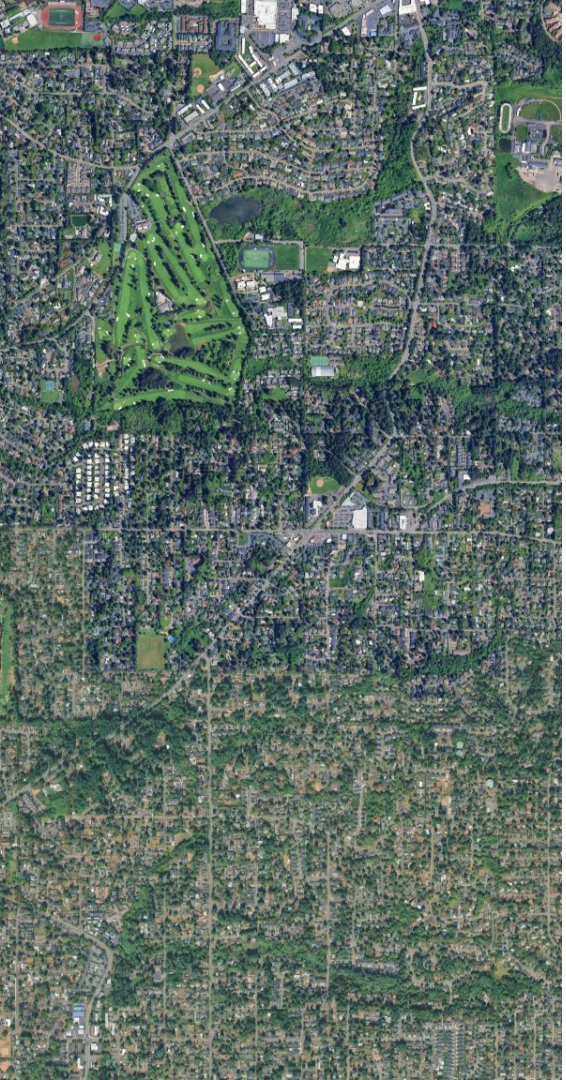


Washington County CDC Assessment

Technical Advisory Committee Meeting #3

January 21, 2025

CASCADIA PARTNERS

WASHINGTON COUNTY OREGON

AGENDA

1	Project Updates	10 minutes
2	Barriers to Housing Production, Access and Opportunity	50 minutes
3	Detailed Findings by CDC Section	30 minutes
4	March Community Open House	15 minutes
5	Public Comment	10 minutes
6	Next Steps and Project Timeline	5 minutes

INTRODUCTIONS – PROJECT TEAM

Washington County
Land Use & Transportation

- Suzanne Savin, Senior Planner (Project Manager)
- Theresa Cherniak, Principal Planner
- Anne Kelly, Senior Planner
- Casi Brown, Associate Planner

Cascadia Partners
Consultant Team

- Rachel Cotton (Project Manager)
- Jamin Kimmell, Partner
- Lydia Ness, Senior Associate

INTRODUCTIONS – TAC MEMBERS

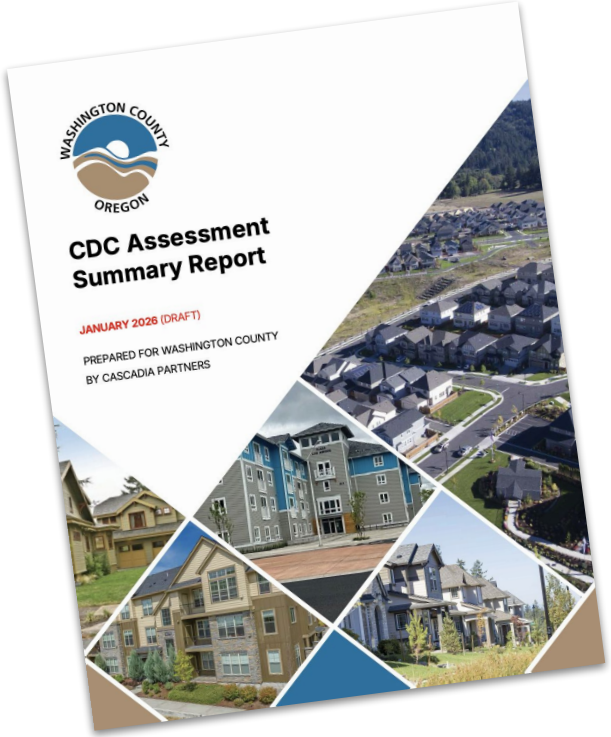
Fair Housing Council of Oregon	John Miller
Home Builders Association	Matt Wellner
Community Representative	Mary Manseau
Metro	Glen Hamburg
Clean Water Services	Elle Worrlein
Department of Land Conservation and Development (DLCD)	Laura Kelly
Community Partners for Affordable Housing (CPAH)	Christopher Ibeling

City of Beaverton	Jana Fox
Washington County LUT - Current Planning	Anne Elvers
Washington County Planning Commissioner	Amber Rosenberry
Washington County Engineering	Stacy Shetler

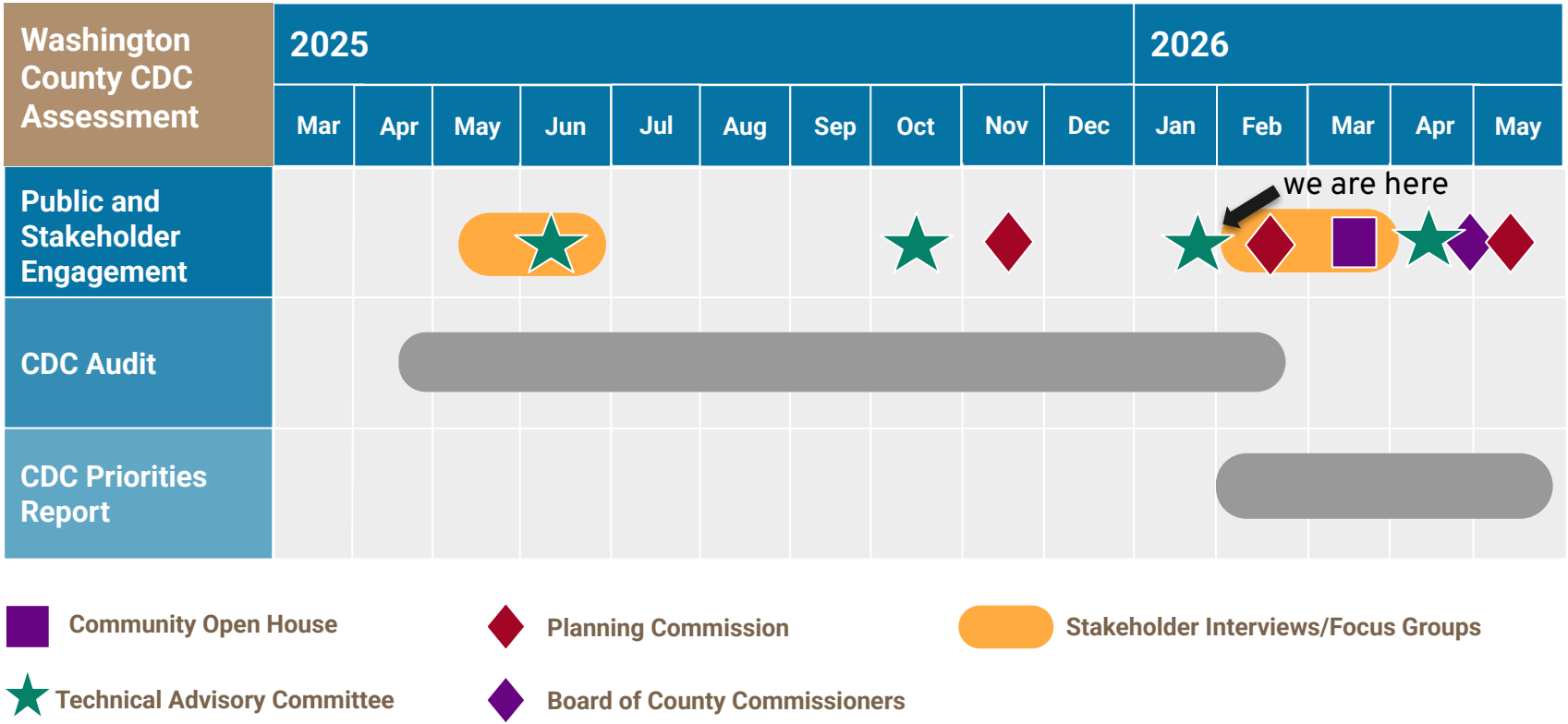
Project Updates

Project Updates

- A draft CDC Assessment Summary Report was developed, summarizing key findings and preliminary concepts, including statutory compliance, housing barriers, and CDC usability.
- A draft detailed findings table by CDC section was developed, capturing issues flagged by staff, Cascadia, and stakeholders.
- Staff reviewed CDC assessment findings with County LUT leadership.



PROJECT TIMELINE



Barriers to Housing Production, Access and Opportunity

Barriers to Housing: Overview

Purpose:

- Identify CDC regulations that create barriers to housing production, choice, and affordability.
- Evaluate if certain standards contribute to inequitable development outcomes.

Focus Areas:

- Barriers to affordable and higher-density housing (Middle Housing, multi-unit dwellings)
- Standards that raise development costs, extend development timelines, or discourage affordability
- Opportunities for a range of housing options across the County

Key Findings

- The findings are **preliminary** and focus on **major issues** affecting housing feasibility and affordability.
- Each finding is accompanied by **preliminary concepts** for how that issue could be addressed with a future code update.

Disparate requirements for Middle Housing and non-Middle Housing Types

Issues: Middle Housing and non-Middle Housing forms are comparable but subject to different standards in lower density zones

Impact

- Non-Middle Housing limited by density caps (5–15 units/acre) vs. Middle Housing (~25 units/acre).
- Inconsistencies in standards for perimeter setbacks, façade and garage design, outdoor yard areas, and screening & buffering.

Preliminary Concepts

- Maintain separate classifications for Middle Housing and non-Middle Housing types
- Seek greater parity in standards that apply to different housing types.
- Consider higher-density allowances for non-Middle Housing.

Few districts allow higher density multi-unit dwellings

Issue: Few districts allow multi-unit dwellings over 24 units per acre, and higher densities trigger added requirements.

Impact

- Restricts opportunities for higher-density, more affordable housing.
- Exceeding 24 units/acre often activates additional standards (open space, landscaping, setbacks, lot coverage) that can limit development feasibility.
- Limits market response to changing housing needs.

Preliminary Concepts

- Support higher densities of 30–40 units/acre; achievable density given no urban parking requirement.
- Adjust standards (open space, landscaping, setbacks, lot coverage) for residential development in districts allowing >24 units/acre.
- Evaluate land capacity through the upcoming Housing Capacity Analysis (HCA).

Standards for higher density housing limit development feasibility

Issue: Setbacks, lot coverage limits, height step-downs, and buffering standards cumulatively constrain buildable area.

Impact

- Reduces feasible building footprint and increases project complexity.
- May require costly design adaptations or lower-density layouts.
- Limits achievable density and project feasibility.

Preliminary Concepts

- Adjust setback, coverage, and height transition standards to remove barriers.
- Simplify screening and buffering requirements.
- Increase usable site area to reduce construction costs.

Standards for higher density housing limit development feasibility

411-6 Screening & Buffering Standards

EXPAND

	SCREENING & BUFFERING TYPE	REQUIRED PLANT UNITS PER 100 LINEAL FEET	ADDITIONAL SETBACK OPTIONS (IN FEET)	PLANT UNIT MULTIPLIER	STRUCTURE REQUIRED (SEE SECTION 411-7)
411-6.1	#1	2 Canopy trees 2 Understory trees	5.0	1.0	S-1
			7.5	0.8	None
			10.0	0.6	None
			12.5	0.4	
411-6.2	#2	2 Canopy trees 4 Understory trees	5.0		
			7.5		
			10.0		
			12.5		
411-6.3	#3	4 Canopy Trees 4 Understory trees 10 Shrubs	10.0		S-2
			15.0	0.8	S-2
			20.0	0.6	S-1

419 - HEIGHT

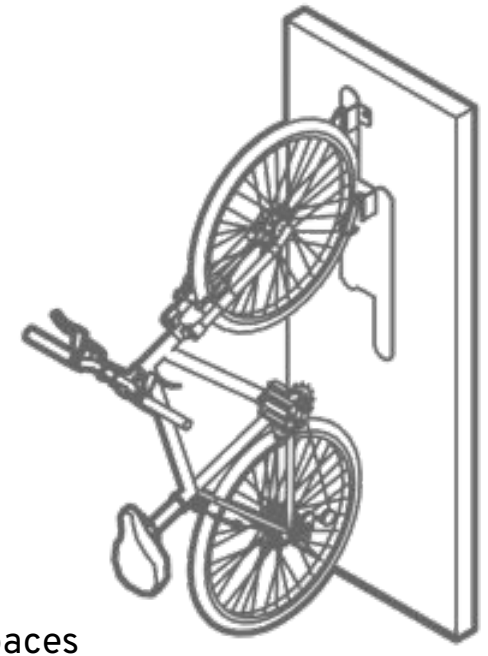
In addition to the height restrictions in the primary districts, the following limitations shall apply:

419-1 Within 20 feet of another primary district with a lower height restriction, the height restriction of the adjacent district shall apply.

419-2 Beyond the 20-foot area in Section 419-1 above, the height may increase on the subject property at a ratio of 1 foot of height to 1 foot of horizontal distance from the adjacent primary district with a lower height limitation, to the maximum height permitted in the primary district.

Unclear bicycle parking requirements for multi-unit dwellings

Issue: Long-term bicycle parking requirements for multi-unit dwellings are unclear and may add to the cost of housing development.



Impact

- Standards applying to long-term bicycle parking requirements (vs. short-term) are unclear in CDC.
- Construction of excessive amounts of long-term bicycle parking adds to development costs.

Preliminary Concepts

- Clarify long-term bike parking standards pertaining to required location, enclosure, and security to reduce uncertainty.
- Consider adjusting the proportion of required long-term vs. short-term spaces or reducing total number of long-term spaces required.

Incentives for Regulated Affordable Housing have limited utility

Issue: Current incentives require 100% of units to be income-restricted at 80% AMI or less.

Impact

- Excludes private, for-profit developers from using incentives.
- Limits production of mixed-income housing.
- Limits utility of incentive.

Preliminary Concepts

- Allow for partial affordability or higher income thresholds.
- Simplify design requirements for qualifying projects.
- Calibrate incentives to attract both nonprofit and for-profit developers.

Limitations on housing development in mixed-use districts

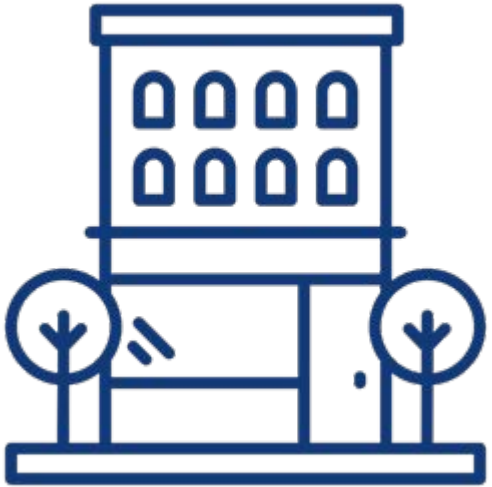
Issue: Commercial requirements and density limits restrict opportunities for housing development in mixed-use districts.

Impact

- Many mixed-use districts prohibit standalone housing and restrict residential to upper floors or limit gross floor area of housing allowed.
- Low density caps restrict opportunities for higher-density, more affordable housing.

Preliminary Concepts

- Increase flexibility for standalone and mixed-use residential development.
- Increase residential density maximums.



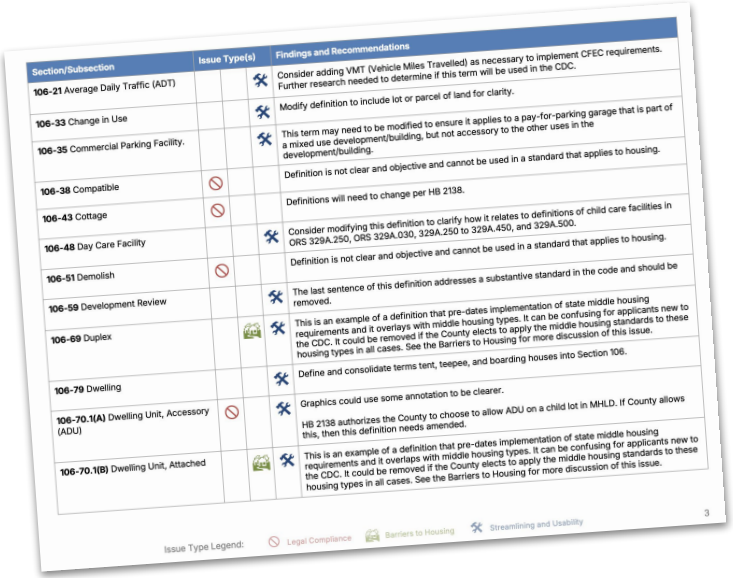
Discussion Questions

- Are there any code findings or preliminary concepts that you have concerns about?
- Which of these barriers are most important and should be prioritized for changes?

Detailed Findings by CDC Section

Detailed Findings by CDC Section

- Appendix A provides a **comprehensive inventory** of CDC issues identified by CP and staff.
- **Findings & Recommendations** column explains each issue in detail and, where feasible, identifies a recommended course of action.
- **Findings** informed policy direction for the CDC amendment recommendations in the CDC Assessment Report.
- This document will be a **reference tool** to support future planning, prioritization, and drafting of code amendments.



Section/Subsection	Issue Type(s)	Findings and Recommendations
106-21 Average Daily Traffic (ADT)		Consider adding VMT (Vehicle Miles Travelled) as necessary to implement CFEC requirements. Further research needed to determine if this term will be used in the CDC.
106-33 Change in Use		Modify definition to include lot or parcel of land for clarity.
106-35 Commercial Parking Facility.		This term may need to be modified to ensure it applies to a pay-for-parking garage that is part of a mixed use development/building, but not accessory to the other uses in the development/building.
106-38 Compatible		Definition is not clear and objective and cannot be used in a standard that applies to housing.
106-43 Cottage		Definitions will need to change per HB 2138.
106-48 Day Care Facility		Consider modifying this definition to clarify how it relates to definitions of child care facilities in ORS 329A.250, ORS 329A.030, 329A.250 to 329A.450, and 329A.500.
106-51 Demolish		Definition is not clear and objective and cannot be used in a standard that applies to housing.
106-59 Development Review		The last sentence of this definition addresses a substantive standard in the code and should be removed.
106-69 Duplex		This is an example of a definition that pre-dates implementation of state middle housing requirements and it overlays with middle housing types. It can be confusing for applicants new to the CDC. It could be removed if the County elects to apply the middle housing standards to these housing types in all cases. See the Barriers to Housing for more discussion of this issue.
106-79 Dwelling		Define and consolidate terms tent, teepee, and boarding houses into Section 106.
106-70.1(A) Dwelling Unit, Accessory (ADU)		Graphics could use some annotation to be clearer. HB 2138 authorizes the County to choose to allow ADU on a child lot in MHLD. If County allows this, then this definition needs amended.
106-70.1(B) Dwelling Unit, Attached		This is an example of a definition that pre-dates implementation of state middle housing requirements and it overlays with middle housing types. It can be confusing for applicants new to the CDC. It could be removed if the County elects to apply the middle housing standards to these housing types in all cases. See the Barriers to Housing for more discussion of this issue.

Issue Type Legend: Legal Compliance; Barriers to Housing; Streamlining and Usability

3

Icon	Description
Legal Compliance	Potential non-compliance with a housing-related statute or administrative rule
Barriers to Housing	Potential barrier to housing production, access, and opportunity
Streamlining and Usability	Potential opportunity to clarify, streamline, or improve usability of the CDC

Discussion Questions

- Are there any findings in this appendix that the TAC recommends elevating to the main report?
- Is there anything missing from, or that could improve, the summary report or the appendix for readers?

Community Open House

Community Open House

- Community Open House will take place in March.
- Will include opportunities for community members to learn about the project and provide input on critical issues and prioritization of CDC amendments.
- Staff and consultants are in the process of designing the event and materials.

Discussion Questions

- What are the most important findings to highlight for community members?
- Which barriers or other issues do you think community members will have the most input on?
- Which criteria should influence prioritization of CDC changes (access and opportunity, streamlining and usability, housing affordability, housing production, reducing development costs and timelines, other)?
- Which Open House house format will be most effective (in-person, virtual, both)?

Streamlining & Usability: Findings

- Organization of Permitted Uses is Complex
- Repetitive Land Use Districts
- Redundant Design and Development Standards
- Scattered Application Requirements and Approval Criteria
- Definitions distributed throughout the CDC
- Illustrative graphics used sparingly, have inconsistent style
- Some procedures are unclear

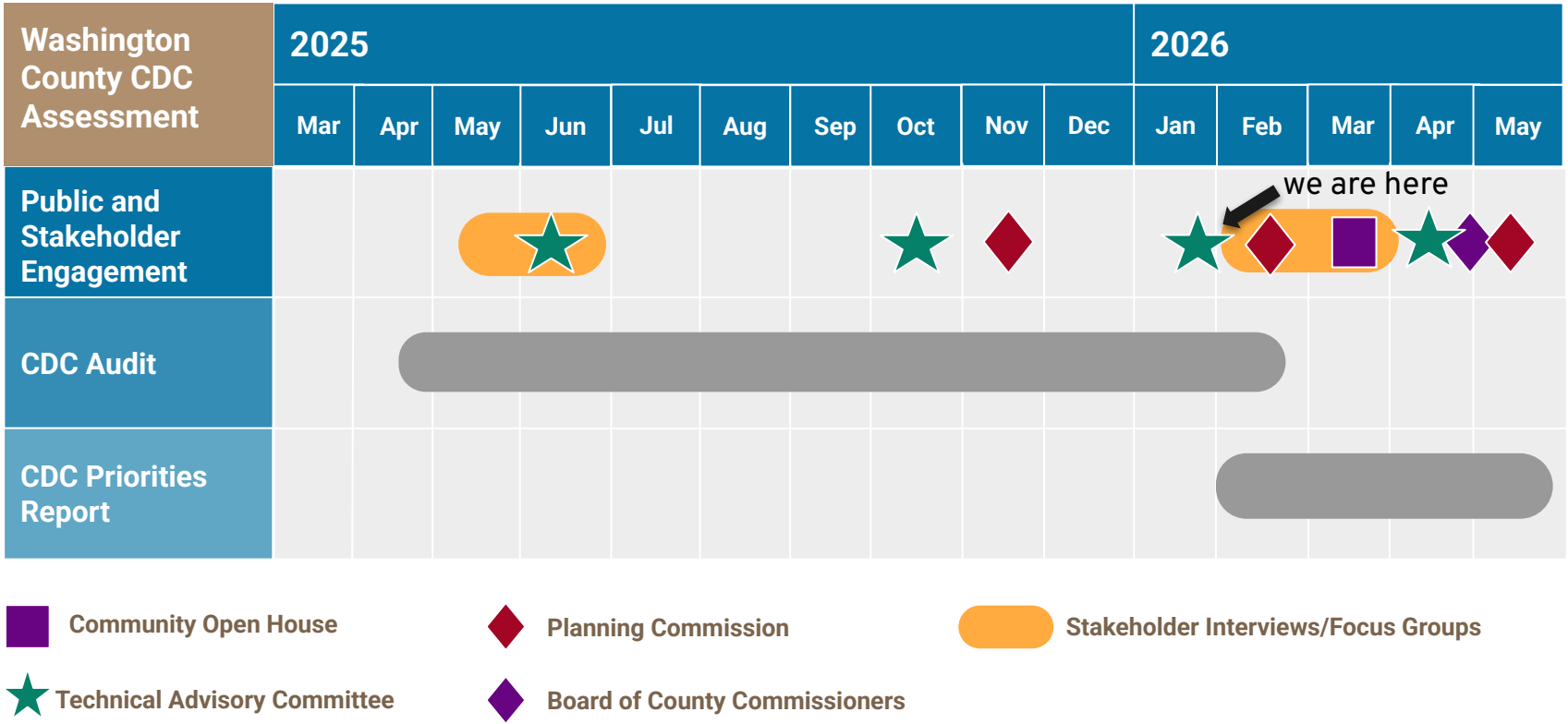
Barriers to Housing: Findings

- Disparate requirements for Middle Housing and non-Middle Housing Types
- Few districts allow higher density multi-unit dwellings (> 24 units/ac)
- Standards for higher density housing limit development feasibility
- Unclear bicycle parking requirements for multi-unit dwellings
- Incentives for Regulated Affordable Housing have limited utility

Public Comment

Next Steps and Schedule

PROJECT TIMELINE



TAC # 4 DETAILS

- Next TAC meeting will be in April.
- Staff will be in touch to schedule.
- Meeting will cover feedback from Open House and discuss CDC Amendments Priorities.
- Draft Priorities Report will be shared in advance of meeting.