



PLANNING COMMISSION

WEDNESDAY, OCTOBER 11, 2023

WORK SESSION

2. Frog Pond East and South Implementation-Development Code (Pauly)
(30 minutes)



PLANNING COMMISSION MEETING STAFF REPORT

Meeting Date: October 11, 2023		Subject: Frog Pond East and South Development Code	
		Staff Member: Daniel Pauly, Planning Manager	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable	
		Comments:	
Staff Recommendation: Provide requested input on draft Development Code amendments for Frog Pond East and South Implementation.			
Recommended Language for Motion: N/A			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Expand home ownership	<input checked="" type="checkbox"/> Adopted Master Plan(s): Frog Pond East and South Master Plan	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COMMISSION

An important next step in realizing the vision of the Frog Pond East and South Master Plan is to write implementing Development Code amendments. This effort has been ongoing since early 2023. This work session will provide the Planning Commission an update on housing variety standards and stormwater design standards.

EXECUTIVE SUMMARY:

The Frog Pond East and South Master Plan, adopted by City Council in December 2022, provides clear policy direction and guidance for future development in Frog Pond East and South.

However, an important implementation step is to develop a detailed set of Development Code standards consistent with the Master Plan. These standards will be relied on by developers to plan and design development. These standards will also be relied on by City reviewers to ensure development meets City expectations.

This work session will provide updates on two development code topics the Planning Commission has discussed previously: (1) housing variety standards and (2) residential stormwater design standards.

Housing Variety Standards

In review, there are two main related housing variety standards directed by the Master Plan: (1) require a minimum amount of targeted housing types (middle housing, and other/accessible including cottages/ADUs and multi-family) and (2) set a maximum amount of a single housing category that can be built in a given area.

Other standards, particularly minimum number of units and lot standards, also impact variety. The Planning Commission last discussed variety standards in February. Since this time staff has worked to refine and test these novel standards, which is still in process. In particular, the City has hired MIG and Walker Macy to run design scenarios to test the standards to help understand any unintended consequences with how the various standards interact with each other. The first round of these design scenarios was completed at the end of September and the project team is in the process of reviewing them and will share any initial insights from this review in the presentation during the work session.

Specifically, the project team is working to understand better and address any potential issues with implementing the following elements of the variety and lot standards:

1. Different unit types consume land per unit at different rates (i.e. detached homes take up more land per unit than multi-story multi-family). How can the variety standards control for this varying rate of land consumption and how does this varying rate relate to any standards using net development area?
2. Variety, density, and design requirements (i.e. setback, building widths) are interrelated. How do these standards relate and which standards can be removed to simplify development applications, while getting substantially the same results?
3. The minimum and maximum variety requirements, discussed to date, do not add up to 100% of the units or net area, leaving a gap of 15% of units or net area. These “gap units” do not have to fall within a certain category to meet the minimum requirements. However, as they cannot be within a category that would push that category beyond the maximum allowed, they most likely would have to be within one of the required

categories thus inadvertently requiring more units in the required categories than otherwise stated in the standards. The City is trying to understand how big of a concern this might be. It is trying to understand if the “gap units” are inadvertently pushed to be a unit type they otherwise would not be based on market preference, minimum unit count, and site and design standards. Standards may need to be adjusted to “close the gap” if determined it is a significant concern. Standards that may be adjusted to “close the gap’ include:

- Whether the minimum unit variety and maximum units in a single category requirements are based on planned unit count or net area, or a combination of both;
 - The geographic scale at which minimum target unit requirements and maximum units in one category are measured (see four, below); and
 - Percentages of required unit categories and percentage allowed in a single unit category.
4. Confirming at what geographic scale the minimum and maximum requirements should be measured. Should they be measured at the subdistrict level or is there a case to measure on a broader scale (i.e. full planning area or a proposed development area), and should both minimum and maximum requirements be measured on the same scale?

In determining the scale at which minimum and maximum requirements should be measured, the following Master Plan implementing measures and strategies need to be honored:

- require a variety of housing and include minimum and maximum amounts of specific housing types at the subdistrict or tax lot level;
- establish minimum housing variety standards by subdistrict and development area; and
- encourage variety at the block level.

Because of these implementing measures and strategies, staff does not support applying both minimum and maximum requirements across multiple subdistricts as this would run counter to the clear Master Plan language about requiring variety at the subdistrict level and encouraging it at the block level.

Staff also recommends keeping any measure at the ownership level rather than broader subdistrict or Master Plan area covering multiple ownerships. This would prevent a development approval from impacting the development potential of another owner that may or may not actively engage or be aware of a proposed development.

However, for large developments encompassing multiple subdistricts, it may work to apply one requirement at the subdistrict level and the other at the wider development-wide level. One way this could be structured is if the minimum amount of target unit

categories requirement was measured on the subdistrict scale and deemed sufficient to ensure variety per the Master Plan, the maximum units in a single category requirement could be measured across the larger Stage I area allowing for additional flexibility in unit placement, especially any “gap units” across the development area. This may allow a single category to be higher than 60% in a given subdistrict, but this could be evened out by having fewer of that unit category in another subdistrict within a development.

5. What percent should be used for the variety standard that sets a maximum amount of any one housing unit category? The City is currently testing 60% as it is near half, but adds some flexibility and reduces the percentage of “gap units” while not allowing a single unit category to dominate. In addition, it avoids a “gridlock scenario” that could happen if the maximum is set at 50%. In the “gridlock scenario”, two unit categories represent exactly 50% each. This would put any future flexibility in “gridlock” because you could not change any unit type as it would push one or the other over 50%. Even in initial development, the developer would have to artificially ensure the amount of multiple unit types is exactly 50%. As any “gap unit” concern is addressed, this maximum percentage may need to be further increased, but should be kept low enough to not allow a single unit category to dominate a subdistrict, per the Master Plan.
6. The Master Plan also delineates three urban forms for Frog Pond East and South to create diversity in the built form throughout the planning area and to focus denser urban forms in highly active areas of focus (near the commercial main street and neighborhood park). While all areas will allow and require housing variety, certain housing types will be more typical of different urban forms and their accompanying design standards (see Attachment 1).

The question has been raised whether it is desirable for the variety requirements to differ or adjust based on the urban form rather than applying the same variety requirements evenly regardless of urban form. In assessing this concept, the project team finds it better reflects the notion of the transect discussed in the Master Plan, with more housing typical of more dense forms in Urban Form 1 and 2 than in Urban Form 3. For example, the Commission previously discussed an overall requirement of 20% of units to be middle housing. In conducting the case study, the project team recommends shifting this slightly for different urban forms, where a subdistrict or development with a large amount of Urban Form 1 and some Urban Form 2 would have a requirement of 22.5% and where it is primarily Urban Form 3, it would be 17.5%.

While the project team will bring forward specific recommendations to address these questions in the coming months, the following would be helpful feedback from the Planning Commission at this work session:

- Would the Planning Commission support measuring one of the variety requirements (minimum or maximum units) at a larger scale than subdistrict as long as the other

variety requirement is felt substantial enough to ensure variety of housing choices within each subdistrict?

- Does the Planning Commission support 60% as the maximum limit of a single unit category?
- Does the Planning Commission support the concept of slight variations for the amount of target housing required in a given subdistrict or development based on the amount of area designated for different urban forms (number six, above), with subdistricts with more Urban Form 1 and 2 requiring more target housing than subdistricts with primarily Urban Form 3?
- What other input does the Planning Commission have on the topics still being refined and tested related to housing variety?

Residential Stormwater Design Standards

The draft stormwater standards aim to establish clear and objective standards during review of development applications. The standards additionally aim to establish clarity about an alternative discretionary review path and what factors would be considered for the alternative path. The primary update to stormwater standards since Planning Commission discussed them in July is the project team is recommending moving away from establishing a maximum percentage of a development's stormwater that can be in a single facility in an effort to require decentralized storm facilities. Following developer feedback and internal discussion, the project team recommends instead simply focusing on the draft location prioritization standards. The team feels this is adequate to ensure decentralization of stormwater facilities as the priority locations are located throughout any given development. The team also found it difficult to scale the percentage standards for different sizes of projects, with the requirement being more cumbersome for small projects between 2 and 5 acres. Staff feels the simplified approach will lead to substantially similar results without overlapping standards. Staff is exploring putting a maximum size limit for single-facilities as a double-check against large, centralized facilities, but needs to do more work to determine what would be the appropriate size limit.

As modified, the draft standards (Attachment 3):

- Include a purpose statement for the standards;
- Explain the requirement to follow low-impact development design standards, meaning above-ground facilities that mimic the natural flow and soil percolation of historic pre-development conditions;
- Set a clear prioritization of where stormwater facilities should be located within a development with priority on areas like alley shoulders and curb bump outs that are located throughout development for other design reasons;

- Identifying conflicting design elements and uses, such as light poles, street trees, utilities, bicycle and pedestrian paths, and usable open space, and when those would be prioritized over stormwater facility placement;
- Establishing the review authority as the City Engineer and key factors for considering waivers to stormwater design standards.

The project team seeks the following feedback regarding draft stormwater standards from the Planning Commission:

Does the Planning Commission have any concerns or comments about removing the previously drafted threshold requirement that no more than a certain percent of a development or basin's stormwater can go to a single facility?

Does the Planning Commission have any additional concerns or questions about the draft stormwater standards?

EXPECTED RESULTS:

Feedback from the meeting will guide completion of a package of Development Code amendments for adoption in the coming months.

TIMELINE:

Following additional work sessions, a public hearing on the Code amendments are expected late in the first quarter of 2024.

CURRENT YEAR BUDGET IMPACTS:

The Development Code implementation work is funded by remaining funds from the \$350,000 Metro grant for the Frog Pond East and South Master Plan and matching City funds in the form of staff time.

COMMUNITY INVOLVEMENT PROCESS:

During this implementation phase the primary focus is on honoring past input. However, the project team will engage key stakeholders for input on draft Development Code amendments.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

Realization of the policy objectives set out in the Frog Pond East and South Master Plan to create Wilsonville's next great neighborhoods. This includes furthering of the City's Equitable Housing Strategic Plan and Council's goal of affordable home ownership.

ALTERNATIVES:

The project team prepared draft amendments to help implement the Frog Pond East and South Master Plan. A number of alternative amendments can be considered to meet the same intent.

ATTACHMENTS:

1. Frog Pond East and South Master Plan Excerpt Re: Housing Variety and Urban Forms and

Typical Housing Development Types

2. Housing Categories for Reference
3. Draft Residential Stormwater Standards October 2023

FROG POND EAST & SOUTH MASTER PLAN



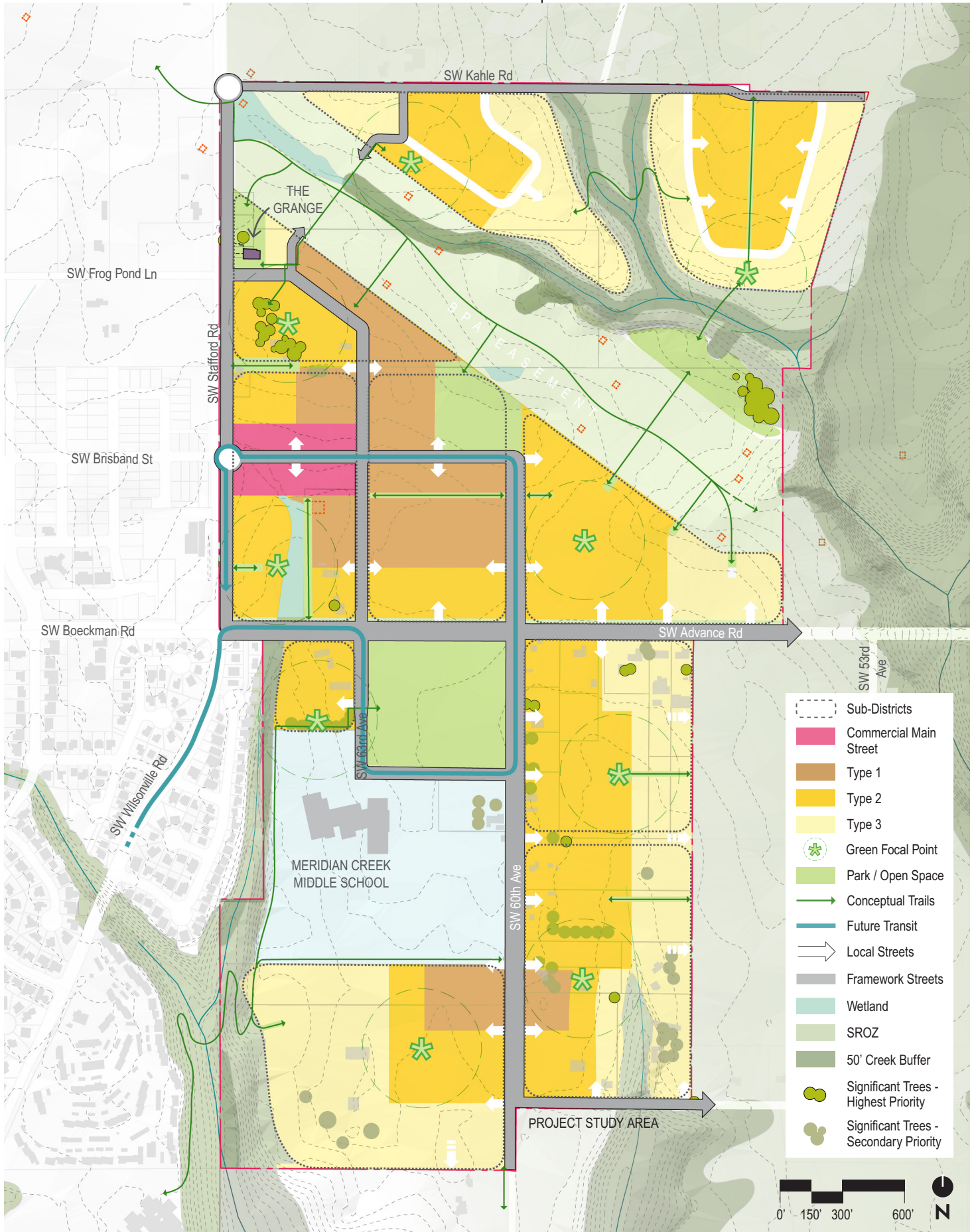
A VISION AND IMPLEMENTATION PLAN FOR TWO NEW
NEIGHBORHOODS IN EAST WILSONVILLE



ADOPTED BY WILSONVILLE CITY COUNCIL
ORDINANCE NO. 870

DECEMBER 19 2022

Figure 15. Land Use and Urban Form Plan





COMMUNITY DESIGN CONCEPTS

FORM BASED DESIGN AND TRANSECT

- More compact housing is in “Type 1” urban form areas (see Chapter 6 for more description of the urban form types)
- Adjacent areas are less compact and result in a transect or transition to even less compact housing form
- The East Neighborhood has its Type 1 housing in the central area adjacent to the Brisband Main Street, future Frog Pond East Neighborhood Park and BPA Easement
- The South Neighborhood has a small node of Type 1 housing located south of the Meridian Middle School property.
- In both neighborhoods, Type 2 and 3 housing form “feathers out” from the Type 1 areas.

A WIDE VARIETY OF HOUSING CHOICES

- Opportunities for a wide spectrum of housing choices: townhomes, quadplexes, tri-plexes, duplexes, cottage clusters, cottage developments, small-lot detached homes, medium and larger lot detached homes, accessory dwelling units, apartments/condos, tiny homes and co-housing
- Requirements for a mix of housing choices in each subdistrict
- Housing capacity for an estimated minimum of 1587 dwellings (See Chapter 6 for housing and land use metrics)





LAND USE

RESIDENTIAL LAND USE AND URBAN FORM

KEY OUTCOMES

The Land Use and Urban Form Plan includes residential areas intended to create three key outcomes:

- **A variety of housing choices** throughout the East and South Neighborhoods
- **Opportunities for affordable housing choices** integrated into the neighborhoods
- A planned **“transect”** of housing form in order to create a cohesive neighborhood that maximizes the amenities available to residents while creating an urban form sensitive to the local context.

VARIETY THROUGHOUT

The Master Plan creates opportunities for a wide variety of housing choices in each neighborhood and subdistrict. This concept focuses on mixing and integrating different housing choices throughout each subdistrict and block rather than having separate areas for separate types of housing units.

The plan defines and maps three types of urban form for housing – Types 1, 2, and 3 – that define the look and feel of the different subdistricts within the neighborhoods. The focus of this typology is urban form: the bulk, height and spacing of buildings. Each urban form type allows for a full array of housing choices.

For example, a detached home may exist in any of the urban form types, but for Type 1 it would have a smaller footprint and, be closer to adjoining homes, and for Type 3 it would have a larger footprint and be farther apart from adjoining homes. Building height will also tend to be taller where Type 1 is designated with height trending down in areas with Type 2 and Type 3 building form. A multi-family building also may exist in any of the urban forms, but for Type 1 the building would be taller and wider with more units per building and closer to adjoining buildings. For Type 3, a multi-family building would be shorter and smaller (similar to the size of a larger single-family home) with fewer units per building, and buildings would be further apart, likely interspersed with single-family homes.



LAND USE

TYPE 1 RESIDENTIAL URBAN FORM

Type 1 residential urban form is the most compact and urban of the three forms:

- Buildings 2-4 stories tall close to the street
- Buildings are closely spaced from each other
- Townhouse, condo/apartment buildings, and similar are not limited in width allowing larger buildings that may even occupy an entire block face
- Lot area per building for detached homes will be small with less yard space than in Type 2 and Type 3
- Townhouses, closely spaced detached homes, and multi-family buildings are expected to be common housing choices provided; cottages or similar small-unit housing is also likely to be built





LAND USE

TYPE 2 RESIDENTIAL URBAN FORM

Type 2 residential urban form is less compact than Type 1 but more compact than Type 3:

- Buildings are intended to be 2 stories, with 3 stories allowed under applicable State law for certain housing categories
- Moderate setbacks from the street
- Building separation is generally 10 feet,
- Building width is moderately limited, to maintain a building bulk consistent among multi-family, middle housing, and single-family detached housing choices
- Detached home lot size is approximately double that of Type 1 allowing for larger home footprints and larger yards than Type 1
- Small to medium sized single-family detached homes and townhouses are expected to be common housing choices, with duplexes, triplexes, quadplexes, cottage clusters, and smaller multi-family buildings also likely to be built.





LAND USE

TYPE 3 RESIDENTIAL URBAN FORM

Type 3 is the least compact residential urban form, characteristics include:

- Buildings primarily 1-2 stories in height, with 3 stories allowed for certain housing categories consistent with applicable State law
- Buildings are set back from the street
- Width of buildings is limited to create smaller buildings, which limits the number of units in multifamily or middle housing structures
- Building separation generally more than 10 feet
- Lot size for detached single-family homes generally 1.5 times that of Type 2 and 3 times that of Type 1, allowing for larger homes and yards
- Medium to large single-family detached homes along with smaller townhouse and duplex buildings are expected to be common housing choices, cottage clusters would be well-suited to this Type, and triplexes, quadplexes, and small multi-family buildings may also be built





IMPLEMENTATION

IMPLEMENTATION MEASURE 4.1.7.D

Implementation of the Frog Pond East & South Master Plan will include the following:

1. Designation and mapping of subdistricts. Subdistricts are smaller geographic areas within each neighborhood where specific regulations may be applied to implement the Master Plan.
2. Clear and objective Development Code standards that:
 - a. Set minimum number of units at the subdistrict or tax lot level.
 - b. Establish height, setback and other development standards for the Type 1, Type 2, and Type 3 Urban Forms described and mapped in the Frog Pond East & South Master Plan.
 - c. Require a variety of housing and include minimum and maximum amounts of specific housing types at the subdistrict or tax lot level.
 - d. Require middle housing.
3. Zoning provisions that provide an alternative path of discretionary review to provide flexibility for development while still achieving the intent of the Master Plan and Development Code.
 - a. The alternative path will include criteria to guide flexibility from the clear and objective height, setback, and other similar development standards for buildings in specific urban design contexts.
4. Define categories of housing for use in implementing housing variety standards.
5. Coordination with the owners of the Frog Pond Grange to coordinate and support continued use and development of the Grange as a community destination. Any future public ownership or use of the Grange building is dependent on future funding not yet identified.
6. Coordination with the Bonneville Power Administration (BPA) on land use and development within their easement in the East Neighborhood.
7. A future study of design options for the creek crossings shown on the Park and Open Space plan in this Master Plan. This work will address potential structured crossings.
8. The City may initiate a Main Street study to evaluate specific designs and implementation for the SW Brisband Main Street.
9. Special provisions will be in place for design of both the public realm and private development along the east side of SW Stafford Road and SW Advance Road and surrounding the East Neighborhood Park.



IMPLEMENTATION

ZONING IMPLEMENTATION

ZONING MAP AMENDMENTS AND IMPLEMENTATION

Table 7 lists the zone districts that will implement each of the Comprehensive Plan designations identified within the planning area.

Table 7. Implementing Zoning Designations

COMPREHENSIVE PLAN DESIGNATION	IMPLEMENTING ZONE
Residential Neighborhood	Residential Neighborhood (RN)
Commercial	Planned Development Commercial (PDC)
Public	Public Facilities (PF)
All, where applicable	Significant Resource Overlay Zone (SROZ)

Zoning will be applied concurrent with the annexation and development review process for individual properties.

CODING FOR VARIETY AND PRIORITY HOUSING TYPES

Providing a variety of housing types, and particular housing types, throughout the East and South neighborhoods are important intended outcomes for the Master Plan. There are many examples of how variety and specific housing is designed and delivered in master planned communities such as Northwest Crossing in Bend and like Villebois here in Wilsonville. In those communities, a master developer defines and maps the planned housing types at a very site-specific level such as individual lots or blocks. Master planned communities can also implement specific and strategic phasing of infrastructure and housing types.

The Frog Pond East & South Master Plan aspires to have the detailed variety of a master planned community like Villebois even though it does not have the oversight of a single master developer. There is an opportunity to require and encourage housing that is a priority for the City. Examples include: home ownership opportunities for households of modest income (80-120% of AMI), middle housing units, dwellings that provide for ground floor living (full kitchen, bath and master bedroom on the main floor), and dwellings that provide for ADA³ accessibility.

The standards for Frog Pond’s housing variety will also recognize and accommodate several development realities:

3 Americans with Disabilities Act (1990).



IMPLEMENTATION

- The neighborhoods will develop incrementally. There may be several larger projects where a developer prepares a coordinated plan for relatively large areas (e.g. 20+ acres). However, there will also be many smaller developments that will occur by different developers, on varied parcel sizes, and at different points of time. The code’s variety standards must work for the likely range of differently scaled projects.
- Flexibility will be needed for evolving market and housing needs over time, including to reflect the City’s future Housing Needs Analyses and Housing Production Strategies..
- All standards that address housing must be clear and objective. A discretionary review path can be provided as an alternative to provide additional flexibility.

Below is a list of potential strategies for requiring variety throughout Frog Pond East and South. These show the intent of the implementing standards and are subject to refinement or change as the development code is prepared.

Strategy 1: Permit a wide variety of housing types.

Amend the RN Zone to allow the following types in Frog Pond East and South:

- Single-Family Dwelling Units⁴
- Townhouses
- Duplex, Triplex, and Quadplex
- Cluster Housing
- Multiple-Family Dwelling Units
- Cohousing
- Manufactured Dwellings⁵
- Accessory Dwelling Units

Strategy 2: Define “categories” of housing units to be used for implementing variety standards.

Each category would provide a range of housing units to choose from when meeting the variety standards. The categories will be based on the policy objectives of the Council for equitable housing opportunities. They will also include specific housing types desired by the City (e.g. accessory dwelling units). The categories will be defined as part of the development code.

4 Tiny homes are included in this use type
5 Manufactured dwellings are subject to the definitions and requirements of ORS 443.



IMPLEMENTATION

Strategy 3: Establish minimum dwelling unit requirements

Establish the minimum number of dwelling units required in each subdistrict (or on each pre-existing tax lot). The minimum number of required dwellings will help ensure the provision of attached housing forms.

Minimum number of dwelling unit requirements helps ensure variety by preventing a lower production of units than anticipated by the Master Plan. The unit count anticipated in the Master Plan assumes a variety of housing and meeting the minimum is not anticipated to be met without provision of a variety of housing.

Note: The housing capacity estimates prepared for the Master Plan could be used as the basis for the minimums.

Strategy 4: Create development standards for lots and structures that regulate built form according to the mapped Type 1, Type 2, and Type 3 urban form typologies.

This strategy uses form-based standards to create the transect of most compact urban form in Type 1 areas to least compact urban form in Type 3 areas. For each of the Urban form types, define standards for:

- Minimum lot size
- Minimum lot width/street frontage
- Maximum height setbacks for front, side, and rear yards, and garages
- Minimum building spacing
- Maximum lot coverage
- Maximum building width

Strategy 5: Establish minimum housing variety standards by subdistrict and development area.

For each subdistrict (or existing tax lots within subdistricts), define:

- The minimum number of categories required. This standard ensures variety at the subdistrict or tax lot level.
- The maximum percent of net development area for a category. This standard ensures no single category dominates a subdistrict.
- The minimum percent of net development area for categories that represent more affordable and/or accessible housing choices not traditionally provided by the private market and meeting City housing objectives..

Strategy 6: Encourage variety at the block level

Attachment 2

Frog Pond East and South DRAFT Housing Categories for Reference ¹			
Category A	Category B	Category C	Category D
Multi-family attached	Middle Housing	Cottages, ADUs, and small units	Standard Detached Units larger than 1500 sf
Attached multi-family units	Townhouses	Cottage clusters	Detached homes 1500 sf or larger on their own lot
	Duplex, triplex, quadplex, and equivalent cluster housing or mix of detached and attached	Detached units 1500 sf or less (not meeting definition of cottage cluster units)	Detached multi-family 5 units or more not meeting definition of cottage cluster
		Accessory Dwelling Units	

¹ These categories modified from current draft code standards for ease of reference for the limited purpose of this staff report

Section 4.113. Standards Applying to Residential Developments in any Zone.

(.01) *Open Space:*

...

D. *Required Open Space Characteristics:*

...

2. *Types of Open Space and Ownership.* The following types of areas count towards the minimum open space requirement if they are or will be owned by the City, a homeowners' association or similar joint ownership entity, or the property owner for Multi-family Development.

- a. Preserved wetlands and their buffers, natural and/or treed areas, including those within the SROZ
- b. New natural/wildlife habitat areas
- c. Non-fenced vegetated stormwater features outside the public right-of-way
- d. Play areas and play structures
- e. Open grass area for recreational play
- f. Swimming and wading areas
- g. Other areas similar to a. through f. that are [publicly] accessible
- h. Walking paths besides required sidewalks in the public right-of-way or along a private drive.

...

(.02) *Building Setbacks* (for Fence Setbacks, see subsection .08). The following provisions apply unless otherwise provided for by the Code or a legislative master plan.

...

(.03) *Height Guidelines.* The Development Review Board may regulate heights as follows:

...

(.04) *Residential uses for treatment or training:*

...

(.05) *Stormwater Facilities Standards:*

- A. *Purpose.* The purpose of these standards is to protect the public health and welfare by appropriate management of stormwater to prevent flooding and property damage, and the pollution of streams, groundwater, wetlands, and other natural water features through the use of low impact development design and decentralized stormwater treatment and flow control as required by the City's NPDES MS4 permit. The purpose of these standards, further, is to thoughtfully integrate the design of stormwater management facilities into the overall design of neighborhoods.
- B. *Low Impact Development.* All stormwater management facilities for treatment and flow control shall follow low impact development design standards.
- C. *Stormwater management facility sizing requirements shall be determined in accordance with the City's Public Works Standards. Use of impervious area reduction strategies in the Standards, including pervious hard surfaces and green roofs and tree credits, is encouraged.*

D. Areas where stormwater management facilities are required to be integrated. Stormwater management facilities shall be located in the following areas of a residential development unless conflicting uses have locational priority as outlined in standard D. The location of stormwater management facilities shall be prioritized in the following order, with 1. (a.-g.) being the highest priority, and 2. (a.-b.) being the lowest priority. Each facility shall include both water quality and flow control unless there is a documented technical need for separate facilities. High priority locations shall be used to the maximum extent practicable, as determined by the City Engineer or their authorized representative, prior to considering lower priority locations.

1. High Priority:

- a. Collector and arterial street medians and planter strips where parallel on-street parking is not permitted;
- b. Curb extensions on local streets and other local street curb areas greater than 6 feet in width;
- c. Unpaved areas within five feet of an alley curb;
- d. Shoulder areas along midblock bike and pedestrian connections, and other off-street trails not otherwise part of larger green spaces and parks;
- e. Edges and buffers around parks and open space; and
- f. Landscape areas between buildings and the right-of-way that's owned by a homeowners association or similar entity (e.g., common areas, courtyards, pocket parks).

2. Lower priority:

- a. Landscaped areas within five feet of building foundations except for detached single-family homes, middle housing and their accessory structures; and
- b. Separate landscape tracts for stormwater facilities, subject to the size limitations in E. below.

E. Conflicting Uses Prioritized Over Stormwater Management Facilities. The placement of one or more of the following uses shall be prioritized over stormwater management facilities required under C. if a feasible alternative location for the conflicting use is not available.

1. Street trees or other required landscape trees meeting the spacing standards in Section 4.176, including area for root growth of at least 40 square feet per tree;
2. Street lights and other required lighting, including a buffer around the base of the light as required by Portland General Electric;
3. Fire hydrants and FDCs;
4. Manholes, clean outs, pedestals and vaults for public and franchise utilities;
5. Pedestrian walkways and bicycle paths;
6. Public Utility Easements for gas, electricity, and communication; and
7. Minimum area of usable open space required under Subsection (.01) above,. While small stormwater management facilities may be integrated into these spaces, they shall not represent more than 10% of the required usable open space and shall have a secondary purpose beyond just stormwater management (e.g. boundary between two different active uses, an intermittent play/storm stream, design element at the entrance or edge of the active open space).

F. Typically Prohibited Design Elements. The following design elements are prohibited as part of stormwater facilities as barrier to integrated design unless their inclusion is approved by the City Engineer, or their authorized representative, as part of a waiver request:

1. Fences
2. Retaining walls over two feet in height

G. Standards for Waivers to the Standards of this Subsection. The City Engineer, or their authorized representative, may waive the requirements in Subsection B., D., or F. above -subject to substantial evidence being available in the record to support the following findings:

1. To the extent practicable, the design continues to provide for decentralized treatment and flow control.
2. If a proprietary stormwater management system is proposed, such use is necessary and the minimal necessary to address technical issues and/or a site constraint (e.g., high groundwater level, contaminated soil, steep slopes).
3. If a fee in lieu is proposed, it is in support of a City stormwater project within the same sub-basin.