

Welcome

CITY OF
GRESHAM
OREGON

Gresham Middle Housing Project

Virtual Open House #3

Thursday May 13th, 6:00 – 8:00 PM



Agenda

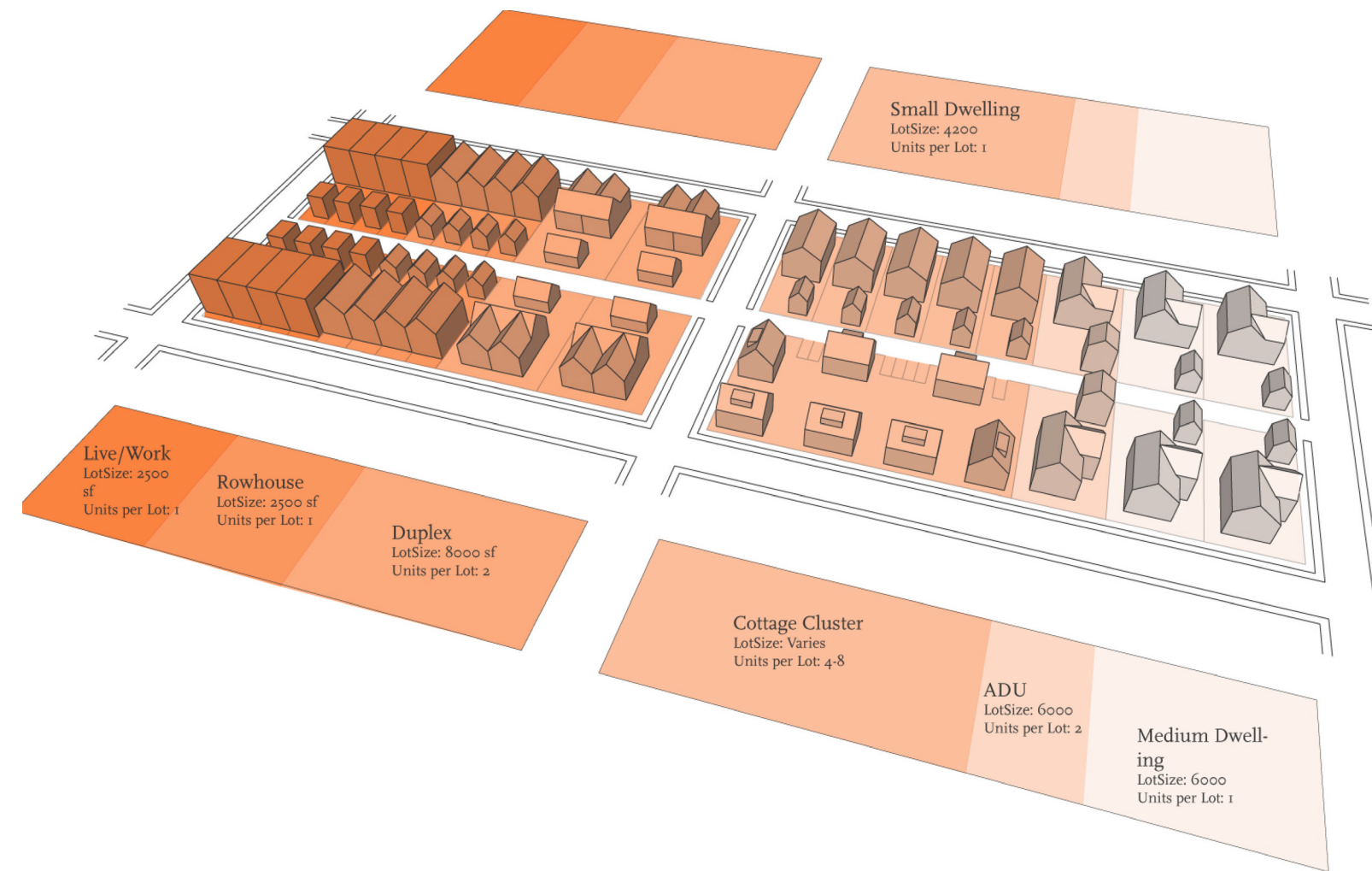
- » Welcome/introductions
- » Report on Visual Preference Survey
- » Design Standards
- » Next steps
- » Q & A
- » Office hours (optional)

Introductions

- » Mary Phillips, Senior Planner, City of Gresham
- » Marcy McInelly, AIA (Urbsworks, Inc.)
- » Brandy Steffen (JLA)

u r b s w o r k s

jla
Public Involvement



Introduction

- » The goal of the project is to **update the city's comprehensive plan and development code** to comply with **House Bill 2001** for middle housing
- » Above all it's about **providing more housing choice** in Gresham and ensuring new housing standards and policies are **responsive to community housing needs**

House Bill 2001 background

- » Two types of cities (medium/large)
- » Large cities have until **June 30, 2022 to comply**
- » For **large cities (Gresham)**:
 - » 5 new defined housing types
 - » **Duplexes** allowed on any lot or parcel
 - » **Triplexes, Quadplexes, Townhouses, Cottage Clusters** allowed in areas that permit single detached dwellings
- » May regulate or **limit Middle Housing to comply with statewide planning goals** (goal-protected resource lands or master planned communities)
- » May have **siting and design standards** but they may be **no more restrictive than those applied to single detached units** in same zone

HB 2001 intent

- » Increase the amount and type of housing available
- » Create more opportunities for renters and home ownership across multiple price levels
- » Respond to statewide housing shortage
- » Incremental change widespread and over time



Duplex



Cottage Cluster



Townhouse



Triplex/Quadplex

Poll #1

**Were you familiar with the middle housing concept before participating in this event?
(single choice)**

- » Yes
- » Sort of
- » No



Narrow-Lot



Duplex



Courtyard
Quadplex



ADU
(Accessory
Dwelling Unit)



Cottage
Cluster



Townhouse

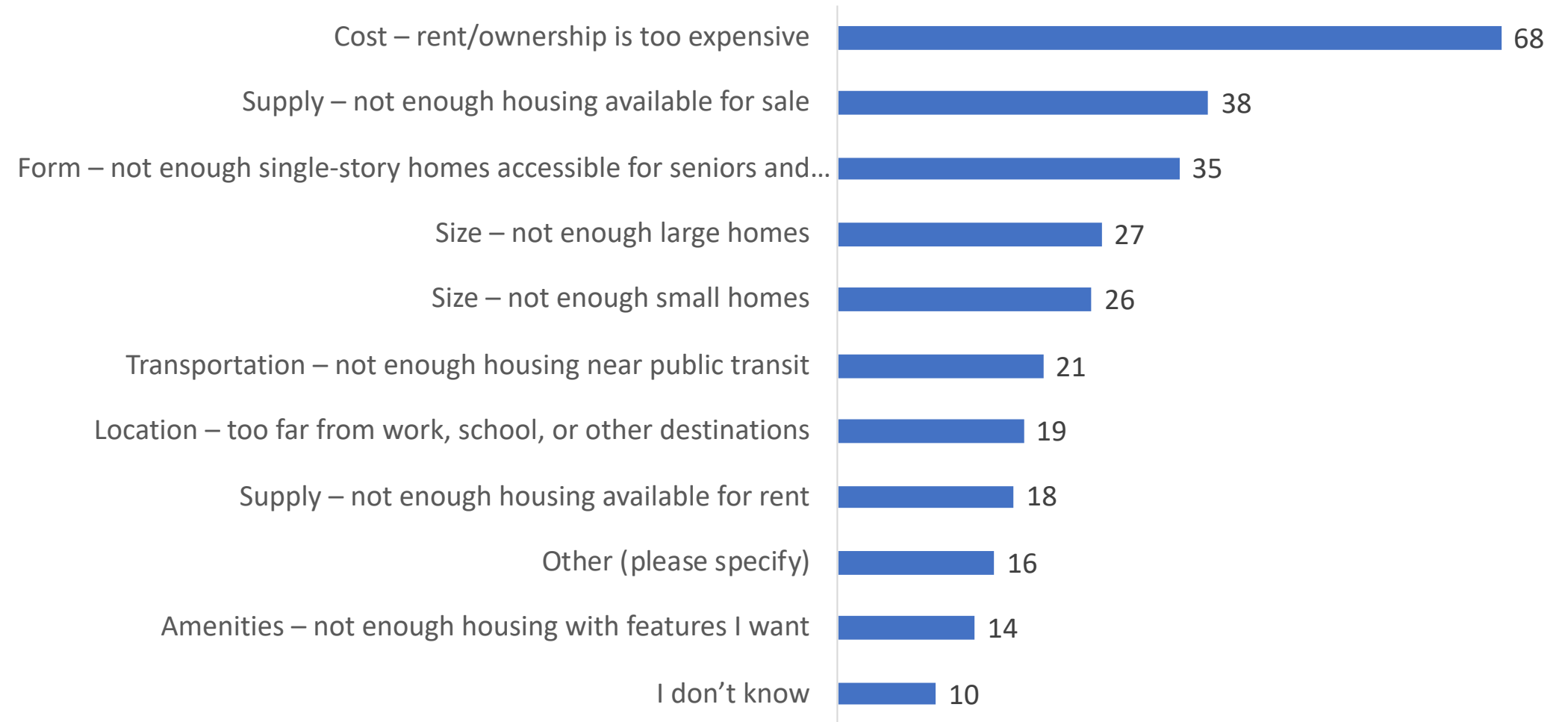
Today we want to...

- » Share what we have learned so far, including public feedback
- » Present information about our draft code amendment topics
- » Discuss the project timeline and what comes next

What we heard in Survey 1

- » **129** respondents, + virtual event attendees
- » Priorities for middle housing

Cost, supply, and accessibility were barriers to finding housing in Gresham



Visual Preference Survey (VPS)

- » Sought input on **key design topics** to address for middle housing
- » Used images to understand design elements

The City of Gresham's Middle Housing Project

What housing features are important to you?

For the following questions, imagine you are moving into a new middle housing unit (as either a renter or homeowner). What features would be most important for you and for your household moving into this new home?

Yard Space

1. How important is it to have a private front yard?

1 Not Important 2 3 4 5 Very Important



Townhouse raised private yard



Townhouse on-street, fenced entry with no yard



Duplex on-street private yard

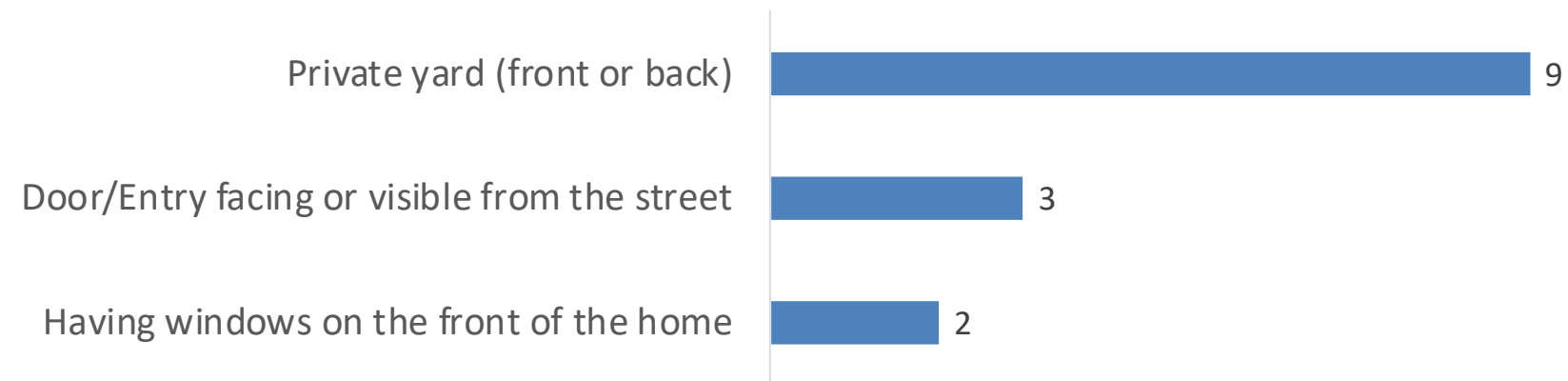
What we have learned so far...

» **472** respondents, + virtual event attendees

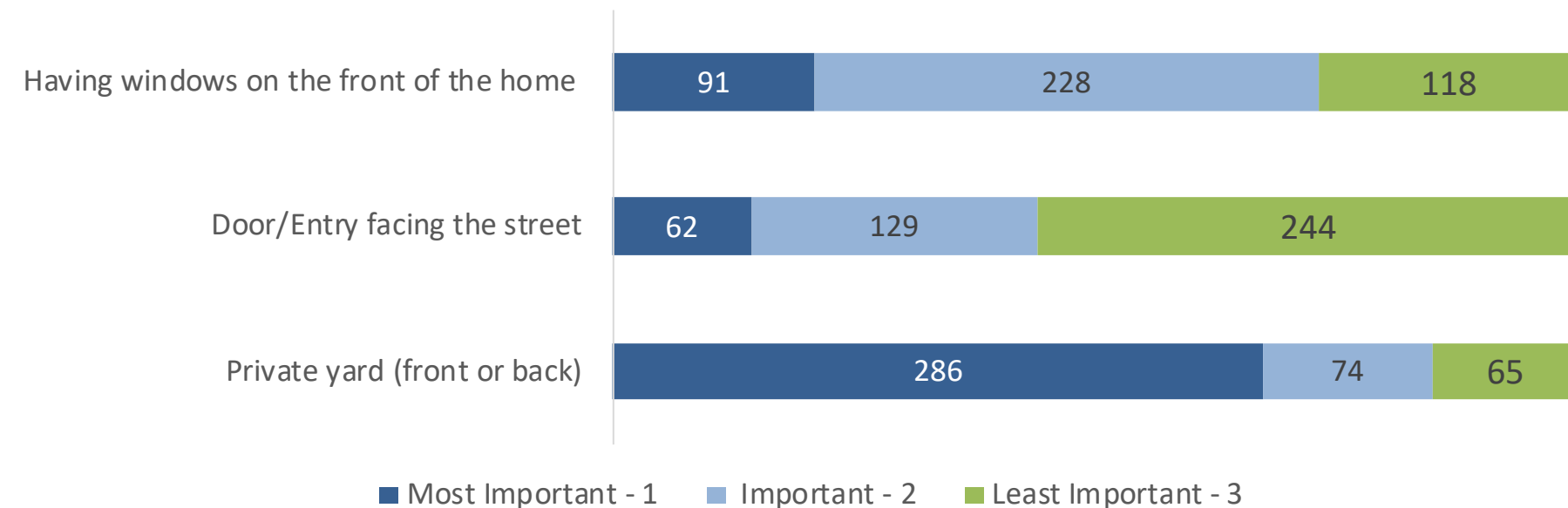
» A **private yard** (front or back) is an important feature

When thinking about middle housing for you, what is the most important feature?

Event #2



Survey #2

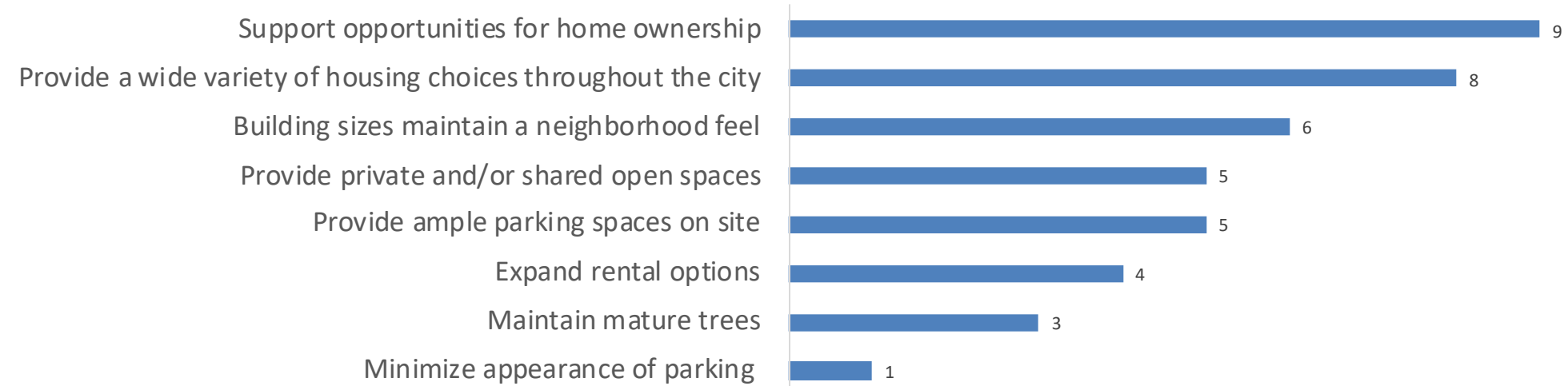


What are the most important goals for new regulations to address in middle housing in Gresham?

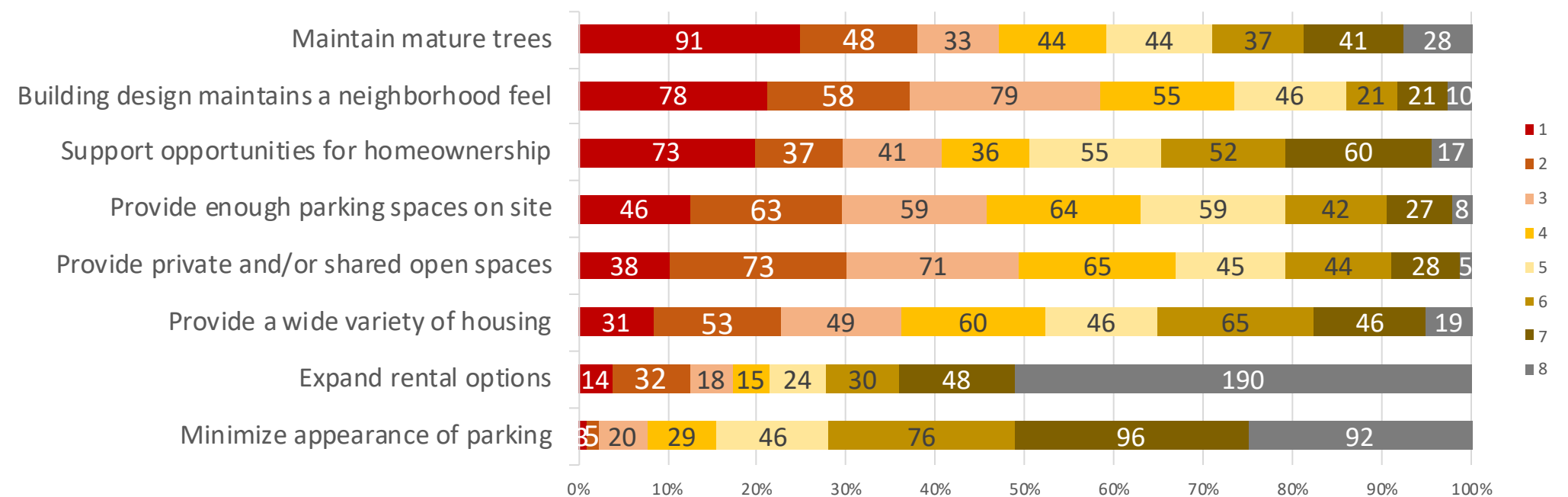
What we have learned so far...

- » Support for **home ownership opportunities**
- » Support for buildings that **maintain a neighborhood feel**

Event #2



Survey #2



Changing views on middle housing

- » Increasing **comfort** with how middle housing meets community's housing needs
- » Desire to **include design standards** for middle housing



Duplex



Cottage Cluster



Townhouse



Triplex/Quadplex

Design and Siting Standards

Objectives:

- » Greater housing options citywide
- » Comply with HB 2001
- » Reconcile Planning Commission and public input on key design issues
- » Middle housing maintains/adds to neighborhood feel
- » Improve how housing functions citywide

Siting Standards

- » State rules address how and where building sited on lot
- » Minimum lot size, density, setbacks, maximum height, parking, and lot coverage



Design Standards

- » State rules permit design standards but do not require
- » If applied, they may not be more restrictive than those applied to single detached units in same zone

Gresham has choices in which approach to use to regulate design

- » Follow state rules set in Division 46
- » Apply standards in Large City Model Code
- » Apply an existing Gresham standard and also apply to single detached dwellings
- » Apply a new/hybrid standard and also apply to single detached dwellings
- » Do not regulate

Most important design elements to address

- » Guide future development of middle housing and single detached units
- » Reflect existing Gresham code priorities
- » Address concerns expressed by public

Entry Orientation/ Pedestrian Connections

- » Active/visual connection to the street
- » Transition between public and private spaces
- » Allow for eyes on the street



Window Coverage

- » Minimum % transparency facing the street
- » Doors and windows, not garage doors



Private/Common Open Space

- » Minimum amount private open space per unit
- » Usable dimensions
- » Allow flexibility
- » Buffers/screening and landscaping



Garage/Driveway Location,Width

- » Maximum width
- » Maximum % of total building width
- » Minimum spacing between driveways
- » Support street trees and on-street parking



Cottage Cluster Orientation/ Courtyard Design

- » Cottages directly next to common courtyard or connected by path
- » % of cottages oriented to courtyard, minimum distance to courtyard
- » Single, continuous space with minimum dimensions



Poll #2

Do these design standards address the impact of middle housing on neighborhood feel? (single choice)

» Yes

» No

» I need more information

Next Steps

Overall timeframe

- » Draft code presented to City Council in Summer 2021
- » Gresham has until June 2022 to implement code amendments

HCA forecast

- » 6,000+ new units needed over the next 20 years
- » Need for increased variety in housing types and housing at more affordable price ranges

Middle Housing project to address:

- » Permit new forms of middle housing throughout Gresham
- » Remove restrictive standards/review processes for middle housing
- » Allow Duplexes on every lot
- » New middle housing parking standards
- » **Siting/design standards to address new forms of housing*

*Goes beyond minimum compliance

Future projects to consider:

- » Affordability of middle housing
- » Access to amenities and services
- » Additional strategies for preserving mature trees

When will the code changes take place?

- » Draft code is in progress, finished by June 15.
- » **Draft code presented to Planning Commission June 14.** The public can attend and comment during this meeting.
- » **Housing is a Council priority and a benefit to the community.**
- » **Adoption process** targeted to begin **late Summer/early Fall 2021** to adopt before HB 2001 June 2022 deadline to reflect Council priorities.
- » If you have any questions about code amendments, feel free to contact **Mary Phillips** at **mary.phillips@greshamoregon.gov**

Poll #3

How do you feel toward middle housing in Gresham now that you've been provided more information? (single choice)

- » Support offering residents more choices
- » Interested but want to learn more
- » Unsure about how middle housing will look in Gresham

Questions?