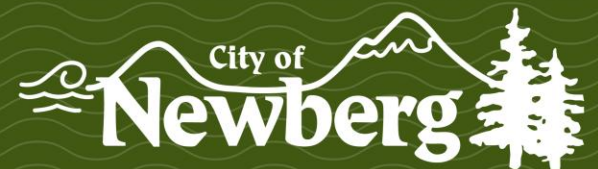


Multifamily Code Audit and Amendments Project

Citizens Advisory Committee Meeting #3
December 12, 2022



Agenda

- Developer/Stakeholder Interviews Summary
- Code Amendments Discussion
- Public Comments
- Project Next Steps

Developer/Stakeholder Interviews

- Who was interviewed?
 - Multi-family developers (*both affordable and market-rate*)
 - Single-family housing developers (*both affordable and market-rate*)
 - Local County government officials
 - Local service providers (*organizations and non-profits assisting people around housing needs*)

Developer/Stakeholder Interviews - Summary

Housing Costs:

- Agreed that housing costs were too high for many Newberg households
- Generally supported increasing density and vertical development, but recognized the difficulties associated with doing so

Barriers to Development:

- Costs of materials and workforce, and wait times
- Shortage of available land and increased land costs
- Additional jurisdiction fees layered on top of existing SDCs (such as CPRD) can contribute to high fees, which is passed on to residents

Developer/Stakeholder Interviews - Summary

Land Use Reviews:

- Current review types for Multi-Family developments increase time and money
- Limit the need for public comment (Type II and Type III) on development where the land is already zoned for those types of development – Ex: move review types to Type I in higher density zones

Parking:

- Difficult to take advantage of height incentives because of parking ratio requirements
- Consider a shared parking program or parking structure downtown
- Consider flexible parking standards
- A parking study could help the City determine its actual parking needs

Developer/Stakeholder Interviews - Summary

Additional Stakeholder Suggestions:

- Reducing SDCs could increase development feasibility
- Reduce lot size requirements
- Make land easier to subdivide
- Consider climate resilience and changing community needs

Proposed Code Amendments

3 Categories:

- Parking Requirements
- Clear and Objective Design Standards
- Land Use Review Type



Parking Standards

Current Minimum:

Studio/1 bedroom: 1 per unit

2 bedroom: 1.5 per unit

3 and 4 bedroom: 2 per unit

5 or more bedroom: 0.75 per bedroom per unit

0.2 spaces per unit for visitors

Proposed Minimum:

1.5 spaces per dwelling unit

0.2 spaces per unit for visitors



Source: City of Salem, OR Multifamily Housing Design Standards Website

Parking Standards



Source: Nnbw.com

Scenario 1:

24 units in a multifamily project
with 12 3-br units, 6 2-br units and
6 1-br units

Current minimum: $24+9+6=39$

Proposed minimum: 36

Both: add 5 visitor spaces

Parking Standards

Scenario 2:

36 units in a multifamily project
with 16 3-br units, 16 2-br units
and 4 1-br units

Current minimum: $32+24+4=60$

Proposed minimum: 54

Both: add 8 visitor spaces



Source: sunsericonstruction.com

Clear and Objective Standards



New Table 15.220.060.B (packet pages 9-13)

- Two pathways:
 1. Discretionary (keep current code- projects obtain points)
 2. Objective (proposed code- projects must meet all standards)

Clear and Objective Standards

1. Site Design Elements:

Recreation areas, landscaping and vegetation, setbacks, parking (location), fencing, outdoor furnishings, outdoor lighting, entrance building materials

2. Building Design Elements:

Height, orientation, entrances, materials, roofs, architectural elements, articulation, façade design, car shelters, front porches

Clear and Objective Standards

Private/Shared Recreation Areas:

- 48 square feet private outdoor area per ground level unit
- 18 square feet private storage per unit

Shared open space based on unit count:

- One- or two-bedroom units: 200 square feet per unit
- Three- or more bedroom units: 300 square feet per unit

Proposed Code: 50% reduction if within $\frac{1}{4}$ mile of a public park

Clear and Objective Standards

Site Vegetation/Landscaping:

- Landscaping standards of 15.420 and 15.440 apply

Building Setbacks:

- Base zone setbacks apply

Vehicle Parking (Location and Lighting):

- Not between primary building(s) and abutting right-of-way
- may not occupy more than 50% of linear frontage of that side
- Parking/loading areas shall be illuminated to a min. 0.5 footcandles

Clear and Objective Standards

Outdoor Furnishings:

- Clear and objective standards permit but do not require these amenities

Fencing:

- Fencing height standards in 15.410.070.D apply

Building Entrance Materials:

- Building entrances shall be emphasized through the use of features or elements such as recesses, projections, corner entries or landscape treatments

Clear and Objective Standards

Outdoor Lighting (full cut-off lighting fixtures required)

- Walkways: 0.5 footcandle min and average min of 1.5 footcandles required
- Building entrances: 1 footcandle min and average min of 3 footcandles required for primary entrances, average of 2 footcandles for secondary entrances
- Maximum illumination at the property line shall not exceed 0.5 footcandles when abutting residential, 1 footcandle when abutting non-residential

Building Orientation and Entrances:

- Primary entrances must face street ROW or central common area
- Arterial Streets: Maximum 20' from required setback for 50% of frontage
- Non-arterial Streets: Maximum 10' from required setback for 50% of frontage

Clear and Objective Standards

Building Height:

- Base zone standards apply

Building Articulation:

- Street-facing facades shall be divided into wall planes

Building Façade Design:

- Min. 25% street-facing- windows and glass portions of doors
- Distinct base and top required
- Limits on blank walls (up to 750 sq ft on street-facing façade)
- Garage doors painted to match color palettes.

Clear and Objective Standards

Building Materials:

- Prohibited materials on street-facing façade (and max 35% on any other façade) include vinyl PVC siding, T-111 plywood, exterior insulation finishing, corrugated metal, plain concrete or concrete block, spandrel glass and sheet pressboard

Architectural Elements:

- Not required, but encouraged to incorporate elements of one of the city's historical styles (Queen Anne, Dutch colonial revival, colonial revival or bungalow)

Clear and Objective Standards

Car shelters:

- Must be located to the side or behind primary structure

Front Porches:

- Front porch or patio required for at least one main entry

Roofs:

- Where a sloped roof is proposed, the pitch shall be 3:12 or steeper

Land Use Review Type



Currently...

All multifamily dwellings require a Type II staff decision with public notice, except in R-1 which is a CUP requiring a Type III PC decision with public notice and hearing.

Discretionary design standards apply with points system.

(multifamily= more than 4 dwelling units on one lot)

Land Use Review Type



As Proposed:

Review	Zone	Applicable Standards
Type I- staff decision, no public notice	R-3, C-3, I	Clear and Objective
Type II- staff decision, public notice	R-2, RP	Clear and Objective
	R-3, C-3, I	Discretionary
Type III- Planning Commission decision, public notice and hearing	R-1	Conditional Use
	R-2, RP	Discretionary

Questions/Discussion



Proposed Multifamily Development Code and Comprehensive Plan Amendments

Citizen Advisory Committee Meeting #3

Public Comments

Project Next Steps

Upcoming online survey and open house

Next CAC Meeting for Multi-family Code Audit & Amendments:
February 6, 2023 at 6PM