

# Town Center Building Height Waiver

City Council  
Work Session  
May 18, 2026





# Agenda

- Project Overview
- Building Height Waiver Origination
- Building Height Waiver Provision
- Task Force Feedback
- Planning Commission Input
- Questions for Council



# Project Overview

- Review current Town Center building height waiver provision
- Consider alternatives
- Recommendations to City Council for Council consideration



# Town Center Building Height Waiver – The Subdistricts





# Town Center Building Height Waiver - History

- Several discussions re: floorplate for retail uses
  - Planning Commission and Council considered options from 30,000 sf to 50,000 sf for permitted use
  - Commissioners expressed concerns of limiting potential developments, including single-story anchor tenants or larger developments over multiple stories
- Planning Commission reviewed options at its January 9, 2019 meeting



# Town Center Building Height Waiver – History (cont.)

| Floor Plate Options   |                      |   |            |          |           |
|---|----------------------|---|------------|----------|-----------|
|   | Additional Standards | Sub-District (Floor Plate sq. ft.)  |            |          |           |
|   |                      | MS  | MU         | N-MU     | C-MU      |
| <b>Option 1 (Proposed)</b>  |                      | 30K/use   |            |          | 30K/floor |
| <b>Pro:</b> Supports smaller-scale development in two story or larger buildings. Larger uses located in C-MU subdistrict. <b>Con:</b> May restrict some anchor uses.  |                      |   |            |          |           |
| <b>Option 2</b>   |                      | 30K/use   | 30K/floor  |          |           |
| <b>Pro:</b> More flexibility for larger user. Maintains smaller-scale development in two story or larger buildings. <b>Con:</b> May restrict a few anchor uses.   |                      |   |            |          |           |
| <b>Option 3</b>   |                      | 30K/use   | 50K/floor* | 30K/use* | 50K/floor |
| <b>Pro:</b> Supports user that needs larger footprint in C-MU and MU zones. Larger footprints are often single-story. *Should single-story buildings be allowed in MU and N-MU? Have additional standards?<br><b>Con:</b> Building mass larger, may be difficult to park if not structured or incorporated into building. |                      |   |            |          |           |
| <b>Option X (could be added to any other Option)</b>  | <b>X</b>             | In MU and C-MU allow waiver process to exceed max sq. ft. per floor if additional criteria are met. |            |          |           |
| <b>Pro:</b> Most flexibility. Maintains smaller-scale development in MS and N-MU sub-districts.<br><b>Con:</b> Residential less likely. Less efficient use of land. Additional requirements needed such as: includes public plaza space, incorporates green building design, LEED building certification.                 |                      |   |            |          |           |



# Town Center Building Height Waiver – History (cont.)

- Planning Commission reviewed Code language at its March 13, 2019 meeting
- Planning Commission agreed to the waiver language but requested updates to the menu options
  - Create two menus, one option must be selected from each



# Summary of Town Center Building Height Waiver History

- Clear direction from Planning Commission for minimum/maximum stories and floorplates
- But wanted flexibility for anchor tenants and innovative ideas through a waiver process
- Planning Commissioners did not want to discourage new development that was consistent with the vision on the Town Center Plan
- Key meetings to listen to: Jan 9, 2019 PC Work Session and March 13, 2019 PC Hearing



# Town Center Building Height Waiver – Permitted Heights

| Table 2. Town Center Development Standards [1] |  |        |        |        |
|--|--|--------|--------|--------|
| STANDARD                                       | Town Center  |        |        |        |
|  | SUB-DISTRICT   |        |        |        |
|  | MSD  | N-MU   | MU     | C-MU   |
| Front setback                                  |  |        |        |        |
| Minimum  | 0 ft.  | 0 ft.  | 0 ft.  | 0 ft.  |
| Maximum [2]                                    | 20 ft.   | 20 ft. | 20 ft. | 10 ft. |
| Side facing street on corner and through lots  |  |        |        |        |
| Minimum  | 0 ft.  | 0 ft.  | 0 ft.  | 0 ft.  |
| Maximum [2]                                    | 10 ft.   | 10 ft. | 10 ft. | 10 ft. |
| Side yard                                      |  |        |        |        |
| Minimum  | 0 ft.  | 0 ft.  | 0 ft.  | 0 ft.  |
| Maximum [2]                                    | 10 ft.   | 10 ft. | 10 ft. | 10 ft. |
| Rear setback                                   |  |        |        |        |
| Minimum  | 0 ft.  | 0 ft.  | 0 ft.  | 0 ft.  |
| Maximum  | 20 ft.   | 20 ft. | 20 ft. | 20 ft. |
| Building height (stories) [3]                  |  |        |        |        |
| Minimum  | two  | two    | two    | two    |
| >Maximum (stories/feet) [4]                    | four   | three  | four   | five   |
| Ground floor height minimum [5]                | 15 ft.   | 12 ft. | 12 ft. | 15 ft. |
| Ground floor uses                              | Mixed-use buildings required within 200 feet of the Park | N/A    | N/A    | N/A    |



# Town Center Building Height Waiver – Permitted Heights

- [3] Second stories or higher in buildings must be useable. No false front buildings are permitted.
- [4] Within the MSD, MU and C-MU sub-districts, the maximum number of building stories may be increased by one story if a minimum of 25 percent of the units of the bonus floor area are affordable, with rental rates /mortgage restrictions for a minimum of ten years, to households earning at or below 80 percent of median family income of Wilsonville.



# Town Center Building Height Waiver – The Provision

- D. *Waivers to Development Standards.* Development standards apply to all new development within the Town Center boundary.

The Development Review Board (DRB) may approve waivers to the size of the ground floor of a building floorplate and/or the number of stories of a building within the MU and C-MU sub-districts, consistent with the provisions of Section 4.118 (.03) if one item from each of the two following menus are met in a manner to clearly go substantially above and beyond Code requirements and typical building and site design to create a sense of place and mitigate negative impacts of the project related to the reason for the waiver. Items chosen from the menus shall account for need based on adjacent sites or the surrounding area:



# Options Considered by Task Force

| Options  | Allow Additional Story^ in MU?* | Allow Additional Story in CMU? | Allow Additional Story AND Bonus Story for Aff Hsg? |
|----------|---------------------------------|--------------------------------|---|
| Option 1 | Yes<br>(max = 5 stories)        | Yes<br>(max = 6 stories)       | Yes<br>(max = 6 & 7 stories)                        |
| Option 2 | Yes<br>(max = 5 stories)        | Yes<br>(max = 6 stories)       | No  |
| Option 3 | Yes<br>(max = 5 stories)        | No<br>(max = 5 stories)        | Yes<br>(max = 6 stories)                            |
| Option 4 | Yes<br>(max = 5 stories)        | No<br>(max = 5 stories)        | No  |

\* For each Option, consider limiting the waiver to just areas west of MSD

- New Option 5:
  - West of MSD, only waiver to increase building height
  - East of MSD, only waiver to decrease building height
  - Either bonus floor or waiver, not both



# Task Force Feedback

- 7 stories is too much
- Only one additional story (bonus floor OR waiver)
- East of MSD (near residential neighborhood), some supported no building height increase
- Some expressed that Option 4 is too limiting
- Menu items should be further refined and updated



# Planning Commission Input

- Supportive of a more limited waiver
- Supportive of gradient decrease of building heights from I-5 to residential area
- Menu items should be revisited
- Whether a “pause” is possible



# Questions for Council

1. Considering the waiver provision and the affordable housing provision, how should the Task Force consider the interplay of those provisions in establishing a building height cap?
2. What should the Task Force consider as to the MU subdistrict west of MSD versus the MU subdistrict east of the MSD regarding the building height waiver?
3. Should the Task Force consider revising the waiver to eliminate increases in building height?
4. Should the menu items in the waiver provision be revisited at this time? If so, what suggestions do you have for modifying existing items or adding items?



# Additional Questions for Council

1. What additional follow-up is needed for you to better understand the proposal for potential revisions to the waiver provision?
2. Are there other options or revisions that the Task Force should consider?



# Next Steps

- Task Force Meeting #3 – May 19<sup>th</sup>
- Additional Planning Commission/City Council Work Sessions – Summer
- Planning Commission and City Council Public Hearings – Summer/Fall



| Options                 | C-MU  | MU (west)  | MU (east)  |
|-------------------------|---|--|--|
| <b>Updated Option 2</b> | Increase for either affordable housing bonus floor or waiver; allows decrease<br><b>Min = 1 story</b><br><b>Max = 6 stories</b> (waiver or bonus floor) | Increase for either affordable housing bonus floor or waiver; allows decrease<br><b>Min = 1 story</b><br><b>Max = 5 stories</b> (waiver or bonus floor)                                | Consider only increase for affordable housing bonus floor, potentially not for waiver; allows decrease<br><b>Min = 1 story</b><br><b>Max = 5 stories</b> (only bonus floor)  |
| <b>Updated Option 3</b> | Only increase for affordable housing bonus floor; allows decrease<br><b>Min = 1 story</b><br><b>Max = 6 stories</b> (only bonus floor)                  | Increase for both affordable housing bonus floor and waiver; allows decrease<br><b>Min = 1 story</b><br><b>Max = 6 stories</b> (waiver and bonus floor)                                | Consider only increase for affordable housing bonus floor, potentially not for waiver; allows decrease<br><b>Min = 1 story</b><br><b>Max = 5 or 6 stories</b> (5 if only bonus floor, 6 if waiver and bonus floor) |
| <b>Option 5</b>         | Increase for either affordable housing bonus floor or waiver; no decrease<br><b>Min = 2 stories</b><br><b>Max = 6 stories</b> (waiver or bonus floor)   | Increase for either affordable housing bonus floor or waiver; no decrease<br><b>Min = 2 stories</b><br><b>Max = 5 stories</b> (waiver or bonus floor)                                  | No increase allowed through waiver, but can increase through affordable housing bonus floor; decrease allowed<br><b>Min = 1 story</b><br><b>Max = 5 stories</b> (only bonus floor)                                 |
| <b>Option 6</b>         | Only increase for affordable housing bonus floor; no decrease<br><b>Min = 2 stories</b><br><b>Max = 6 stories</b> (only bonus floor)                    | Allow either (but not both) increase for affordable housing bonus floor or through waiver; but no decrease<br><b>Min = 2 stories</b><br><b>Max = 5 stories</b> (waiver or bonus floor) | No increase allowed through waiver, but can increase through affordable housing bonus floor; decrease allowed<br><b>Min = 1 story</b><br><b>Max = 5 stories</b> (only bonus floor)                                 |