

**NEWBERG MULTI-FAMILY CODE AUDIT & AMENDMENTS AGENDA  
CITIZEN ADVISORY COMMITTEE MEETING #2  
Thursday, August 25, 2022 - 6:00 PM**

*Teleconference Meeting* – instructions to join electronically below:

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/85840436161>

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Webinar ID: 858 4043 6161

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**I. CALL MEETING TO ORDER – 6:00 PM**

**III. OVERVIEW OF CODE AUDIT MATRIX– 6:05 – 6:50 PM**

- Review code audit document
- Discuss areas of code audit

**IV. CLEAR AND OBJECTIVE DISCUSSION – 6:50 – 7:30 PM**

- Discussion on priorities for clear and objective standards for multi-family developments

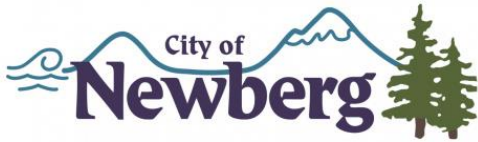
**V. PUBLIC COMMENTS – 7:30 – 7:35 PM**

**VI. NEXT STEPS – 7:35 – 7:40 PM**

- Next CAC Meeting for Multi-family Code Audit & Amendments: November 2022 at 6PM

**IX. ADJOURNMENT**

*ACCOMMODATION OF PHYSICAL IMPAIRMENTS: In order to accommodate persons with physical impairments, please notify the City Recorder's Office of any special physical or language accommodations you may need as far in advance of the meeting as possible as and no later than 48 business hours prior to the meeting. To request these arrangements, please contact the City Recorder at (503) 537-1283. For TTY services please dial 711.*



# MULTI-FAMILY CODE AUDIT

## **Citizen Advisory Committee Meeting #2**

**Meeting Date: August 25, 2022**

The primary objective of this Project is to prepare an audit and updates to the Comprehensive Plan and Development Code for compliance with Needed Housing. The audit will focus on clear and objective standards for multifamily housing (5+ units) with recommended amendments for the Comprehensive Plan and Development Code.

This Housing Code Audit was funded through a Technical Assistance Grant from the State of Oregon. The audit outcomes are intended to identify areas of the city’s Comprehensive Plan and Development Code that should be updated to ensure multi-family housing-related regulations are clear and objective, reduce barriers to the provision of housing and ultimately increase the availability and affordability of housing in Newberg.

Currently, multi-family developments are subject to a Type II site design review process. The Newberg Development Code [Section 15.220.060](#) provides an applicant with a menu of design options. The applicant must demonstrate that the proposed project will meet a minimum point value (14 points for 5-8 dwelling units, 20 points for 9 or more dwelling units). While this process allows flexibility in design, it includes some subjectivity and does not fully meet the intent of providing a clear and objective review path for multi-family housing development.

The following sections of the Newberg Development Code and Comprehensive Plan have been identified as applicable to the development of multi-family housing in the city.

### ***Multi-Family Housing Development Code and Comprehensive Plan Audit Matrix***

| <b>Newberg Development Code</b>          |  |  |   |
|--|--|--|---|
| <b>Chapter</b>                           | <b>Section</b>   | <b>Current Standards</b>   | <b>Discussion</b>   |
| <b>Review Process</b>                    |  |  |   |
| 15.100 Land Use Processes and Procedures | 15.100.030 Type II procedure.                                    | A Type II land use action with staff-level review that includes public notice to neighboring property owners is required.  | Should a Type I review be an option? A Type I review would not require public notice.   |
| 15.205 Nonconforming Uses and Buildings  | 15.205.050 Nonconforming buildings with legally conforming uses. | Alterations and modifications of nonconforming buildings or structures with legal conforming multi-family uses require a Type II review (single-family and middle housing require Type I). | Also, note that 15.220.030.B.2, 15.220.030.B.4 and 15.220.050.B all have discretionary language; however, these are generally applicable to ALL Type II design review, including commercial and industrial. |
| 15.220 Site Design Review                | 15.220.020 Site design review applicability                      | Any new multi-family, or multi-family additions or remodels that add units and exceed certain thresholds, require Type II review.  |   |

| Chapter   | Section  | Current Standards   | Discussion   |
|---|--|---|--|
| <b>Current Multi-Family Design Review Standards</b> |  |   |  |
| 15.220. Site Design Review                          | 15.220.060 Additional Requirements for multi-family residential projects | As part of the site design review process, an applicant for a new multi-family residential project must demonstrate that some of the following site and building design elements, each of which has a point value, have been incorporated into the design of the project. At least 14 points are required for smaller multi-family projects with five to eight units and at least 20 points are required for multi-family projects with nine or more units. | These are the current standards for a multi-family site design review where some discretion may be applied.  |
| 15.302 Districts and Their Amendment                | 15.302.032 Purposes of each zoning district.                             | Does not list multi-family as a housing type; however, 15.305.020 Zoning use table – Use districts lists it as conditional in R-1.  | Need to reconcile (Code clean-up item).  |
| <b>Master Plans</b>                                 |  |   |  |
| Springbrook District (SD)                           | 15.326.040-.50 Review Process  | A. Site Design Review.3. Criteria a. All multi-unit residential development shall follow the standards set forth in NMC 15.220.060.   | Comments on 15.220.060 provided above.   |
|   | 15.326.050   | Certification of compliance with Springbrook design guidelines handbook required. Current Springbrook Master Plan, Page 48, "Development Standards Matrix", identifies multi-family housing in "mid-rise residential" area, which is currently about 12 acres. This may be proposed for forthcoming master plan amendment to expand area where multi-family housing is permitted.   | The 1,800 sf min lot size per unit may restrict multi-family development opportunities.  |
| 15.346 Specific Plan (SP) Subdistrict               | 15.346.070   | Subsection 8 (residential density) does not contemplate multi-family, though zoning supports it)  | Consider reconciling to include multi-family housing   |
| 15.352 Riverfront (RD) Overlay Subdistrict          |  | Specific residential design standards do not apply to multi-family. The plan itself says, "provide a smaller-scale character for multi-family housing. If multi-family housing is constructed, provide individual front doors and porches, balconies, or patios."   | Current standards are clear and objective.   |
| <b>Clear and Objective Review Path</b>              |  |   |  |
| 15.415 Building and Site Design Standards           | 15.415.050 Middle Housing  | Clear and Objective Standards are identified for middle housing types.  | Consider adding a section for a clear and objective review of multi-family housing similar to what was adopted for site design review of middle housing types. |

| Chapter   | Section                               | Current Standards   | Discussion  |
|---|---------------------------------------|---|---|
| <b>Landscaping, Outdoor Areas and Parking</b>                   |                                       |   |   |
| 15.420 Landscaping and Outdoor Areas                            |                                       | This section is flagged as landscaping and outdoor areas were identified at the first CAC meeting as an area of particular focus.   | Consider outdoor areas per unit for multi-family in relationship to distance to public open spaces.                 |
| 15.440 Off-Street Parking, Bicycle Parking and Private Walkways |                                       | Parking based on bedroom count per unit. On-street parking credit and available transit for affordable projects credit already a possibility.   | Consider basing parking on dwelling unit count rather than bedroom count.   |
| <b>Newberg Comprehensive Plan</b>                               |                                       |   |   |
| II. Goals and Policies  | I. Housing                            | Density Policy 1.a states that "density rather than housing type shall be the most important development criteria and shall be used to classify different types of residential areas on the plan". This could be problematic to focus on density rather than housing types or dwelling units.     | Consider updating as either part of this project or the HPS underway.   |
|   |                                       | Policy 3. Mix Policies  | Just a note to review to make sure definitions meet those in the development code (such as "affordable housing")    |
|   | J. Urban Design                       | 4.d states, "Special development and design standards should be adopted in the Development Code to ensure that multi-family, attached single-family and manufactured home park/subdivision projects are aesthetically-pleasing and compatible with nearby lower-density residential development." | Consider updating language as part of this project or the HPS project. Verify Housing Needs table numbers from HNA. |
| III. Plan Classifications                                       |                                       | 2.c High Density Residential (HDR) references an overall density of up to 21.8 dwelling units to an acre.   |   |
| V. Land Need and Supply   | B. Housing and Residential Land Needs | 1. Housing Needs includes a discrepancy in numbers between tables V-2 and V-4.  |   |

## ***Clear and Objective Design Criteria- Discussion Ideas***

What are objective standards?

Objective design standards involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.

What are the most important elements that all multi-family developments should include?

Should there be a difference for smaller projects (5-8 dwelling units) and larger projects (9+ dwelling units)?

- Landscaping
- Parking (vehicles and bicycles)
- Pedestrian Connectivity
- Outdoor Open Space (private vs. on-site shared, distance to public open spaces/parks)
- Building Design
  - Windows
  - Design Elements (building material variations, distinct floors, rooflines, etc.)
  - Building articulation and building façade
- Building Orientation
  - Facing a street or common open space

Looking for help in flushing this out some. Here is what we did in [Salem](#). Would it make sense to share the first 2 pages with the CAC so they can see an example of what this might look like?

## **Newberg Multifamily Code and Comp Plan**

### **CAC Meeting #2- August 25, 2022 at 6pm**

Heather presented Code Audit and opened conversation about Clear and Objective Standards.

#### Key Points:

- Standards should be different for residential zones vs. commercial/mixed-use/institutional zones
- The size of project (# of units) is less important of a distinction
- Open space is an important component and since most developments are larger (24+ units), there is space on-site to provide open space
- Landscaping standards are important, particularly trees and shrubs in parking area landscaping. Important to reduce heat island effect and to block headlight glare on other properties.
- Building articulation, including distinctions between floors and at horizontal markers to reduce mass, is important but would like to hear from developers on how to do it economically.
- Prefer private open space but also worried about driving up cost of units.
- Would like to see height increases in higher density zones for more open space, but recognize unlikely over 3 stories due to elevators.
- Okay with height increases for affordable housing in higher density zones.
- Important to buffer multi-family from adjacent single-level single-family residential- for example, with step up setbacks.

#### Comments:

- Are the current design review standards too flexible?
- Committee members were asked to look at multi-family developments in Newberg and provide feedback on what they like and don't like.
- Committee would like to have discussion with housing developers. Mary will encourage attendance at next CAC when doing interviews.
- Is there a place in Newberg where "barracks-style", low design, low cost multi-family housing makes sense?

#### Next Steps:

- Staff (Mary) will interview housing developers and advocates and bring feedback to next CAC.
- Heather will use code audit, tonight's discussion and feedback from Mary's interviews to draft recommended code language.
- CAC will meet in mid-November to review/edit recommended code language.