



PLANNING COMMISSION

WEDNESDAY, FEBRUARY 10, 2021

II. WORK SESSION

- A. HB 2001 Compliance Middle Housing (Pauly) (60 Minutes)



PLANNING COMMISSION WORK SESSION STAFF REPORT

Revised 2/5/2021

Meeting Date: February 10, 2021		Subject: Middle Housing in Wilsonville Project	
		Staff Member: Daniel Pauly, Planning Manager	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: N/A	
Staff Recommendation: Provide additional feedback on updated Development Code concepts, legislative master plan amendments, siting and design cut standards, and the project outreach plan.			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Thoughtful, Inclusive Built Environment; Equitable housing study and develop affordable housing strategies	<input type="checkbox"/> Adopted Master Plan(s):	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE PLANNING COMMISSION:

Review and provide feedback on updated concept for revisions to the Frog Pond West Master Plan, siting and design cut sheets, and the project outreach plan. Review and provide specific

feedback on code concepts for allowing modification of existing planned unit development approvals.

EXECUTIVE SUMMARY:

In their February 1 work session City Council confirmed with staff the desired outcomes of the Middle Housing in Wilsonville Project. As the Planning Commission continues work on the project, continue to thoughtfully consider how to best ensure these outcomes are accomplished.

Desired Project Outcomes:

- Support the vision of a thoughtful, inclusive built environment.
- Comply with House Bill 2001 and related administrative rules adopted by the Land Conservation and Development Commission.
- Increase the opportunity for the development of more middle housing to help meet the housing needs of our diverse community.
- Public outreach to inform middle housing design, particularly from historically marginalized communities of color.
- Create standards that have a high likelihood for use by developers/property owners and result in actual development of middle housing.
- Update infrastructure plans, as needed, to support additional middle housing production.
- Understand options for infrastructure financing related to middle housing.
- Evaluate and update parking strategies and policies to minimize parking congestion.

The Planning Commission's third work session for the Middle Housing in Wilsonville Project has four key components for review and discussion that focus on two primary tasks of the project:

- Audit the Development Code, Comprehensive Plan, and legislative master plans and create recommended updates
- Develop siting and design standards for middle housing

1. Updated Concepts for Frog Pond West

During the January work session the Planning Commission reviewed an audit of draft concepts to update legislative master plans to comply with House Bill 2001 and further the City's equitable housing work as it relates to middle housing. At the work session the Planning Commission supported draft concepts for revisions to the Villebois Village Master Plan and Old Town Neighborhood Plan pending public input. The memo provided a few options for compliance for the Frog Pond West Master Plan area and the Planning Commission expressed support for an option adding specific allowances for middle housing to increase the likelihood of middle housing production and to increase density to 8 dwelling units an acre; this utilizes specific provisions for previously master planned communities in Oregon administrative rules. Without taking advantage of these specific state rule provisions, Frog Pond West would need to allow a housing mix significantly divergent from the 2017 master plan, for which the Planning Commission voiced some concerns.

At the February 1 City Council work session a majority of Council preferred some level of Option 2, similar to the Planning Commission. They acknowledged the importance of honoring the public decision made in 2017 and that significant changes would need to go through a robust public process. A couple Council members were open to or favored Option 1 in support of the notion of staying true to the master plan. Tonight's work session provides additional considerations for the Planning Commission to further refine potential suitable compliance options for Frog Pond West.

Duplexes and 2-Unit Townhouses

With the passage of the State administrative rules for HB 2001, the State established definitions for different middle housing types, including duplexes and townhouses. Two side-by-side units could be defined as a duplex or a townhouse solely dependent on whether there is a property line separating each unit onto its own lot. No property line and it is a duplex; with a property line, they are townhouses.

Currently, Frog Pond West small-lot subdistricts require 10% of the units to be duplexes. Early in the development of Frog Pond West, staff and the Development Review Board interpreted this duplex requirements to be inclusive of attached units on their own lot rather than requiring duplexes to always be two units on the same lot. To date, all construction and planning to meet this 10% requirement has been two attached units, each unit on its own lot that would meet the new state definition of townhouse rather than duplex.

As part of the modifications for Frog Pond West, the Planning Commission will want to consider whether it would be prudent to continue to include two-unit townhouses as an allowed use in addition to the new allowance of duplexes on all remaining undeveloped lots. Since the State views them as different housing types, the initial allowance of two-unit townhouses would not need to be on every lot. Likely two-unit townhouses would be primarily ownership opportunities while duplexes provide more rental opportunities, thus meeting different housing needs.

Considerations for Other Middle Housing Types in Frog Pond West

Staff offers the following considerations for Planning Commission review to determine what, if any, of the additional State-defined middle housing types should be allowed or encouraged during the initial build out of the remainder of Frog Pond West.

Cottage Clusters: The zoning for Frog Pond West currently allows cottage clusters. It is unknown at this point if any would be built. As this unit type is already part of the adopted plan for Frog Pond West, adding a limited number of this unit type beyond the current density maximums would still be consistent with the master plan. Arguably, adding a density bonus for these units would better encourage the implementation of this mix of housing envisioned in the master plan. Cottage clusters can meet the needs of a variety of households looking for a smaller unit that is not an apartment.

3-plus Unit Townhouses: The zoning for Frog Pond West does not currently allow this unit type. 3-plus unit townhouses are a product type built extensively in Villebois that have been well

received in the market providing a less expensive, new-build ownership opportunity. While some townhouse buildings could be similar in bulk to a larger single-family home, they can also be substantially larger introducing a different urban form to Frog Pond West. While some townhouse buildings are 2-story, they are often 3-story. If allowed, developers would likely build these types of units in Frog Pond West. This units would primarily be home ownership opportunities.

Triplexes and Quadplexes: The zoning for Frog Pond West does not currently allow this unit type. Triplexes and quadplexes have not been widely built in Wilsonville. Triplexes and quadplexes could be a similar size as larger single-family homes. There is also a potential to introduce larger buildings to the neighborhood, but existing setbacks and lot coverage would limit this. It is unknown if any developers would choose to construct this type of unit in Frog Pond West. Triplexes and quadplexes have the potential to introduce ownership and rental opportunities that do not currently exist that can meet the needs of a variety of households.

Deciding Where Any Additional Units Should Go

The other consideration is whether there are locational preferences for the additional units (middle housing) in Frog Pond West. The basic options would be to either focus in one or two subdistricts or to provide the opportunity across all subdistricts where there are undeveloped or vacant lots. In support of the idea of integrating middle housing into neighborhoods and keeping consistent with how duplexes and cottage clusters are currently allowed throughout the master plan area, , staff recommends spreading any additional units throughout the plan area.

2. Code Concept for Addressing Existing Planned Developments

A key feature of Wilsonville’s zoning regulations is the focus on planned developments. Once a planned development is approved land use is controlled by the planned development approval even if the underlying zoning is later changed. This was tagged as an issue in need of further consideration during the Town Center Plan process. The Development Code audit identified this as an important issue for middle housing compliance as well. Without an effective way to address past planned developments, the updated Development Code for middle housing would not apply to the vast majority of the City’s existing single-family development, putting the City out of compliance with House Bill 2001. The project team mentioned this during the November work session, but time did not allow an adequate description and discussion. Specific attention is warranted for this code concept as it is a key to state compliance as well as has ramifications for Town Center and other non-residential areas in Wilsonville where the current development code now significantly differs from planned development approvals. A draft concept for revisions to the Development Code to address this issue is included as Attachment 1. In summary, the draft concept would do the following:

- In locations where the Development Code has changed, change the status of existing Planned Developments from legal-conforming to legal non-conforming if:
 - A threshold of 50% or more of controlling siting and design standards are changed; or

- The land is specifically designated as non-conforming as part of the Ordinance adopting new zoning regulations or by a stand-alone ordinance. This non-conforming status could be in general or targeted to a specific standard (i.e. lot coverage).
- Regardless of any density maximum set in an existing residential planned development, exempt accessory dwelling units and middle housing.

3. Siting and Design Cut Sheets

The January work session introduced the Planning Commission to the siting and design standards component of the project. Siting and design standards aim to support the successful development of middle housing and the cohesive integration for both visual appeal and function in the City's neighborhoods. The project team developed a number of cut sheets based on state minimum compliance standards and the City's current concepts to revise the Development Code (see Attachment 2). The cut sheets purpose is to understand how various siting and design standards impact desired project outcomes. They are a key tool to help visualize the various standards for the community and facilitate a community conversation about how standards can best support the desired project outcomes. The cut sheets do not just demonstrate what might be seen or preferred to be seen, but rather push the envelope to test the feasibility of design standards. The project team would like the Planning Commission's feedback on the cut sheets as communication and feasibility tools as they continue to be prepped for the upcoming outreach.

4. Project Outreach Plans

Lastly, the work session will provide an opportunity for Planning Commission input on the project outreach plan (see Attachment 3). In addition to engaging the general Wilsonville community, the plan includes specific stakeholder outreach and targeted efforts to the Latinx community and other historically marginalized communities of color.

Activities include stakeholder and community meetings held via Zoom in late February for initial input and guidance. A *Let's Talk, Wilsonville!* page will also be active for an online community conversation, published in both English and Spanish ([click here](#) to view the English page). This input will inform a package of recommended amendments to the various plans and code. Those design and policy recommendations will then be presented in community and stakeholder meetings in late spring or early summer.

The outreach to the Latinx community and other historically marginalized communities of color is happening concurrently led by Centro Cultural of Washington County. Besides guiding and informing the Middle Housing in Wilsonville project, this outreach will also interface the diversity, equity, and inclusion (DEI) work the City is working on as well as the Frog Pond East and South Master Planning. Centro Cultural will help facilitate focus groups also this spring to inform key middle housing design and policy recommendations (see Attachment 4). In addition, the project will build key relationships and a structure of involvement that empowers these community members to interface with other City initiatives, including the DEI work and Frog Pond East and South, among others.

The project team welcomes Planning Commission feedback on the planned outreach for this project, and specifically would like input on the draft discussion questions for the February outreach.

EXPECTED RESULTS:

Further direction on the concepts for Frog Pond West compliance; addressing existing planned developments; siting and design cut sheets, and project outreach plans.

TIMELINE:

The Planning Commission will participate in a number of work sessions over the coming months to provide project feedback. The City Council will also review during work sessions over the coming months. The proposed amendments to design standards, the City’s Development Code, Comprehensive Plan and Master Plans will be further refined over the spring through public input and additional work sessions. Public hearings and recommendation to City Council are anticipated by late summer/early fall 2021.

CURRENT YEAR BUDGET IMPACTS:

The main consultant contract is for \$125,000. \$95,000 is covered by a grant from the Oregon Department of Land Conservation and Development (DLCD). The remaining amount is covered by funds budgeted in the City’s FY 2020-2021 Budget. Specific outreach to the Latinx community and other historically marginalized communities is funded by an \$81,200 Metro grant.

COMMUNITY INVOLVEMENT PROCESS:

Community outreach will occur over winter and into spring 2021, including to the Latinx community and other historically marginalized communities. Opportunities to engage include community meetings, stakeholder meetings, focus groups,

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

A greater amount of middle housing in neighborhoods meeting standards with broad community support. A greater amount of middle housing will create more housing opportunities for a variety of incomes, needs, and preferences.

ALTERNATIVES:

The Commission may recommend additional or modified approaches that help the City achieve compliance with House Bill 2001 and implement a key strategy from the Equitable Housing Strategic Plan. If the City does not adopt compliant standards by June 30, 2022, a state model code will come into effect for Wilsonville.

ATTACHMENTS:

1. Draft Development Code changes related to planned developments
2. Draft Siting and Design Cut Sheets
3. General Outreach Plan, including draft discussion questions.
4. Summary and timeline of Latinx outreach plan

Section 4.140. Planned Development Regulations.

(.10) Adherence to Approved Plans, Modification

~~A.~~ Adherence to Approved Plan and Modification Thereof: The applicant shall agree in writing to be bound, for her/himself and her/his successors in interest, by the conditions prescribed for approval of a development. The approved final plan and stage development schedule shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Minor changes in an approved preliminary or final development plan may be approved by the Director of Planning if such changes are consistent with the purposes and general character of the development plan. All other modifications, including extension or revision of the stage development schedule, shall be processed in the same manner as the original application and shall be subject to the same procedural requirements.

~~B.~~ In the event of a failure to comply with the approved plan or any prescribed condition of approval, including failure to comply with the stage development schedule, the Development Review Board may, after notice and hearing, revoke a Planned Development permit. General economic conditions that affect all in a similar manner may be considered as a basis for an extension of a development schedule. The determination of the Board shall become final thirty (30) days after the date of decision unless appealed to the City Council.

C. Approved plans and non-conforming status with updated zoning and development standards.

1. Approved plans are the basis of legal conforming status of development except where one of the following occurs, at which point, the approved plans become legally non-conforming:

a. the zoning of land within the plan area has been changed since adoption of the plan; or

b. the zoning standards for the zone under which it was approved have been substantially modified (50% or more of the regulatory standards have been modified as determined by the Planning Director); or

c. the City Council declared all planned developments in a certain zone or zones legal non-conforming as part of an ordinance to update or replace zoning standards; or

d. the City Council declared, by a stand-alone ordinance, planned developments in a certain zone not complying with current standards legal non-conforming. The City Council may, in an ordinance establishing non-conforming status of a planned development, declare the entire planned unit development non-conforming or declare certain standards established in the planned unit development non-conforming (i.e. lot coverage, setbacks, stormwater standards).

Attachment 1: Proposed Changes to Planned Development Regulations

2. If one of the conditions of subsection 1. is met and -the zone has changed or been substantially modified, development consistent with the approved plan, but not complying with current zoning standards, shall be considered legal non-conforming and subject to the standards of Sections 4.189 thru 4.192.
 3. In no case shall a planned unit development approved within the previous 24 months, or under a time-extension under WC Section 4.023, be considered non-conforming; but automatically will become non-conforming after 24-months, and the end of any extensions, if it otherwise would qualify as legally non-conforming or is so declared pursuant to this subsection.
- D. The following are exempt from established residential density requirements in any approved plan in residential zones.
1. Accessory Dwelling Units
 2. Duplexes
 3. Triplexes
 4. Quadplexes
 5. Cottage Clusters
- E. For new townhomes in existing residential planned developments in residential zones the allowed density shall be the lesser of:
1. 4 times the maximum net density for the lot(s) or parcel(s) established in the approved plan, or
 2. 25 units per acre.

Duplex (attached)

Definition: A parcel containing two dwellings in an Attached configuration

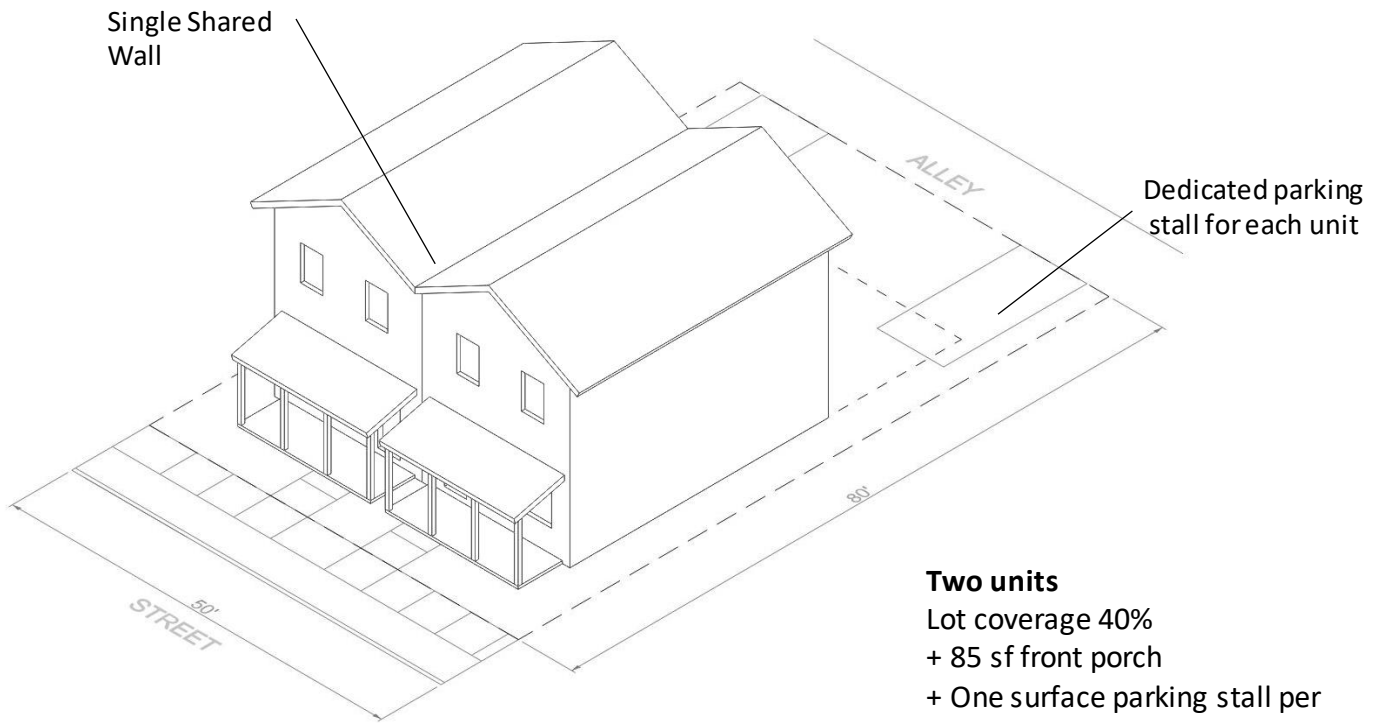
INFORMATION ABOUT THE BELOW PROTOTYPE

1400 sf home each

4,000 sf lot size

~550 sf rear yard each

3 bedrooms each



Two units

Lot coverage 40%

+ 85 sf front porch

+ One surface parking stall per dwelling, alley-access

EXAMPLES



Garages and front doors on street-facing side at ground level



Street-facing duplex with driveway on outside edge to rear parking for each home



Corner lot duplex with garages on long-side and one front door on each street face

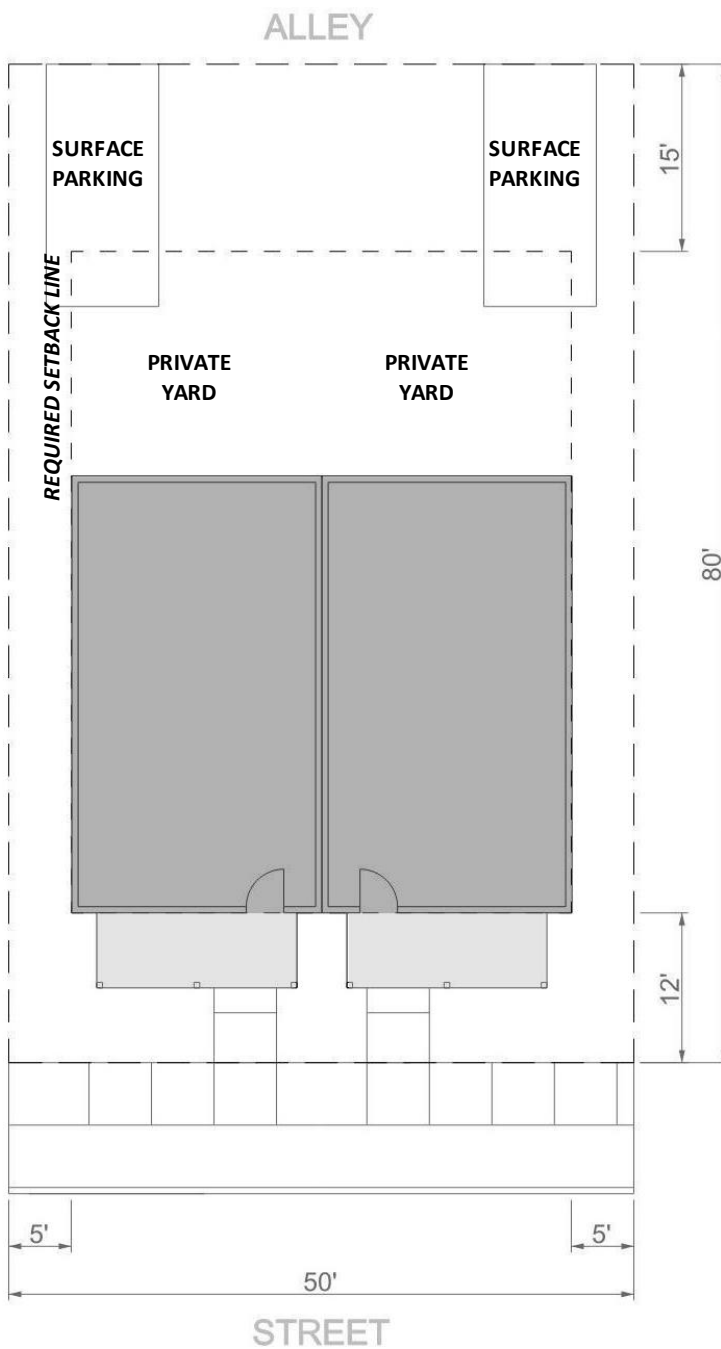
EXAMPLES



Two story duplexes with porches and front-facing garages



Attached duplex on SW Serenity Ln with prominent garages and deep setbacks



- KEY CONSIDERATIONS**
- Duplexes must be allowed on all lots in RN Zone
 - Duplexes cannot be regulated by dwelling density
 - No more than one parking space per dwelling can be required
 - This concept proposes allowing a porch to encroach the front setback by 5'
 - Other development features are consistent with current RN standards

ATTACHMENT 2

**Residential Neighborhood (RN) zone
R-5 Small Lot zone sub-district**
(applicable to Duplex (attached) prototype)

Red Underline: compliance updates to code
Green Underline: feasibility updates to code

Minimum Lot Size	<ul style="list-style-type: none"> • Single Family Dwelling: 4,000 sf • Duplexes: 6,000 sf <u>4,000 sf</u> • <u>Triplexes: 5,000 sf</u> • <u>Quadplexes: 7,000 sf</u> • <u>Townhouses: 1,500sf</u> • <u>Cottage Clusters: 7,000sf</u>
Minimum Lot Dimensions	<p>Width: 35' Depth: 60'</p> <ul style="list-style-type: none"> • <u>Min. lot width for townhouses is 20'</u>
Maximum Lot Coverage	60%; <u>Not applicable to Cottage Clusters</u>
Maximum Height	35'
Setbacks	<p>Front: 12' (<u>porches may encroach 5'</u>) / Rear: 15' / Side: 5' Garage from street: 20' / Garage from Alley: 18'</p> <ul style="list-style-type: none"> • <u>Cottage Cluster Setbacks: Any of the above setbacks for dwellings that exceed 10' shall be reduced to 10'</u> • <u>Townhouse Setbacks: No setback required along property lines where townhouses are attached. Consider 0' setback (especially side) for T.H.</u>
Garages & Driveways	<ul style="list-style-type: none"> • No more than 50% of street-facing façade length • Front-loaded garages are limited to one shared driveway/apron per street • There must be at least 20 feet between the garage door and the sidewalk <u>unless the garage is integrated with a cottage cluster unit at which point the setback is 10 feet</u> • Lots adjacent to the collector-designated portions of Willow Creek Drive and Frog Pond Lane shall not have driveways accessing lots from these streets, unless no practical alternative exists for access.
Windows	Front façade window requirement varies from 10-15% coverage depending on stories of building and use of 4.127 (0.15) E, Design Menu options
Main Entry Location	Within 12' of longest street-facing wall of the dwelling unit
Main Entry Orientation Options	<ul style="list-style-type: none"> • Face the street or angled up to 45 degrees from the street • Open onto a porch that is at least 6' deep, has at least one entrance facing the street, and is covered with a roof or trellis
House Plan Variety	Duplex street-facing elevations differ <u>from other structures</u> by the following: materials, articulation, roof type, inclusion of porch, fenestration, stories
Landscaping and Open Space	<p>Minimum 25% of the Gross Development Area</p> <ul style="list-style-type: none"> • Open Space: 10% of net developable • Useable open space: 50% of open space • Min. Individual Open Space: 2,000 sf • Rear or side yards adjacent to Boeckman Road and Stafford Road shall provide a wall and landscaping consistent with the standards in Figure 10 of the Frog Pond West Master Plan.

DISCLAIMER: This table does not reflect final policy direction on allowed middle housing uses in Frog Pond or the Residential Neighborhood (RN) zone

Duplex (Detached)

Definition: A parcel containing two dwellings in a Detached configuration

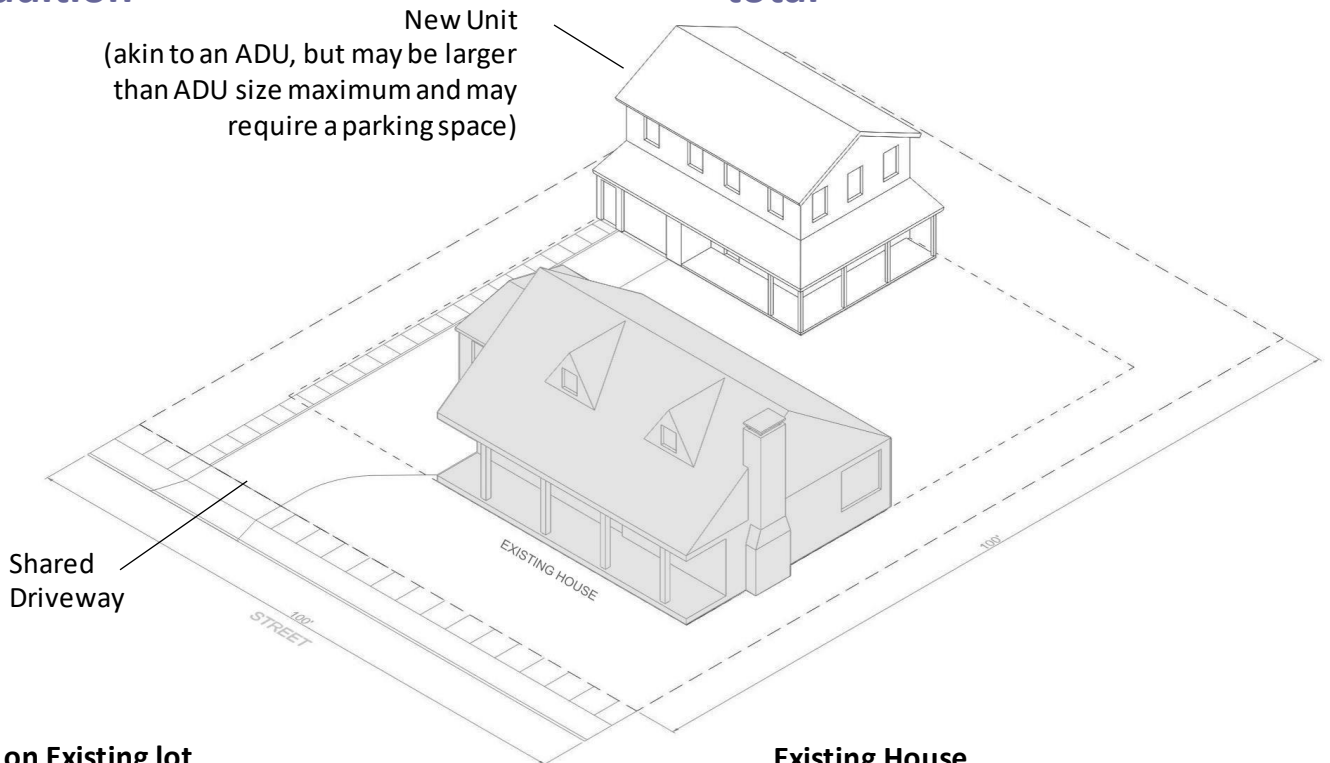
INFORMATION ABOUT THE BELOW PROTOTYPE - New Unit

**1200sf duplex
addition**

13,000sf lot size

**9,000+ sf yard
total**

3 bedrooms



New Unit on Existing lot

Lot coverage 26%
 New unit- 1200 sf / 3BR + 300 sf garage
 +200 sf porch
 2500 sf yard

Existing House

1800 sf / 3BR + 300 sf garage
 +200 sf porch
 2,000 sf yard

EXAMPLES



**Two units on a shared lot
with second unit in rear**



**Two unit on shared lot, each
with designated private yard**

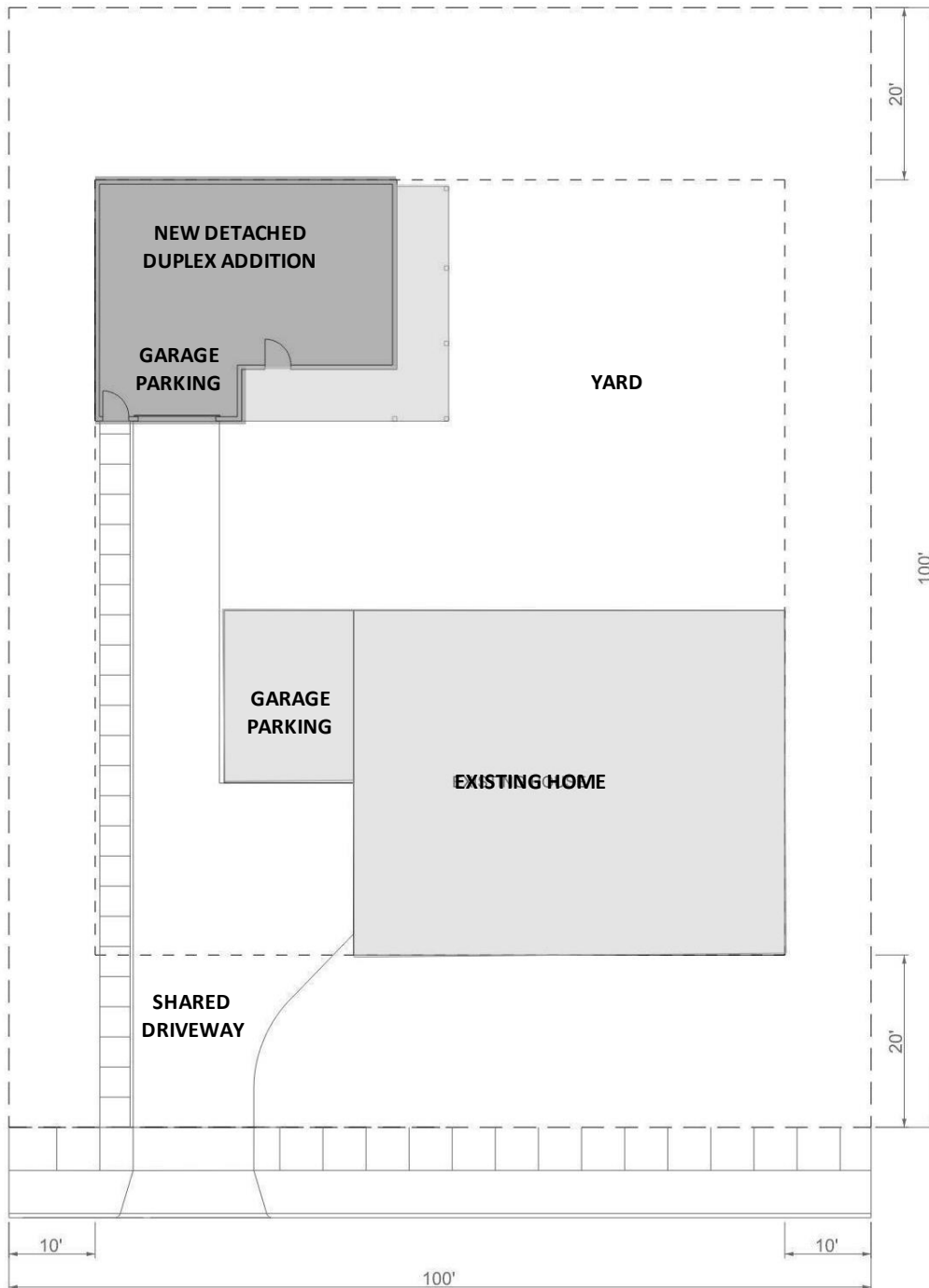
EXAMPLES



Side-by-side detached duplex with front garage in semi-basement



Side-by-side detached duplex on a corner lot with surface parking accessed of either street



KEY CONSIDERATIONS

- Duplexes must be allowed on all lots in R zone
- Duplexes cannot be regulated by dwelling density
- No more than one parking space per dwelling can be required
- Proposed to permit greater lot coverage that R zone currently allows for duplexes on lots up to 5,000sf (see following table); this specific prototype does not reflect the proposal
- Other development features are consistent with current R zone standards

ATTACHMENT 2

Residential (R) Zone Applicable to Duplex (detached) prototype		<u>Red Underline</u> : compliance updates to code <u>Green Underline</u> : feasibility updates to code	
Minimum Lot Size	Single-Dwelling: 5,000 sf <u>Duplexes: 5,000sf</u> <u>Triplexes: 5,000 sf</u> <u>Quadplexes: 7,000 sf</u> <u>Townhouses: 1,500sf</u> <u>Cottage Clusters: 7,000sf</u>		
Minimum Lot Dimensions	W: 60' (<u>20' for townhouses</u>) D: 70'		
Density per Acre	Single-Dwelling: Varies based on Comprehensive Plan designation <u>Duplex, Triplex, and Quadplex: No maximum density</u> <u>Townhouse: Maximum density may be set as low as 20 dwellings per acre.</u> <u>Cottage Cluster: Minimum 4 dwellings per acre; no Maximum</u>		
Maximum Lot Coverage	20% for all residential dwelling units; 30% for all buildings.		
	<u>Lot Size</u> <u>20,000 sf or more</u>	<u>Largest Building</u> <u>20%</u>	<u>All Buildings</u> <u>25%</u>
	<u>More than 12,000 sf and less than 20,000 sf</u>	<u>25%</u>	<u>30%</u>
	<u>More than 8,000 sf up to 12,000 sf</u>	<u>40%</u>	<u>50%</u>
	<u>More than 7,000 sf up to 8,000 sf</u>	<u>45%</u>	<u>55%</u>
	<u>7,000 square feet or less</u>	<u>50%</u>	<u>60%</u>
	<u>5,000 sf or less</u>	<u>60%</u>	<u>70%</u>
Height	35'		
Minimum Setbacks	<i>Lots over 10,000 sf</i> Front: 20' Rear: 20' Side: 10' To garage or carport entry: 20'	<i>Lots not exceeding 10,000 sf</i> Front: 15' Rear: 15' (1 story), 20' (2+ story) Side: 5' (1 story), 7' (2+ story) To garage or carport entry: 20'	
	<i>All lots</i> <ul style="list-style-type: none"> <u>Cottage Cluster Setbacks: Any of the above setbacks for dwellings that exceed 10' shall be reduced to 10'</u> <u>Townhouse Setbacks: No setback required along property lines where townhouses are attached.</u> 		
Minimum Street Frontage	30' (<u>20' for townhouses</u>)		

Triplex (Attached)

Definition: A parcel containing three dwellings in an Attached configuration

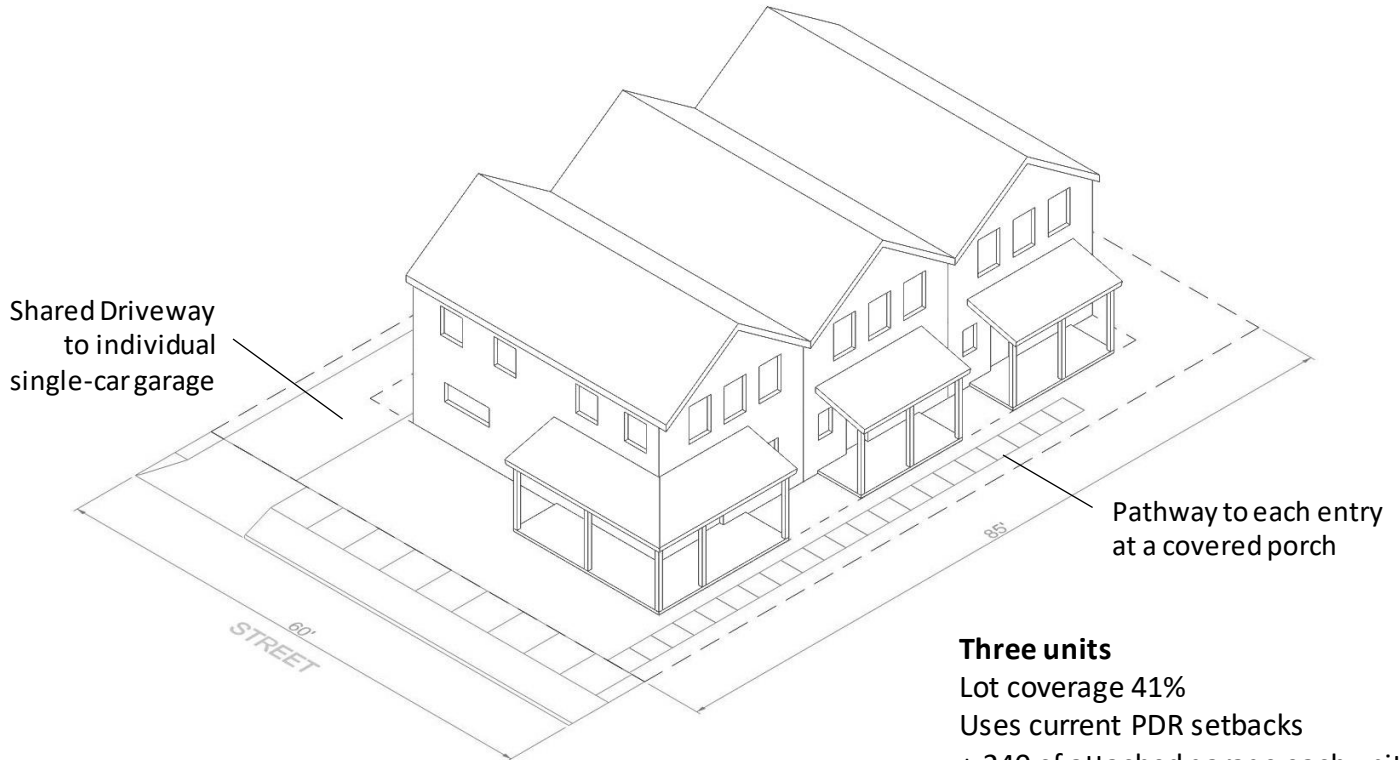
INFORMATION ABOUT THE BELOW PROTOTYPE

1000 sf livable space each

5,000 sf lot size

150 sf side yard (for front/rear dwellings)

2 bedrooms each



Three units

Lot coverage 41%

Uses current PDR setbacks

+ 240 sf attached garage each unit

+ 85 sf front porch

EXAMPLES



Attached triplex with homes running deep into the lot.



Triplex with strong street presence from variety of roof pitches and materials; and no parking.



Triplex with shared surface parking located behind.

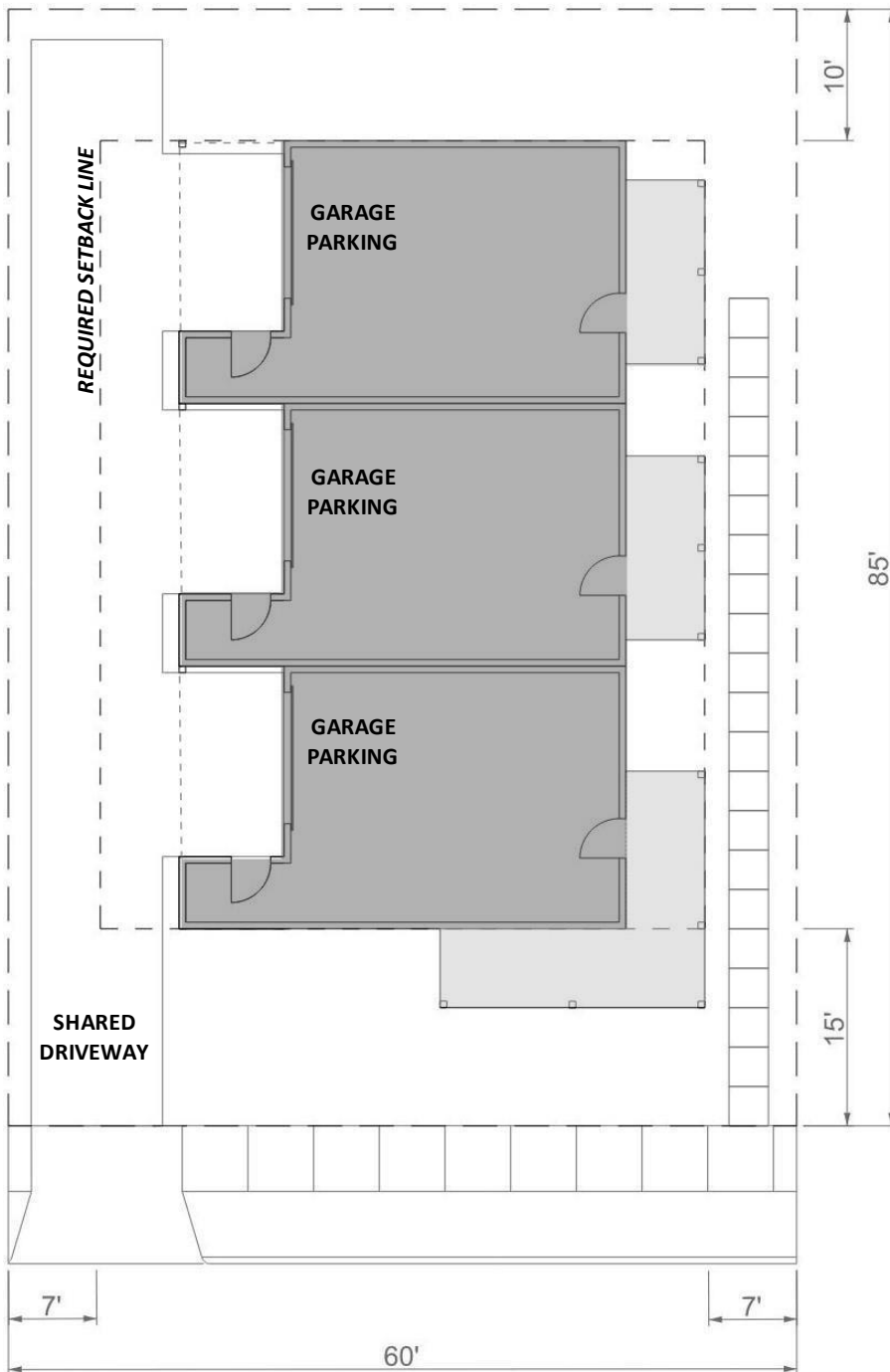
EXAMPLES



Triplex of three attached three-story homes, two of which with parking



Triplex built to setback lines with three private street-facing garages



KEY CONSIDERATIONS

- Triplex must be allowed on 5,000sf and larger sites in PDR-3
- Triplexes cannot be regulated by dwelling density
- No more than one parking space per dwelling can be required
- Other development features are consistent with current PDR-3 standards

Quadplex (Attached)

Definition: A parcel containing four dwellings in an Attached configuration

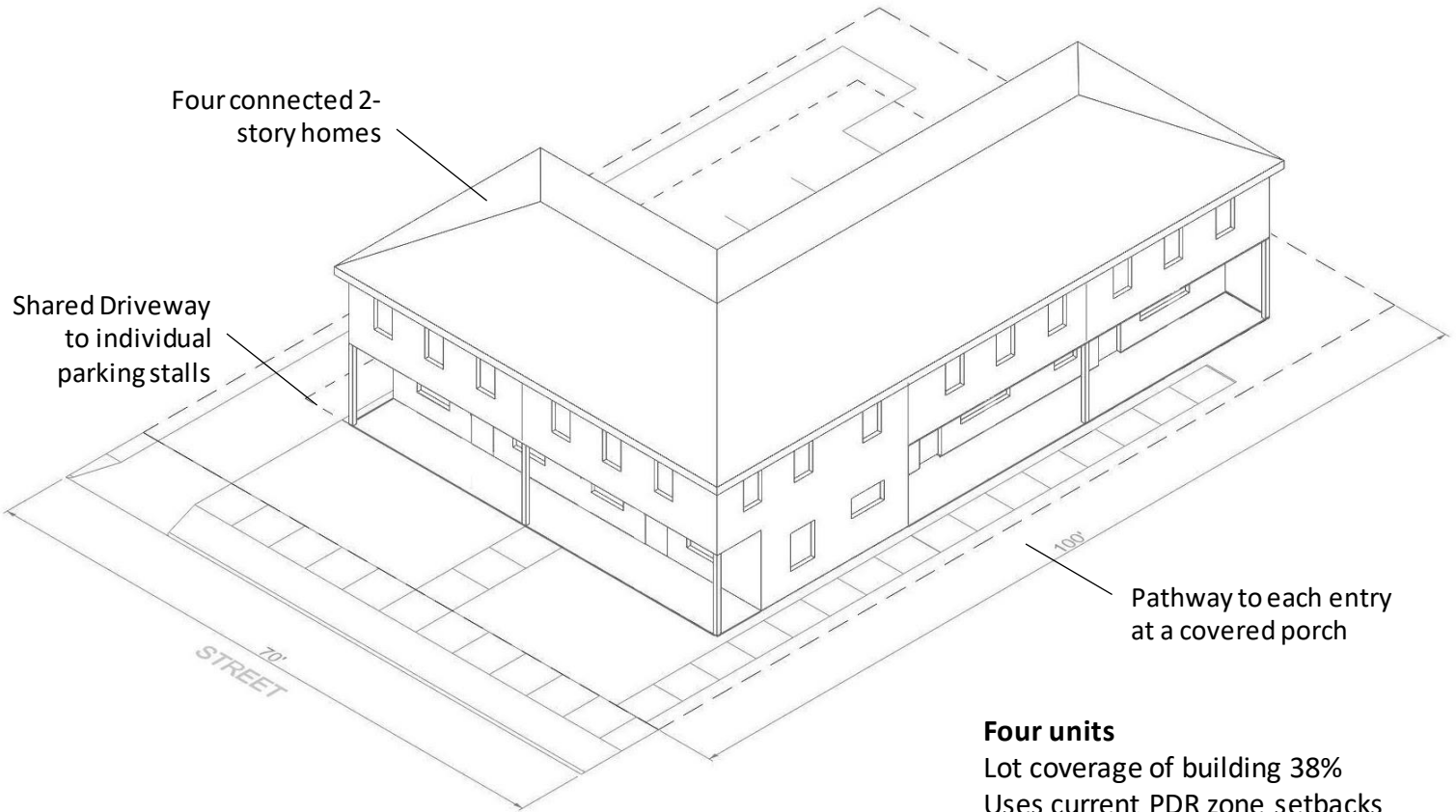
INFORMATION ABOUT THE BELOW PROTOTYPE

1150 sf home

7,000 sf lot size

~1,900sf
shared yard

3 bedrooms



Four units

Lot coverage of building 38%
Uses current PDR zone setbacks
+ one off-street parking stall
+ 175 sf front porch each home

EXAMPLES



Attached quadplex with strong street presence; two homes with two parking and two homes with no parking.



Quadplex built to front setback line; no parking.



Four-pack quadplex of two-story attached homes; parking provided from two separate driveways

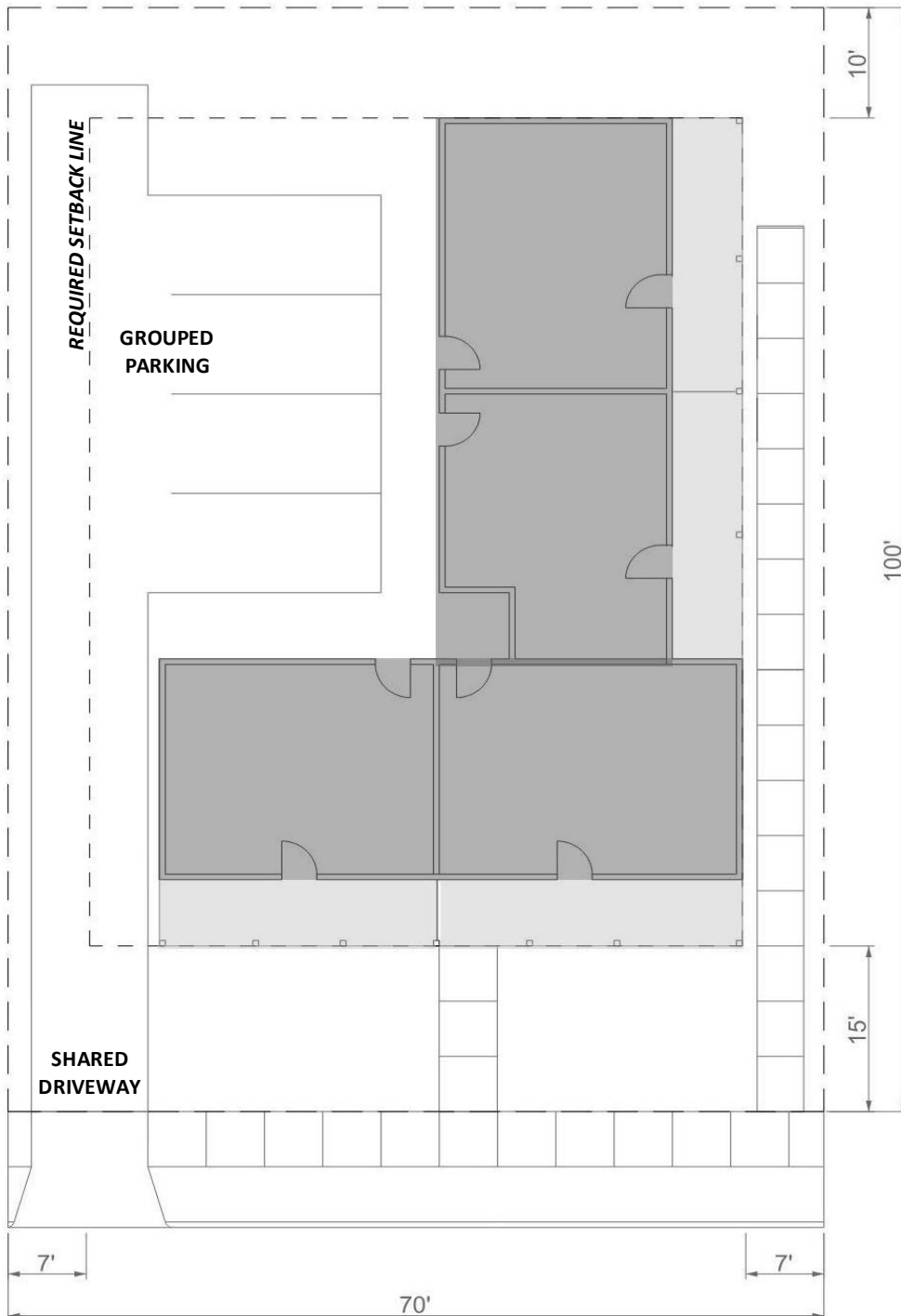
EXAMPLES



Quadplex as two separate two-dwelling structures



Historic quadplex with two dwellings on each floor; parking on shared side driveway



- KEY CONSIDERATIONS**
- Quadplexes must be allowed on 7,000sf and larger sites in PDR-3
 - Quadplexes cannot be regulated by dwelling density
 - No more than one parking space per dwelling can be required
 - Other development features are consistent with current PDR-3 standards

Townhouse

Definition: Two or more attached dwellings, each on their own lot

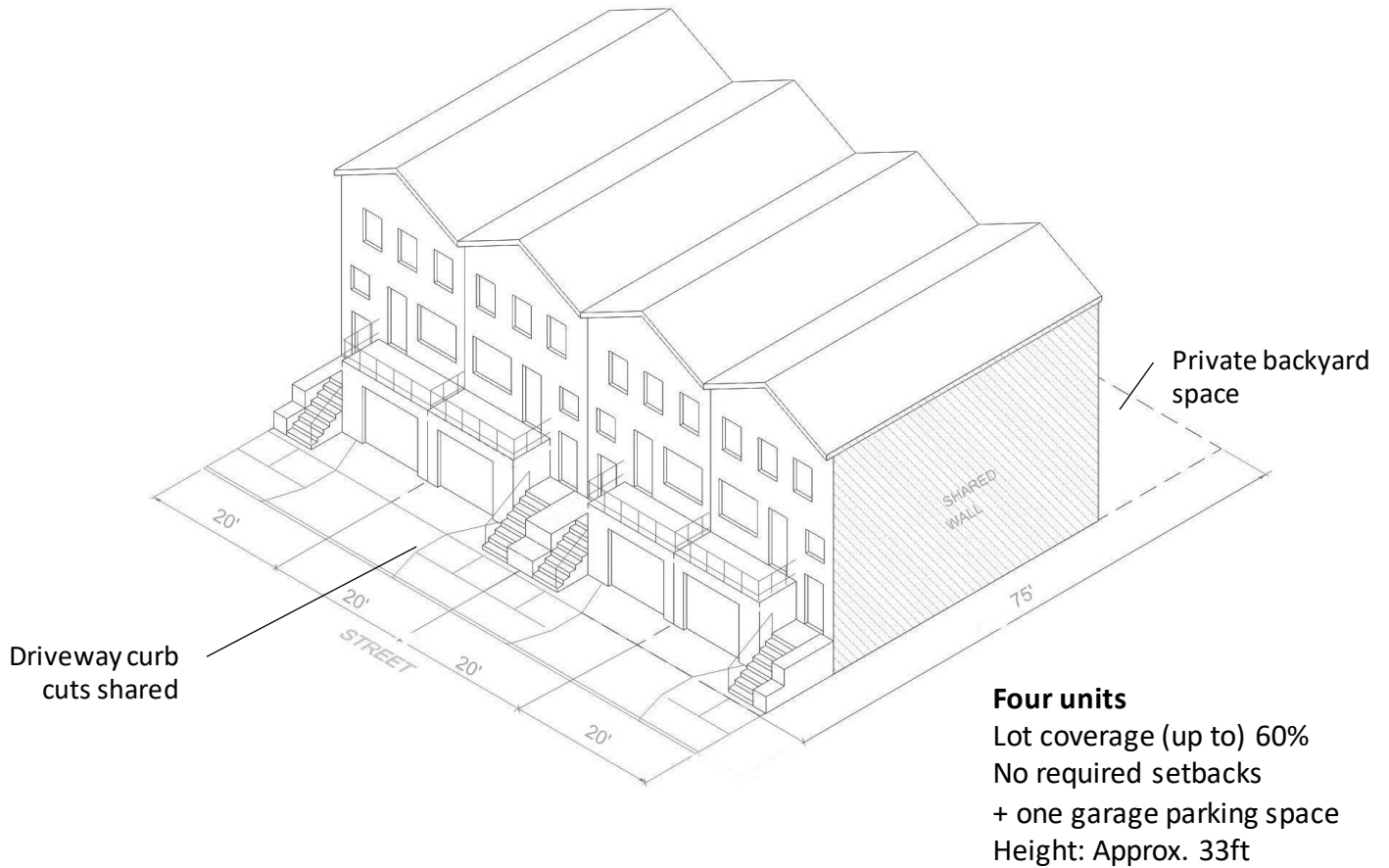
INFORMATION ABOUT THE BELOW PROTOTYPE

2,300sf home

1,500 sf lot size
for each home

~450sf yard

3+ bedrooms



EXAMPLES



Elevated stoops provide privacy from the street and a place for front landscaping



Porches and front façade variation help lessen the visual impact of front driveway.



Three-story home, with ground floor parking and two habitable floors above.

ATTACHMENT 2

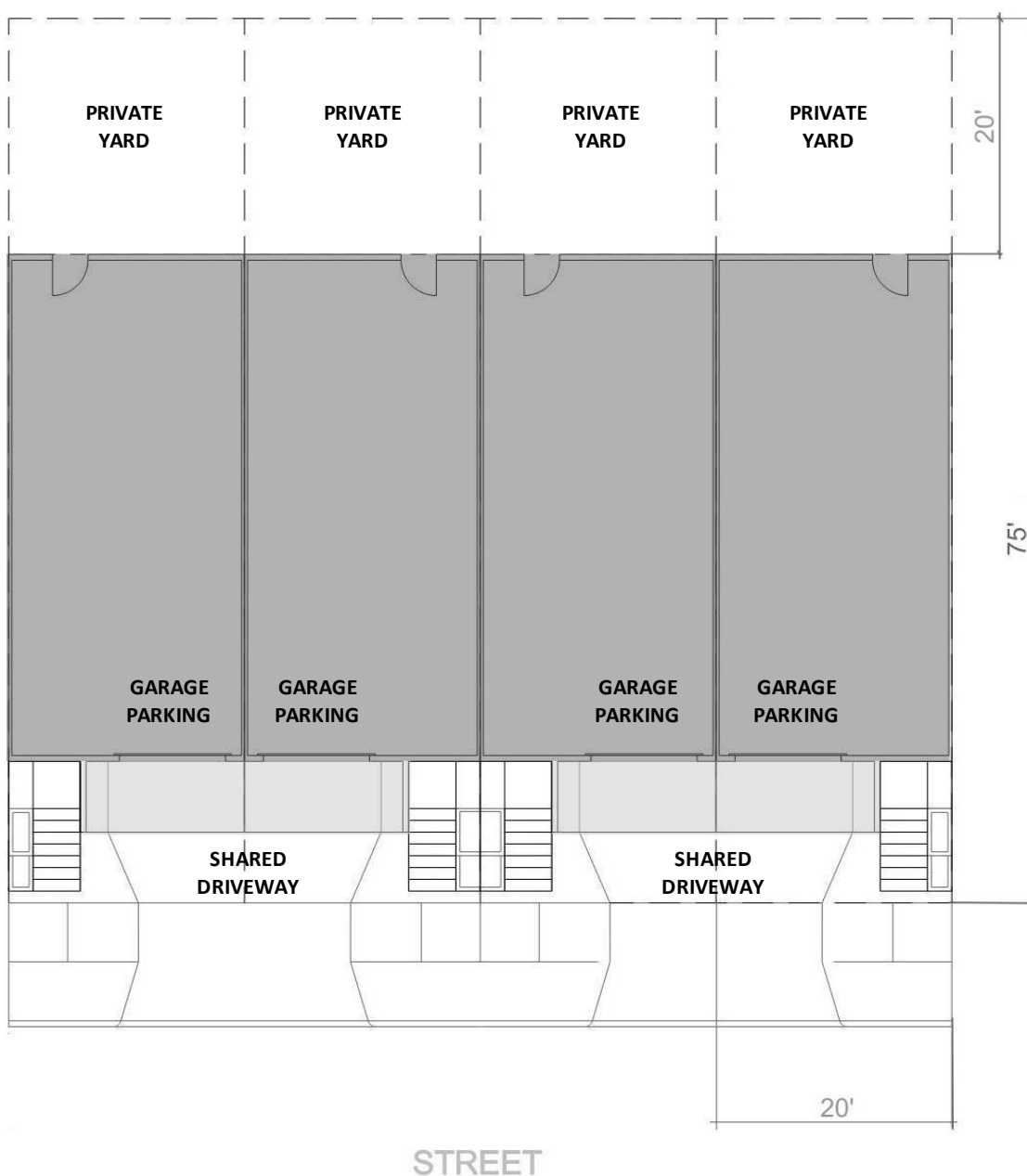
EXAMPLES



Shared driveways serve each home's garage.



Pitched roofs and inset front patios create a small building effect; no parking in this example.



KEY CONSIDERATIONS

Townhouse lot sizes cannot be required larger than 1,500sf

No more than one parking space per dwelling can be required

Proposal for reducing or eliminating townhouse setback (especially side) requirements

Proposal to allow greater lot coverage by townhouses

ATTACHMENT 2

<p>Planned Development Residential 3 (PDR-3) Zone Applicable to Triplex attached, Quadplex attached, and Townhouse prototypes</p>	<p><u>Red Underline</u>: compliance updates to code <u>Green Underline</u>: feasibility updates to code</p>	
<p>Minimum Lot Size</p>	<p>Single-Dwelling: 4,500 sf <u>Duplexes: 5,000sf</u> <u>Triplexes: 5,000 sf</u> <u>Quadplexes: 7,000 sf</u> <u>Townhouses: 1,500sf</u> <u>Cottage Clusters: 7,000sf</u></p>	
<p>Minimum Lot Dimensions</p>	<p>W: 40' (<u>20' for townhouses</u>) D: 70'</p>	
<p>Density per Acre</p>	<p>Single-Dwelling: Maximum: 5; Minimum: 4 <u>Duplex, Triplex, and Quadplex: No maximum density</u> <u>Townhouse: Maximum density may be set as low as 20 dwellings per acre.</u> <u>Cottage Cluster: Minimum 4 dwellings per acre; no Maximum</u></p>	
<p>Maximum Lot Coverage</p>	<p>Largest Building: 50% All Buildings: 60% <u>Triplexes on a 5,000-#,###sf lot are permitted 60% (largest building) and 70% (all buildings)</u> <u>Townhomes on a 1,500-2,000sd lot are permitted 65% (largest building) and 75% (all buildings)</u> <u>Not applicable to Cottage Clusters</u></p>	
<p>Building Height</p>	<p>35'</p>	
<p>Minimum Setbacks</p>	<p><i>Lots over 10,000 sf</i></p> <ul style="list-style-type: none"> • Front: 20' • Rear: 20' • Side: 10' 	<p><i>Lots not exceeding 10,000 sf</i></p> <ul style="list-style-type: none"> • Front: 15' (porches may encroach by 5") (<u>Townhouses 5'</u>) • Rear: 15' (1 story), 20' (2+ story) (<u>Townhouses 10'</u>) • Side: 5' (1 story), 7' (2+ story) (<u>Townhouses 0'</u>)
	<p><i>All lots</i></p> <ul style="list-style-type: none"> • To front-facing garage or carport entry: 20', • Wall above the garage door may project to within fifteen (15) feet of property line, provided that clearance to garage door is maintained. • To alley-facing garage or carport entry: 4' from alley property line • <u>Cottage Cluster Setbacks: Any of the above setbacks for dwellings that exceed 10' shall be reduced to 10'</u> • <u>Townhouse Setbacks: No setback required along property lines where townhouses are attached.</u> 	
<p>Minimum Street Frontage</p>	<p>40' (24' for lots fronts on cul-de-sacs; <u>20' for townhouses</u>)</p>	

Cottage Cluster

Definition: At least four detached dwelling units of under 900sf footprint clustered around a common open space

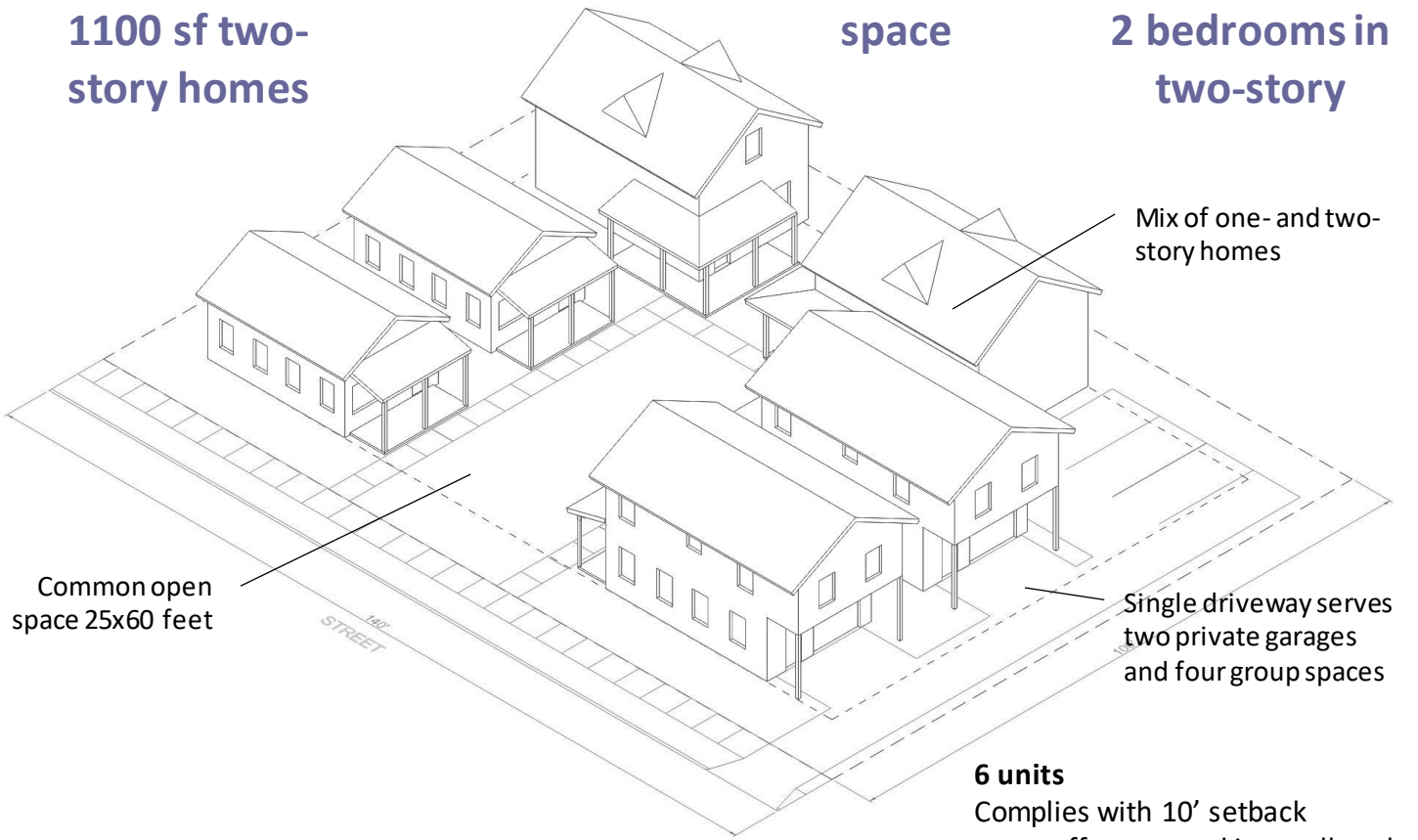
INFORMATION ABOUT THE BELOW PROTOTYPE

450sf one-story homes
1100 sf two-story homes

14,000sf lot size

2,000sf common open space

1 bedrooms in one-story
2 bedrooms in two-story



EXAMPLES



Street-facing entrances on cottages closest to the street



Parking clustered behind or aside the homes



Common open space enclosed by numerous cottage's front door porches

ATTACHMENT 2

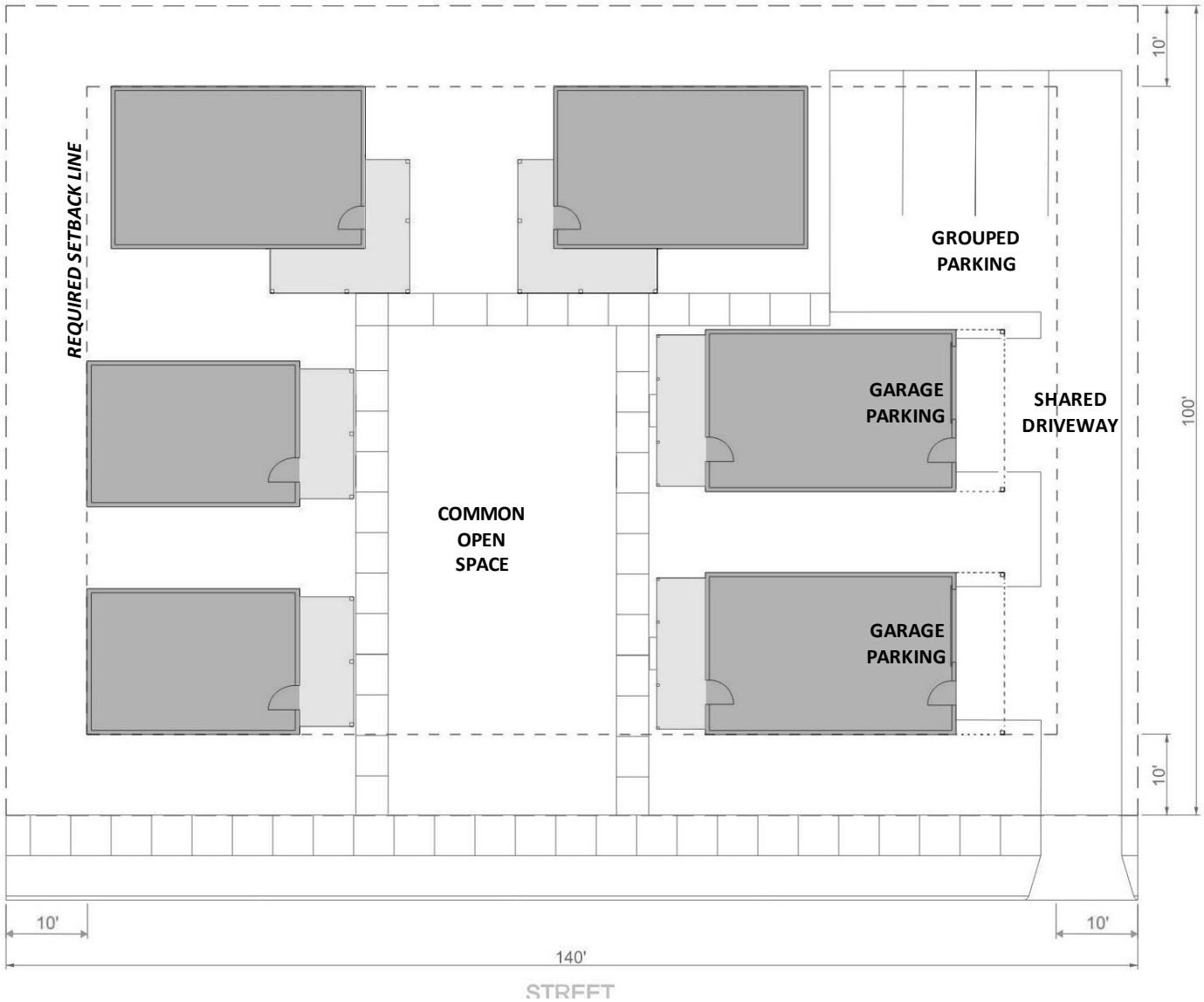
EXAMPLES



Each cottage can have private open space connected to the dwelling



A prominent entryway features highlights the location of required walkways and circulation



<p>KEY CONSIDERATIONS</p> <p>Cottage cluster lot sizes cannot be required larger than 8,000sf in RN zone</p> <p>No more than one parking space per dwelling can be required</p>	<p>Setback minimums can be no larger than 10'</p> <p>Lot coverage requirements cannot be applied</p>
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**Residential Neighborhood (RN) zone
R-10 Large Lot zone sub-district**
Applicable to Cottage Cluster prototype

ATTACHMENT 2

Red Underline: compliance updates to code
Green Underline: feasibility updates to code

Minimum Lot Size	<ul style="list-style-type: none"> • Single Family Dwelling: 8,000 sf • Duplexes: 6,000 sf <u>8,000 sf</u> • <u>Triplexes: 8,000 sf</u> • <u>Quadplexes: 8,000 sf</u> • <u>Townhouses: 1,500sf</u> • <u>Cottage Clusters: 8,000sf</u>
Minimum Lot Dimensions	<p>Width: 40' Depth: 60'</p> <ul style="list-style-type: none"> • <u>Min. lot width for townhouses is 20'</u>
Maximum Lot Coverage	40%; <u>Not applicable to Cottage Clusters</u>
Maximum Height	35'
Setbacks	<p>Front: 20' / Rear: 20' On lots greater than 10,000 SF with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 20 ft. with a minimum of 10 ft. On other lots, minimum side setback shall be 5 ft. On a corner lot, minimum side setbacks are 10 feet Garage from street: 20' / Garage from Alley: 18'</p> <ul style="list-style-type: none"> • <u>Cottage Cluster Setbacks: Any of the above setbacks for dwellings that exceed 10' shall be reduced to 10'</u> • <u>Townhouse Setbacks: No setback required along property lines where townhouses are attached.</u>
Garages & Driveways	<ul style="list-style-type: none"> • No more than 50% of street-facing façade length • Front-loaded garages are limited to one shared driveway/apron per street • There must be at least 20 feet between the garage door and the sidewalk <u>unless the garage is integrated with a cottage cluster unit at which point the setback is 10 feet</u> • Lots adjacent to the collector-designated portions of Willow Creek Drive and Frog Pond Lane shall not have driveways accessing lots from these streets, unless no practical alternative exists for access.
Windows	Front façade window requirement varies from 10-15% coverage depending on stories of building and use of 4.127 (0.15) E, Design Menu options
Main Entry Location	Within 12' of longest street-facing wall of the dwelling unit
Main Entry Orientation Options	<ul style="list-style-type: none"> • Face the street or angled up to 45 degrees from the street • Open onto a porch that is at least 6' deep, has at least one entrance facing the street, and is covered with a roof or trellis
House Plan Variety	No two directly adjacent or opposite <u>dwelling structures</u> may possess the same front or street-facing elevation. 4.127(16)(f) provides options.
Landscaping and Open Space	<p>Minimum 25% of the Gross Development Area</p> <ul style="list-style-type: none"> • Open Space: 10% of net developable • Useable open space: 50% of open space • Min. Individual Open Space: 2,000 sf

Outreach Plan

Wilsonville Middle Housing Project

PURPOSE

The objectives of the Outreach Plan and process are to:

- Inform stakeholders and the broader community about the Middle Housing Project and middle housing initiatives underway by the City.
 - The objective disseminates information broadly in Wilsonville.
- Solicit feedback from key stakeholders and community members regarding middle housing issues and draft recommendations of particular interest to them.
 - This objective provides tailored information and engagement of key stakeholders, and provides opportunity to comment by all of Wilsonville.

METHODS AND STEPS

Inform stakeholders and the community

This initiative is focused on providing information to the public. Team leads and scheduled milestones are listed below. The team will prepare:

- a. Initial content for a *Let's Talk, Wilsonville!* page
- b. Project fact sheet
- c. An article to be published in the February Boones Ferry Messenger
- d. City social media accounts
- e. School newsletters – in English and Spanish

Solicit feedback

This initiative will include stakeholder and community outreach meetings to solicit input on the project. Groups to meet with include:

1. Frog Pond developers and property owners who have indicated they have development plans (a stakeholder meeting)
2. Frog Pond residents and neighbors:
 - a. Community meeting approach – an online community meeting, noticed to Frog Pond homes and the adjacent Homeowners Associations (Arbor Crossing, Willow Creek Drive, Landover)
3. Old Town Neighborhood Association – a neighborhood/community meeting open to all
4. Other neighborhoods/community in general

5. Middle Housing developers – Ideas: developers in Villebois, new projects in Old Town, West Coast Home Solutions, others who haven't worked locally, non-profits

Meetings

General

- All meetings are virtual
- Up to 90 minutes in length
- Project team tbd (2-3 consultants)

Schedule

- a. Weeks of Feb 15 through March 5
- b. Likely late June, tbd

Discussion Questions for February

(summer questions tbd based on remaining issues, topics)

Frog Pond West Developers and Property Owners

1. What questions do you have about what was presented?
2. Tell us about the type of Middle Housing you have experience with. What has been important to success?
3. On a scale of Strong-Medium-Weak, how would you rate market demand for each of the following housing types for Frog Pond?
 - a. Townhomes (2-4 units, attached, on individual lots)
 - b. Duplex, Triplex or Quadplex on a single lot
 - c. Cluster housing (either attached or detached)
 - d. Accessory dwelling unit
4. What concerns do you have regarding Middle Housing in Frog Pond?
5. What ideas or suggestions do you have for how to make Middle Housing in Frog Pond successful?

Frog Pond Neighboring Homeowners Associations/General Community

1. What questions do you have about what was presented?
2. On a scale of Strong Support-Medium Support-Do Not Support, what is your level of support for adding the following housing types for Frog Pond?
 - a. Townhomes (2-4 units, attached, on individual lots)
 - b. Duplex, Triplex or Quadplex on a single lot
 - c. Cluster housing (either attached or detached)
 - d. Accessory dwelling unit
3. What concerns do you have regarding Middle Housing in Frog Pond?
4. What ideas or suggestions do you have for how to make Middle Housing in Frog Pond successful?

Old Town Neighborhood Association

1. What questions do you have about what was presented?
2. On a scale of Strong Support-Medium Support-Do Not Support, what is your level of support for adding the following housing types in Old Town?
 - a. Townhomes (2-4 units, attached, on individual lots)
 - b. Duplex, Triplex or Quadplex on a single lot
 - c. Cluster housing (either attached or detached)
 - d. Accessory dwelling unit
3. Much of Old Town is zoned Residential Agriculture - Holding Zone, which requires a zone change process when property owners want to build. Assuming the design review process and Old Town design standards are retained, the Planning Commission is interested in updating the zoning for the RA-H properties to _____, to comply with State requirements. What do you think of this idea?
4. What concerns do you have regarding Middle Housing in Old Town?
5. What ideas or suggestions do you have for how to make Middle Housing in Old Town successful?

Other Middle Housing Developers

1. What questions do you have about what was presented?
2. Tell us about the type of Middle Housing you have experience with. What has been important to success?
3. On a scale of Strong-Medium-Weak, how would you rate the market demand for the following housing types in Wilsonville?
 - a. Townhomes (2-4 units, attached, on individual lots)
 - b. Duplex, Triplex or Quadplex on a single lot
 - c. Cluster housing (either attached or detached)
 - d. Accessory dwelling unit
4. What concerns do you have regarding Middle Housing in Wilsonville?
5. Are there development code barriers that can make Middle Housing more challenging to build or to pencil out, or that make it more expensive? Are there standards that can have unintended consequences?
6. What ideas or suggestions do you have for how to make Middle Housing in Wilsonville successful, especially with respect to the development code?

Attachment 4 Latinx Outreach Plan

Community Research and Initial Community Outreach Implementation	
Communicate with and outreach to identified stakeholder groups	Feb 1st-Feb 20th
Prepare draft memo summarizing research of Latinx community, describing technology needs assessment, and summarizing of outreach efforts to date	Feb 25th, 2021
Prepare final memo summarizing research of Latinx community, describing technology needs assessment, and summarizing of outreach efforts to date	Feb 27th, 2021
Middle Housing Outreach	
Middle Housing Focus Groups	
Advertise focus groups and Community Advisory Committee	March 1st, 2021
Recruit focus group members and Community Advisory Committee	March 1st- March 31st, 2021
Translate materials provided by City	
Prepare any additional supplemental material	
Host 3 virtual focus groups (could be in person if Covid-19 precautions allow) and 5 meetings for Community Advisory Committee	April 15th, May 15th, June 15th of 2021
Provide incentives to focus group participants, Community Advisory Committee & Technology needs	
Provide notes and other written materials from focus group and Community Advisory Committee to City	June 20th, 2021
Surveys	
Translate or edit machine translation of survey content	June 1st, 2021
Provide additional Latinx specific survey questions, as applicable	June 1st, 2021
Promote survey	
Review of Community Outreach Engagement Outcome	
Review of Outcome, Recommendations for Future Outreach	
Feedback Outreach	August 30th, 2021
Prepare draft 1 report	Sept 10th, 2021
Prepare draft 2 report	Sept 20th, 2021
Prepare final draft report	October 15th, 2021