

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
Meeting Agenda
Wednesday, June 1, 2011
7:30 PM**

- A. Call to Order / Pledge of Allegiance / Moment of Silence
- B. Chairman will ask if anyone is going to record the meeting
- C. Review of Tracking Log / Determine need for Workshop Meeting
- D. Public Comment on Non-Agenda Items
- E. Approval of Minutes
 - 1. May 4, 2011**
- F. Acknowledge Receipt of New Applications
- G. Subdivision Plans
- H. Land Development Plans
- I. Conditional Uses, Variances & Special Exceptions
 - 1. Tru-Team Inc., (Adaptive Reuse of Historic Resource), 1422 Paoli Pike (CU)**
- J. Ordinance Amendments
 - 1. Wireless Communications Ord.**
 - 2. Sign Ordinance Discussion
- K. Old Business
- L. New Business
- M. Any Other Matter
- N. Meeting Dates of Importance

June 2, 2011	Park & Recreation	7:00 pm
June 4, 2011	Civil War Event	1100 am – 4:00 pm
	(Historical Commission)	
June 7, 2011	Board of Supervisors	7:00 pm
June 8, 2011	Pension Committee	1:00 pm
	Conservancy Board	7:00 pm
June 9, 2011	Historical Commission	7:00 pm
June 13, 2011	Municipal Authority	7:00 pm
June 14, 2011	Board of Supervisors	7:00 pm
	Flag Day	
June 15, 2011	Friends of East Goshen (501c3)	7:00 pm
June 21, 2011	Park & Recreation w/s	10:00 am
	Board of Supervisors	7:00 pm
June 25, 2011	Community Day	4:00 pm
	(rain date June 26)	
June 28, 2011	Board of Supervisors	7:00 pm
- O. Correspondence
- P. Goals
- Q. Adjournment

- **Bold Items indicate new information to review for that application.**

REMINDER – Newsletter Article Submission Due Date:

Article Due Date

Delivery Date

August 3, 2011

October 1, 2011

Planning Commission Application Tracking Log

Application Name	Application (CU, LD, O, SD, V, SE, CA)	Type (SK, P, F)	Date Filed	Start Date	Date to Yerkes/Consultant	Date to CCPC	Date to Abutting Prop. / ABC's	Extension	PC NLT Action Date	BOS NLT Action Date	Hearing Date	Drop Dead date
Tru-Team Inc., 1422 Paoli Pike	CU	SK	3/29/2011	3/29/11	4/1/11	na	3/30/11	1	7/6/11	7/12/11	7/12/11	7/27/11

Bold = New Application or PC action required

draft
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
May 4, 2011

The East Goshen Township Planning Commission held their regularly scheduled meeting on May 4, 2011 at the East Goshen Township building. Members present were: Chairman George Martynick, Dan Daley, Megann Hedgecock, Jim McRee, Susan Carty, Al Zuccarello, and Peter Mylonas. Also present were Township Zoning Officer Mark Gordon, Don McConathy (Supervisor), Chris Reardon (Historical Commission), Ginnie Newlin (Conservancy Board) and Erich Meyer, resident.

WORKSHOP SESSION – 7:00pm

- A. The minutes of April 6 were reviewed. Approval will be tabled to the June meeting.
- B. The various agenda items were reviewed.

FORMAL SESSION

A. Pledge of Allegiance & Announcements

George called the meeting to order at 7:30 pm and led those in attendance in the Pledge of Allegiance. There was a moment of silence to remember our armed forces.

George asked if anyone would be recording the meeting. There was no response.

George asked those in attendance if there were any non-agenda items to be discussed. Ginnie Newlin announced that the Conservancy Board is going to do a planting near the new bridge in Applebrook on May 14, 2011 at 9:00 am. They are renting a hole digger which will make the work easier. They need lots of volunteers.

George commented about “Keep East Goshen Beautiful Day” this Saturday, April 9. He was the only member to show up and he worked along Strasburg Road.

B. Approval of Minutes

The minutes of the April 6, 2011 meeting will be approved at the June meeting.

C. Acknowledge Receipt of New Applications - None

D. Subdivision/Land Development Plans – None

E. Conditional Use and Variances

1. Tru-Team Inc. (Adaptive Reuse of Historic Resource) 1422 Paoli Pike (CU). Dr. Tanya Zelenska was present. Peter suggested that they grant an extension because they haven’t produced enough information. Mark recommended 60 days since there is still no plan. Peter explained to Dr. Zelenska that, when Tru-Team went to the Board of Supervisors’ meeting, they presented a significant addition that the Planning Commission was not told about last month.

Dr. Zelenska said she has to be out of the current facility in August 2012. She wants to be assured that she will meet that deadline. If the addition is only one story, would it make a difference.

Mark said no and explained the entire process to her. The 60 day extension will give her time to engage an architect and engineer and bring the design back to the Planning Commission. After the Conditional Use process, they have to go through Land Development. For handicap accessibility and because they are a medical facility, they may have to get approval from the state of Pennsylvania. He is not sure how long that process may take. If everything goes smoothly, best case would be approval by the end of 2011 and break ground in January 2012. They also need an attorney.

1 Dr. Zelenska reported that the attorney they hired said he had a conflict of interest after they used him, so, they
2 already spent several thousand dollars. She is not sure this is a good project for her.

3
4 Dr. Zelenska was not sure about giving the extension. Peter explained that she should grant the extension now so
5 she can discuss the situation with her husband and either withdraw the application or proceed with it. She agreed
6 and gave permission for the extension.

7
8 Comments:

9 Dan feels the Historic Resource Impact Study concerns should be revisited.

10 Chris mentioned that the Historical Commission saw the same plan as the Planning Commission and is
11 concerned about how this larger addition would look. They also wanted permission to have access to the historic
12 building to measure and take photos before work would begin.

13 The Commission members reviewed the original sketch plan from last month's meeting. Dan is concerned that
14 when they get to Land Development, there may be issues with boundaries, grading, etc.

15
16 **F. Ordinance Amendments**

17 1. Wireless Communications – This will be continued to next month.

18 2. Sign Ordinance – George feels the current ordinance has enough to handle billboards. LCD signs need to
19 be discussed. Jim doesn't want to proceed if there is no positive effect for the township. George mentioned the
20 Liberty Bank sign. It is designed to attract attention and take your eyes off the road. Al spoke to the safety aspect
21 of driving and trying to read these signs.

22
23 **G. Old Business - None**

24
25 **H. New Business**

26 1. Act 537 Minor Revision, Marydell Pump Station Elimination

27 Dan commented that in Pennoni's letter, it says there is not going to be any additional connections in this area.

28 Mark explained that this is for the change in direction of flow from West Goshen to East Goshen. Jim moved to
29 give authorization to the Chairman to complete Component 4A of the Act 537 Plan and forward to the Authority
30 Engineer for submission to the Department of Environmental Protection pending an opinion from Pennoni.

31 Peter seconded the motion. The motion passed unanimously.

32
33 **I. Liaison Reports**

34 1. West Chester Regional Planning Commission – Al reported that they couldn't make a quorum. He feels
35 they will vote to take the remaining \$14,000 in the treasury and donate it to the Chester County Planning
36 Commission to conduct a study of low cost housing. He will present this to the Board of Supervisors for
37 approval. Don feels the BOS will want to be sure the CCPC will accept it and use it for this type of study. He
38 suggested that Al talk to Marty Shane.

39
40 **J. Any Other Matter –**

41 1. Tree Ordinance – Mark said one minor addition needs to be made.

42 2. Parking Ordinance – Mark reported that the County recommends adoption as is. Sue moved to
43 recommend adoption of the Parking Ordinance as amended. Jim seconded the motion. The motion passed
44 unanimously.

45
46 **H. Adjournment**

47 Motion to adjourn the meeting was made by Sue and seconded by Al. The meeting adjourned at 8:45 p.m.

48
49
50 Respectfully submitted, _____

51 *Ruth Kiefer, Recording Secretary*

52
53 C:\Documents and Settings\Owner\My Documents\My Word\Planning Commission\PC 2011\PC 05042011draft.doc

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171
Fax: 610-692-8950
E-mail: mgordon@eastgoshen.org

Date: 5/27/2011
To: Planning Commission
From: Mark Gordon, Township Zoning Officer *mc*
Re: Ordinance Amendments (Wireless)

Dear Commissioners:

I have modified the draft ordinance slightly to allow the WCF as a use by right on Twp owned property in the C-2 District (Twp Building Properties) which will still need to meet all the same CU standards.

I have only provided the pages where I made changes (1 and 2) all the others are the same. The solicitor is going to review my draft and comment prior to your meeting.

Draft Motion: Wireless Communication Facilities

Mr. Chairman, I move that we recommend that the Board of Supervisors review the proposed amendment to the Zoning Ordinance amending the Wireless Communications ordinance and forward it to the CCPC for review and comment.

Section 240-15.B.

(12) Wireless communications facility and commercial radio or television tower/antennas, subject to § 240-31C(3)(h).

Section 240-31.

(h) Wireless communications facilities.

[1] Purpose. The purpose of this subsection and the standards established herein are to govern the use, construction and siting of wireless communications facilities in recognition of the nature of wireless communications systems and the Federal Telecommunications Act of 1996, as amended from time to time. These regulations are intended to:

[a] Accommodate the need for wireless communications facilities while regulating their location and number so as to ensure the provision for necessary services.

[b] Minimize the adverse visual effects and the number of such facilities through proper design, siting, screening, material, color and finish, and by requiring that competing providers of wireless communications services collocate their commercial communications antennae and related facilities on existing towers if possible.

[c] Ensure the structural integrity of commercial communications antenna support structures through compliance with applicable industry standards and regulations, including the Township's Building Code.

[d] Promote the health, safety and welfare of the Township's residents.

[2] Standards for commercial communications antenna erected on a commercial communications support structure. All applicants seeking to construct, erect, relocate or alter a commercial communications support structure shall comply with the following regulations. A written narrative that addresses how the applicant will meet each of the regulations listed below shall be submitted with the conditional use application.

[a] Location and height.

[i] Permissible Locations. Wireless communications facilities must be located on property within the following zoning districts where permitted **by right or** as a conditional use and only in such location within that district and at a minimum height necessary to satisfy their function in the applicant's wireless communications system. The zoning districts in

which wireless communications facilities are permitted by conditional use are the BP and I-1 Districts, ~~and on any property owned by East Goshen Township, regardless of the zoning district.~~ Wireless Communications facilities are also permitted by right on Township owned property in the C-2 District.

- [ii] Maximum heights. No commercial communications antenna support structure serving a single provider shall be taller than 120 feet, measured from undisturbed ground level, unless the applicant proves that another provider of wireless communications services has agreed to collocate commercial communications antenna(e) on the applicant's commercial communications antenna support structure. In such case, the commercial communications antenna support structure shall not exceed 150 feet. No applicant shall have the right under these regulations to erect a tower to the maximum height specified, unless it proves the necessity for such height. The applicant shall demonstrate that the proposed height of the commercial communications antenna support structure and the commercial communications antennae intended to be attached thereto is the minimum height required to provide satisfactory service for wireless communications.

[b] Conditional Use Application.

- [i] Site plan. A site plan shall be submitted with the conditional use application which shows all existing and proposed structures and improvements, including but not limited to the commercial communications antenna(e), commercial communications antenna support structure, building, fencing, landscaping, parking, ingress and egress. In addition, the site plan shall show each of the contiguous properties, identified by tax parcel number and owner, depicting all buildings and structures located on such properties and their principal and/or accessory uses. The plan shall comply with the requirements for a final plan as set forth in Chapter 205, Subdivision and Land Development.
- [ii] Miscellaneous Information and Reports. The conditional use application shall be accompanied by the following:
 - [a] A propagation study demonstrating that there is a substantial gap in coverage for the provider;

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

5/25

Mr. Alexander Zelensky
63 Eastwood Road
Berwyn, PA 19312

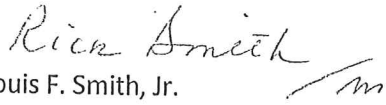
Re: 1422 Paoli Pike / Historic Resource Adaptive Re-use / Conditional Use

Dear Mr. Zelensky:

At their regularly scheduled meeting on May 24, 2011, the Board of Supervisors continued the Conditional Use Hearing until July 12, 2011 for Tru-Team, Inc., who is seeking approval for the Adaptive Re-Use of a Historic Resource at 1422 Paoli Pike.

If you have any questions or need additional information please do not hesitate to call me at 610-692-7171 or email me at rsmith@eastgoshen.org.

Sincerely,


Louis F. Smith, Jr.
Township Manager

Nns

**EAST GOSHEN TOWNSHIP
PLANNING COMMISSION**
1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

May 9, 2011

Tru-Team, Inc.
63 Eastwood Rd.
Berwyn, PA 19312

Re: Conditional Use Application / Adaptive Reuse of an Historic Resource
Tru-Team, Inc. / 53-4-118 / 1422 Paoli Pike

Mr. Zelensky,

At their meeting on May 4, 2011 the Planning Commission requested a 60 Day Planning Review extension to review period for your Conditional Use application. Dr. Zelenska verbally granted the Planning Commission this extension on the record.

The reason the Planning Commission requested this extension is because they do not believe that sufficient information has been provided to show how the proposed office use and new, ~5,000 s.f building addition will impact the ~1,800 s.f. Historic Resource. There are also concerns that the proposed addition may not be feasible from a construction standpoint.

The Planning Commission requests that the following additional information be provided for their review and consideration:

1. Your application states: "Applicant seeks modifications to applicable area and bulk regulations with regard to the buffer yard and building setbacks for the parking and for the addition to the building." These modifications must be accurately presented to the Planning Commission for review. Specific information needs to be presented to support these modifications as per §240-38.6 and §240-38.7.
2. Due to the constraints of the property and the proposed 2 story addition to the existing historic resource; the Planning Commission requests that architectural renderings of the proposed addition be provided and a written description of how the historic resource will be physically incorporated into the proposed addition. In addition it would be useful if you could provide some information on the constructability of the proposed addition.
3. Although support for a waiver from the Historic Resource Impact study has been received from the Township Boards and Commissions, the Planning Commission still believes that some information needs to be submitted outlining the

potential impacts and proposed mitigation measures as described in §240-38.10.B(2) and §240-38.10.B(3).

4. Provide a written response and revised plans addressing the Township Engineers' review letter dated 4/29/2011.

As you know the Township has supported your proposed Adaptive Re-use of this property since you first approached us with a concept sketch in September of 2009. We look forward to working with you to overcome the planning and engineering challenges that this project presents. However, the Township has an obligation to ensure that proper planning is conducted and all Township regulations are followed.

At this time the Board of Supervisors will open and continue the Conditional Use Hearing on May 24, 2011 to a date certain, which will be determined on that evening.

I have enclosed our standard Planning Review extension form for your completion and authorization with a self addressed and stamped envelope. Please return this form to the Township. Please don't hesitate to contact me should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mark A. Gordon', written over the word 'Sincerely,'.

Mark A. Gordon
Township Zoning Officer

Cc: Board of Supervisors
Historical Commission
John Smirga, P.E. (Via Email)
Michael Conrad, P.E. Township Engineer (Via Email)

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

FYI

May 25, 2011

Richard Lemanowicz, Esquire
Liberty Towers, LLC
1012 North Bethlehem Pike, Suite 200B-3
Lower Gwynedd, PA 19002

Re: Cell Tower
East Goshen Township Building
1580 Paoli Pike
West Chester, PA

Dear Rich:

At their meeting on May 24, 2011 the Board of Supervisors approved a motion to negotiate with Liberty Towers regarding the possibility of locating a cell tower behind the Township Building. If the Board of Supervisors is satisfied with the results of the negotiations, they will award the contract to Liberty Towers.

The Township's negotiating team will consist of Supervisors Senya Isayeff and Dr. Thom Clapper, Zoning Officer Mark Gordon and I.

Please give me a call at 610-692-7171 or e-mail me at rsmith@eastgoshen.org if you have any questions or need additional information.

Sincerely,



Louis F. Smith, Jr.
Township Manager

Cc: Board of Supervisors
Kristin Camp, Esquire

BOARD OF SUPERVISORS

EAST GOSHEN TOWNSHIP

CHESTER COUNTY

1580 PAOLI PIKE, WEST CHESTER, PA 19380-6199

FYI

May 12, 2011

Dear Property Owner:

The purpose of this letter is to inform you that at their regularly scheduled meeting on **May 24, 2011 beginning at 7 PM**, the Board of Supervisors is going to consider proposals to erect a Wireless Communication Support Structure, commonly known as a Cell Tower, on the Township Property at 1580 Paoli Pike.

In March of 2011 the Township advertised a Request for Proposals (RFP) to construct a cell tower on Township properties. In response to the RFP the Township received proposals from Liberty Towers, US Wireless and TowerOne partners. The proposals indicate that there is a need for cell phone coverage in the center of the Township and that a cell tower would provide the Township with a dedicated source of revenue. The Board is seeking input from the surrounding property owners and residents on this issue. Additional information is available on the Township website, www.eastgoshen.org and a copy of the proposals is available for review at the Township Building.

All meetings of the Board of Supervisors are held at the Township Building, located at 1580 Paoli Pike, West Chester, PA 19380. If any person who wishes to attend the meeting has a disability and/or requires an auxiliary aid service or other accommodation to observe or participate in the meeting, he or she should contact the Township at 610-692-7171 to discuss how those needs may be accommodated.

Sincerely,



Mark A. Gordon
Township Zoning Officer

Cc: All Township Authorities, Boards and Commissions



FYI

Thinking

Cities are struggling to increase residential density without destroying their established single-family neighborhoods. In Seattle, that means the return of the backyard cottage.

small

By Zach Patton

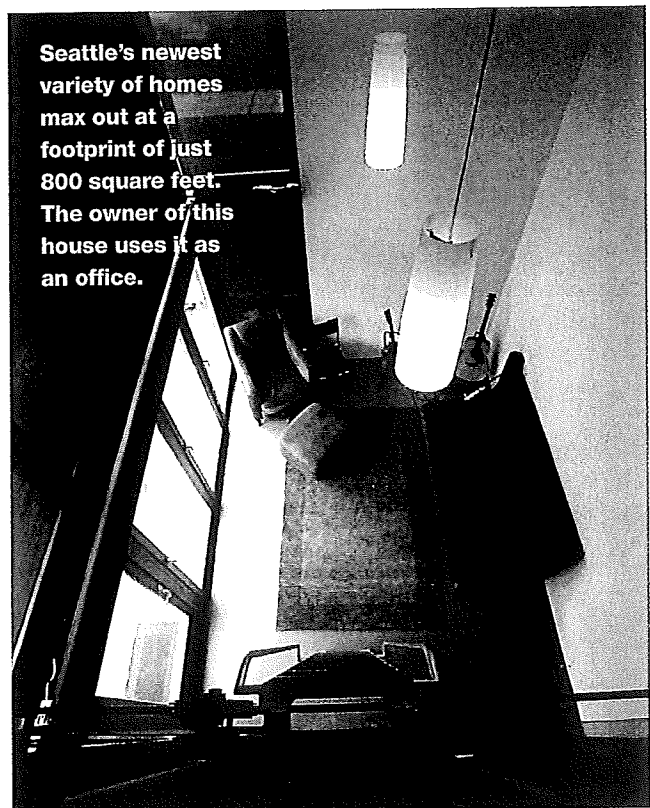
Photographs by David Kidd

It's chilly, gray and raining.

In other words, it's an utterly unremarkable spring day in Seattle, as the city's urban planning supervisor Mike Podowski pulls up to a home in the Columbia City neighborhood southeast of downtown. The large clapboard-and-cedar house is a charming two-story Craftsman, but Podowski's not interested. Instead, he makes a beeline for a freestanding structure in the backyard. "This is great!" he says, as the homeowner ushers him through a gate. "It's an ideal set-up."

Podowski has come to check in on one of Seattle's fastest-growing new modes of housing: the backyard cottage. Since 2006, the city has allowed homeowners to build stand-alone cottages—officially known as “detached accessory dwelling units”—behind existing single-family homes. At first, the zoning change only applied to a few neighborhoods on the city's south side, including Columbia City. But in November 2009, Seattle expanded the pilot program throughout the city, to any residential lot of at least 4,000 square feet. In the 18 months following the expansion, 57 backyard cottages have been permitted, and roughly 50 of those are either completed or nearly finished.

Like other mid-size cities that came of age in the first few decades of the 20th century, Seattle is made up largely of compact neighborhoods filled with single-family bungalows. Today, almost two-thirds of the city is zoned for single-family homes, so it's harder for Seattle to accommodate its growing population—the city swelled from 563,374 residents in 2000 to 608,660 last year—without spreading farther and farther into the forests of



the Pacific Northwest. That's partly why the city saw backyard cottages as an attractive new alternative, a way to add affordable housing options without a wholesale redesign of the city's signature neighborhoods.

These structures are small: Seattle's code limits them to a footprint of 800 square feet, and they max out at 22 feet tall. Construction costs typically range from \$50,000 to \$80,000, although more elaborate units can cost upward of \$140,000 to build. Some homeowners use the freestanding cottages as home offices, or as extra room for when relatives visit. Others are building them as in-law apartments for aging parents, or as crash pads for post-college children who can't yet afford their own place. But a large number of homeowners are actually renting the cottages to tenants. (City law requires that the homeowners live on the property at least six months out of the year.) In some cases, the owners themselves have moved into the backyard cottage in order to rent out the larger house facing the street.

Seattle isn't alone in its experiment with accessory dwelling units (ADUs). Localities everywhere from California to Minnesota to Massachusetts are re-examining their zoning laws and considering the role that ADUs can play in the makeup of their urban design. To be sure, there are plenty of critics who say backyard cottages are a bad idea, that renting out tiny apartments to strangers will destroy the character of a neighborhood. "We're seeing both a continued resistance to [ADUs], but also a recognition that they provide a level of moderately priced housing," says John McIlwain, a senior housing fellow at the Urban Land Institute. The "growing driver," he says, are elderly parents who can't afford nursing care, or who simply would rather age in place with their families. "That's hard for a community to rally against," he says. "And once you cross that threshold, it's hard to exclude other uses for backyard cottages. We're going to be seeing a lot more of this style of housing in the next several years."

Backyard cottages are actually a throwback. Stand-alone in-law apartments, or "granny flats," were common neighborhood features a century ago when multiple generations of a family lived together. By the 1950s, however, Americans were decamping for the suburbs, pursuing the dream of a single-family home on a large tract of land. Many urban zoning codes of the second half of the century essentially banned the construction of new backyard cottages.

But as attitudes toward urban density have shifted in recent years—and as affordable housing has become scarce in many places—more and more cities have reconsidered the granny flat as an important part of a neighborhood. Portland, Ore., and Santa Cruz, Calif., both have strong backyard cottage programs. Chicago and Madison, Wis., have considered relaxing their prohibitions against ADUs. Denver last summer revamped its entire city zoning code and now permits stand-alone ADUs in certain neighborhoods. California in 2003 passed landmark legislation essentially forcing localities to allow ADUs. (However, because cities were allowed to design restrictions as narrowly as they wanted, the law hasn't had as much impact as it could have. Pasadena, for example, only allows ADUs on lots larger than 15,000 square feet, and mandates that an ADU have its own two-car garage. Only one



By allowing backyard cottages, Seattle hopes to provide a new affordable housing option. In the 18 months since the units have been allowed citywide, about 50 have been completed.

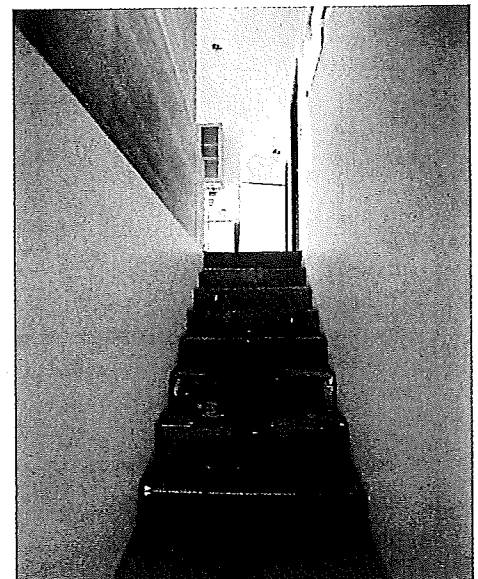




In homes this small, every inch counts. At right, a homeowner demonstrates how a custom-built Murphy bed maximizes space.



Critics fear the added density and new rental tenants will transform Seattle's treasured single-family neighborhoods.



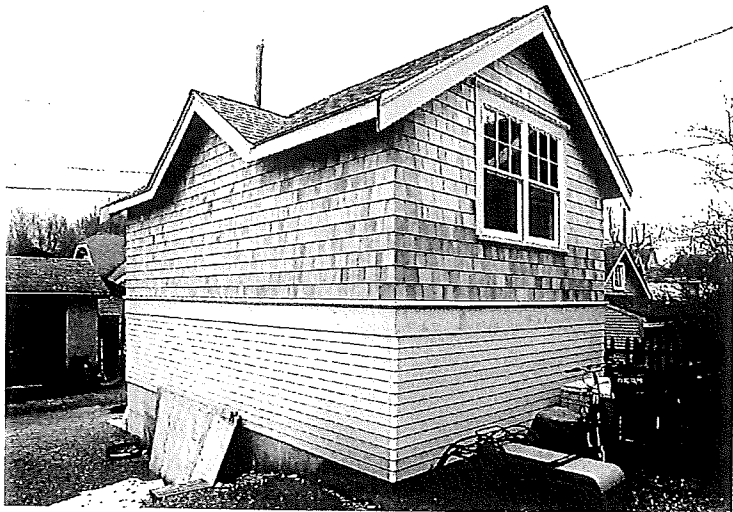
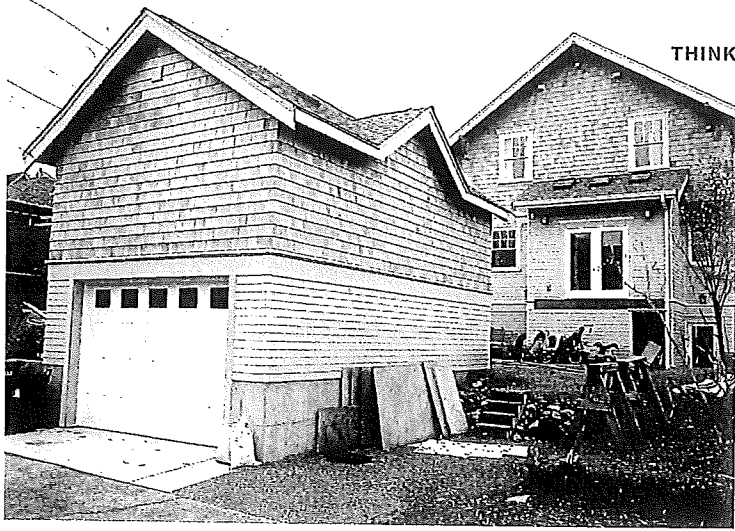


When their son went to college, the homeowners at this property opted to move into their backyard cottage and rent out the "big house" in front.



So far, Seattle's backyard cottage boom has been evenly spread throughout neighborhoods across the city.





Many of the cottages, like the one above, have alley access and a garage, making them feel less attached to the main house.



backyard cottage has been built in Pasadena since the 2003 law took effect.)

Not everyone is pleased. Critics say the additional residents put a crunch on available street parking. Some neighbors worry about privacy with a two-story cottage looming just over the property line. But the biggest concern tends to be the notion that allowing backyard rental cottages will irrevocably change the feel of a neighborhood. While Seattle was debating the cottages in 2009, one real estate agent called the city's proposal a "de facto rezone of the entire city," adding, "There will no longer be single-family neighborhoods in Seattle."

Podowski acknowledges that vocal objections from some critics made it "challenging to get the legislation passed. People are very protective of their single-family neighborhoods, and they weren't sure this was something that was going to fit in."

But after the city's three-year experiment with ADUs in the southeast part of town, Podowski's office conducted a survey of residents living near a permitted backyard cottage to gauge the impact the units had on neighborhoods. What the city found was something of a surprise. Eighty-four percent of the respondents said the ADUs hadn't had any discernible impact on parking or traffic. What's more, most people didn't even know they lived near an ADU, says Podowski. "More than half of them didn't even realize there was a unit next door. It really helped us to show that a lot of the fears people had about these were not going to be realized."

That positive feedback helped encourage the city to expand ADU zoning citywide. Council members also eliminated a cap on the number of backyard cottages that could be built in the city, and they rejected a proposed "dispersion" requirement, which would have limited the number of ADUs in a given neighborhood. The city prepared a design guide for homeowners, tips on being a good landlord and ideas for how to best respect neighbors' privacy. Since then, the 57 new permits for backyard cottages number "in the ballpark" of what the city had predicted, says Podowski, and they're evenly spread in neighborhoods across Seattle.

To hear Podowski tell it, the benefits of an ADU are relatively prosaic: They're good for aging parents, or the rental income can help offset a homeowner's mortgage. But in some ways, backyard cottages represent a bigger shift than that. "Cities are struggling with, 'How on earth do you increase density in a suburban neighborhood of single-family homes?'" says Witold Rybczynski, an urbanism professor at the University of Pennsylvania and the author of *Makeshift Metropolis* and other books on urban planning. "The backyard cottage is an easy first step toward densification," he says. Unlike high-rise residential towers or even mid-rise apartment buildings, Rybczynski says, backyard cottages "are an effective way to increase density without a radical change in neighborhood standards." With the twin challenges of accommodating an aging population and providing diverse housing options to an ever-growing pool of residents, an increasing number of cities may find a solution right in their own backyards. **G**

E-mail zpatton@governing.com



See expanded coverage and a photo tour of more of Seattle's new backyard cottages at governing.com/Seattle