Executive Summary

Duplexes need to be "fixed" when they are out of character with the existing neighborhood especially in the areas of scale, materials, massing, entry doors, excessive front yard parking and too many people coming and going, at a density that is out of character with the existing neighborhood.

On the other hand, duplexes should be "encouraged" where they can provide efficient density, close to campus or transit, where they can enhance housing diversity and lower cost, where they can provide less maintenance, yard care and upkeep for owners who wish to spend their time doing other things, and where their energy and land use efficiency can be an asset to the neighborhood.

The charette found that the perceived "problems" of duplexes seemed to lessen as one gets further and further from campus.

There seemed to consensus that duplexes should be regulated on a "per lot" basis, not on a "per unit" basis, in order to encourage diversity within each duplex building (say 4 bedrooms on one side, 3 on the other).

There seemed to be consensus that if duplex design and material could look like a single family structure, if there was staggering of units, doors or garage doors not facing the street, careful attention to limiting any excessive front yard parking, building massing and scale that was similar to single family construction, and careful attention to good property management and tenant care (i.e. Enforcement of rental licensing), then duplexes might easily co-exist within established neighborhoods.

A somewhat unique solution to "overcrowding" a duplex was to limit the number of full and partial bathrooms versus number of bedrooms. Overcrowding seems most prevalant when there is close to one full bath per each bedroom. Instead, if a bedroom to "flush" ratio of about 1.5 could be maintained, then "overcrowding" might be avoided. [Example: If total bedrooms on both side of a duplex are 9, then at a 1.5 ratio, there could be a total of 6 bathrooms. The duplex, therefore, could have say 5 bedrooms/3.5 baths on one side and 4 bedrooms/2.5 baths on the other] [The ratio might need to be a sliding scale, so that say 2 bedrooms could have 2 baths, but 3 bedrooms and up would be regulated as to baths].

The charette concluded that there needs to creative, design-oriented ways to limit excessive front yard parking, have good design standards that will result in duplexes that fit in scale, massing, materials and design to be compatible with existing, surrounding single family homes.

Common Themes
Things to Fix:
- out of character with neighborhoods (scale)
- parking
- incompatible lifestyles
- use/activity levels (# of people)
- density out of context
- appearance (entrances)

Things to encourage:
- density in context
- diversity
- efficiency
- property management
- enforcement
- community (PUD) approach
   o communication
   o relationships
- quality construction
- transit

General Group Notes

What's Bad:
- excessive parking
   o on lot & in street
   o especially close to campus
   o related to bus/walking opportunities
- "# of students" (noise, litter, cars)
- [no] sense of community responsibility
- traffic/congestion
- overburden an existing neighborhood
- density in some cases
- size of structure
- parking
- incongruent (lifestyles of tenants: noise, maintenance)
- not anti-student
- out of character with community
- affordability not guaranteed
- # of bedrooms (too many)
- too big for lot size
- lack of parking
- design (for some)
- [turn] nonconforming duplexes into conforming (more than 3 bedrooms)
- transient population

Possible Solutions:
- balance
- maximum parking spaces
- restrict # of bedrooms
- encourage use of transit/bike/walking
- UNC build more housing
- resident parking pass
- less impact as get farther from campus
- design standards for:
  o Parking (on lot & in street)
  o Appearance
  o Size (BR & sq. ft.)
  o By zoning district
- compatible with existing homes
- Neighborhood Conservation Districts
- establish maximum FAR/# of BRs
- maximums with graphic supplement
- enforcement
- FAR, height, lot size
- design standards (i.e. entrances)
- integrate duplex residents into existing community (additional awareness and education)
- owners of duplexes more involved with the community
- rental licensing program must be enforced

What's Good:
- diversity of type
- diversity of price
- economy of energy, disturbance
- intermingles (Booker Creek, Cooper Street)
- density
- less maintenance time
- affordability
- variety in housing stock
- efficiency
- diversity
- diversity of neighborhood
- energy efficient
- affordability
- opportunity for densification
- intermediate form of housing btw apts. and single-family
- attract moderate-income workers (police, fire, teachers)

Ways to Encourage:
- limits on parking
- design standards
- look like single-family home (design standards)

- reduce fees for developers building affordable duplexes
- work with UNC to subsidize housing for faculty, staff
- monitor construction with building codes to get better building (?)
- check with neighborhoods
  o increased notification
  o sensitivity to character
- education process
  o for builders
  o for residents
- good property management
- landlord education

Other Notes

Columbia Place:
- over 200 units
- little grass/HOA maintenance
- $150,000-$350,000 range
- 1250ft/2BR to 3000ft/4BR
- infill different than a unified subdivision

Principles:
Treat duplexes as a lot: 8 total BR = 4+4 OR 5+3
Less "problems" as get farther from campus

FAR:
New construction
- reduce PUD from 5 acres to ??
- reduce Cluster from 2 acres to ??

Infill (Design compatibility)
Structure:
- Bathrooms (flush) per BR = 2.5/4 = 1.25 or 1.5
- Bathrooms 2.5 or 3.0/side = 5 or 6/Bldg
- FAR = 40%
- Front door looks like SF home on front side (massing very careful)
- Unit staggering (not massing problem)
- Compatible building materials, respect community appearance

Cars:
- Minimum = ??
- Maximum = ?? (depends on where)
- Not in front
- [Relate to] access to transit

Where – R1: No, except for PUD;   R2: Yes, 20k = 6k