



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: November 6, 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 checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input type="checkbox"/> Not Applicable Comments: The Planning Commission has reviewed the information being presented and supports pending finalization for adoption.	
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 COUNCIL

An important next step in realizing the vision of the Frog Pond East and South Master Plan adopted in December 2022 is to write implementing Development Code amendments. This effort has been ongoing since early 2023. This work session will provide the City Council an update on important housing variety standards as well as present draft residential 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 first provide an update on housing variety standards and second present draft residential stormwater design standards.

Housing Variety Standards

In review, there are two main related housing variety standards directed by the Master Plan for Frog Pond East and South: (1) require a minimum amount of targeted housing types (middle housing, and other/accessible units including cottages/ADUs and multi-family) and (2) set a maximum amount of any single housing category (see housing categories in Attachment 2) that can be built in a given area. Attachment 1 contains excerpts from the Master Plan directly related to housing variety.

The City Council last discussed variety standards in February. Since then staff has worked to refine and test draft variety standards, running tests internally, working with consultants to run test development scenarios, and getting feedback from developers for the purpose of getting additional perspective on how the standards would work, in application. This process continues, but the project team wanted to confirm preliminary direction with Council and the Planning Commission before incorporating into the next version of test scenarios and draft housing variety standards.

Besides ensuring the recommendations fulfill the direction from the Master Plan, the review has focused on creating the clearest and least variable standards and supporting quality and efficient site planning and subdivision design for different scale projects. The recommendations cover both what quantifiable items the variety standards are based on (i.e. number of units or development area) as well the geographic scale at which the standards are applied. The team is fairly confident in this direction based on the testing and analysis to date. If Council supports this policy direction, these recommendations will be integrated into the variety standards. The specific recommendations are:

1. Establish a clear minimum number of target housing units based on a percentage of the minimum unit count to achieve the Council's overall goals/percentages for targeted housing types. All minimums will be clearly listed in a table. This approach helps ensure the target unit goals are met while establishing a constant variable in site planning and subdivision design.

2. Establish a maximum development area to be used for any one housing type category as a percentage of the net development area. Net development area is the most constant quantifiable item on which it is practicable to base the standard and it reflects the spatial landscape of the development. The maximum percentages of net development area, will be greater than 50%, be set low enough to ensure no one unit category dominates an area, while being high enough to allow for efficient site planning and subdivision design, which supports lower costs and a more cohesive built environment. The percentage allowed, would vary by size of a development, with smaller developments allowed a higher percentage of land dedicated to a single category given to allow for efficient site planning on small developments.
3. Measure variety at the smaller of existing tax lot or subdistrict. In much of the master plan area, existing lots and parcels are smaller than the subdistricts established by the Master Plan, so the standards would be applied at the scale of the existing tax lot. However, in Frog Pond East there are a couple large ownerships that span multiple subdistricts, so applying variety at the smaller geography of subdistrict is needed to ensure variety throughout the large area. Measuring housing variety at the recommended geographic scale helps ensure the following Master Plan implementing measures and strategies are 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. While the proposed does not directly require a variety of housing on each block, the recommended geographic scale does lead to different housing types being in close proximity substantially meeting the intent of variety at the block level. Directly requiring this at the block level would lead to undesired inefficiencies in site planning and subdivision design that can increase costs and create less cohesive designs.

Any individual exceptions to this recommended geographic scale for measuring variety due to unique geometry or development restraints will continue to be explored.

The following would be helpful feedback from the City Council at this work session:

- Does City Council support the general approach to measuring minimum and maximum standards related to housing variety?
- What other input and guidance does City Council have on housing variety standards based on the direction adopted in the Frog Pond East and South Master Plan?

Residential Stormwater Design Standards

This work session will bring forward draft Development Code amendments related to stormwater treatment and management (Attachment 3). Stormwater standards must comply with the City's federal stormwater permit, the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit, which is shared with a number of nearby jurisdictions.

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. These proposed standards would apply to all new residential development in the City, not just Frog Pond East and South. In addition, they will likely be the basis for future stormwater design standards for other development types. Key components of the draft standards are:

- Incorporating a purpose statement clarifying the intent of the standards;
- Explaining 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;
- Encouraging the minimization of impervious surfaces creating stormwater runoff by use of alternative designs such as green roofs and pervious pavement;
- Setting a clear prioritization of where stormwater facilities should be located within a development;
- Identifying typical 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 has held two (2) work sessions with Planning Commission and worked with interested private engineers working on behalf of developers to get feedback. The version of the standards before Council reflect this previous feedback from the Planning Commission and others.

At the work session, the project team is seeking the following feedback from the City Council:

- What questions does the City Council have about the proposed standards, particularly about their intent and how they relate to other development standards?
- What further refinement, if any, would the City Council like to see?

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 continues to 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.

CITY MANAGER COMMENT:

N/A

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