



# **Community Meeting #1**

## **Middle Housing Code Update Project**

### **(and Downtown Parking)**

June 24, 2021

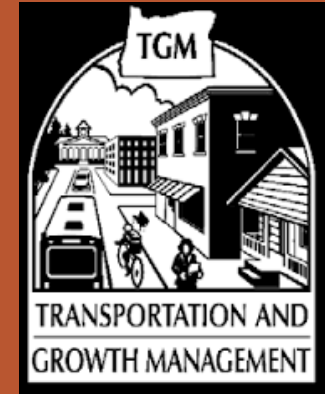
City of Madras, Oregon

# Agenda

- Introduction (10 min)
- Background | Purpose (15 min)
  - TGM Program + Smart Development
  - Code Update Project
  - Housing Action Plan + HB 2001 + TGM
- Middle Housing 101 (30 min)
  - Types + Examples
  - Madras Context
  - Project Schedule
- Interactive Conversation (30-45 min)
  - Prompts/Questions (4-5)
  - Comments/Feedback
  - Poster Stations

**INFORMATION + INPUT!**

## CITY / AGENCY PARTNERS



## CONSULTANT TEAM



DAVID EVANS  
AND ASSOCIATES INC.

**u r b s w o r k s**

**RICK WILLIAMS CONSULTING**  
Parking & Transportation



# Team Members

## Agency Partners

Nick Snead	City of Madras	Project Manager
Laura Buhl	Dept. Land Conservation and Development	Project Manager

## Consultants

Jim Hencke	David Evans and Associates, Inc.	Project Manager
Gigi Cooper	David Evans and Associates, Inc.	Planner
Marcy McInnelly	Urbsworks	Housing
Rick Williams	Rick Williams Consulting	Parking



# Transportation & Growth Management (TGM)

Oregon Department of Transportation (ODOT) and  
Department of Land Conservation and Development (DLCD)

## MISSION

1. Link land use and transportation planning
2. Expand transportation choices
3. Create livable places where people can walk, bike, take transit, or drive where they want to go

<https://www.oregon.gov/lcd/TGM/Documents/mission-goals-objectives.pdf>



# TGM Code Assistance

## Remove barriers to 'Smart Development'

- Efficient use of land
- Full utilization of urban services
- Mixed use
- Transportation options
- Detailed, human scaled design

## Methods and Tools

- Code audits
- Complete overhaul / partial code update
- Model Development Code for Small Cities



# Project Overview



DAVID EVANS  
AND ASSOCIATES INC.



## Downtown Parking

- Survey existing parking supply and utilization (occupancy, not turnover)
- Recommended programs/policies for parking management
- Recommended Development Code amendments



## Citywide Housing Code

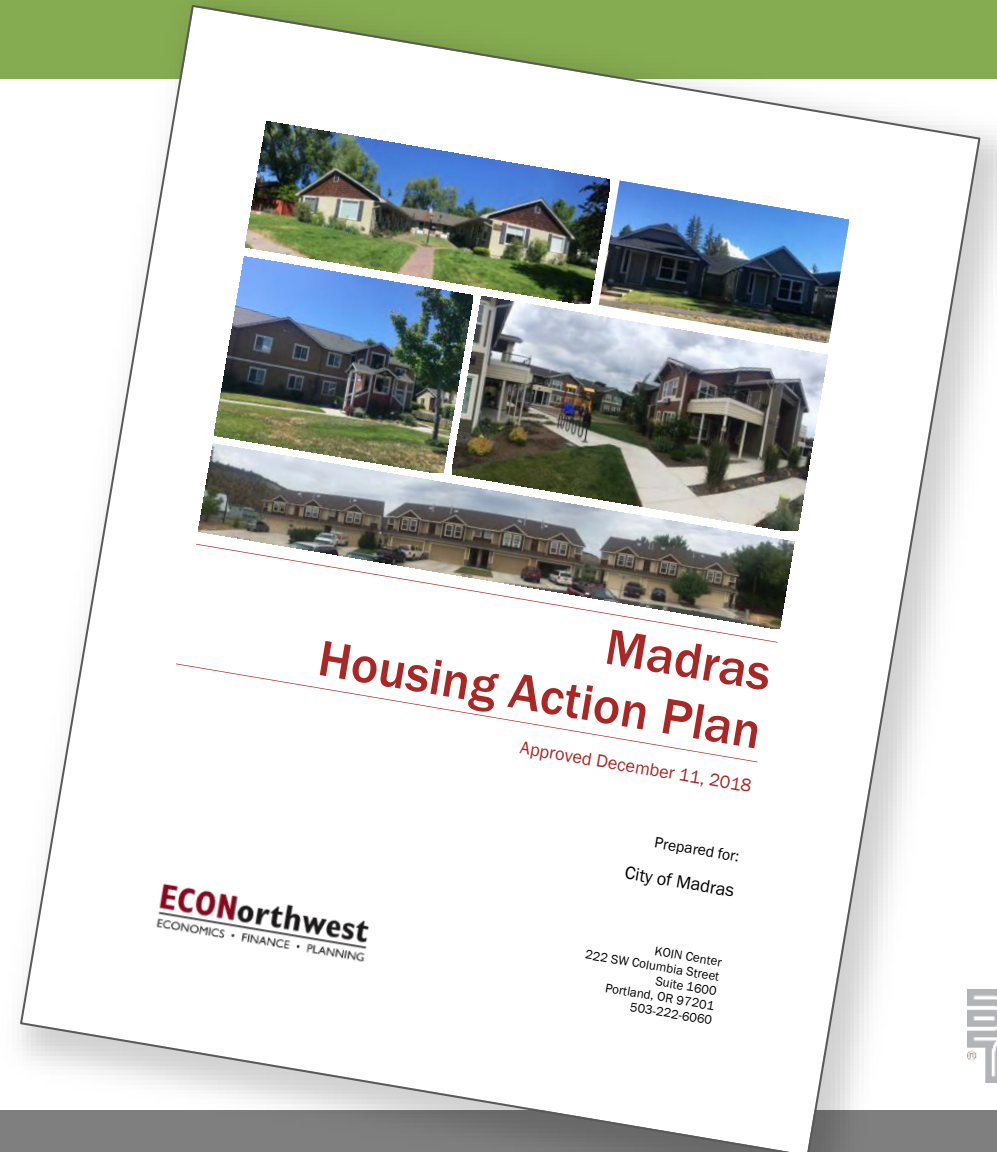
- Audit / Amend Development Code
- Clarify standards for “Missing Middle” Housing Types
- Evaluate Development of Cottage Housing Development Standards
- Evaluate Permitting Multi-family Housing in C-2 and C-3 Districts, inc. Downtown Housing
- Review Street Standards to Lower Development Costs





# Housing Code Update Context

- Objective: Implement action items from **Madras Housing Action Plan**
- Goal 1: Ensure Madras' policies/regulations **allow range of types to meet City's housing needs**
- House Bill 2001: provide **more housing choices**, especially ones people can afford; **update local laws**
- Advance **TGM Smart Development Objectives**



# Madras Housing Action Plan (2018)

- 32% households cost burdened (paying more than can afford for housing) - with renters more cost burdened than homeowners.
- Deficit of housing affordable to a mix of incomes - particularly households earning less than 60% of 'median family income'.
- Deficit of housing affordable for those earning <\$35,000 and those earning \$50,000 to \$100,000.
- Very low vacancy rates, limited rental availability, and few multi-dwelling permits since 2009.
- ~ 80% of Madras' housing is single family detached.



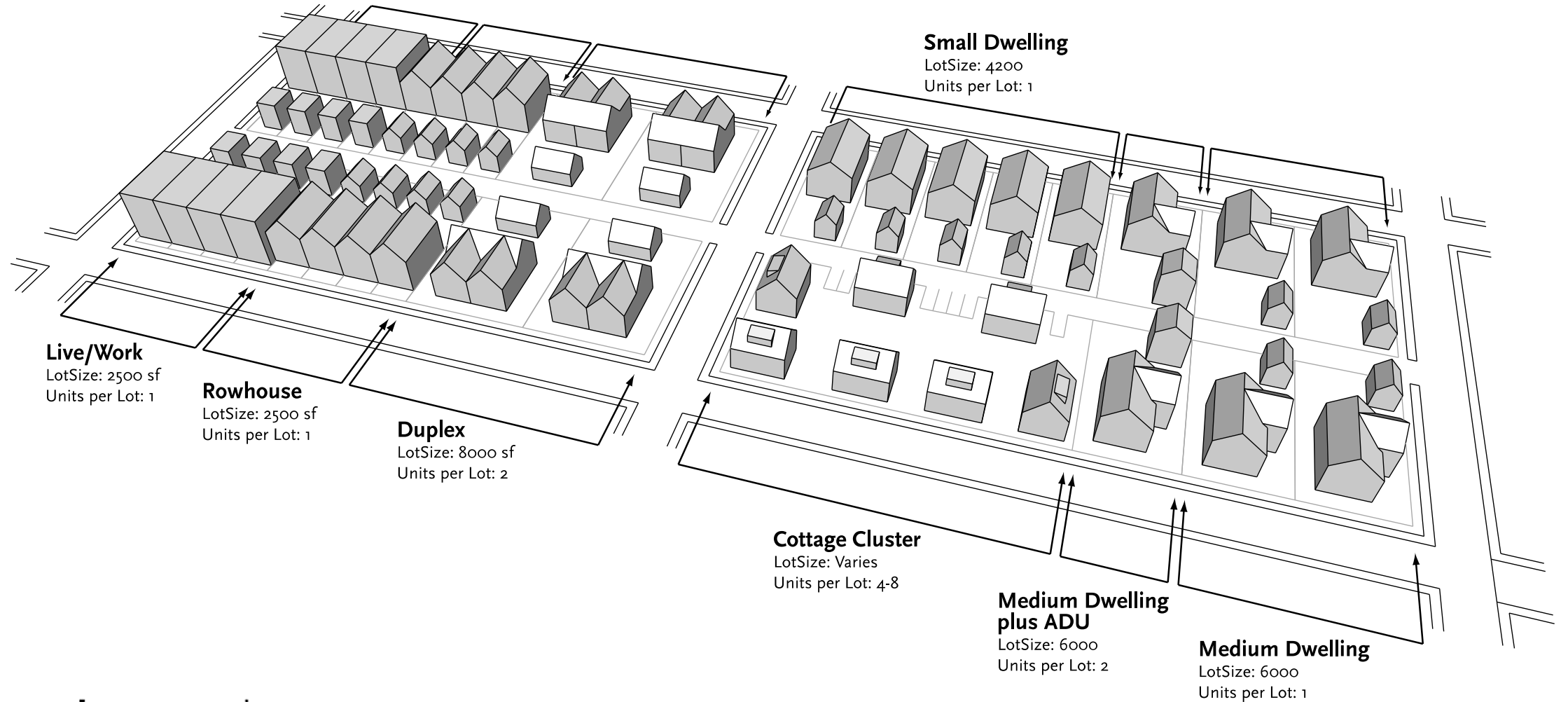


# Question 1

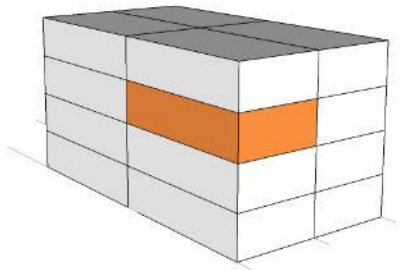
**Are you familiar with middle housing examples and concepts?**

- a. Yes**
- b. Sort of**
- c. No**

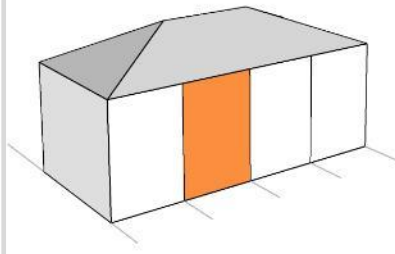
# Middle Housing 101



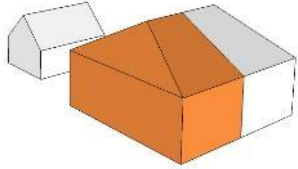
# Housing Types



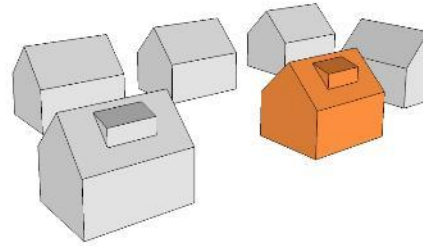
Apartment /  
multi-dwelling



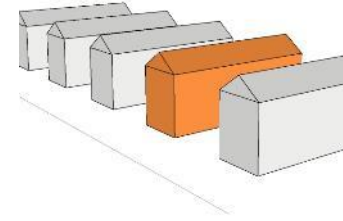
Townhouse



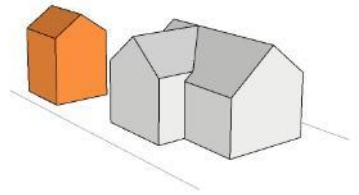
Duplexes, Triplexes,  
and Quadplexes



Cottage Cluster



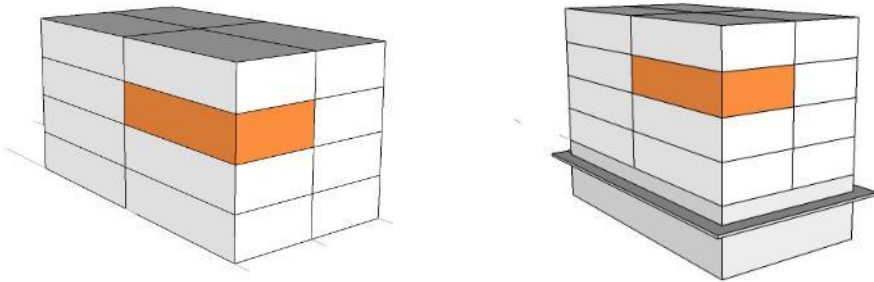
Tiny House



Accessory Dwelling  
Units (ADUs)

# Multi-Dwelling

- Stacked flats in single building or groups on single lot
- Shared parking
- Fit well at edges of single dwelling neighborhoods and on major streets
- Tall and lower forms for different contexts
- May take form of dwellings above retail



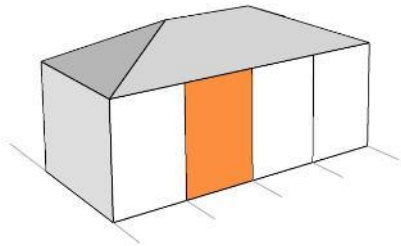
u r b s w o r k s





# Townhouse

- Attached units with common wall, each on separate lot, with own entry from public or shared street
- Can be compatible in single dwelling neighborhoods, commercial centers and along corridors
- Townhouse variation includes live/work units, typically with “work” portion on ground floor



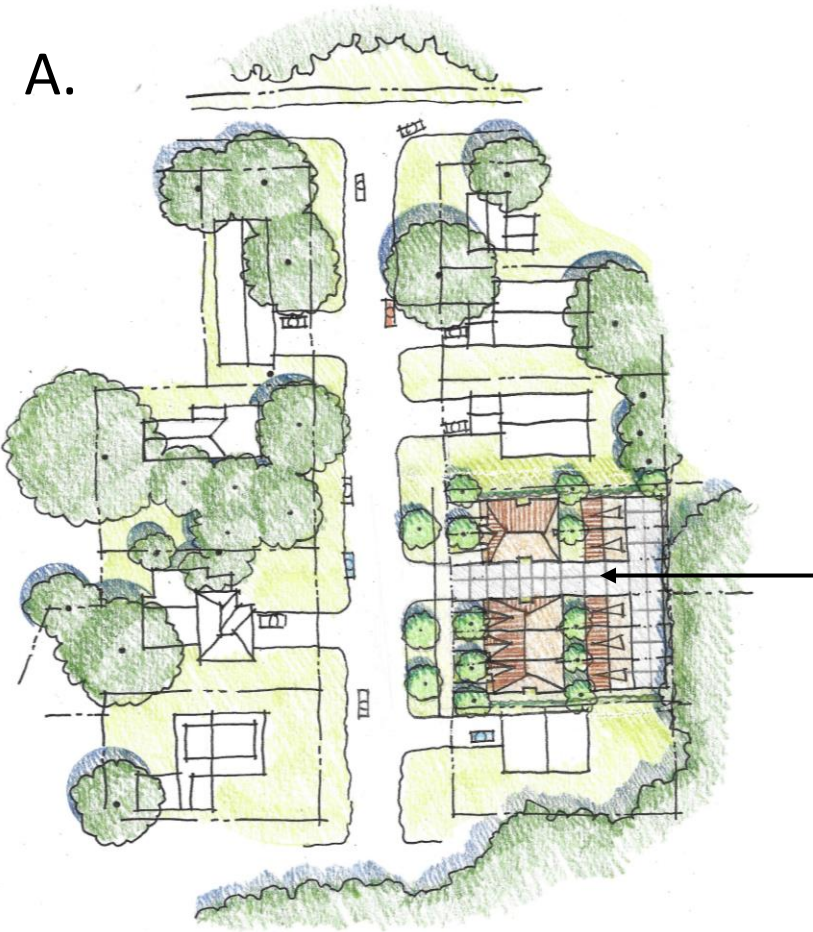
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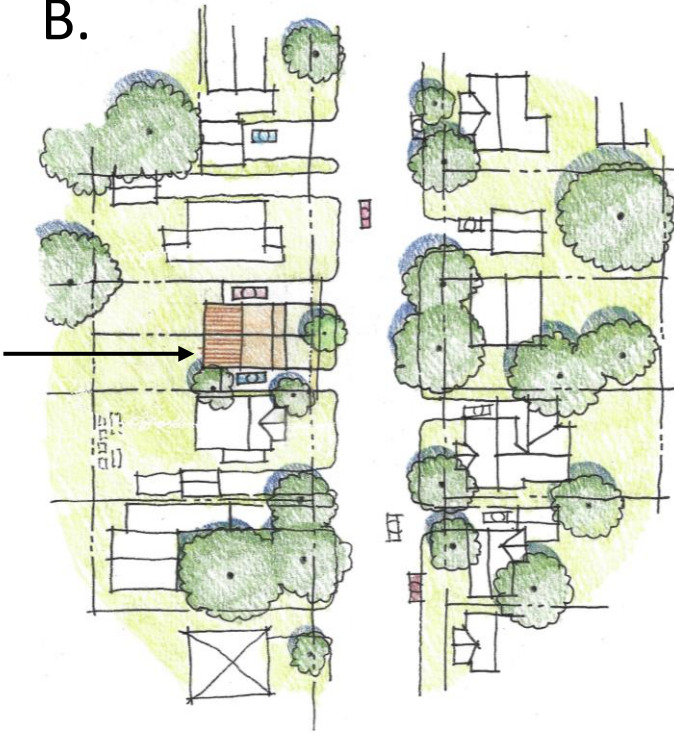
# Townhouse Concept Drawings

A.



5 attached units  
Shared driveway tract leads to alley-like rear parking for each unit

B.



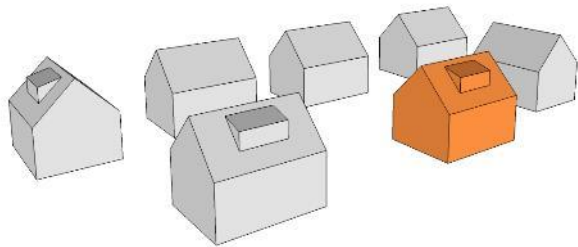
2 attached units, each with their own driveway, are similar in scale and form to the surrounding single dwellings





# Cottage Cluster

- Small footprint detached dwellings on shared lot
- Clustered around shared open space(s)
- Sometimes with communal buildings
- Work well for large or odd-shaped lots and lots with sensitive natural resources



u r b s w o r k s



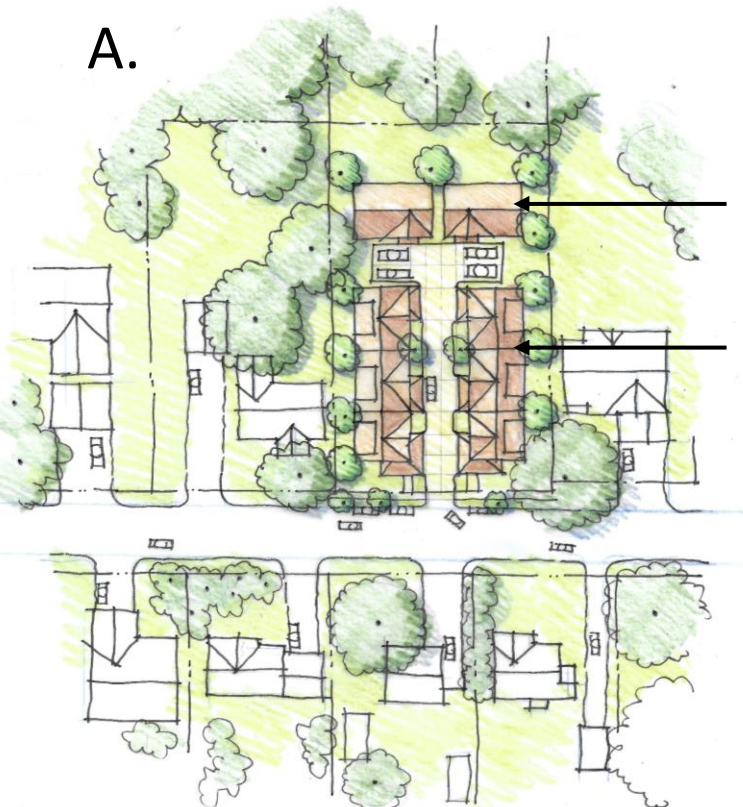


# Cottage Cluster Concept Drawings



Alternative local street design (example)

A.

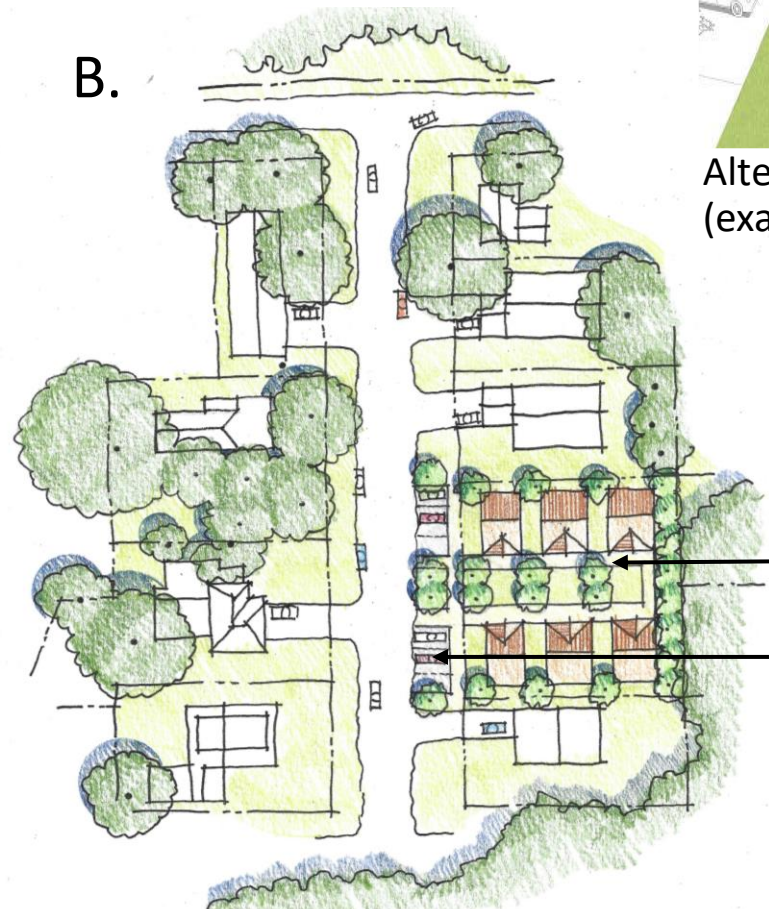


8 attached and detached cottages

Back 2 units have shared surface parking

Attached cottages have garages and face a drive-courtyard

B.



6 detached cottages face a shared green area

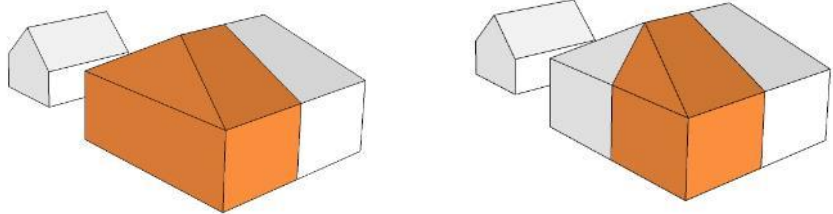
Head in parking is provided on an local street (alternative design, see above)





# Plexes

- Duplexes, triplexes, quadplexes
- Multiple units (2, 3, or 4) on a single lot
- Can be side by side, stacked, or detached (freestanding structures)
- Often look like single dwellings and blend with surrounding traditional neighborhoods
- Can be existing dwelling that is converted



u r b s w o r k s





# Plexes Concept Drawings



A.



2 attached units and 1 detached unit

Detached quadplex (4 units) with shared courtyard and driveway access

B.



4 attached units surrounding a shared courtyard

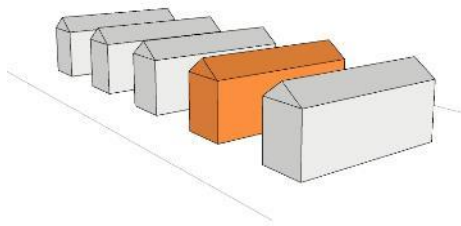
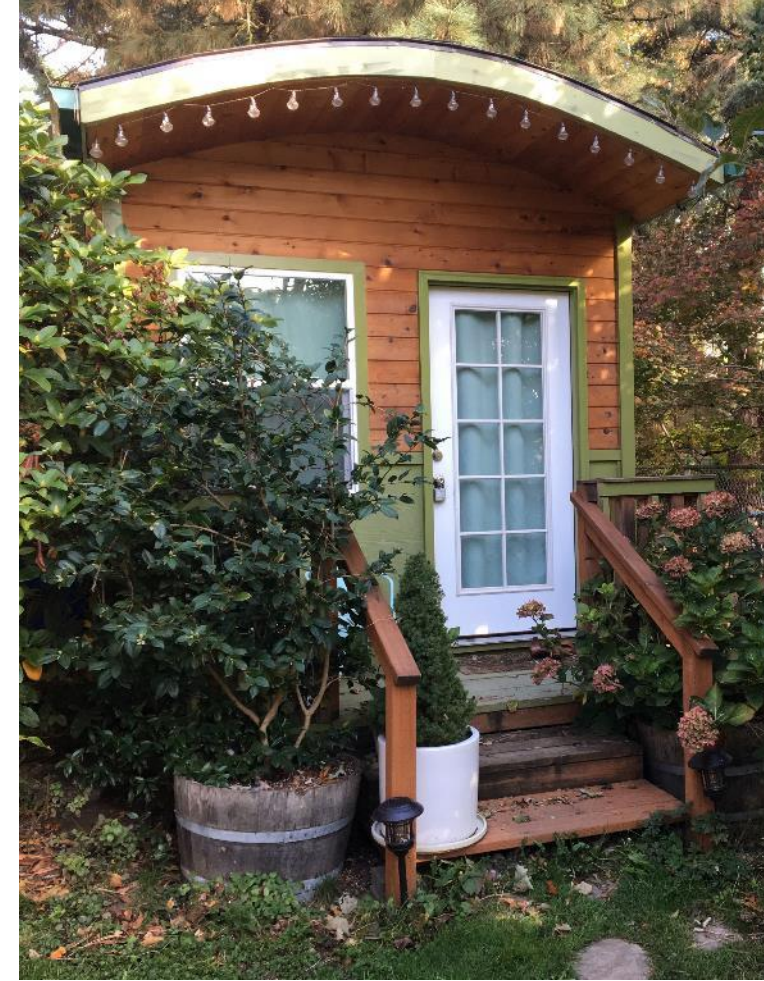
Parking is not provided on site





# Tiny House

- Small detached unit – permanent or portable
- Typical footprint no more than 400 sf
- Less expensive option than larger single dwelling
- Own lot or grouped on shared lot (tiny cluster)

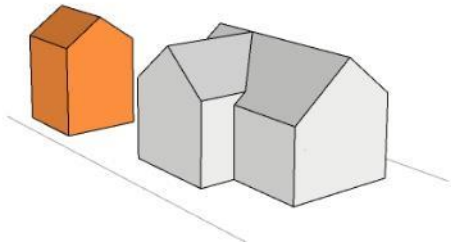


u r b s w o r k s



# ADUs

- Accessory Dwelling Unit can be located within, attached to, or detached from primary dwelling
- Secondary in size, location, and appearance to primary detached dwelling



u r b s w o r k s







Agriculture

Existing Neighborhood

Single Family w/ADUs

Mixed Middle Housing

Restored Creek

Open Space

Temporary Park / Future School

Mixed Middle Housing

Duplex

Senior Housing

TH

Future Apartments

One Story SF

Park

TH

Central Park

Pedestrian Network

Park

Triplex

Multimodal Street Network

Future Mixed Use

Apartments (Built)

Future Mixed Use

Google

COMPLETE NEIGHBORHOODS: TWIN CREEKS, CENTRAL POINT, OREGON



## Question 2

**How do you feel about using middle housing to expand housing options in Madras?**

- a. Very positive
- b. Somewhat positive
- c. Somewhat negative
- d. Very negative
- e. I need more information (please comment in the chat)



# Question 3

**How satisfied are you with the overall availability and variety of housing in Madras?**

- a. Very positive
- b. Somewhat positive
- c. Somewhat negative
- d. Very negative
- e. I don't know
- f. I need more information (please comment in the chat)



# Question 4 (optional)

## Which factors make it most difficult to find housing in Madras?

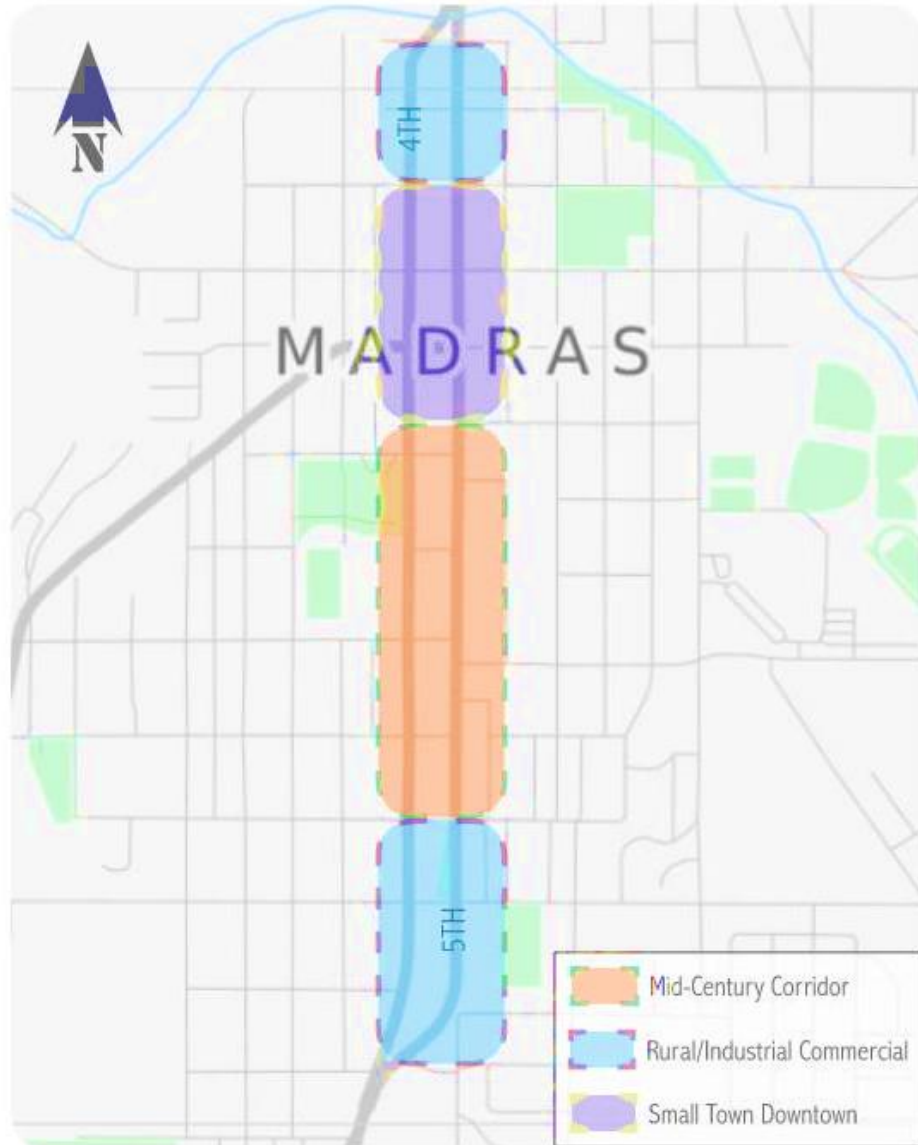
(Choose three)

- a. Cost—rent/ownership is too expensive
- b. Location—too far from work, school, or other destinations
- c. Transportation—not enough housing near public transit
- d. Size—not enough large homes
- e. Size—not enough small homes
- f. Supply—not enough housing for sale
- g. Supply—not enough housing for rent
- h. Amenities—not enough housing with features I want
- i. Form—not enough single-story homes for seniors and disabled
- j. I don't know
- k. Other (please comment in the chat)





# Downtown Housing



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# Downtown Revitalization Toolkit

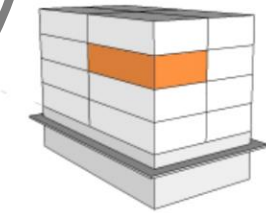
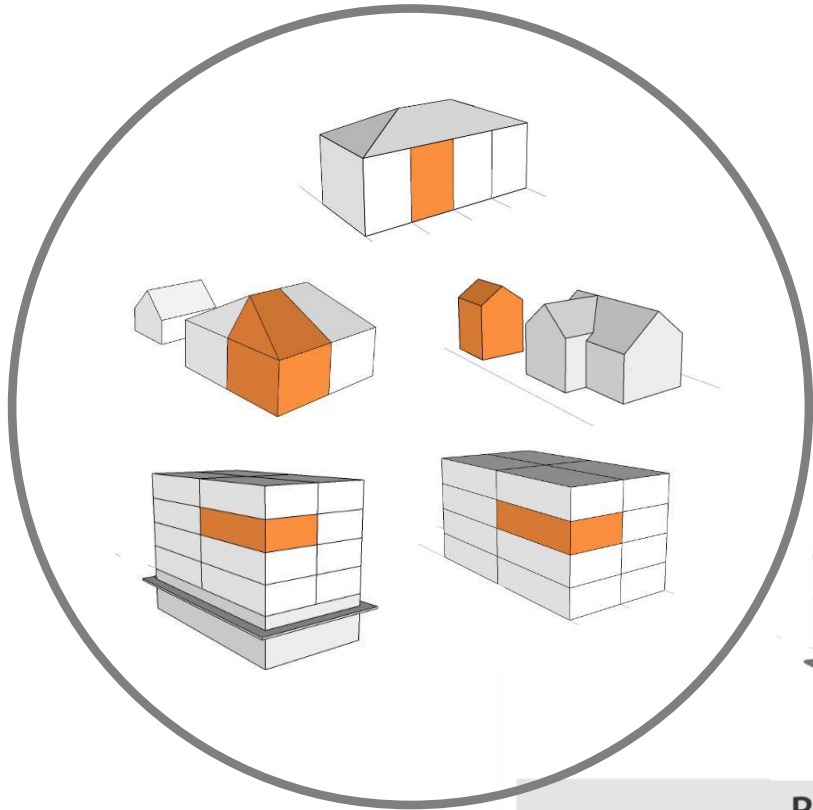
Couplet-focused / tools for:

- property owners
- business owners
- public

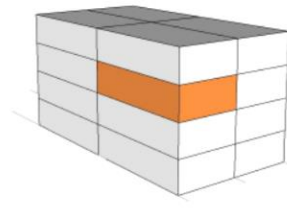
Three stages:

1. Emerging
2. Transitioning
3. Mature

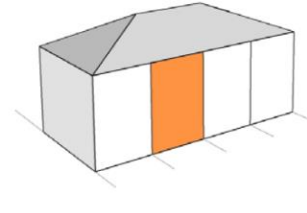




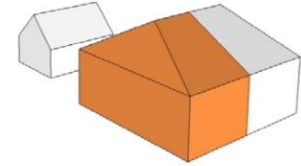
Residential Above  
Retail



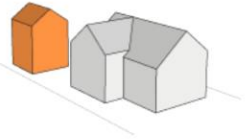
Stand-alone  
Residential



Townhouse (inc.  
Live/Work)



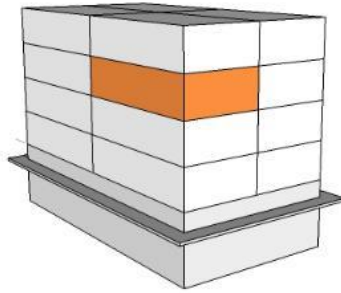
Plexes



CC Neighborhood  
ADU

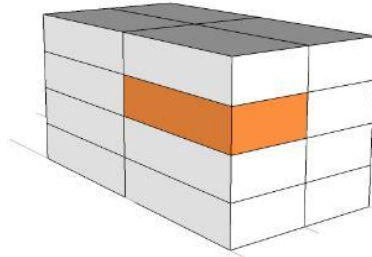
## Identify Housing Types And Context Areas

Which housing types are most appropriate for city center, and what characteristics for different areas?



## Residential Above Retail

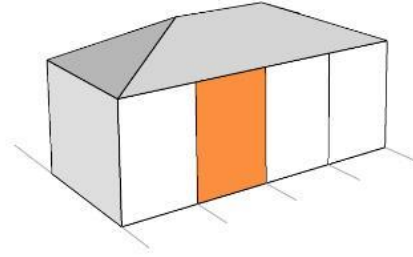
- Up to seven stories high
- Located primarily along prominent streets well-served by transit and adjacent side streets in city center
- Height: Max. 80 feet
- 4 – 7 stories
- Uses: Ground floor retail or office space, upper floors include combination of office and residential uses



## Stand-Alone Residential

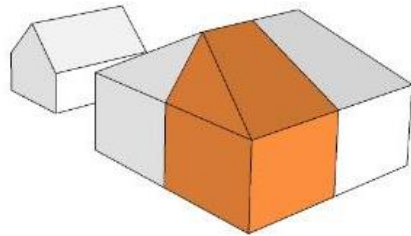
- Stacked flats in single building or groups
- Units typically share parking and access through single, shared lobby
- Typically large footprints, fit in city center core or along major streets served by transit
- Height: 25 – 55 feet
- 2 – 6 stories
- Uses: Residential





## Townhouse + Live/Work

- Medium scale attached residential units, each with own entrance from public or shared street. For live/work townhomes, ground level is typically business portion of dwelling.
- Townhouses appropriate in transition areas, such as between taller mixed-use buildings at core of city center, in creative light industrial neighborhoods and at edges of low and medium density residential neighborhoods.
- Height: 35 – 45 feet
- 2 – 4 stories
- Uses: Residential, live/work possible on ground floor



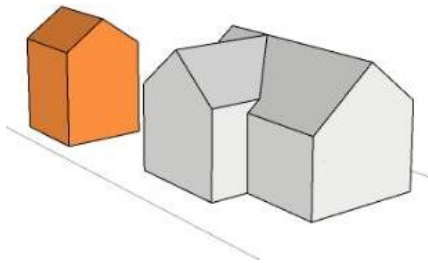
## Plexes

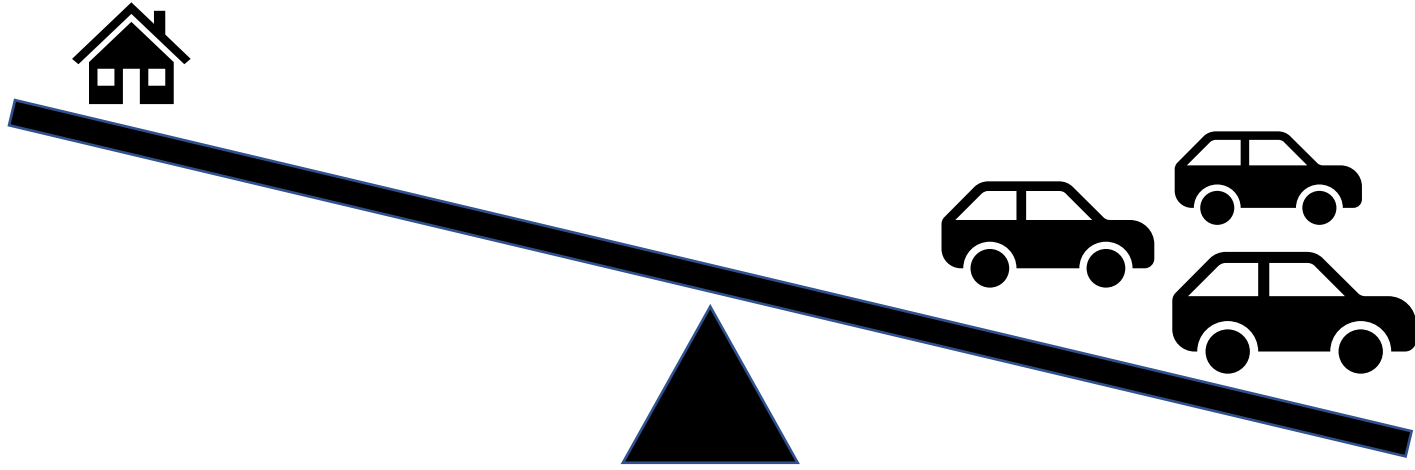
- Duplexes, triplexes, and quadplexes; may be conversions from older single dwellings.
- Fit nicely in existing low and medium density residential neighborhoods such north and south of the city center.
- Height: 25 - 35 feet
- 2 – 3 stories
- Uses: Residential



## City Center Neighborhood ADU

- Small dwellings located on same lot with a single dwelling.
- ADUs can be detached, above or instead of a garage, or attached to primary dwelling.
- Fit best into low and medium density residential neighborhoods and provide infill options for existing single dwelling neighborhoods.
- Height: 15 - 25 feet
- 1 – 2 stories
- Uses: Residential, live/work

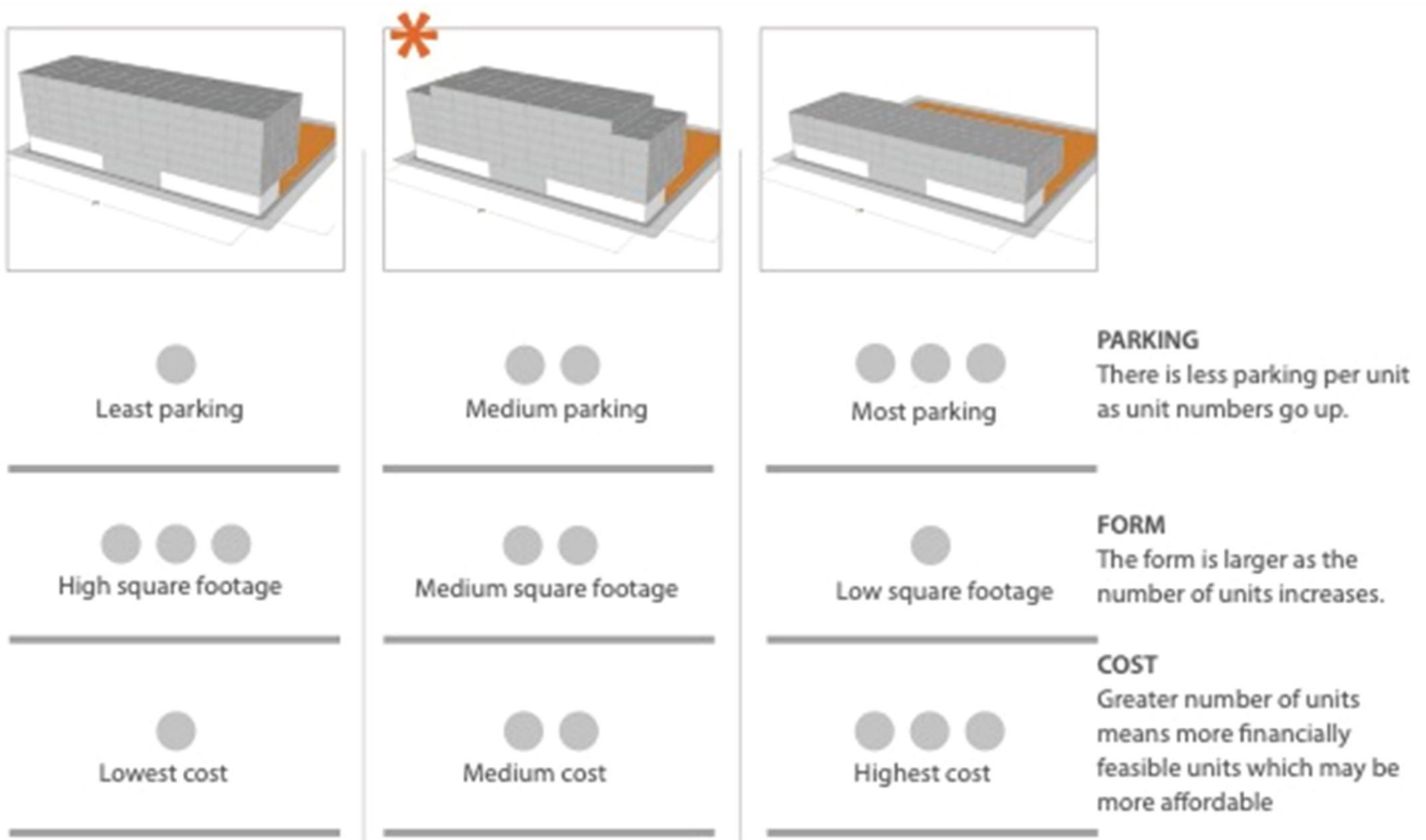




More parking means less housing / businesses...  
...find the right balance!



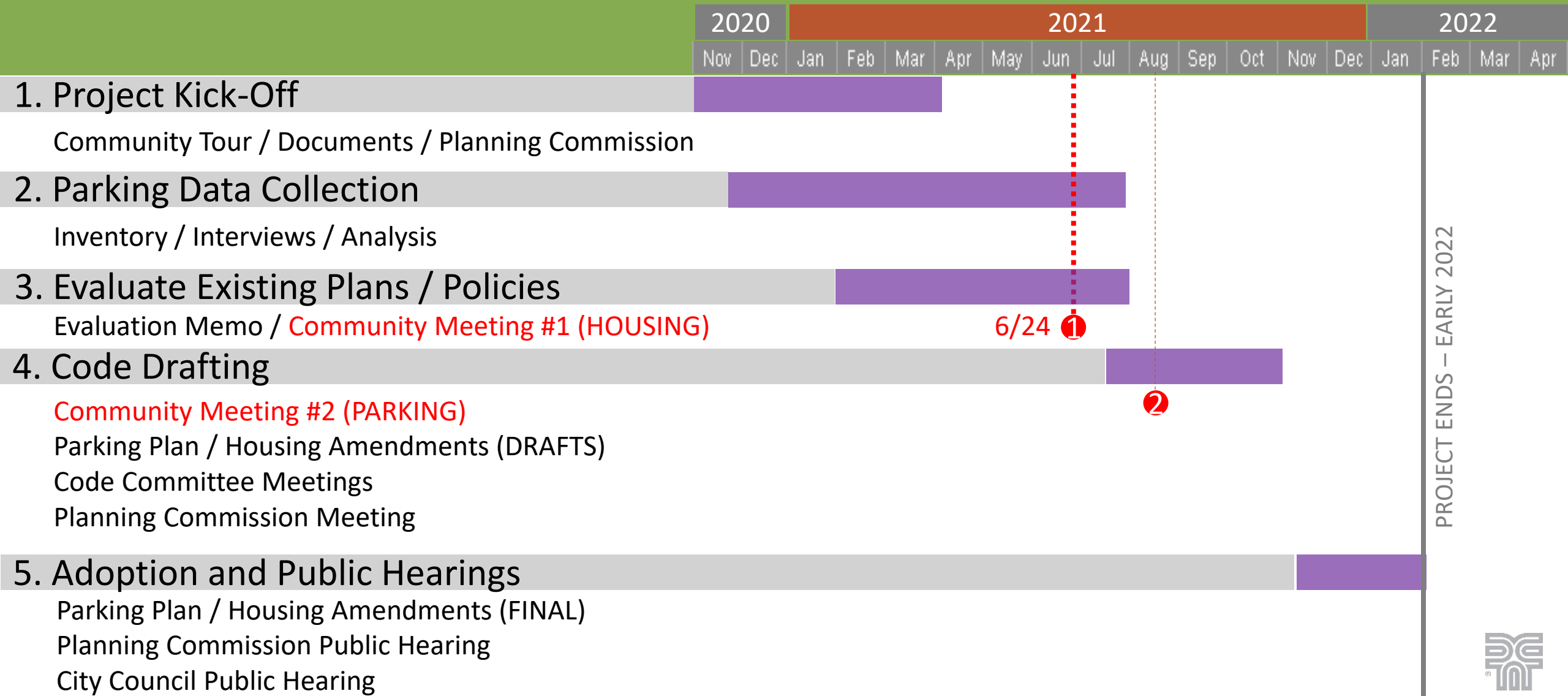
# Finding the Right Balance with Parking







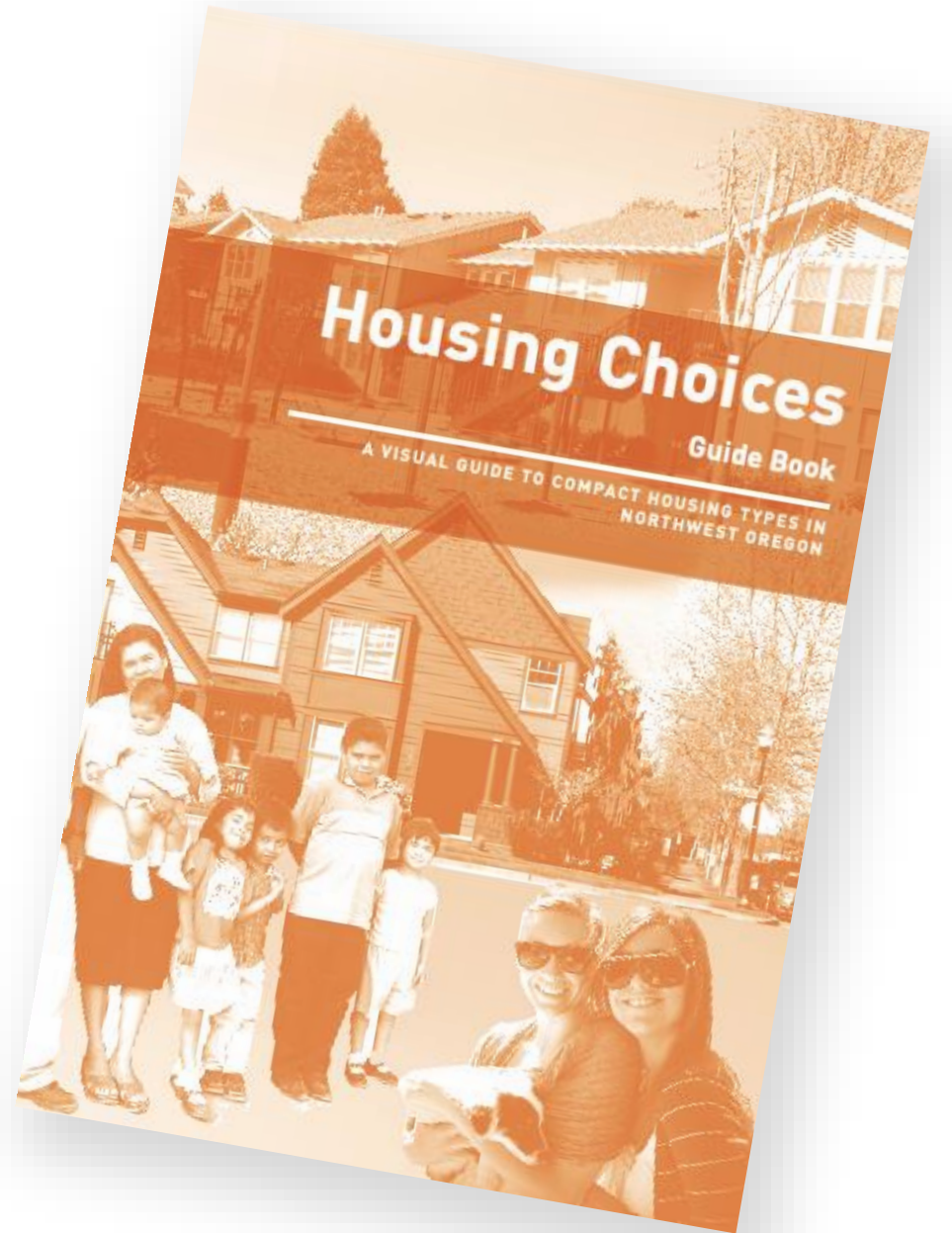
# Schedule



# Housing Choices Guide Book

- Compilation of Built Examples
- Small Cities in Oregon
- Link:
- [https://www.oregon.gov/LCD/Publications/Housing-Choices-Booklet\\_DIGITAL.pdf](https://www.oregon.gov/LCD/Publications/Housing-Choices-Booklet_DIGITAL.pdf)

Booklet 2: Traditional Housing Choices  
...arrives in 2022!



# Question 5

**How do you feel toward middle housing in Madras now that you've been provided more information?**

- a. Support offering residents more choices
- b. Interested but want to learn more
- c. Unsure about how middle housing will look in Madras





# Discussion / Questions / Feedback







# Thank You!

**CONTACT: Nick Snead ([nsnead@cityofmadras.us](mailto:nsnead@cityofmadras.us))  
541-475-2344**

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