

DESIGN WORK SESSION SUMMARY

APRIL 2020

THRIVE

Laramie

HOUSING

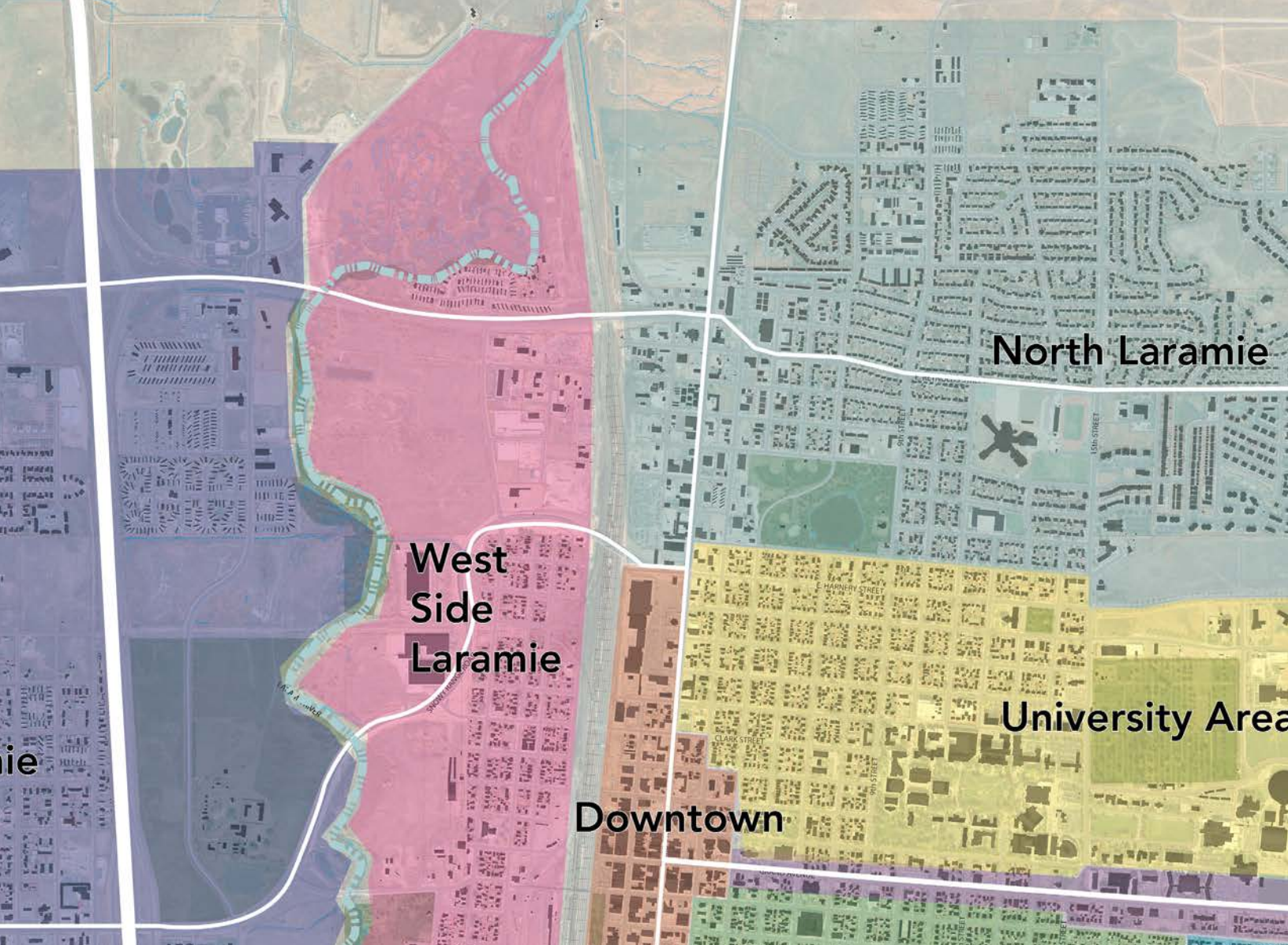


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BACKGROUND

IDEAS AND STRATEGIES





BACKGROUND

South Laramie

BACKGROUND

about the project

WHY NOW?

The Laramie community's lack of quality housing choices is hurting the economy. Not only is housing unaffordable to some people, there is a lack of the types of housing choices to meet the needs of people who want to live in Laramie. Existing businesses are growing and new businesses are coming, but employers struggle to attract and retain talent. The cost of housing is high and household incomes are low so people struggle to find quality housing that meets their needs. Students don't stick around to make Laramie their home. While there have been previous efforts, progress has not been made to address this important issue.

HOW DO WE EXPAND HOUSING CHOICES AND AFFORDABILITY WHILE BUILDING A GREAT COMMUNITY IN LARAMIE?

WHAT ARE WE HOPING TO LEARN?

Through this project we are looking to understand the issues around housing and to respond with strategic actions. Building on the Housing Study from 2015, we will identify the barriers to meet gaps in the market and study specific opportunity sites to why housing isn't being built. We will work with the local development community to educate and empower them with the tools to bring housing into Laramie.

01

MARKET STUDY UNDERSTANDING THE ISSUES

WHAT IS

THE STORY AROUND HOUSING IN LARAMIE?

This phase will explore the community's values around housing and market data to understand trends, gaps and demand for housing.

02

CODE AUDIT IDENTIFY BARRIERS TO DEVELOPMENT

WHAT IS

HOLDING BACK HOUSING IN LARAMIE?

Identify policy inhibitors and barriers to development and provide recommendations for specific changes.

03

OPPORTUNITIES AS- SESSMENT STRATE- GIES

HOW

WILL WE GET THERE?

Explore, test, and refine ideas around strategies to identify market feasible housing opportunities in Laramie.

04

DEVELOPER BOOT- CAMP IDEAS TO ACTION

WHERE AND HOW

DO WE START?

Transfer lessons to the public and private sector partners to take the necessary steps to move towards on the ground projects.

WHAT IS A WORK SESSION?

and what are we hoping to accomplish

Over 3-days of a virtual worksession the Community Builders Team, in collaboration with Architects Van Meter Williams Pollack and Development/Code Analysts, Cascadia Partners, explored, tested and refined ideas around strategies to identify market feasible housing opportunities in Laramie.

The focus of the work session was to test design concepts and feasibility on specific opportunity sites to develop code recommendations and design concepts that will prove the market on current gaps within the housing market.

Through discussions with the Project team it was determined that a successful work session would result in;

01

A Compelling Story

02

Creative Design Solutions

03

Code Recommendations

IN THIS DOCUMENT

The purpose of this document is to summarize findings from the virtual workshop. This is an internal document meant to record findings and discussion from the work session. It is a communication tool to share findings with the project team and stakeholders.

Following this document we will produce a project video to share the story with the broader community.

WHAT HAVE WE DONE SO FAR?

- ✓ Stakeholder Meetings
- ✓ Online Survey
- ✓ Pop Up Events
- ✓ Walking Tours
- ✓ Comment Boxes/Comment Cards
- ✓ Developer Interviews
- ✓ Housing Market Assessment
- ✓ Preliminary Code Analysis
- ✓ Developer Roundtable



HOUSING CHALLENGES

understanding the issues around housing in Laramie

Rising housing costs have become a national issue over the past 5 years, and the west has been significantly impacted. Drivers such as stagnate wages, high building costs, local politics and codes and lending practices impact housing costs. However, Laramie struggles with these issues, as well as some unique challenges. One significant challenge is 38% of the population is students. This drives imbalances in the rental market, supply and quality of available housing.

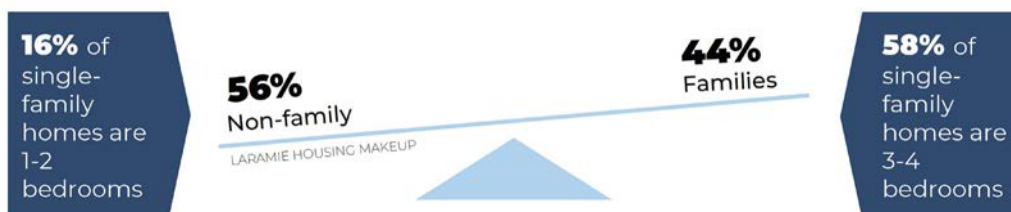
	Median Household Income	Median Home Value
Rocky Mountain Region	\$55,962	\$207,000
City of Laramie	\$45,816	\$210,600
Cheyenne	\$62,879	\$202,800
Ft. Collins, CO	\$64,980	\$306,600

WAGES AND HOME VALUES DON'T MATCH. Wages in Laramie are significantly below regional averages and housing values are above regional averages. This imbalance places a cost burden on residents and they are forced to spend more on housing and have less disposable income to spend at local restaurants and shops,

POPULATION TOTALS	National	Rocky Mountain	City of Laramie
Children Living at Home: Under 17	23%	25%	16%
Student Age: 18-24	10%	10%	32%
Young Working Age: 25-45	26%	27%	28%
Mid-career Age: 45-65	26%	24%	16%
Seniors: 65+	15%	13%	8%

Data source: ACS 2017

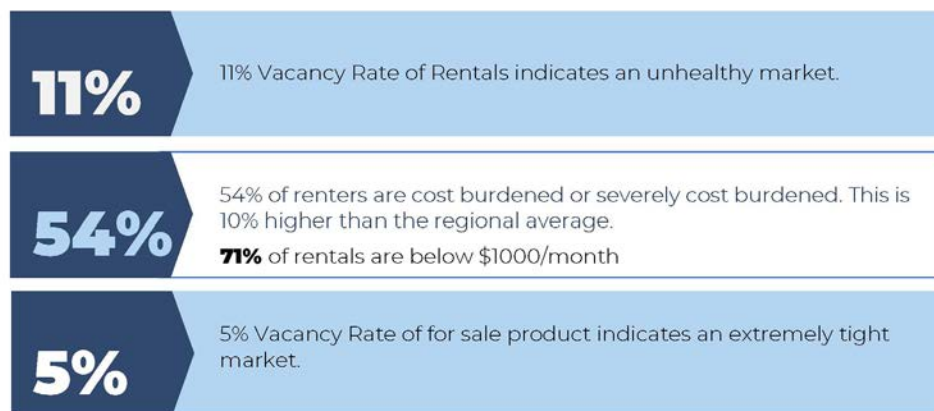
THERE IS A HIGH STUDENT POPULATION AND A SIGNIFICANT LOSS OF MID-CAREER POPULATION. Laramie is a highly educated community. Yet, there is a significant loss of this well-educated, young community. In addition, the mid-career population is well-below the regional average. This is significant because this working population has high spending potential.



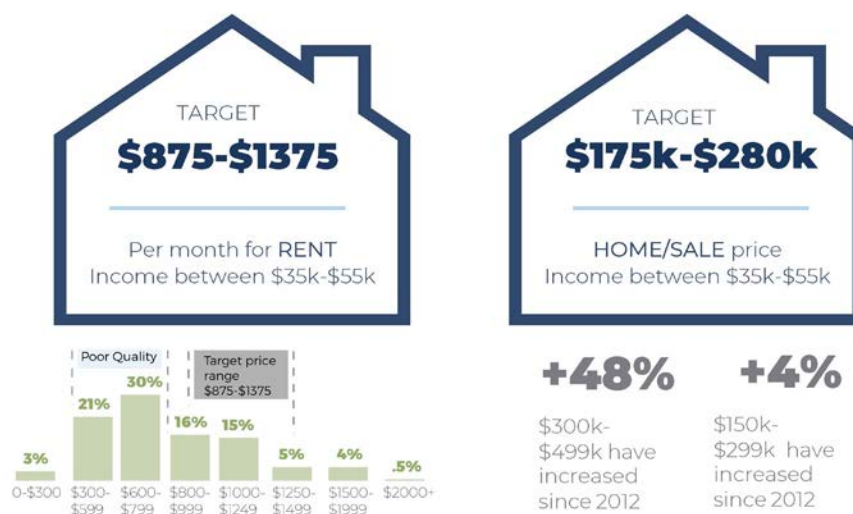
THERE IS NOT ENOUGH SUPPLY OF HOUSING CHOICES TO MEET THE DIVERSITY OF INCOMES AND FAMILY SIZE. The demographic gap is further indicated by the housing make-up, or the types of households, that live in Laramie. There are more non-families, which tend to be smaller household sizes than families. Yet, the housing available is primarily larger single family homes. This finding was also supported through community surveys that suggest a need for smaller homes.

BREAKDOWN OF ATTAINABLE HOUSING BY INCOME	PERCENT OF HOUSEHOLDS IN LARAMIE	RENTAL AFFORDABILITY RANGE	HOME PRICE AFFORDABILITY MAXIMUM
Low Income Households: 1-\$29,000	39% of the population	can afford... \$249- \$749 25% of Supply	can afford... \$65,000 11% of Supply
Middle Income Households: \$30,000-\$59,000	26% of the population	can afford... \$750- \$1249 62% of Supply	can afford... \$165,000 27% of Supply
Upper Middle Income Households: \$60,000- \$99,000	18% of the population	can afford... \$1250- \$2499 10% of Supply	can afford... \$400,000 44% of Supply
High-Income Households: Over \$100,000	16% of the population	can afford... \$2500+ .05% of Supply	can afford... \$400,000+ 15% of Supply

THERE IS A MIS-MATCH OF WHAT IS GETTING BUILT AND WHAT THE COMMUNITY CAN AFFORD. This graph further explains the mis-match of who lives in Laramie and the type of home they can afford. Most of the rental supply (62%) is aimed at 26% of the population, explaining the higher levels of rental vacancy. Most of the housing supply (44%) is aimed at only 18% of the population, explaining the why people are buying more than they can afford.



THERE IS AN OVER SUPPLY OF LOW QUALITY RENTALS AND A TIGHT FOR SALE MARKET. A healthy market has 5%-7% vacancy. Because of the issues outlined above, there is an unhealthy rental market and a tight for sale market. This is resulting in a significant cost burden to local residents.



WE NEED TO ADDRESS GAPS IN THE MARKET. As we move forward in identifying ways to meet gaps in the Laramie market, we will aim for target rentals around \$875-\$1,375 and home sale prices from \$175,000-\$280,000. To meet these lower targets, we will need to look at how code and building types need to be adjusted to provide a more affordable product to the market.

DEFINING AFFORDABILITY

in Laramie

HUD Income Limits - Albany County, WY - by AMI and Family Size				
AMI	1	2	3	4
30%	\$16,750	\$19,150	\$21,720	\$26,200
50%	\$27,900	\$31,900	\$35,900	\$39,850
80%	\$44,650	\$51,000	\$57,400	\$63,750
100%	\$55,813	\$63,750	\$71,750	\$79,688

Affordable Rents / Mortgage Pmts - Albany County, WY - by AMI and Family Size				
AMI	1	2	3	4
30%	\$419	\$479	\$543	\$655
50%	\$698	\$798	\$898	\$996
80%	\$1,116	\$1,275	\$1,435	\$1,594
100%	\$1,395	\$1,594	\$1,794	\$1,992

Affordable Housing Prices - Albany County, WY - by AMI and Family Size				
AMI	1	2	3	4
30%	\$83,845	\$95,709	\$108,724	\$131,149
50%	\$139,659	\$159,581	\$179,704	\$199,477
80%	\$223,504	\$255,290	\$287,326	\$319,113
100%	\$279,317	\$319,113	\$359,158	\$398,853

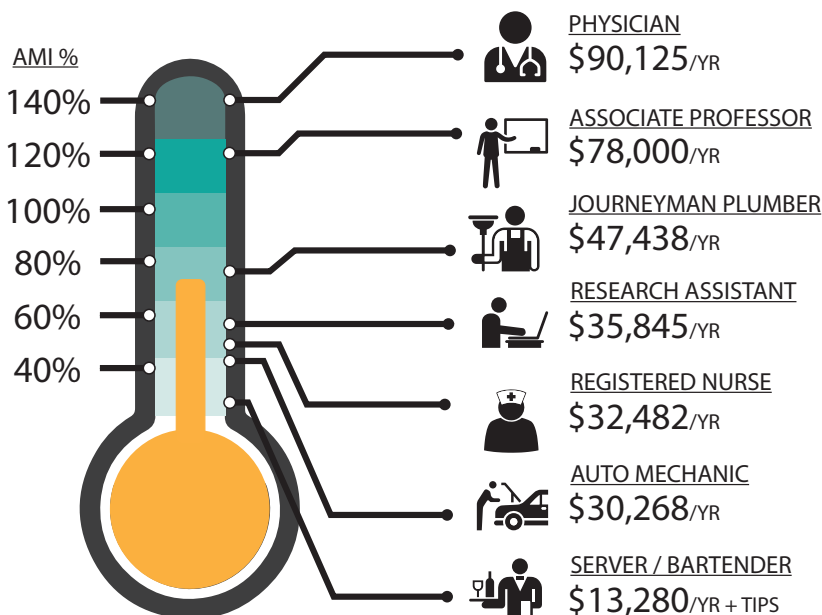
What is AMI?

Every year, the Department of Housing and Urban Development (HUD), produces estimates of area median income (AMI) by household size for every county in the country. This measure gives us a clear picture into what is affordable for different levels of income and different family types.

“Affordable” can mean a lot of different things!

The AMI Thermometer

Area median income (AMI) can be hard to wrap your head around. Instead, let's consider incomes in terms of professions in Laramie. The graphic below relates single incomes across a range of professions to 2-person area median incomes.



As we look at potential changes to zoning and the housing types those changes would allow, we will take their temperature using the **AMI Thermometer**.

Our goal should be to allow housing options that work for a broad range of workers in Laramie.

KEY ASSUMPTIONS

to inform market data

UNIT SIZES AND MARKET RENTS

UNIT TYPE	SIZE (SF)	MARKET RENT / SF	MARKET RENT
3 Bedroom	1,250	\$1.25	\$1,375
2 Bedroom	1,000	\$1.40	\$1,260
1 Bedroom	750	\$1.50	\$1,050
Studio	500	\$1.75	\$875
Micro Units	300	\$2.25	\$675
Commercial	-	\$18 / sqft / year (NNN)	

TARGET RATE OF RETURN

RETURN TYPE	TARGET RATE
Internal Rate of Return (IRR)	12%
Cash-on-Cash Return	10%

HARD COSTS

COST TYPE	COST
Residential Construction	\$140 - \$175 / SF
Commercial Construction	\$230 / SF
Parking Construction	\$3,000 / space

SOFT COSTS

COST TYPE	COST
Impact Fees	~3%
Property Tax Rate	7.5%
Assessment Ratio	9.5%
Other Soft Costs	~ 15%

STRATEGIES

to address housing

Laramie is at a crucial point to address issues around a stagnant economic market. Analysis of the data shows a community that is holding steady with marginal upward trends in population, growth-holding pace or slightly below regional and national trends. Housing offers an opportunity for a lead investment to spark economic revitalization in the market. However, housing needs to be built to contribute towards creating a vibrant economy. The following strategies and best practices are aimed to encourage reinvestment in housing as well as incentivize economic investment in the community.

Diversify Housing Choices. Laramie's housing stock is not meeting the needs of a large segment of the market. Expand the availability of types of housing a diversity of price points for both rental and ownership.

STRATEGY 01



STRATEGY 03

Remove Barriers. To make a major shift, housing in Laramie cannot be addressed the way it has been in the past. To enable a mix of housing code changes and funding opportunities for infrastructure need to be addressed.



STRATEGY 02

Create Great Places.

People are willing to make sacrifices and trade-offs, such as salary and smaller lot sizes, to live walkable, bikable, mixed use neighborhoods. Housing that builds on the a sense of community in Laramie will also contribute to the economic success of local businesses.



STRATEGY 04

Prove the Market.

An exploration of how to integrate diverse housing types within the existing fabric and code of Laramie will enable the private sector to respond to gaps in the market and build partnerships to get things done.



01

DIVERSIFY HOUSING CHOICES

Expand the range of available housing types for both rental and ownership.

Only 20% of survey respondents are satisfied with their current housing.

54% would like to move to a single family home.

16% would like to move to a townhome or condo.



02

CREATE GREAT PLACES

83% of People will sacrifice salary for ideal community

58% of people will choose walkability over lot size.

In Laramie 61% of survey respondents noted the ability to walk or bike as important or very important.

In Laramie 81% of survey respondents noted desirable neighborhood as important or very important.



03

PROVE THE MARKET

Identify strategic catalytic projects that align with a community vision.

Build partnerships, public support and political will.

Identify fees, incentives, and policies that support getting projects off the ground.



04

REMOVE BARRIERS

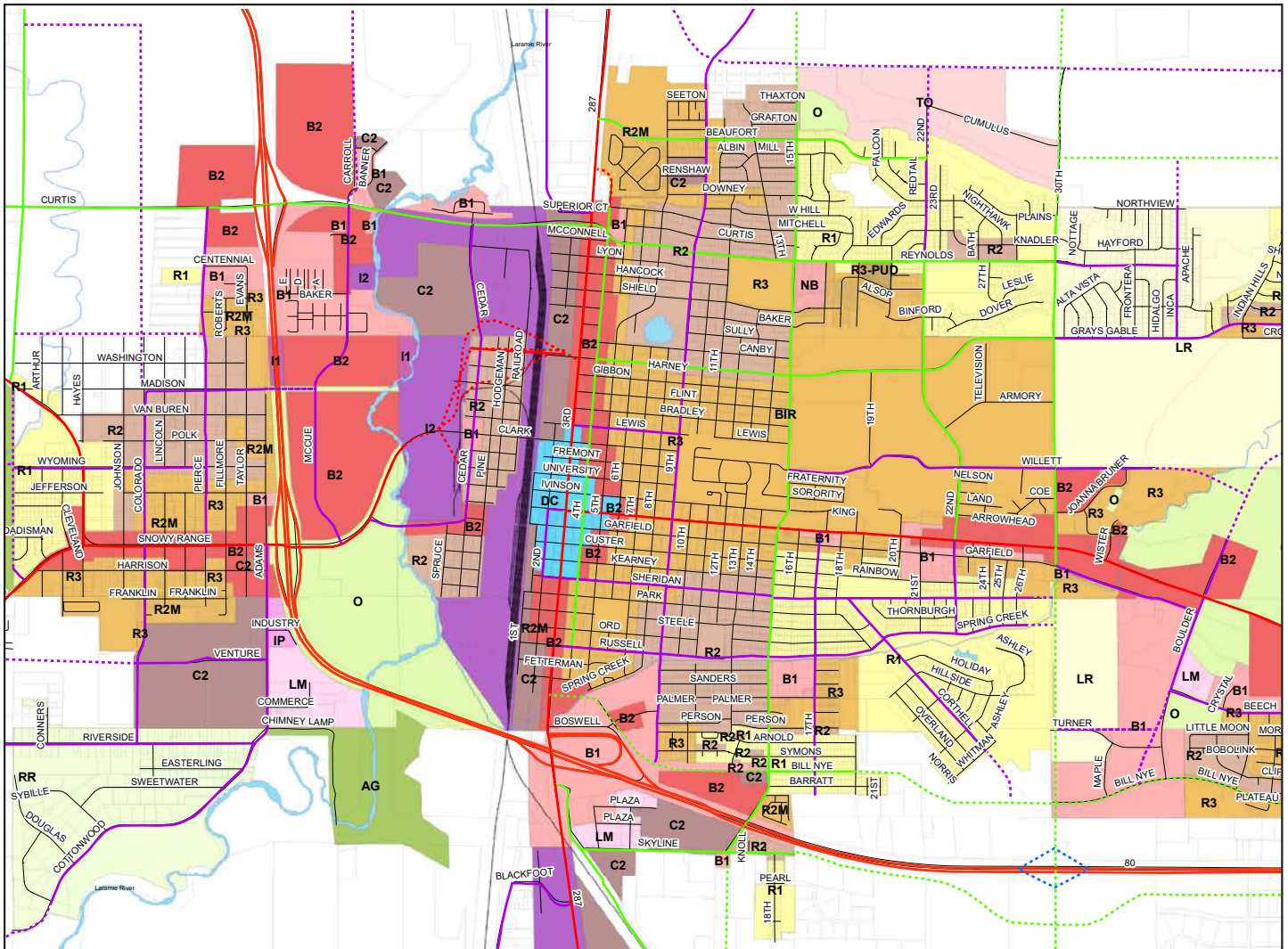
Find a balance of parking required to support economic vitality and also create a great place.

7% of survey respondents commented on a need for improved streets, sidewalks and infrastructure.

Revise lot standards to allow for a diversity of housing types such as ADUs, Courtyard and townhomes.

Zone standards

Focus on standards that impact affordability and feasibility of housing development



Zone District Standards (15.08-15.12)

-  Limited Multi-Family Zone (R2)
-  Multi-Family Zone (R3)
-  Downtown Commercial Zone (DC)

General Development Standards (15.14)

- Landscaping
- Off-Street Parking and Loading
- Parks and Open Space
- Residential Design Standards
- Commercial Design Standards

DEVELOPER ROUNDTABLE

What did we learn?

WHERE ARE OPPORTUNITIES TO GROW THAT ALSO CREATE GREAT PLACES? How and where should we explore housing opportunities in Laramie?

MAPPING EXERCISE
Where are the hottest markets? Where housing to be built that address gaps in housing market can be a catalyst for growth?



DO YOU HAVE ANY ADDITIONAL COMMENTS?
Your comments on include the costs city services and more

CONTACT INFORMATION
Alison Bourquin at Community Builders
OR
Sarah Reese at the City of Laramie

THRIVE Laramie HOUSING **HOUSING DEVELOPEMENT ROUNDTABLE**
January 16, 2020
Laramie County Community College

WHAT IS THRIVE LARAMIE: HOUSING?

WHAT DOES IT MEAN TO DIVERSIFY HOUSING TYPOLOGIES? Let's discuss how different housing might/might not be developed in Laramie.

	Traditional Single Family Home	Cottages, Bungalows, & Smaller Homes	Accessory Dwelling Units (ADUs)	Duplexes, Triplexes, & Fourplexes	Small Apartment Buildings (6-12 Units)	Townhouses & Condos	Large Apartment Buildings (12+ Units)	Live/Work
Characteristics	A single structure on a single lot, with garage attached or detached. Size and design can range from small lot homes to large lot homes.	This building type consists of a series of small, detached structures, providing multiple units arranged to define a shared court that is typically perpendicular to the street. A medium- to large-sized structure consisting of multiple side-by-side and/or stacked dwelling units accessed from a courtyard or series of courtyards.	An accessory structure typically located at the rear of a lot providing space for a small residential unit, home office, or other small commercial or service use. This unit could be above a garage or at ground level.	A small- to medium-sized structure that consists of two to four dwelling units, one next to the other or stacked one on top of the other- both of which face and are entered from the street.	A medium structure that consists of five to 10 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front.	A small- to medium-sized structure, consisting of two to eight (usually) attached single-family homes placed side by side.	A large multi-story structure that consists of 10 to 50 side-by-side and/or stacked dwelling units, typically with one shared entry and common amenities.	A small- to medium-sized structure consisting of one dwelling unit above or below a flexible ground floor space for residential, service, or retail uses. Both the primary ground-floor flex space and the second unit are owned by one entity.
What do you think about this type of home in Laramie? Rate on a scale of 1-5 (1 being love it, 5 being hate it)	1 Love It! 2 3 Meh! 4 5 Hate It!	1 Love It! 2 3 Meh! 4 5 Hate It!	1 Love It! 2 3 Meh! 4 5 Hate It!	1 Love It! 2 3 Meh! 4 5 Hate It!	1 Love It! 2 3 Meh! 4 5 Hate It!	1 Love It! 2 3 Meh! 4 5 Hate It!	1 Love It! 2 3 Meh! 4 5 Hate It!	
Where in Laramie a good location for this type of house? Circle all that apply	West Laramie West Site Laramie North Laramie University Area Downtown Grand Avenue Commercial Tree Area South Laramie	West Laramie West Site Laramie North Laramie University Area Downtown Grand Avenue Commercial Tree Area South Laramie	West Laramie West Site Laramie North Laramie University Area Downtown Grand Avenue Commercial Tree Area South Laramie	West Laramie West Site Laramie North Laramie University Area Downtown Grand Avenue Commercial Tree Area South Laramie	West Laramie West Site Laramie North Laramie University Area Downtown Grand Avenue Commercial Tree Area South Laramie	West Laramie West Site Laramie North Laramie University Area Downtown Grand Avenue Commercial Tree Area South Laramie	West Laramie West Site Laramie North Laramie University Area Downtown Grand Avenue Commercial Tree Area South Laramie	
Additional Thoughts...			who cares					

WORKSHEET SUMMARY

This worksheet was distributed to attendees to provide information about what typologies would work and the neighborhood/locations they would work in.

- Cottages, bungalows & smaller home were identified as extremely favorable for homeownership and be highly marketable to senior housing, residents downsizing, and millennials looking for their first home at an attainable cost.
- Accessory dwelling units (ADU) was identified as a potential strategy for home-ownership as they can be utilized as mortgage helpers for people to rent out a unit as a part of their primary home. ADUs can be separate from the home such as on top of a detached garage or within the home as small unit within the primary home with a different entrance. Historically the Tree Area neighborhood was built around single-family homes with ADUs.
- Although single family homes are the most desired product, they are getting over built at an unattainable cost in Laramie. Diversification is needed to have homeownership achievable for a variety of incomes.
- Large apartment buildings of 12+ units are over built in Laramie and geared towards the student rental market. Through the Roundtable it was identified to move away from these products.
- West Laramie and West Side Laramie were neighborhood locations as the most potential for growth and development for housing products.

ROUNDTABLE HIGHLIGHTS

How did it inform our process?

How is Laramie's economy connected to housing?

- Housing inventory is low which affects jobs when recruiting potential employers, because you recruit their family not just the person
- Income to affordability. People can afford homes and are cost burdened
- Home prices are escalating
- Downtown housing is needed, but parking and code are issues.

Define affordability in Laramie?

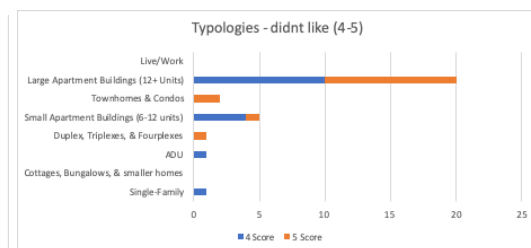
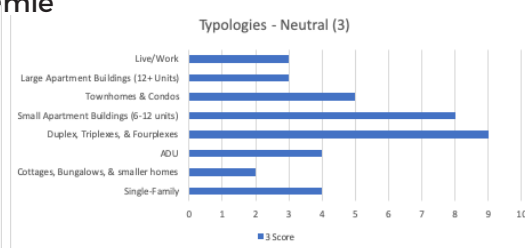
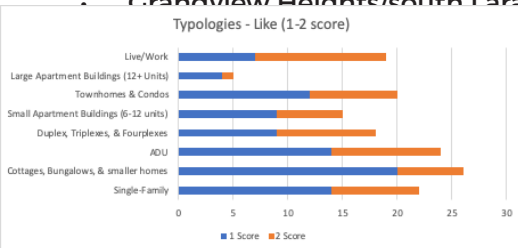
- Entry level – first time homebuyers being able to afford a home
- Even if able to afford a home people cant afford how much it will take to rehab because the product on the market is low quality and isn't worth the money you would need to invest to bring it up to standards

Why isn't Laramie affordable?

- Building cost (Hard cost) including material and subs
- Low inventory of quality housing
- Land cost
- Infrastructure is cost prohibiting

What are some opportunities for expanding choice in Laramie?

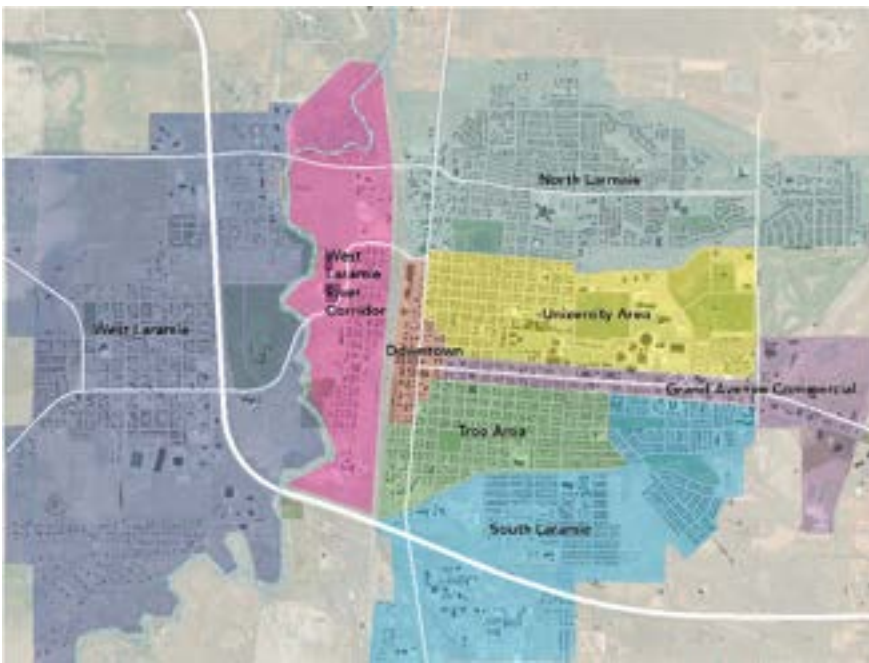
- Aquifer
- Under bridge
- West Laramie with removal of bridge now(Opens up a lot of potential)
- Downtown
- South Laramie but there are bad soils for development
- Bill Nye highway development will provide more access
- Skyline heading to town
- Grandview Heights/south Laramie
- Riverside (Laramie river/west Laramie)
- South Laramie/where footbridge is for ADUs
- North Laramie
- Activity is happening on 2nd street
- Spring creek
- Walking Bridge/cedar rd
- Downtown vacant land
- West Laramie (North vacant land) Two out of Three sections can be developed.
- Sherman Hills



The top five typologies are (1)cottages, bungalows & smaller homes, (2)ADU's, (3)single-family, (4) townhomes & condos, and (5)live/work. The highest scoring typologies are Cottages, Bungalows & smaller homes. Based upon feedback from the Housing Development Roundtable sessions a great amount of interest around Bungalows would be extremely marketable in Laramie.

Neutral typologies scored a 3, which is indication of the housing types that did not have a strong feeling of liking or disliking. The top 3 housing types that scored neutral were (1)duplexes, triplexes, & fourplexes, (2) small apt buildings 6-12 units and, (3)townhomes& condos.

The least favorable typologies are (1)large apartment building 12+units and (2)small apartment buildings. Theses housing types had at least 5 votes of dislike from the housing worksheet. It should be noted the two housing types that did not have any score of dislike were live/work and cottages, bungalows, & smaller homes.



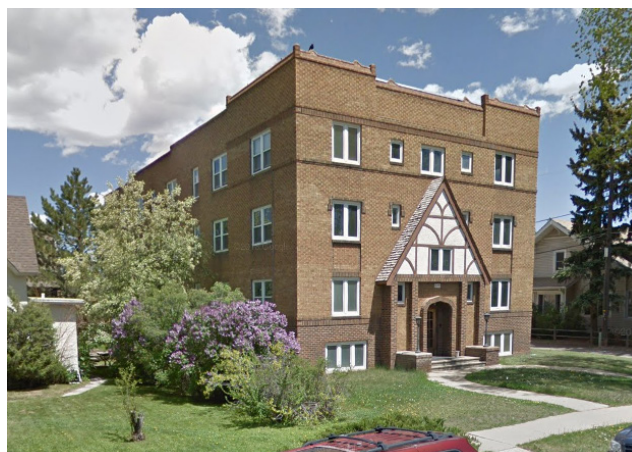
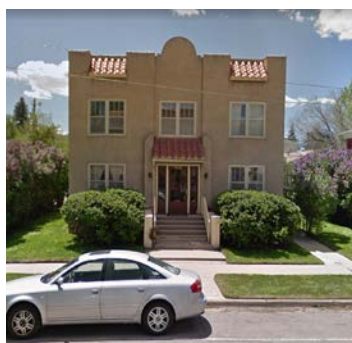
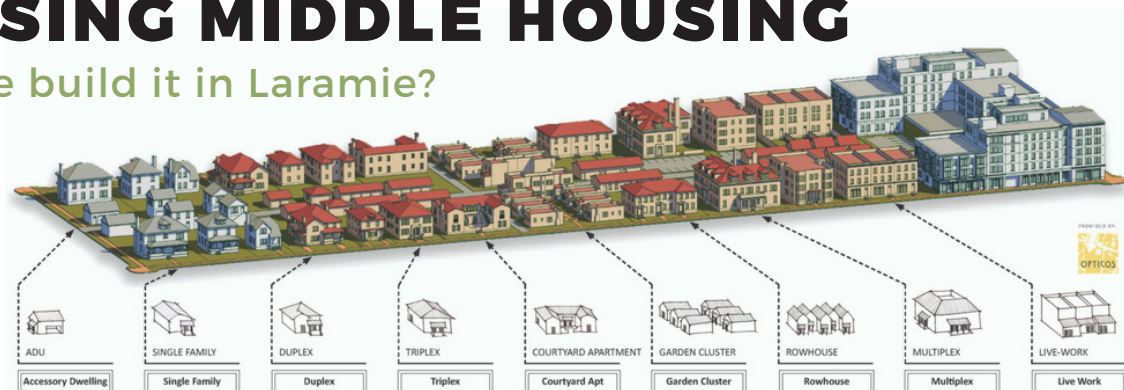
WHERE ARE THE BEST LOCATIONS FOR FUTURE DEVELOPMENT IN LARAMIE?

Based upon the housing development roundtable West Laramie and West Side Laramie have the most potential for new development. A great mix would fit in West Laramie as the majority of housing types fit had more than 8 votes. The top 5 housing types chose for West Laramie are (1) single family, (2)cottages, bungalows & smaller homes, (3)duplex, triplex, & fourplexes, (4) townhomes & condos, (5) small apartment buildings (6-12 units). It should be stated that small units can be condominiums and sold as such.

- West Side has a lot of potential for infill development indicated through the Housing Development Roundtable. Housing types ranging from single-family to Small apt (6-12 unit) would fit well in the neighborhood. However, Live/work was indicated a favorable housing type in West Side Laramie compared to West Laramie.
- North Laramie is favorable to single family housing types, however, housing types from ADUs to small apt buildings (6 -12 units). The top five housing types for North Laramie are (1)single-family, (2)townhomes & condos, (3)duplexes, triplexes, & fourplexes, (4)small apts. 6 to 12 units, (5)ADU.
- University Area is the neighborhood within Laramie that is associated with University of Wyoming and has large student population. A strong drive for gentle density that supports the rental market within this neighborhood. The top 5 housing types are (1)ADUs, (2)duplex, triplexes, & fourplexes, (3)live/work, (4)small apt builds ranging from 6-12 units. The housing types unfavorable in this neighborhood are single-family homes and large apartment complexes of 12+ units.
- Downtown Laramie is vibrant and growing. Currently there are only 94 residential units and there is major desire to live in downtown Laramie. The best way to build a strong downtown is to put people there through residential options. Through the Housing Development Roundtable, it is strongly favorable for live/work (or mixed-use) housing types in downtown. However, ADUs are the second most desired housing types.
- Grand Ave. Commercial is strongly favorable to live/work and ADUs similar to Downtown Laramie. The least favorable housing type is single family and large apartment building of 12+ units.
- The Tree Area is one of the most desired neighborhoods in Laramie. Historically the neighborhood was built by the allowance of ADUs before existing zoning, which was identified within the Housing Development Roundtable. The most favorable housing type are ADUs by a large majority through the graph above. The top 5 housing types preferred in the Tree Area are (1)ADUs, (2)cottages, bungalows, & smaller homes, (3) single family, (4) duplex, triplex, fourplexes, (5) townhomes & condos.
- South Laramie is favorable for single-family and townhomes & condos. However, ADUs, cottages, bungalows, & smaller homes, duplex, triplex, fourplexes, and small apartment units of 6 to 12 units were ranked similarly as fitting within South Laramie.

MISSING MIDDLE HOUSING

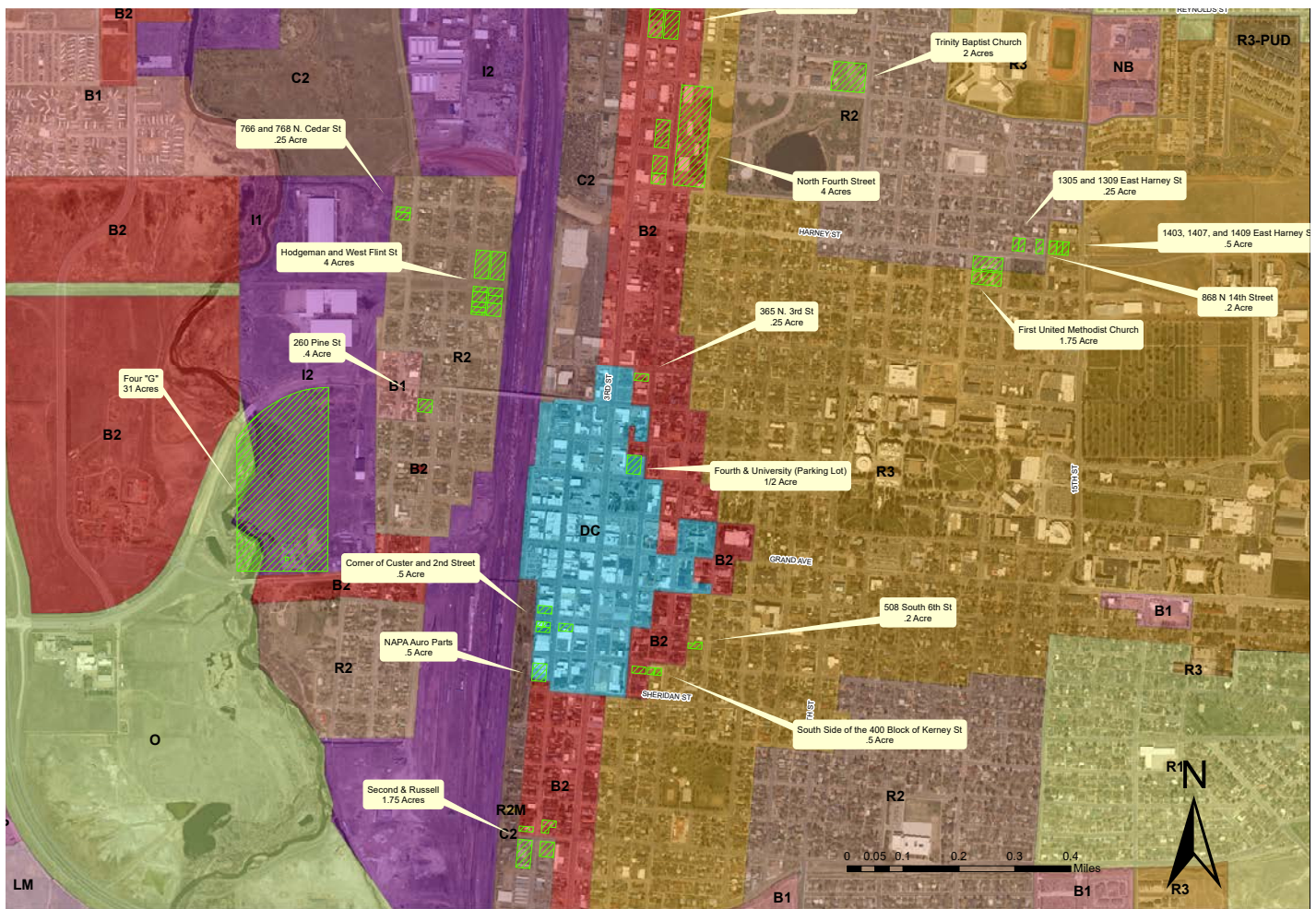
Can we build it in Laramie?



TYPOLGY 1: ADUs	TYPOLGY 2: Smaller Home Products	TYPOLGY 3: Mid-level Density/Larger Unit Infill
Who would this serve?		
Students, Entry level, Transitioning Parents, Entrepreneurs	Entry-level, Workforce, Young Professionals, Mid-career, Families, Retirees Downsizing, Entrepreneurs	Students, Entry-level, Workforce, Young Professionals, Entrepreneurs, Families, Move-Up (Higher end Products)
What are the community's concerns?		
Concern regarding how this will impact neighborhoods, Parking, Lack of Understanding/ Education. Concern for Rental regulation	Less concern from the general community. Some potential for concern about how it affects their property values.	How would this fit in the neighborhood context? Connectivity. Parking, access, views. Community members about how it affects their property values.
Ideal Locations		
Tree Area/Around Campus, South end of downtown.	South end of downtown (transition zone), West Laramie Look to north side of Laramie, Tree Area, General Greenfield site.	Downtown core, West Side (near footbridge) North Laramie (block by block), South Laramie.

OPPORTUNITY SITES

How can we prove the market on housing?



OPPORTUNITY SITES EXPLORATION.

In preparation for the work session, the team selected R2, R3 and DC zones as areas to address code and development barriers. As a team a number of potential sites were discussed for their potential to 1) be catalytic for redevelopment and 2) inform code changes.

Based on community feedback and the developer roundtables, three housing types were identified for further study; ADUs, Smaller housing types such as cottage courts or bungalows, mid-density products such as townhomes to 12-plexes.

Based on the above information, meetings with stakeholders and conversations with property owners, the initial potential opportunity sites were narrowed to 6 sites and then 3 sites. The three sites selected were (1) 508 S. 6th Street in the R3 zone, (2) 260 N. Pine Street in the R2 zone, and (3) 420 S. 2nd Street, the City-owned parking lot at 2nd and Custer which are explored in more detail on the following pages.

The intent of these opportunity sites is to explore development potential for missing middle housing types and truth the ideas within the current market to identify how code is a financial barrier to getting housing built. These ideas are merely conceptual and could be applied to a broad range of sites within the downtown in addition to the specific opportunity site selected.



Alison Bourquin Community Builders Work Session Tour Guide

- 1 Add a profile image to the blank square above, then update your name, team, and role.
- 2 Locate the **zoom settings** in the bottom right-hand corner. Experiment with both trackpad mode and mouse mode, and select the option that feels right for you.
- 3 Using 1-3 sticks (by dragging from the toolbar to the left or double-clicking), answer this question:

If you could change three things about Housing in Laramie, what would it be?

More Supply Better Quality Diversity of Choices

- BONUS!** Click the star icon in the toolbar to the left. Search for 3 icons that describe your personality and/or professional mission and place them below.



Derek Teini City of Laramie Planning Manager

- 1 Add a profile image to the blank square above, then update your name, team, and role.
- 2 Locate the **zoom settings** in the bottom right-hand corner. Experiment with both trackpad mode and mouse mode, and select the option that feels right for you.
- 3 Using 1-3 sticks (by dragging from the toolbar to the left or double-clicking), answer this question:

If you could change three things about Housing in Laramie, what would it be?

Change codes to allow different types Not compromising quality or design Mixture of housing types

- BONUS!** Click the star icon in the toolbar to the left. Search for 3 icons that describe your personality and/or professional mission and place them below.



Danielle Community Builders Anything anyone needs!

- 1 Add a profile image to the blank square above, then update your name, team, and role.
- 2 Locate the **zoom settings** in the bottom right-hand corner. Experiment with both trackpad mode and mouse mode, and select the option that feels right for you.
- 3 Using 1-3 sticks (by dragging from the toolbar to the left or double-clicking), answer this question:

If you could change three things about Housing in Laramie, what would it be?

More housing options for seniors and homeowners Senior affordability More the market Support early development

- BONUS!** Click the star icon in the toolbar to the left. Search for 3 icons that describe your personality and/or professional mission and place them below.



Sarah Reese Team Role

- 1 Add a profile image to the blank square above, then update your name, team, and role.
- 2 Locate the **zoom settings** in the bottom right-hand corner. Experiment with both trackpad mode and mouse mode, and select the option that feels right for you.
- 3 Using 1-3 sticks (by dragging from the toolbar to the left or double-clicking), answer this question:

If you could change three things about Housing in Laramie, what would it be?

Encourage equitable housing options development options Creative solutions

- BONUS!** Click the star icon in the toolbar to the left. Search for 3 icons that describe your personality and/or professional mission and place them below.



Tim Van Meter Van Meter Williams Pollack Urban Designer / Architect

- 1 Add a profile image to the blank square above, then update your name, team, and role.
- 2 Locate the **zoom settings** in the bottom right-hand corner. Experiment with both trackpad mode and mouse mode, and select the option that feels right for you.
- 3 Using 1-3 sticks (by dragging from the toolbar to the left or double-clicking), answer this question:

If you could change three things about Housing in Laramie, what would it be?

More Choices Smaller Dwellings More Compact

- BONUS!** Click the star icon in the toolbar to the left. Search for 3 icons that describe your personality and/or professional mission and place them below.



WORKSESSION OVERVIEW 10 MINS

WEDNESDAY: APRIL 14
10:30 AM Virtual Site Tour and Listening Session

THURSDAY: APRIL 15
10:00 AM: Worksession Kick-off
10:00 PM: Check-in/Question Session with PMT (Optional)
10:00 PM: Design Team Pin-Up (Optional)

FRIDAY: APRIL 16
10:00 AM: 1-on-1 Meetings with Property Owners
10:00 PM: Check-in/Question Session with PMT (Optional)
10:00 PM: Housing Action Team Design Review

SATURDAY: APRIL 17
10:00 PM: Final Presentation

SUNDAY: APRIL 18
10:00 AM: Design Work Session Summary
10:00 AM: Virtual Public Open House
10:00 AM: Project Video and Survey to community

VICTORY: Envision the Future

What does Success Look Like?



PRESENTATIONS 40 MINS

3 CONTEXT SETTING

WHAT IS IMPORTANT

LOCATION AND PATTERN

CODE BARRIERS

OPPORTUNITY SITES DISCUSSION

R1: 508 S. 6th Street

BRAINSTORM- 2-3 MINUTES

What is the outcome you are most excited about?

Brainstorming questions:

- How would you like to see the site?
- What are the challenges?
- What are the opportunities?
- What are the constraints?
- What are the goals?
- What are the risks?
- What are the benefits?
- What are the costs?
- What are the impacts?
- What are the outcomes?
- What are the lessons learned?
- What are the next steps?
- What are the stakeholders?
- What are the roles and responsibilities?
- What are the timelines?
- What are the budgets?
- What are the resources?
- What are the risks?
- What are the benefits?
- What are the costs?
- What are the impacts?
- What are the outcomes?
- What are the lessons learned?
- What are the next steps?
- What are the stakeholders?
- What are the roles and responsibilities?
- What are the timelines?
- What are the budgets?
- What are the resources?

What is the outcome you are most excited about?



Final design

Design team

Design team

R2: 260 Pine Street

BRAINSTORM- 2-3 MINUTES

What is the outcome you are most excited about?

Brainstorming questions:

- How would you like to see the site?
- What are the challenges?
- What are the opportunities?
- What are the constraints?
- What are the goals?
- What are the risks?
- What are the benefits?
- What are the costs?
- What are the impacts?
- What are the outcomes?
- What are the lessons learned?
- What are the next steps?
- What are the stakeholders?
- What are the roles and responsibilities?
- What are the timelines?
- What are the budgets?
- What are the resources?

GARDEN LEVEL BASEMENT ADU NEW CONSTRUCTION

Brett Jacques
Van Meter Williams Pollack
Architect

- Add a profile image to the blank square above, then update your name, team, and role.
- Locate the **zoom settings** in the bottom right-hand corner. Experiment with both trackpad mode and mouse mode, and select the option that feels right for you.
- Using 1-3 stickers (by dragging from the toolbar to the left or double-clicking), answer this question:

If you could change three things about Housing in Laramie, what would it be?

Where'd my stickers go?

BONUS! Click the star icon in the toolbar to the left. Search for 3 icons that describe your personality and/or professional mission and place them below.

Alex Steinberger
Cascadia Partners
Development Economics

Add a profile image to the blank square above, then update your name, team, and role.

Locate the **zoom settings** in the bottom right-hand corner. Experiment with both trackpad mode and mouse mode, and select the option that feels right for you.

Using 1-3 stickers (by dragging from the toolbar to the left or double-clicking), answer this question:

If you could change three things about Housing in Laramie, what would it be?

Seem to build more variety in housing types

BONUS! Click the star icon in the toolbar to the left. Search for 3 icons that describe your personality and/or professional mission and place them below.

Julia
Cascadia Partners
Development Economics

Add a profile image to the blank square above, then update your name, team, and role.

Locate the **zoom settings** in the bottom right-hand corner. Experiment with both trackpad mode and mouse mode, and select the option that feels right for you.

Using 1-3 stickers (by dragging from the toolbar to the left or double-clicking), answer this question:

If you could change three things about Housing in Laramie, what would it be?

More variety in housing types

BONUS! Click the star icon in the toolbar to the left. Search for 3 icons that describe your personality and/or professional mission and place them below.

Maura Hanning
Team
Planning Commission

Add a profile image to the blank square above, then update your name, team, and role.

Locate the **zoom settings** in the bottom right-hand corner. Experiment with both trackpad mode and mouse mode, and select the option that feels right for you.

Using 1-3 stickers (by dragging from the toolbar to the left or double-clicking), answer this question:

If you could change three things about Housing in Laramie, what would it be?

Improve housing choices

Improve rental compliance

BONUS! Click the star icon in the toolbar to the left. Search for 3 icons that describe your personality and/or professional mission and place them below.

Walt Hammond
Hammontree Real Estate

Add a profile image to the blank square above, then update your name, team, and role.

Locate the **zoom settings** in the bottom right-hand corner. Experiment with both trackpad mode and mouse mode, and select the option that feels right for you.

Using 1-3 stickers (by dragging from the toolbar to the left or double-clicking), answer this question:

If you could change three things about Housing in Laramie, what would it be?

Improve quality of living

Encourage myself and others

BONUS! Click the star icon in the toolbar to the left. Search for 3 icons that describe your personality and/or professional mission and place them below.

ING: Acknowledge the Situation

MOVING FORWARD?

HOUSING DIVERSITY
FEASIBILITY

4 COMMITMENT: Let's Be on the Same Page

What are 3 Things to Guide a Successful Work Session?



IDEAS & STRATEGIES

BR **Concept Site** **3-2-3 MINUTES**

Such as a parking lot. South entry to main street.

Existing Building. Beginning of the available main street.

West Frontage. Main street, south side. Close to the main street. High quality housing.

Handy entry 2nd and 3rd street. This way to main parking. This is a fair choice.

create a synergy with adjacent property. existing building. hand-drawn site plan. existing building.

Size of 2 parking lot is important. Current commercial use is high. available.

Character of downtown and downtown core.

How the parking lot is integrated.

parking study.

How the parking lot is integrated.

How the parking lot is integrated.

conversation about urban and rural.

Size of size of space.

smaller spaces. 200 sq ft each. South.

Broken to talk to.

How the parking lot is integrated.

How the parking lot is integrated.

10 N Pine

30 N Pine

40 N Pine

50 N Pine

60 N Pine

70 N Pine

80 N Pine

90 N Pine

100 N Pine

110 N Pine

120 N Pine

130 N Pine

140 N Pine

150 N Pine

160 N Pine

170 N Pine

180 N Pine

190 N Pine

200 N Pine

210 N Pine

220 N Pine

230 N Pine

240 N Pine

250 N Pine

260 N Pine

270 N Pine

280 N Pine

290 N Pine

300 N Pine

310 N Pine

320 N Pine

330 N Pine

340 N Pine

350 N Pine

360 N Pine

370 N Pine

380 N Pine

390 N Pine

400 N Pine

410 N Pine

420 N Pine

430 N Pine

440 N Pine

450 N Pine

460 N Pine

470 N Pine

480 N Pine

490 N Pine

500 N Pine

510 N Pine

520 N Pine

530 N Pine

540 N Pine

550 N Pine

560 N Pine

570 N Pine

580 N Pine

590 N Pine

600 N Pine

610 N Pine

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660 N Pine

670 N Pine

680 N Pine

690 N Pine

700 N Pine

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890 N Pine

900 N Pine

910 N Pine

920 N Pine

930 N Pine

940 N Pine

950 N Pine

960 N Pine

970 N Pine

980 N Pine

990 N Pine

1000 N Pine

WORKSHOP PROGRESS

DAY 1

WEDNESDAY
April 14

OBJECTIVE:
Review work developed to date. Begin and refine concept development.

THURSDAY
April 15

OBJECTIVE:
Refine concepts and begin financial analysis

FRIDAY
April 16

OBJECTIVE:
Finalize ideas and prepare presentation.



DAY 1: Concept Development

Day 1 kicked off with a strategy session to discuss desired outcomes and brainstorm ideas around the opportunity sites. The day wrapped up with the design team sharing preliminary ideas around potential development on the opportunity sites and aligning potential feasibility. After this discussion, preliminary ideas were narrowed down to the best design options for each site.



DAY 2: Concept Refinement

Day 2 focused on refining ideas and putting hard numbers to feasibility. The day worked through fiscal challenges around the townhome sites and worked through how much retail was appropriate in the downtown. The day wrapped up with a design review with the housing action team to make sure these concepts were in alignment with local development.



DAY 3: Final Presentation

Day 3 finalized the ideas around the 3 sites and illustrated how these sites fit within the neighborhood context as well as address the needs of the people who live in Laramie.

OPPORTUNITY SITE 1

260 N. Pine Street: R2 Zoning

SITE ASSUMPTIONS

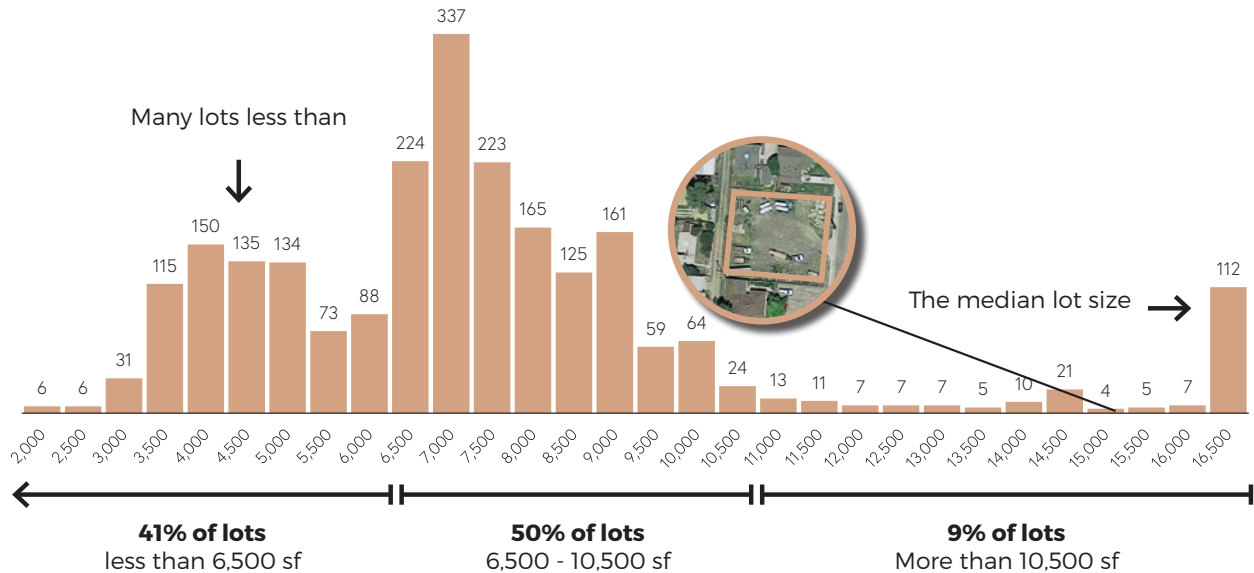
Location	260 N. Pine Street
Lot Size (sf)	15,480
Lot Cost	\$85,000
Existing Use	Vacant

Opportunity Site/Prototype Ideas

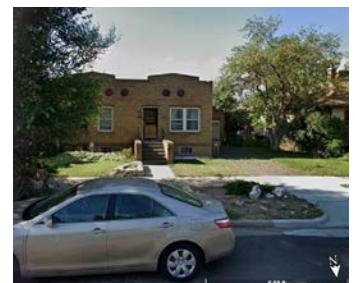
- Small/narrow lot single-family prototype that could work on lots as small as 3,000 sf
- Cottage cluster prototype that could work on 7,000 sf and up - integrate into larger opportunity site?



R2 ZONE: LOT SIZE DISTRIBUTION



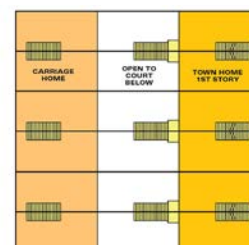
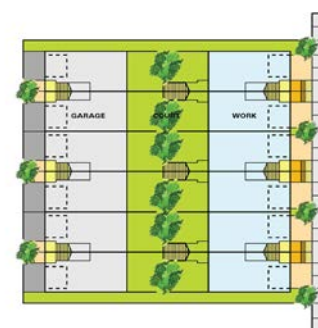
EXISTING NEIGHBORHOOD CHARACTER





260 PINE ST. - PROGRAM

ZONING:	R2
SITE:	15,480 SF. (0.35 AC)
DUAC:	34
DWELLING UNITS:	12
CARRIAGE HOME:	6 (3,600 SF.)
(600 SF. EA.)	
TOWN HOME:	6 (7,200 SF.)
(1,200 SF. EA.)	
WORK SPACES:	6 (3,600 SF.)
(600 SF. EA.)	
COVERED GARAGE:	6 (3,600 SF.)
(600 SF. EA.)	
(12 COVERED PARKING SPACES)	
GROSS SF:	18,000 SF
(INCLUDES COVERED GARAGE)	
GROSS RES.:	14,400 SF
(NO WORKSPACE)	



CONCEPT NARRATIVE: Live Work Community Concept

Located within a mixed-use neighborhood, the .35 acre site has a rear alley and has a single family house to the north, and a commercial property and parking lot to the south. The Live Work concept has 6 lots across the site. Each lot consists of a 600 sf ground floor work space fronting the street. A 1200 sf 2 level "townhouse" is above the work space with each use having separate entries. A rear lot, alley loaded tandem garage [2 spaces] has a 600 sf dwelling unit above it [carriage unit]. This arrangement is 34 du/ac, and provides attainable housing [carriage unit], attainable work space, and mortgage assistance for the lot owner.

TownHouse Community- Alternative Concept

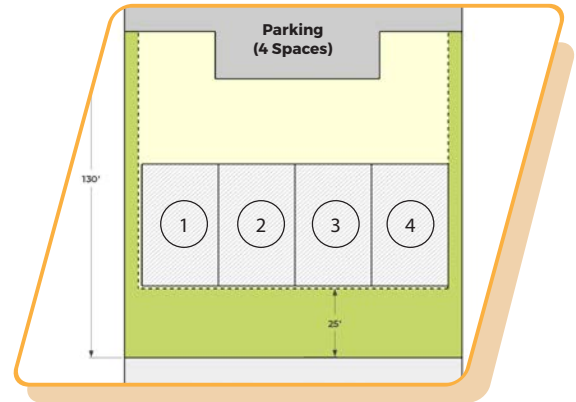
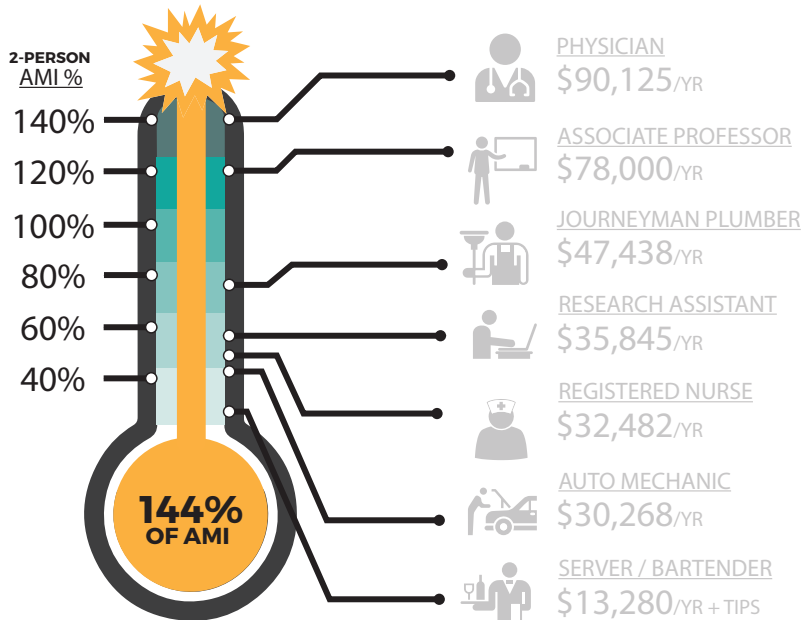
Located within a mixed-use neighborhood, the .35 acre site has a rear alley and has a single family house to the north, and a commercial property and parking lot to the south. The Town House concept has 6 lots across the site. Each lot consists of a 1200 sf 2 level "townhouse" on Pine Street. A rear lot, alley loaded tandem garage [2 spaces] has a 600 sf dwelling unit above it [carriage unit]. This arrangement is 34 du/ac, and provides attainable housing [carriage unit], and mortgage assistance for the lot owner.

OPPORTUNITY SITE 1

Feasibility Analysis

260 N. PINE STREET - R2 ZONE - EXISTING ZONING

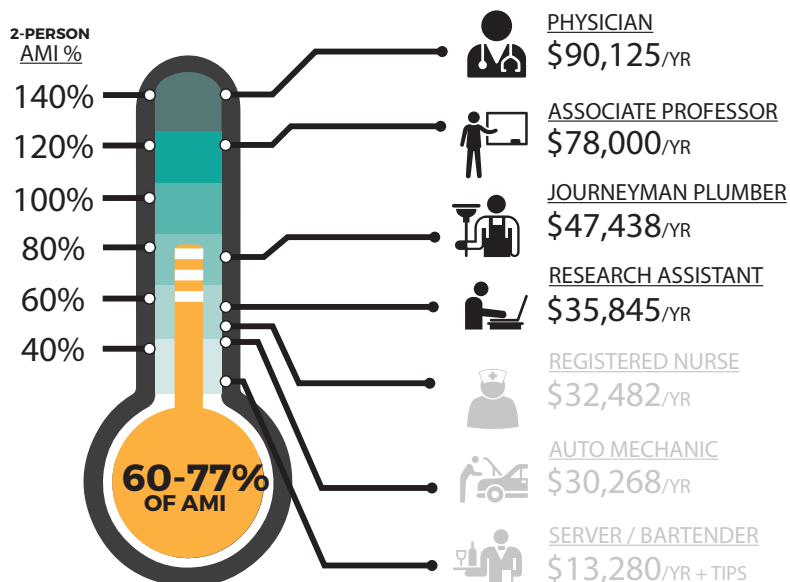
Existing zoning limits this site to a maximum of four units. In order to take advantage of the large site area, it is likely the outcome would be relatively large units targeted at Laramie's highest income earners.



	EXISTING ZONING	PROPOSED CHANGES
Number of Units	4	
Avg. Unit Size	2,200 sqft	
Avg. Sales Price	\$518,000	
Avg. Mortgage Pmt	\$2,586	
Revenue Potential	\$0	
Net Mortgage Pmt	\$2,586	
10-Year Property Tax Revenue	\$164,682	

260 N. PINE STREET - R2 ZONE - PREFERRED CONCEPT

If minimum lot area and street frontage requirements were relaxed, a range of alternative concepts could be built, all with smaller, more affordable unit sizes.



	EXISTING ZONING	PROPOSED CHANGES
Number of Units	4	12
Avg. Unit Size	2,200 sqft	1,800 / 600 sqft
Avg. Sales Price	\$518,000	\$565,000
Avg. Mortgage Pmt	\$2,586	\$2,650
Revenue Potential	\$0	\$1,480
Net Mortgage Pmt	\$2,586	\$1,220
10-Year Property Tax Revenue	\$164,682	\$324,031

DOES LIVE/WORK WORK?

How is this concept affordable?

Live/work is an increasingly attractive concept and could be a good option for those who own their own small business, but could it be built affordably for Laramie residents?



That's 165% of
Laramie AMI for a
family of two...



While the costs to entry are high, if buyers have an entrepreneurial mindset, they can use their new property to generate income and help them pay their mortgage.

What if we get
entrepreneurial?



Purchase Price:
\$565,000

Mortgage:
\$2,650/mo (150% AMI)

What if we rent out the carriage house?
(\$840/mo)
(60% AMI)

Mortgage:
\$1,820/mo (114% AMI)

What if we lease out the work space
to a custom stand-up paddle board
manufacturer?

Mortgage:
\$1,220/mo (77% AMI)

OPPORTUNITY SITE 2

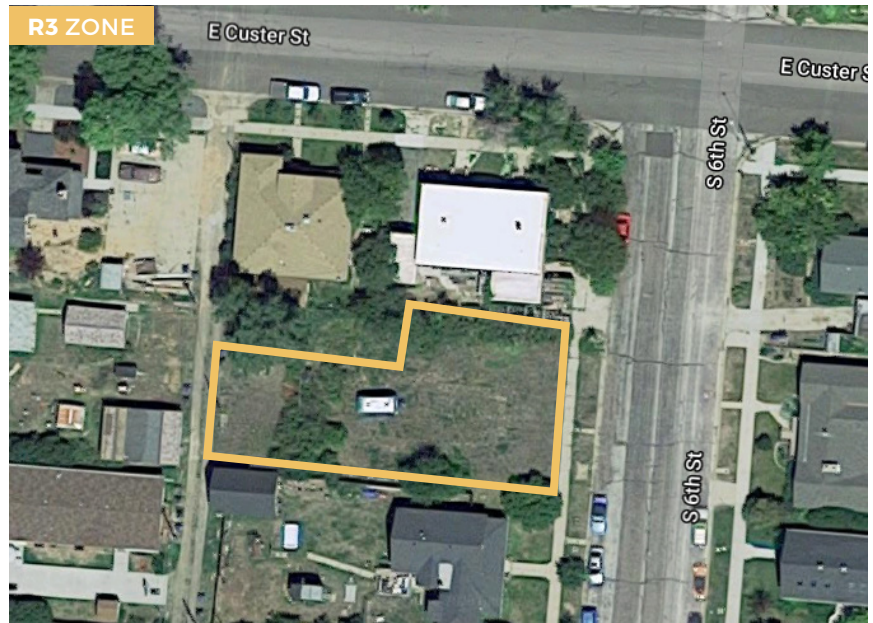
508 S. 6th Street: R3 Zone

SITE ASSUMPTIONS

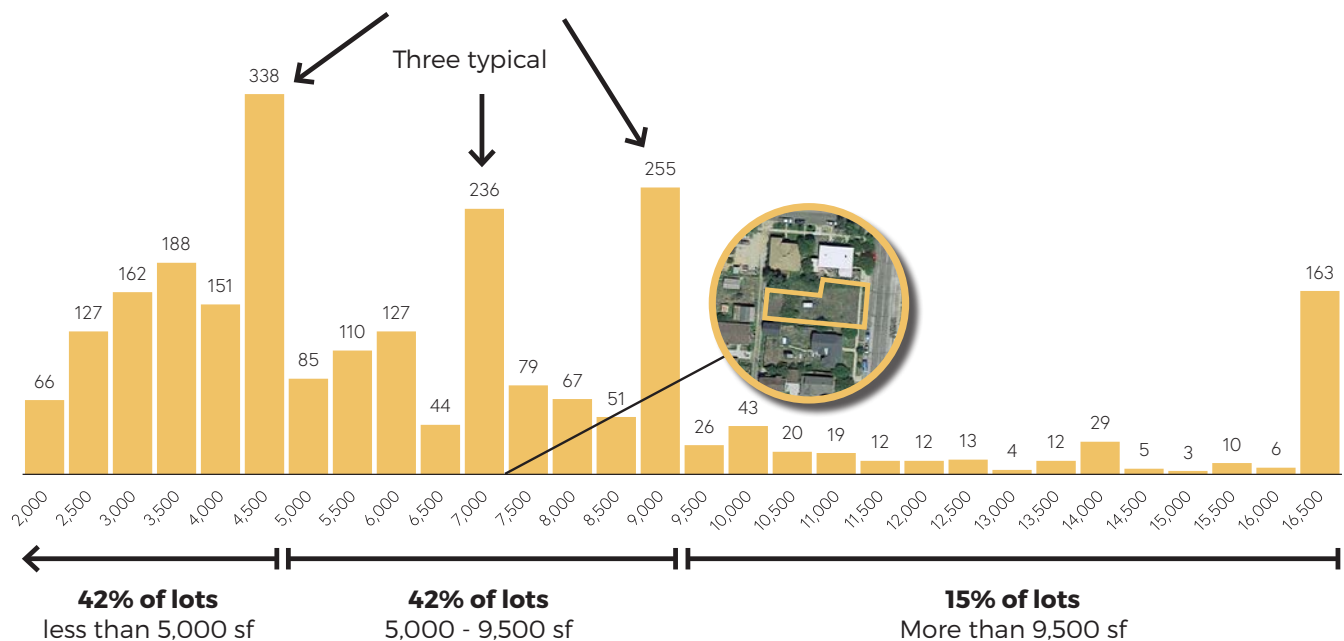
Location	508 S. 6th Street
Lot Size (sf)	7,240
Lot Cost	\$110,000
Existing Use	Vacant

Opportunity Site/Prototype Ideas

- Small/narrow lot single-family prototype that could work on lots as small as 3,000 sf
- Cottage cluster prototype that could work on 5,000 sf and up - integrate into larger opportunity site?
- Multiplex/townhome prototype that could work on 7,000 sf



R3 ZONE: LOT SIZE DISTRIBUTION



EXISTING NEIGHBORHOOD CHARACTER





508 6TH ST. - PROGRAM

ZONING: R3
SITE: 7,240 SF (.16 AC)
DUAC: 31

COTTAGES: 5
800 SF.: 2
1000 SF.: 3

GROSS SF: 4,600 SF



CONCEPT NARRATIVE: Cottage Court Community

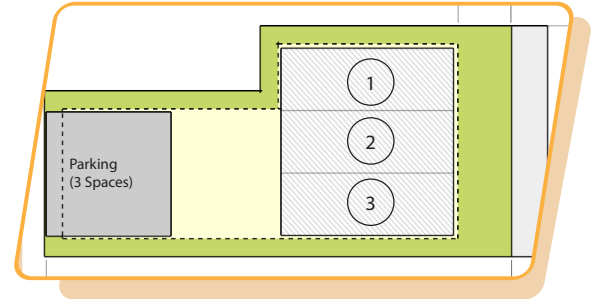
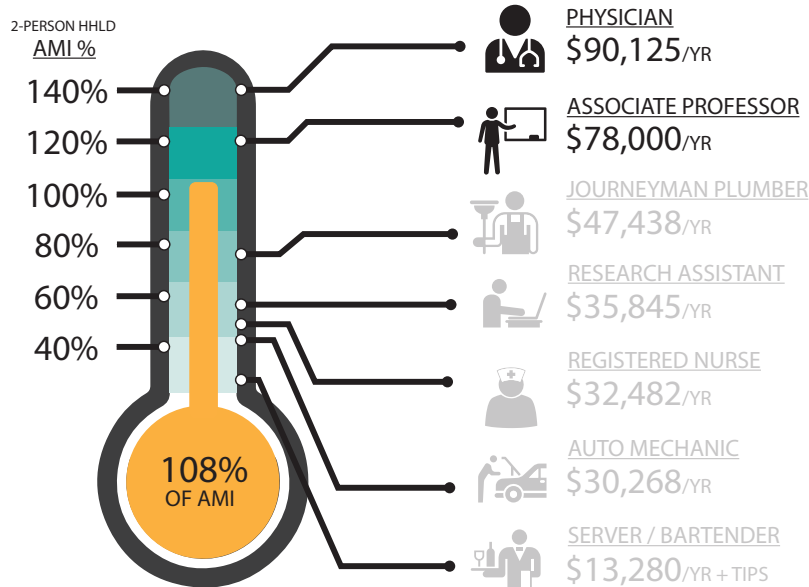
Located within a residential neighborhood, the .16 ac site has a rear alley and with a triplex neighbor to the north and single family dwelling to the south. The Cottage Court concept has 5 small houses across the site. Each house consists of a 800 sf to 1000 sf 2 level cottage. Parking is located off the alley @ 1 space per dwelling. This arrangement is 31 du/ac, and provides naturally occurring attainable dwelling within a community housing arrangement.

OPPORTUNITY SITE 2

Feasibility Analysis

508 S. 6TH STREET - R3 ZONE - EXISTING ZONING

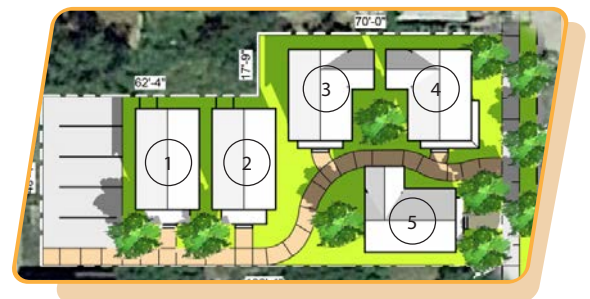
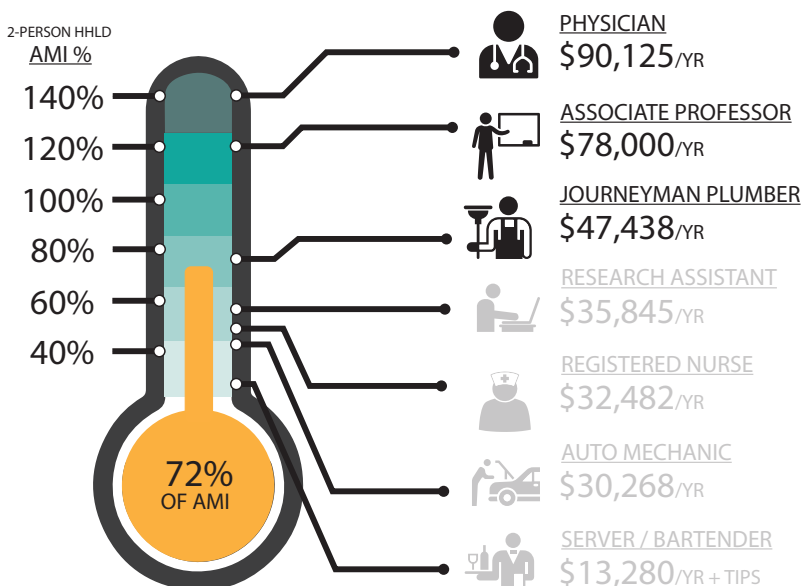
Though existing zoning technically would allow a townhome structure on this site, the minimum width requirements would need to be relaxed to fit within side setbacks.



	EXISTING ZONING	PREFERRED CONCEPT
Number of Units	3	
Avg. Unit Size	1,600 sqft	
Avg. Sales Price	\$387,500	
Avg. Mortgage Pmt	\$1,936	
Revenue Potential	\$0	
10-Year Property Tax Revenue	\$92,441	

508 S. 6TH STREET - R3 ZONE - PREFERRED CONCEPT

If minimum lot area and street frontage requirements are relaxed, five smaller detached cottage condominiums could be built.

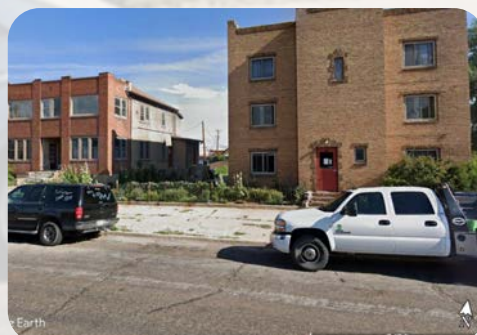
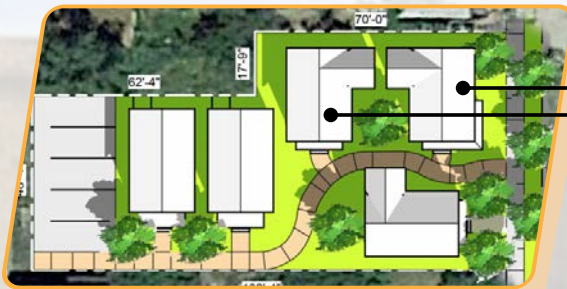


	EXISTING ZONING	PREFERRED CONCEPT
Number of Units	3	5
Avg. Unit Size	1,600 sqft	920 sqft
Avg. Sales Price	\$387,500	\$228,600
Avg. Mortgage Pmt	\$1,936	\$1,142
Revenue Potential	\$0	\$0
10-Year Property Tax Revenue	\$92,441	\$90,894

NEIGHBORHOOD CHARACTER

Do cottage courts fit int eh R3 Zone?

WOULD 900 - 1,200
SQUARE FOOT UNITS FIT
THE NEIGHBORHOOD
CHARACTER OF LARAMIE'S
TREE AREA?



OPPORTUNITY SITE 3

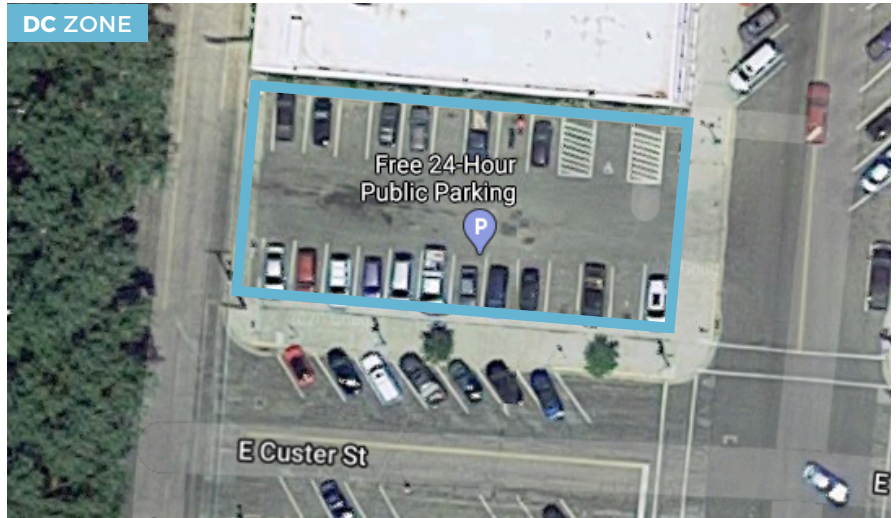
420 S. 2nd Street: DC Zone

SITE ASSUMPTIONS

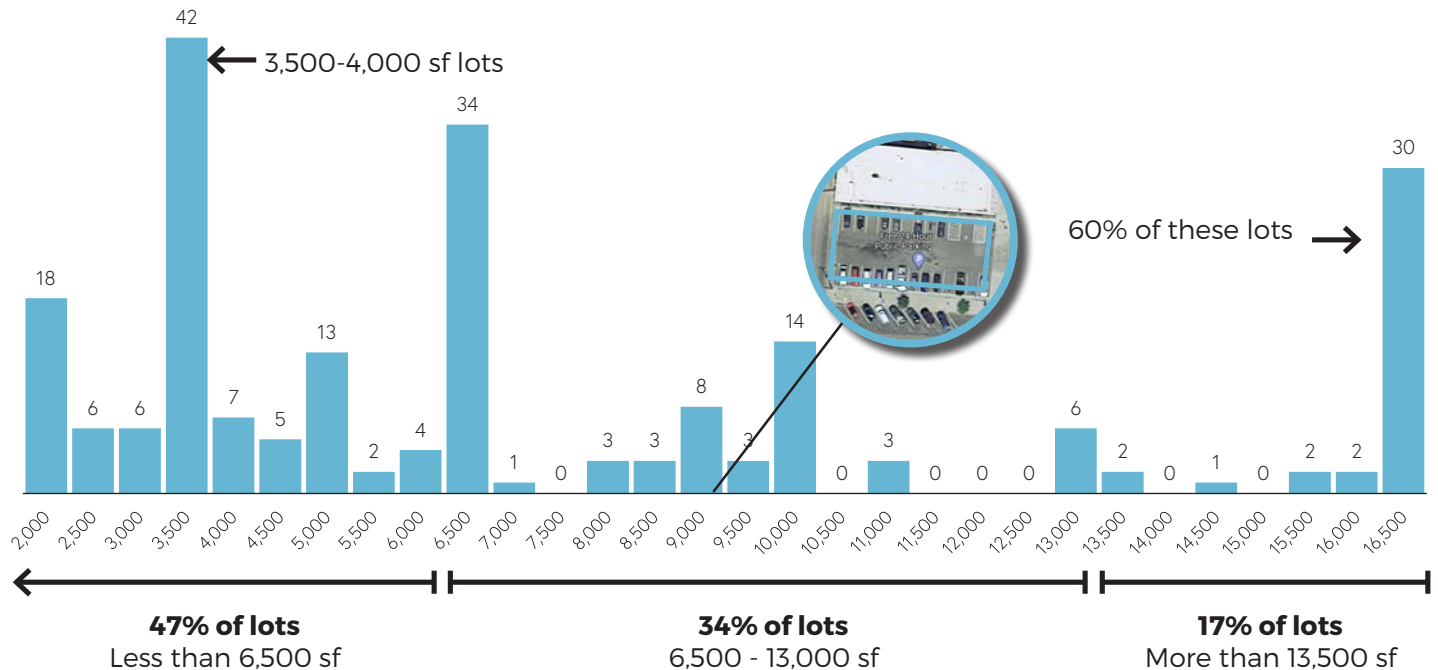
Location	420 S. 2nd Street
Lot Size (sf)	9,360
Lot Cost	\$140,000
Existing Use	Public Parking

Opportunity Site/Prototype Ideas

- Consider a multiplex or townhome prototype that could work on smaller lots: 3,500 sf and/or 6,500 sf
- For larger site - consider developing a prototype that could work on slightly less than 1/2 acre



DC ZONE: LOT SIZE DISTRIBUTION



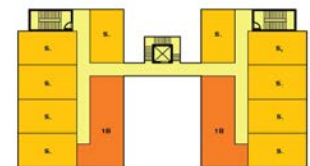
EXISTING NEIGHBORHOOD CHARACTER





420 S. 2ND ST - PROGRAM

ZONING:	DC
SITE:	9,360 SF (0.21 AC)
DUAC:	133
DWELLING UNITS:	28
STUDIO:	23 (395 SF AVE.)
1 BED:	4 (706 SF AVE.)
2 BED:	1 (794 SF AVE.)
GROSS SF:	20,355 SF
GROSS RES.:	17,161 SF
NET RES. SF:	13,114 SF
RETAIL:	3,033 SF
PARKING PROVIDED:	
OFF-STREET:	0
ZONING CODES VARIANCES:	



CONCEPT NARRATIVE: Downtown Micro-Units and Micro-Commercial

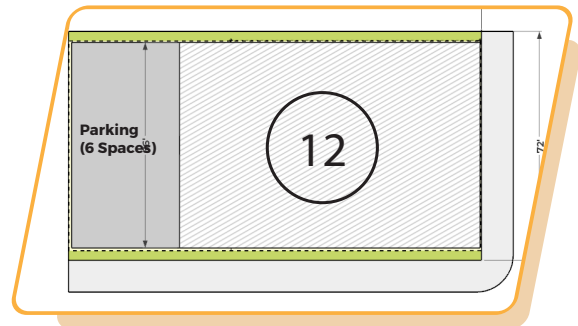
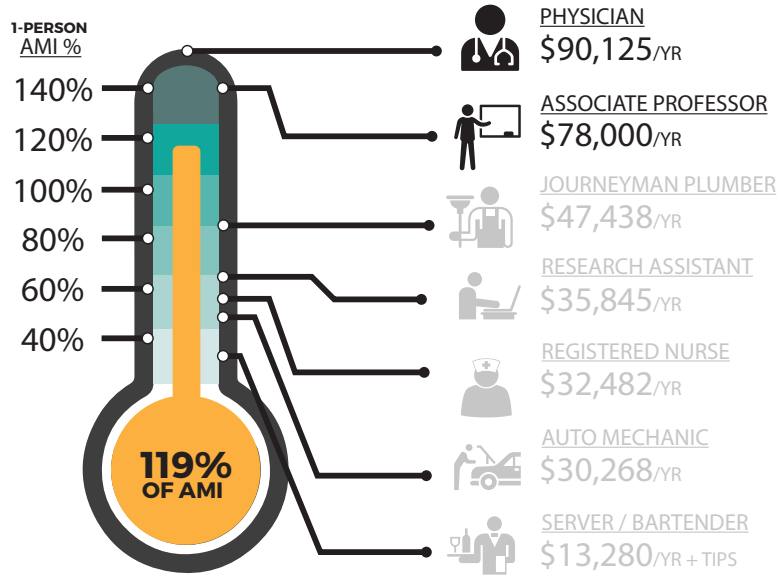
Located within the downtown pedestrian oriented commercial main street district, the .21 ac corner lot is at the southern gateway to Main Street [S. 2nd St.]. The mixed use concept locates 3000 sf of commercial space @ 2nd & Custer St as an activated edge to this critical corner, a small central courtyard allowing for residential access, and small residential units [studios and 2br] at the 1st and Custer corner. On the second and third levels, small residential units [studios & 1br] are clustered around the courtyard and connected via a bridge. 28 dwelling units total. This arrangement is 133 du/ac and provides naturally occurring attainable housing within an for-rent scenario. No parking is on site.

OPPORTUNITY SITE 3

Feasibility Analysis

420 S. 2ND STREET - DC ZONE - EXISTING ZONING

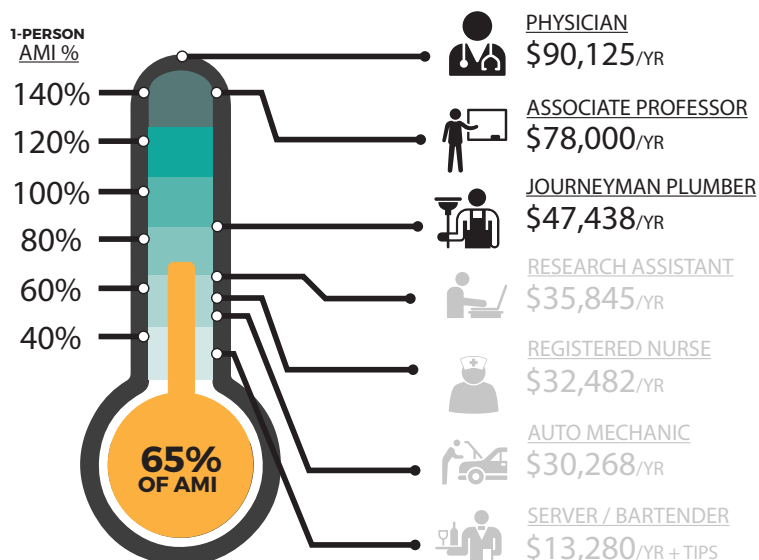
Though parking is not required for commercial uses in the DC zone, residential parking requirements still exist. They can be discounted by 50% due to proximity to public parking, but still comprise roughly 25% of the site.



	EXISTING ZONING	PREFERRED CONCEPT
Number of Stories	2	
Number of Units	12	
Avg. Unit Size	700 sqft	
Sqft Commercial	2,000	
Achievable Rent	\$1,050	
Rent Needed for Feasibility	\$1,667	
Land Cost	\$140,000	
Sewer / Water Tap Fees	\$36,000	
10-Year Property Tax Revenue	\$237,898	

420 S. 2ND STREET - DC ZONE - PREFERRED CONCEPT - NO SUBSIDY

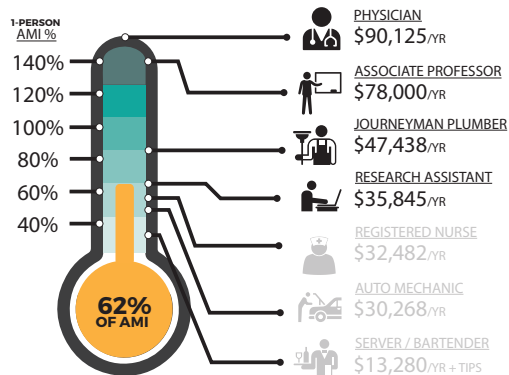
With zero parking and relatively small studio units, this project comes very close to being market feasible and provides relatively affordable housing with no subsidy.



	EXISTING ZONING	PREFERRED CONCEPT
Number of Stories	2	3
Number of Units	12	28
Avg. Unit Size	700 sqft	454 sqft
Sqft Commercial	2,000	3,000
Achievable Rent	\$1,050	\$889
Rent Needed for Feasibility	\$1,667	\$900
Land Cost	\$140,000	\$140,000
Sewer / Water Tap Fees	\$36,000	\$43,000
10-Year Property Taxes	\$237,898	\$337,057

420 S. 2ND STREET - DC ZONE - PREFERRED CONCEPT - FREE LAND

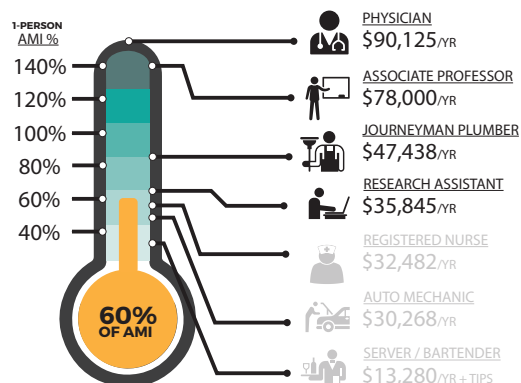
Since untested products such as studios or micro units may be perceived as risky, the City of Laramie could play a role in getting this project to work. One option to consider is a reduced price for this publicly owned land.



	EXISTING ZONING	PREFERRED CONCEPT
Number of Stories	2	3
Number of Units	12	28
Avg. Unit Size	700 sqft	454 sqft
Sqft Commercial	2,000	3,000
Achievable Rent	\$1,050	\$889
Rent Needed for Feasibility	\$1,667	\$861
Land Cost	\$140,000	\$1
Sewer / Water Tap Fees	\$36,000	\$43,000
10-Year Property Taxes	\$237,898	\$315,903

420 S. 2ND STREET - DC ZONE - PREFERRED CONCEPT - FEE WAIVER

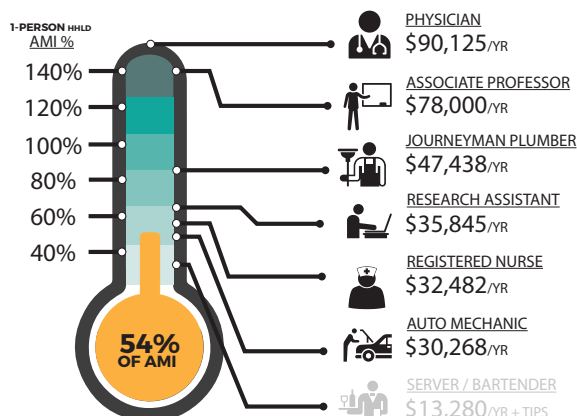
Further affordability can be achieved if more public subsidy is included. In this example, the City would waive fees for water, sewer, and building permits.



	EXISTING ZONING	PREFERRED CONCEPT
Number of Stories	2	3
Number of Units	12	28
Avg. Unit Size	700 sqft	454 sqft
Sqft Commercial	2,000	3,000
Achievable Rent	\$1,050	\$889
Rent Needed for Feasibility	\$1,667	\$837
Land Cost	\$140,000	\$0
Fees	\$36,000	\$0
10-Year Property Taxes	\$237,898	\$312,318

420 S. 2ND STREET - DC ZONE - PREFERRED CONCEPT - TAX ABATEMENT

The most effective gap financing tool available to the City and County would be tax abatements. With a full 10-year tax abatement, units could rent at below-market rates making them affordable to a broad range of Laramie residents.



	EXISTING ZONING	PREFERRED CONCEPT
Number of Stories	2	3
Number of Units	12	28
Avg. Unit Size	700 sqft	454 sqft
Sqft Commercial	2,000	3,000
Achievable Rent	\$1,050	\$889
Rent Needed for Feasibility	\$1,667	\$750
Land Cost	\$140,000	\$0
Fees	\$36,000	\$0
10-Year Property Taxes	\$237,898	\$0

THE REAL COST OF PARKING

Understanding Fiscal Impacts of Prioritizing Parking

AFFORDABILITY AND PARKING

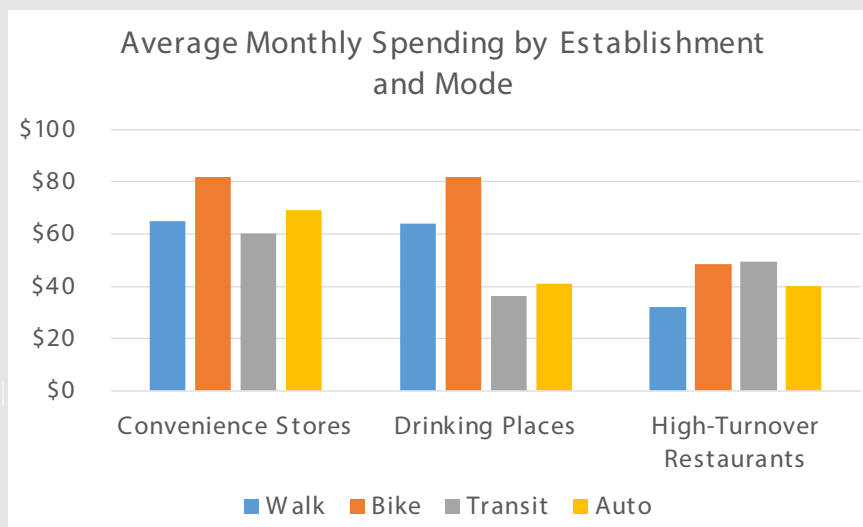
Parking competes with leasable building area. The more parking you require, the fewer units a developer can build. This requires a developer to charge more for rent to make up the difference.



Particularly important for smaller sites in the DC zone!

WHAT'S A PARKING SPACE WORTH?

The existing public parking lot at S. 2nd and Custer provides a service to the City and surrounding businesses. But does the benefit this parking lot provides today outweigh what a mixed use building could provide in the future?



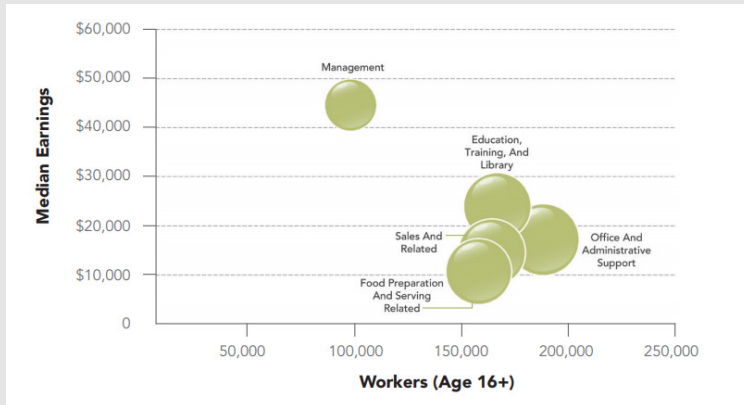
Drivers spend more per trip, but bikers, walkers, and transit riders spend more overall.

Source: Examining Consumer Behavior and Travel Choices, OTREC-RR-12-15, February 2013

WHAT'S A DWELLING UNIT WORTH?

Consider what future residents of 420 S. 2nd Street would do for the economic viability of downtown businesses. ESRI Tapestry Segmentation data tracks consumer spending habits across a range of different demographic groups. "College Towns" is a group prevalent in Laramie.

OCCUPATION BY EARNINGS



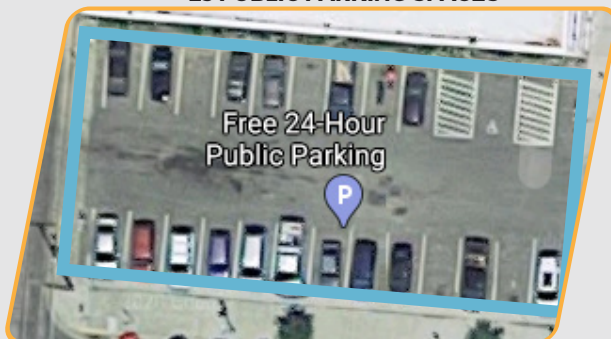
MARKET PROFILE

- Own laptops/notebooks
- Prefer to watch movies and TV programs online
- Popular activities: backpacking, Pilates, and Frisbee.
- Go out to the movies and out for drinks.
- Median disposable income: **\$33,537**.
- **28 dwelling units represent \$940,000 in annual spending power.**

DWELLING UNITS VS PARKING SPACES

Finally, let us compare the spending represented by the existing public parking lot, vs the potential spending power that 28 new households would bring to downtown businesses.

23 PUBLIC PARKING SPACES



PARKING SPACES	23
OCCUPANCY RATE	75%
AVERAGE STAY	4 HRS
PARKING STAYS / DAY	52
AVG. SPENDING PER TRIP	\$11.93
AVG. SPENDING / DAY	\$617.47
AVG. SPENDING / YR	\$222,291

28 HOUSEHOLDS



HOUSEHOLDS	28
DISPOSABLE INCOME / HHLD	\$33,537
SPENDING POWER / YR	\$939,036
% LOCAL CAPTURE NEEDED	24%

Even if residents only spend a quarter of their disposable income downtown, they still represent a net positive over the parking spaces they replaced.

ADDITIONAL DWELLING UNITS

Ideas and Best Practices

ACCESSORY DWELLING UNITS (ADUS) ARE AN AFFORDABLE HOUSING OPTION THAT CAN ALSO REDUCE MORTGAGE COSTS FOR HOMEOWNERS

An Accessory Dwelling Unit (ADU) is a self-contained home with its own kitchen, bathroom, and sleeping area, located on the same property as a larger, principal home. However, the Laramie Development Code does not expressly permit ADUs.



BENEFITS OF ADUS

- "Gentle" infill - can be nearly invisible to neighbors
- Facilitate multi-generational living
- Generate income for homeowners to offset mortgage payment, especially for first-time home-buyers
- Build on existing lots - no need to demo and redevelop
- Can be rehabs of existing detached or attached garages / basements
- Smaller units and energy efficient

ADUS AS MORTGAGE HELPERS

How can different living arrangements with ADUs help with mortgage payments?

	Mortgage Payment	Main House Rental Income	ADU Rental Income	Your Net Mortgage Payment
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	-\$1,822	\$0	\$0	-\$1,822
Live in house, no ADUs				

	-\$2,965	\$0	\$1,400	-\$1,565
Live in house, rent 1 ADU				

	-\$2,965	\$2,050	\$0	-\$1,410
Live in 1 ADU, rent out house				

	-\$3,460	\$0	\$2,800	-\$660
Live in house, rent 2 ADUs				



GOOD POLICY

- Allowing two ADUs per primary residence: most significant change to enable ADUs as workforce housing strategy.
- Reducing System Development Charges (Water and Sewer) for ADUs is the second most effective strategy.
- Reducing parking requirements is critical on smaller / more constrained sites.
- Review process should be streamlined for ADUs to allow permit approval by right as Type I review as long as ADU meets size and other code restrictions.
- Ease design limitations, including height and location, to allow ADUs on more sites.
- Owner occupancy restrictions should be reconsidered to allow more rentals.
- Max sizes of ADUs in relationship to primary units should become simple max ADU sizes to prevent inequities.

DESIGN STANDARDS

- Size and height: A zoning code might specify exactly of the primary dwelling.
- Parking: Most zoning codes address the amount an driveway and/or on-street parking.
- Appearance: Standards can specify how an ADU's about making sure that ADUs fit into existing neighborhoods.
- Entrances and stairs: ADU's entrance not face the street or appear on the same facade as the entrance to the primary dwelling (unless the home already had additional entrance before the ADU was created).
- Owner occupancy restrictions should be reconsidered to allow more rentals. Max sizes of ADUs in relationship to primary units should become simple max ADU sizes to prevent inequities.

SHORT TERM RENTALS

In popular markets, short-term rentals can be more profitable than long-term ones, allowing homeowners to recoup their ADU expenses more quickly.

An approach employed in Portland, Oregon, is to treat ADUs the same except that any financial incentives (such as fee waivers) to create them are available only if the property owner agrees not to use the ADU as a short-term rental for at least 10 years.

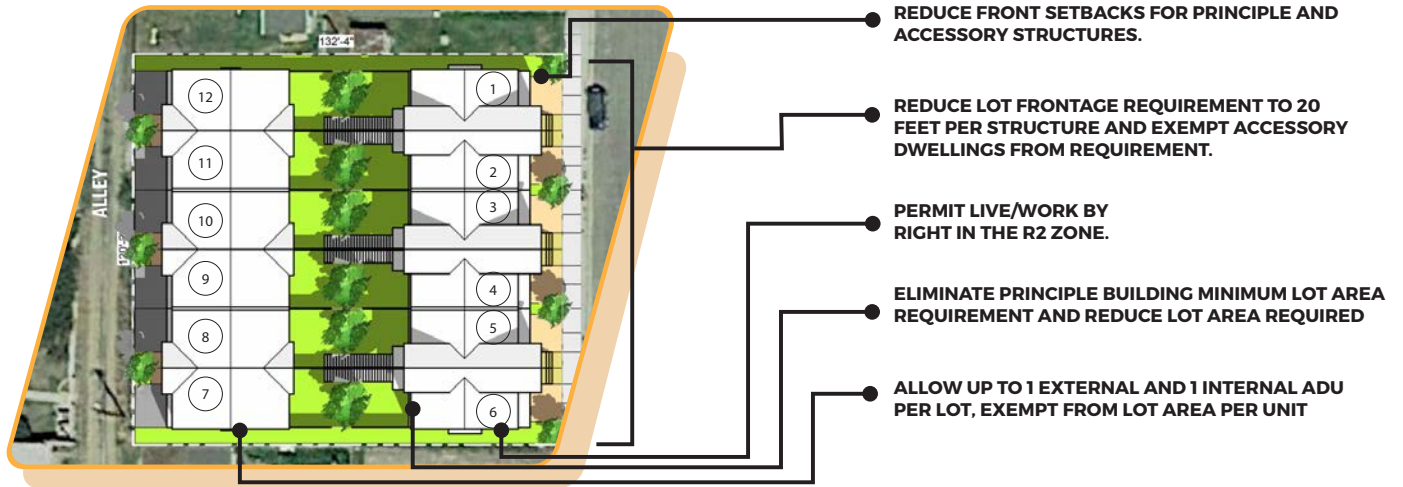
OWNER OCCUPANCY

Some jurisdictions require the property owner to live on-site, either in the primary house or its ADU. This is a common way of addressing concerns that absentee landlords and their tenants will allow homes and ADUs to fall into disrepair and negatively impact the neighborhood. Through deed restrictions/ filling annual statement confirming residency.

Owner-occupancy requirements make the financing of ADUs more difficult, just as they would if applied to single-family homes. But as ADUs have become more common, owner-occupancy restrictions have become less so, which is good. Such requirements limit the appraised value of properties with ADUs and reduce options for lenders should they need to foreclose.

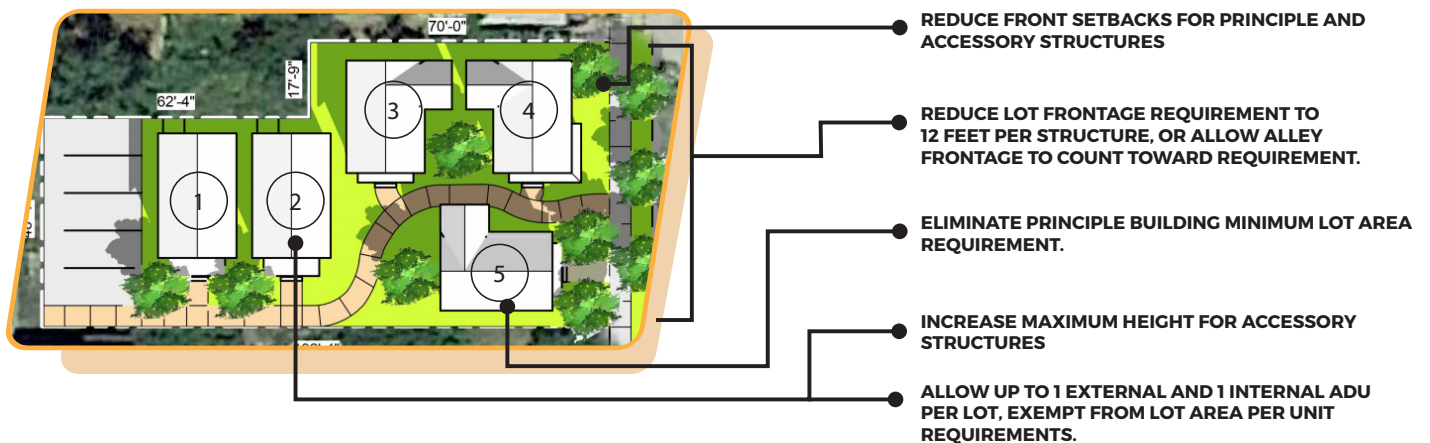
PROPOSED ZONE CHANGES

R2 ZONE - PROPOSED CODE CHANGES



	EXISTING ZONING	PROPOSED CHANGES
Min. Lot Area per Principal Building (sqft)	6,000	N/A
Min. Lot Area per Unit (sqft)	3,500	1,250*
Min. Lot Size (sqft)	N/A	2,500
Min. Lot Width (Principal / Townhouse Bldg) (ft)	60 / 24	20 / 20
Front Setback (Principal / Accessory) (ft)	25 / 45	5 / 5
Min. Townhouse Structure Width (ft)	60	N/A
Allowed Uses: Dwelling, Live/Work	-	P

R3 ZONE - PROPOSED CODE CHANGES



	EXISTING ZONING	PROPOSED CHANGES
Min. Lot Area per Principal Building (sqft)	6,000	N/A
Min. Lot Area per Unit (sqft)	1,000	1,000*
Min. Lot Size (sqft)	N/A	2,000
Min. Lot Width (Principal / Townhouse Bldg) (ft)	60 / 16	12 / 12
Front Setback (Principal / Accessory) (ft)	15 / 45	5 / 5
Min. Townhouse Structure Width (ft)	60	N/A
Max Building Height (Principal / Accessory) (ft)	50 / 15	50 / 24**

**Also shall not exceed the height of the associated principal structure pursuant to subsection 15.10.020.C.3.

DC ZONE - PROPOSED CODE CHANGES



Diagram illustrating a residential development layout with two buildings labeled 16 and 12, showing parking spaces and landscaping.

INCREASE MAXIMUM NUMBER OF STORIES TO ALLOW FOR MORE FLEXIBILITY.

ELIMINATE PARKING REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT IN THE DC ZONE.

GAP FINANCING MEASURES:

- WRITE-DOWN COST OF CITY-OWNED LAND
- CONSIDER FEE WAIVERS
- PROVIDE PARTIAL OR TOTAL TAX ABATEMENT FOR 5-10 YEARS.

	EXISTING ZONING	PROPOSED CHANGES
Max. Building Height	No taller than tallest building on block face or 12 ft taller than building on opposite block face, whichever is less.	70ft
Min. Parking per 1000 sqft Commercial	0	0
Min. Parking per Residential Unit	.75 spaces per unit unless within 660 ft of public parking, then .5 spaces per unit.	0

ADU CODE CHANGES



Love IT.
BUILD IT.
GROW IT.