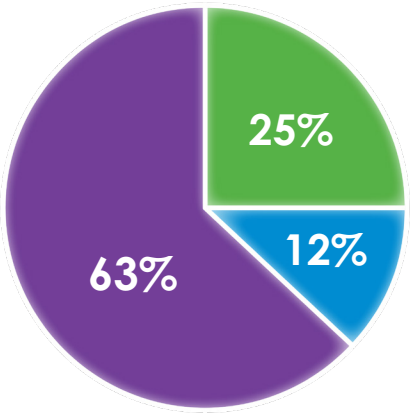
Places to Live

What variety of homes will be in Cooper Mountain's neighborhoods?

The project team evaluated three alternatives for housing in Cooper Mountain, described below and detailed in the Technical Appendix to this report. The options range from the minimum required number of housing units required by Metro (Alternative A) to alternatives (Alternatives B and C) that would provide more total housing, more middle housing, and increased percentages of attached housing types. This range helps test the feasibility and impacts of different housing choices and acknowledges that state law requires the city to allow attached and middle housing (duplexes, triplexes, quadplexes, townhouses and cottage clusters) in neighborhoods where single-detached homes are allowed. The amount and approximate mix are those that would be guided by the Community Plan. It should be noted that neighborhoods could have more housing than expected if developers decide to build more middle housing types.

Alternative A

Alternative A provides 3,760 dwellings. About two thirds of this housing is assumed to be single detached dwellings.



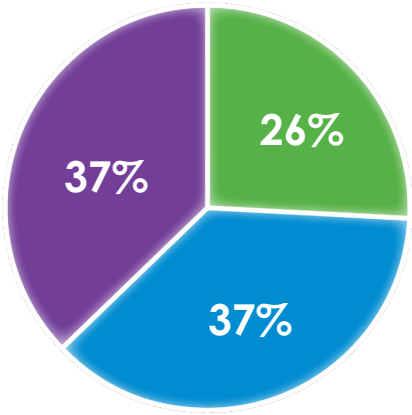
25% Multi-Dwelling Units

12% Attached/Middle Housing Units

63% Single-Dwelling Detached Units

Alternative B

Alternative B provides about 5,000 new dwellings, with a greater proportion of attached and middle housing units.



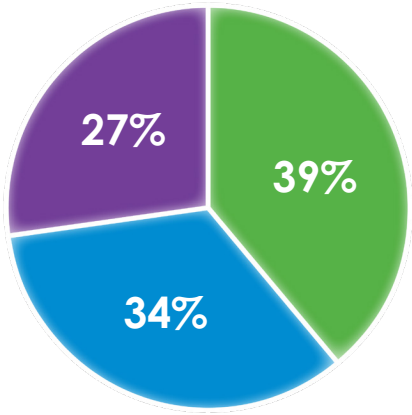
26% Multi-Dwelling Units

37% Attached/Middle Housing Units

37% Single-Dwelling Detached Units

Alternative C

Alternative C provides about 6,000 new dwellings, with an emphasis on multifamily housing and middle/attached units.



39% Multi-Dwelling Units

34% Attached/Middle Housing Units

27% Single-Dwelling Detached Units

Attached/Middle Housing means townhomes, quadplexes, triplexes, duplexes, and cottage clusters.

Multi-Dwelling means apartments and condominiums.

What have we learned?

- All alternatives have a mix of detached, attached, and multi-unit housing types. Higher intensity housing in each alternative is generally in places with flatter ground, outside environmentally sensitive areas (see "Places for Nature" for more discussion), and with few existing residences.
- **Alternative A** assumes a zoning and development approach that is consistent with the city's existing practice and similar to development in South Cooper Mountain. In this approach, the city defines zones, lot sizes, and densities to ensure enough housing is produced to implement the Community Plan. There is flexibility for developers and property owners to choose the locations, types, and amount of housing. South Cooper Mountain neighborhoods have areas that are distinctly single-detached homes, townhomes, and apartments—close to each other but separated into different areas.
- **Alternatives B and C** are intended to result in more housing choice than Alternative A. They represent a new approach to housing, consistent with the recommendations of the city's Housing Options Project. By regulating the building envelope, rather than the type of housing provided, developers may provide more middle housing than typically seen under the city's current development rules. The city may go further in requiring certain proportions of housing types in each development or neighborhood, requiring a variety of housing sizes and types on individual blocks, or similar measures to ensure a wide range of housing is provided.
- Each alternative assumes that 10 percent of the total housing units in Cooper Mountain to be regulated affordable housing units. With a greater amount of total housing, the total number of regulated affordable housing units increases. Details of how these units are delivered and what their level of affordability will be addressed in future planning and implementation efforts for the preferred alternative.
- The Horse Tale and Skyline neighborhoods have many existing residences, significant tree canopy, and steep slopes. The amount and type of future housing capacity in these areas will depend on incremental development over time (known as infill) and site-specific conditions on individual tax lots. Alternative A assumes a lower level of total development in these neighborhoods but may have a higher environmental impact due to limited tree protection standards. In contrast, Alternative C assumes significantly more infill development, but would protect some of the existing tree canopy through required "clustering" of new homes.

The development pattern shown in this graphic is typical in areas like South Cooper Mountain, where the housing mix includes several types of housing organized into distinct blocks. This type of pattern tends to be the result of master-planned communities that are implemented incrementally in segments by different developers. This pattern of development is what you might expect to see in Alternative A.

This development pattern represents a very deliberate housing mix, with smaller groups of different housing types distributed in smaller block faces, and intentional design on coordinated building form. This type of pattern tends to be the result of a master plan completed by a single developer. This type of pattern is more representative of what you might expect to see in Alternatives B and C.

Implications for the Plan

Alternative A assumes no additional policy direction from the City of Beaverton regarding the required housing mix, beyond what is required to meet state middle housing rules. This alternative would provide single-detached dwelling, multi-dwelling and attached/middle housing (likely townhomes). The distribution of housing types is flexible and left mainly to property owners and developers. Housing types like cottage clusters, -plexes, and other innovative forms are less "tried and true" and may not be provided in this alternative. Based on this, a relatively high percentage of single-detached homes is expected.

Alternative B envisions housing outcomes that focus on variety, middle housing and attached housing forms in many of Cooper Mountain's future neighborhoods. New policy and zoning standards would be needed to achieve these outcomes. The distribution of the various housing types throughout the plan area results in a the most balanced percentage of housing types—single-detached dwellings, attached/middle housing, and multi-dwelling.

Alternative C would also utilize new policy and code standards to achieve a relatively high level of variety, middle housing and attached housing. Alternative C provides additional locations for multi-dwelling housing and assumes a relatively high level of new development in existing neighborhoods like Skyline and High Hill, as compared to Alternatives A and B. The result is not only more housing, but the highest proportion of attached housing of the three alternatives.

> Which alternative, or combination, best implements the project goals? Key considerations, choices and trade-offs include:

The number of total housing units. Should the overall amount of housing be more than the Metro minimum of 3,760 dwellings? If so, where on the spectrum from 3,760 to 6,000 dwellings is the appropriate plan?

- Providing more total housing units can expand housing choices for people with different housing needs and incomes.
- Planning for more housing makes efficient use of the city's land supply and can reduce infrastructure costs for each unit.
- Housing outcomes need to be balanced with development feasibility, location, and other development impacts.

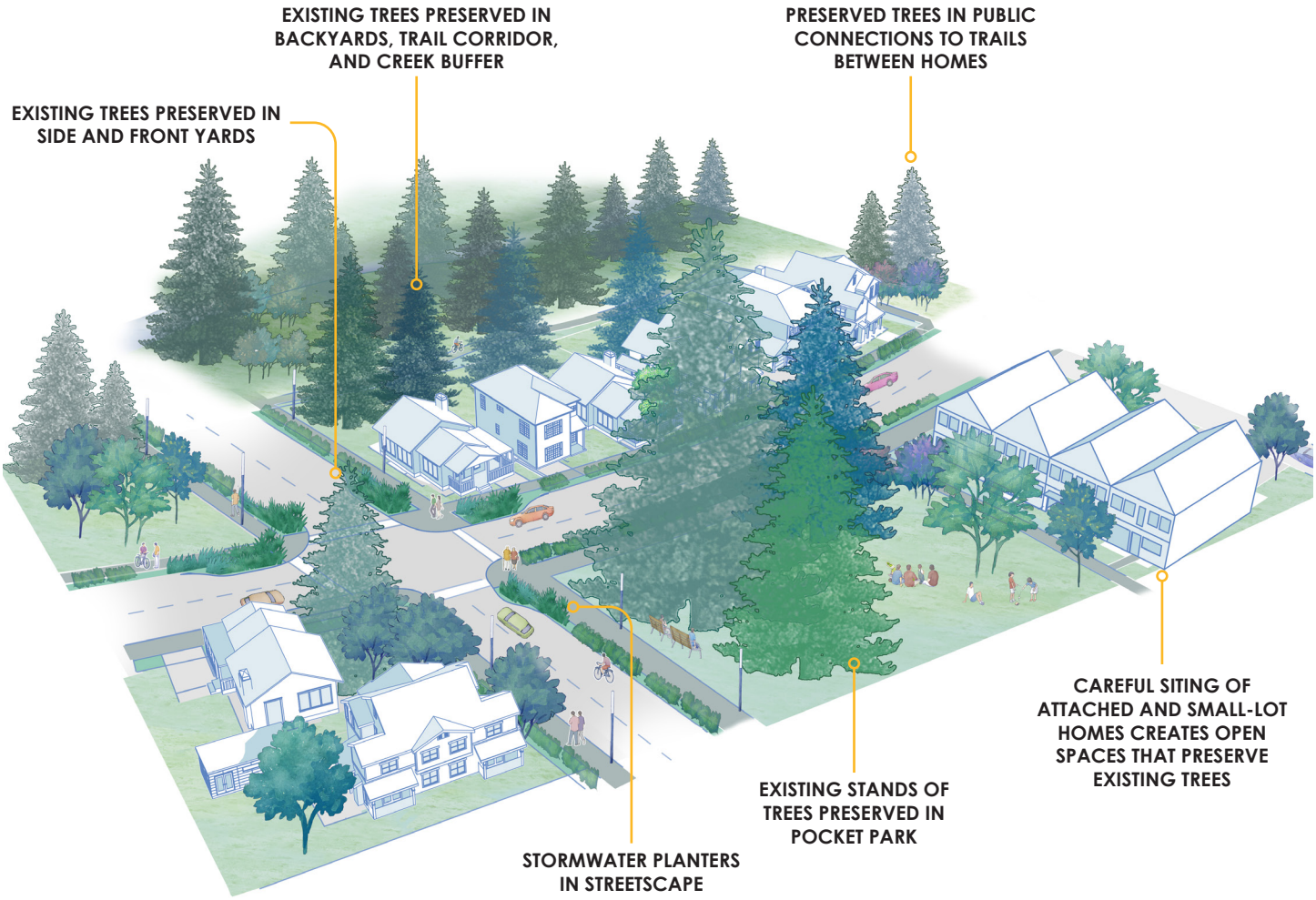
An intentional approach to housing mix. New policy and zoning standards will be required to provide a greater mix of housing types within neighborhoods as anticipated by Alternatives B and C.

- Should the plan establish policy to guide the mix of housing types in each neighborhood?

Matching housing type and location.

- What is the appropriate distribution of higher density residential development (such as apartments), to provide access to nature, help to support commercial areas, and attract future transit service?
- In areas with existing residential development, such as the Skyline and High Hill neighborhoods, what is the appropriate approach to infill and protection of natural resources such as wildlife corridors and tree canopy?
- Should a concept of "clustering" housing be implemented in areas such as the Skyline and High Hill neighborhoods?" An illustration of the concept is shown on page 15.

The following graphic illustrates the principles of "clustering" housing in new neighborhoods so that development preserves existing mature trees or other important natural features.



EQUITY LENS: The city has a goal of 10 percent regulated affordable housing units, mostly rental with some home ownership opportunities. The amount, location, and level of affordability of these units will be determined as the plan takes shape and will depend on finding land and securing adequate funding.

PRIORITIES FOR IMPLEMENTATION

Housing Mix. The intended housing variety of Alternatives B and C will require new policies and code standards to achieve that outcome.

Housing Location. Some locations lend themselves to lower-cost market rate and regulated affordable housing. These areas tend to be flatter, have fewer natural resource constraints, and are not already divided into smaller lots. This is generally because funds for providers of affordable housing are limited and necessitate the search for sites with lower development costs.

Equitable Allocation of Infrastructure Costs. New neighborhoods require roads, trails, water, sewer, and stormwater infrastructure to serve them. This planning effort will include a Funding Plan to determine how this infrastructure will be paid for. These funding decisions can have equity implications, depending on how different types of housing and other uses are required to contribute via System Development Charges (SDCs).

Planning for all ages and abilities. Beaverton has a need for homes that are accessible for people as they age and for people with disabilities. New homes can be designed to accommodate these needs—the city intends to work with developers and track the number of accessible units.