AGENDA

• Purpose of this meeting
• What is a Multiplex and where are they?
• Benefits of Multiplexes
• Location, Design and Impact
• Next Steps
• Questions and Comments
PURPOSE OF MEETING

SHOULD MULTIPLEXES BE ALLOWED IN MORE OF DURANGO?

IF SO, WHAT SHOULD BE REQUIRED?
WHY are we talking about this?

- Housing in Durango is in high demand and addressing this need is a City Council goal.
- Implements a policy from the 2018 Housing Plan.
  “Action 3.4 Establish a program for addressing the many illegal but vital lots with 3 or more units in the older part of town.”
- Many single-family homes have already been converted to multiplexes in some historic neighborhoods.
What is a Multiplex?

• It looks like a house but has 3-5 apartments.
• They are already allowed in multifamily and mixed-use zones.
What do Multiplexes Look Like?

Most are older converted single-family homes.
Existing Multiplexes

• Staff is aware of at least 35 non-conforming multiplexes, could be as many as 200.

• Some have existed for decades or even over a century.

• Most are in EN-1 and EN-2, with some in EN-3 as well.
Most multiplexes, known and unknown, are located in the areas shown at right.
Pink colored zones (EN-1, 2, & 3) are areas where the City may permit new multiplexes. This use is already permitted in the other zones listed.
BENEFITS OF MULTIPLEXES
20-35% Gap Between Demand and Supply of Walkable Urban Living Choices
~C. Leinberger
3 Million Unit Shortage

National Shortage of Small Lot and Attached Housing Units

~C. Nelson
What the market is delivering

- Large Apartment Complexes
- Townhouses
- Infill Housing
Affordable Housing Solutions

- **Subsidized**
- **Missing Middle**
  - More supply
  - Smaller units
  - Neighborhood Living
  - Workforce Housing
  - Incremental Development
- **More, Bigger, Denser**
Missing Middle Housing

Enhances Neighborhood Character

Meets Demand for Walkable Neighborhood Living

Meets Demand for More Diverse Housing Options

Addresses the Need for Affordable Homes

Provides the Households Needed to Support Locally-Serving Business and Amenities, like Transit
Design and Appearance
Design and Appearance

Key Design Features:

• Appearance is the same as a single family home.
• Single front entry into the building.
• Lot and yard standards will be consistent with the neighborhood.
Design and Appearance

Dimensional Standards
- Ensure compatibility with neighborhood.
- Must comply with the underlying zoning requirements, including:
  - Setbacks
  - Height
  - Wall Plate
- Multiplexes do not need to be huge buildings!
Design and Appearance

What NOT to allow:

- Vehicle-oriented designs.
- Incompatible heights, building mass and scale.
- Incompatible context and design.
- Disruption of aesthetic relationship with the sidewalk and street.
Other Considerations

Parking

• Off-street parking **will be required.**
• Should be accessed off of alleys.
• Existing parking requirements are:
  • 1 space per studio unit
  • 1 space per 1 BR unit
  • 1.5 spaces per 2 BR unit
  • 2 spaces per 3 BR unit
Other Considerations

Building Code/Life Safety

- Smoke, CO detectors required
- Fire suppression system
- Egress for every bedroom
- Floor plan to DFPD
- Fire-rated walls
Other Considerations

Zoning - where should multiplexes be permitted?

Minimum Lot Size
- Lot size is typically used to determine eligibility for uses like duplexes, ADUs, etc.
- Should lot size determine the number of units allowed?

Process
- Land Use Permit required.
  - Public hearing?
  - Admin review with public notice?
- Process could vary by zoning designation.
NEXT STEPS

• Compile input from public meeting.
• View responses from Multiplex survey. Survey link available at:
  www.durangogov.org/multiplex
• Draft new code language.
• Public Hearings at Planning Commission and City Council later in the year.
• Staff will update the multiplex webpage in advance of public hearings.
• Email mark.williams@durangogov.org if you’d like an email notification.
QUESTIONS/COMMENTS?