

Date: 07 June 2021
Subject: Gresham Middle Housing – Universal Design Standards
To: City of Gresham Project Management Team
From: Marcy McInelly AIA, Urbsworks, Inc.

PLANNING COMMISSION #5 HANDOUT | DRAFT CODE AMENDMENTS

This memo outlines the draft amendments and design standards needed to update the Gresham Development Code (GDC) to comply with House Bill 2001 (HB 2001).

Introduction

The intent of HB 2001 is to support the development of a wider range of housing types, especially housing types that tend to be more affordable to support a broader range of the state’s workforce and non-high-income earners. HB 2001 requires cities with population over 25,000— applicable to the City of Gresham—to allow duplexes on every lot where a detached single-detached dwelling is allowed and to allow triplexes, quadplexes, townhouses, and cottage clusters in areas zoned for residential uses that allow for single detached dwellings.

In Gresham fifteen zones were identified that require amendments to permit middle housing types (LDR-5, LDR-7, TLDR, TR, MDR-12, OFR, CMF, DRL-1, DRL-2, LDR-PV, MDR-PV, VLDR-SW, LDR-SW, THR-SW). The City can limit or prohibit middle housing, under certain conditions, in Goal-Protected Areas and Master Planned Communities including undeveloped portions within the Pleasant Valley Plan District. *Districts that do not currently permit single detached dwelling will have no changes.*

This project drafted amendments to ensure compliance and developed draft design standards to address community and Planning Commission concerns. Staff will continue to refine these materials with Planning Commission’s input. Gresham has until June 2022 to adopt draft code amendments.

Packet Contents

The following materials can be found in this meeting packet:

- [Attachment 1: Draft Design Standards](#) – an overview of the approach to design standards is included. Tables summarize recommended design standards for a) duplexes, triplexes, and quadplexes (some standards will also be applicable to single detached units), b) townhouses, and c) cottage clusters.
- [Attachment 2: Article 4 Draft Amendments](#) – amendments required for compliance are summarized for relevant Land Use and Plan Districts and additional relevant standards.

Design Standards

The administrative rules which guide implementation (OAR Division 660-046 - OAR) establish stringent and detailed guidelines to ensure the intent of the law is carried out in local zoning regulations. While the draft amendments summarized for Article 4 address the required minimum compliance, the City of Gresham received direction to go above and beyond the OAR siting standards and address design issues for new permitted forms of middle housing. The OAR permits Large Cities to regulate siting and design of defined middle housing types as long as:

- Regulations are clear and objective
- Individually, and cumulatively, they do not discourage the development of Middle Housing

Code Alternatives

According to the OAR, a Large City is not required to apply design standards to middle housing. If they do choose to apply design standards, they may apply only:

- Design standards from the Large Cities Model Code (LCMC),
- Design standards that are less restrictive than those in LCMC, or
- The same clear and objective design standards that the Large City applies to detached single detached structures in the same zone.¹

Design Topics

Through the course of the Gresham Middle Housing project, the City of Gresham identified the following design standards to address in code amendments:

- Entry orientation
- Window coverage
- Garage/parking location and width
- Driveway approach
- Townhouse unit definition
- Cottage cluster orientation/courtyard design
- Private open space/common open space
- Pedestrian connections
- Buffers/screening/landscaping

These standards reflect a) existing design standards in the Gresham code; b) issues raised by members of the public at open houses and in a Visual Preference Survey and the Planning Commission; and c) standards addressed in the Large City Model Code.

Note that design standards for each design topic may follow a different code alternative (see above). For example, an entry orientation design standard could be applied as written in the Model Code; a design standard for window coverage could be less restrictive than that in the Model Code; and a design standard for landscaping (not addressed in the Model Code) could be written and also applied to single family detached. A decision tree framing these choices was presented at the third Planning Commission project work session on February 8th, 2021.

To arrive at the draft design standards in Attachment 1, design standards from the OAR and LCMC were compared with existing GDC standards. Currently design standards are located in multiple locations throughout Gresham’s code, including in Article 4 (base residential land use districts and plan districts), Article 7 (multi-family and single-family attached dwellings and innovative housing demonstration projects), and Article 9 (buffering and screening, off-street parking and driveways, and height transitions). As part of this exercise, all relevant existing design standards were catalogued. The goals for draft design standards were:

- *Efficiency*– The GCD has many standards addressing a single topic (for example Safe Neighborhood Design Performance Standards and Residential Compatibility Standards both have many standards designed to create a residential neighborhood feel). The new design standards should address many topics in a single standard.
- *Equity*– New design standards should to the extent possible be applied to all housing types, including single detached dwellings, in the relevant HB 2001 identified zones. While *these standards will only*

¹ Note: any design standards applied may not scale by the number of dwelling units or other features that scale with the number of dwelling units, such as primary entrances. Design standards may scale with form-based attributes, including but not limited to floor area, street-facing façade, height, bulk, and scale.

apply to new development (not conversions or existing housing), their intent is to address the design topics for all housing in a district.

Attachment 1: Draft Design Standards compares relevant existing Gresham design standards to LCMC standards. A recommendation is presented for each design topic, including additional considerations for Planning Commission. Key questions asked to arrive at the hybrid standard recommended include:

- Do the OARs/the LCMC (sufficiently) address the design topic?
- Is the Gresham design standard more/less restrictive than LCMC?
- Are there topics the LCMC addresses that Gresham does not or vice versa?
- If the desired standard is more restrictive or not included, it will also apply to single-detached dwellings, is that the right alternative?

Draft standards are included in separate tables for a) residential dwellings on a lot (single detached, duplexes, triplexes, and quadplexes), b) townhouses, and c) cottage clusters. All the design topics are addressed with the exception of buffers/screening. This topic is primarily addressed in draft amendments for siting standards that amend the existing Buffer Matrix table (Section 9.0100). Standards that would also be applied to single detached dwellings in the same zones are noted.

Article 4 Amendments

The previous Planning Commission handout (29 April, 2021) outlined anticipated changes required to comply with HB 2001. The attached table provides more detail on the draft amendments for Article 4. This includes changes to permitted land uses, development standards (referred to as siting standards in the OAR), and references to the new design standards discussed above. Articles 3, 5, 7, 8, 9, 10, and 11 will also require minor amendments to ensure HB compliance. These changes were detailed in the prior handout noted.