Project Overview

Neighborhoods and Advisory Boards

Planning Division
Presented by Rob Zoeller
January 2019
This project will consider where and how additional housing types could be allowed in the city’s residential neighborhoods.
Agenda

• Background
• Challenges, Goals, and Study Area
• Schedule
• Potential Housing Types
• Project Issues and Questions

ADU above garage; Beaverton has 14 permitted ADUs total

Credit: Birdsmouth Construction
Background – 10 years, 8 plans

Common Goals:

• Create balanced housing options, at all price levels
• Provide adequate supply of housing
• Help seniors age in place
• Adopt strategies to address displacement
• Allow property owners the freedom to make changes by removing restrictions
Regional Housing Trends

• Region is growing, aging and becoming more diverse
  • 195,000 new households over 20 years
  • 68% of these new households will have just 1-2 people, and half will be headed by someone age 65 or older

• Increasing demand for walkable, urban living
  • Activities within 15-minute walk
  • Transit access

Tag, a Beaverton resident, finds that it’s difficult to find options like senior homes or places that are ADA-accessible.

From Voices of Beaverton, February 2018
Project Challenges

• Many residential areas only allow the construction of new detached single-family homes
• If allowed, barriers make it difficult to build anything other than detached single-family homes

1946: The city’s first zoning ordinance allows duplexes and courtyard apartments in all residential districts.

2018: Duplexes are permitted outright in three of six zones; this duplex in an R7 zone could not be built today.
Project Goals

The project could result in:

• A housing options strategy that determines where and how additional housing types could be allowed in residential areas

• Potential development code updates

• Implementation plan

Development code updates could facilitate cottage clusters like Conover Commons (Credit: Ross Chapin)
Study Area

- All residentially zoned areas
- All Neighborhood Association Committees (NACs)
Schedule

Fall 2018: LEARN
Winter/Spring 2019: EXPLORE
Spring/Summer 2019: SELECT
Summer/Fall 2019: IMPLEMENT

PUBLIC INVOLVEMENT

WE ARE HERE
- Understand community priorities
- Study neighborhood patterns
- Research opportunities
HOUSING TYPES
Single-Family Homes and ADUs

Accessory dwelling unit (ADU)

Credit: Brett_VA, Flickr

Smaller homes on smaller lots

Denney Whitford/Raleigh West

Cottage clusters

Wyer's End, White Salmon, WA (Credit: Ross Chapin)
Multifamily Housing

‘Plexes
- Duplex
- Triplex
- Quadplex

Townhouses
- Progress Ridge

Courtyard Apartments
- Highland

Housing Options Project
Introduction
ISSUES and DISCUSSION
Project Issues

- Housing Needs and Preferences
  - Aging-in-place, more multigenerational housing, more options in close-in neighborhoods

- Design Elements
  - Size, setbacks, height limitations, etc.

- Development Feasibility
  - Use regulations, parking requirements, CC&Rs, etc.

- Community Considerations
  - Accessibility and walkability, social connections, natural resources, public services
Questions

• Do you have any feedback or questions about the project goals?
• What issues are most important to you?
• What desired housing types are missing from your neighborhood?
• What concerns or preferences may be unique to your neighborhood?

Cottage cluster for three senior couples

Wood Ave. Cottages, Seattle; Benjamin Benschneider