



City of Lake Oswego

Middle Housing Implementation

Bryant Neighborhood Association Meeting
February 3, 2021



AGENDA

1. Overview of HB 2001

2. Project Overview

3. Initial Findings

- Neighborhood Conditions Mapping
- Field Visit Observations

Overview of HB 2001 Requirements

INTENT OF HB 2001

HB 2001 was intended to address housing issues in three ways:

1. Provide more housing options
2. Increase overall housing supply
3. Support more inclusive, diverse neighborhoods

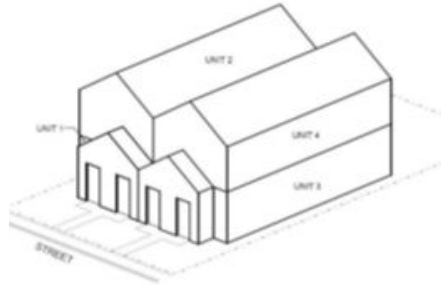


DEFINITIONS: WHAT IS MIDDLE HOUSING?

Duplex: 2 units, one lot



Quadplex: 4 units, one lot



Cottage Cluster: Small detached units, one lot or individual lots



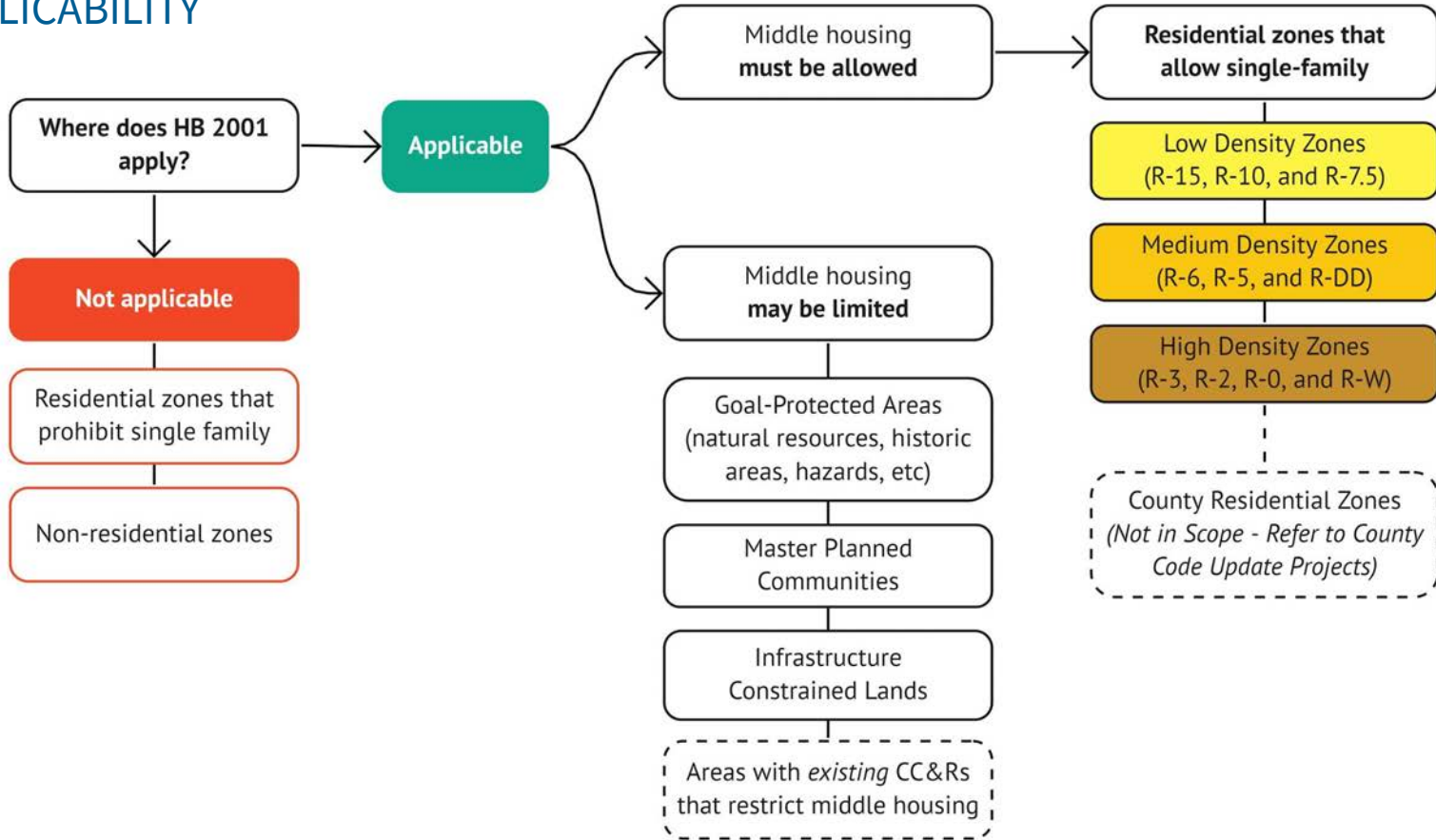
Triplex: 3 units, one lot

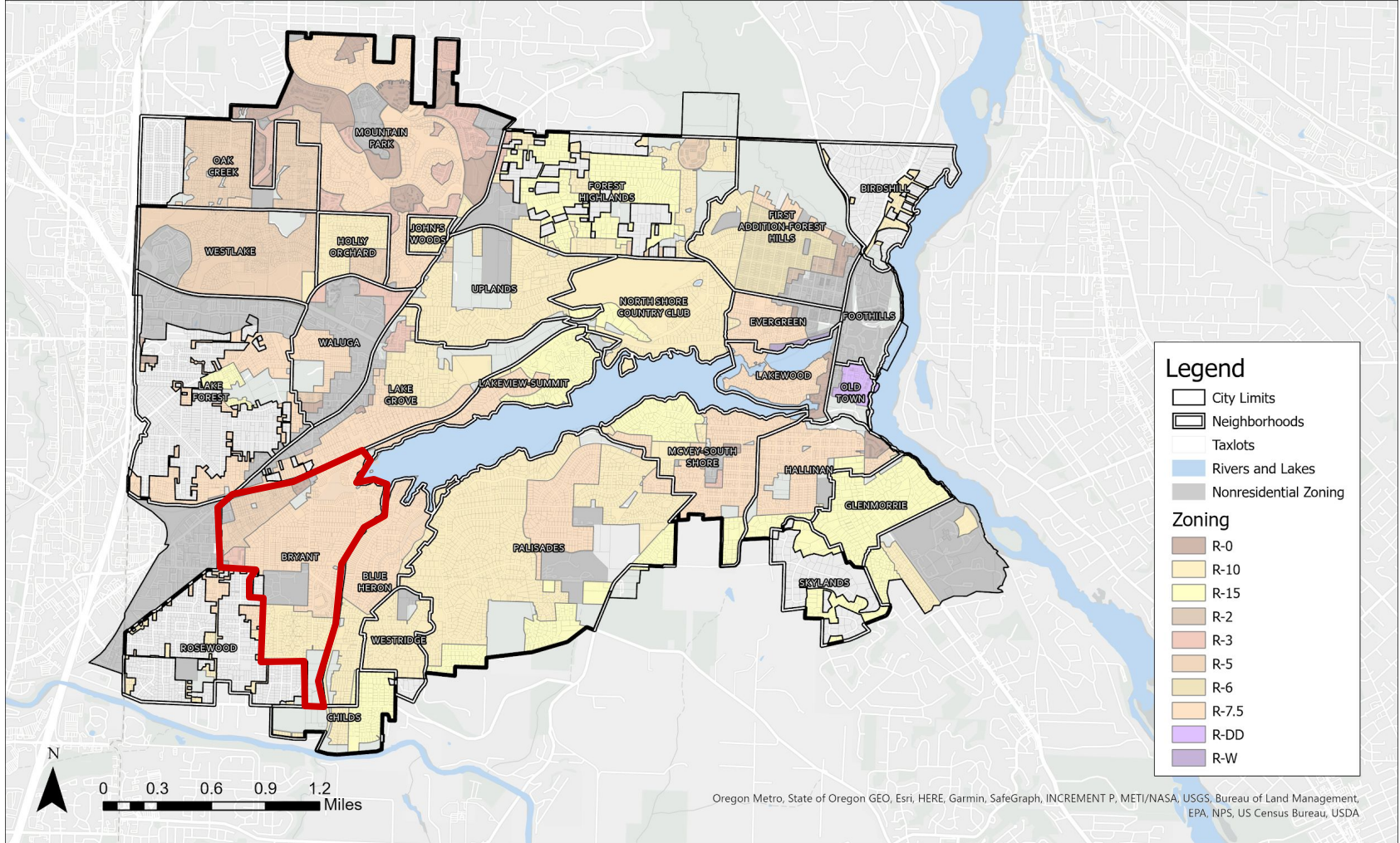


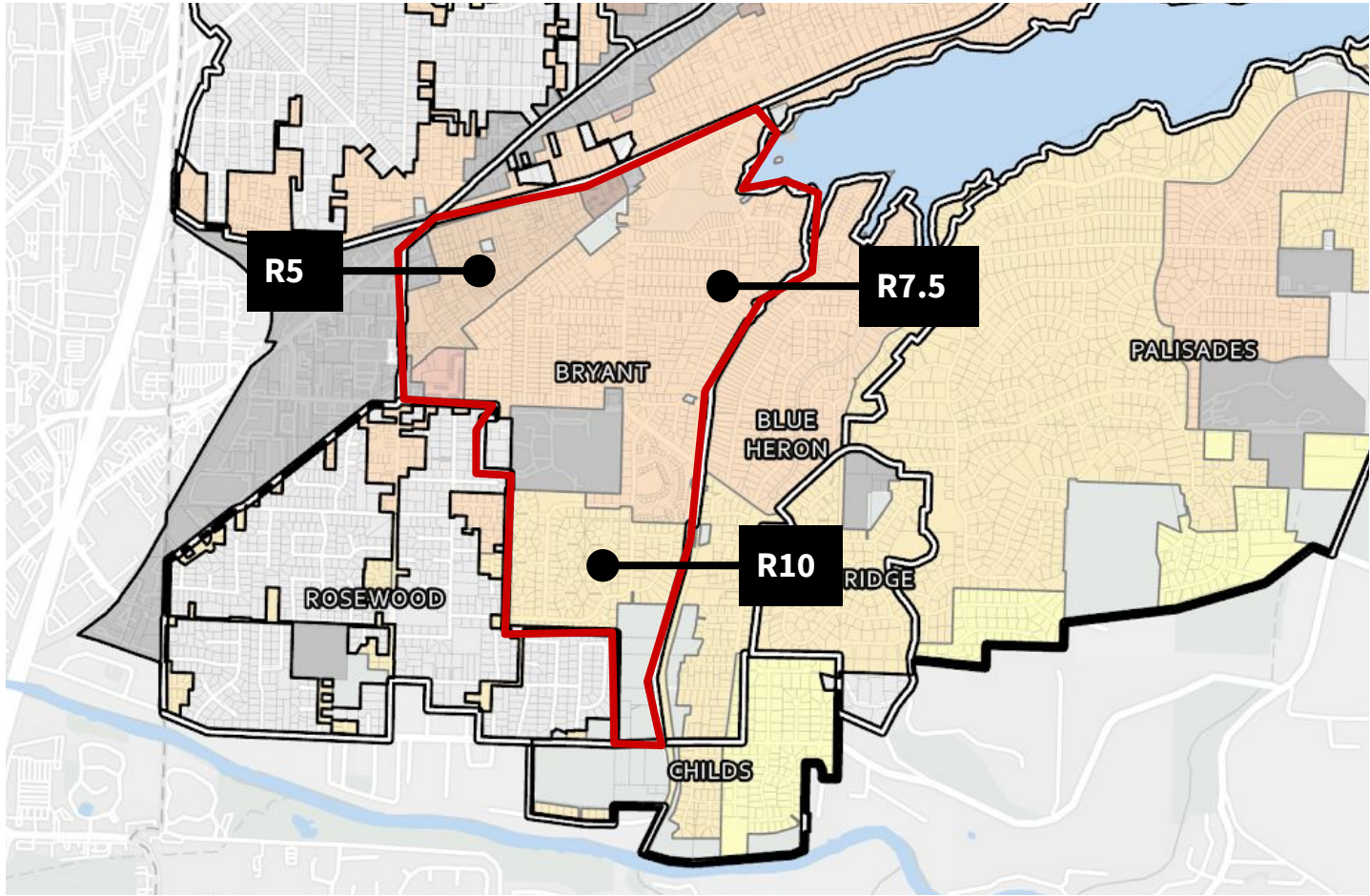
Townhomes: Attached units, individual lots



APPLICABILITY







SITING AND LOCATION OF MIDDLE HOUSING

The intent of HB 2001 is to allow middle housing **broadly** in residential zones

- Allow middle housing types on similar sized lots as single-family houses are allowed.
- Few location-based restrictions
- Equitable distribution of middle housing across neighborhoods



SITING AND LOCATION OF MIDDLE HOUSING

Track 1 (“Default”)

- Meet state benchmarks for minimum lot size and maximum density
- Approval by DLCD is straightforward

Track 2 (“Alternative”)

- Meet criteria for the **share of lots** where middle housing types are allowed
- Requires equitable distribution of middle housing across city
- Approval by DLCD requires detailed analysis and monitoring

DEVELOPMENT AND DESIGN STANDARDS

The intent of HB 2001 is to allow more, smaller units within a similar building envelope as a single house.

- More units need not mean a larger building
- Consistent form-based standards can ensure compatible scale
- Smaller units are more affordable and in demand

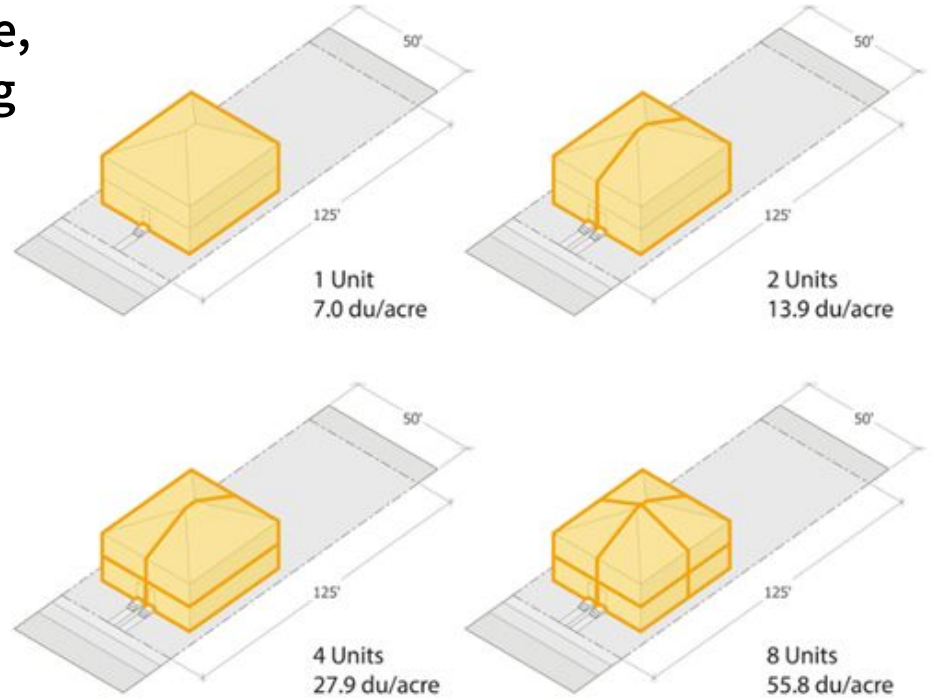


Image Source: Opticos Design

DEVELOPMENT AND DESIGN STANDARDS

Duplex



Lot Size	6,000 sf (total)
Lot Coverage	45%
FAR	0.88

Single-Family House



Lot Size	6,000 sf
Lot Coverage	35%
FAR	0.62

DEVELOPMENT AND DESIGN STANDARDS

Track 1 (“Default”)

- Meet specific benchmarks for:
 - Maximum height
 - Minimum setbacks
 - Maximum lot coverage
 - Minimum off-street parking
 - Design standards
- Approval by DLCD is straightforward

Track 2 (“Alternative”)

- Submit findings to DLCD to demonstrate that proposed standards will not cause **“unreasonable cost or delay”**
- Approval by DLCD is uncertain and requires detailed economic analysis

Project Overview

PHASE 1 PROJECT GOALS

1. Prepare the City to draft plan and code changes to comply with HB 2001
2. Build public awareness of the project and engage the community in defining neighborhood character
3. Articulate how neighborhood character varies across the city and identify character elements to preserve as new development occurs
4. Conceptualize alternative approaches to implementing HB 2001 requirements



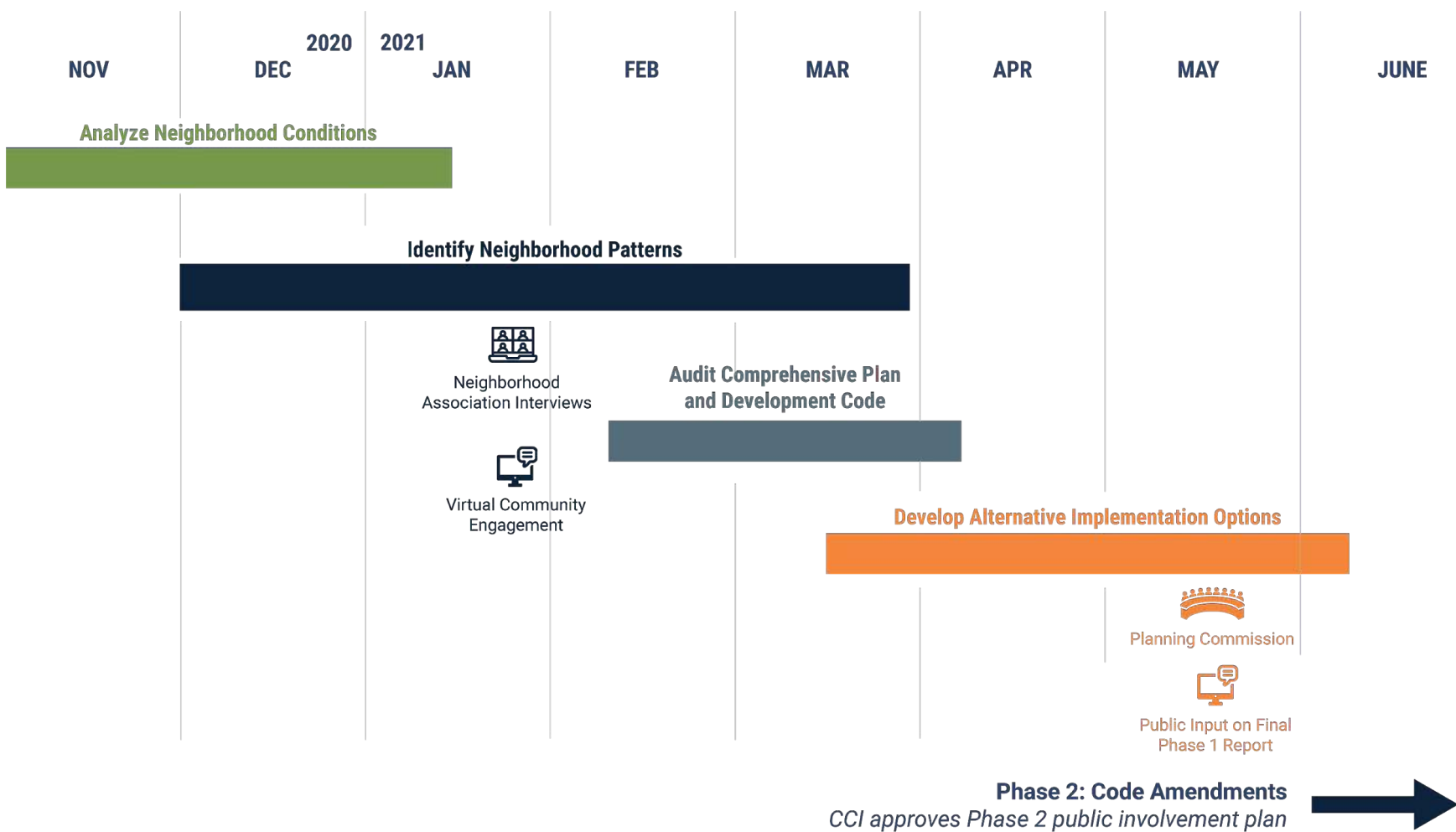
PROJECT DELIVERABLES

Phase 1 (this project):

1. Neighborhood Conditions Analysis
 2. Neighborhood Character Report
 3. Community Development Code Audit Report
 4. Comprehensive Plan Audit Report
 5. Middle Housing Opportunities Report
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Phase 2:

- Proposed code and plan amendments
- Additional public engagement



PHASE 1 PUBLIC ENGAGEMENT ACTIVITIES

Neighborhood Association Interviews

- In-depth conversations with representatives from each neighborhood
- Planned for late January - early February

Virtual Community Engagement

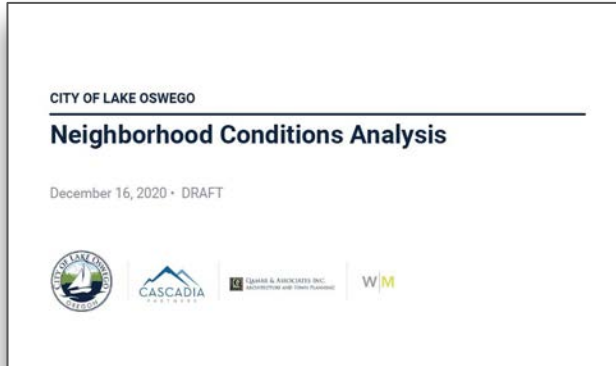
- Online survey and community photo sharing
- Running from January 21 through **February 7**

Planning Commission Meeting

- Present final report and discuss with PC
- Planned for mid-May

Building a Neighborhood Character Analysis

NEIGHBORHOOD CONDITIONS ANALYSIS



NEIGHBORHOOD FORM

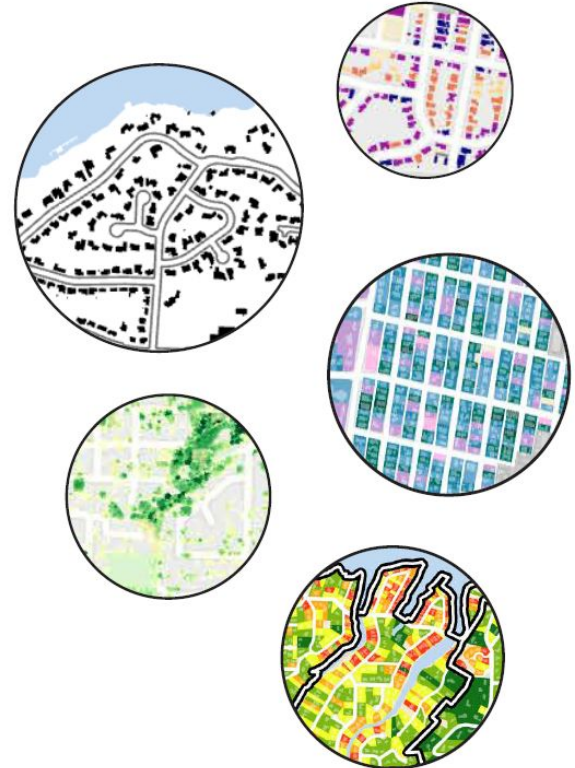
- Streets and Buildings
- Zoning and Neighborhoods
- Era of Development
- Lot Size
- Building Front Setback.
- Lot Coverage
- Floor Area Ratio
- Tree Canopy

SOCIOECONOMIC CONDITIONS

- Household Income
- Education
- Tenure
- People of Color
- Vulnerability to Residential Displacement

HOUSING MARKET CONDITIONS

- Home Sales and Prices
- Multi-Family Housing Inventory
- Naturally Occurring Affordable Housing (NOAH)



BUILDINGS AND STREETS



Palisades



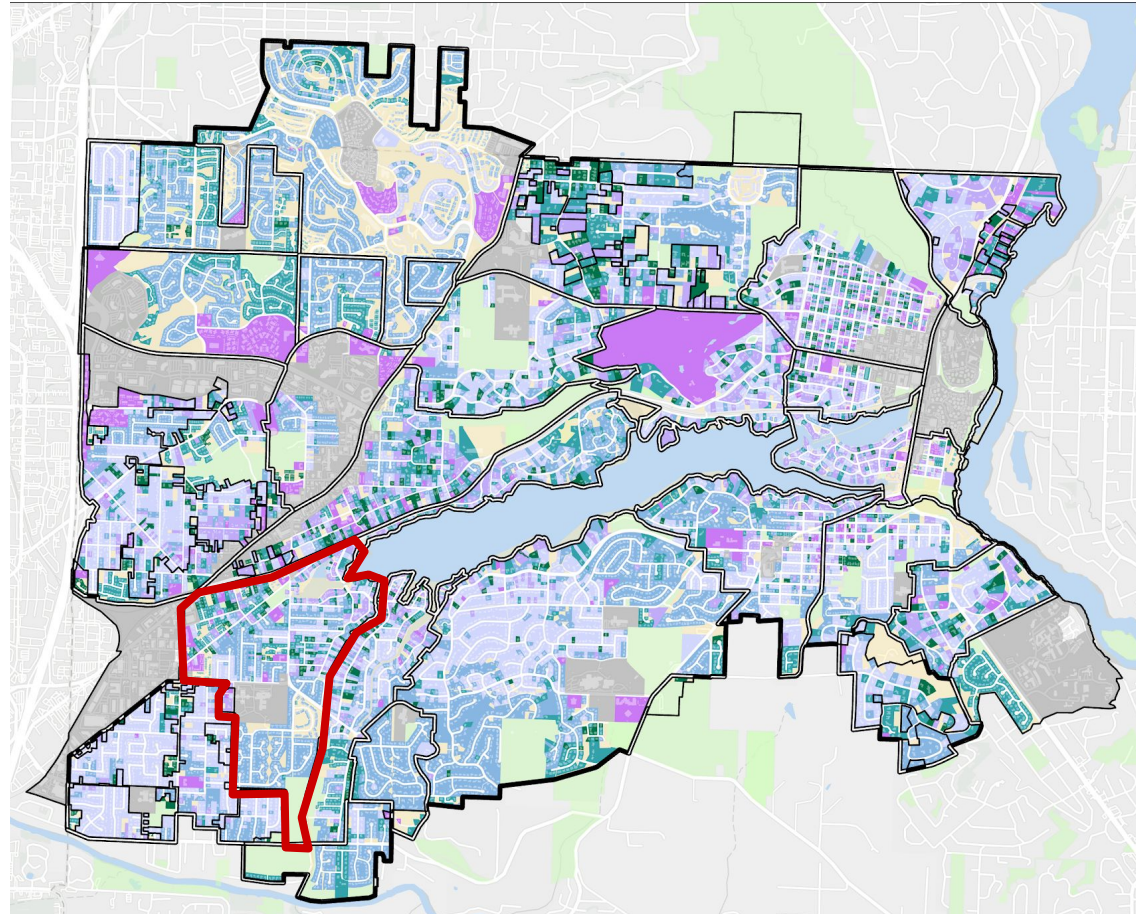
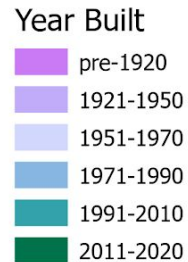
First Addition



Westlake

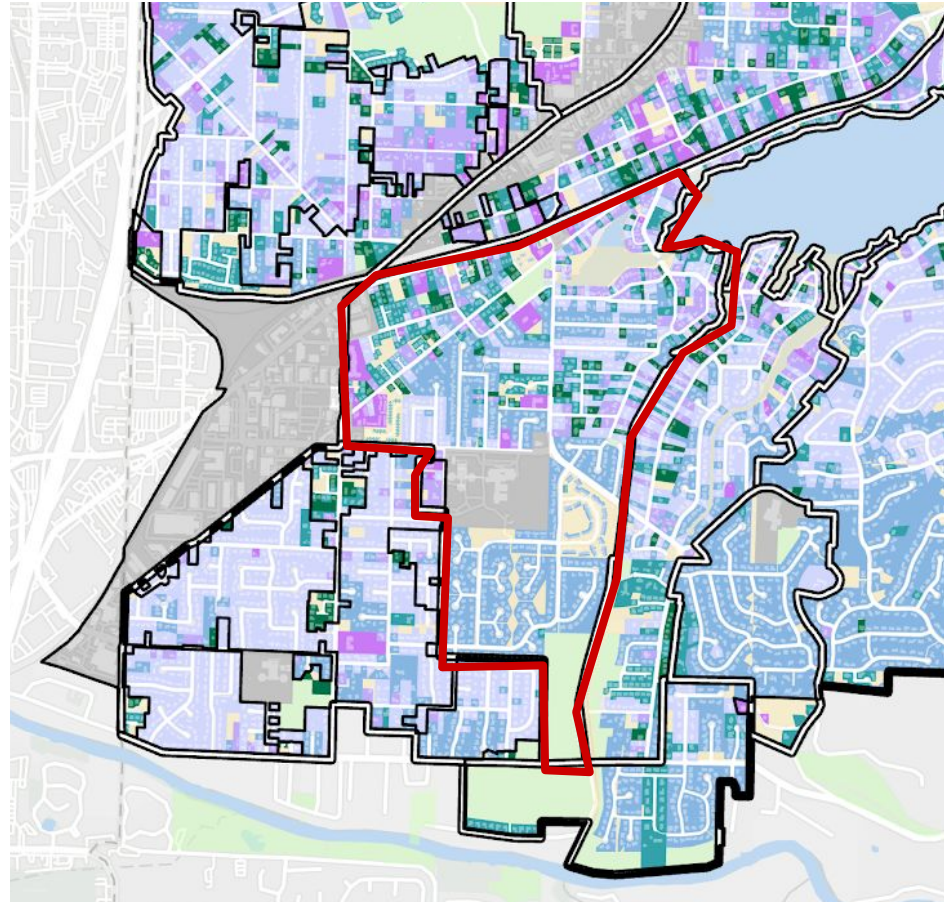
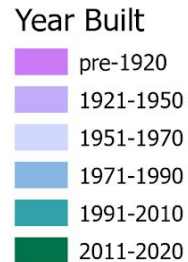
ERA OF DEVELOPMENT

- Form often reflects era
- Character more consistent in single-era than mixed-era neighborhoods



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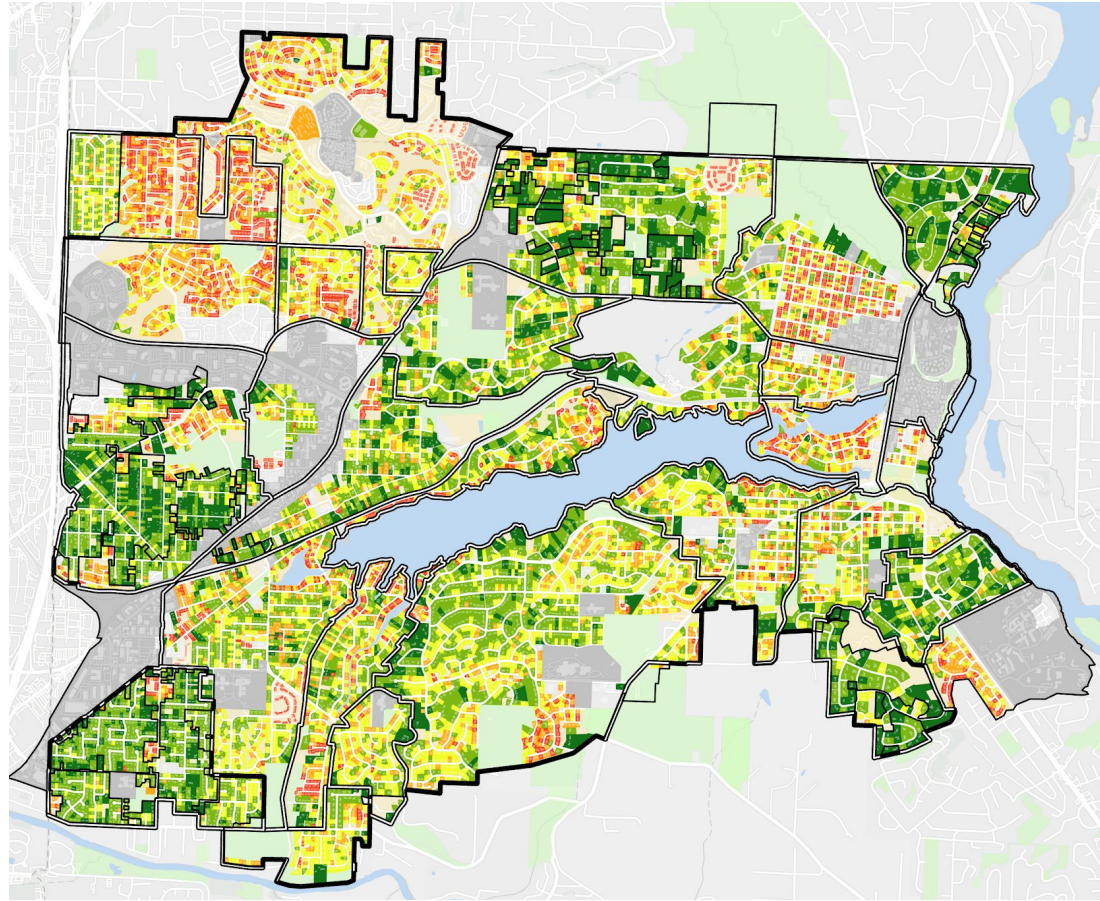


FLOOR AREA RATIO

- “FAR” = floor area / lot area
- Measure for how “built-up” a neighborhood feels
- Higher FAR in new subdivisions, First Addition, and near the lakefront
- Lower FAR in Uplands, Forest Highlands, Palisades, and unincorporated areas

Note: Map shows built, actual FAR, not maximum FAR allowed by zoning

Floor Area Ratio

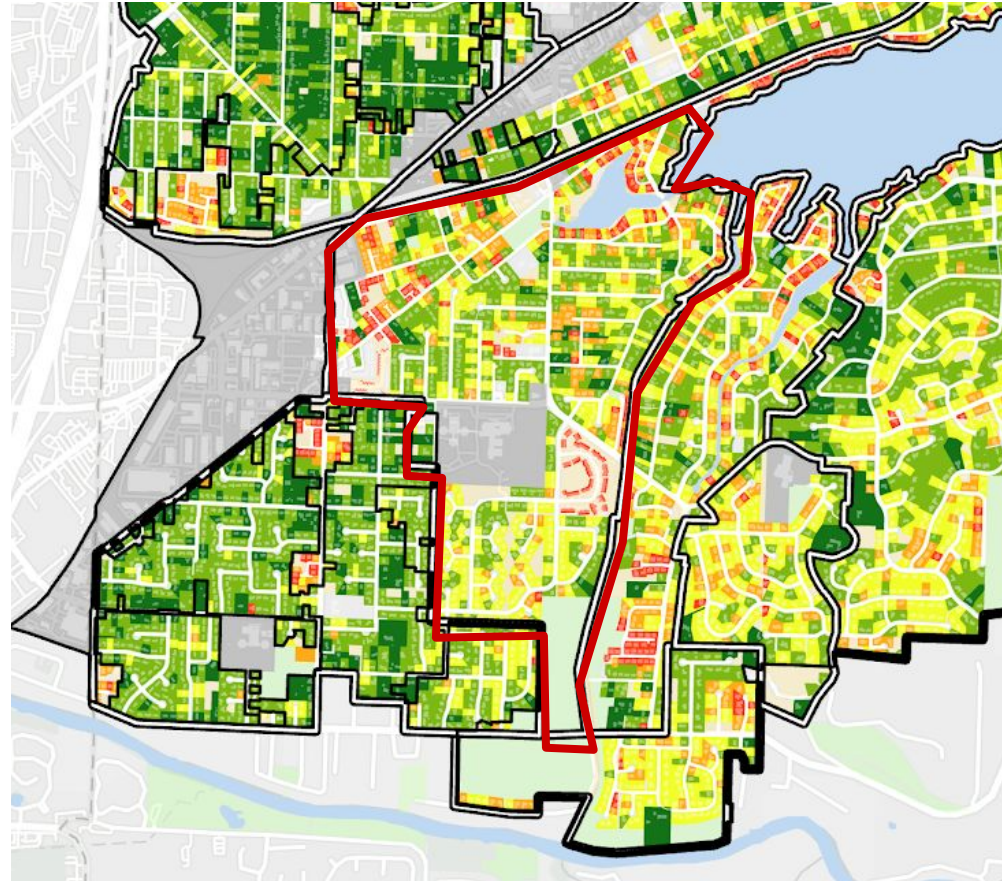
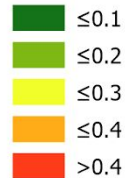


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Floor Area Ratio



FIELD VISIT OBSERVATIONS

1 Topography is a central, defining feature



FIELD VISIT OBSERVATIONS

2 Building proportion and shape tend to be consistent, even if size or style vary



FIELD VISIT OBSERVATIONS

3 Character may be defined by landscape and trees or by facades and architecture



FIELD VISIT OBSERVATIONS

4 Front setbacks and street conditions vary widely



NEXT STEPS

- **Interviews** with representatives from each neighborhood will be coordinated between January 19 and February 5, 2021
 - Bryant NA interview completed 1/25
- **Online survey** for the general public tentatively between January 19 and **February 7, 2021.**
- Based on findings and additional field work, prepare initial draft Neighborhood Character Report

Q&A Session and Discussion