

Frog Pond East and South Implementation

Draft Development Code Amendments Related to Design and Supporting Information (May 2023)

1. Define "Urban Form" and related terms:

- **Intent:** Since "Urban Form" is a new term for Wilsonville's Development Code that is tied directly to control of development related definitions will help provide clarity to what it is and how it is used in regulating development.
- **Explanation:** Specific definitions are proposed for "Urban Form", "Urban Form Type", and "Urban Form Type Designation"
- **Code Reference:** Section 4.001 *Definitions*
- **Draft Code Amendment:**

4.001 (.XXX) Urban Form – The physical characteristics of an area determined by the bulk, placement, and spacing of buildings and related site improvements.

4.001 (.XXX) Urban Form Type – In the Residential Neighborhood (RN) Zone, a categorization between different planned Urban Forms with Type 1 having the most urban look and feel and Type 3 having the least urban look and feel.

4.001 (.XXX) Urban Form Type Designation – A designation applied to land within the Residential Neighborhood (RN) Zone that determines what lot and structure standards apply to guide Urban Form.

2. Architectural Design Standards for Frog Pond East and South besides Brisband Main Street:

- **Intent:** To clarify which of the design standards established for the Residential Neighborhood (RN) Zone for Frog Pond West apply to Frog Pond East and South versus citywide design standards in Subsection 4.113 (.14). These design standards will apply to Frog Pond East and South residential development except the mixed-use on Brisband Street which will be subject to the main street standards the Commission reviewed in March.
- **Explanation:** Edit language in Section 4.127 and 4.113 to clarify which design standards apply to Frog Pond East and South. The general default is to rely on citywide design standards unless the particular standard has specific relevance to the design intent of the area or consistency with Frog Pond West.

RN Zone Standards for Frog Pond West to apply:

- Main entrance standards

- Garage standards (simplified)
- Prohibited Materials
- Fences
- Design adjacent to school and parks

RN Zone Standards for Frog Pond West to not apply:

- Window and glazing standards (typically met anyway)
- Articulation (duplicative of new citywide standards)
- Residential design menu (key standards apply citywide, not seen as necessary)
- House plan variety (duplicative of new citywide standards)
- **Code Reference:** Section 4.127 (.14) through (.18) *Residential Neighborhood (RN) Zone Residential Design and Similar Standards. Section 4.113 (.14) Residential Design Standards (citywide)*
- **Draft Code Amendment:**

Note: Commentary in is added in *gray italics* from Planning staff, including the planners that have reviewed the majority of the house permits under the current RN zone requirements.

Section 4.127

(.14) *Main Entrance Standards:*

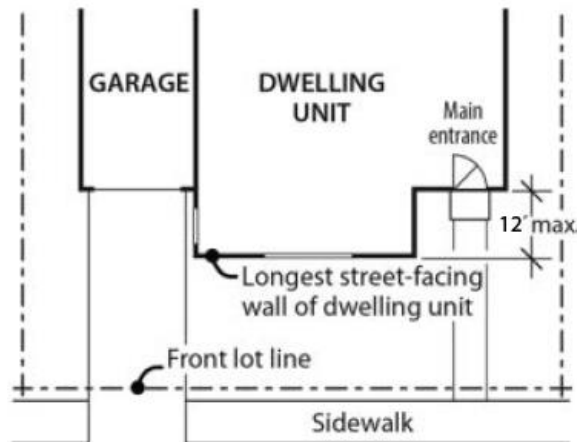
Commentary: These standards are simple to apply, consistent with the desired pedestrian orientation of Frog Pond, and are similar to citywide standards applied to some middle housing types. Staff recommends applying fully to Frog Pond East and South. The exception is C. regarding height of front door, which has not been used and could preclude "brownstone" style townhouses.

A. *Purpose.* These standards:

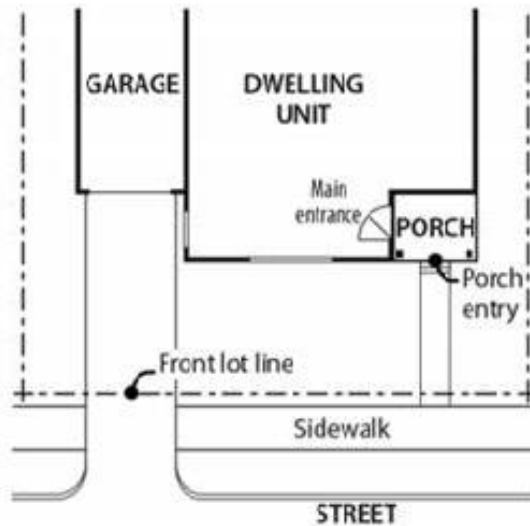
1. Support a physical and visual connection between the living area of the residence and the street;
2. Enhance public safety for residents and visitors and provide opportunities for community interaction;
3. Ensure that the pedestrian entrance is visible or clearly identifiable from the street by its orientation or articulation; and
4. Ensure a connection to the public realm for development on lots fronting both private and public streets by making the pedestrian entrance visible or clearly identifiable from the public street.

B. *Location.* At least one main entrance for each structure must:

1. Be within 12 feet of the longest street-facing front wall of the dwelling unit; and
2. Either;
 - a. Face the street;
 - b. Be at an angle of up to 45 degrees from the street; or
 - c. Open onto a porch. The porch must:
 - (i) Be at least six feet deep;
 - (ii) Have at least one entrance facing the street; and
 - (iii) Be covered with a roof or trellis.



Main Entrance Opening onto a Porch



~~C. Distance from grade. Main entrances meeting the standards in subsection B., above, must be within four feet of grade. For the~~

~~purposes of this Subsection, grade is the average grade measured along the foundation of the longest street-facing wall of the dwelling unit.~~

(.15) *Garage Standards:*

Commentary: Generally these have been useful standards. However in implementation staff feels the garage wall for wider homes over just garage door for all homes has added complexity without notable benefit. Staff suggests removing garage wall standard unless a compelling benefit to keeping is identified, while still requiring garage door and other standards.

A. *Purpose.* These standards:

1. Ensure that there is a physical and visual connection between the living area of the residences and the street;
2. Ensure that the location and amount of the living area of the residence, as seen from the street, is more prominent than garages;
3. Prevent garages from obscuring the main entrance from the street and ensure that the main entrance for pedestrians, rather than automobiles, is the prominent entrance;
4. Provide for a pleasant pedestrian environment by preventing garages and vehicle areas from dominating the views of the neighborhood from the sidewalk; and
5. Enhance public safety by preventing garages from blocking views of the street from inside the residence.

B. *Street-Facing Garage Walls:*

1. Where these regulations apply. Unless exempted, the regulations of this subsection apply to garages accessory to residential units.
2. *Exemptions:*
 - a. Garages on flag lots.
 - b. Development on lots which slope up or down from the street with an average slope of 20 percent or more.
3. *Standards:*
 - a. ~~The length of the garage wall facing the street may be up to 50 percent of the length of the street-facing building façade. For middle housing, this standard applies to the total length of the street-facing façades. For detached single-family and accessory structures, the standards apply to the street-facing façade of each unit. For corner lots, this standard applies to only one street side of the lot. For lots less than~~

~~are less than 50 feet wide at the front lot line, the standard in (b) below applies.~~

~~a.b. For lots less than 50 wide at the front lot line, the following standards apply:~~

~~(i) The width of the garage door(s) may be up to 50 percent of the length of the street-facing façade.~~

~~b.(ii) The garage door must be recessed at least four feet from the front façade or six feet from the front of a front porch.~~

~~c.(iii) The maximum driveway width is 18 feet.~~

d. Where a dwelling abuts a rear or side alley or a shared driveway, the garage shall orient to the alley or shared drive.

e. Where three or more contiguous garage parking bays are proposed facing the same street, the garage opening closest to a side property line shall be recessed at least two feet behind the adjacent opening(s) to break up the street facing elevation and diminish the appearance of the garage from the street. Side-loaded garages, i.e., where the garage openings are turned away from the street, are exempt from this requirement.

f. A garage entry that faces a street may be no closer to the street than the longest street facing wall of the dwelling unit. There must be at least 20 feet between the garage door and the sidewalk. This standard does not apply to garage entries that do not face the street.

(.16) *Residential Design Standards:*

Commentary: Many of these standards fall under two categories in staff's review in support of not applying them in Frog Pond East and South: (1) duplicative of citywide standards adopted as part of Middle Housing in Wilsonville project; (2) complex to administer without substantial benefit. In general, staff feels citywide residential design standards should apply unless there is a compelling reason not to.

A. *Purpose.* These standards:

1. Support consistent quality standards so that each home contributes to the quality and cohesion of the larger neighborhood and community.
2. Support the creation of architecturally varied structures, blocks and neighborhoods, whether a neighborhood develops all at once or one lot at a time, avoiding homogeneous street frontages that detract from the community's appearance.

B. *Applicability.* **In Frog Pond West** these standards apply to all façades facing streets, pedestrian connections, parks, open space tracts, the Boeckman Trail, or elsewhere as required by this Code or the Development Review Board. Exemptions from these standards include: (1) Additions or alterations adding less than 50 percent to the existing floor area of the structure; and, (2) Additions or alterations not facing a street, pedestrian connection, park, or open space tract. **In Frog Pond East and South the design standards in 4.113 (.14) apply to all public-facing facades.**

C. *Windows.* The standards for minimum percentage of façade surface area in windows are below. These standards apply only to facades facing streets, pedestrian connections, parks, and open space tracts.

Commentary: The language is left in because it remains applicable to Frog Pond West. However, as defined in the applicability subsection B. it is proposed that these standards not apply in Frog Pond East and South.

1. For two-story structures:
 - a. 15 percent front facades.
 - b. 12.5 percent—front facades if a minimum of six design elements are provided per Section 4.127(0.15)E., Design Menu.
 - c. Ten percent—front facades facing streets if a minimum of seven design elements are provided per Section 4.127(0.15)E., Design Menu.
2. For one-story structures:
 - a. 12.5 percent—front facades.
 - b. Ten percent—front facades if a minimum of six design elements are provided per Section 4.127(0.15)E., Design Menu.
3. For all structures: Five percent for street-side facades.
4. Windows used to meet this standard must provide views from the building to the street. Glass block does not meet this standard. Windows in garage doors and other doors count toward this standard.
5. Street-facing facades along Boeckman Road and Stafford Road must meet the standards for front facades.

D. *Articulation.* Plans for residential buildings shall incorporate design features such as varying rooflines, offsets, balconies, projections (e.g., overhangs, porches, or similar features), recessed or covered entrances, window reveals, or similar elements that break up otherwise long, uninterrupted elevations. Such elements shall occur at a minimum interval of 30 feet on façades facing streets,

pedestrian connections, parks, open space tracts, or elsewhere as required by this Code or the Development Review Board. Where a façade governed by this standard is less than 30 feet in length, at least one of the above-cited features shall be provided.

Commentary: The language is left in because it remains applicable to Frog Pond West. However, as defined in the applicability subsection B, it is proposed that these standards not apply in Frog Pond East and South.

- E. *Residential Design Menu.* Residential structures shall provide a minimum of five of the design elements listed below for front façades and façades facing Boeckman Road and Stafford Road, unless otherwise specified by the code. For side façades facing streets, pedestrian connections, parks, open space tracts, a minimum of three of the design elements must be provided. Where a design feature includes more than one element, it is counted as only one of the five required elements.

Commentary: The language is left in because it remains applicable to Frog Pond West. However, as defined in the applicability subsection B, it is proposed that these standards not apply in Frog Pond East and South.

1. Dormers at least three feet wide.
2. Covered porch entry—minimum 48 square foot covered front porch, minimum six feet deep and minimum of a six foot deep cover. A covered front stoop with minimum 24 square foot area, four foot depth and hand rails meets this standard.
3. Front porch railing around at least two sides of the porch.
4. Front facing second story balcony - projecting from the wall of the building a minimum of four feet and enclosed by a railing or parapet wall.
5. Roof overhang of 16 inches or greater.
6. Columns, pillars or posts at least four inches wide and containing larger base materials.
7. Decorative gables - cross or diagonal bracing, shingles, trim, corbels, exposed rafter ends or brackets (does not include a garage gable if garage projects beyond dwelling unit portion of street façade).
8. Decorative molding above windows and doors.
9. Decorative pilaster or chimneys.
10. Shakes, shingles, brick, stone or other similar decorative materials occupying at least 60 square feet of the street façade.

11. Bay or bow windows - extending a minimum of 12 inches outward from the main wall of a building and forming a bay or alcove in a room within the building.
 12. Sidelight and/or transom windows associated with the front door or windows in the front door.
 13. Window grids on all façade windows (excluding any windows in the garage door or front door).
 14. Maximum nine foot wide garage doors or a garage door designed to resemble two smaller garage doors and/or windows in the garage door (only applicable to street facing garages).
 15. Decorative base materials such as natural stone, cultured stone or brick extending at least 36 inches above adjacent finished grade occupying a minimum of ten percent of the overall primary street facing façade.
 16. Entry courtyards which are visible from, and connected directly to, the street. Courtyards shall have a minimum depth of ten feet and minimum width of 80 percent of the non-garage/driveway building width to be counted as a design element.
- F. *House Plan Variety.* No two directly adjacent or opposite residential structures may possess the same front or street-facing elevation. A structure containing multiple middle housing units shall be considered a single residential structure for the purpose of house plan variety. This standard is met when front or street-facing elevations differ from one another due to different materials, articulation, roof type, inclusion of a porch, fenestration, and/or number of stories. Where façades repeat on the same block face, they must have at least three intervening residential structures between them that meet the above standard. Small Lot developments over ten acres shall include duplexes and/or two-unit townhouses comprising ten percent of the homes—corner locations are preferred.

Commentary: The language is left in because it remains applicable to Frog Pond West. However, as defined in the applicability subsection B, it is proposed that these standards not apply in Frog Pond East and South.

- G. *Prohibited Building Materials.* The following construction materials may not be used as an exterior finish:

Commentary: The language is left in because it remains applicable to Frog Pond West. However, as defined in the applicability subsection B, it is proposed that these standards not apply in Frog Pond East and South.

1. Vinyl siding.

2. Wood fiber hardboard siding.
3. Oriented strand board siding.
4. Corrugated or ribbed metal.
5. Fiberglass panels.

(.17) *Fences:*

Commentary: Has similar applicability to Frog Pond East and South as West.

A. ~~Within Frog Pond West, f~~**F**ences shall comply with standards in 4.113 (.07) except as follows:

1. Columns for the brick wall along Boeckman Road and Stafford Road shall be placed at lot corners where possible.
2. A solid fence taller than four feet in height is not permitted within eight feet of the brick wall along Boeckman Road and Stafford Road, except for fences placed on the side lot line that are perpendicular to the brick wall and end at a column of the brick wall.
3. Height transitions for fences shall occur at fence posts.

(.18) *Residential Structures Adjacent to Schools, Parks and Public Open Spaces.*

Commentary: Has similar applicability to Frog Pond East and South as West.

- A. *Purpose.* The purpose of these standards is to ensure that development adjacent to schools and parks is designed to enhance those public spaces with quality design that emphasizes active and safe use by people and is not dominated by driveways, fences, garages, and parking.
- B. *Applicability.* These standards apply to development that is adjacent to or faces schools and parks. As used here, the term adjacent includes development that is across a street or pedestrian connection from a school or park.
- C. *Development must utilize one or more of the following design elements:*
 1. Alley loaded garage access.
 2. On corner lots, placement of the garage and driveway on the side street that does not face the school, park, or public open space.
 3. Recess of the garage a minimum of four feet from the front façade of the home. A second story above the garage, with windows, is encouraged for this option.

- D. Development must be oriented so that the fronts or sides of residential structures face adjacent schools or parks. Rear yards and rear fences may generally not face the schools or parks, unless approved through the waiver process of 4.118 upon a finding that there is no practicable alternative due to the size, shape or other physical constraint of the subject property.

Section 4.113

(.14) Design Standards for Detached Single-family and Middle Housing.

Commentary: Language added to clarify exceptions to citywide standards in the RN Zone only apply to the Frog Pond West neighborhood. The citywide standards are proposed to apply in Frog Pond East and South.

- A. The standards in this subsection apply in all zones, except as indicated in 1.–~~2~~**3**. below:
1. The Façade Variety standards in Subsection C.1. do not apply in the Village Zone or **the Frog Pond West neighborhood in the Residential Neighborhood Zones**, as these zones have their own variety standards, except that the standards do apply within middle housing development with multiple detached units on a single lot which the standards of these zones do not address;
 2. The entry orientation and window standards for triplexes, quadplexes, and townhouses in Subsections D.1–2. and E. 2–3. do not apply in the Village Zone or Residential Neighborhood Zone as these zones have their own related standards applicable to all single-family and middle housing.
 - 3. The window standards for triplexes, quadplexes, and townhouses in Subsection D. 2. And E. 3. do not apply in the Village Zone or the Frog Pond West neighborhood in the Residential Neighborhood Zone as these zones have their own related standards applicable to all single-family and middle housing.**

3. Special Design Addresses from Master Plan:

- **Intent:** Establish standards for special urban design treatments along Stafford and Advance Roads consistent with the Frog Pond Area Plan, interface with Frog Pond West, and the Frog Pond East and South Master Plan.
- **Explanation:** Add language establishing the special requirements along Stafford and Advance Roads including fencing requirements,

structure orientation and entrances. See Master Plan Implementation Measure 9 on page 107-108 of the Master Plan.

- **Code Reference:** New Subsection 4.127(.22) Residential Neighborhood Zone-Special Design Addresses in Frog Pond East and South.
- **Draft Code Amendment:**

(.22) Residential Neighborhood Zone-Special Design Addresses in Frog Pond East and South.

- A. Purpose. The purpose of the design standards in this subsection are to provide clear and objective standards to enhance the look and feel of development along SW Stafford Road and SW Advance Road.
- B. Applicability. The design standards are applicable to all structures along or surrounding the designated streets.
- C. Special Design Address Standards for east side of SW Stafford Road as well as the north side of SW Advance Road from Stafford Road to the wetland approximately 250 feet east of SW Stafford Road:

1. Courtyard Walls and Pedestrian Access Points:

- a. Except for pedestrian access points, the frontage of each lot or tract (not counting any landscape tract running parallel with the road) shall have a four-foot red-brick courtyard wall matching the style shown in Figure X. below.



Figure X. 4 Foot Wall Along Stafford Road

- b. Except for corner lots at SW Stafford Road and SW Brisband Street, each lot shall have at least one paved walkway extending from the Stafford Road sidewalk providing a pedestrian access point. Any gates at pedestrian access point shall have a black "iron style" gate matching the style shown in Figure X2. below.



Figure X2. 4-Foot High Gate for Pedestrian Access Points along SW Stafford Road

2. Structure and Entry Orientation:
 - a. Except for corner lots at SW Stafford Road and SW Brisband Street, the facades of structures facing SW Stafford Road shall meet all design standards for front facades. Generally this will be the front façade of the structure, but if it is the side or rear façade, the façade must still meet front façade standards including having at least one building entrance oriented towards SW Stafford Road.
- D. Special Design Address Standards for SW Advance Road, except for the portion on the north side included in the Stafford Road Design Address C. above:
 1. Only front yards shall be oriented towards SW Advance Road with front entrances facing the street, except for corner lots at intersecting streets where side yards and side facades may front SW Advance Road, as necessary.
 2. Lots shall have courtyard fencing matching Figure X. including any side yards for lots oriented on intersecting streets.



(image to be updated once confirmed desired design)

3. No motor vehicle access is allowed directly from SW Advance Road except for emergency access requested by the Fire District and approved by the City Engineer.
4. Lots shall be considered to front SW Advance Road even if a landscape tract exists between the lot and the SW Advance Road right-of-way.