

St. Helens Housing Needs Analysis



Task 5 Housing Policy Discussion

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 **FCS GROUP**
Solutions-Oriented Consulting

1) Minimum Density Standards

- ◆ **Issue:** Currently there is no minimum density standard for residential zones in St. Helens.
- ◆ **Solution:** Institute minimum density standard, typically a percentage of maximum density allowable in zone.
- ◆ **Question:** What percentage of maximum density is appropriate?
- ◆ **Question:** When should exemptions be applied (environmental constraints, lot size, etc.)

2) Allowing Duplexes Outright

- ◆ **Issue:** Duplexes (two-unit housing, ex. page 29 of DLCD guide) are difficult to permit as they are conditionally allowed in R-7 zoned land.
- ◆ **Solution:** Allow duplexes as a permitted use in R-7 zoned land, cutting down on regulatory hurdles.
- ◆ **Question:** Should duplexes be allowed by right in R-7 zoned land?

LOCATION
Downtown Salem

ADDRESS
1393 Chemeketa St. NE
Salem, OR

LOT SIZE / DENSITY
2,500 sf / 34 per acre

DWELLING SIZE
1,200 sf

RENT VS. OWN
Typically rented



32.
This 1932 Duplex sits on a corner lot where both units face the same street. A detached two-car garage is adjacent. Entrances have a small covered area and are positioned at the corners, providing residents with maximum privacy.

3) Reduce Required Parking for Multifamily

- ◆ **Issue:** Parking requirements for multifamily development increase cost and reduce land used for residential development.
 - ◆ **Solution:** allow reduced parking requirements if a developer pays for a parking study which shows less parking is required.
 - ◆ **Question:** Should a reduction in required parking be allowed pending a parking study?
 - ◆ **Question:** What are the thresholds for allowing this practice (e.g. how many units in a development before this practice is allowed)?
- ◆ **Current provisions applies to any type of use:**
The director may grant an exception or deduction to the off-street parking dimensional and minimum number of space requirements in the applicable zoning district based on the following findings:
 - (a) The application is for a use designed for a specific purpose which is intended to be permanent in nature (for example, senior citizen housing) and which has a demonstrated low demand for off-street parking;
 - (b) There is an opportunity for shared parking and there is written evidence that the property owners have entered into a binding agreement to share parking; or
 - (c) There is community interest in the preservation of particular natural feature(s) on the site, public transportation is available to the site, and reducing the standards will not adversely affect adjoining uses; therefore, the public interest is not adversely affected by the granting of the exception.

4) Allow Cottage Clusters

- ◆ **Issue:** Currently, St. Helens does not have a cottage cluster development (ex. Page 19 of DLCD Guide) provision which eliminates a unique option for dense, affordable housing.
- ◆ **Solution:** Draft and adopt a cottage housing development code.
- ◆ **Question:** Should St. Helens adopt cottage housing code?
- ◆ **Question:** What should be the allowed density of cottage housing development?

LOCATION
Green Grove
Cohousing

ADDRESS
3351 NW Thatcher Rd.
Forest Grove, OR

LOT SIZE / DENSITY
217,800 sf / 5 per acre

DWELLING SIZE
900 - 1,400 sf

RENT VS. OWN
Typically owned



13.
Two miles from downtown Forest Grove, is a development of nine units arranged around an historic farmhouse re-purposed as a common house. Other amenities include an art studio, orchard, garden, and wood shop. Construction is currently underway.

5) Increased Density for Annexing Properties

- ◆ **Issue:** The majority of residential designated lands within the City's UGB (but not annexed) are Rural Suburban Unincorporated Residential, RSUR. Currently, RSUR properties annexing into city are allowed R-10 and R-7 zoning. Achieving higher density zoning (R-5 and Apartment Residential) requires properties to clear several hurdles.
- ◆ **Solution:** Consider allowing higher density zoning for annexing properties when certain conditions are met.
- ◆ **Question: Should current standards be relaxed?**
 - (i) The parcel is vacant and larger than two acres in size.
 - (ii) The carrying capacity of the public services including but not limited to streets, sewer, and water are sufficient for higher density development.
 - (iii) The county and city determine, due to the pattern of development in the city and within the urban growth area, that other lands are more appropriate for these designations.