



Middle Housing Code Update

Master Plan Audit and Siting & Design Standards

Wilsonville Planning Commission

Work Session

January 13, 2021

Topics for Discussion

- Master Plan Audit
 - Frog Pond West (*focus of discussion*)
 - Villebois Village
 - Old Town Neighborhood Plan
- Siting & Design Standards Background Research (*general feedback*)
- Attached/Detached Plexes and Land Divisions (*further guidance*)



Project Lenses

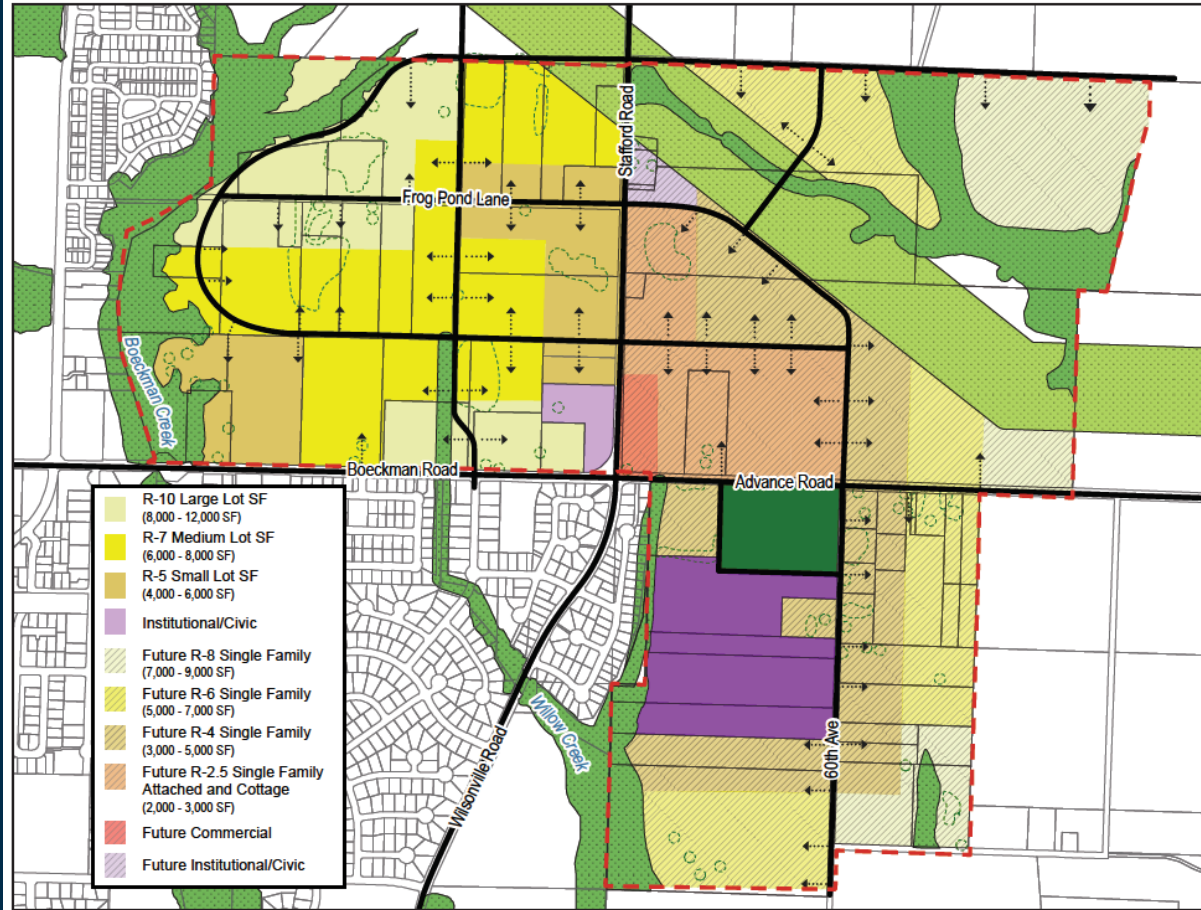
- Compliance
- Usability and practicality
- Equitable housing outcomes



Frog Pond West Master Plan

- Adopted in 2017
- Envisioned primarily as single-family homes with a few duplexes
- Portions are annexed and under development

Figure 4. Land Use Framework from Frog Pond Area Plan



Frog Pond West Master Plan

- HB 2001 rules provide alternative options for Existing Master Planned Communities
- City can limit middle housing other than duplexes if permits an overall residential density of 8 units per acre and permits duplexes on every lot
- Frog Pond West currently planned for ~6.7 units per acre



Frog Pond West Master Plan

Primary Options for Compliance:

- **Option 1** – Keep Master Plan’s current housing unit counts, but allow each single-family lot to be a duplex. Added capacity of duplex allowance increases density above 8 dwelling units per net acre.
- **Option 2** – Modify Master Plan to specifically increase the number of units in various subdistricts to increase residential net density to at least 8 units per acre.
- **Option 3** – Modify Master Plan to allow all middle housing types and to reflect the OAR minimum standards.



Frog Pond West Master Plan

Option 1 – Keep min and max unit counts, but do not count duplex units toward maximums. Permit additional units during development review.



Frog Pond West Master Plan

Option 1 – Considerations:

- Somewhat different housing concept for Frog Pond West – allows more middle housing but doesn't go as far as Option 3.
- Infrastructure impacts and feasibility would need to be verified.
- Density allowance increases by 80-90%.
- Enables more middle housing and implementation of City's Equitable Housing goals.



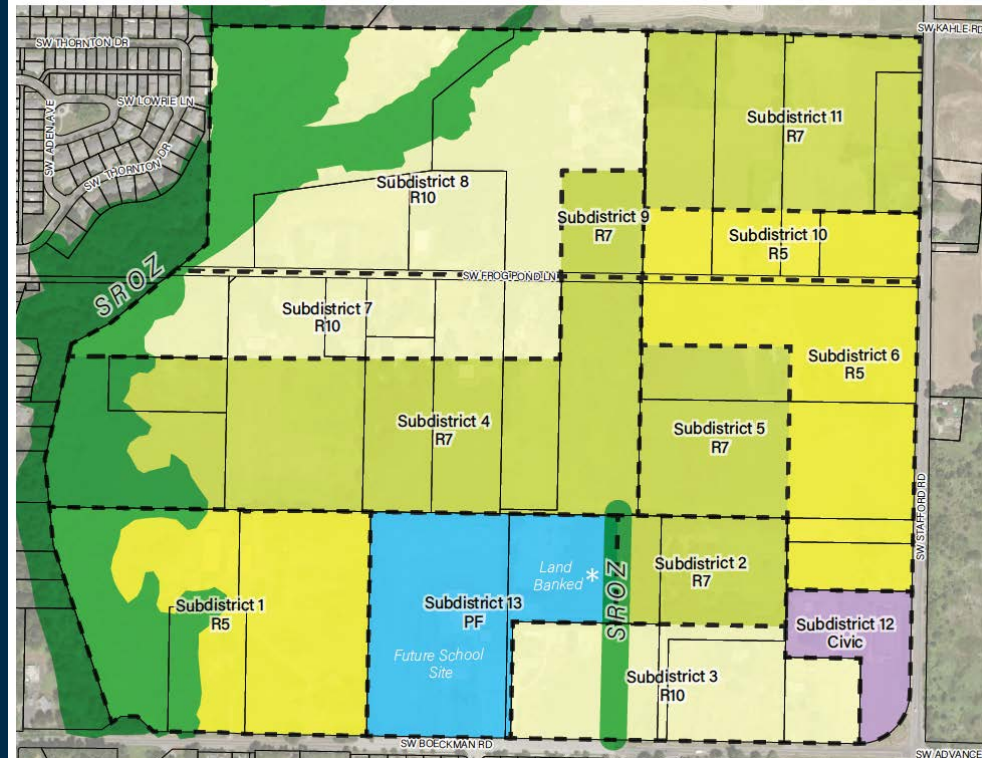
Frog Pond West Master Plan

Option 2 – Increase density allowance to 8 units per acre.

Could be achieved in a few ways:

1. Increase max dwelling unit counts and lower min lot sizes as needed
2. Modify subdistrict boundaries to increase the area of the Small Lot subdistricts
3. Allow lot size reductions on a limited basis—say, as a percentage of lots within a given block

Figure 6. Frog Pond West Land Use and Subdistricts



Frog Pond West Master Plan

Option 2 – Considerations:

- Fairly consistent with original housing intent of Frog Pond Area Plan.
- Fairly consistent with original infrastructure plans for Frog Pond West. Infrastructure systems would be more cost-effective.
- Approximately 120-130% increase in density allowance.
- Moderate implementation City's Equitable Housing goals.



Frog Pond West Master Plan

Option 3 – Allow all middle housing types in Frog Pond West and do not limit density. Focus on modifying Residential Neighborhood (RN) zone rather than Master Plan.



Frog Pond West Master Plan

Option 3 – Considerations:

- Different housing concept for Frog Pond West. Maximizes opportunity for middle housing.
- Would require re-analysis of infrastructure systems. The cost per dwelling for infrastructure would be less, potentially substantially.
- Theoretical density allowance increases by approx. 300%.
- Robust implementation of city's Equitable Housing goals.



Frog Pond West Master Plan

Amendments to Frog Pond West Master Plan (generally)

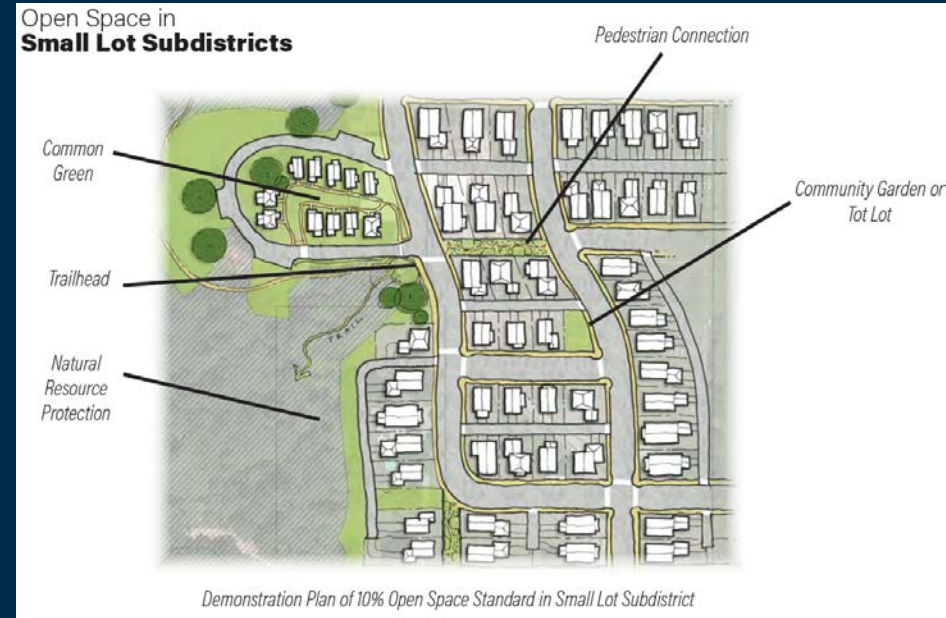
- Proposed revisions to Master Plan depend on which option is selected.
- Most of the amendments needed for compliance with state law are in the Development Code. Amendments to Master Plan itself will be limited.



Frog Pond West Master Plan

Key Issue: Open Space

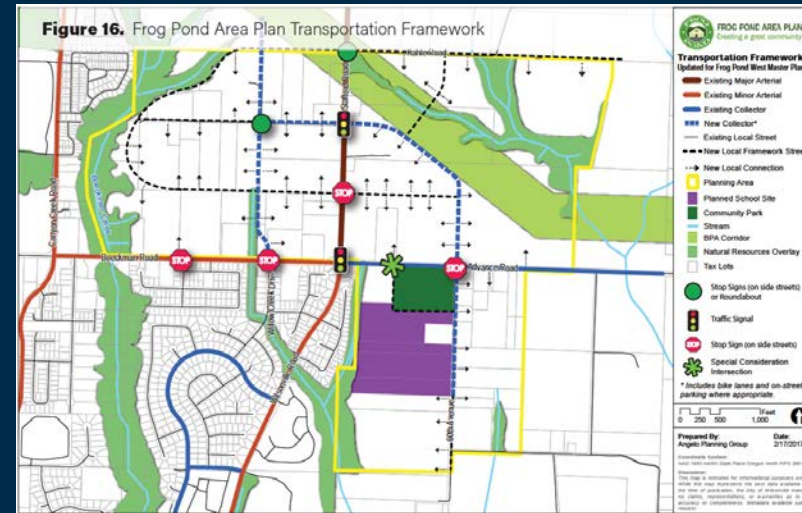
- Parks and open space are integral components of the vision for Frog Pond West.
- Addition of middle housing may necessitate additional open space.
- **Possible approach:** Require 10% open space set-aside per development when additional units proposed (already in place for the Small Lot subdistricts).



Frog Pond West Master Plan

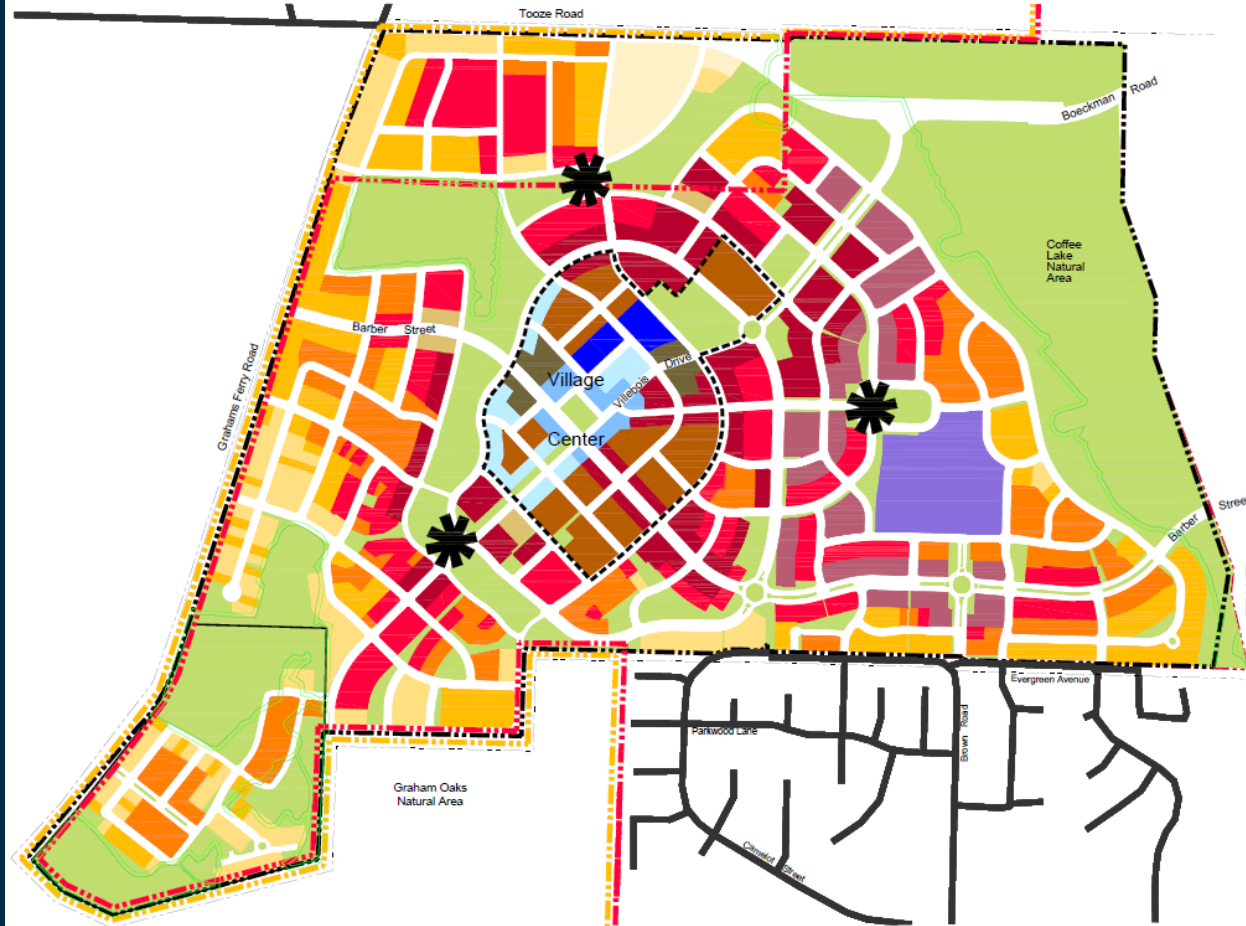
Key Issue: Infrastructure Funding Strategy

- Supplemental fee intended to fund improvements to Boeckman Road, Stafford Road, and Neighborhood Park.
- How should fee be structured given middle housing allowances?
- **Options:**
 - Apply same fee per unit, regardless of housing type
 - Apply fee based on land area and allow middle housing to pay only a percentage of the fee



Villebois Village Master Plan

- Adopted in 2003
- Planned as mixed-use community – already includes several types of middle housing
- Largely built-out already



Villebois Village Master Plan

- Planned density is over 10 units per acre
- Master Plan / code amendments primarily needed to allow middle housing as infill/redevelopment in the future
- However, redevelopment unlikely for many years



Old Town Neighborhood Plan

- Adopted by resolution in 2011
- Amendments not necessary for compliance with HB 2001; however, needed to ensure plan continues to be a useful policy document going forward.
- Proposed revisions focus on recommended policies and actions.



Old Town Neighborhood Plan

- Update narrative summarizing state and Metro regulations.
- Update Comp Plan recommendations to reflect recent development plans.
- Potentially update zoning recommendations, depending on selected approach to RA-H zoned lands.



Siting and Design Standards

- General feedback or questions on Background Research memo?

Further Guidance?

- Attached vs. detached duplexes, triplexes, quadplexes
- Middle housing land divisions

