



**AD HOC MIDDLE HOUSING CITIZENS ADVISORY COMMITTEE**

**November 18, 2020 6:00 PM**

**Virtual Meeting <https://zoom.us/j/98719826074>**

**Or join by phone:**

**Dial (for higher quality, dial a number based on your current location):**

**US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 205 6099**

**or +1 301 715 8592 or +1 312 626 6799**

**Webinar ID: 987 1982 6074**

- I. Call Meeting to Order
- II. Roll Call
- III. 6:05 – 6:10 p.m.      Agenda Review      Heather Austin, 3J Consulting
- IV. 6:10 – 6:45 p.m.      Draft Housing Code Audit and Code Concepts      Elizabeth Decker, JET Planning
  - Overview of middle housing feasibility
  - Parking
  - Cottage cluster
  - Master planned communities
  - Committee member interest areas
- V. 6:45 – 6:55 p.m.      Public Workshop (Dec 15, 6pm)      Heather Austin, 3J Consulting
- VI. Public Comment
- VII. Adjournment

**QUESTIONS? COME TO THE COMMUNITY DEVELOPMENT DEPT. AT 414 E FIRST STREET, OR CALL 503-537-1240**

*ACCOMMODATION OF PHYSICAL IMPAIRMENTS: In order to accommodate persons with physical impairments, please notify the Office Assistant II of any special physical or language accommodations you may need as far in advance of the meeting as possible and no later than 48 business hours prior to the meeting. To request these arrangements, please contact the Office Assistant II at (503) 544-7788. For TTY services please dial 711.*



Community Development Department  
P.O. Box 970 ▪ 414 E First Street ▪ Newberg, Oregon 97132  
503-537-1240 ▪ Fax 503-537-1272 ▪ [www.newbergoregon.gov](http://www.newbergoregon.gov)

## MEMORANDUM

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TO: AD HOC MIDDLE HOUSING CITIZENS ADVISORY COMMITTEE  
FROM: DOUG RUX, COMMUNITY DEVELOPMENT DIRECTOR  
SUBJECT: MIDDLE HOUSING MEETING #2  
DATE: NOVEMBER 18, 2020

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We welcome your feedback on the middle housing concepts we discussed at the first meeting, and particularly any further questions that you have so that the consultants can integrate that material into the meeting next week. While we have covered some of these ideas in the meeting last week (no need to repeat your input here), some questions to prompt your thinking and add to the discussion are:

1. What questions do you have about middle housing as it will apply in Newberg, both its development potential and the role of new regulations to shape that development?
2. What questions or concerns do you have about duplexes? Potential topics: Attached or detached configurations, parking minimums.
3. What questions or concerns do you have about triplexes and quadplexes? Potential topics: Attached or detached configurations, dimensional standards like lot coverage and setbacks, menu of design standards, parking minimums.
4. What questions or concerns do you have about townhouses? Potential topics: Number of attached units, menu of design standards, driveway and access design particularly on narrow lots.
5. What questions or concerns do you have about cottage clusters? Potential topics: Whether to expand scope to include subdivision option, sizes of individual cottages and of clusters, whether to allow individual garages/parking spaces or clustered parking areas.
6. What opportunities or concerns would you have about allowing (but not requiring) middle housing within the existing master planned areas of Northwest Newberg, Springbrook Oaks, Riverfront District and Springbrook District? Duplexes must be permitted on all lots, but other middle housing types are optional.
7. Parking is an overarching issue for these middle housing types. Given that the state standards generally limit city requirements to minimum parking requirements of 1 space per unit, how interested are you in exploring related parking configuration standards around location of parking spaces off-street (dimensions, driveway access), road configurations that integrate on-street parking, and whether to allow on-street parking credits in some situations? Also keep in mind that city standards are the parking minimum, with individual developers ultimately making decisions about how many spaces are both feasible to build and desired by the consumer.

Any other comments/ideas also welcome! We would appreciate comments back by 12 pm on Nov 15<sup>th</sup>.

**"Working Together For A Better Community-Serious About Service"**

Resources for further reading, if you are interested in getting into some specifics:

#### Parking

DLCD Handout on Parking Reform, particularly point #5 about residential parking:

<https://www.oregon.gov/lcd/TGM/Documents/EightParkingReformsforCities.pdf>

Dlcd Guide for Managing On-street Parking in Residential Areas:

<https://www.oregon.gov/lcd/TGM/Documents/ManagingResidentialParking.pdf>

There is also a good summary of parking issues for middle housing on page 25 of this staff report for the proposed statewide middle housing rules:

[https://www.oregon.gov/lcd/Commission/Documents/2020\\_011\\_Item-4\\_Staff\\_Report\\_HB\\_2001\\_LCMCMC\\_and\\_OAR\\_SecondHearing.pdf](https://www.oregon.gov/lcd/Commission/Documents/2020_011_Item-4_Staff_Report_HB_2001_LCMCMC_and_OAR_SecondHearing.pdf)

#### Development Feasibility

Statewide feasibility testing for plex development:

[https://www.oregon.gov/lcd/Commission/Documents/2020\\_11\\_Item-4\\_Attachment-I\\_Middle%20Housing%20Feasibility%20Analysis.pdf](https://www.oregon.gov/lcd/Commission/Documents/2020_11_Item-4_Attachment-I_Middle%20Housing%20Feasibility%20Analysis.pdf)

#### Cottage Feasibility

Interesting feasibility analysis of cottage options in Milwaukie:

<https://www.milwaukieoregon.gov/communitydevelopment/cottage-cluster-feasibility-study>

Final report for the above:

[https://www.milwaukieoregon.gov/sites/default/files/fileattachments/community\\_development/page/9173/1/milwaukie\\_cc\\_final\\_report\\_final.pdf](https://www.milwaukieoregon.gov/sites/default/files/fileattachments/community_development/page/9173/1/milwaukie_cc_final_report_final.pdf)



# Middle Housing Code Update

Citizens Advisory Committee Meeting #1

November 4, 2020

# Welcome and Introductions

## AGENDA

- Project overview
- Draft housing code audit and code concepts
- Discussion
- Next steps
- Public comments

# Project Objectives

- Build on the momentum of the HNA
- Expand opportunities for middle housing options
- Comply with House Bill 2001

# Project Schedule

## Middle Housing Code Update September 2020 – June 2021

Newberg Middle Housing Code Assistance Project Schedule	2020					2021					
	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Task 1. Project Kick-Off	●										
Task 2. Code Assessment and Code Concepts				★ ★	■						
Task 3. Draft Code Update						★	★ ■				
Task 4. Final Code Update								★ ◆			◆
Task 5. Adoption - Duplexes									◇	◇	
Task 6. Adoption - Other Middle Housing (Optional)*											

Project Kick-off ●

CAC Meeting (5) ★

Public Workshop (2) ■

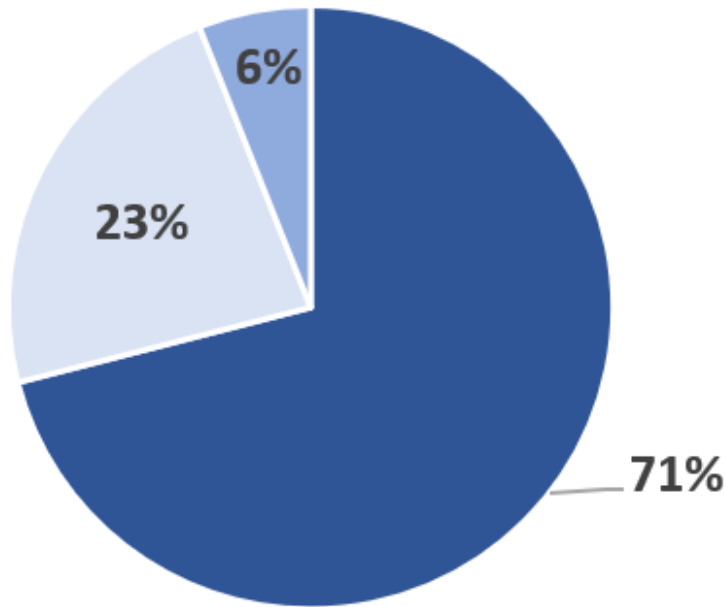
Joint Work Sessions (2) ◆

Planning Commission/City Council Business Sessions ◇

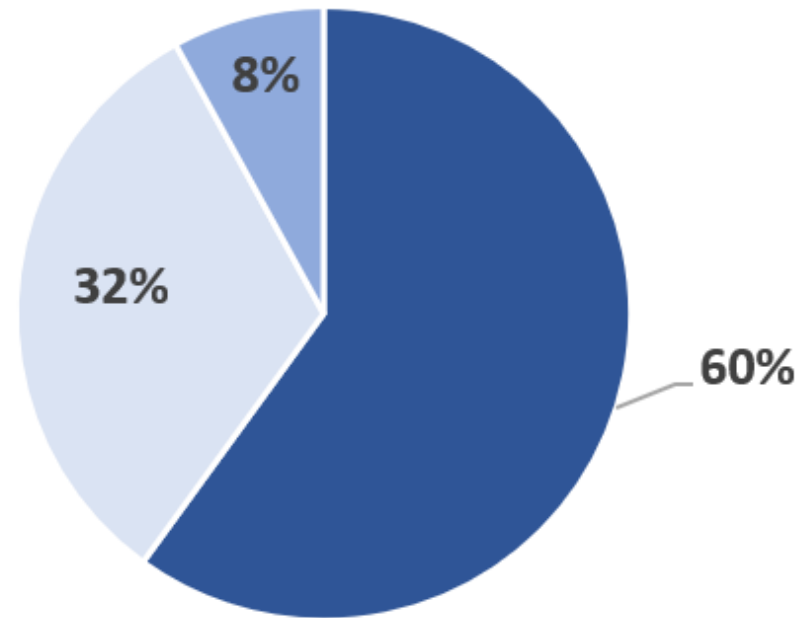
\*TBD

# Housing Mix

## Current



## New Housing Forecast



■ Single-Family Detached   ■ Single-Family Attached   ■ Multifamily





# Housing Need (2020-2040)

Exhibit 49. Forecast of Demand for New Dwelling Units by type, Newberg UGB, 2020 to 2040

Variable	Needed Mix
<b>Needed new dwelling units (2020-2040)</b>	<b>4,035</b>
Dwelling units by structure type	
Single-family detached	
Percent single-family detached DU	60%
<b><i>equals</i> Total new single-family detached DU</b>	<b>2,421</b>
Single-family attached	
Percent single-family attached DU	8%
<b><i>equals</i> Total new single-family attached DU</b>	<b>323</b>
Multifamily	
Percent multifamily	32%
<b>Total new multifamily</b>	<b>1,291</b>
<b><i>equals</i> Total new dwelling units (2020-2040)</b>	<b>4,035</b>

Source: Calculations by ECONorthwest.

# Housing Needs Analysis

“The most substantial ways the City can encourage development of housing is through ensuring enough land is zoned for residential development, eliminating barriers to residential development where possible and providing infrastructure in a cost-effective way.”



# House Bill 2001

- Duplexes on all lots where SFDDs are allowed
  - Cities with a population over 10,000
- Triplexes, quadplexes, townhouses and cottage clusters in areas where SFDDs are allowed
  - Cities with a population over 25,000

# How Does this Apply?

- Newberg 2019 population: 24,045 and climbing...
- Thus, two-part scope:
  1. *Adopt duplex rules by June 2021*
  2. *Develop draft middle housing rules and adopt after June 2021*

# HB 2001: Exceptions

- Resource areas: Historic Landmarks, Stream Corridor, Floodplains, Willamette River Greenway
- High-density residential and non-residential zones (even if residential permitted)
- Infrastructure-constrained areas
- Master planned communities

# Paths to Compliance

- Model Code

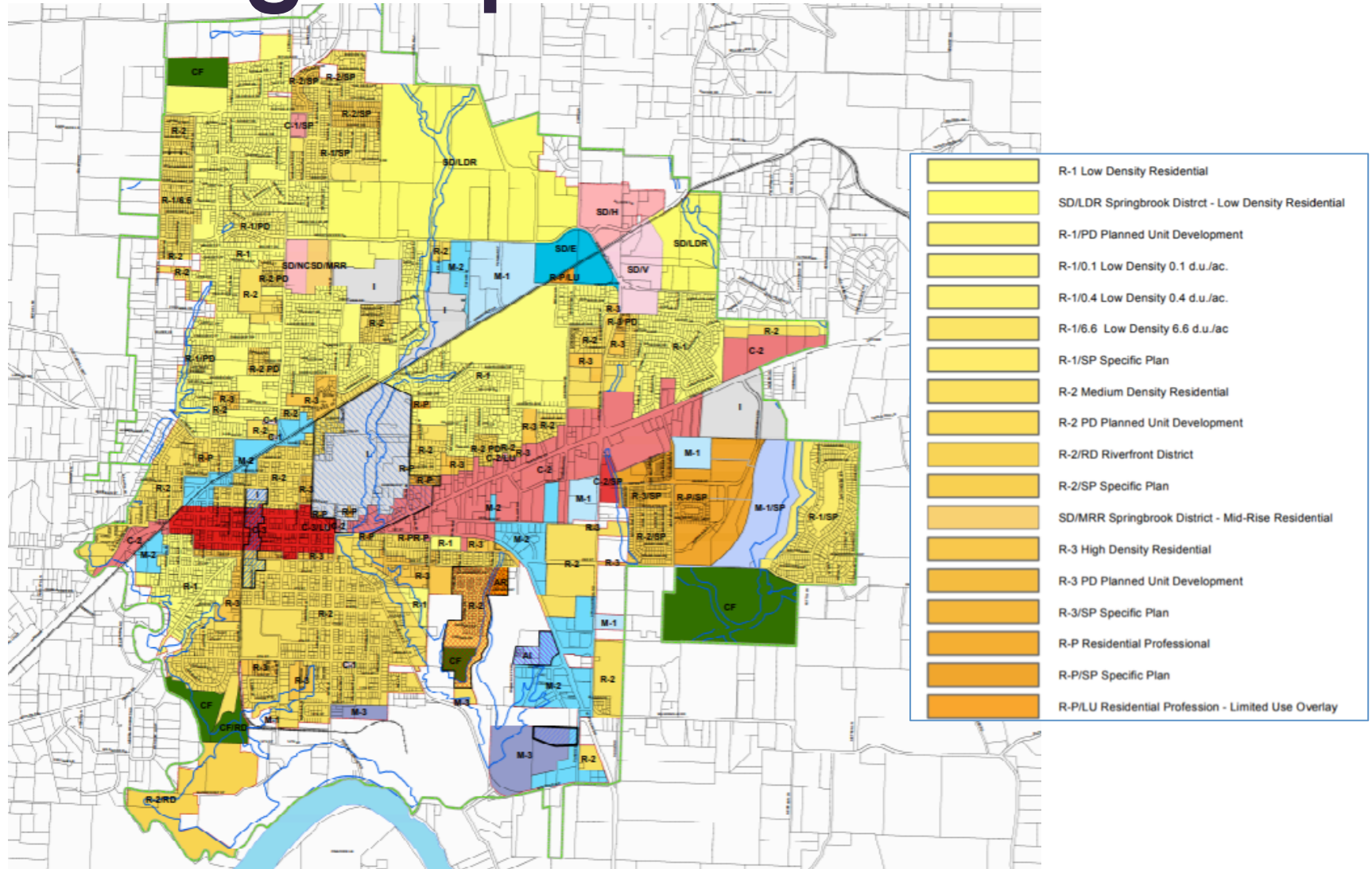
*Window of opportunity in between*

- Minimum Compliance

# Newberg Project Focus

- Residential zones with single-family detached dwellings (SFDDs)
  - Low Density R-1
  - Medium Density R-2
  - High Density R-3
  - Residential Professional RP
- Duplexes, triplexes, quadplexes, townhouses, cottage clusters
- Clear & objective standards, processes

# Zoning Map





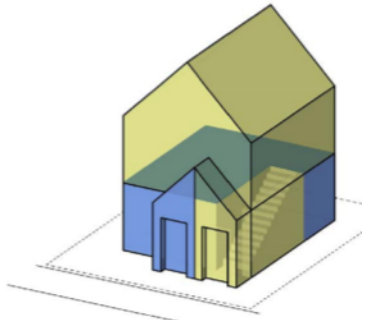
# Duplex Analysis

- Permitted in R-1, R-2, R-3 and RP, same as SFDD
- Minimum lot size based on *unit count*
- Other dimensional standards identical
- No density standards
- Minimal design standards
- Minimum of 2 parking spaces per unit, total of 4 spaces per duplex

# Duplex Concepts

- Essentially, regulate as SFDDs:
  - Permitted use
  - Minimum lot sizes
  - Dimensional standards
  - Design standards
- Can require 1 parking space per unit, total of 2 spaces per duplex
- Permit conversion of SFDD
- Clarify relationship to ADUs

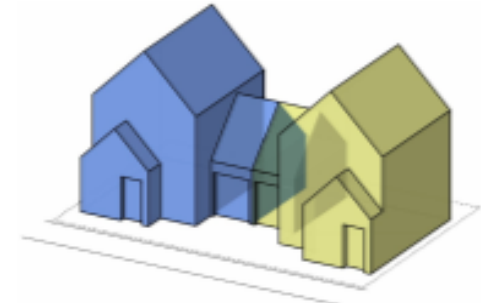
# Duplex Concepts



Stacked Duplex



Side-by-Side Duplex



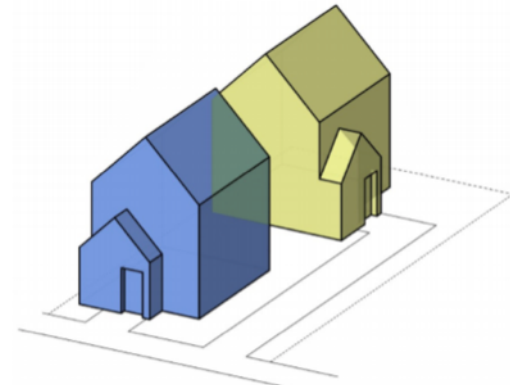
Duplex Attached  
by Garage Wall



Duplex Attached  
by Breezeway



Detached Duplex  
Units Side-by-Side



Detached Duplex  
Units Front and Back

# DISCUSSION

- Attached or detached duplexes?
- Parking standards: number and arrangement?
- Minimum lot size reductions for SFDDs **and** duplexes?

# Triplex and Quadplex Analysis

- Regulated as multifamily dwellings
- Conditional in R-1 zone
- Permitted in R-2, R-3 and RP zones,
- Minimum lot sizes based on number of residential units
- Other dimensional standards identical
- MF design and open space standards
- Minimum 1 to 2 parking spaces/unit, parking lot design standards

# Triplex and Quadplex Concepts

- Create new use categories, definitions
- Allow in R and MR zones
- Minimum lot size same as SFDDs
  - 5,000 SF triplex, 7,000 SF quadplex min
- Clear & objective design standards
  - *Entryway, window coverage, garage location, driveway approaches*
- Can require max 1 parking space/unit
- Permit conversion of SFDDs

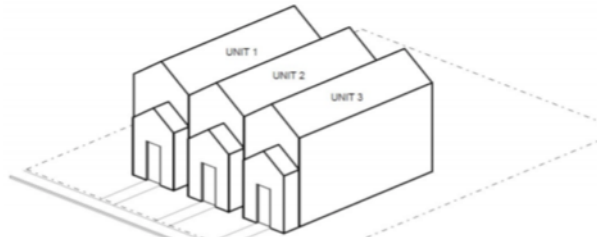
# Design Standards

- Entryway orientation
- 15% minimum window coverage
- Garage and off-street parking location
- Driveway approach

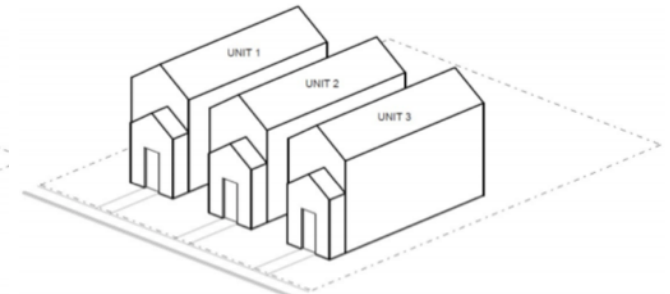
# Triplex and Quadplex Concepts



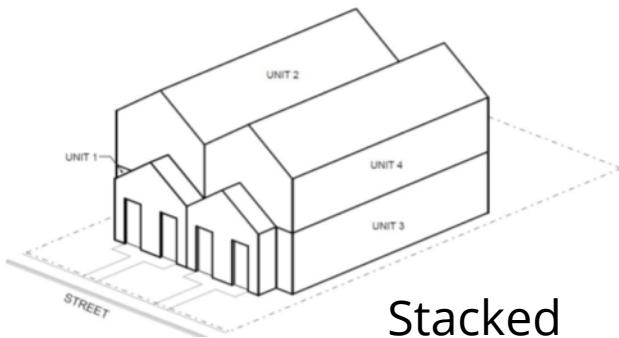
Attached Triplex  
Front and Back



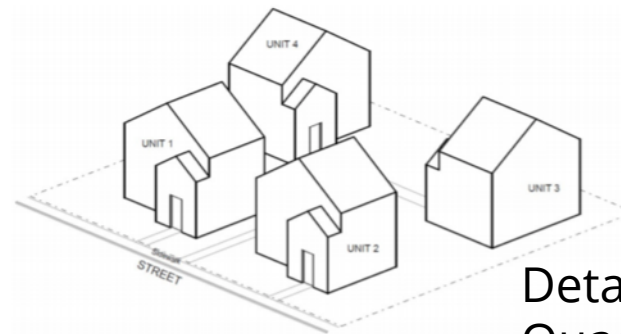
Attached Triplex  
Side-by-Side



Detached Triplex  
Side-by-Side



Stacked  
Quadplex



Detached  
Quadplex



# DISCUSSION

- Attached or detached configurations?
- Parking standards: number and arrangement?
- Adjustments to dimensional standards?
- Desired design standards?

# Townhouse Analysis

- Called “Single-Family Attached Dwelling”
- Special Use Permit in R-1, R-2, R-3 and RP
- Reviewed as a Type II (SFDDs are Type I)
- Minimum lot sizes same as SFDDs
- Minimum of 2 parking spaces/unit, on-street parking credits not available

# Townhouse Concepts

- Permit outright in R-1, R-2, R-3 and RP
  - Minimum lot size of 1,500 SF
  - Minimum front setbacks of 10 feet
  - Maximum building height of 35 feet
  - Minimum of 1 parking spaces/unit
  - Consider design standards
- 

# Design Standards

- Entryway orientation
- Unit definition
- 15% minimum window coverage
- Driveway access and parking

# DISCUSSION

- How many attached units?
- Keep or modify design standards?
- Parking standards: number and arrangement?
  - Including driveway spacing

# Cottage Cluster Analysis

- No existing standards

# Cottage Cluster Concepts

- Define and permit in R-1, R-2, R-3 and RP
- 900 SF footprint and 900-1,800 SF area
- Clusters of 5-8 units, or greater
- Minimum lot size of 7,000 SF
- Common open space
- Minimum 1 parking space/unit

# Cottage Cluster Concepts

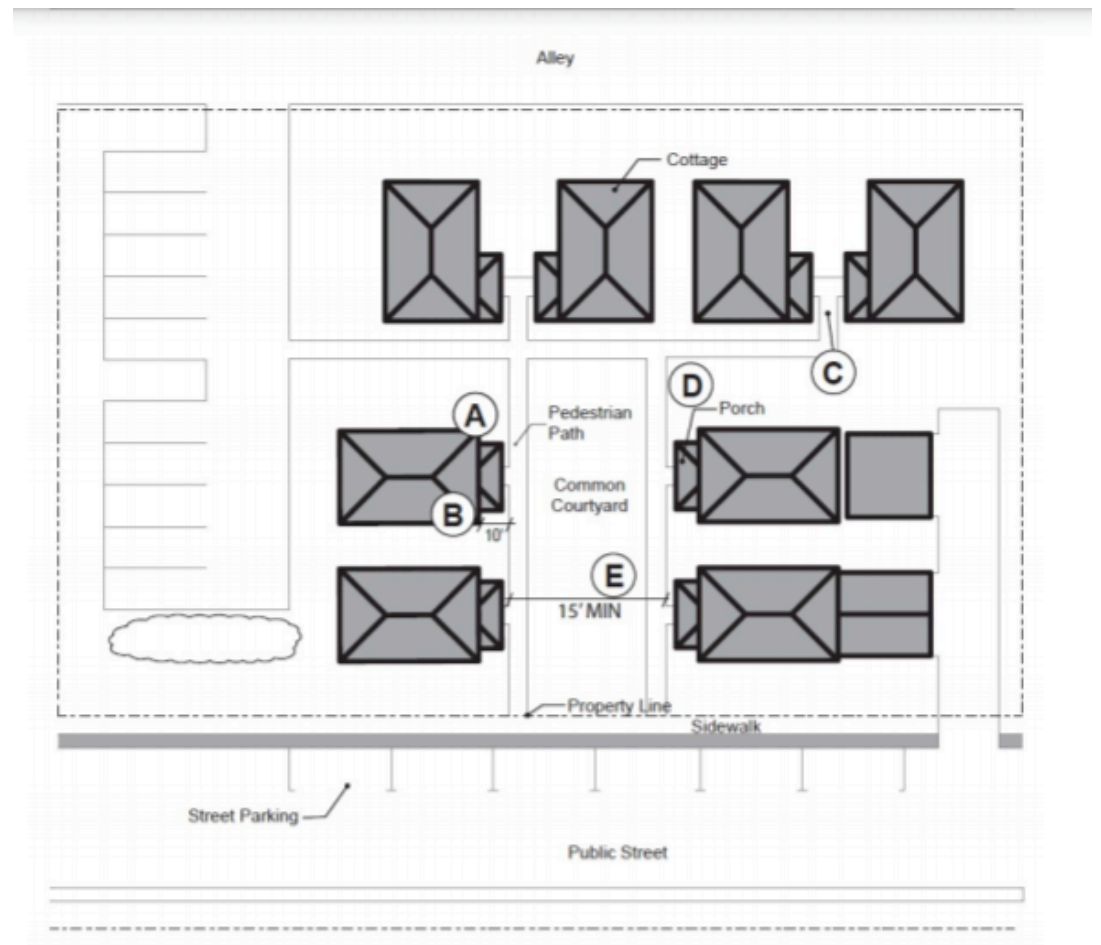
A. A minimum of 50% of cottages must be oriented to the common courtyard.

B. Cottages oriented to the common courtyard must be within 10' of the courtyard.

C. Cottages must be connected to the common courtyard by a pedestrian path.

D. Cottages must abut the courtyard on at least 2 sides of the courtyard.

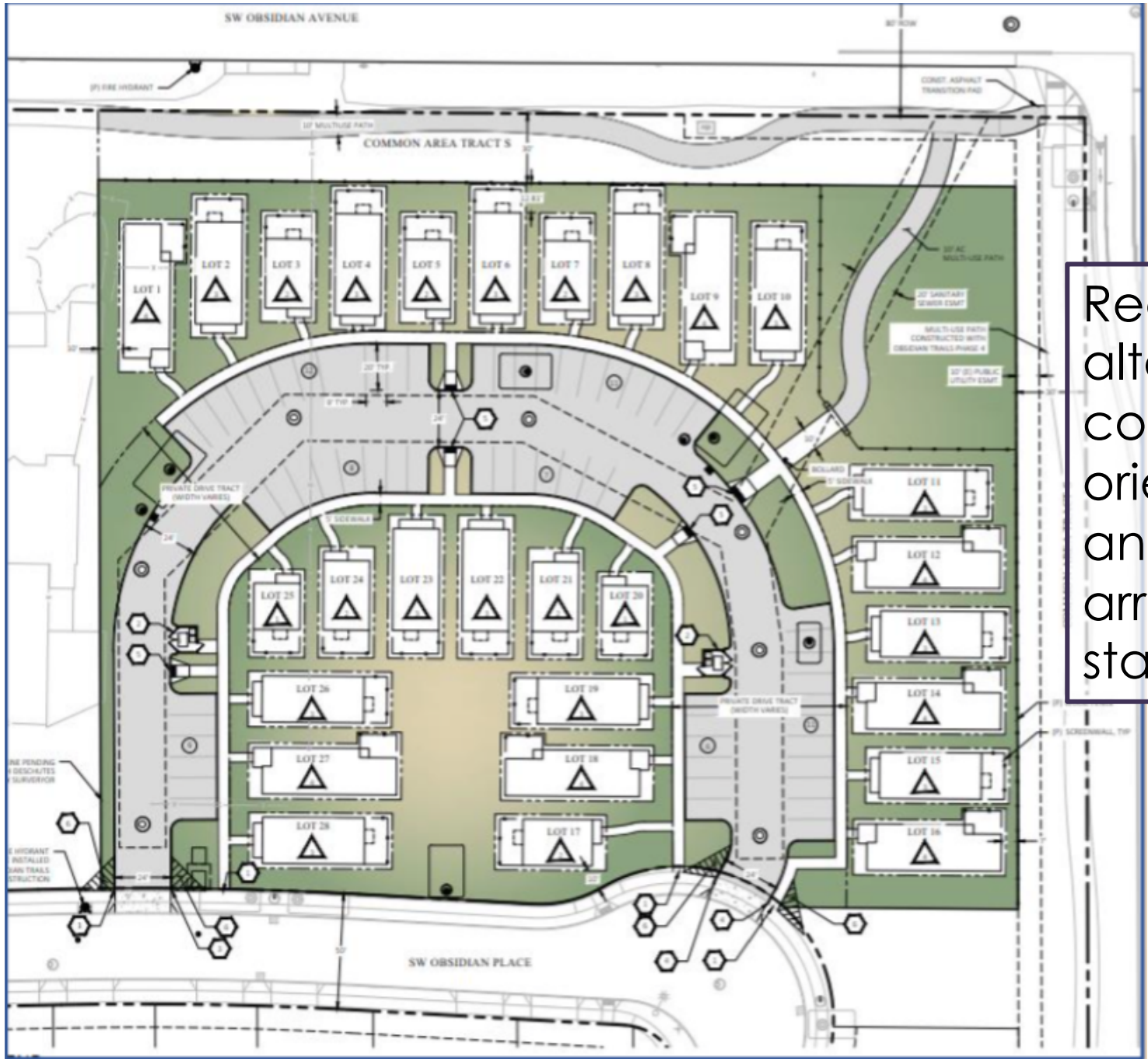
E. the Common courtyard must be at least 15' wide at its narrowest width





**Tough nut to crack!**





Requires alternative courtyard orientation and parking arrangement standards

Requires individual garage allowances, changes to courtyard orientation



# DISCUSSION

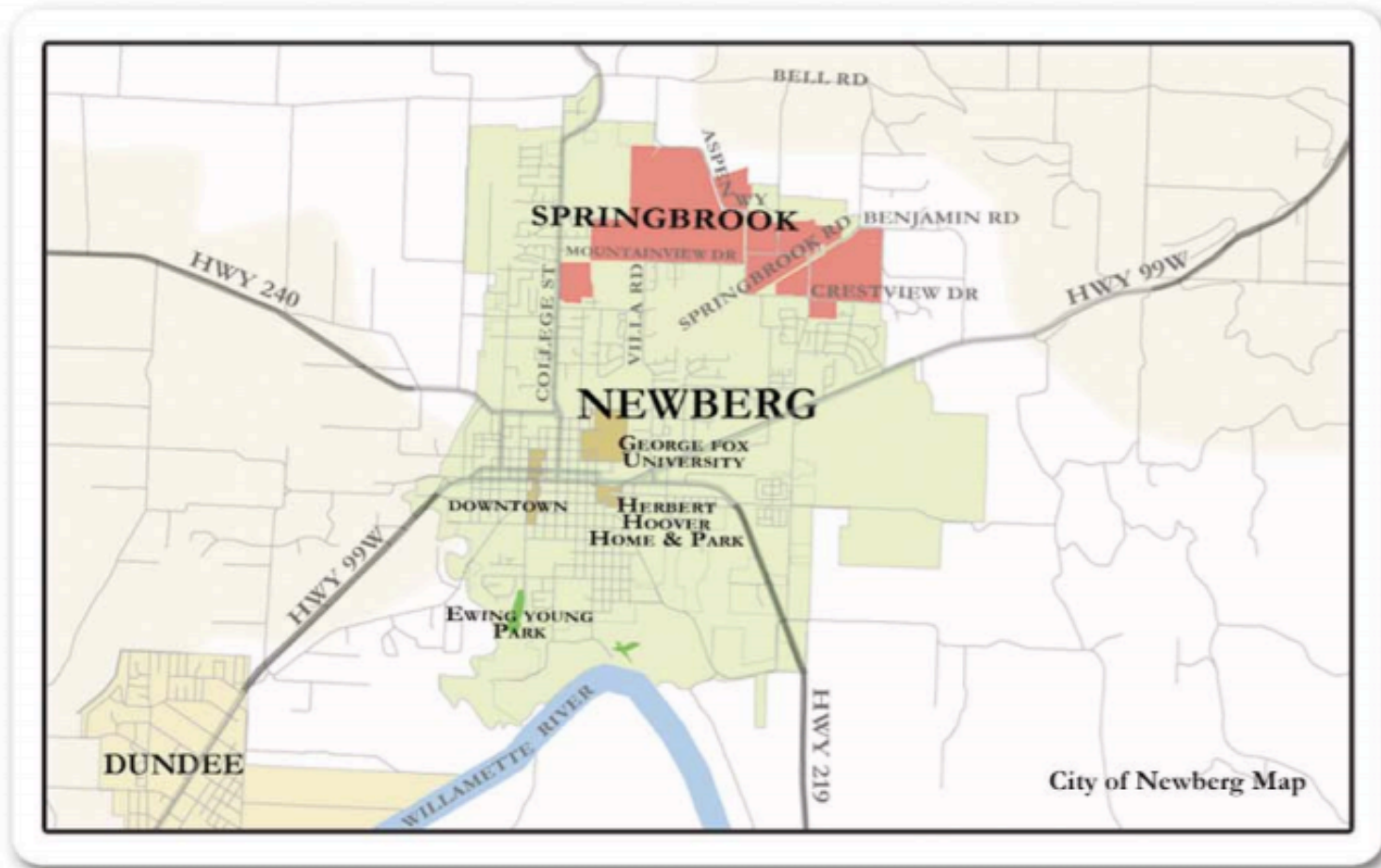
- Attached or detached units? Units per cluster?
- Subdivision option?
- Orientation requirements?
- Parking: number and arrangement—garages?

# Master Planned Communities

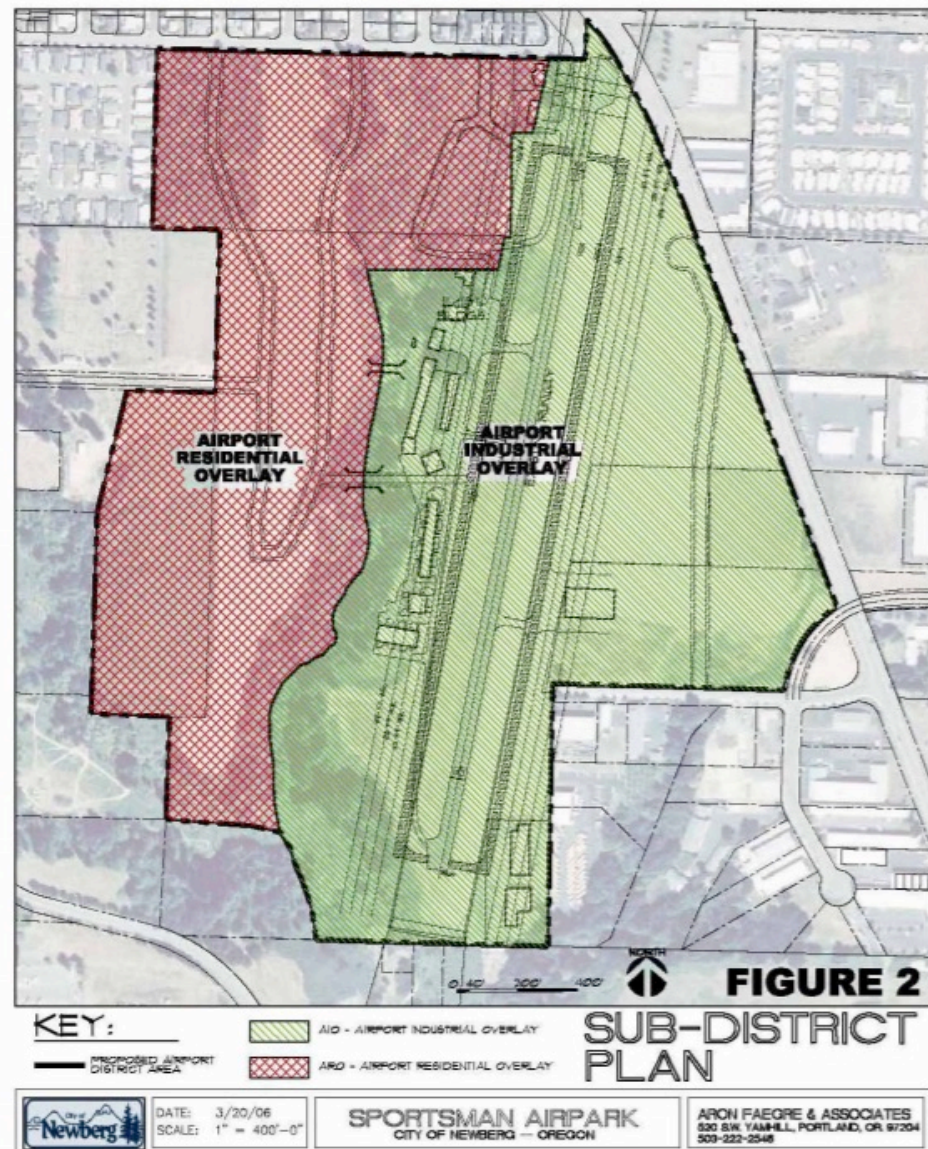
- Springbrook (SD) Subdistrict
- Airport Residential District
- Northwest Newberg Specific Plan
- Springbrook Oaks Specific Plan
- Riverfront (RD) Subdistrict

*Together total 58% of buildable land and  
nearly all vacant buildable land*

# Springbrook Subdistrict

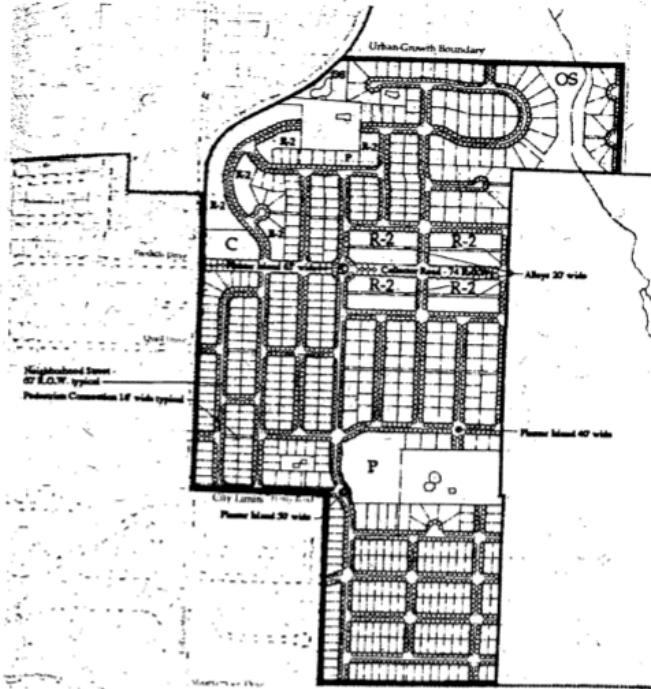


# Airport Residential District

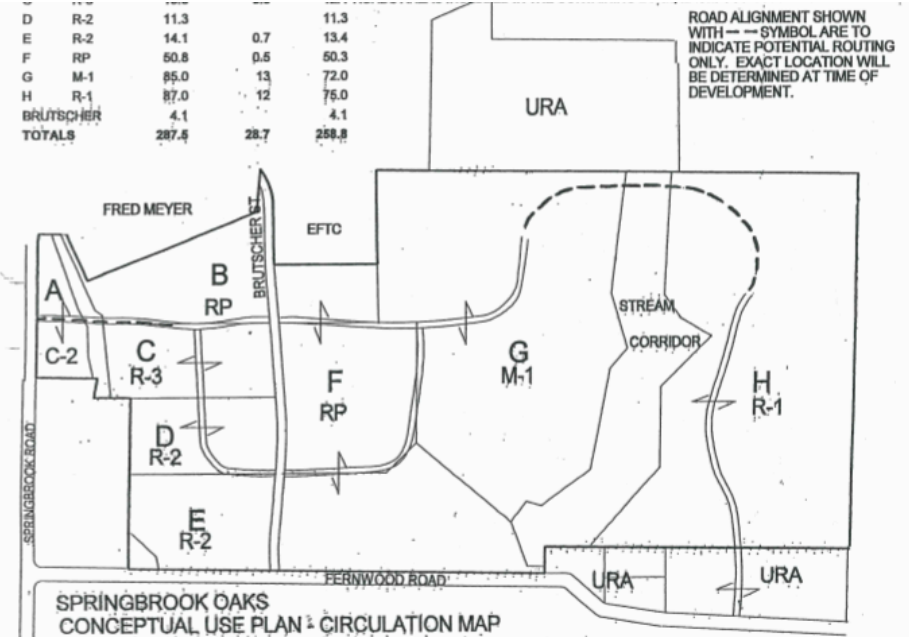


# NORTHWEST NEWBERG SPECIFIC PLAN

*Final Report*



# Springbrook Oaks Specific Plan

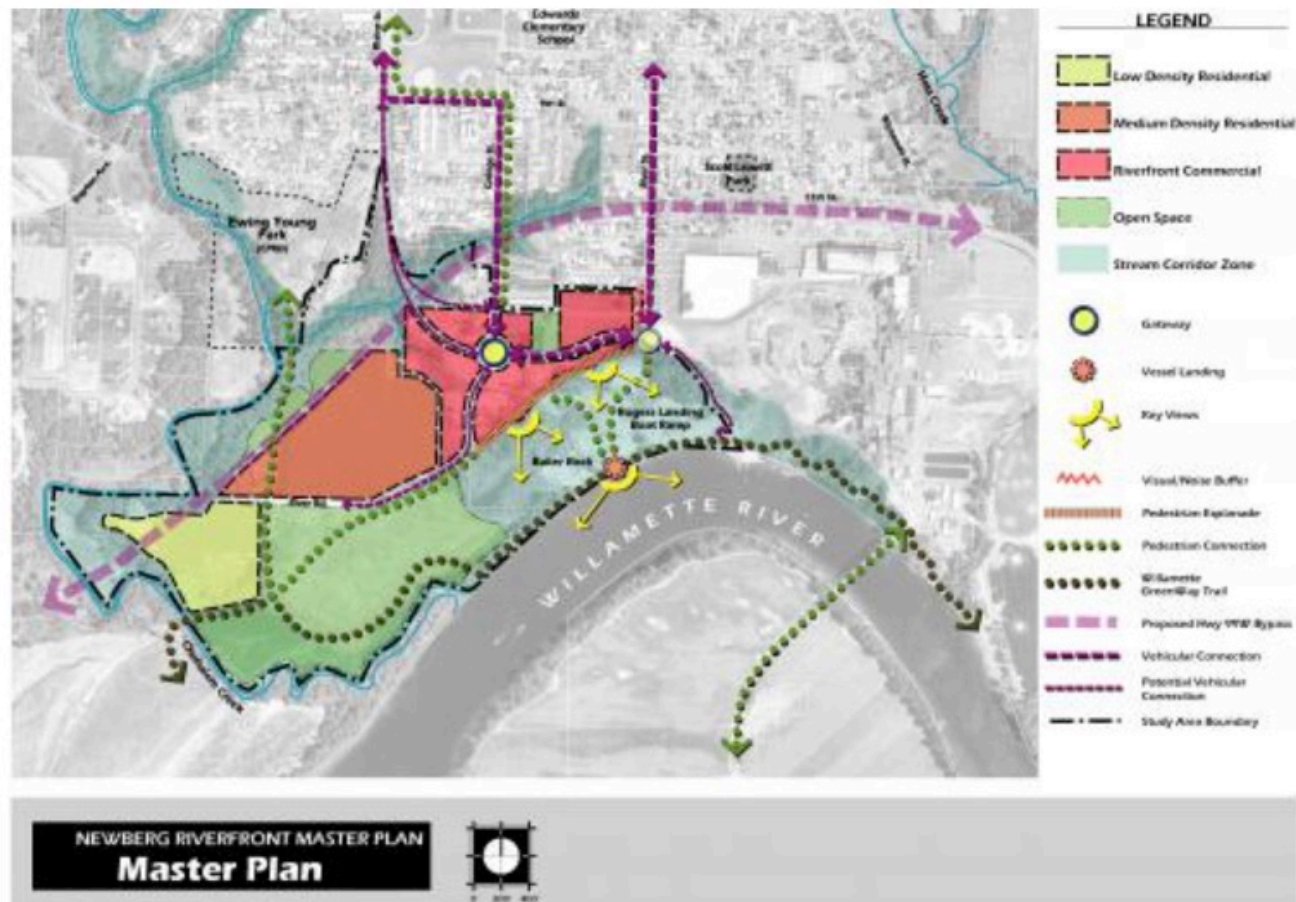


# Northwest Newberg Specific Plan





# Riverfront Subdistrict



# How MPCs are Different

- Must permit duplexes on every lot
- May limit other middle housing types at the time of initial construction provided:
  - Residential net density of 8 units/acre allowed
  - Subsequent redevelopment of middle housing permitted

# DISCUSSION

- Should other middle housing types be limited in master plan areas, or permitted similar to residential zones?

# Other Issues

- Site Design Review
  - Allow Type 1 review of all middle housing types
- Density
  - Consider revising average densities or exempting middle housing from maximums
- Stream Corridor Overlay Subdistrict
  - Permit duplexes same as SFDDs
- Public Improvement Standards
  - Revise alley access and shared driveway provisions

# Next Steps

- CAC Meeting #2 on November 18
  - Written comments and/or survey
- Final Code Assessment & Concepts
  - Stakeholder input from CAC, interviews
  - Clarifications from DLCD, final state regs
- Public Open House Dec 15
- *2021: Develop draft code language*

# Wrap-up

- Public comments
- Final questions/comments

