More vehicles and increased congestion



• Benefits to Senior Citizens

- **Studies around U.S. – common themes emerged:**
 1. Provide rental income from an ADU or main house
 2. Share costs of taxes, fuel, maintenance, and utilities
 3. Contribute to companionship and sense of security by having family nearby
 4. Allow older people to remain in their homes longer
 5. Contribute to sense of privacy and independence

ADUs can be designed to help senior citizens with limited mobility. The ADU concept, with family members living nearby, may help senior citizens obtain health care and/or other needed services.



• Concerns about reduction in open space and tree preservation

- Trees may be lost when an ADU is built
- Open space on a lot will diminish if a free-standing or attached ADU is built
- Water runoff into sewers may increase with less green space on a lot
- Parking regulations may further reduce open space
- More buildings in close proximity will create a crowded feeling in the neighborhood
- Smaller spaces for flower and vegetable gardens
- Less space for children to play
- Reduced space for yards, outdoor gatherings



Note: The city of St. Paul does not currently regulate cutting/removal of trees on individual lots.

• Affordable Housing

- For housing to be affordable the **total cost** to the family should be no more than 30% of family income.
- The **Median Family Income** for St Paul in 2012 was **\$48,235**
- Average individual per capita income is **\$25,072**
- There are several affordable housing projects being developed along the Green Line, including a new one to be developed by Project For Pride In Living.



- **ADU Off-Street Parking Requirements**



- **Comments to SAPCC on ADUs (33 tabulated)**

Several residents expressed concern about increased parking congestion if ADUs are permitted.

- **Current off-street parking requirement, St. Paul:**

Minimum off-street parking requirement for one- and two- family dwelling units is 1.5 spaces/unit.

- **Green Line Corridor Proposal (City draft)**

Must meet current off-street parking requirements for single family dwellings. No additional off-street parking required for ADU.

- **Minneapolis ADU Parking Code:**

Properties must continue to contain a minimum of one (1) off-street parking space per dwelling unit, but they are not required to provide an additional space for an ADU.

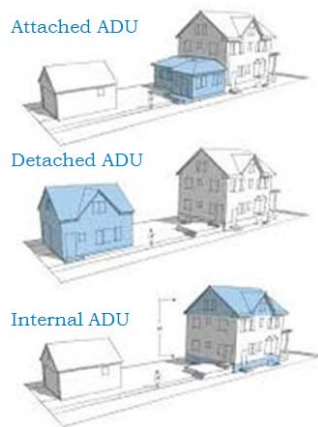


- **Portland, Oregon**

No additional off-street parking is required for an ADU. In Portland, are rare, dispersed – negligible impact on parking conditions citywide.

- **ADU Design Issues**

A Starting point for discussion



- ADU design issues are complex
- The **Comment sheet** has list of design issues/factors
- Some communities very restrictive – few ADUs built; others permissive
- No policies in St. Paul now on ADUs, except carriage houses
- “Open book” on ADUs now in St. Paul
- “Devil is in the details”

- **ADU Design Issues**

Examples, Portland

Example: Stephen Williams, Portland

- Stand-alone detached unit
- 673 sq. ft.
- Built: 2012
- Designer & Builder: Rainbow Valley
- Total Cost: \$125,000

Site Plan

Floor Plans

Example: Stephanie & Sam Dyer, Portland

- Stand-alone detached unit
- 342 sq. ft.
- Built: 2012
- Designer: Stephanie Dyer Interior + Product Design
- Builder: Handing Construction
- Total Cost: \$110,000

Floor Plans

Example: Clark & Chen, Portland

- Internal – daylight walk-out basement unit
- 700 sq. ft.
- Basement converted: 2007
- Designer-BUILDER: Blake Clark
- Total Cost: \$30,000 (materials, permits, fees; not including owner's sweat equity)

Floor Plan

• ADU Design Issues

Comment Sheet

- Allow internal, attached, detached?
- Minimum lot size?
- Minimum floor area?
- Maximum floor area?
- ADU entry facing street?
- Setbacks?
- Exterior materials?
- Roof pitch?
- Height limit?
- Lot coverage?
- Etc.

General ADU Issue	Potential ADU Design Standards	What do you think?
Types allowed	Allow internal ADUs? Allow attached ADUs? Allow detached ADUs?	
Number permitted	Allow only one ADU per lot?	
Type of zoning	Limit to single-family zoning areas?	
Size of lot	5,000 square-foot lot is a typical minimum lot size	
Minimum floor area	300 square feet is a common minimum area	
Entrances	Can an internal or attached ADU add an additional entrance to the primary structure facing the public street? Can a detached ADU have an entrance facing the public street?	
Stairways	Should stairways leading to ADUs be enclosed?	
Balconies	Should balconies be allowed to face a neighbor's side yard?	
Rooftop decks	Should rooftop decks be allowed?	
Maximum floor area	Communities vary widely in the maximum floor area for an ADU. Decisions are based on a number of factors. 800 to 1,000 sq. ft. are often cited as maximums. In St. Paul an accessory structure currently is limited to 1,000 sq. ft.	

• Next Steps

- Questions/Discussion
- Review information display
- Fill out comment sheets
- Task Force will review all comments
- Task Force will meet, discuss future community meeting(s), prepare recommendation to Land Use Committee
- Stay tuned



Discussion/ Comment



St. Anthony Park
Accessory Dwelling Unit
(ADU) Informational
Meeting

Thank You!

