



Memorandum

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Date: September 10, 2007
To: North Bethany Concept Plan Committees
cc: Andrea Vannelli
From: Joe Dills, AICP
Subject: North Bethany - Housing Variety Plan and Program

Summary

This memorandum evaluates the factors to be considered for providing a variety of housing and densities in North Bethany. A housing program and Illustrated Plan are attached and recommended for use in further work during the Concept Plan and Community Planning process.

The practical questions addressed here, and our working conclusions, are:

1. *What should be the overall net residential density proposed for the plan?*
 - Our current conclusion is that 12.4 dwellings per net residential acre is an appropriate overall average for further work. This average results in an estimated 5004 units on 405 net residential acres (including the Arbor Oaks master plan area).
2. *How can housing variety be designed and arranged on the plan consistent with the overall vision for a community of distinction?*
 - The attached Illustrated Plan shows how various density types could be arranged on the site. There are four density types; for the time being these densities are categorized as Low, Medium, High and Special Residential.
3. *How can an appropriate variety of housing be assured during implementation?*
 - Eight different housing types are assumed in the programming by Leland Consulting Group. Two others types, Mixed Use housing and Live-Work housing may also be included. The new code developed for North Bethany should assure that a rich variety of housing is provided.

The following is a brief summary of the factors considered in preparing the attached housing program and density plan.

Goals and Targets

Three goals and targets are important to housing and density planning.

- Metro Title 11 – “...provision for average residential densities of at least 10 dwelling units per net developable residential acre...”
- Project Goal – “A Community of Distinction – North Bethany will be distinguished by its variety and affordability of housing, mix of uses....family friendly character, and diversity of residents.”
- Evaluation Criteria (for the above-cited goal) – The plan promotes good urban design.; The plan provides a variety of housing as indicated by the number and percentage of housing in total and in each neighborhood.; The plan provides affordable housing choices.

Market Considerations

Leland Consulting Group evaluated market conditions and interviewed developers as part of their North Bethany Strategic Programming Report (December, 2007). Key elements of the work included:

- Six alternative density programs, ranging from 10 du/net acre to 12.5 du/net acre.
- Eight housing density categories within each program.
- A variety of housing in order to fulfill the project vision and goals.
- Marketable housing types for a broad spectrum of buyers and renters.

The updated residential program (attached) represents an overall average of 12.4 dwelling units per net residential acre, and 5004 estimated dwellings. This is near the mid-point of the number of dwelling projected earlier and at the high end of the density average. (Note the Equivalent County Zone Density column is intended for comparative purposes; it is not necessarily a determination of the plan designation that will ultimately be assigned.)

Buildable Acreage

Prior to project design work, the net buildable area was estimated at 472 acres, including land within the Arbor Oaks project. Based on the Illustrated Plan, the net residential land is now estimated to be 405 acres. Seventy-five percent of the 67 acre difference is accounted for by vacant, unconstrained land owned by PCC north of the campus. This land was included in the 472 acre estimate, but is now classified as Institutional rather than available for residential.

Design Excellence

The Illustrated Framework Plan prepared in June, 2007 weaves together a distinctive design. It shows a conceptual indication of density in two types: higher (orange) and lower (yellow) residential. The higher density areas are very specifically intended to:

- Support the mixed use areas
- Frame the park blocks
- Make use of adjacent parks and open spaces
- Set the stage for transit to loop through more dense areas
- Place “like-uses” across the street from each other

The design considerations cited above are implemented on the Illustrated Plan

Infrastructure and Affordable Housing

The estimated 12.4 units per net acre and 5004 total housing units are consistent with infrastructure and finance planning to date. These numbers are also consistent with the affordable housing work and provide a starting point for implementing the affordable housing strategies.

Potential Refinements

The attached program and plan represent a balancing of the above-cited factors. Property owners, developers, and other stakeholders will certainly have opinions about where various densities should be designated. This is a natural and positive part of the Concept Plan process. It is important that a direction for the general patterns for density be determined at this point, with dialogue and refinements considered as part of more detailed planning.

Conclusions

From the above, it is concluded:

- The attached housing program will be used as the basis for further work during the Concept Plan and Community Planning process.
- The estimated 12.4 du/net residential acre meets Metro and project goals, is consistent with market analysis, and works well with the intended design.
- The estimated 5004 dwelling units are consistent with infrastructure, affordable housing, and finance planning to date.
- The attached Illustrated Plan will be used as the basis for discussion and further work during the Concept Plan and Community Planning process.

North Bethany Residential Program

Based on Total Site Size of: 405.0 acres

	Housing Type	Units per Net Acre	Average Lot size (sq.ft)	Estimated Acres and Units				Total: % of Units	Total: % of Area
				Percent of Area	Estimated Acres	Number of Units	Percent of Units		
Detached	Estate SFR	3	14,520	1%	6.0	18	0%	46%	73%
	Large SFR	5	8,712	7%	27.2	136	3%		
	Standard SFR	6.5	6,702	17%	70.0	455	9%		
	Small SFR	9	4,840	47%	190.7	1,716	34%		
Attached	Townhouse	18	2,420	16%	63.3	1,139	23%	54%	27%
	Condominium	27		4%	15.0	405	8%		
	Apartment	30		6%	25.3	759	15%		
	Specialty	50		2%	7.5	375	7%		
Total				100%	405.0	5,004	100%	100%	100%
Average Density (du/net acre)						12.4			

Density Category	Housing Types	Number of Units	Number of Acres	Average Units / net Acre	Equivalent County Zone Density	Gross Units Per Acre	Gross to Net Factor	Estimated Net Density Equivalent
Low Density	Estate SFR Large SFR Standard SFR Small SFR	2,325	293.9	7.9	R-6	6	1.3	7.8
Medium Density	Townhouse	1,139	63.3	18.0	R-15	15	1.25	18.75
High Density	Condominium Apartment	1,164	40.3	28.9	R-24	24	1.25	30
Specialty	Senior Housing Mixed Use Student Housing	375	7.5	50.0	R-25+	40	1.25	50
Total		5,004	405.0	12.4				