

Frog Pond East and South Land Use and Housing Policy Work Session Content from Planning Commission Work Session

Attachment 1



Goals of Work Session

- Master Plan policies to guide development code work
 - Residential
 - Commercial



Looking Forward to Development Code

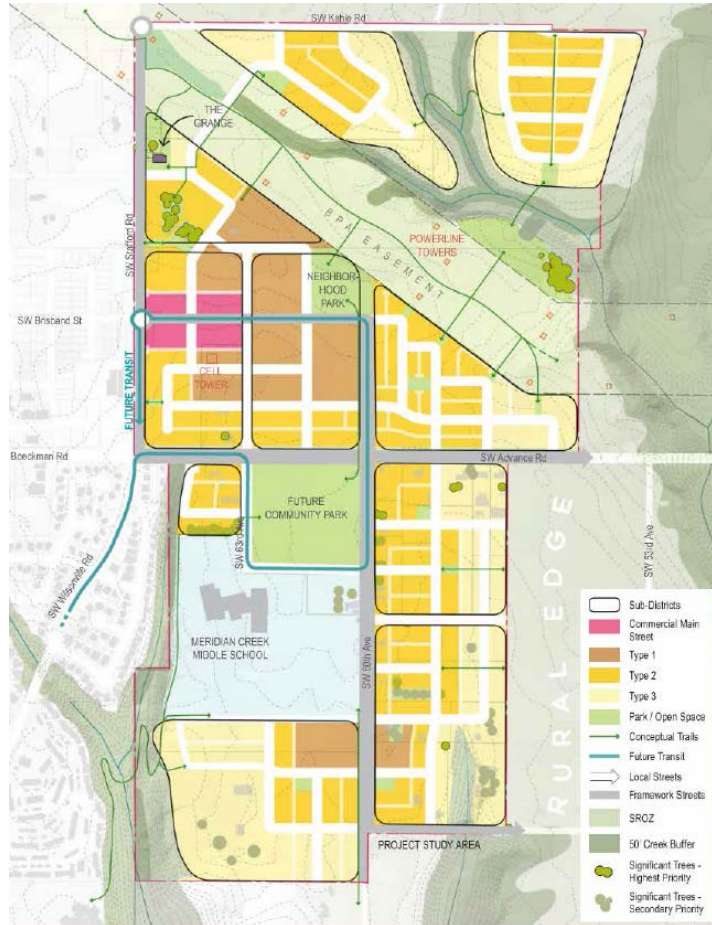
- Clear and objective standards
- Discretionary alternative



Where we are in the process

- Oct 17 – CC work session: residential and commercial policy
- Oct 19 – PC work session: draft Master Plan
- Nov 7 – CC work session: draft Master Plan
- Nov 16 – PC public hearing on Master Plan
- Dec 5 – CC public hearing on Master Plan
- Dec 19 – CC 2nd reading
- 2023 – development code and other implementation

What do the colors on this map mean?



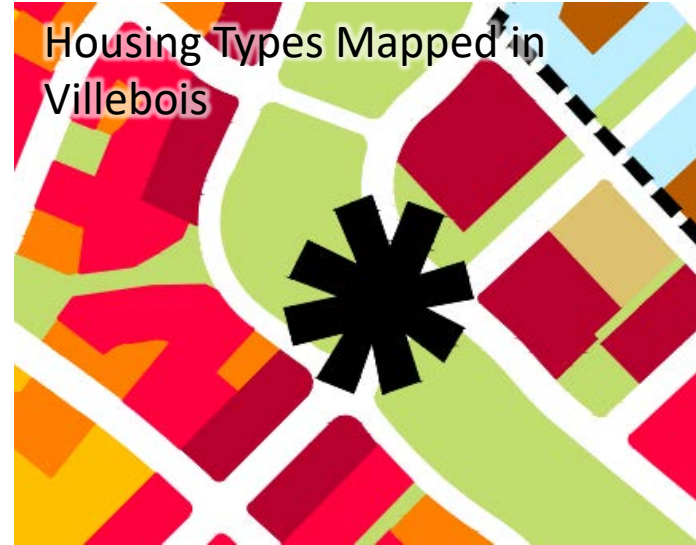
- Colors traditionally and in other areas of Wilsonville?
 - Type of units (i.e. single-family homes vs multi-family)
 - Density (number of units per acre)
- What do the colors mean on this map?
 - The look and feel or **urban form**
 - Building height, building width, distance between buildings, distance of building from street, minimum lot size



Scales of Variety in Frog Pond E+S



Large/Broad Scale
Zoomed Out
(urban forms)
Mapped



Granular Scale
Zoomed In
(housing type)
Development standards
(not mapped)



Residential Policies



Residential Policies

- Policies to Confirm
 - Permit the full spectrum of housing types
 - Require minimum densities
 - Use Type 1, Type 2, and Type 3 urban forms
- Policy for Deeper Dive
 - Standards for "fine-grained" variety



Allow Full Spectrum of Housing Types

- Single-Family Dwelling Units
- Townhouses
- Duplex
- Triplex and quadplex
- Cluster housing (including cottages and tiny homes)
- Multiple-Family Dwelling Units
- Cohousing
- Manufactured homes
- ADU's (including tiny homes)



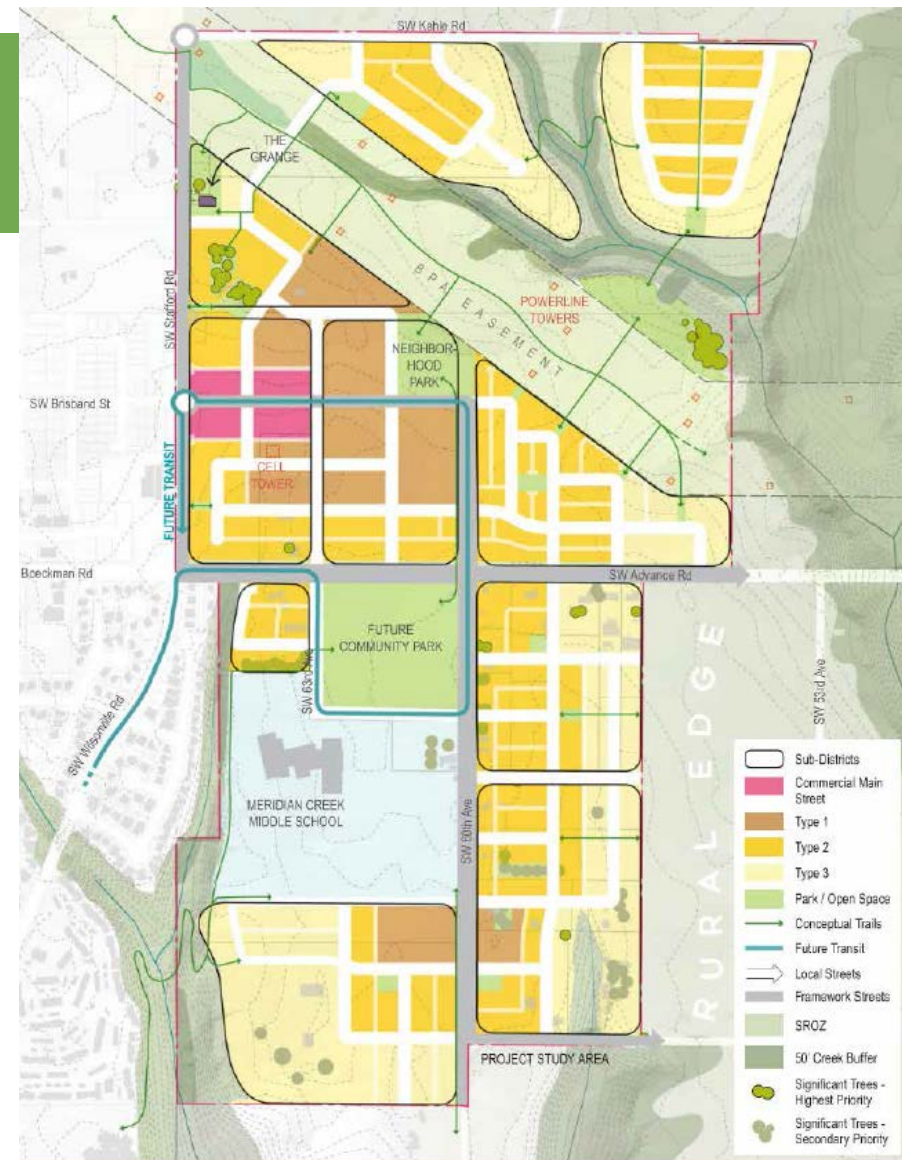
Require Minimum Density

- Meet expectations of plan
- Infrastructure design and funding
- Regulatory requirements



3 Urban Forms

- Establish look and feel standards:
 - Building bulk
 - Height
 - Width
 - Setbacks
 - Between buildings
 - From streets
 - Minimum lot size
 - Lot coverage



Feedback Needed

- Feedback on:
 - Permit the full spectrum of housing types
 - Require minimum densities
 - Use Type 1, Type 2, and Type 3 urban forms

Housing Variety Policy



Purpose of the Variety Policy

- Policy implementation of the Master Plan's three key intended outcomes:
 - Variety throughout, including accessible options
 - Integration of affordable choices
 - Transect of urban design

Three Steps to Variety Policy: A Draft Approach

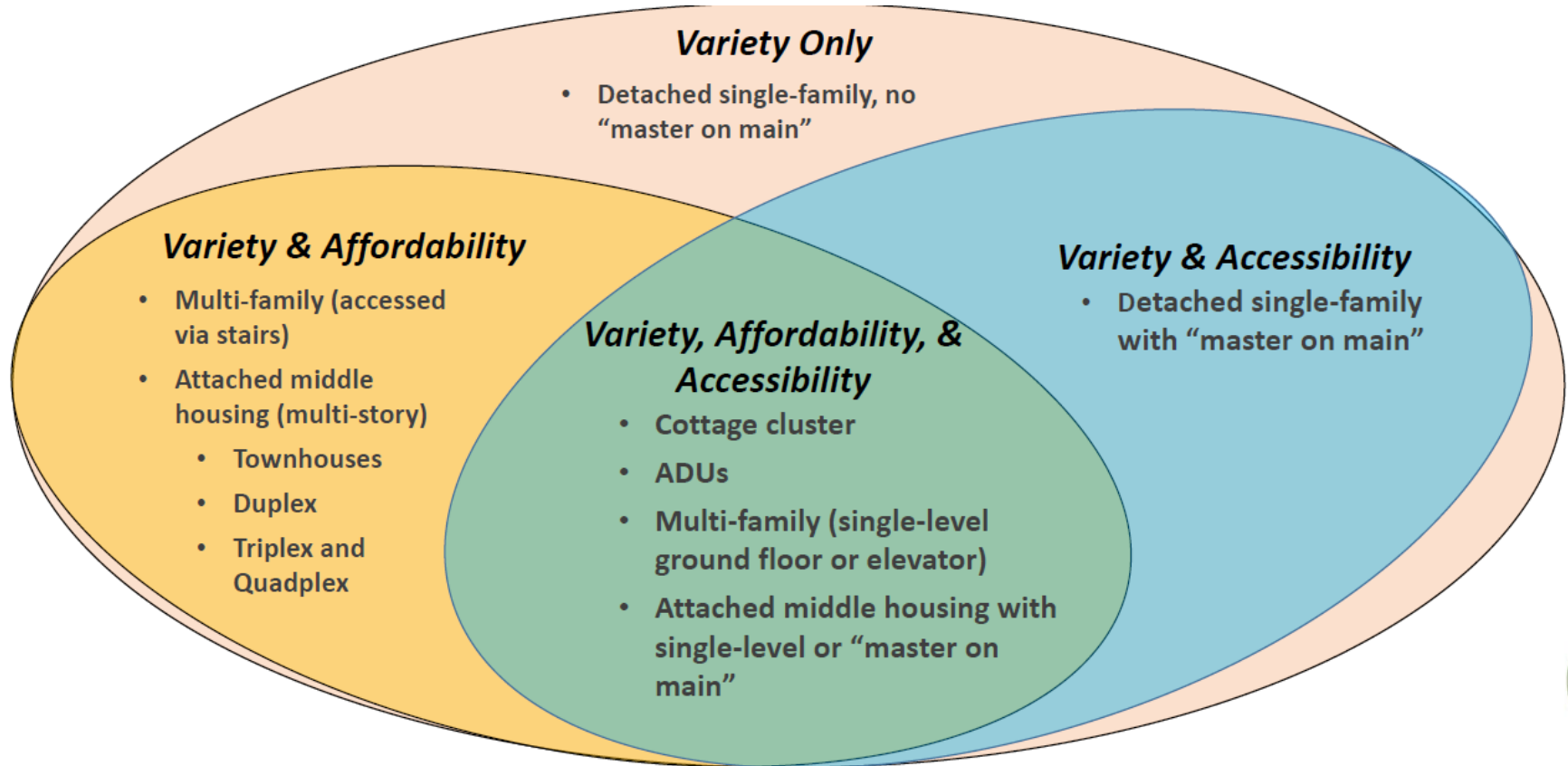
1. Categorize housing unit types
2. Establish minimum categories per subdistrict (or property)
3. Regulate percentages of categories
 - Maximum net area for a category
 - Minimum net area for target categories
 - Minimum middle housing mix



Step 1: Categorize Housing Unit Types

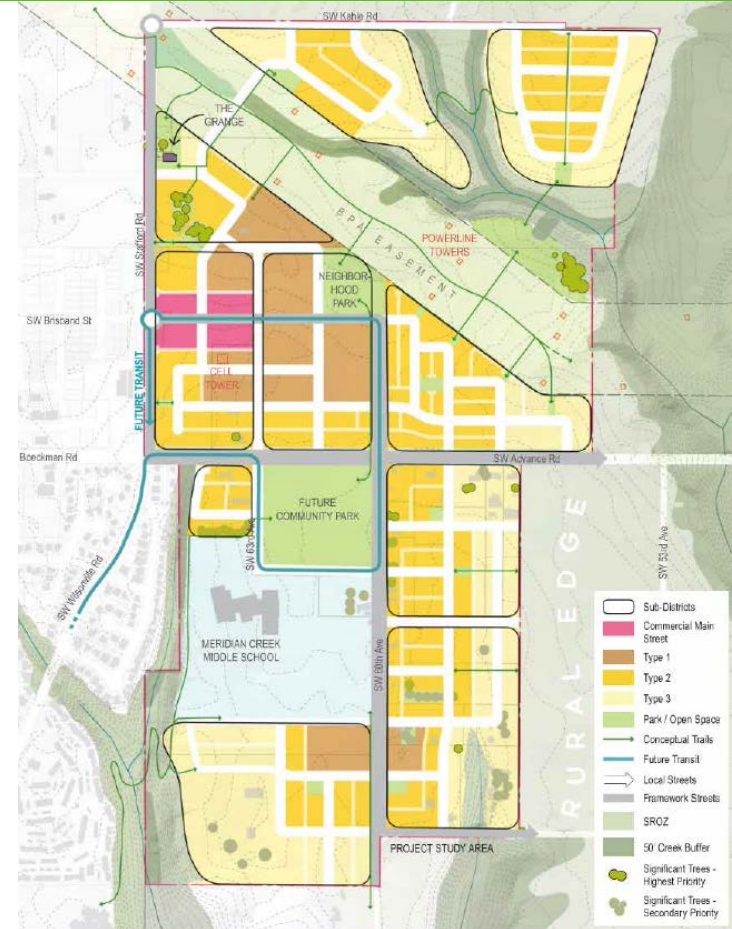
- Why?
 - To provide “buckets” of housing types to choose from in meeting variety standards
- How?
 - Considerations:
 - Market rate affordability in the 80% to 120% MFI range
 - Accessibility (adaptable single-level)
 - Housing choices/variety generally

A Framework for Housing Categories



Step 2: Minimum Categories Per Area

- Why:
 - To ensure variety
 - For inclusion of target types (e.g. middle housing)
- How:
 - Smaller properties provide fewer categories
 - Larger properties provide more categories
 - Consider X categories per subdistrict
- Standards to be set with the code



Step 3A: Maximum Net Area for a Category

- Why: So a given category does not dominate
- How: Set a clear and objective maximum*
 - 50% recommended
 - Consistent housing percentages anticipated in Affordable Housing Analysis
 - Easily understandable

* *Allow flexibility in discretionary review*



Step 3B: Minimum Net Area for Target Categories

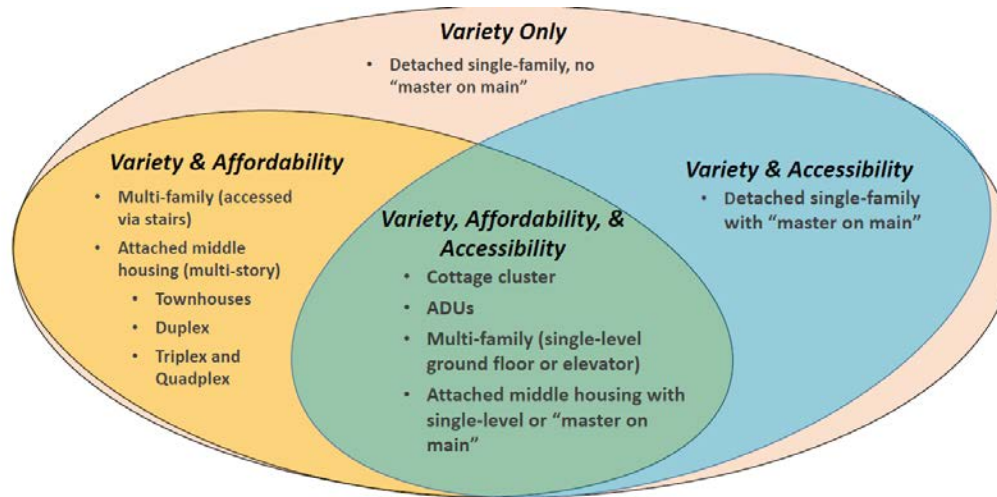
- Why:
 - Achieve affordability and accessibility
 - Ensure meaningful amounts are provided
 - Be responsive to community input
- How:
 - Set a clear and objective minimum*
for certain target housing categories

* Allow flexibility in discretionary review



Step 3B: Regulating Percentage: Minimums

- What percent to require?
 - Suggest a minimum approx. 10 - 20% of net area for any category
 - Market feasibility important



Step 3C: Minimum Middle Housing Mix

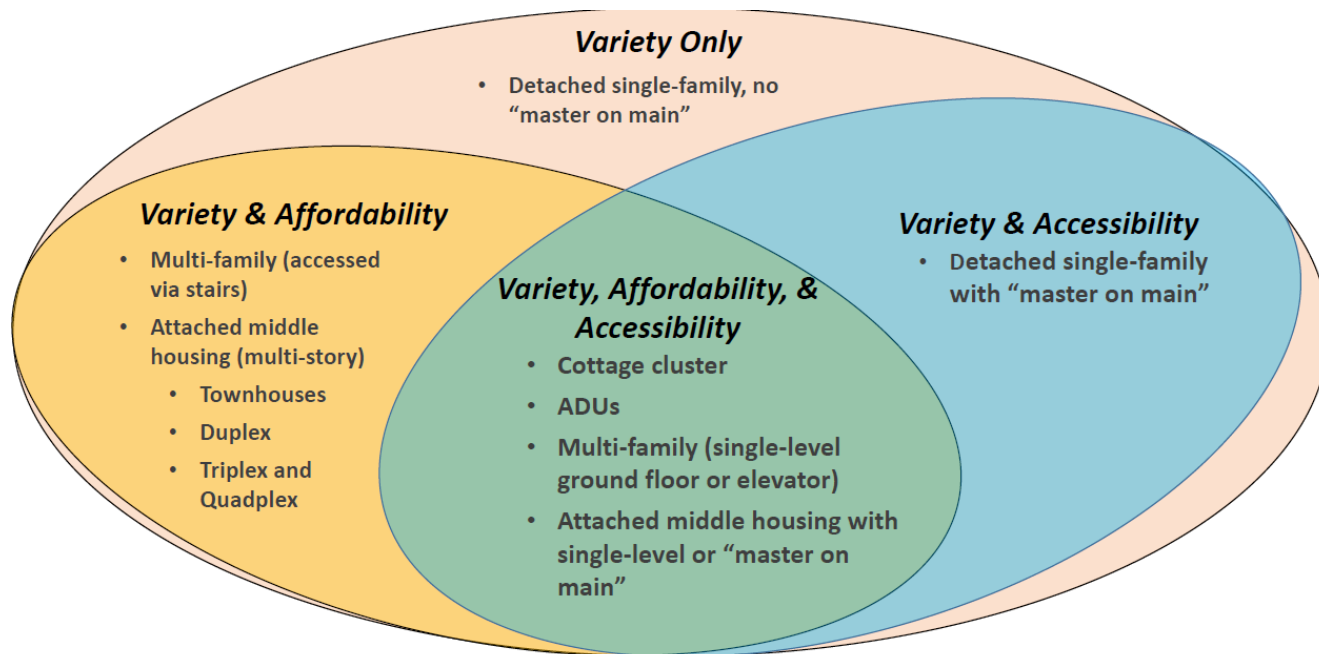
- Why:
 - Council's goal of affordable home ownership
 - Tends to be "for sale" more than multi-family
 - "Missing" from past development
 - Only approx. 10% of current Wilsonville housing
 - Provide opportunity to meet unmet/future demand
- How:
 - Set a clear and objective minimum for middle housing types



Variety Policy Guidance Requested

What is the feedback on:

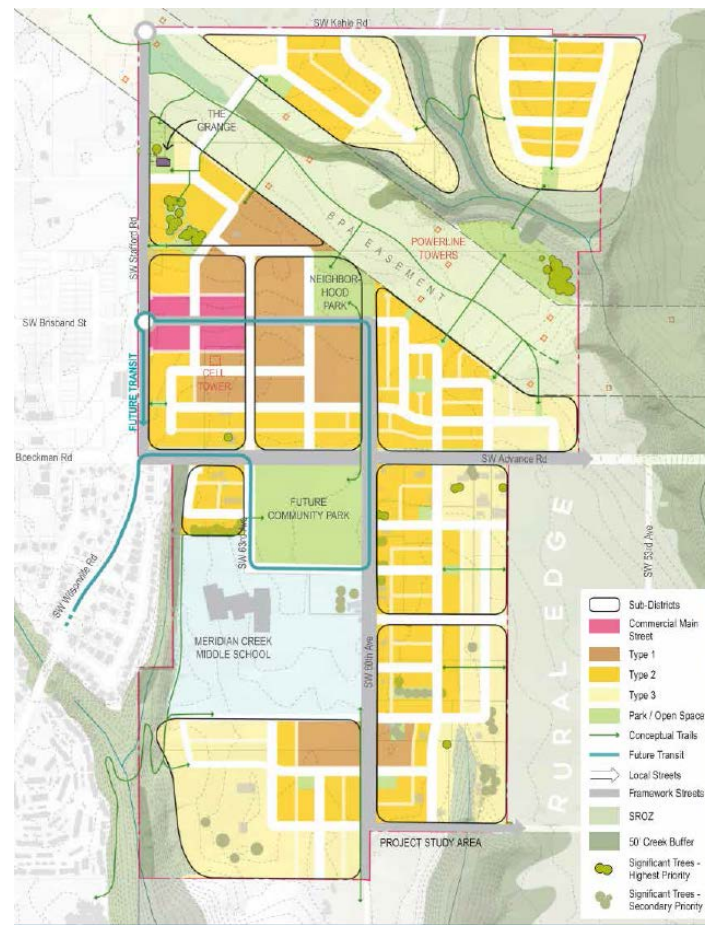
- Housing categories as a tool for variety, and the draft framework for categories?



Variety Policy Guidance Requested

What is the feedback on:

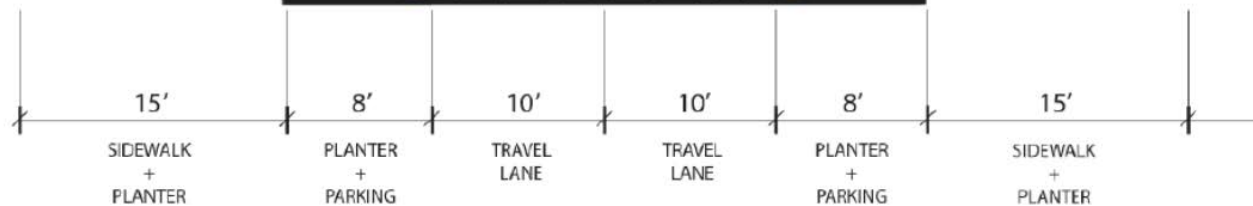
- Establishing a minimum number of categories per subdistrict (or property)?
 - *Example: 3*
- Regulating percentages of categories:
 - a. Maximum net area per category?
 - *Example: 50%*
 - b. Minimum net area for target categories?
 - *Example: 10 - 20%*
 - c. Minimum middle housing mix?
 - *Example: 2 middle housing types*
- *One housing unit could contribute to multiple criteria (i.e. a triplex could contribute to both target categories and minimum middle housing*



Commercial Main Street



Commercial Main Street Design



Commercial Main Street Zoning

- Should the City be flexible to allow single-story retail or vertical mixed use ?
- Should the City base the design standards on Town Center main street code ?

