



Middle Housing in Wilsonville

Wilsonville Planning Commission

Work Session

June 9, 2021

Topics for Discussion

- Infrastructure Analyses
- Draft Code & Plan Updates – focus on:
 - Category 3 Design Standards
 - Frog Pond



Future Code Work Session(s)

- July: Parking, etc.
- August: Final Check In
- Public Hearing in September



Desired Project Outcomes

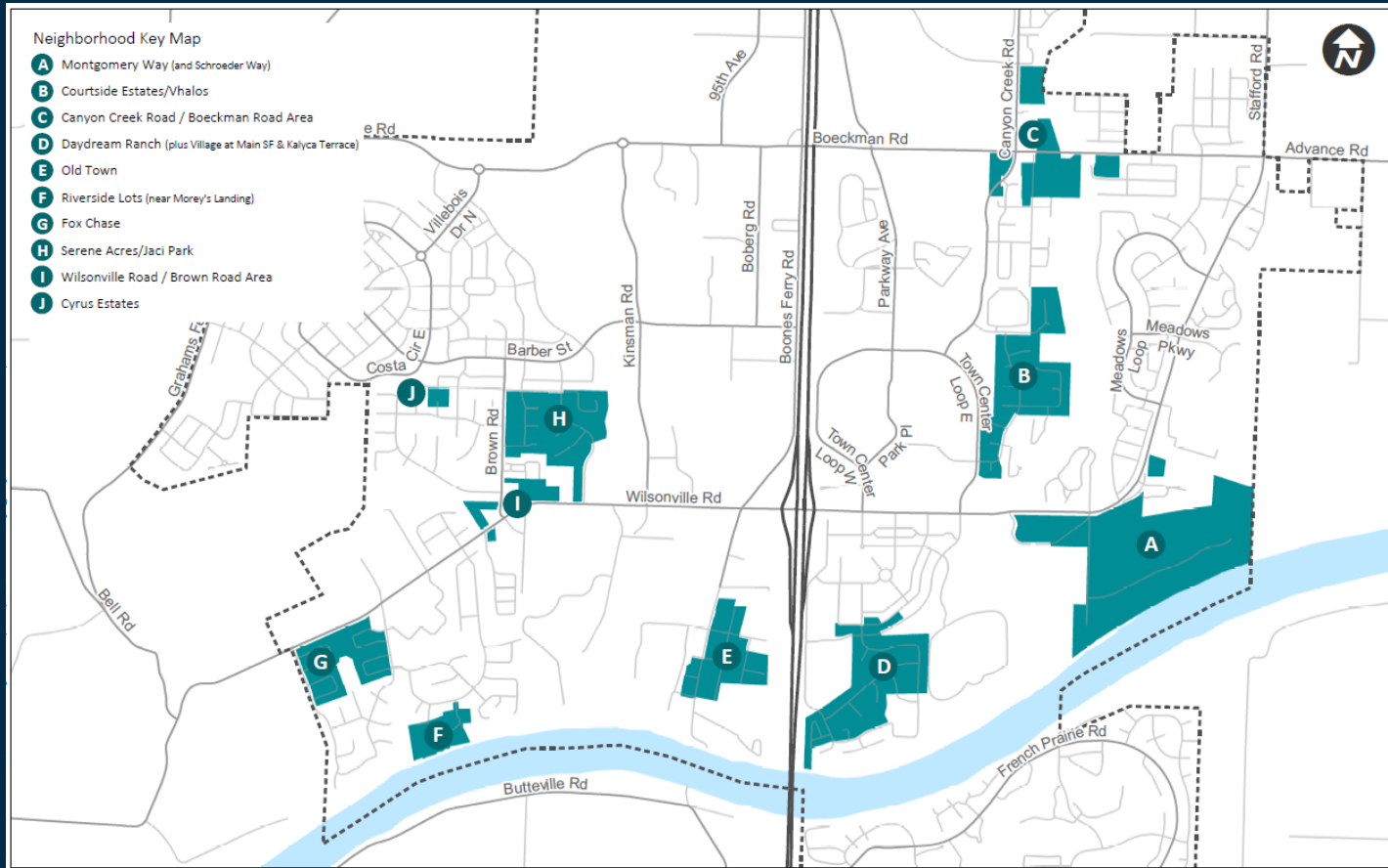
- Thoughtful, inclusive built environment
- House Bill 2001 compliance
- Meet housing needs
- Impactful public outreach
- Infrastructure to support middle housing
- Usable standards
- Minimize parking congestion



Infrastructure Analyses



Existing Neighborhoods of Focus



Existing Neighborhoods Growth Rates

- Additional residential growth rate related to middle housing for testing purposes
 - 2030 1.5%
 - 2045 5%
 - 2050 6%

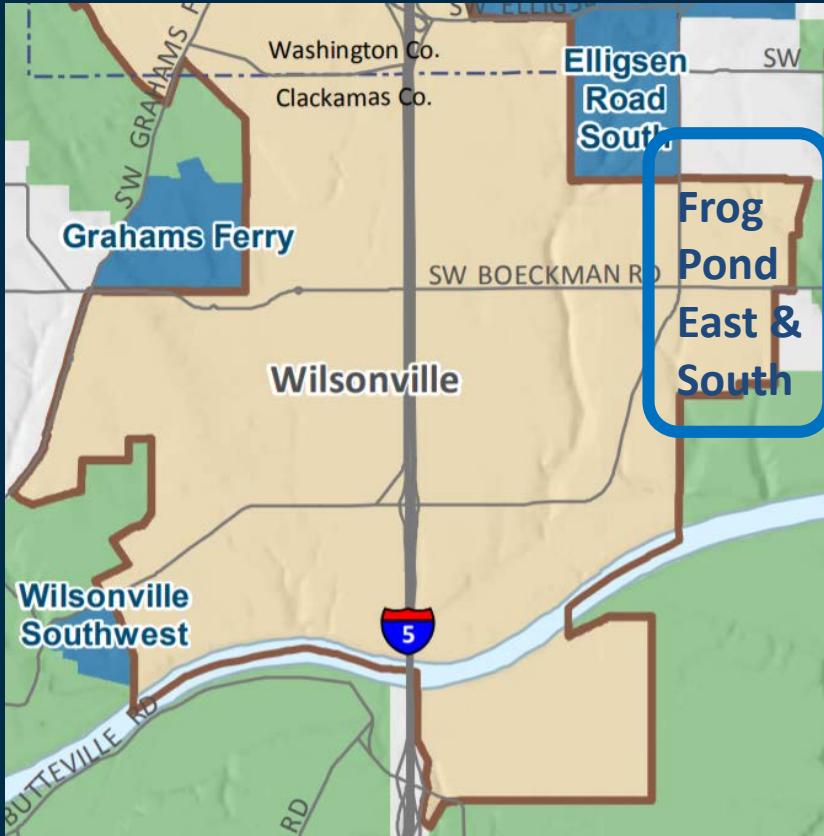
Existing Neighborhoods Results

- Middle housing infill can be easily accommodated

2045 Trip Generation

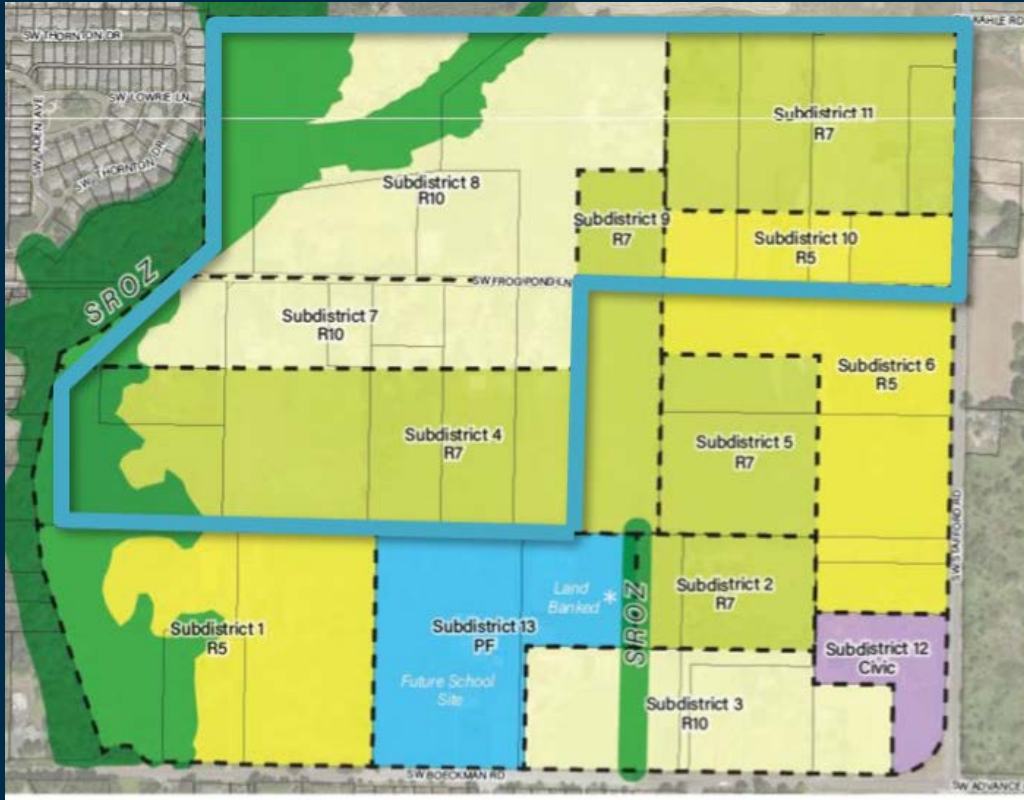
QUADRANT (TAZ)	PM PEAK HOUR TRIPS		
	SINGLE-FAMILY HOUSING (DECREASE)	MIDDLE HOUSING (INCREASE)	NET TRIP DIFFERENCE
SW	-123	+140	+17
SE	-238	+268	+30
NW	-336	+380	+44

Future Neighborhoods



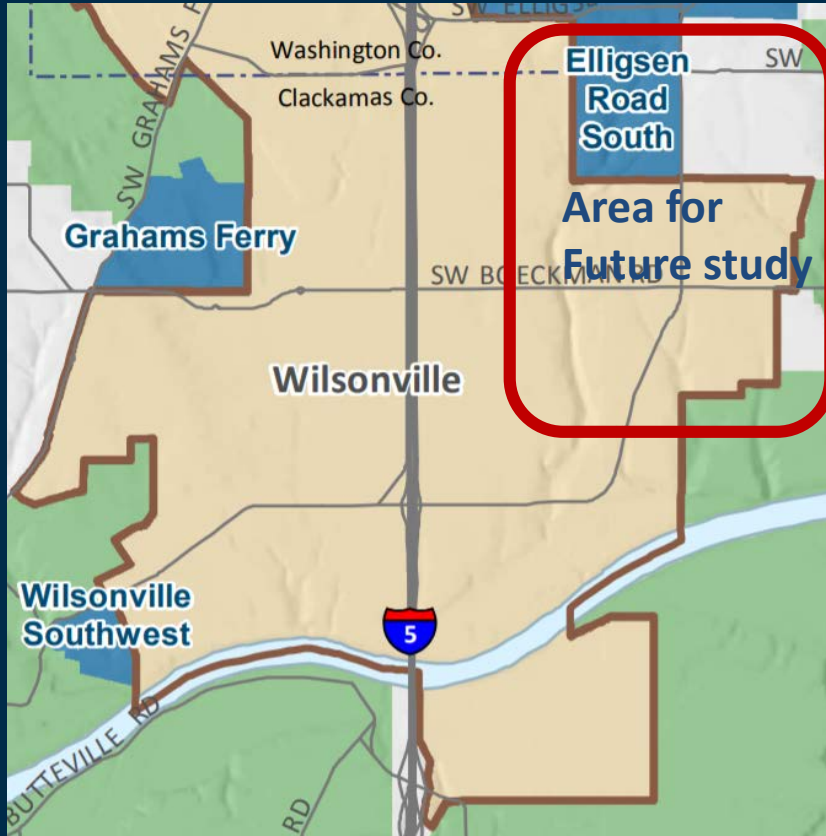
Required by State to plan infrastructure for 20 units per net acre

Frog Pond West



Additional
allowed density
+
Some density-
exempt duplexes
=
200 additional
units for analyses

Future Neighborhoods/Frog Pond Results



- Do additional study regarding Frog Pond and Elligsen urban reserve
- Grahams Ferry and Wilsonville Southwest reserves ok

Design Standards



Code + Plan Updates: Four Categories

- **Category 1:** Direct requirement for state compliance, no significant local flexibility.
- **Category 2:** Indirect requirement for state compliance, no significant local flexibility. Make middle housing development feasible or acknowledge allowance of middle housing.
- **Category 3:** Requirement of state compliance with local flexibility.
- **Category 4:** Not necessary for compliance or feasibility, but intended to improve the code or provide technical updates.

← Key Focus

Design Standards Compliance Options

- Design standards **same as detached single-family homes**; or
- Adopt middle housing design standards from the **State Model Code**; or
- Adopt middle housing design standards **less restrictive than the State Model Code** with or without changes to single-family design standards; or
- Adopt “**alternative**” **middle housing design standards** more restrictive than the State Model Code, accompanied by complex analysis.



Recommended Compliance Options

- Same as detached single-family where strong existing design standards exist:
 - Villebois
 - Frog Pond
 - Old Town
- State Model Code for other areas
- Also apply a few basic design standards to both single-family and middle housing citywide



General Design Standards: Single-family and Middle Housing

New proposed standards to apply citywide:

House plan variety (*from RN zone*)

Adjacent or opposite structures must have different elevations



Architectural consistency

Cannot mix architectural styles in same structure



General Design Standards: Single-family and Middle Housing

New proposed standards to apply citywide:

Articulation

Selection of design features every 30 ft: varying rooflines, offsets, balconies, porches, etc.



Or

Unified roof structure

Single roof structure that unifies the building



General Design Standards: Single-family and Middle Housing

PC Feedback:

1. Do you support applying these standards to all single-family and middle housing?
2. Do you like the option of a unified roof structure to promote a “single-family appearance” as an alternative to articulation?



Design Standards for Middle Housing

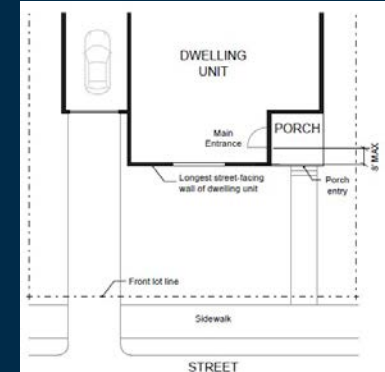
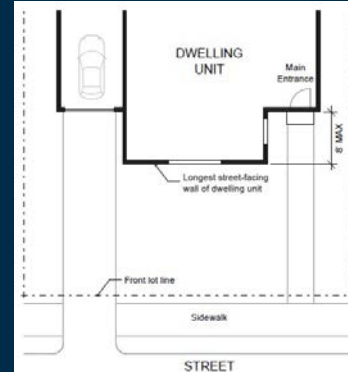
- Adapted from Model Code
- Some modifications to suit Wilsonville
- Model Code standards can be modified to be less restrictive, but not more restrictive
- Model code standards similar to Frog Pond design standards



Standards for Triplexes and Quadplexes [Model Code]

- **Entry Orientation**

Main entry must face the street or open onto a porch



- **Windows**

Minimum 15% coverage facing the street

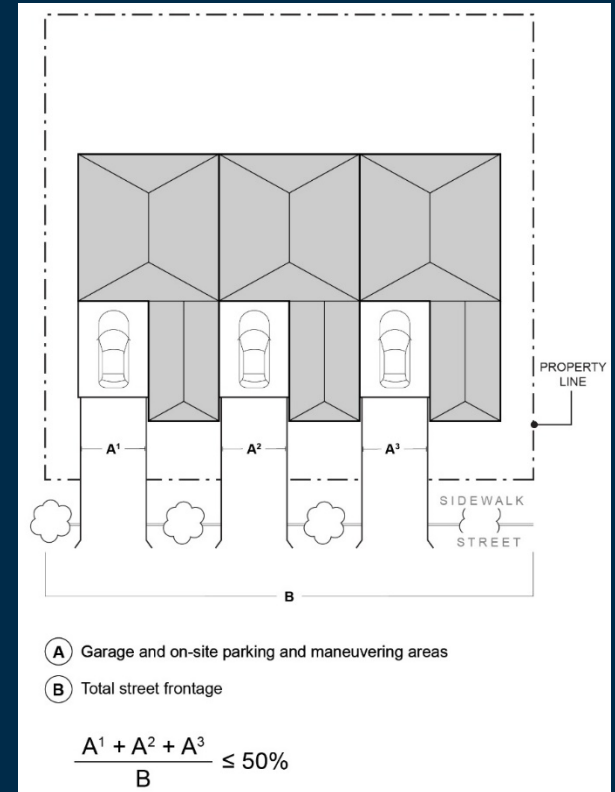


Standards for Triplexes and Quadplexes [Model Code]

- Garage and parking area width

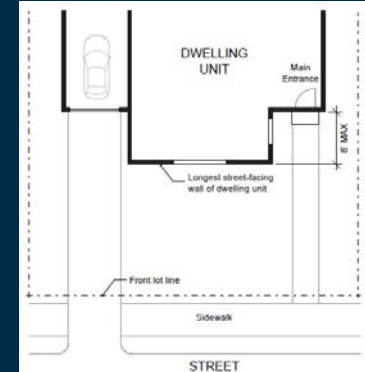
Limited to 50% of street frontage

- Driveway approach [discuss in July]



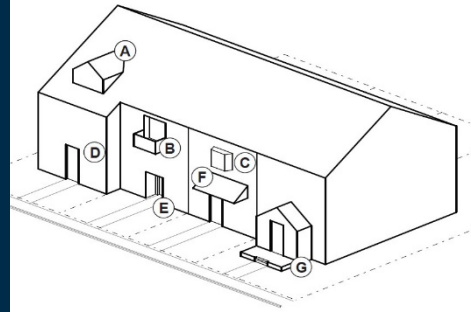
Standards for Townhouses [Model Code]

- Entry Orientation
- Windows
[Same standards as for triplexes & quadplexes]
- Driveway access and parking
[discuss in July]



Standards for Townhouses [Model Code]

- **Unit Definition**
Each unit must have at least one design feature for each (aka articulation)



Unit definition

or

- **Unified roof structure**
[same as proposed single-family standard]



Unified roof structure

Townhouse Standards

PC Feedback:

1. Do you support the “unified roof structure” as an alternative to unit definition for townhouses?



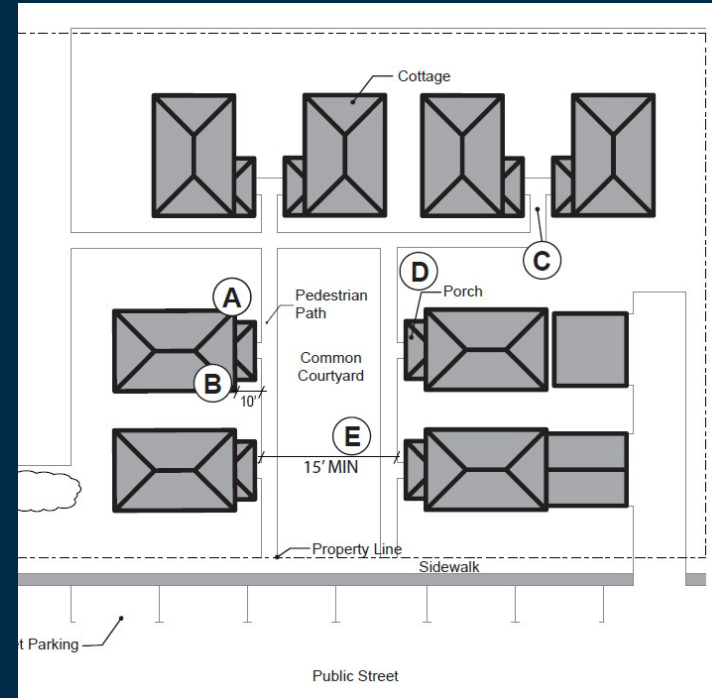
Standards for Cottage Clusters [Model Code]

- **Number of dwellings**
Minimum 4, maximum 8
- **Building height**
Maximum 25 ft
- **Footprint**
Maximum 900 sf
- **Floor area**
Maximum 1,400 sf
- **Setbacks**
Minimum building separation: 6 ft



Standards for Cottage Clusters [Model Code]

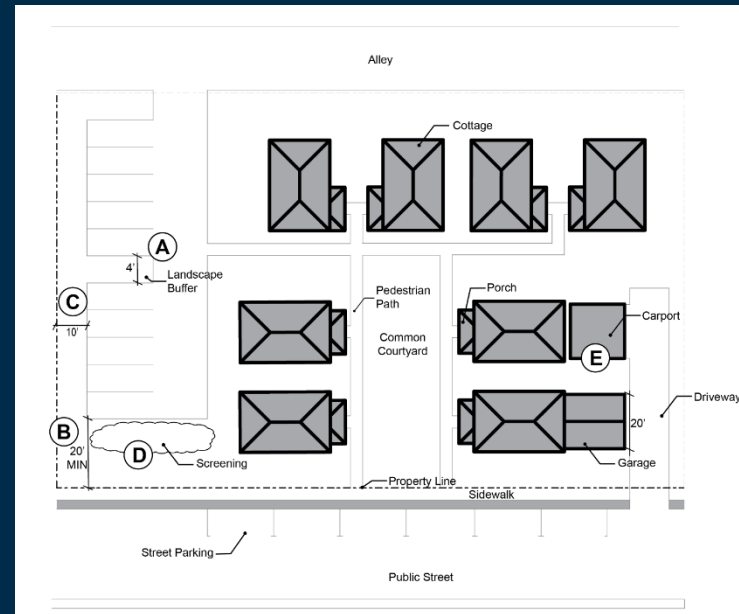
- **Cottage orientation**
Units must face courtyard or be connected by a path
- **Common courtyard design**
Minimum area of 150 sf per unit; cottages must abut on 2 sides
- **Pedestrian access**
Paths must connect cottages, common areas, and the street
- **Community buildings**
One per cluster allowed; max. 1,400 sf



Standards for Cottage Clusters [Model Code]

Parking design

- Parking can either be clustered or provided in individual driveways or garages
- Standards for clustered parking intended to limit visual impact (maximum spaces per grouping; landscaping between groupings)
- Parking areas must be setback from street; screening required
- Limits on garage door widths and size of detached garages



Standards for Cluster Housing [Model Code]

2-unit, 3-unit, and 4-unit cluster housing

Hybrid of triplex/quadplex standards and some cottage cluster standards

- **Entry Orientation, Windows, Garage and parking area width** – same standards as for triplexes & quadplexes
- **Building separation, Pedestrian access** – same standards as for cottage clusters
- **Architectural consistency** – requires consistent style for buildings within the cluster



RN Zone (Frog Pond)

Permitted uses – allow certain middle housing types during initial build-out:

- On any lot:
 - Duplexes
 - 2-unit townhouses
 - 2-unit cluster housing
- Only on corner lots:
 - Triplexes
 - 3-unit townhouses
 - 3-unit cluster housing



Frog Pond Updates



RN Zone (Frog Pond)

Minimum and maximum residential units

- Keep subdistrict min/max table as-is, but regulate lots instead of units
 - Allows middle housing to exceed current density limits (e.g., a triplex would count the same as a single-family house)
 - Each 2-unit or 3-unit townhouse development would count as 1 lot

Area Plan Designation	Frog Pond West Sub-district	Minimum Dwelling Units Lots in Sub-district ^{a,b,c}	Maximum Dwelling Units Lots in Sub-district ^{a,b,c}
R-10 Large	3	26	32
Lot Single	7	24	30
Family	8	43	53
R-7	2	20	25
Medium	4	86	107
Lot Single	5	27	33
Family	9	10	13
	11	46	58
R-5 Small	1	66	82
Lot Single	6	74	93
Family	10	30	38
Civic	12	0	7 ^d
Public Facilities (PF)	13	0	0

RN Zone (Frog Pond)

Minimum and maximum residential units

- 10% middle housing requirement
 - Calculate based on maximum lots
 - 10% of maximum lots is how many middle housing units must be provided
- Example:
 - If a development is permitted 64 lots, at least 7 middle housing units must be provided.
 - Could be provided as any middle housing type permitted during initial build-out.

Area Plan Designation	Frog Pond West Sub-district	Minimum Dwelling Units Lots in Sub-district ^{a,b,c}	Maximum Dwelling Units Lots in Sub-district ^{a,b,c}
R-10 Large Lot Single Family	3	26	32
	7	24	30
	8	43	53
R-7 Medium Lot Single Family	2	20	25
	4	86	107
	5	27	33
	9	10	13
R-5 Small Lot Single Family	11	46	58
	1	66	82
	6	74	93
Civic	10	30	38
	12	0	7 ^{ad}
Public Facilities (PF)	13	0	0

RN Zone (Frog Pond)

Development Standards – update per state requirements (same as other zones)

- **Density** – after initial build-out, density regulated the same way as elsewhere in the city
- **Lot sizes** – per OAR compliance
- **Maximum lot coverage** – cottage clusters exempt
- **Lot width** – reduce to 20 ft for townhouses
- **Setbacks** – cottage cluster setbacks can't exceed 10 ft

RN Zone (Frog Pond)

Design Standards

- Keep existing standards and apply to all housing types
- Minor revisions for OAR compliance & consistency
 - Main entrances must face the street
 - Garage width limited to 50% of façade
 - Window coverage
 - Façade articulation
 - Design menu options (porches, columns, material variety, dormers, garage door design, etc.)
 - House plan variety
 - Prohibited materials list



RN Zone (Frog Pond)

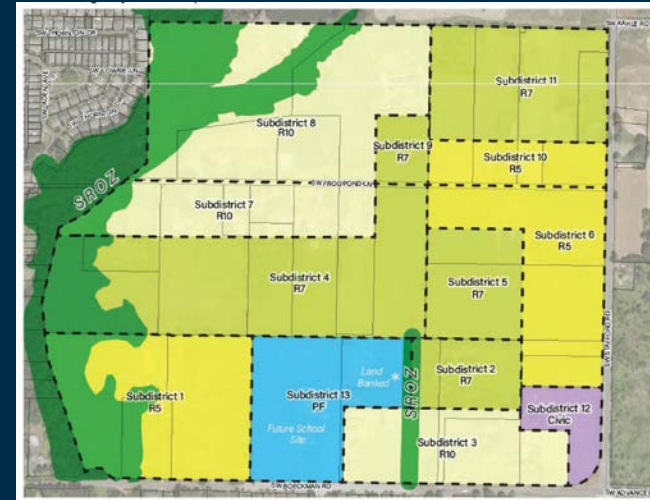
Design standards

- New proposed design standard:
 - Limit entrance height to 4 feet above grade
 - Intent is to avoid overly “urban” look and feel



Frog Pond West Master Plan

- Add intro section summarizing updated policies and plans (HB 2001 and Equitable Housing Strategic Plan)
- Revise land use provisions to reflect changes to RN zone:
 - Reference updated min/max lots table
 - Middle housing 10% requirement
 - Density exemptions for redevelopment
- Revise labels and other language that's exclusive to “single-family”



**Additional Questions or
Discussion?**

