

CITY OF ASHLAND

Developer Roundtable
September 26, 2019

Guests:

Chris Brown
Ray Chirgwin
John Fields
Amy Gunter
Ryan Haynes
Kerry KenCairn
Ray Kistler
Mark Knox
Rick Lindemann
Gil Livni
Kim Locklin

Staff/Consultants Present:

Bill Molnar, Community Development Director
Maria Harris, Planning Manager
Brandon Goldman, Senior Planner
Becky Hewitt, EcoNorthwest
Scott Fregonese, Fregonese Associates

Bill Molnar welcomed everyone to the meeting, introduced Becky Hewitt and Scott Fregonese, and gave background on the Ashland Housing Strategy Implementation Plan and the Infill Strategies Project/Vertical Housing Development Zone.

Presentation

Becky Hewitt made a presentation about the Ashland Housing Strategy Implementation Plan and reviewed the recommended code amendments for multifamily zones including increase in densities or using floor area ratio (FAR), increasing allowed height in R-3 from 2 ½ to 3 stories, decreasing multifamily parking requirements for smaller units (studio, 1BR, 2BR), increasing lot coverage allowances slightly, streamlining review process for multifamily projects and revise annexation policies. Presentation is available at

[http://www.ashland.or.us/SIB/files/AshlandHousing_DeveloperRoundtable_Presentation_v3\(2\).pdf](http://www.ashland.or.us/SIB/files/AshlandHousing_DeveloperRoundtable_Presentation_v3(2).pdf) .

Comments

- Did look at the multifamily zones in the Historic District? Concerned about design standards as they relate to multifamily apartments.
- The maximum permitted house size (MPFA) in R-2/R-3 in the Historic districts may be a potential impediment to more multifamily development.
- The first constraint on any project is meeting the solar setback and the impact on building height. The recommended code changes won't make a difference if the solar setback stays in place and limits building height.
- Cottage housing works well, suggest using in multifamily zones. Specifically, reduced parking requirements.
- Things that limit development potential in multifamily zones is the required distance between buildings, open space requirements, lot coverage calculations (all other jurisdictions in Rogue Valley only count structures) and storm water detention requirements (e.g., space it takes to install detention and bioswales, installation of detention tank given challenging soils).
- Recent visit to San Miguel County, CO, limit the number of rental units anyone can own.
- Agree with some protection of historic districts. Agree solar access ordinance limits density and in some cases creates less livable design. Within a development should have some flexibility with solar setback. Along with solar setback, parking requirements dictates development.
- Why is the emphasis on small units?

- Should change condo conversion ordinance so if multifamily project is built as apartments, developer isn't penalized if need to convert to condos. Current code forces developers to build units as condos initially instead of trying rentals. Would like to know more about MUPTC.
- Another limiting factor is fire apparatus access for aerial trucks. At 26 feet wide, it is wider than city street requirements.
- SDC collection up front can limit residential development. Should be tied to certificate of occupancy. Staff provided clarification that recent ordinance changes to allow deferred payment of SDC's to certificate of occupancy.

Presentation

Scott Fregonese made a presentation about the Vertical Housing Development Zone (VHDZ) and reviewed projected tax revenues and exemptions for three and four story building scenarios. Presentation is available at <https://www.ashland.or.us/Page.asp?NavID=17868>.

Comments

- Suggest change code to allow five stories so can get full exemption of 80%.
- Cost of building increases from three to four stories and exemption won't cover jump in construction costs.
- Suggest allowing in railroad property. Allow increased height and density in that area.
- At year 11 (after tax exemption is expired), is reassessed?
- VHDZ was cumbersome when administered by the state. City needs to promote if put in place. Needs to happen in other areas besides Transit Triangle (TT) overlay. Shouldn't be limited to rental units, more housing units should be the goal. Very few local people can build that volume of units.
- How does impact the enterprise zone?
- Multifamily is needed and is the issue. People who are renters in Ashland are trapped in their current housing because there is no availability. Renters are vulnerable because can't move and are at the mercy of the landlords. On top of that, high percentage of renters are severely rent burdened.
- Cottage housing applications were tough because of neighborhood issues, glad to have staff support with application process.
- Agree that tax credit should be used in other areas.
- Need staff person who can tell you about incentives.