

CITY OF BANKS CODE ASSISTANCE PROJECT COMMUNITY MEETING – JULY 15, 2020



Project Management Team:

Serah Breakstone, Otak – Project Consultant

Laura Buhl, DLCD – Agency Grant Manager

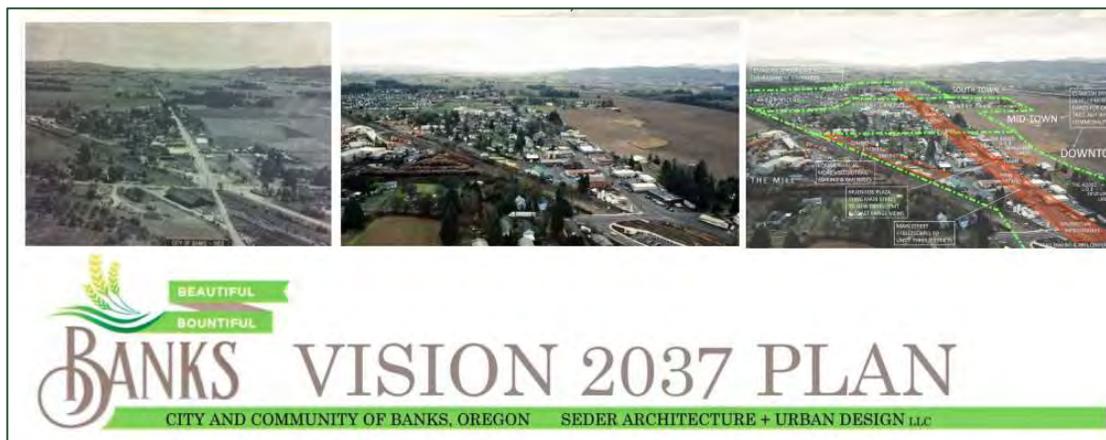
Jolynn Becker, Banks City Manager – City Project Manager

LOGISTICS

1. Please keep yourself on mute
2. For comments & questions:
 - Use “raise hand” function (if using computer)
 - Use *6 to mute/unmute (if calling in w/out app)
3. Discussion will be recorded for note-taking
4. These slides and other project information are available on City’s website

PROJECT BACKGROUND & PURPOSE

- 2011 UGB expansion highlighted a need for code updates
- Recent planning efforts haven't been fully implemented
- City would like to infuse smart growth elements throughout (details on next slide)
- Code audit conducted in 2019
- Funding provided by the State's Transportation and Growth Management program



PROJECT BACKGROUND & PURPOSE

Smart Growth Principles

- Efficient use of land resources
- Full utilization of urban services
- Mixed-use development
- Multi-modal transportation options
- Detailed, human-scaled design for walkable communities

Camas, WA



PROJECT BACKGROUND & PURPOSE

Specific Key Project Objectives

- Streamline the Zoning Code
- Housing design standards based on districts established in the Vision 2037 plan
- Provide a full range of housing options
- Design standards for the downtown district to enhance walkability
- Capture opportunities from nearby bicycle trails and amenities

PROJECT BACKGROUND & PURPOSE



Image from the Vision 2037 document



PROJECT BACKGROUND & PURPOSE

COMMENTS OR QUESTIONS?



DISCUSSION – RESIDENTIAL ZONING

Does reducing the number of residential zones from five to three seem appropriate?

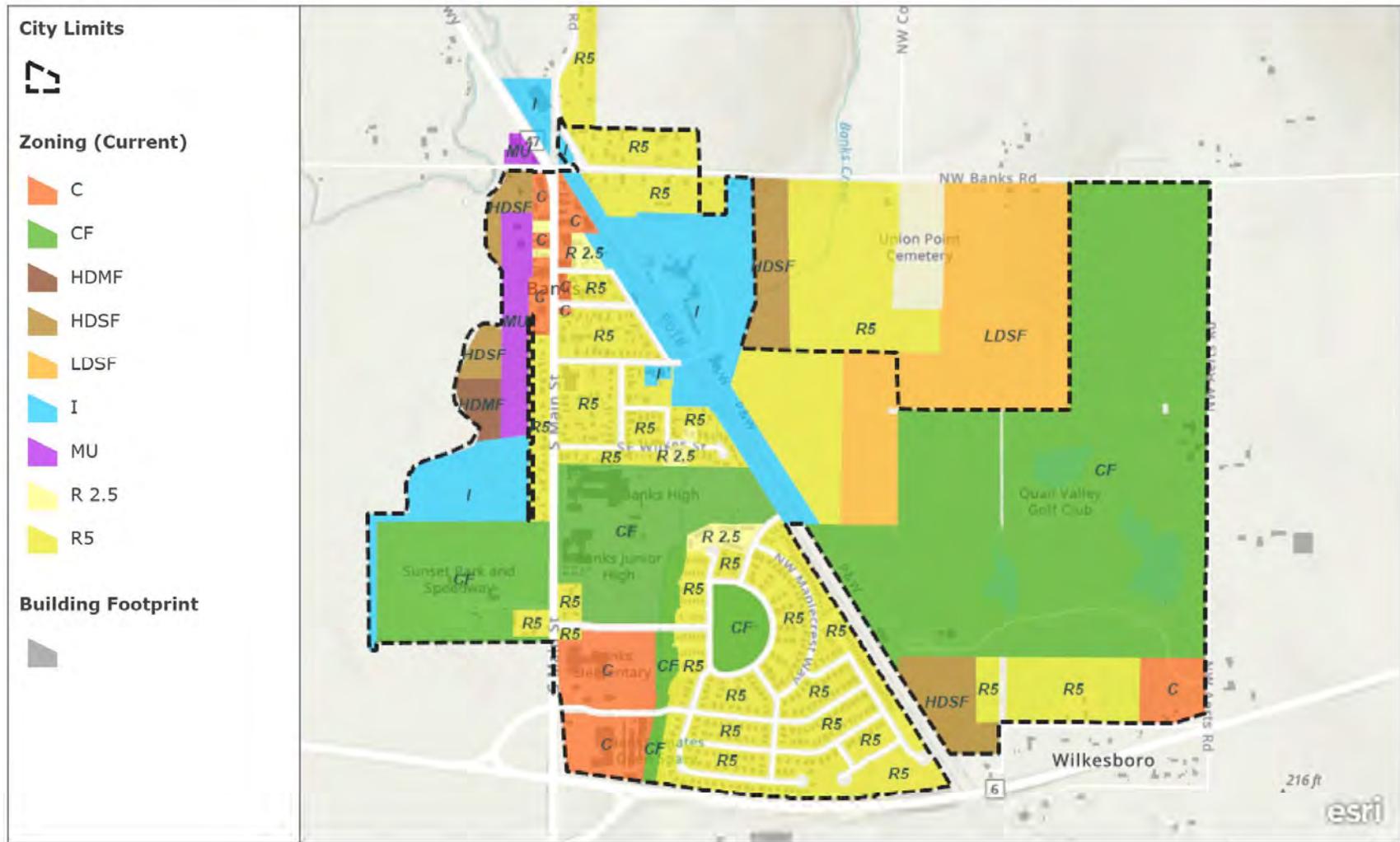
- New zones would be LDR, MDR and HDR

Possible rezone approach:

Low-Density Single Family (LDSF) ➡ Low-Density Residential

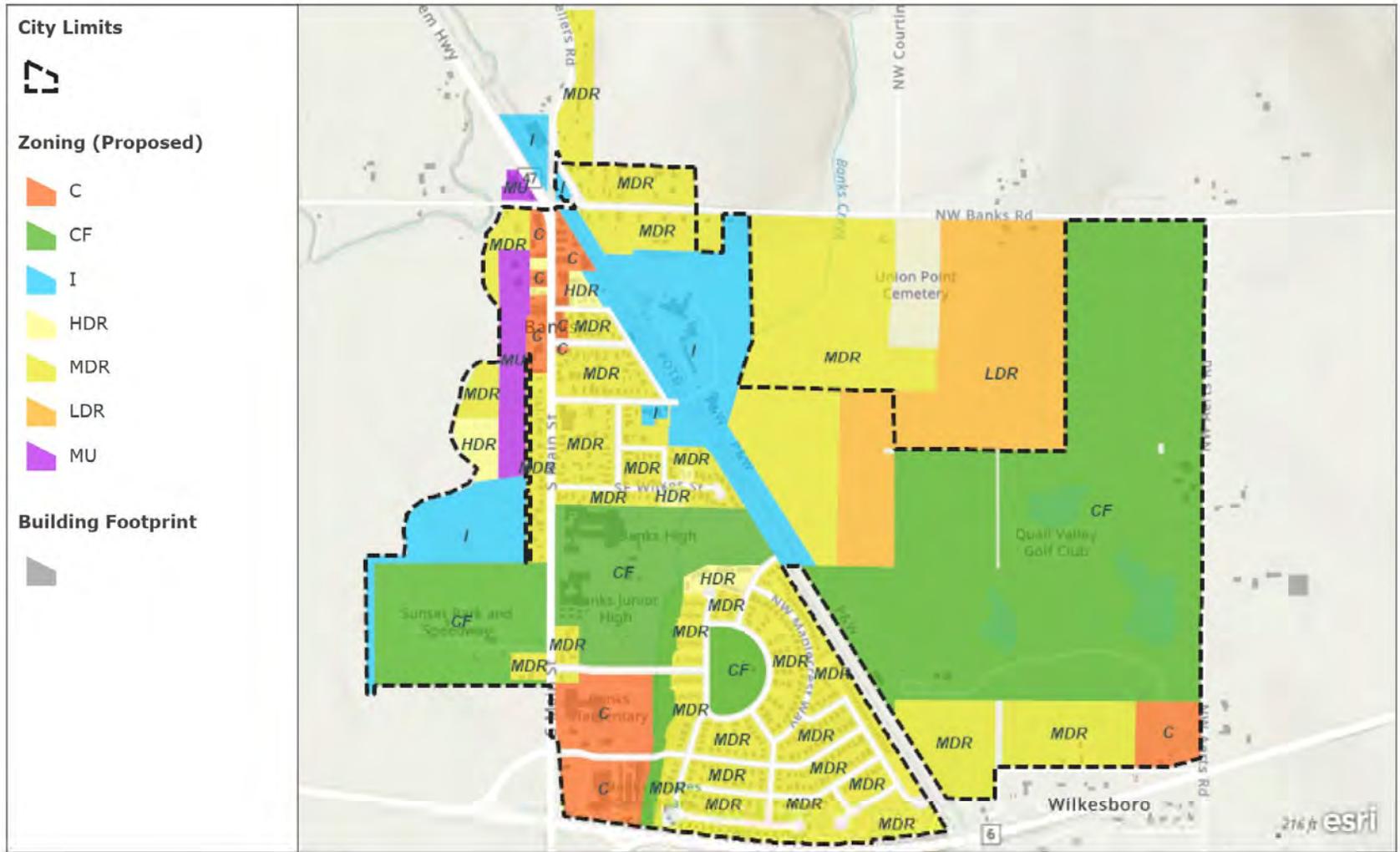
Single-Family (R5) + High-Density Single Family (HDSF) ➡ Medium-Density Res.

Multi-Family (R2.5) + High-Density Multi-Family (HDMF) ➡ High-Density Res.



Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, Oregon Metro, State of Oregon GEO, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA | Metro Research Center

Banks Current Planning Map



Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, Oregon Metro, State of Oregon GEO, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA | Metro Research Center

Banks Proposed Planning Map



DISCUSSION –
RESIDENTIAL ZONING

COMMENTS OR QUESTIONS?



DISCUSSION – NEW HOUSING TYPES

Does the mix of housing types proposed for each zone seem appropriate?

- LDR would include duplexes and cottage clusters
- MDR would include triplex, fourplex, townhomes and courtyard housing
- HDR would allow all housing types (including apartments) except single-family detached and duplexes

Duplex – Salem (Google)



Cottage (or courtyard) Housing - Salem



Four-plex – Portland (Michael Anderson, Bike Portland)



Cottage housing - Salem



Townhomes – Wilsonville (villebois.com)





DISCUSSION –
NEW HOUSING TYPES

COMMENTS OR QUESTIONS?



DISCUSSION – DESIGN ELEMENTS

What are the most important design elements for the downtown area?

- *Street trees
- *Sidewalk benches/seating
- *Wider sidewalks
- *Storefront entrances and windows
- *Building articulation
- *Awnings
- *Consistent design theme
- *Building mass

DISCUSSION – DESIGN ELEMENTS

What are the most important design elements for the residential areas, particularly for new infill development?

- *Garage size/placement
- *Landscaping
- *Entrances facing the street
- *Setbacks
- *Building height/mass
- *Articulation
- *Roof pitch

DISCUSSION – DOWNTOWN COMMERCIAL ZONING

A new approach for zoning in the downtown commercial area?

- Create a Downtown Commercial Zone
- Design standards to enhance the north end of Main Street
- Supports the goals identified in the Vision 2037 plan





DISCUSSION –
DOWNTOWN COMMERCIAL ZONING

COMMENTS OR QUESTIONS?



NEXT STEPS

1. Virtual workshop available on City's website – **Tuesday July 21**
 - ✓ Review information
 - ✓ Answer survey questions
 - ✓ Provide feedback
2. Draft code amendments – late summer 2020
3. Another Community Meeting – fall 2020

THANK YOU FOR PARTICIPATING!

Reach me at serah.breakstone@otak.com