
WEST LINN MIDDLE HOUSING: HB2001 PHASE 2



BACKGROUND

- 2019 House Bill 2001- the Middle Housing Bill
- Administrative Rules Division 46 – Middle Housing
- Model Codes for small, medium and large cities
- MIG retained to assist West Linn with code amendments
 - Project funded by Oregon Department of Land Conservation and Development (DLCDC) grant
 - Phase I: Dec 2020-June 2021
 - Phase II: Summer 2021 – Summer 2022. Adoption prior to June 30, 2022.



STATE REQUIREMENTS

- What is required of West Linn to meet the State Requirements?
 - Middle housing types **must be allowed** in all residential use zones that permits outright Detached Single-Family Homes
 - Duplexes
 - Triplexes/Quadplexes
 - Townhomes
 - Cottage Clusters

Middle Housing Types

Duplexes:

Two dwelling units on a lot, usually in a single building.



Triplexes and quadplexes:

Three or four dwelling units on a lot, usually in a single building.



Townhouses:

Homes that are constructed in a row of attached units, each on a separate lot.



Cottage cluster:

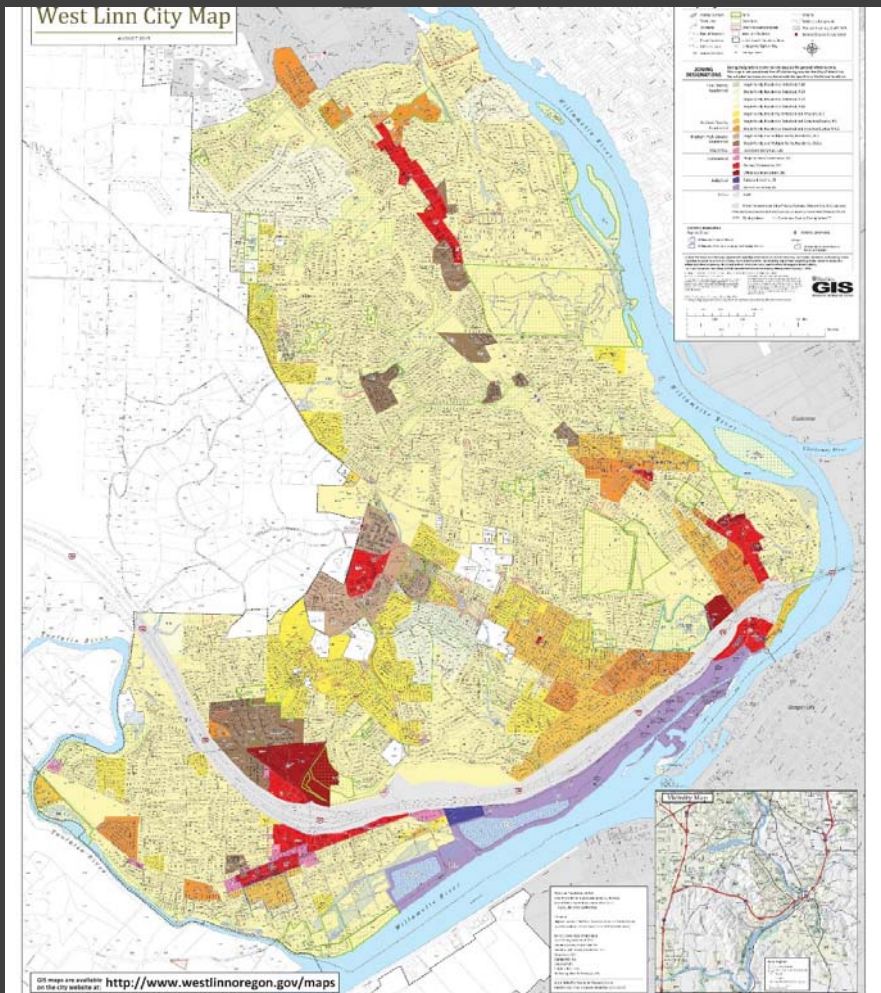
A grouping of smaller homes (maximum building footprint of 900 square feet) that includes a common courtyard.



STATE REQUIREMENTS

- Administrative Rules (OAR-660-046)
 - West Linn is considered a “Large City”
 - Generally, development and siting standards cannot be more restrictive than what is allowed for Detached SFH
 - The same approval process must be applied to middle housing types as is applied for SFH developments in the same zone





WEST LINN APPLICABLE ZONES FOR HB 2001

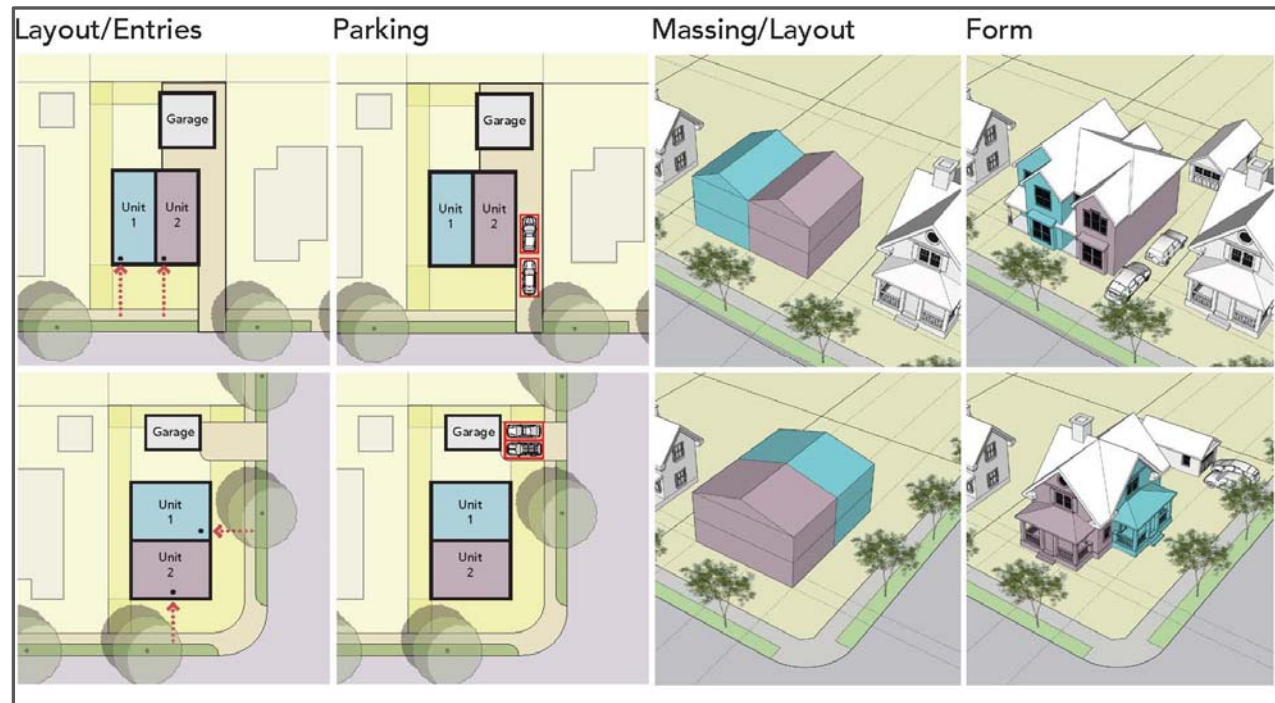
- Low-Density Single-Family Zones
 - R-40, R-20, R-15, R-10 and R-7
- Medium-Density Single Family Zones
 - R-5 and R-4.5
- Medium – High-Density Single-Family Zones
 - R-3, R-2.1



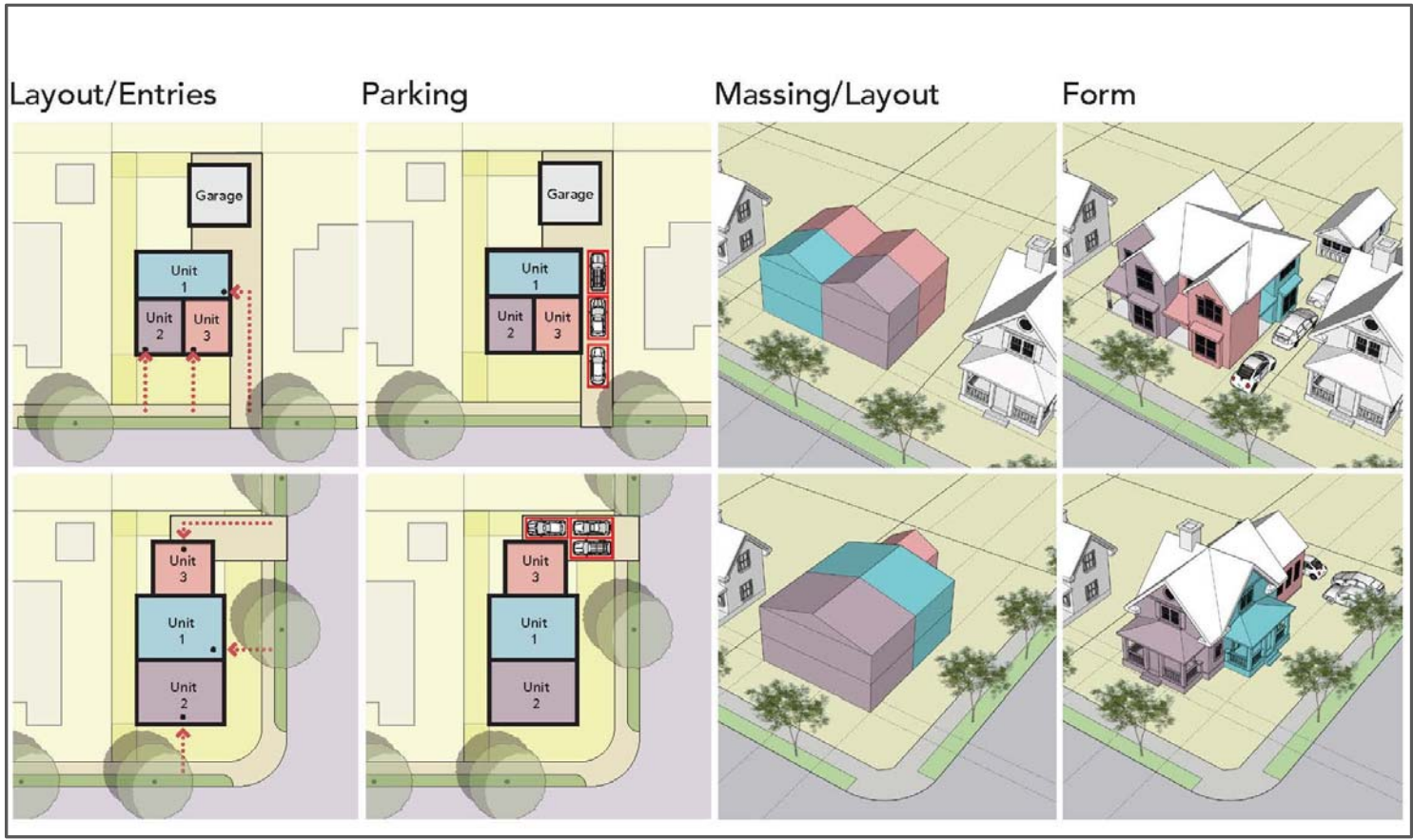
WHAT WOULD
MIDDLE HOUSING
LOOK LIKE IN WEST
LINN?



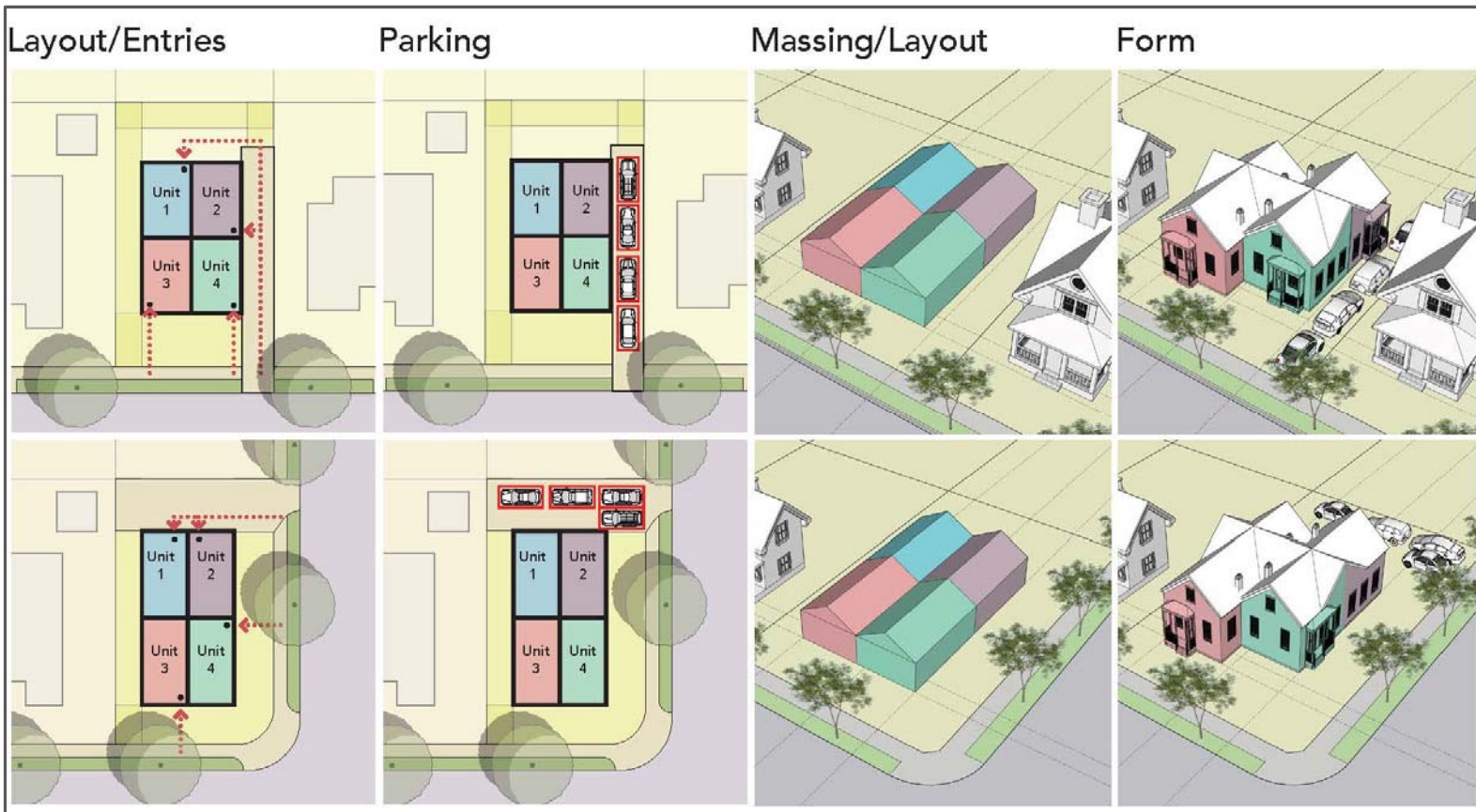
DUPLEX



TRIPLEX



QUADPLEX

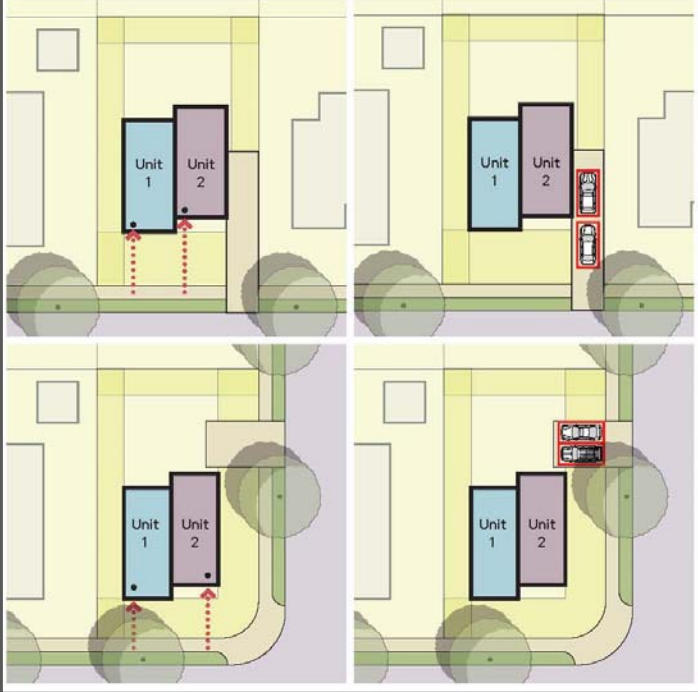


TOWNHOUSES

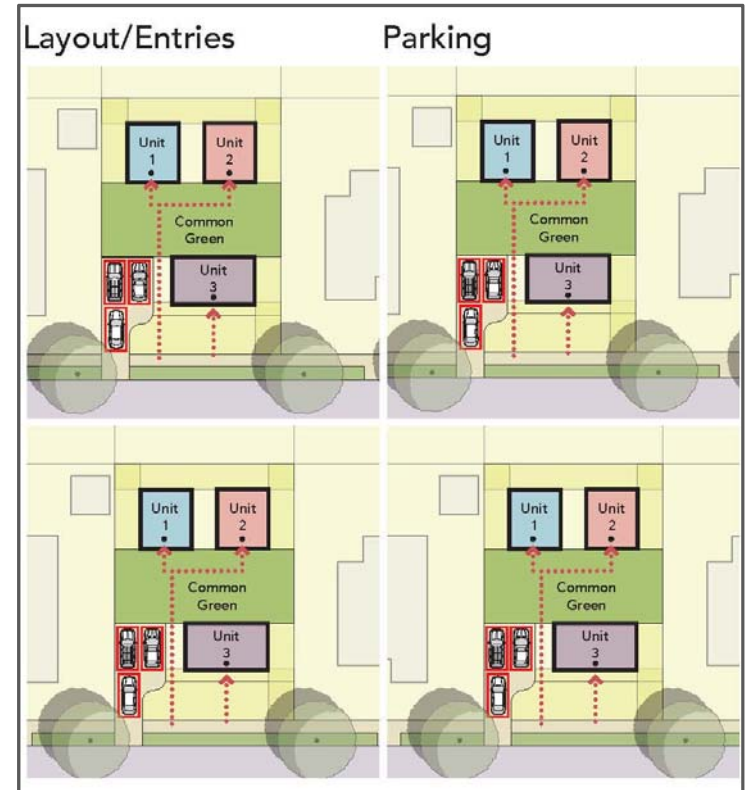


Layout/Entries

Parking



COTTAGE CLUSTER





POLICY QUESTIONS

WHAT POLICY QUESTIONS ARE AT PLAY?

The City would like to hear the community's thoughts and feedback on the policy questions. This information will be used by the Planning Commission and City Council in the decision making process for the proposed amendments to the Community Development Code.

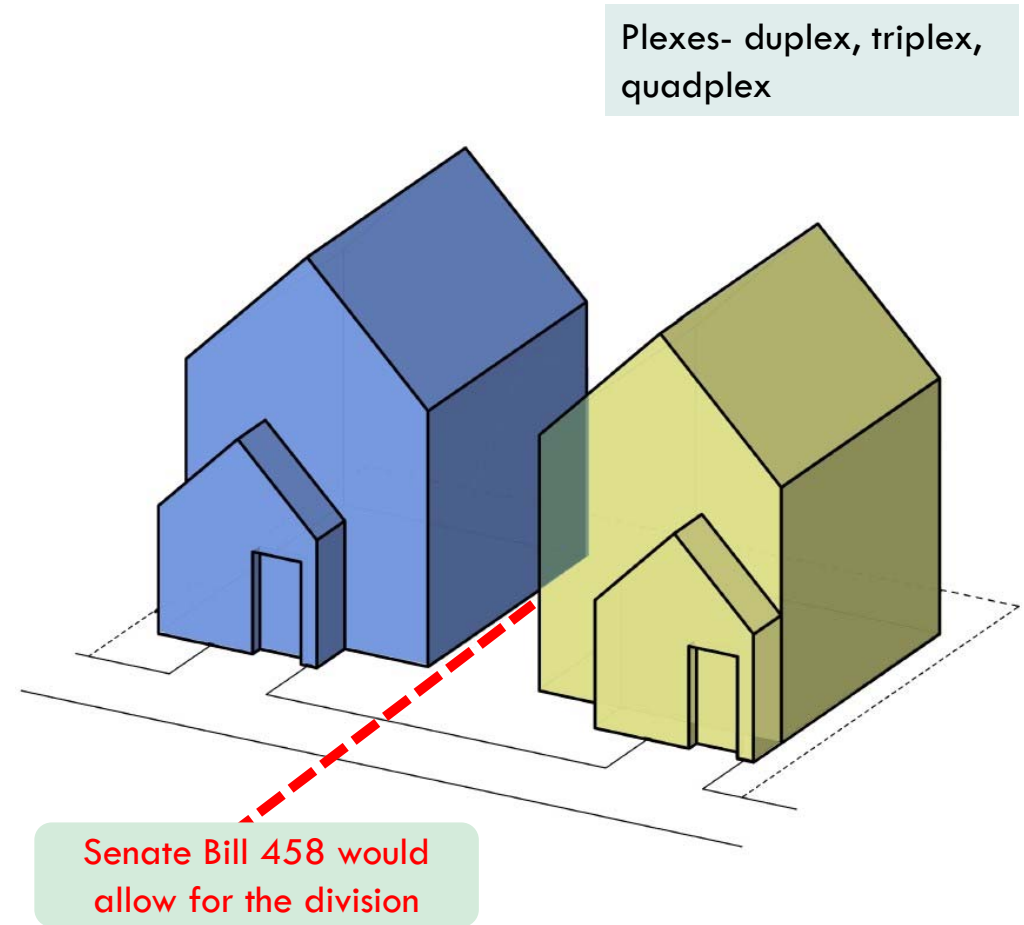
Please view the next 9 policy questions that are up for discussion in the next slides.



QUESTION 1

Senate Bill 458 (passed in 2021) requires the City to allow for the land division of middle housing, resulting in fee simple ownership.

Should the City consider allowing detached plexes to encourage the construction of middle housing?



Source: DLCDC

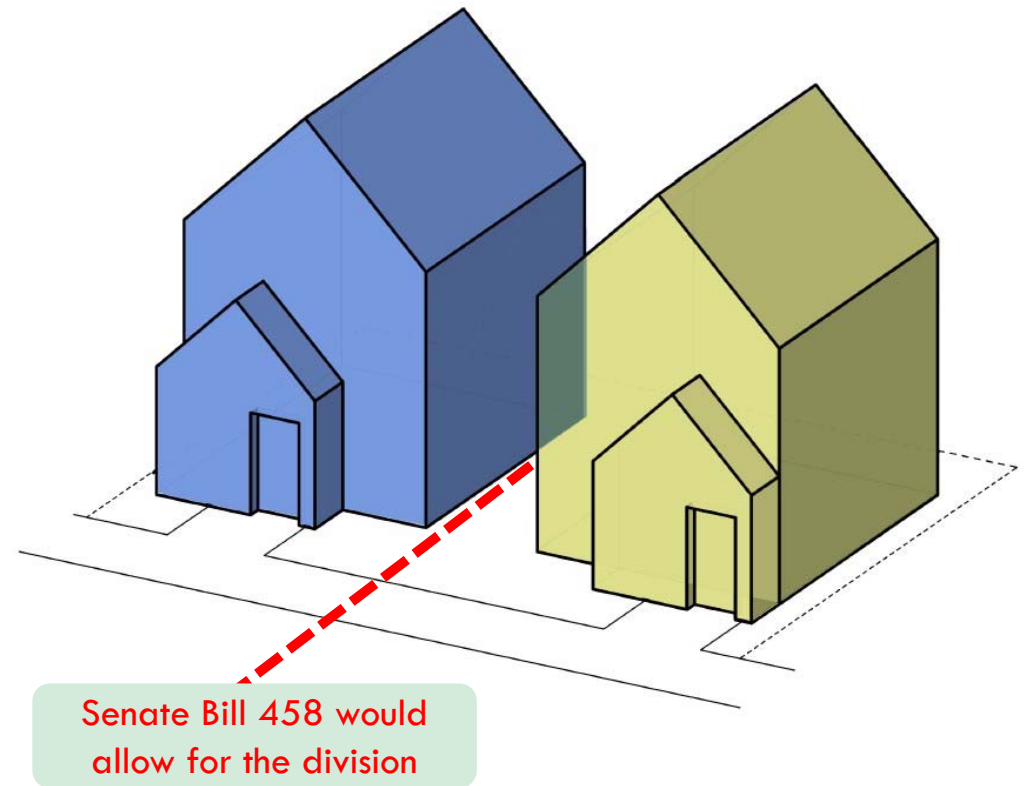
QUESTION 1

Pros and Cons

Allowing detached plexes can...

- result in easier property division
- allow for more privacy
- resemble a smaller detached single-family home
- result in multiple detached structures on a property
- allow property owners to add dwelling units without impacts to the existing home

Plexes- duplex, triplex, quadplex



Source: DLCDC

QUESTION 2

Currently, the City requires street improvements (curb, gutter, and sidewalk) to be installed with new housing.

Should the City consider waiving street improvements to encourage the construction of middle housing?



QUESTION 2

Pros and Cons

Waiving street improvements
can...

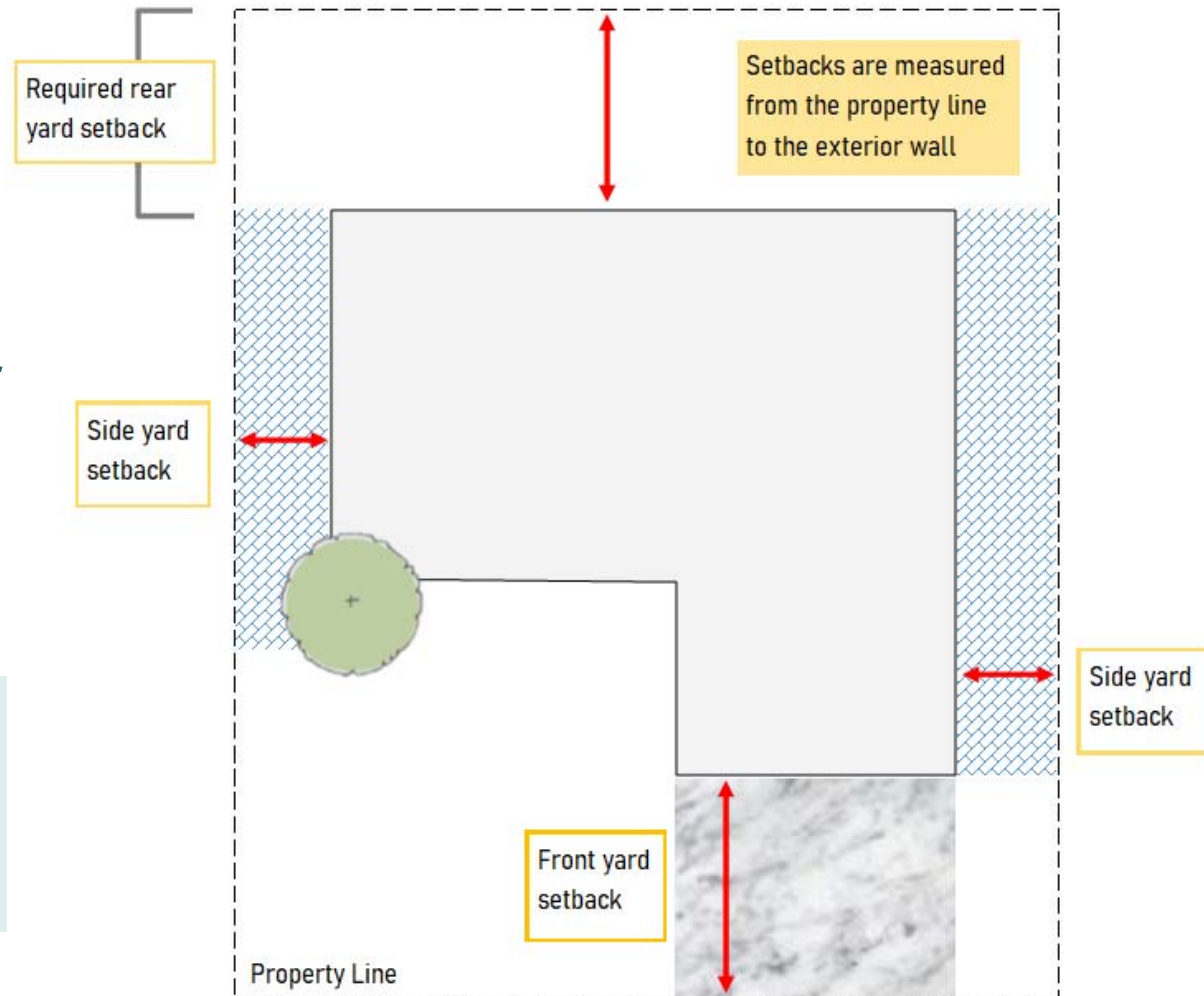
- reduce construction costs
- result in less private land being taken
- result in a lack of appropriate infrastructure for the project
- limit walkability



QUESTION 3

Should the City consider allowing reduced setbacks for middle housing to encourage construction?

Setback- a distance from a property line within which construction of permanent structures is limited or prohibited

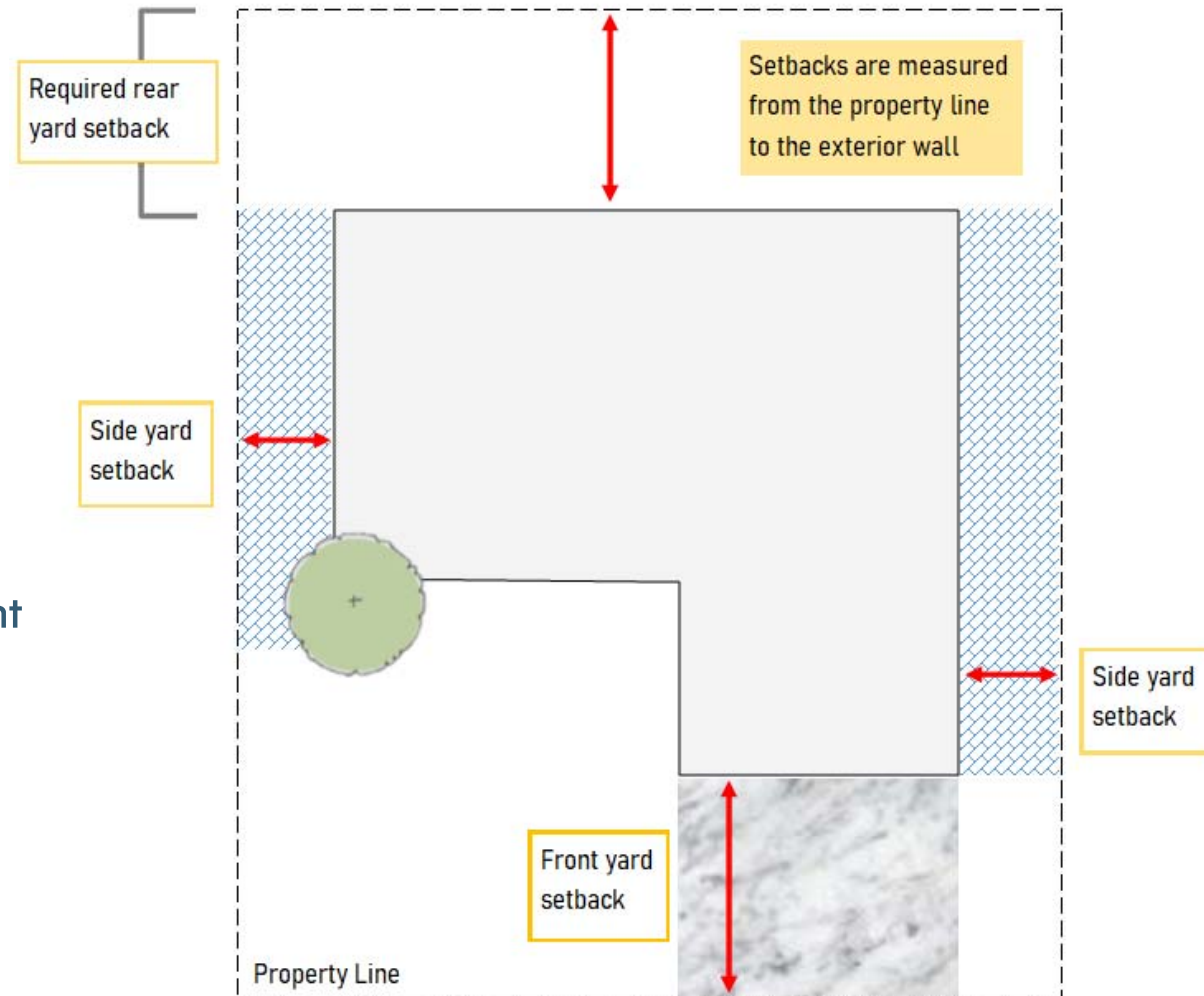


QUESTION 3

Pros and Cons

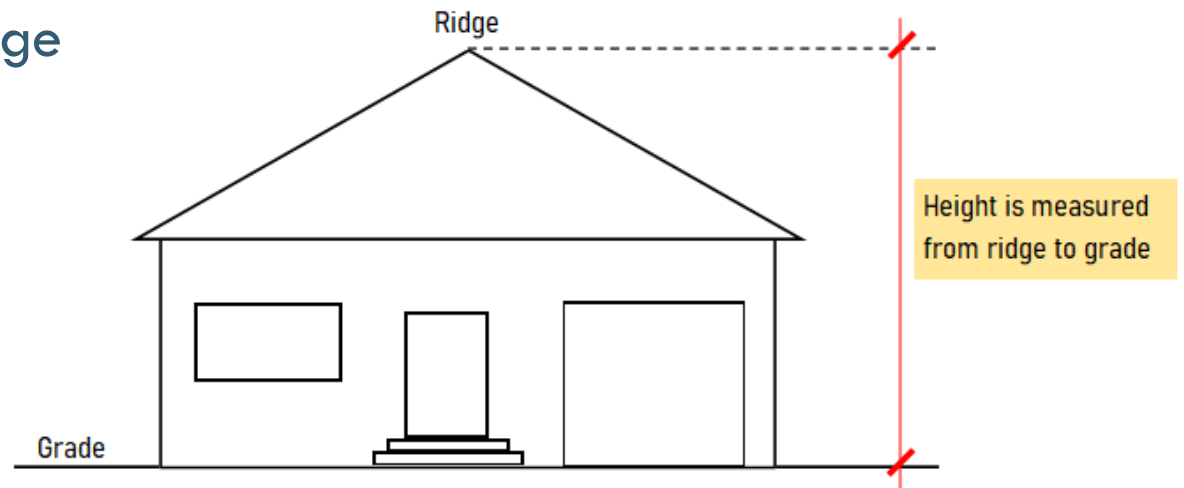
Allowing reduced setbacks can...

- allow for more design flexibility
- result in less privacy for adjacent neighbors
- allow for a more continuous streetscape



QUESTION 4

Should the City consider allowing increased heights for middle housing to encourage construction?

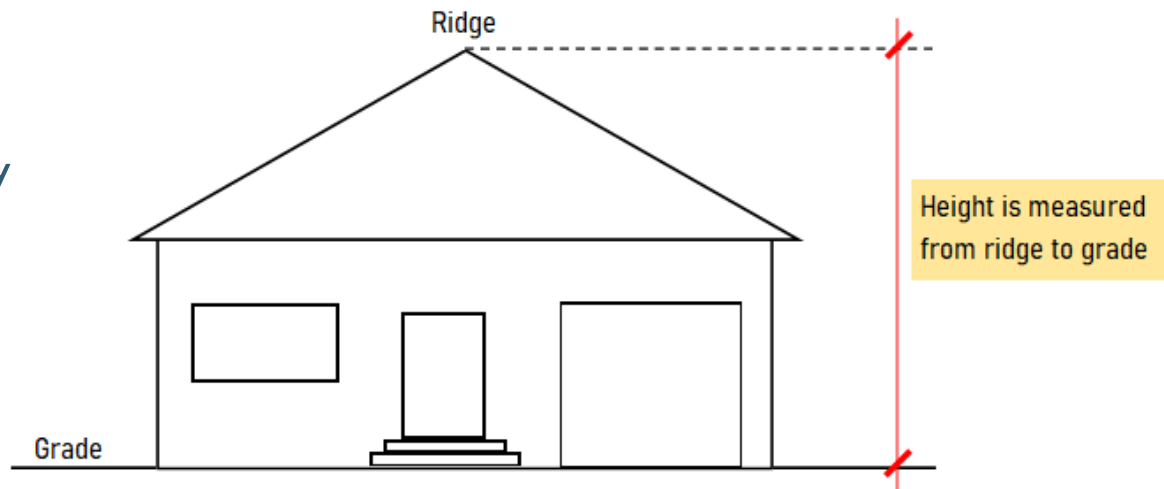


QUESTION 4

Pros and Cons

Allowing increased heights can...

- allow for more design flexibility
- restrict views
- have more shading occur on adjacent properties
- allow for more preservation of open space
- result in incompatible height with neighborhood

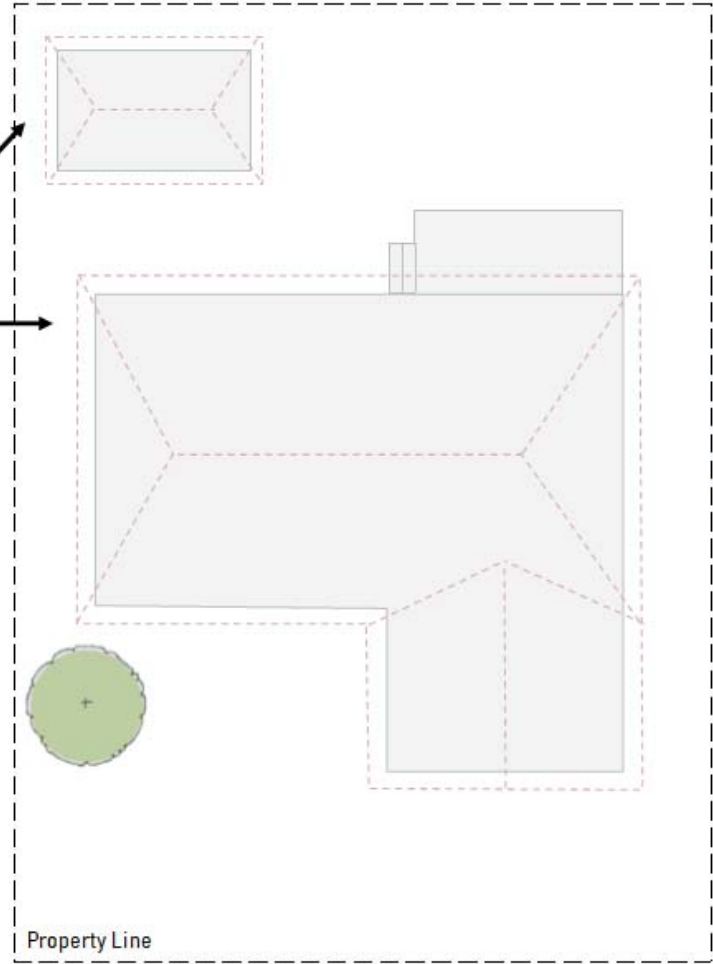


QUESTION 5

Should the City consider allowing increased lot coverage standards for middle housing to encourage construction?

Lot coverage- the area covered by building(s) expressed as a percentage of the total land area

Include footprints of all principal and accessory structures



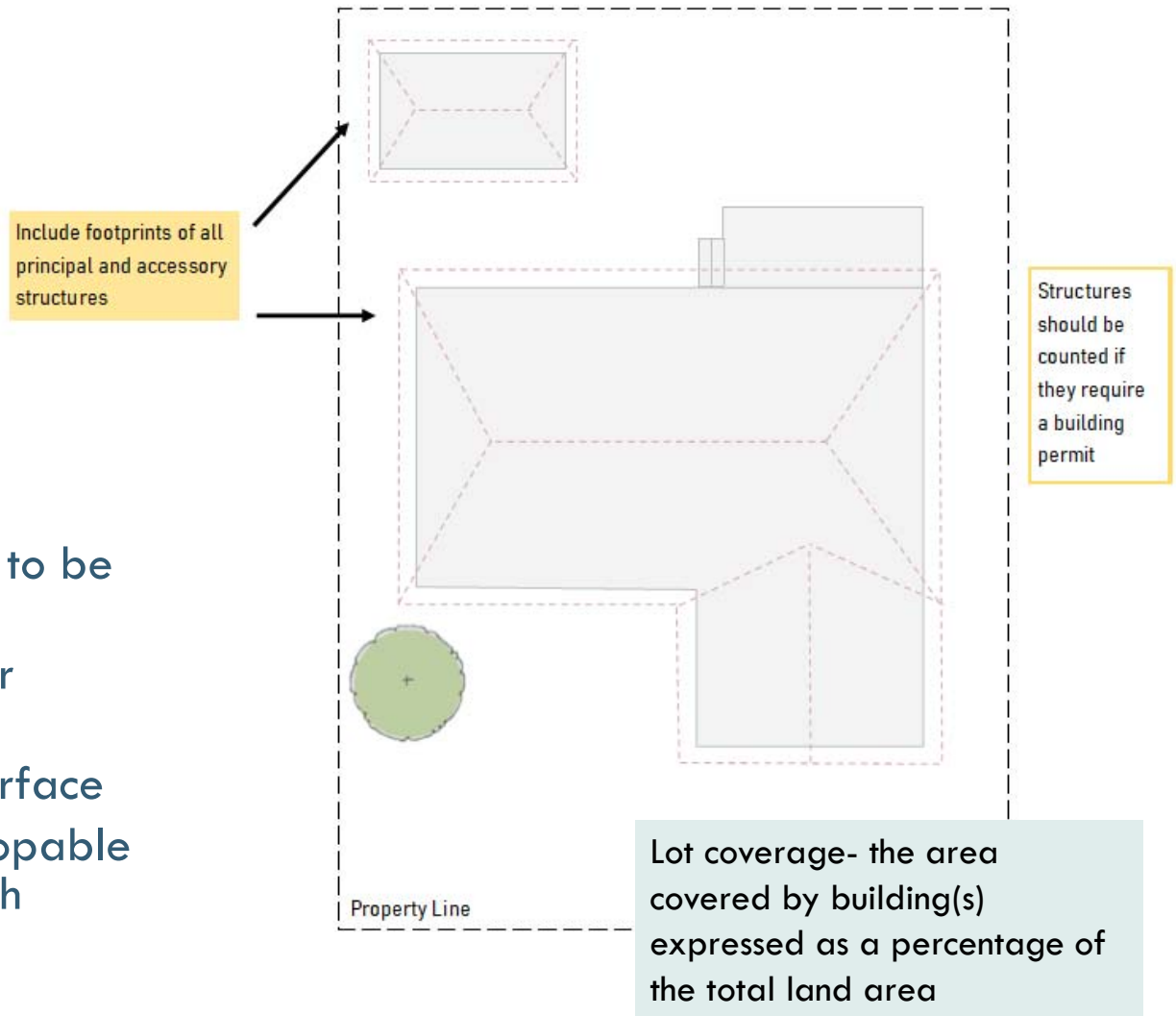
Structures should be counted if they require a building permit

QUESTION 5

Pros and Cons

Allowing for increased lot coverage can...

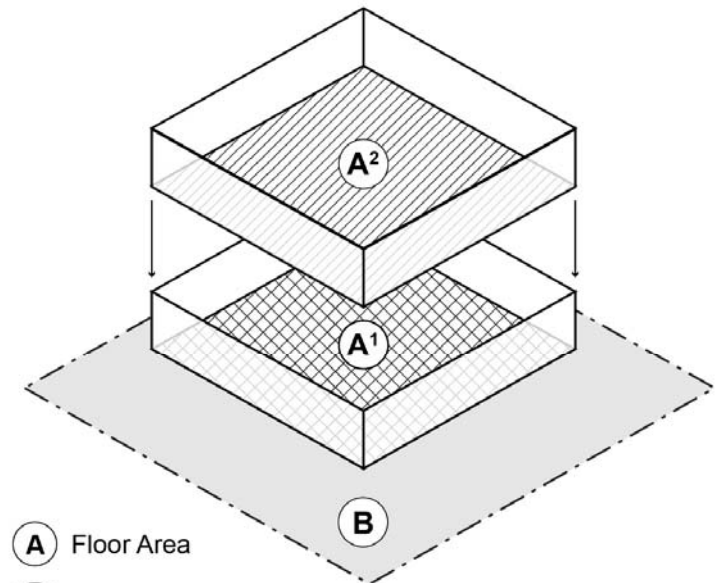
- allow for larger/more units to be built
- allow for units to have lower heights
- result in more impervious surface
- more efficient use of developable land within the urban growth boundary



QUESTION 6

Should the City consider allowing increased floor area ratios for middle housing to encourage construction?

Floor area ratio- the area of habitable space expressed as a percentage of the total land area



- A Floor Area
- B Site Area

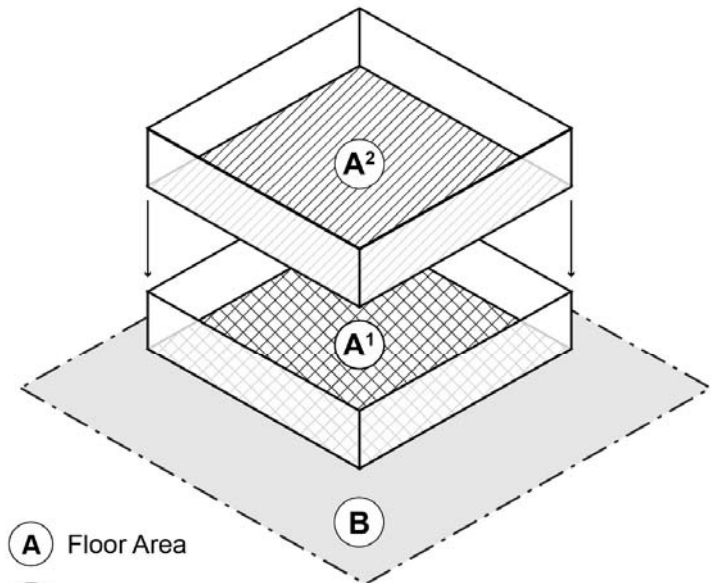
$$FAR = \frac{A^1 + A^2}{B}$$

QUESTION 6

Pros and Cons

Allowing for increased floor to area ratios can...

- allow and encourage larger/more units to be built
- can result in larger units that may have higher price points
- allow for larger/more homes without increasing heights or reducing setbacks
- more efficient use of developable land within the urban growth boundary



(A) Floor Area

(B) Site Area

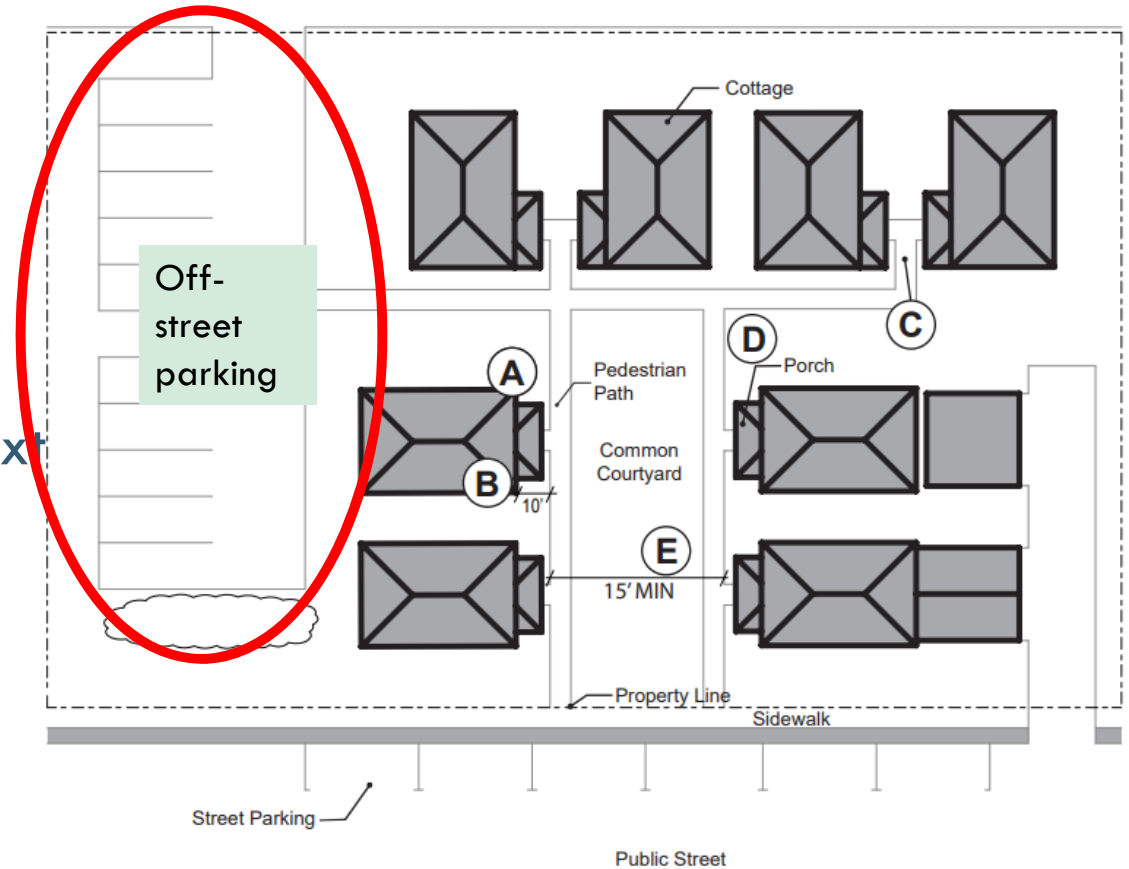
$$FAR = \frac{A^1 + A^2}{B}$$

Floor area ratio- the area of habitable space expressed as a percentage of the total land area

Source: DLCD

QUESTION 7

Should the City consider allowing reduced off-street parking requirements if on-street parking is available next to the site?



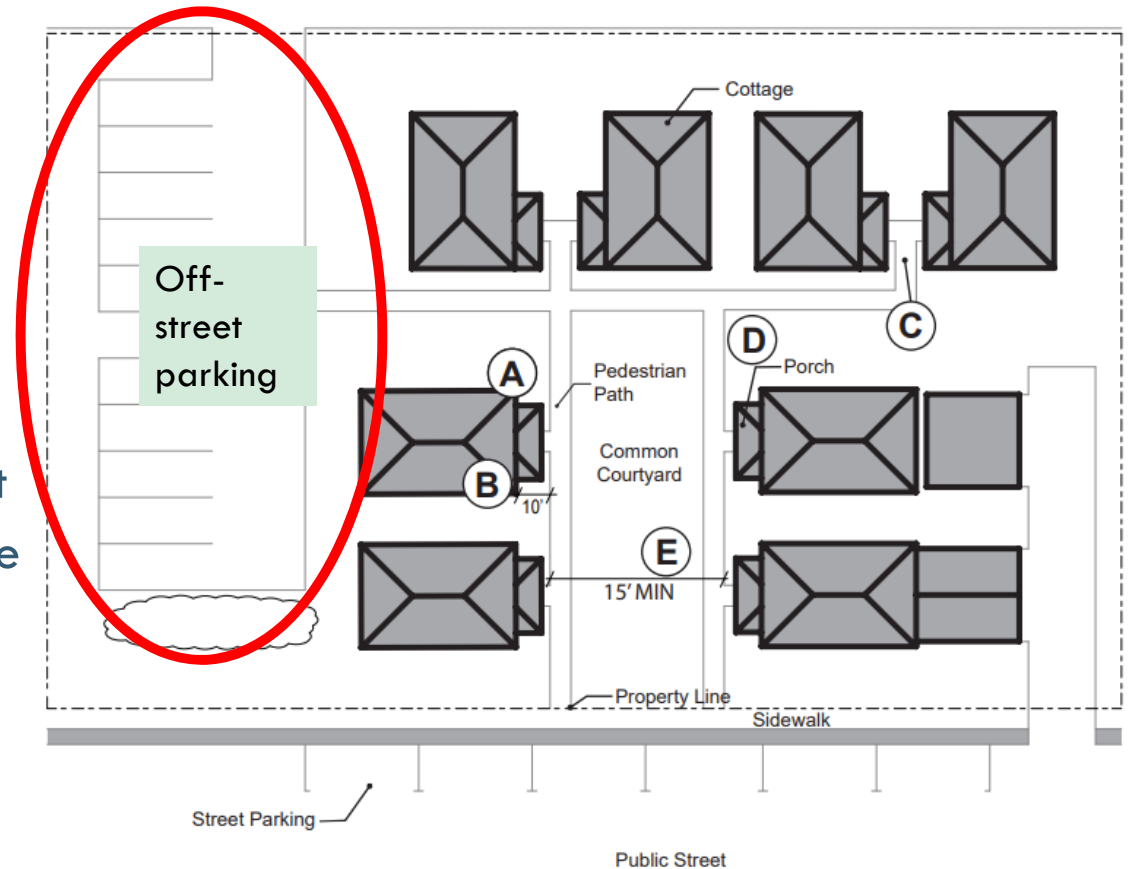
Source: DLCD

QUESTION 7

Pros and Cons

Allowing reduced off-street parking requirements can...

- result in lower development cost
- allow for less impervious surface on-site
- allow for more green space or area to build middle housing
- result in less street parking for adjacent properties

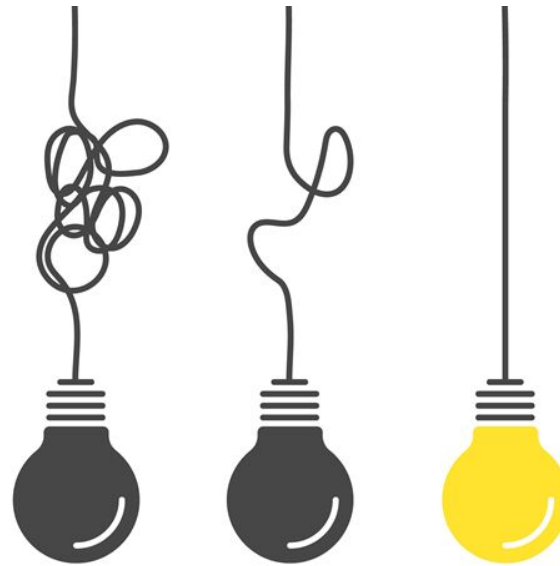


Source: DLCD

QUESTION 8

The City is required to allow expedited review of a middle housing type land division as outlined in state statute.

Should the City take an extra step and create a streamlined process for allowing for fee simple ownership of middle housing?



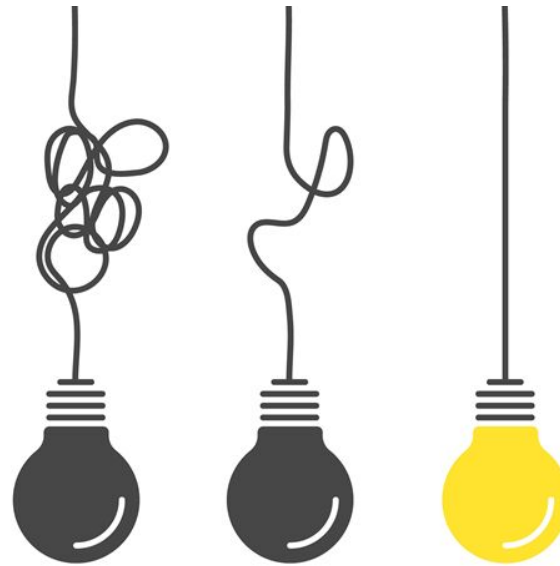
Fee simple ownership- land owned completely by a homeowner

QUESTION 8

Pros and Cons

Allowing a streamlined process for allowing fee simple ownership can...

- allow for the division of middle housing to be at a Planning Manager decision level and not a Public hearing before Planning Commission
- allow for fee simple ownership of these smaller units to be more readily attainable
- reduce development cost



Fee simple ownership- land owned completely by a homeowner

QUESTION 9

Should the City consider incentives or exemptions (taxes, fees, system development charges, etc.) for middle housing?



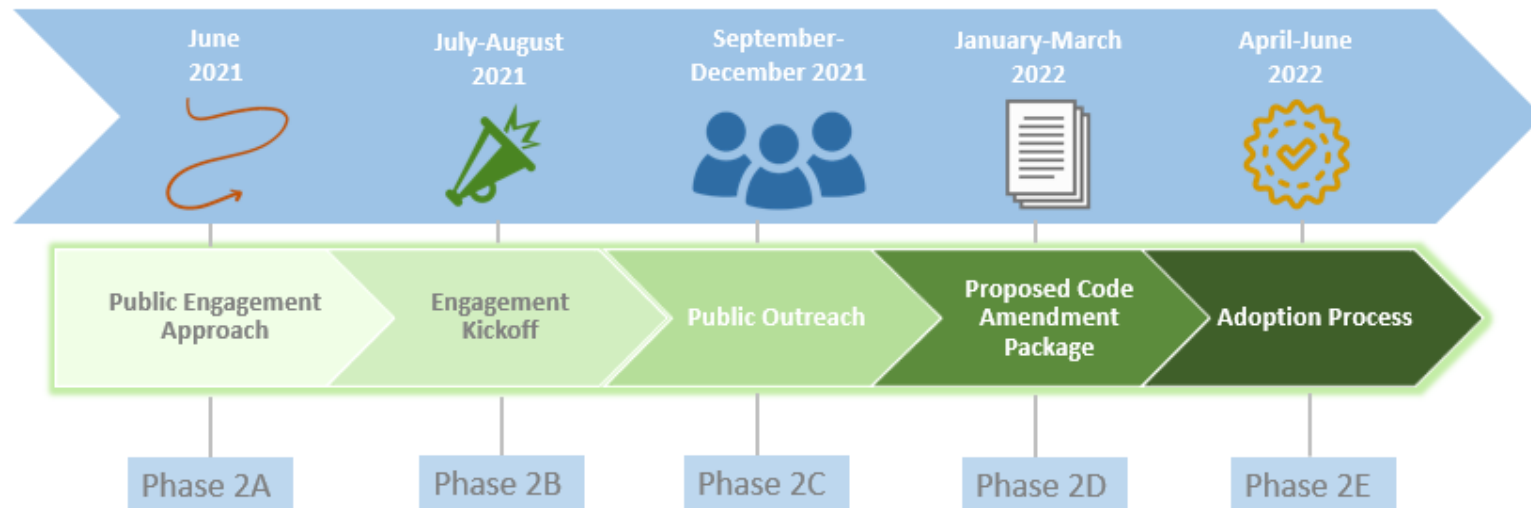
ONLINE SURVEY

We need your input on the 9 policy questions. Please take our online survey [here](#).



PROJECT SCHEDULE

Please see the timeline for Phase 2, as we move towards adopting HB2001 code amendments by June 30, 2022.



THANK YOU

Please visit the City of West Linn's project page on HB2001 for project updates and upcoming events and ways to provide feedback throughout the process:

<https://westlinnoregon.gov/planning/house-bill-2001-phase-2>

We welcome your comments and questions as we work through the adopting of HB2001. Thank you for taking the time to learn about this project.