

# *Good Houses Making Great Neighborhoods*

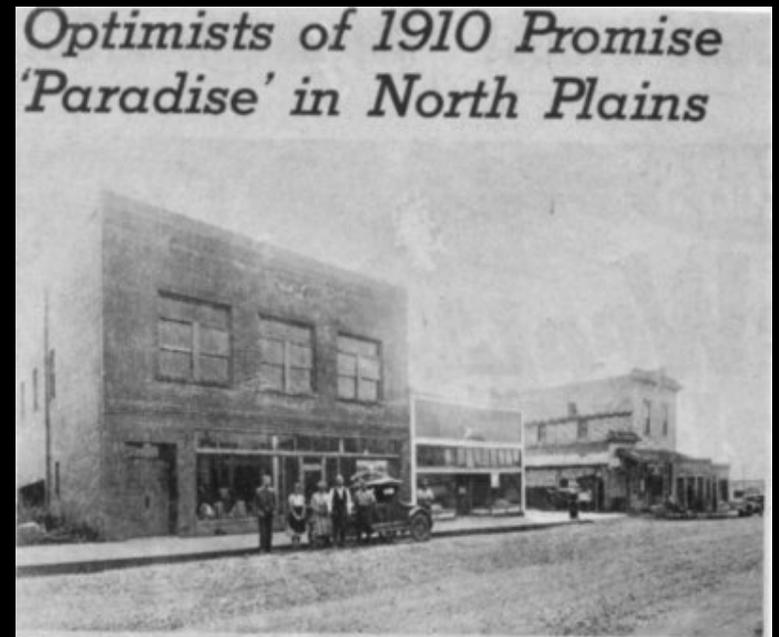


North Plains Planning Commission  
October 14, 2015

# Historic North Plains – a great history to build upon



West Union Baptist Church, 1853  
North side of NW West Union Road



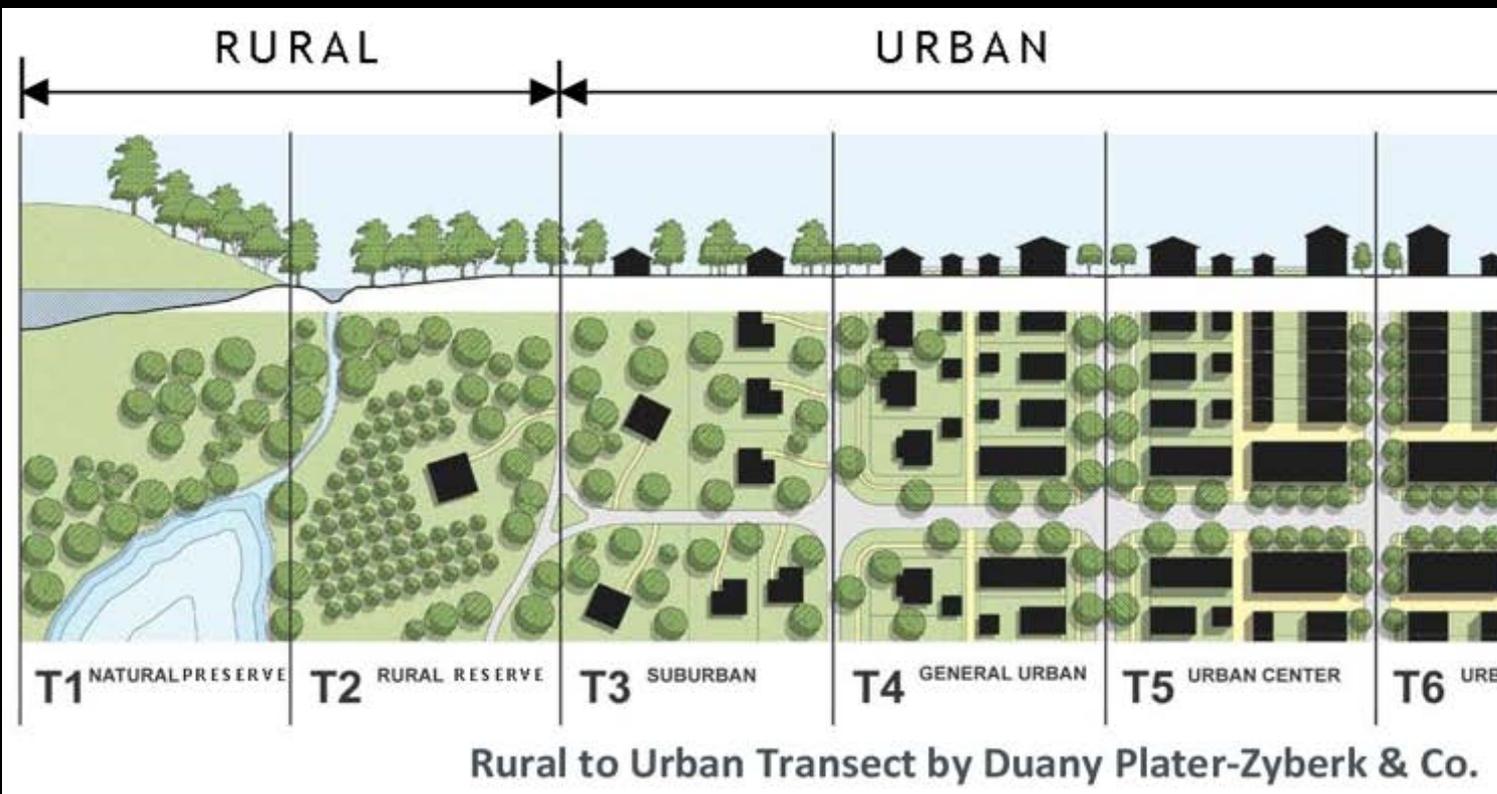
# Northwest Regional Housing Traditions

- A variety of types and sizes
- Small, medium and multifamily
- Diverse and unified



# Access to the Heart of Community and to Nature

A range of urban to rural places from active “community center” to the “agricultural fields”  
...all within a short walk.



# Like people, buildings are unique yet part of a community

- Balance diversity with consistency
- Gradation from urban center to rural edge
- Varied community of people and places



Lodge

Weather Tower

Community Hall

Chapel



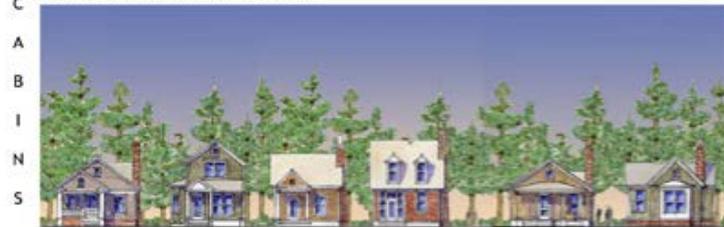
Main Street - Theatre, Cafe, General Store, Bowling Alley, Pool Hall, Realtor



Town Houses and an Apartment House



Family sized houses on larger lots



Small cabins and cottages

## CENTER ZONE

The core of the town has the greatest mix of uses and house types including main street stores, live/work shops, apartment houses, townhouses, and detached homes.

## GENERAL ZONE

The next layer out from the core still has a diverse choice of house types from apartment houses, and townhouses to smaller single family detached homes. Bed and Breakfasts may also be found in the General Zone.

## EDGE ZONE

Around the natural edges of the forest and wetland are the largest lots for single family houses, and lushly landscaped yards.

## CABIN COURT

Small cottages clustered around semi-private greens and courts can be found throughout any of the zones. They provide some of the most affordable homes in the town for young families, seniors, single, or couples.

# Natural Edges and Lively Centers

A variety of choices from the edge to the center of the neighborhood

## Neighborhood Edge

Organic trails and deep setback  
Detached houses and large yards

## Neighborhood General

Planting strip and shallow setback  
Townhouses and cottages

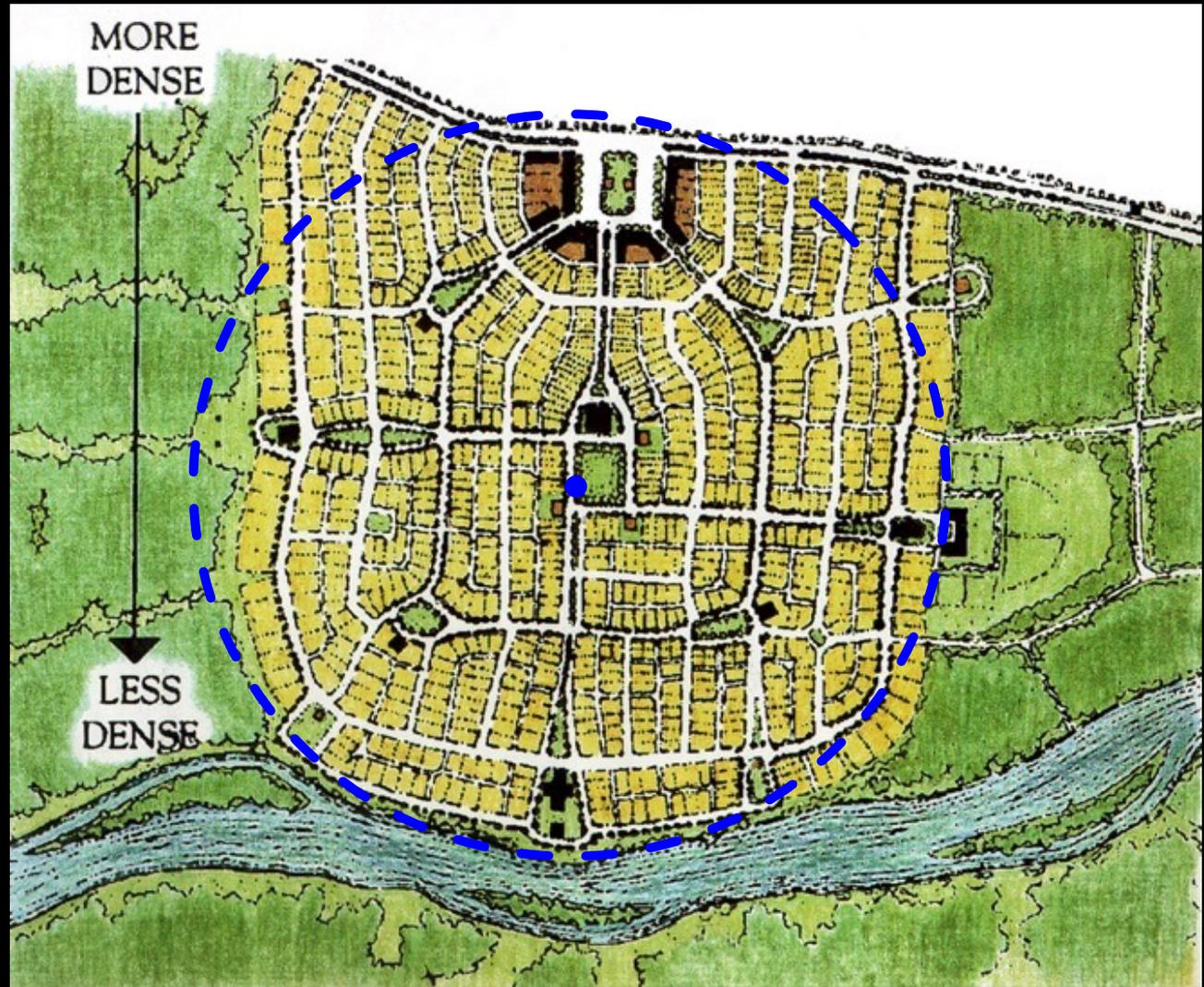
## Neighborhood Center

Wide sidewalk and zero setback  
Apartments over storefronts



# Diagram of the Traditional American Village

- 5-minute walk = 1/4 mile
- Transportation corridor
- Natural corridor
- Transition from core to edge
- Civic buildings, parks, greens, and open spaces



# Gathering Places in the Heart of the Neighborhood

Corner market, outdoor plaza, café, shops with apartments



Seabrook, Washington



# Diverse Housing Offers Choices for All Life's Stages

Neighborhood Center    Neighborhood General    Neighborhood Edge  
Townhouses.....    .....Cottages.....    .....Large houses

## HIGHEST INTENSITY RESIDENTIAL – AVERAGE OF 14 DU/ACRE



▶ LOW INTENSITY ROWHOUSES - 18 DU/ACRE



▶ TRIPLEX, FOURPLEX AND VARIATIONS- 12 DU/



## MEDIUM INTENSITY RESIDENTIAL – AVERAGE OF 10 DU/ACRE



▶ DUPLEXES AND ACCESSORY DWELLING UNITS - 12 DU/



▶ SMALL LOT SINGLE DWELLING - 8 DU/ACRE



▶ COTTAGE CLUSTER - 10 TO 16 DU/ACRE

## LOW INTENSITY RESIDENTIAL – UP TO 8 DU/ACRE ACCESSORY DWELLING UNITS, COTTAGE CLUSTERS

# Living Over the Shops – Live / Work

- On-street parking
- Easy visibility and access
- Sidewalk cafe seating
- Pedestrian-scaled signage
- Live / work - house and store under one mortgage payment

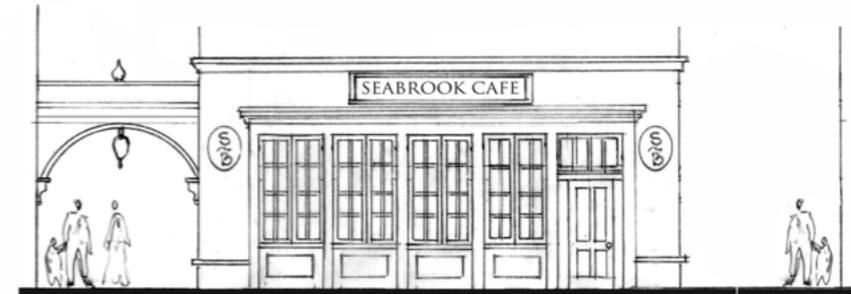
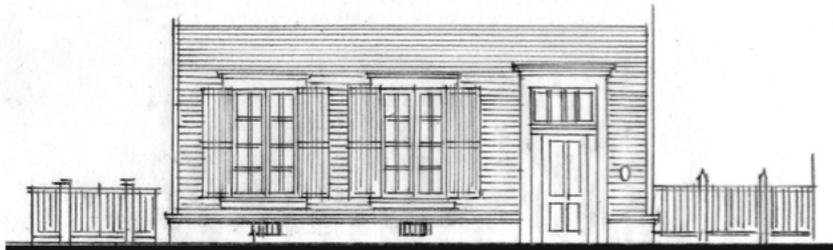


# Living Workshops and Corner Stores

- Houses with shops that fit in the neighborhood
- "Milk, eggs and bread," local café, pub, social gathering



# Study for a Live/Work House



Residential Ground Floor

Retail Ground Floor

# Townhouses

Side-by-side attached houses in a row with back alley parking



# Duplexes and Four-plexes Blend into the Neighborhood



# Rear Alleyways and Mid-block Pathways

Store cars in carriage houses and garages on the alley



# Subdivision Housing in Anywhere America

Neat, clean and 'state of the art', but...

- Turn their back on the street
- Blank garage doors
- Not an attractive place to walk



# Subdivision Housing in North Plains

Neat, clean and 'state of the art', but...

- Turn their back on the street
- Blank garage doors
- Not an attractive place to walk



# Subdivision Housing in North Plains



Slightly better...

- Garage behind entry plane



Better still...

- Garages on alleys

# Some Other Strategies



Very good...

- Garage pushed far back

# Some Other Strategies



“San Francisco” pattern

- Single garage in front

# Cottage Courts and Greens

Small, affordable homes around a central community green



# Affordable Cottages

Fit seamlessly into neighborhoods



ALADDIN "BUILT IN A DAY" HOUSE  
CATALOG, 1917

The Aladdin Company



# Oregon Houses



# Streets as Civic Places

Safe, convenient and attractive places to walk, bike and meet neighbors

- Safe - Neighbors watch over each other. Narrow streets designed for maximum 20 MPH.
- Convenient - Mixed uses offer nearby walking destinations.
- Attractive - Buildings vary by styles and function, but adhere to consistent patterns.



# New Neighborhoods: Advantages for the Resident

- Walking increases opportunities to meet.
- Strengthen the bonds of community.
- Services and activities in walking distance.
- Choices of housing types and prices.
- Security knowing neighbors.



# Summary of Recommendations

- Zoning code can provide street-friendly options for garage placement and other orientation.
- Design standards can guide street-friendly features.
- Patterns (precedents) can provide simple and cost-effective options for builders with streamlined approvals.
- Builders can propose alternatives that can be reviewed for achievement of intent.