



Housing Choices

Guide Book

A VISUAL GUIDE TO COMPACT HOUSING TYPES IN
NORTHWEST OREGON





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WELCOME

Welcome to the Housing Choices Guidebook—a visual guide to compact housing types in Northwest Oregon. This Guidebook presents an illustrated catalogue of local examples of compact medium- and high-density housing.

This document provides over forty examples of duplexes, cottages, small apartments, courtyard apartments, and rowhouses that demonstrate the wide variety of housing that exists in Northwest Oregon. While the average household has fewer people than in the past, most housing being built is detached single dwellings on large lots (5,000 square feet and above). The examples in this booklet show that there are many examples of financially feasible, popular, and well-designed housing that is smaller in footprint, more compact in design, and that offer many choices for different kinds of households and families.

The homes in this document are found in a wide variety of locations including in large cities and small towns; as part of new multi-acre developments or greenfield; or tucked into existing neighborhoods on lots that are a fraction of an acre (infill). Examples are located in the Willamette Valley, all over the Portland metropolitan region, and in several Columbia River Gorge communities, including a small town on the Washington side of the Columbia River Gorge.

TERMS USED IN THIS DOCUMENT

Density Density, which is expressed as “# of units per acre,” is the number of housing units on one acre of land. For the purposes of this document this number is calculated as “net” density, meaning it does not include the land area provided by surrounding streets, neighborhood-serving parks, or schools. A project example may only have 12 units within it, but the density per acre may be 29 (net) units per acre. In this case the density is expressed as “29 per acre.”

Family A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family. (U.S. Census Bureau)

Greenfield An undeveloped site that is typically in a natural state.

Household A household consists of all the people who occupy a housing unit. (U.S. Census Bureau)

Housing Unit (synonymous with Dwelling) A house, an apartment or other group of rooms, or a single room is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live and eat with any other persons in the structure and there is direct access from the outside or through a common hall. (U.S. Census Bureau)

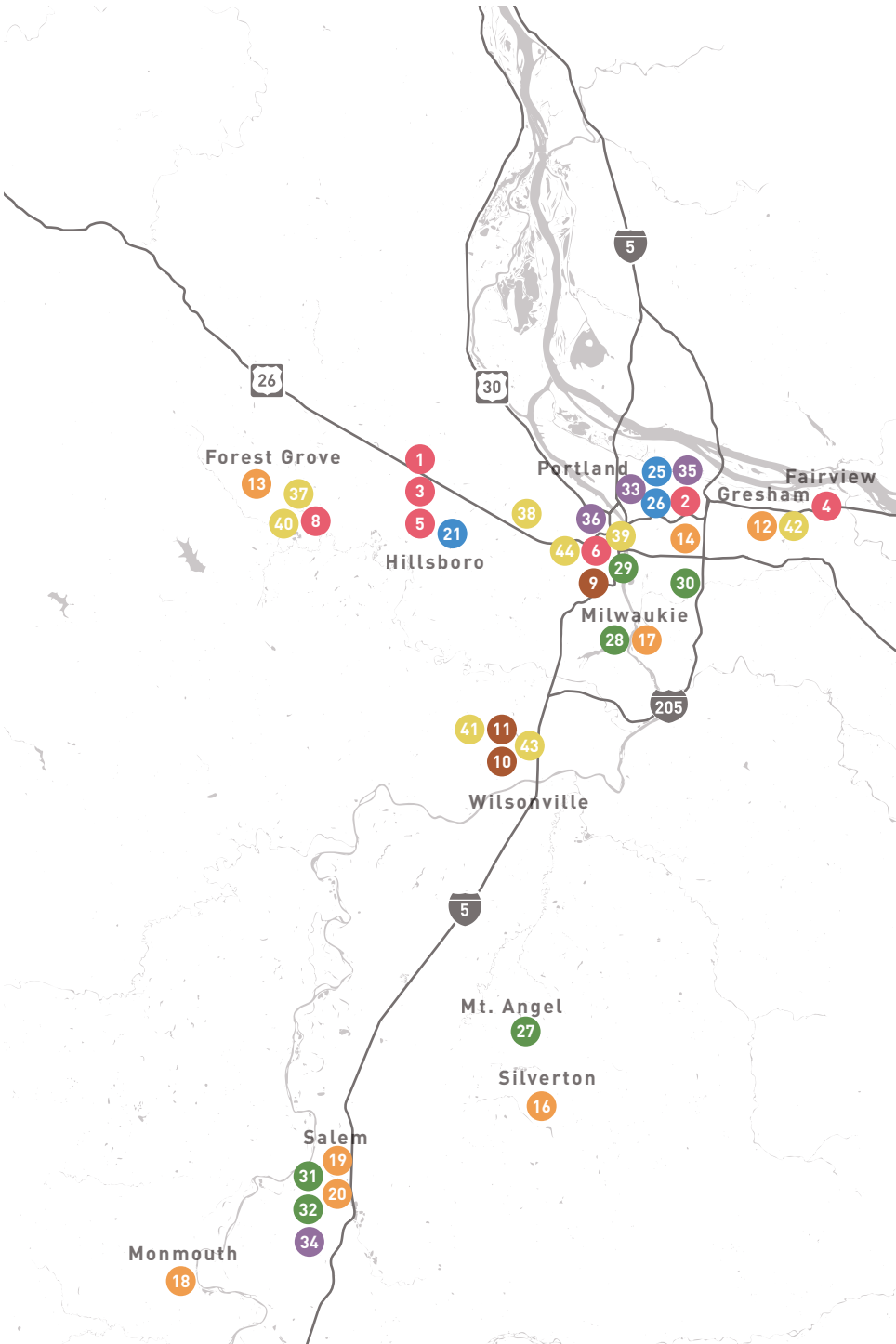


Households Formed When people form an independent household. Can be made by families and non-families. (Urban Land Institute)

Infill An undeveloped or underdeveloped site that is already subdivided or platted for urban development.

Missing Middle Missing middle is a term coined by Dan Parolek in 2010 to define a range of multi-unit or clustered housing types compatible in scale with single-family homes. The term refers to housing types that were often built, and still exist in most towns and cities, such as courtyard apartments or bungalow courts. They are “missing” because they are prohibited by many modern zoning codes and parking requirements. Many of these “old,” pre-suburban housing types filled in the gap between apartments and detached single dwellings. See <http://missingmiddlehousing.com>







● Rowhouse	● Courtyard Apartment
● Narrow-lot	● Multi-dwelling
● Cottages	
● ADU	
● Plexes	

Suggested tours lasting 2-3 hours (by car):

- 1: Mt. Angel, Salem and Monmouth.
- 2: Forest Grove, Hillsboro and Wilsonville



Rowhouse

Attached units, each on a separate lot, and each with its own entry from a public or shared street or common area.

VARIATIONS

Rowhouse over a flat • terrace rowhouse • above retail block • over structured parking • on the roof of a building • with a walled-in, private backyard • with private garage on the ground floor (front or back) • live-work rowhouse

TYPICAL HOUSEHOLD

Depending on square footage, all types of households, from adults with children to single adult householder. Can be designed to accommodate a home-based business.

FITTING INTO THE NEIGHBORHOOD

When rowhouses are grouped together in long buildings they are appropriate on major streets or facing open spaces. When grouped in smaller clusters of 3-5, they can fit into neighborhoods made up of predominantly single dwelling detached dwellings.

ALSO NAMED

Townhouse
Attached dwelling
Brownstone

LOT SIZE

1,800 – 3,500 sf

DENSITY RANGE

20 - 45 per acre

SALES PRICE

\$200,000 – \$750,000

RENT VS. OWN

Usually owned



1......
Rowhouses arranged around shared open space designed to fit in character with other single dwelling homes; garages off shared alley courts. As few as two attached units and as many as five attached units. There are approximately 344 units in this development.

LOCATION.....

Stonewater at Orenco

ADDRESS.....

7113 NE Stonewater Street, Hillsboro, OR

LOT SIZE / DENSITY.....

1,875 sf / 23 per acre

DWELLING SIZE.....

1,200 sf

RENT VS. OWN.....

Typically owned



2......
The Mason St. Townhomes development consists of thirteen new rowhouse-style condos and one existing single dwelling home arranged around shared garden and common house. Designed by Orange Splot and Communitecture. Project will be completed in 2018.

LOCATION.....

NE Portland

ADDRESS.....

5900 NE Mason St.
Portland, OR

LOT SIZE / DENSITY.....

24,400 sf / 20 per acre

DWELLING SIZE.....

1,000 - 1,600 sf

RENT VS. OWN.....

Typically owned

LOCATION

Orencia

ADDRESS

1772 NE Orencia
Station Parkway,
Hillsboro, OR

LOT SIZE / DENSITY

2,500 sf / 17 per acre

DWELLING SIZE

3,480 sf

RENT VS. OWN

Typically owned



3. Rowhouses attached in groups of three with two beds / three baths. Built in 1999. Photo above shows rowhouses on a corner lot with entrances facing two different streets, each with their own patios.

LOCATION

Fairview

ADDRESS

1450 NE Park Lane
Fairview, OR

LOT SIZE / DENSITY

2,000 sf / 22 per acre

DWELLING SIZE

1,580 sf

RENT VS. OWN

Typically owned



4. Rowhouses attached in groups of four or five with alley-loaded parking. Internal courtyards are between the garages and dwelling space, creating a private outdoor space for each unit.



5......
 Live/Work rowhouses grouped in four to six units in the center of Orenco Station. Ground level space is separated and zoned for commercial or residential uses with two-story residential space above.

LOCATION.....
 Orenco Station

ADDRESS.....
 1457 NE Orenco
 Station Parkway
 Hillsboro, OR

LOT SIZE / DENSITY.....
 1,300 sf / 33 per acre

DWELLING SIZE.....
 2,700 sf

RENT VS. OWN.....
 Typically owned



6......
 Twelve units are arranged in six buildings on a single lot in the Lair Hill neighborhood. The design of the rowhouses fits into the neighborhood context. Each unit has a separate entrance and shared front porch. Parking is alley-accessed two-car tandem, leaving space in the front for on-street parking and trees.

LOCATION.....
 Lair Hill Crossings

ADDRESS.....
 3246 SW 2nd Avenue
 Portland, OR

LOT SIZE / DENSITY.....
 17,750 sf / 29 per acre

DWELLING SIZE.....
 2,400 sf

RENT VS. OWN.....
 Typically owned

LOCATION

Mosier Creek Place

ADDRESS

19 Mosier Creek Pl.
Mosier, OR

LOT SIZE / DENSITY

990 sf / 44 per acre

DWELLING SIZE

800 - 1,500 sf

RENT VS. OWN

Typically owned



7.

This development consists of twenty-two rowhouses and twelve flats. Units are attached in groups of three or four and share banks of covered parking across the access drive. Homes are perched on a hillside overlooking the Columbia River Gorge.

LOCATION

Ella Sea

ADDRESS

2025 Elm Street
Forest Grove, OR

LOT SIZE / DENSITY

1,500 sf / 29 per acre

DWELLING SIZE

~ 1,500 sf

RENT VS. OWN

Typically owned



8.

Rowhouses attached in groups of two to seven with attached single car garages in the rear. Pairs of units share a covered front porch. Homes are set back from the sidewalk, fitting into the residential context of the neighborhood and providing residents with privacy. Built in 2007.

FIELD NOTES

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Narrow-lot

Similar to a rowhouse with a narrow configuration on a separate lot and entrance on public right of way, but detached.

VARIATIONS

Live-work unit • detached rowhouse over a flat

TYPICAL HOUSEHOLD

Depending on square footage, all types of households, from adults with children to single adult householder. Can be designed to accommodate a home-based business.

FITTING INTO THE NEIGHBORHOOD

These houses fit into neighborhoods better when garages are accessed from an alley, driveways are shared, or they do not include a built-in garage. This minimizes curb cuts and maintains continuity of the sidewalk experience, allowing the streetscape to retain maximum street trees and on-street parking spaces.

ALSO NAMED

Skinny house

LOT SIZE

1,300 – 2,500 sf

DENSITY RANGE

20 – 35 per acre

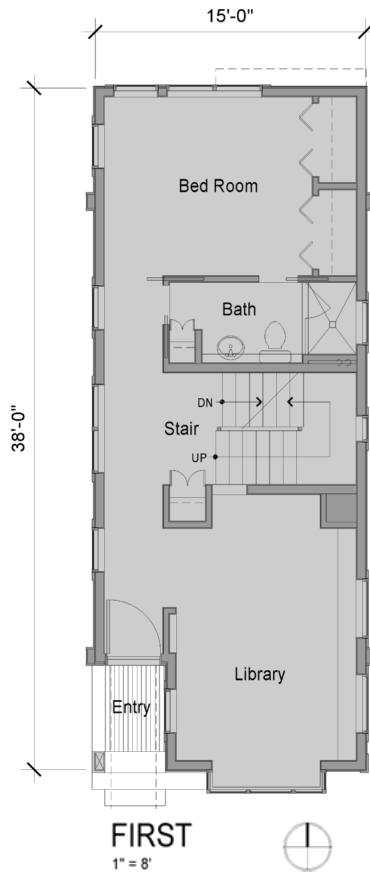
SALES PRICE

\$350,000 – \$530,000

RENT VS. OWN

Usually owned

HIGGINS HOUSE



LOCATION

Lair Hill
Neighborhood

ADDRESS

21 SW Whitaker St.
Portland, OR

LOT SIZE / DENSITY

1,300 sf / 34 per acre

DWELLING SIZE

1,872 sf

RENT VS. OWN

Owned



9.

Designed by architect Bryan Higgins of SRG Partnership, this home gained recognition in a 2004 City of Portland-sponsored design competition (Living Smart) for narrow-lot homes. It was one of several plans that were preapproved and permit-ready for construction. The lot is approximately twenty-five feet wide.

LOCATION

Villebois

ADDRESS

11301 SW Barber St.
Wilsonville, OR

LOT SIZE / DENSITY

1,960 sf / 22 per acre

DWELLING SIZE

2,017 sf

RENT VS. OWN

Typically owned



10.

Three-story narrow lot home with attached garages accessed from an alley. Lots in this development are approximately thirty feet wide.



11......
Three-story narrow lot home with attached garages accessed from an alley in the rear. Lots in this development are approximately twenty-five feet wide.

LOCATION.....

Villebois

ADDRESS.....

11393 SW Barber St.
Wilsonville, OR

LOT SIZE / DENSITY.....

1,500 sf / 29 per acre

DWELLING SIZE.....

2,500 sf

RENT VS. OWN.....

Typically owned



Cottages

Small, single-level, detached units, often on their own lots and sometimes clustered around pockets of shared open space. A cottage is typically under 1,000 square feet in footprint.

VARIATIONS

Cottages in a cluster facing shared open space with parking provided in a shared surface lot • cottages with built-in garages

ALSO NAMED

Cottage Cluster
Pocket Neighborhood

TYPICAL HOUSEHOLD

These small units are ideal for small households—single adults or adult and child. They offer a home ownership alternative to apartment dwelling.

LOT SIZE

1,200 – 2,700 sf

DENSITY RANGE

5 - 35 per acre

SALES PRICE

\$290,000 – \$450,000

FITTING INTO THE NEIGHBORHOOD

Because of their small footprint and low profile, cottages fit seamlessly into most detached single dwelling neighborhoods and are ideal for odd-shaped lots. Because they can be clustered, cottages lend themselves to sensitive sites where preserving trees and open space is a priority.

RENT VS. OWN

Usually owned

SALISH POND COTTAGES



LOCATION

Salish Pond Cottages

ADDRESS

750 W. Pond Drive
Fairview, OR

LOT SIZE / DENSITY

2,700 sf / 16 per acre

DWELLING SIZE

750 - 1200 sf

RENT VS. OWN

Typically owned



12.

Ten cottages on the edge of Salish pond in Fairview, Oregon. Cottages have detached parking and share one common house. Development designed by Ross Chapin Architects.

LOCATION

Green Grove
Cohousing

ADDRESS

3351 NW Thatcher Rd.
Forest Grove, OR

LOT SIZE / DENSITY

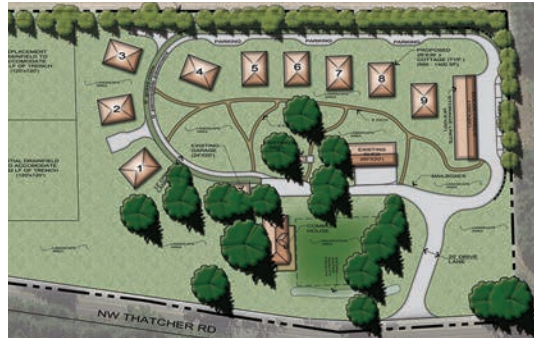
217,800 sf / 5 per acre

DWELLING SIZE

900 - 1,400 sf

RENT VS. OWN

Typically owned



13.

Two miles from downtown Forest Grove, is a development of nine units arranged around an historic farmhouse re-purposed as a common house. Other amenities include an art studio, orchard, garden, and wood shop. Construction is currently underway.



14.

Twenty-three craftsman-style cottages straddle Clinton Street, each on their own lots and each with their own front porch. Shared greens and pathways between the cottages are common space and parking is grouped along the edge of the site with one shared driveway. The project was completed in 2005.

LOCATION

Hastings Green
Cottages

ADDRESS

7055 SE Clinton St.
Portland OR

LOT SIZE / DENSITY

1,500 sf / 35 per acre

DWELLING SIZE

1,200 - 1,500 sf

RENT VS. OWN

Typically owned



15.

Eighteen clustered homes located three blocks from downtown White Salmon. The development features twelve different home designs in a variety of sizes. Parking is a combination of detached garages and surface parking. Pathways connect between the units. Designed by Ross Chapin Architects.

LOCATION

Wyer's End Cottages

ADDRESS

509 SE 5th Avenue
White Salmon, WA

LOT SIZE / DENSITY

1,900 sf / 23 per acre

DWELLING SIZE

500 - 1,700 sf

RENT VS. OWN

Typically owned

LOCATION

Points Beyond

ADDRESS

990 East Main Street
Silverton, OR

LOT SIZE / DENSITY

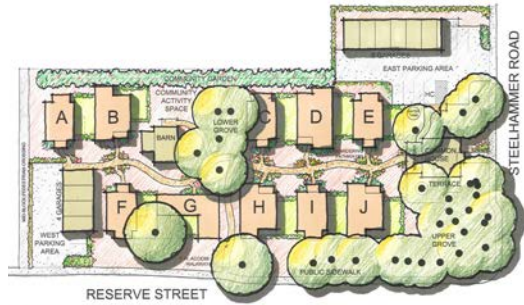
58,400 sf / 7 per acre

DWELLING SIZE

900 - 1,400 sf

RENT VS. OWN

Typically owned



16.

Points Beyond is a cohousing community of nine homes estimated to be completed by 2019. Homes will be clustered around shared open space and other shared amenities such as a common house, guest house, workshop, and community garden. Parking will be grouped in two separate areas on the site.

LOCATION

North Pocket
Neighborhood at
Rose Villa

ADDRESS

13515 SE Laurie Ave.
Milwaukie, OR

LOT SIZE / DENSITY

Not known

DWELLING SIZE

Not known

RENT VS. OWN

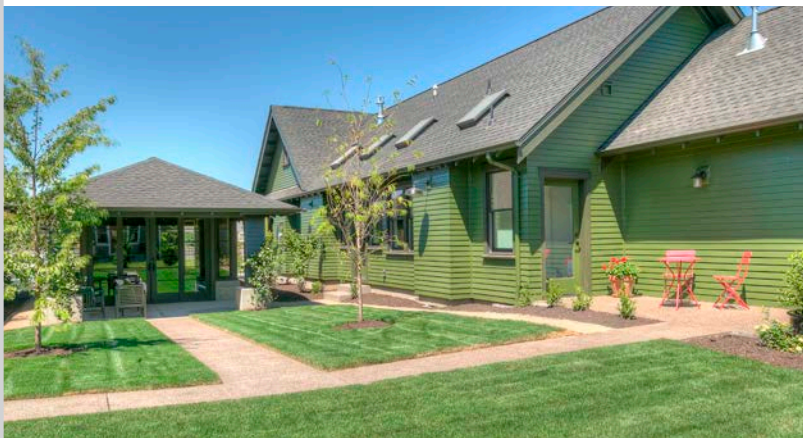
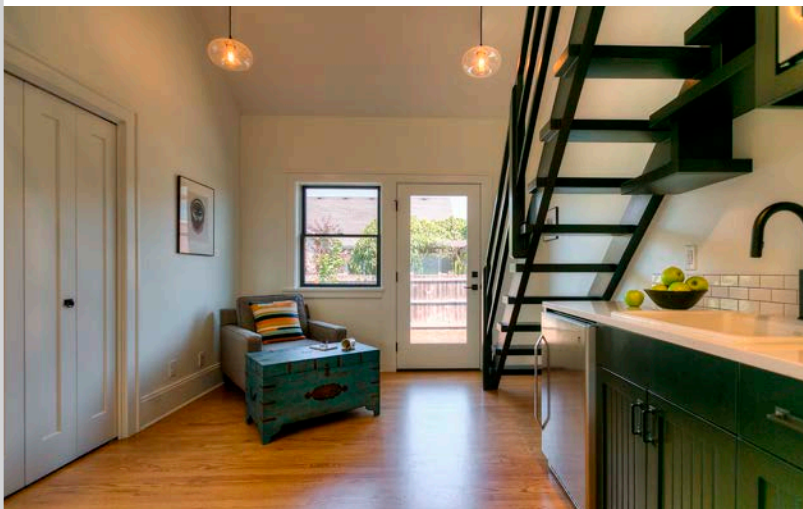
Not known



17.

Two new pocket neighborhoods of twenty-eight units were designed for the existing senior community of Rose Villa in Milwaukie, Oregon. One cluster consists of four buildings, one duplex and three triplexes, grouped around a community garden. Designed by Scott Edwards Architecture. This project has not yet been constructed.

TEA HOUSE COTTAGES



LOCATION

Tea House Cottages

ADDRESS

1755 Gwinn Street E
Monmouth, OR

LOT SIZE / DENSITY

3,000 sf / 15 per acre

DWELLING SIZE

1,190 - 1,750 sf

RENT VS. OWN

Owned



18.

Five cottages are clustered around a shared amenity, the “tea house”. They are part of the larger Edwards Addition development in Monmouth. Units have a single car garage and optional caregiver suite or home office space with a separate entrance, kitchen and loft.

LOCATION

Downtown Salem

ADDRESS

701 Cottage Street NE
Salem, OR

LOT SIZE / DENSITY

17,500 sf / 20 per acre

DWELLING SIZE

630 sf

RENT VS. OWN

Rented



19.

Built in 1936, eight individual single-story cottages face a shared common green on one lot. No parking is provided on site, however on street diagonal parking is adjacent to the site.



20......

Built in 1930, eight individual single-story cottages face a shared common green on one lot. Surface parking is provided on the alley side of the property. The two units closest to the alley are slightly larger than the others.

LOCATION.....

Downtown Salem

ADDRESS.....

736 Cottage Street NE
Salem, OR

LOT SIZE / DENSITY.....

14,600 sf / 24 per acre

DWELLING SIZE.....

670 - 810 sf

RENT VS. OWN.....

Rented



ADU

An ADU (Accessory Dwelling Unit) is a small living space located on the same lot as a single-family house.

VARIATIONS

Detached in the backyard • above or instead of a garage • beside, above or in the basement of the primary dwelling

TYPICAL HOUSEHOLD

These units are ideal for smaller households, single adults, two adults, or adult and children with a lower housing budget and less needs for square footage and allow households to accommodate additional relatives on-site.

FITTING INTO THE NEIGHBORHOOD

ADUs can create affordable rental opportunities without changing the character or quality of life of existing single dwelling neighborhoods.

ALSO NAMED

Laneway house
Granny flat

LOT SIZE

1,500 – 6,000 sf

DENSITY RANGE

Varies (doubles the density of an existing lot)

COST OF

CONSTRUCTION

\$80,000 – \$200,000

RENT VS. OWN

Usually rented



21......

Detached single dwelling with ADU over alley-facing attached garage, built in 1999. The ADU has a separate stair and entrance that is accessed from the alley-side of the lot.

LOCATION

Orengo

ADDRESS

1551 NE Orengo
Station Parkway,
Hillsboro, OR

LOT SIZE / DENSITY

3,400 sf / 26 per acre

DWELLING SIZE

2,417 sf

RENT VS. OWN

Typically rented



22......

Designed with a small footprint for an already compact backyard, this ADU has an open plan and living space. Designed by Zenbox.

LOCATION

Portland, OR*

LOT SIZE / DENSITY

~ 5,000 sf / ~ 17 per acre

DWELLING SIZE

460 sf

RENT VS. OWN

Typically rented

*Addresses have been provided for ADUs located off of a street or alley. Addresses have not been provided for backyard ADUs and house or garage conversions to protect the privacy of residents.

LOCATION

Portland, OR*

LOT SIZE / DENSITY

~ 5,000 sf / ~ 17 per acre

DWELLING SIZE

460 sf

RENT VS. OWN

Typically rented



23.

This ADU is a two-car garage conversion designed by Zenbox. A large accordion door connects the exterior with the interior, for a greater living area.

LOCATION

Portland, OR*

LOT SIZE / DENSITY

~ 5,000 sf / ~ 17 per acre

DWELLING SIZE

~ 750 sf

RENT VS. OWN

Typically rented



24.

This is an example of a freestanding accessory dwelling unit in the backyard of the primary house. The home has an open floor plan with a sleeping loft. There is a separate entrance and private patio space. Designed and built by Shelter Solutions.



LOCATION.....

NE Portland

ADDRESS.....

3072 NE Emerson St.
Portland, OR

LOT SIZE / DENSITY.....

4,000 sf / 22 per acre

25......

The corner lot of this site allows the two-story ADU to have street frontage along the side street of the main house. The backyard of the main house provides further privacy and separation between the two units.

DWELLING SIZE.....

750 sf

RENT VS. OWN.....

Rented



LOCATION.....

NE Portland

ADDRESS.....

2913 NE Going St.
Portland, OR

LOT SIZE / DENSITY.....

4,000 sf / 22 per acre

26......

Both the main house and the ADU have street frontage because they are on a corner lot. A large two-story window wall engages the street, and the several feet of building setback provide privacy and allow for a planted entrance area.

DWELLING SIZE.....

700 sf

RENT VS. OWN.....

Rented



Plexes

Multiple units inside one structure on a single lot. Usually each unit has its own entry.

VARIATIONS

Duplex (2 units) • Triplex (3 units) • Can be side-by-side, like townhouses, or stacked

ALSO NAMED

Side-by-side unit
Double-decker
Triple-decker

TYPICAL HOUSEHOLD

Depending on square footage, all types of households, from adults with children to single adult householder.

LOT SIZE

2,000 – 8,000 sf

DENSITY RANGE

15 - 45 per acre

FITTING INTO THE NEIGHBORHOOD

Plexes are often designed to look like single dwellings, and to blend in with surrounding traditional neighborhoods. This is a well-integrated and widely found historic housing type.

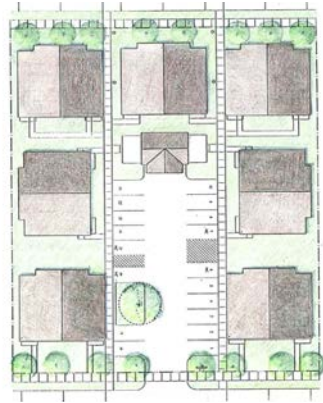
SALES PRICE

\$420,000 – \$550,000

RENT VS. OWN

Rented or owned

SHERIDAN SENIOR ESTATES



LOCATION

Sheridan Senior Estates

ADDRESS

185 S. Sheridan St.
Mount Angel, OR

LOT SIZE / DENSITY

35,000 sf / 17 per acre

DWELLING SIZE

~ 800 sf

RENT VS. OWN

Rented



27.

Fourteen single-level two-bedroom units for seniors are arranged in a cluster of seven duplexes around a shared surface parking area. Covered entries for each unit are on opposite corners, maximizing privacy for residents. Designed by Merryman Barnes Architects.

LOCATION

Lake Oswego

ADDRESS

37 D Avenue
Lake Oswego, OR

LOT SIZE / DENSITY

8,000 sf / 44 per acre

DWELLING SIZE

~ 700 sf

RENT VS. OWN

Rented



28.

Four duplexes (eight units) with sawtooth roof forms share a courtyard/driveway with tuck-under parking. They were designed by Waechter Architecture to maximize natural light and privacy and provide unobstructed views of the Willamette River.



29......

Built in 2016, the development consists of two buildings, one duplex, and one triplex on a single tax lot. Parking is attached and accessed by an alley in the back.

LOCATION.....

Lair Hill
Neighborhood

ADDRESS.....

3312 SW 1st Avenue
Portland, OR

LOT SIZE / DENSITY.....

10,000 sf / 22 per acre

DWELLING SIZE.....

1,872 sf

RENT VS. OWN.....

Typically owned



30......

Twelve attached two-story homes are arranged around a common green and parking area. Three units are attached in four separate buildings. This project was completed in 2000 and developed by ROSE Community Development.

LOCATION.....

Cooper Street
Bungalows

ADDRESS.....

8024 SE Cooper St.
Portland, OR

LOT SIZE / DENSITY.....

27,000 sf / 19 per acre

DWELLING SIZE.....

700 - 900 sf

RENT VS. OWN.....

Typically owned

LOCATION

Downtown Salem

ADDRESS

1365 Chemeketa St. NE
Salem, OR

LOT SIZE / DENSITY

4,350 sf / 30 per acre

DWELLING SIZE

750 - 1,250 sf

RENT VS. OWN

Owned and rented



31.

Triplex converted from a single dwelling home built in 1900. The three units consist of a main two-story unit, a one-bed/one-bath attic unit as well as a lower level unit. The two upper units share entrances off the front porch and the basement unit has a separate entrance along the side.

LOCATION

Downtown Salem

ADDRESS

1393 Chemeketa St. NE
Salem, OR

LOT SIZE / DENSITY

2,500 sf / 34 per acre

DWELLING SIZE

1,200 sf

RENT VS. OWN

Typically rented



32.

This 1932 Duplex sits on a corner lot where both units face the same street. A detached two-car garage is adjacent. Entrances have a small covered area and are positioned at the corners, providing residents with maximum privacy.

FIELD NOTES

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Courtyard Apartment



Attached housing units arranged around a courtyard, each with its own entry or other access off of the courtyard.

VARIATIONS

Stacked (like rowhouses), and oriented to a courtyard or open space • single level and oriented to courtyard • with separate garages off of an alley or tucked under the development

TYPICAL HOUSEHOLD

These small units are ideal for small households—single adults or adult and child. They offer an alternative to apartment flats, with access to the outdoors via a front door.

FITTING INTO THE NEIGHBORHOOD

Courtyard apartment have large footprints and therefore fit in well to the edges of single dwelling neighborhoods and on major streets. They can be designed to be low in profile and to fit seamlessly into most detached single dwelling neighborhoods. Like cottage clusters, they lend themselves to sensitive sites where preserving trees and open space is a priority.

ALSO NAMED

Garden apartment

LOT SIZE

10,000 – 80,000 sf

DENSITY RANGE

10 - 75 per acre

RENTAL PRICE

Not available

RENT VS. OWN

Usually rented

Sometimes owned as condominiums

WALNUT PARK ATTACHED HOUSES



LOCATION

Walnut Park Houses

ADDRESS

416 - 512 NE
Roselawn St.
Portland, OR

LOT SIZE / DENSITY

1,300 sf / 34 per acre

DWELLING SIZE

1,400 - 1,500 sf

RENT VS. OWN

Typically owned



33.

Ten units are attached in pairs front to back, both facing the street and each on their own lot. The linear orientation of the units creates a series of internal courtyards. Surface parking is provided in groups of two between each unit.

LOCATION

Downtown Salem

ADDRESS

1245 Chemeketa St. NE
Salem, OR

LOT SIZE / DENSITY

12,800 sf / 34 per acre

DWELLING SIZE

~ 550 sf

RENT VS. OWN

Not known



34.

Ten cottages on a single lot are arranged in two groups of five around a central green. Each unit has its own covered entrance and surface parking is located in the rear. Built in 1925.



35......
 Sixteen units including single dwellings, duplexes, and triplexes arranged around a shared common house and shared garden space with parking in carports along the side yard. Each unit has a porch and back patio space. Some units have ground floor bedrooms for aging in place. Developed by Orange Splot.

LOCATION.....

Cully Grove

ADDRESS.....

4763 NE Going Street
 Portland, OR

LOT SIZE / DENSITY.....

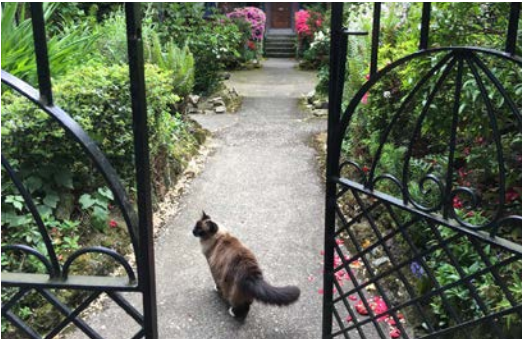
81,000 sf / 9 per acre

DWELLING SIZE.....

1,450 - 1,870 sf

RENT VS. OWN.....

Typically owned



36......
 This 1930's brick U-shaped building sits on a corner lot and has a shared internal courtyard. Units range from studios to two bedrooms and are typically owned as condominiums. There is no parking on site but it is well-located in the heart of NW Portland with easy access to many other transit options.

LOCATION.....

Patricia Court

ADDRESS.....

2182 NW Hoyt St.
 Portland, OR

LOT SIZE / DENSITY.....

10,000 sf / 74 per acre

DWELLING SIZE.....

450 - 1,500 sf

RENT VS. OWN.....

Typically owned



Multi-dwelling

Stacked flats in a single building or groups of buildings on a single lot. Parking is shared, and entrance to units is typically accessed through a shared lobby.

VARIATIONS

Flats • lofts • two-level flats • split-level flats • through-building flats

ALSO NAMED

Flats
Multifamily
Apartments

TYPICAL HOUSEHOLD

Depending on square footage, all types of households, from adults with children to single adult householder.

LOT SIZE

7,200 – 320,000 sf

DENSITY RANGE

10 - 200 per acre

FITTING INTO THE NEIGHBORHOOD

Apartments vary in size and design but typically have large footprints and therefore fit in well to the edges of single dwelling neighborhoods and on major streets.

RENTAL PRICE

Varies

RENT VS. OWN

Usually rented
Sometimes owned as condominiums

JUNIPER GARDENS



LOCATION

Juniper Gardens

ADDRESS

2718 Juniper Street
Forest Grove, OR

LOT SIZE / DENSITY

165,000 sf / 12 per acre

DWELLING SIZE

900 - 1,470 sf

RENT VS. OWN

Rented



37.

Affordable housing development for farmworkers and their families. Ten buildings with four to five units in each are organized around pocket parks and a shared common building. Designed by Scott Edwards Architecture.

LOCATION

Trillium Hollow
Cohousing

ADDRESS

9601 NW Leahy Rd
Portland, OR

LOT SIZE / DENSITY

1,150 sf / 38 per acre

DWELLING SIZE

1,000 - 1,400 sf

RENT VS. OWN

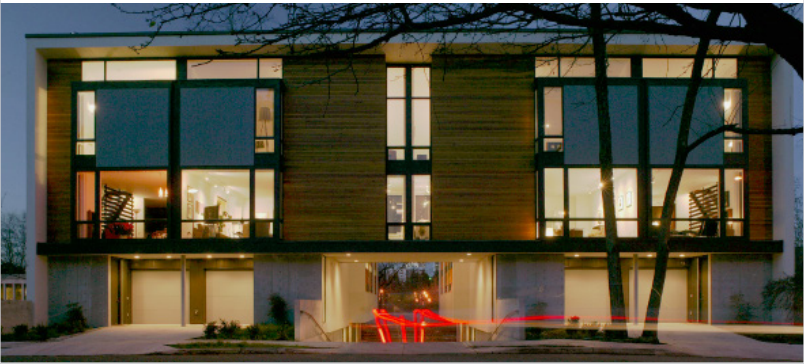
Typically owned



38.

Compact co-housing community of twenty-eight units from studios to four bedrooms arranged in three stories above structured parking. Shared facilities include a common house with guest rooms, a play structure, a workshop, and a community garden.

LAIR CONDOMINIUMS



LOCATION.....

Lair Condominiums

ADDRESS.....

245 SW Meade Street
Portland, OR

LOT SIZE / DENSITY.....

10,000 sf / 57 per acre

DWELLING SIZE.....

500 - 1,300 sf

RENT VS. OWN.....

Typically owned



39......

Built on a steeply sloped site in the historic Lair Hill neighborhood of Portland, this design takes advantage of the topography by placing three flats on the lowest level, with ten two-story town houses above. A courtyard on the middle level provides a communal space for residents. Designed by Rick Potestio and completed in 2005.

LOCATION.....

Cedar Manor
Apartments

ADDRESS.....

2024 Hawthorne St.
Forest Grove, OR

LOT SIZE / DENSITY.....

65,000 sf / 19 per acre

DWELLING SIZE.....

600 - 1,225 sf

RENT VS. OWN.....

Rented



40......

Twenty-eight units in three-story buildings ranging from one to three bedrooms. Pitched roofs and the scale of the buildings fit into the context of the single dwelling residential neighborhood.



41......
Mixed use development with three stories of residential above ground-floor retail adjacent to a plaza at the center of the Villebois development. 274 units in total range from studios to three bedrooms. Amenities include a pool, rooftop deck, garden terrace, and fitness center.

LOCATION.....
Domaine at Villebois

ADDRESS.....
28900 SW Villebois Dr.
Wilsonville, OR

LOT SIZE / DENSITY.....
61,000 sf / 194 per acre

DWELLING SIZE.....
525 - 1,400

RENT VS. OWN.....
Rented



42......
One and two-bedroom apartments arranged in fifteen three-story buildings next to Salish Pond. Total number of units in the development is 203 with covered parking pavilions throughout the site. Amenities include pool and spa, club house, theatre room, and fitness center.

LOCATION.....
Lodges at Lake Salish

ADDRESS.....
20699 NE Glisan St.
Fairview, OR

LOT SIZE / DENSITY.....
322,000 sf / 27 per acre

DWELLING SIZE.....
715 - 1,125 sf

RENT VS. OWN.....
Rented

LOCATION.....

Villebois

ADDRESS.....

11573 SW Toulouse St.
Wilsonville, OR

LOT SIZE / DENSITY.....

1,050 sf / 41 per acre

DWELLING SIZE.....

594 sf

RENT VS. OWN.....

Typically rented



43......

Studio flats above parking garages, fronting on an alley in the Villebois community. Garages can be rented separately from the studio units. Each unit is accessed from an exterior stair leading to a small covered entrance.

LOCATION.....

Lair Hill
Neighborhood

ADDRESS.....

3401 SW 1st Avenue
Portland, OR

LOT SIZE / DENSITY.....

7,200 sf / 42 per acre

DWELLING SIZE.....

~ 1,000 sf

RENT VS. OWN.....

Rented



44......

Building takes advantage of corner lot by orienting units around the front and side, maintaining surface and tuck-under parking towards the rear. Designed by Vallaster Corl Architects in 1997, the development consists of seven one to two bedroom units in two separate buildings.



FIELD NOTES

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