



**Gladstone Zoning Code Update Project:
Joint NHAC / TAC Meeting
Agenda**

Date **December 10, 2021**

Time **12:00-1:30 pm**

Meeting **<https://us06web.zoom.us/j/84188870085>**

Meeting ID: **841 8887 0085**

Meeting objectives: Review and discuss the illustrative middle housing code concepts; Review anticipated major changes to the Development Code; Discuss next steps

12:00 pm

Welcome and Agenda Review

12:05 pm

Meeting 1 Recap

- Project Goals
- Needs and Opportunities
- Code Audit Findings

12:15 pm

Middle Housing Code Concepts

- Identify Proposed Standards
- Test Middle Housing in Existing Zoning
- Discuss Needed Changes

1:25 pm

Next Steps

1:30 pm

Close

Joint NHAC / TAC Meeting Chat

12:29:21 From Ethan Stuckmayer to Everyone:

In part, the intent of cottage clusters in HB 2001 was to allow for smaller and more compact units as a homeownership opportunity. That's the "why" of the building footprint language from the legislation.

12:37:25 From John Southgate to Everyone:

thanks Ethan - makes sense. I was a little concerned about this being pretty small until Jon clarified (and you re-affirmed) that 900 sq ft refers to building footprint, not overall square feet

12:52:19 From Ethan Stuckmayer to Everyone:

ADA compliant standards are required for certain types of development - some middle housing types included - maybe Sean has a better understanding on what triggers require ADA compliance. It's mostly a buildings code issue. However, cities could require special "visitability" standards (similar to what the City of Portland did in the Residential Infill Project) through an alternative process available through Division 46.

12:53:43 From Stephanie Phipps to Everyone:

I see...it says "at least" 2 stories, so I suppose it could be 3-stories with garage below living below sleeping, for instance

12:55:29 From John Southgate to Everyone:

I have to jump off the call shortly for a 1 PM Metro meeting. Fyi Josh said his machine froze and hopefully we'll see him shortly.

12:58:26 From Stephanie Phipps to Everyone:

Can you clarify "on street parking meets minimum requirements"

13:03:08 From Ethan Stuckmayer to Everyone:

note on the off-street parking - there are options to both the city and developer. The City has the option to require up to one off-street parking space per unit in middle housing developments. They can require none or less than one per unit. They can also choose to allow that requirement to be met by on-street parking. The developer is beholden to that requirement but can choose to provide more parking than what is required to serve the development.

13:13:09 From Stephanie Phipps to Everyone:

I agree with Sou, cluster is my favorite for higher density because it maintains the SFH aesthetic and requires dedicated greenspace

13:13:30 From Ethan Stuckmayer to Everyone:

to Jon's point, cities do have the option to limit the overall unit size of a cottage cluster to further incentivize smaller, compact, and therefore, more-likely-to-be-affordable housing choices.

13:20:45 From Stephanie Phipps to Everyone:

I think it is amazing for affordability, senior housing options as well as accessibility (if single level)

13:20:55 From Stephanie Phipps to Everyone:

Cluster Communities, that is

13:21:47 From Ethan Stuckmayer to Everyone:

Most likely cottage clusters will be constructed using a recorded HOA contract

13:22:44 From Ethan Stuckmayer to Everyone:

with the courtyard being common ownership with access easements and maintenance agreements

13:26:51 From Stephanie Phipps to Everyone:

I was going to say, sounds like we are generally against tall skinny's!

13:30:27 From Stephanie Phipps to Everyone:

Thank you everyone! Happy Holiday!

 GLADSTONE
ZONING CODE UPDATE
NHAC/TAC MTG 12.10.21

OPPORTUNITY
MODERNIZE
STANDARDS

COMMUNITY - LIVABILITY
MANAGE
DEVELOPMENT
EXPECTATIONS

AFFORDABILITY

C.O.B.E. CONCEPTS

- KAREN - NHAC
- TED - METRO
- JOHN - CITY CONSULT.
- JACQUES - CITY
- LIZ - NHAC
- STEPHANIE - NHAC
- TONI - NHAC
- SEAN - CITY
- ETHAN - TAC
- STEPHEN - NHAC
- JOY - COUNTY
- JOHN - NHAC

- GOOD OPTION FOR COTTAGE CLUSTER**
 **GLADSTONE**
MAX. SIZE INTENDED
→ TO KEEP BUDGET SMALL
- INFRASTRUCTURE & UTILITY IMPACT
 - NEW RULES 'AUGUST' **WIDER HOUSING - NOT PERMITTING**
 - LACK OF DEVELOPABLE LAND IS CONSTRAINT
 - POTENTIAL FOR PERKY ALLEY ACCESS PARKING
 - DESIGN STANDARDS
→ AVOID TALL SKINNY DESIGN

- ADA ACCESSIBILITY IS IMPORTANT
LOOK FOR DESIGN STANDARDS THAT WILL MAKE HOUSING MORE ACCESSIBLE
- ON-STREET PARKING
→ COULD BE LIMITED IF NO OFF-STREET
→ GOOD TO REQUIRE FOR ADU
- REQUIRED PARKING
→ CITY CAN REQUIRE UP TO ONE.
→ APPLICANT CAN CHOOSE MORE

- ALLOWING ADU'S
→ LIMITED TO ADD S.F.
& PLANNING LOOK LOOKING AT INCREASING S.F.
- CONVERTING SFD HOME TO DETACHED DUPLEX
→ COULD ENCOURAGE RETAINING EXISTING HOME WHILE ADDING NEW UNIT
- CITY NEEDS TO CLARIFY MAINT./MUNICIPAL REQUIREMENTS FOR COTTAGE CLUSTER
- ENCOURAGE VARIATION IN DESIGN
→ ROOF TYPES
→ DIFFERENT HOUSING TYPES

NEXT STEPS:

1. ROUNDPRESENTATION & NOTES
2. DRAFT CODE AMENDMENT RECOMMENDATIONS
3. HOLD COMMUNITY FORUM (EARLY 2022)
4. DISCUSS OUTCOMES & FEEDBACK AT NEXT MTG (FOLLOWING FORUM)