

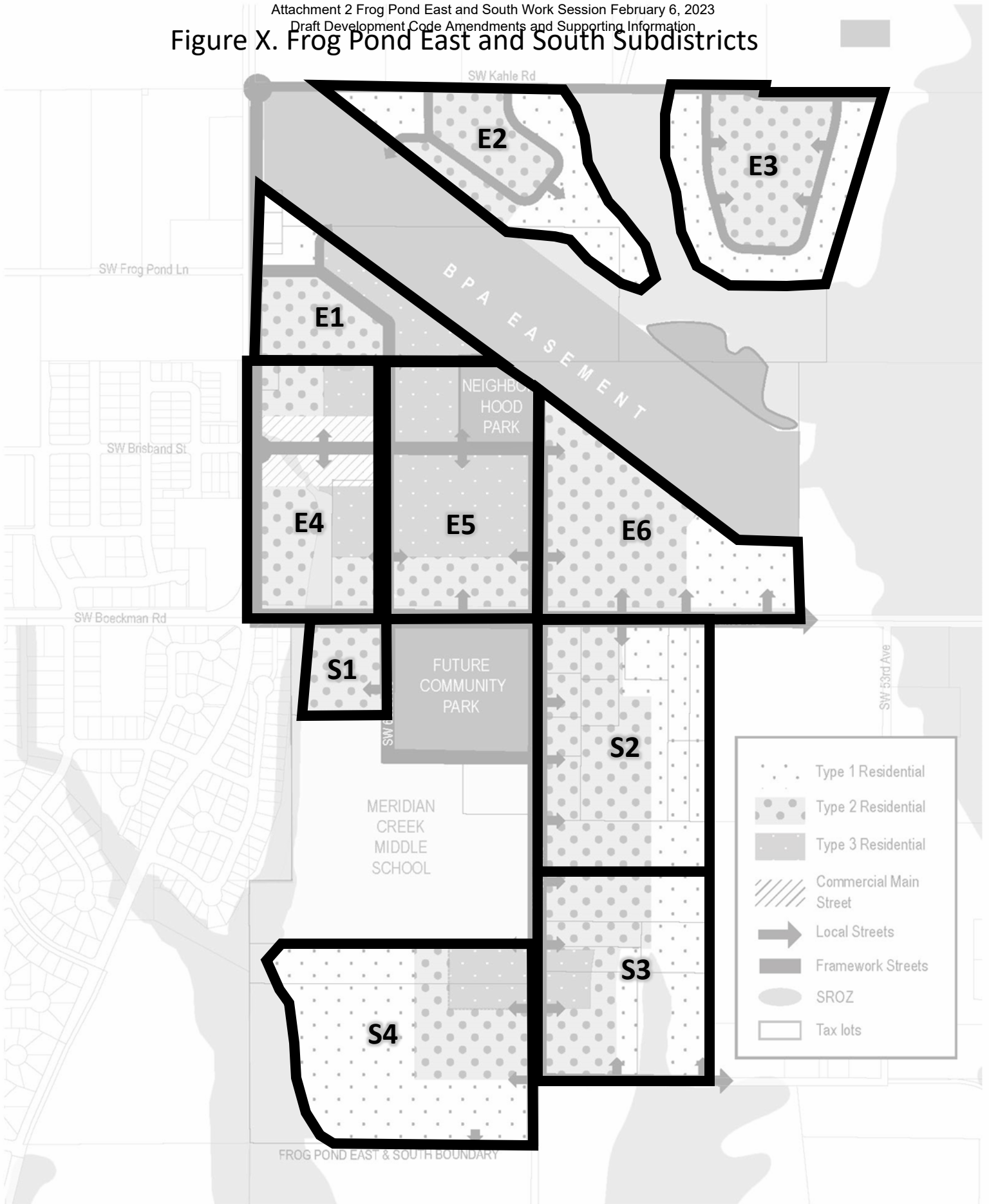
**Frog Pond East and South Implementation**

**Draft Development Code Amendments for February 2023  
Work Session**

**1. Designation of Subdistricts**

- **Intent:** To clearly designate subdistrict boundaries based on existing property lines consistent with the subdistricts shown in the Master Plan.
- **Explanation:** Put the subdistricts map in the zoning Code, so there is no need to reference Master Plan.
- **Code Reference:** Add to Subsection 4.127 (.05) *Residential Neighborhood Zone Sub-districts*.
- **Planning Commission Input:** The Planning Commission expressed that the proposed map is consistent with Master Plan.
- **Draft Code Amendment:** See map on next page - - >

Figure X. Frog Pond East and South Subdistricts



## **2. Minimum number of units for subdistricts and tax lots**

- **Intent:** Establish minimum unit count for consistency with the Master Plan. Minimum unit count provides needed certainty for infrastructure planning ensuring sufficient units to help pay for planned infrastructure. While other standards will be primary drivers of variety, the minimum unit count helps encourages housing variety as meeting unit count minimums would require some housing variety. Minimums also achieve compliance with Metro standards and State metropolitan housing rules. See Strategy 3 on page 111 of the Master Plan.
- **Explanation:** Presented in table format, establishes minimum unit numbers, consistent with calculation of property capacity based on expected unit types for each urban form type reflected in the Master Plan appendix. Where an entire subdistrict is currently under single ownership, the number is shown for only the entire subdistrict. Where the subdistrict covers multiple existing properties and ownerships, it is broken down by tax lot for the scenario that a tax lot develops independently of other lots in the subdistrict. A footnote explains what happens in the scenario that a developer controls multiple adjacent taxlots that are listed separately in the table.
- **Code Reference:** Table X, Section 4.127 (.06). Subsection (.06) will be retitled *Minimum and Maximum Residential Lots or Units* and this table will be added under a new Subsection C. which sets the minimum unit count specifically for Frog Pond East and South.
- **Planning Commission Input:** The Planning Commission felt the proposed table makes sense and is consistent with the Master Plan. In particular, they supported the way it provides clarity for development of smaller parcels that do not take up an entire subdistrict.
- **Draft Code Amendment:** See table on next page - - >

<b>Table X. Minimum Number of Units in Frog Pond East and South Sub-districts</b>	
Sub-Districts	Minimum Number of Units
E1	101
E2	138
E3	172
E4*	169
E4 TL 1101 (portion)	129
E4 TL 1200	40
E4 TL 1000	0
E5	299
E6	205
S1	27
S2*	94
S2 TL 1000 28050 SW 60 <sup>th</sup> Ave	1
S2 TL 800 5890 SW Advance Rd	1
S2 TL 500 5780 SW Advance Rd	1
S2 TL 300 5738 SW Advance Rd	2
S2 TL 100 5696 SW Advance Rd	2
S2 TL 900	11
S2 TL 700	52
S2 TL 400	5
S2 TL 200	5
S2 TL 1100 28152 SW 60 <sup>th</sup> Ave	3
S2 TL 1200	9
S2 TL 1300 28300 SW 60 <sup>th</sup> Ave	2
S3*	156
S3 TL 1400 28424 SW 60 <sup>th</sup> Ave	33
S3 TL 1500 28500 SW 60 <sup>th</sup> Ave	31
S3 TL 1600	13
S3 TL 1800 28668 SW 60 <sup>th</sup> Ave	4
S3 TL 1700 28580 SW 60 <sup>th</sup> Ave	5
S3 TL 1900 5899 SW Kruse Rd	48
S3 TL 2000 5691 SW Kruse Rd	11
S4*	219
S4 TL 2600	64
S4 TL 2700 28901 SW 60 <sup>th</sup> Ave	155

\*Where an application includes two or more adjacent tax lots within the subdistrict, the minimum does not need to be met on each individual tax lot so long as the total number of units proposed for all the included tax lots within the subdistrict is equal to or greater than the sum of the minimums in this table for the included tax lots.

### **3. Standards for Green Focal Points in Each Subdistrict**

- **Intent:** To establish clear and objective standards for green focal points such as small playgrounds or plazas, which will be an important urban design focus of each subdistrict, as identified in the Master Plan. See page 79 of the Master Plan.
- **Explanation:** The draft Code amendment is primarily in table form. For each subdistrict, the table identifies minimum green focal point size, location and other requirements, as applicable. Where multiple existing properties share a subdistrict, particularly in Frog Pond South, an explanation is provided of what would be expected if existing taxlots were developed independently. The minimum green focal point size is based on existing open space requirements in Section 4.113 *Standards Applying to Residential Development in Any Zone*. See further explanation below.

With the provision of green focal points in each subdistrict, standards need to also be put in place for surrounding development in subdistricts to treat them as a focal point. Standards include how direct the path is to the focal point and the orientation of surrounding buildings.

In addition, a purpose statement is added to the open space section of the Residential Neighborhood Zone reflecting the intent of green focal points in the Master Plan for Frog Pond East and South.

- **Code Reference:** Standards added as Subsection C. to 4.127 (.09) *Open Space*. Purpose statement added to Subsection A. of this Open Space subsection.
- **Planning Commission Input:** While the Planning Commission concurs with the overall approach presented by the project team they directed further exploration and refinements as follows:
  - a. Look at how to require or encourage green focal points to be well-connected to the larger trail network;
  - b. Further explore how to encourage variety in types of focal points, so they are not all the same amenity;
  - c. Further explore appropriateness of spreading the required amount of active open space within a subdistrict across different focal points or spaces;
  - d. Further refine and review location and other requirements, particularly for Subdistricts S2, S3, and S4 to ensure it provides for the best possible open space option;
  - e. Explore potential for one property to pay for development of open space on an adjacent or nearby property within the same subdistrict.
- **Draft Code Amendment:** See table on next pages - - >

**Purpose:** For the East and South Neighborhoods, Green Focal Points are intended to serve as central neighborhood destinations or gathering places that contribute to neighborhood character and identity. Green Focal Points can take a variety of forms, including community garden plots, small playgrounds or splash pads, nature play areas, pocket parks or plazas, and central green courtyards within housing developments.

<b>Table X. Green Focal Points</b>			
Sub-Districts	Minimum Size		Location and other requirements
E1	0.75 acres		Located either north of Grange building or in grove around existing home at 27480 SW Stafford Road.
E2	0.75 acres		N/A
E3	0.75 acres		At trailhead adjacent to SROZ leading to the south.
E4	0.75 acres		Plaza space integrated into commercial main street, linear area may extend north or south of main street.
E5	None additional, location of East Neighborhood Park		East Neighborhood Park serves as green focal point
E6	0.75 acres		Does not include park area on north side of BPA Easement, this green focal point must be located south of the BPA Easement.
S1	0.25 acres		N/A
S2	0.75 acres		To be located on Tax Lot 700, Section 18B aligned with

			terminus of future extension of SW Hazel Street
S3	0.75 acres		To be located near northern end of creek potentially collocated with regional storm facility. At least 0.25 acre each on Tax Lots 1600, 1700, 1800, of Section 18B.
S4	0.75 acres		To be located along boundary between Tax Lots 2600 and 2700 with 0.50 acre on Tax Lot 2700 and 0.25 acres on Tax Lot 2600, Section 18.

1. Within each subdistrict, streets shall provide direct access to the subdistrict’s green focal point. Direct access, for this purpose of this requirement, means from any point on any local street within the subdistrict, a traveler would need to take travel on no more than two different streets to reach the green focal point.
2. Structures adjacent to or across the street from green focal points shall have at least one entrance oriented towards the green focal point.

**Additional Explanation and Rationale of Green Focal Point Size:**

Section 4.113 requires 25% of residential development to be open space, half of which must be usable, while the other can be natural area or similar. As recently as 2020, with citywide residential standard updates, the City Council has expressed a priority to maintain this level of open space and no direction has come to exempt Frog Pond East and South from this citywide standard.

The total developable residential area of Frog Pond East and South is approximately 170 acres. This excludes mapped natural areas (SROZ), the BPA easement, the planned mixed use commercial area, and the planned neighborhood park in Frog Pond East.

25% of 170 acres is 42.5 acres. Half of this acreage can be non-usable open space, such as natural areas. As established in Section 4.113, SROZ and non-active BPA easement area can be counted to meet non-active open space requirements. This is easily met in Frog Pond East and South with the riparian SROZ areas and BPA easement, leaving only the 21.25-acre active open space requirement (50% of required open space or 12.5% of 170 acre) to examine as it relates to green focal points.

The Master Plan calls for a 10 acre community park, a 3-acre neighborhood park, a 1-acre park in an area of Frog Pond East between the BPA Easement and SROZ that is otherwise not accessible for development, and at least 1 acre of trails and other active amenities in the BPA easement. All these known active spaces add up to approximately 15 acres, leaving 6.25 acres for other active open spaces in the form of green focal points.

The 6.25 acres is then divided evenly across the subdistricts, with a couple exceptions. Subdistrict E5 already has the neighborhood park as the focal point, and would not require any additional area. Subdistrict S1 is notably smaller than other subdistricts, and therefore should have a reduced (1/3 of other subdistricts) requirement. The 6.25 can therefore be divided by 8.33 (five East subdistricts, with the sixth exempt, plus three and 1/3 South subdistricts). This comes out to 0.75 acres per subdistrict, with 0.25 for subdistrict S1.



#### **4. Urban form standards**

- **Intent:** Provide clear guidance for development of residential buildings in each of the different urban forms, Type 1, Type 2, Type 3, mapped in the Master Plan. See Strategy 4 on page 111 of the Master Plan.
- **Explanation:** Numeric standards for each Type presented in a table format to articulate clear and objective siting and design standards. The table follows the format of the lot standards table for Frog Pond West. The proposed numbers represent precedent structures of a variety of housing types, as well as seek to remain consistent with similar standards in Frog Pond West and elsewhere in the City. See next page for precedent examples.
- **Code Reference:** Subsection 4.127 (.08) *Lot Development Standards* Table 4. Subsection (.08) will be reorganized to clearly differentiate between standards for Frog Pond West and those for Frog Pond East and South.
- **Planning Commission Input:** The Planning Commission supported the table overall and felt it did the job of meaningfully differentiating the three Urban Form Types, as intended in the Master Plan. They did not suggest adding or removing any types of standards. The Commission directed additional exploration and refinement as follows:
  - a. Look at examples of 45-foot tall buildings with small setbacks to confirm the combination of allowed building height and front setback in Urban Form Type 1 would not create an “urban canyon effect”;
  - b. Add a special provision for townhouse lot coverage to allow lot coverage to be calculated on the combined townhouse lots occupied by a single townhouse building rather than each individual lot, thus keeping the application of the lot coverage standards more consistent for different buildings of the same size but with different types of units (i.e. apartment building versus townhouse building);
- **Draft Code Amendment:** See table on next page - - >

**Table 4. Lot and Structure Standards for Frog Pond East and South Neighborhoods**

Land Use Map Designation	Min. lot size except townhouses (sq. ft.)	Min. lot size for townhouses (sq. ft.)	Min. lot width / street frontage (ft.)	Max height (ft.)	Front Setbacks			Rear Setbacks			Distance Between Buildings (feet)	Max. lot coverage <sup>l</sup>
					Front Min. (ft.)	Front Max. (ft.)	Maximum Building Width Facing Street (feet)	Rear Min. (ft.)	Garages (note)	Side Min. (ft.)		
Urban Form Type 1	2,000	1,200	30 <sup>C</sup>	45	6 <sup>D</sup>	10 <sup>E</sup>	None	10	<sup>G</sup>	5	Per building code	75%
Urban Form Type 2	4,000	1,500 <sup>A</sup>	35 <sup>C</sup>	35	10	25 <sup>E</sup>	120 except that buildings over 90 feet cannot occupy entire block face.	10	<sup>G</sup>	5	8	60%
Urban Form Type 3	6,000	1,500 <sup>B</sup>	35 <sup>C</sup>	35	10	None	90	15 <sup>F</sup>	<sup>G</sup>	7.5	12 <sup>H</sup>	45%

Notes:

- A. The combined area for two or more lots for a townhouse building shall be at least 4,000 square feet. This means the average lot size per unit for a two-unit townhouse building would be at least 2,000 square feet. Either of the lots could be as low as 1,500 square feet as long as the other lot compensates to add up to 4,000 square feet.
- B. The combined area for two or more lots for a townhouse building shall be at least 6,000 square feet. This means the average lot size per unit for a two-unit townhouse would be at least 3,000 square feet, and for a three-unit townhouse would be 2,000 square feet per unit. Any individual lot can be as small as 1,500 square feet as long as other lots for the townhouse building compensate to add up to a total of 6,000 square feet.
- C. Minimum lot width / street frontage for townhouse lots is 20 feet.
- D. In Urban Form Type 1 the minimum front setback is 6 feet to accommodate a public utility easement (PUE) for franchise utilities. If the City requires a wider PUE the minimum setback shall increase to accommodate the PUE. If a finding can be made that no PUE is necessary and access stairs or ramps can be accommodated without impeding on the public right of way, no setback is required.
- E. Where a maximum setback exists, and the property line it is measured from is either curvilinear or intersects with a connecting property line at anything besides a right angle, the maximum setback need only be met at one point along the property line.
- F. The minimum rear setback for a cottage cluster and Accessory Dwelling Unit (ADU) is 10 feet.
- G. Setbacks for residential garages are as follows:
  - 1. Front (street loaded): minimum 20 feet.
  - 2. Alley loaded with exterior driveway: minimum 18 feet from the alley.
  - 3. Alley loaded without exterior driveway: minimum 3 feet and maximum 5 feet.
- H. Minimum building spacing for cottage clusters is 10 feet, for ADUs it is as-required by Building Code.
- I. On lots where detached accessory buildings are built, maximum lot coverage may be increased by 10%. Cottage clusters and ADUs are exempt from maximum lot coverage standards.

## Precedent Examples for Proposed Building Width and Other Standards

*With Google Street View (where available) and Aerial Photo*

### Multi-family (Apartments and Condos)

#### *Type 1 Urban Form Precedents*

##### 11395 SW Toulouse Street

Toulouse Street block-wide multi-family

Building Width 257 feet

Front Setback 5 feet



#### *Type 2 Urban Form Precedents*

##### 11489 SW Toulouse Street

Toulouse Street small multi-family

Building Width 100 feet

Front Setback 6 feet



*Type 2 Urban Form Precedents continued*

28796 SW Ashland Loop

Traditional multi-family-Boulder Creek

Building Width 116 feet

Setback from Street 30 feet

Setback from Parking lot 20 feet



7114 SW McDonald Drive

Traditional multi-family-Berkshire Court

(Could be Type 3 Urban Form if buildings without single-level connection)

Building Width 125 feet

Setback from Street 35 feet

Setback from Parking lot 20 feet



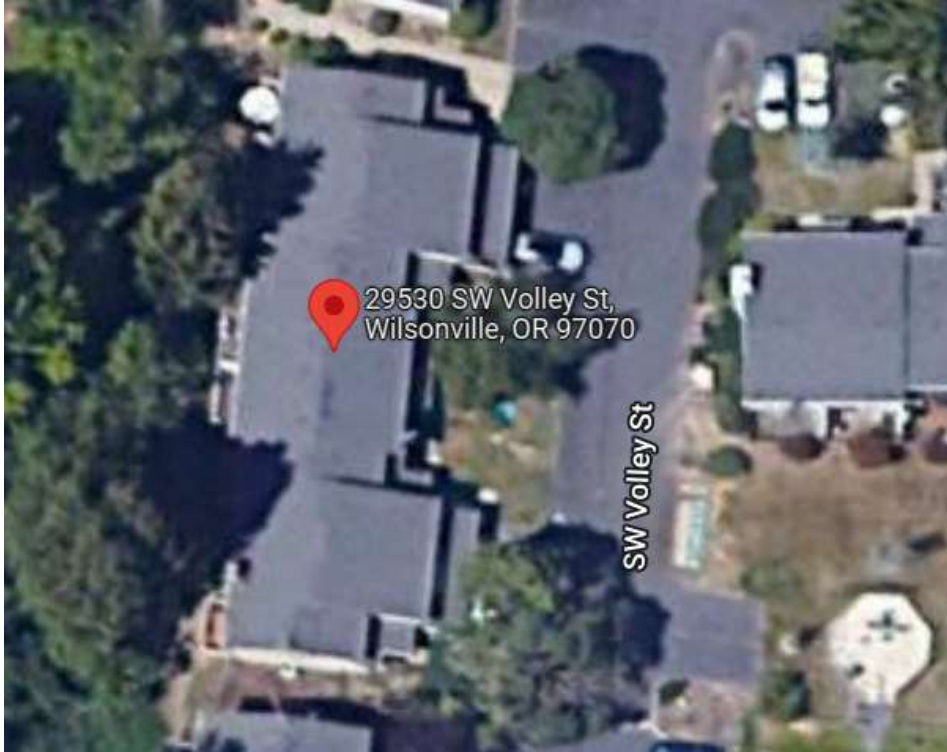
*Type 2 Urban Form Precedents continued*

29530 SW Volley Street

Six-unit condo building

Building Width 120 feet

Setback from Circulation Drive 16 feet





## Plexes and Townhouses

### *Type 1 Urban Form Precedents*

#### 28515 through 28535 SW Paris Ave

Villebois six-unit townhouse

(Could also be Type 2 Urban Form)

Building Width `92 feet

Front Setback 10 feet



#### 29136 through 29152 SW Costa Circle E

Five-unit townhouse in Villebois next to detached single-family

(Could also be Type 2 Urban Form)

Building Width 88 feet

Front Setback 15 feet

Distance Between Buildings 8 feet



*Type 2 Urban Form Precedent*

29520 SW Brown Road

Older six-unit apartment building

Building Width 98 feet

Setback from Parking Lot 5 feet



*Type 3 Urban Form Precedents*

28760 and 27870 SW Painter Drive

Two-unit townhouse (aka attached single-family) Frog Pond West

Building Width 83 feet

Front Setback 15 feet



*Type 3 Urban Form Precedents continued*

29455 SW Serenity Way

Older triplex

Building Width 80 feet

Front Setback 20 feet



29670 SW Brown Road

Older four-plex, with stacked flats

Building Width 55 feet

Setback from Parking Lot 5 feet





*Type 3 Urban Form Precedents continued*

29631 SW Serenity Way

Older four-plex (side by side configuration)

Building Width 89 feet

Front Setback more than 20 feet



28741 through 28753 SW Costa Circle East

Four-unit townhouse on Costa Circle

Building Width 78 feet

Front Setback 15 feet

Distance Between Buildings 10 feet



## Detached Single-Family

### *Type 1 Urban Form Precedent*

#### 11325 and 11331 SW Barber Street

Narrow detached homes  
Building Width 20 feet, each  
Distance between buildings 5 feet  
Front Setback 5 feet



### *Type 2 Urban Form Precedent*

#### 7245 SW Chestnut Lane

Frog Pond West small-lot detached home  
Building Width 38 feet  
Front Setback 10 feet  
Distance Between Homes 8 feet



*Type 3 Urban Form Precedents*

6761 SW Primrose Court

Street of Dreams single-family Frog Pond West

Building Width 90 feet

Front Setback 20 feet



30944 SW Kensington Drive

Detached single-family home from 1990's

Building Width 53 feet

Front Setback 25 feet

Distance Between Buildings 12 feet



## 5. Define categories for housing variety

- **Intent:** To create categories that will be the foundation to variety standards for Frog Pond East and South meeting to help meet key housing policy objectives of the City. See Strategy 2 under housing variety on page 110 of the Master Plan.
- **Explanation:** Creates a table separating housing unit types into four categories based on built form and existing definitions in the City’s Development Code.
- **Code Reference:** These Code amendments will be part of a new subsection within Section 4.127 focused on housing variety in Frog Pond East and South. Housing type definitions will remain as adopted with Middle Housing in Wilsonville Project found in Section 4.001 *Definitions*.
- **Planning Commission Input:** The Planning Commission supported the categories, as presented, as a foundation for housing variety standards. The Commission requested more justification of the 1,200 square foot threshold between Category C and Category D.
- **Code Concept:**

**Table 7. Housing Unit Categories for Frog Pond East and South Neighborhoods**

Unit Category A	Unit Category B	Unit Category C	Unit Category D
Attached Multi-family units	Attached middle housing, including: <ul style="list-style-type: none"> <li>• Townhouses</li> <li>• Duplex</li> <li>• Triplex</li> <li>• Quadplex</li> </ul>	<ul style="list-style-type: none"> <li>• Cottage clusters</li> <li>• Detached units 1200 sf<sup>A</sup> or less (besides cottage cluster units)</li> <li>• Accessory dwelling units</li> </ul>	Detached dwelling units more than 1200 sf <sup>A</sup> <ul style="list-style-type: none"> <li>• Detached homes on their own lot</li> <li>• Cluster housing</li> <li>• Detached multi-family units</li> </ul>

Footnotes to Table 7

A. Square footage represents a measurement of the Habitable Floor Area as defined in Section 4.001 *Definitions*

## **6. Clear and objective design standards for multi-family**

- **Intent:** Provide clear and objective design standards for multi-family buildings similar to single-family and middle housing to provide consistent review of all housing types in Frog Pond East and South, and potentially citywide. A multi-family project not already part of a subdivision would still be subject to Development Review Board (DRB) review of Stage I and Stage II development plans as well as design review of required open spaces, similar to a subdivision. However, individual buildings would not be subject to DRB review of architecture and minor landscaping surrounding the buildings.
- **Explanation:** Adapt and modify current design standards for middle housing, especially townhouses, to apply to attached multi-family. A policy decision is needed to determine whether to apply these standards only in Frog Pond East and South or to apply to new multi-family buildings citywide.
- **Code Reference:** Add new subsection to Subsection 4.113 (.14) if citywide or add as new subsection in Section 4.127 if applying only to Frog Pond East and South
- **Planning Commission Input:** The majority of the Planning Commission has served on the DRB and brought that perspective to the conversation. In answering the policy questions (see below) the Commission expressed the following:
  - The DRB is not the right spot for review of architecture of multi-family buildings and the Commission supports moving away from it.
  - It makes sense to review multi-family buildings the same as middle housing.
  - An effort needs to continue to be made to shift the public conversation and involvement from the review of individual construction projects to earlier in the process, such as developing of the agreed-upon standards and keeping the community informed of what the agreed-upon standards are.
  - Commissioners considered if some notice of new multi-family buildings would be helpful. The Commission wondered if Class II Review (City staff review with public notice) would be appropriate versus Class I Review (City staff review without public notice), however no direction decision was arrived at. The project team will further explore the pros and cons of Class II versus Class I review and bring it back for further consideration.
  - It makes sense for any new standards for review of multi-family to be applied citywide rather than just Frog Pond East and South.
  - The Commission felt the proposed approach of adapting existing design standards for townhouses and other middle housing as the primary foundation of multi-family design standards makes sense.

- **Draft Code Amendment:** N/A. For this work session there is no draft language proposed. Rather, the project team is only looking for direction on how to proceed and then draft Code amendment language will be brought forward at a subsequent work session. The key directional questions the project team is looking to get answered are:
  
- **Policy Questions:**
  1. Should multi-family buildings be reviewed in the same manner as single-family homes and middle housing or remain subject to Site Design Review by the Development Review Board?
  2. If new standards are development for review of multi-family buildings, should the standards be applied citywide or only to Frog Pond East and South?  
*Staff recommendation:* Citywide, besides Villebois. Villebois is not included as it has its own design standard system and review process separate from the rest of the City. Citywide, besides Villebois, is consistent with how design standards are applied for other housing types including single-family homes and middle housing. This is a ministerial, or staff, review based on clear and objective standards that occurs at the time of building permit issuance. The intent would be to allow multi-family to go through a similar ministerial review process as middle housing and single-family homes rather than be subject to Site Design Review and review by the Development Review Board. Public processes such as these have been used historically to prevent needed housing. Also, with limits on housing review criteria (must be clear and objective) these processes can be frustrating to interested neighbors by providing on the surface an opportunity to comment and potentially stop a project, but in reality the City is required to approve despite neighborhood objections if clear and objective criteria are met. Staff notes multi-family is not an allowed use in Old Town or Frog Pond West, so those detailed design standards would not conflict with new design standards.
  3. If supportive of standards to review multi-family like other housing, does the Commission support an approach of adapting and modifying, as appropriate, design standards applied to similarly sized structures like townhouses in order to apply them to multi-family buildings?