

HOUSING TYPES AND CHARACTERISTICS

Market Study Housing Type Classification Projected Dwelling Unit Demand 2010-2040	Single-Family Detached 65.7 percent of total	Townhouse 9.1 percent of total
Housing Variants Stand-Alone Structures Court Configurations	 <p>Small Single-Family Detached</p>  <p>Single-Family Detached</p>  <p>Cottage Court</p>	 <p>Duplex</p>  <p>Townhouse</p>  <p>Duplex Court</p>  <p>Townhouse Court</p>
Housing Characteristics: Height (Stories) 1 to 2 2 to 3 4 to 8 9 + Doorways/ Entries Individual Access for Each Unit Shared Access to Portion of Units Shared Access to All of Units Parking Located on Street Located On-Site Located in Building Private Open Space Individual Yard for All Units Individual Yard for Some Units Shared Common Area Limited Common or Private Yard Potential Neighborhoods Rural Residential Suburban Residential Traditional Residential Major Corridor Walkable Commercial		

LEGEND

Typically features characteristic or is appropriate for area

Sometimes features characteristic or is appropriate for area

Typically does not feature characteristic or is not appropriate for area

HOUSING TYPES AND CHARACTERISTICS

Market Study				
Housing Type Classification	Low-Rise			
Projected Dwelling Unit Demand 2010-2040	16.8 percent of total			
Housing Variants				
Stand-Alone Structures				
Court Configurations				
Housing Characteristics:				
Height (Stories)				
1 to 2				
2 to 3				
4 to 8				
9 +				
Doorways/ Entries				
Individual Access for Each Unit				
Shared Access to Portion of Units				
Shared Access to All of Units				
Parking				
Located on Street				
Located On-Site				
Located in Building				
Private Open Space				
Individual Yard for All Units				
Individual Yard for Some Units				
Shared Common Area				
Limited Common or Private Yard				
Potential Neighborhoods				
Rural Residential				
Suburban Residential				
Traditional Residential				
Major Corridor				
Walkable Commercial				

LEGEND

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HOUSING TYPES AND CHARACTERISTICS

Market Study			
Housing Type Classification	Mid-Rise	High-Rise	
Projected Dwelling Unit Demand 2010-2040	6.1 percent of total	2.3 percent of total	
Housing Variants			
Stand-Alone Structures			
Court Configurations			
Housing Characteristics:			
Height (Stories)			
1 to 2			
2 to 3			
4 to 8			
9 +			
Doorways/ Entries			
Individual Access for Each Unit			
Shared Access to Portion of Units			
Shared Access to All of Units			
Parking			
Located on Street			
Located On-Site			
Located in Building			
Private Open Space			
Individual Yard for All Units			
Individual Yard for Some Units			
Shared Common Area			
Limited Common or Private Yard			
Potential Neighborhoods			
Rural Residential			
Suburban Residential			
Traditional Residential			
Major Corridor			
Walkable Commercial			

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SMALL SINGLE-FAMILY DETACHED/ ACCESSORY UNITS



A. Olympia—Accessory Dwelling Unit (ADU)



B. Tenino—Small Lot Single-Family Detached
Note Small Dwelling on Separate Parcel Behind Main Home



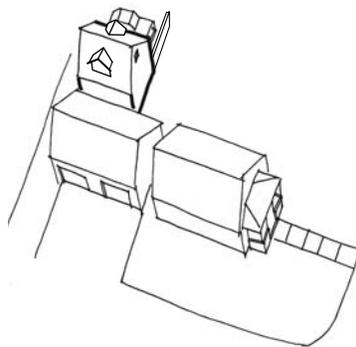
C. Olympia—Accessory Dwelling Unit



D. Olympia—Accessory Dwelling Unit



E. Olympia—Accessory Dwelling Unit



Year Constructed: 2012

Size of Lot: ~ 7500 square feet (75 by 100)
(lot size for entire property including home and accessory dwelling unit (ADU))

Size of Building Footprint: 400 sq. ft.
(size of ADU only)

Total Building Size: 680 sq. ft.
(size of ADU only)

Number of Units: 1 (number for ADU only)

Density: 11.6 units per acre (density calculated for entire lot including home and ADU)

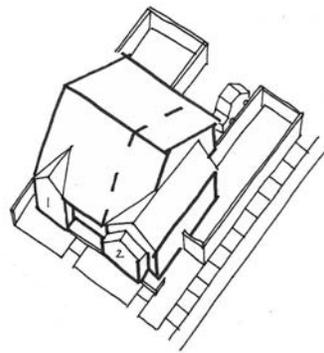
Parking: 2 spaces for ADU

Housing Type: Small single-family detached housing units are a housing type that are typically smaller than the average single-family home. These homes can be either located on small individual lots (such as a traditional lot divided in half) or sited on the same lot as an existing single-family home. When a small detached home is located on the same lot as an existing single-family home, the dwelling unit is typically called an accessory dwelling unit or granny flat.

Considerations for Housing Type: Appropriately scaled small single-family detached units typically fit well within most single-family neighborhoods. The units work especially well when an alley or corner lot allows access to a unit in the back of a lot, but driveways that provide access to the back of a lot can also work.

Potentially appropriate neighborhoods: Small single-family detached units are appropriate for all residential neighborhoods, and work best in traditional residential neighborhoods that have a large number of corner lots and features such as alleys.

DUPLEXES



Year Constructed: 2008
Size of Lot: 6,643 square feet (~73 by 91)
Total Building Size: 2,780 sq. ft.
(including attached garages)
Number of Units: 2
Density: 13.1 units per acre
Parking: 2 spaces in driveway/ 2 spaces in garages
Size of Units: 1,016 and 1,194 sq. ft. (not including garages)

Housing Type: Duplexes are a housing type that has two distinct dwelling units, typically with their own individual entrances, located within a single structure. These units are often located side by side, but may be situated to have one unit on top or behind the other.

Considerations for Housing Type: Duplexes typically fit well within single-family neighborhoods, but nonetheless should be designed to ensure that the scale compliments the height and size of neighboring structures. The scale of a duplex is particularly important in neighborhoods that contain a number of existing small residential buildings.

Potentially appropriate neighborhoods: Duplexes are potentially appropriate for traditional residential and suburban residential neighborhoods as well as some rural areas. Versions in walkable commercial areas and near major corridors may also be appropriate on small lots.

TOWNHOUSES/ ROWHOUSES



A. Tacoma - 4 Units



B. Tacoma - 4 Units



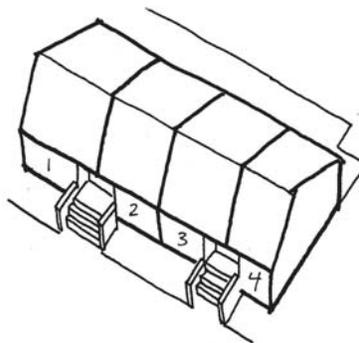
C. Tacoma - 4 Units



D. Tacoma - 6 Units



E. Olympia - 4 Units



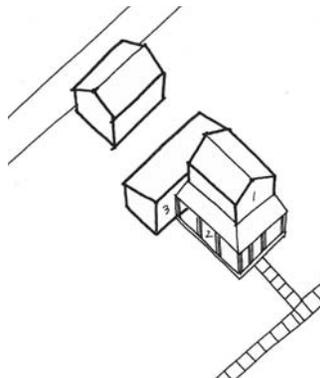
Year Constructed: 1935
Size of Lot: 5,000 square feet (80 by 62.5 feet)
Size of Building Footprint: 2,224 sq. ft.
Total Building Size: 4,080 sq. ft.
Number of Units: 4
Density: 34.8 units per acre
Parking: Parking behind building in tandem parking arrangement—Number of spaces unknown
Size of Units: ~1,020 square feet

Housing Type: Townhouses or rowhouses are buildings that contain three or more dwelling units that are connected side by side in a row. These units typically have their own individual entrances, and can appear to be one single building or several distinct structures.

Considerations for Housing Type: Townhouses should be designed to have the majority of the necessary parking located behind the structure and to compliment the scale, size and shape of surrounding structures. If a neighborhood has several larger homes, townhouses can be designed to appear like a large single-family home, and if a neighborhood warrants a smaller look and feel, townhouses can be designed to appear like a series of smaller units.

Potentially Appropriate Neighborhoods: Townhouses and rowhouses are most appropriate for walkable commercial areas, and traditional and suburban residential neighborhoods. The housing type is best situated on lots where an alley, corner lot or shared driveway allows parking to be located behind the dwelling units.

MANSION APARTMENTS



Year Constructed: 1940
Size of Lot: ~ 6,300 square feet (60 by 105)
Size of Building Footprint: 1,174 sq. ft.
Total Building Size: 1,694 sq. ft. (not including basement)
Number of Units: 3
Density: 20.7 units per acre
Parking: 2 spaces off alley/parking spaces in garage
Size of Units: ~500 square feet

Housing Type: The mansion apartment is a housing type that has a number of apartments located inside a structure that looks like a single-family home. The housing type is typically located in structures that were constructed as single-family residences in the past that have been converted to apartments over time. Some new mansion apartments however have been constructed. The size of mansion apartments varies significantly as can be seen in the pictures above.

Considerations for Housing Type: Mansion apartments in infill situations should typically be designed to compliment the scale of surrounding structures, and parking should generally be provided on the side or rear of the building to ensure that several cars are not located in front of the structure. Where new mansion apartments are constructed, methods to maintain privacy for neighboring residences should also be considered.

Potential Neighborhoods: Mansion apartments are appropriate for traditional and suburban residential neighborhoods, as well as along major corridors and in some of the walkable commercial areas. Corner lots or lots served by alleys (to allow parking on the side or rear of the structure) are prime candidates for the housing type, though other lots may also be appropriate.

FOURPLEXES



A. Olympia
4 Units on 7000 square foot lot



B. Sears' Catalog—1921 Housing Models
source: <http://www.searsarchives.com/homes/1921-1926.htm>

The ATLANTA **Honor Bilt** \$4,447⁰⁰



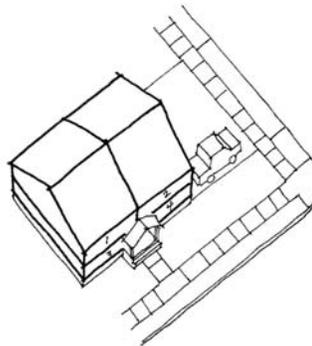
C. St. Paul, Minnesota
4 Units on Unknown Lot Size
source: www.firsthandexterior.com



D. Olympia
4 Units on 4500 square foot lot



E. Spokane—
4 Units on 4000 square foot lot



Year Constructed: 1940
Size of Lot: ~ 4,000 square feet (80 by 50)
Size of Building Footprint: 1,833 sq. ft.
Total Building Size: 3,666 sq. ft. (not including garage)
Number of Units: 4
Density: 43.9 units per acre
Parking: 4 spaces in garage in building/ 4 spaces in driveway
Size of Units: ~700 square feet

Housing Type: A fourplex is a housing style that is typically symmetrical in shape, with two matching units on both the top and bottom floors. The units are regularly reached by a central entry and/or stairway that serves the units, but some structures have individual doors and/or stairways. Fourplexes tend to look similar to a large single-family house when a pitched roof is utilized, and like a small multifamily structure when a flat roof is used.

Considerations for Housing Type: Fourplexes should be designed to compliment the scale of surrounding buildings and parking should generally be placed on the side or rear of the site to ensure that several cars are not located in front of the structure.

Potentially Appropriate Neighborhoods: Fourplexes are appropriate for traditional and suburban residential neighborhoods, as well as in more urban settings. Corner lots or lots served by alleys (to allow parking on the side or rear of the structure) are prime candidates for fourplexes, though other lots may also be appropriate.

STACKED TOWNHOUSES



A. Spokane - 8 Units



B. Mississauga, Ontario - Portions of 10 Units Shown
source: www.barttherealtor.com



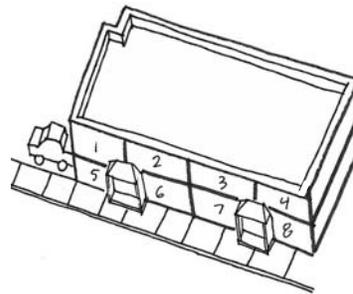
C. Tacoma - 15 Units
(Three Level Stacked Townhouse)



D. Tacoma - 7 Units
(Stacked Townhouses Mixed with Standard Townhouses)



E. Olympia - 8 Units
(Two Level Stacked Townhouse)



Year Constructed: 1892
Size of Lot: 7,200 square feet (60 by 120)
Size of Building Footprint: 2,680 sq. ft.
Total Building Size: 5,360 sq. ft.
Number of Units: 8
Density: 48.4 units per acre
Parking: 6+ spaces on side of building
Size of Units: ~600 square feet

Housing Type: A stacked townhouses is a housing type that looks like a townhouse, but has upper and lower units rather than a single unit that covers the first and second floors. Units are typically reached by a common entrance and stairway that provide access to four dwelling units (two units on the top of the structure and two units on the bottom) when a building is two-stories in height.

Considerations for Housing Type: Stacked townhouses typically should have the majority of its parking located behind the building and be designed to compliment the scale of surrounding structures, particularly in regards to height.

Potentially Appropriate Neighborhoods: Stacked townhouses are appropriate in walkable commercial areas and along major corridors, as well as in traditional residential neighborhoods (see the example from Spokane which is situated in a historic residential neighborhood) and suburban settings if designed appropriately. The housing type works particularly well when a corner lot, alley or shared driveway allows parking to be located behind the structure.

WALKUP APARTMENTS



A. Tacoma



B. Tacoma



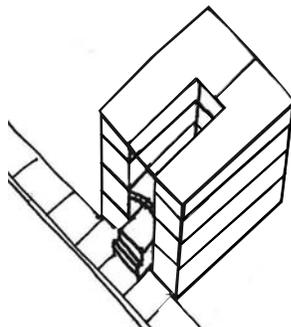
C. Tacoma



D. Vancouver, British Columbia



E. Tacoma - 8 Units



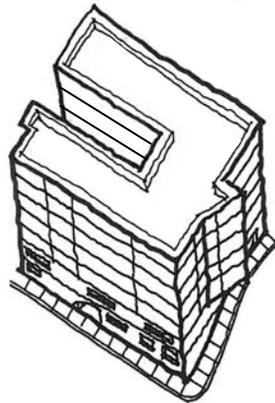
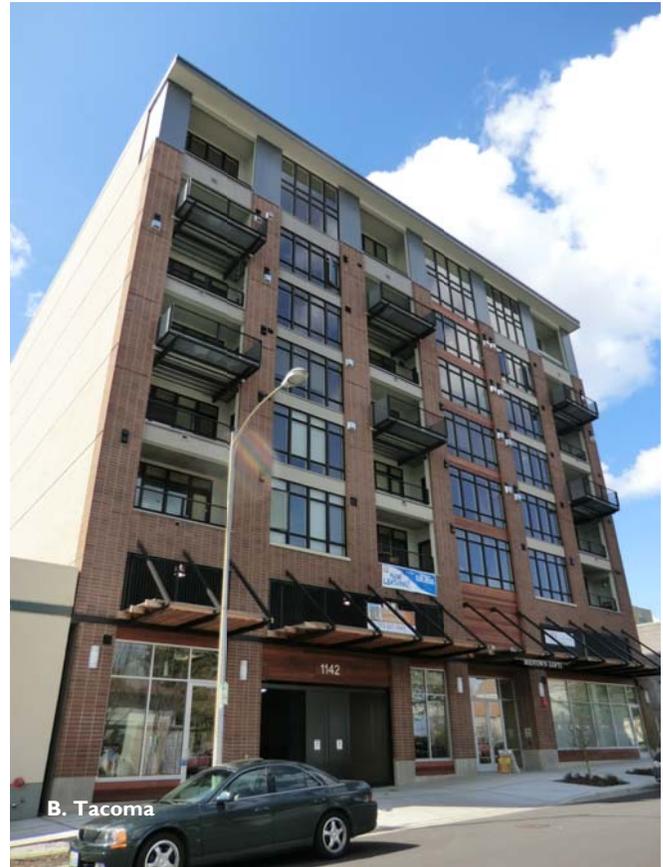
Year Constructed: 1892
Size of Lot: 9,735 square feet (~130 by 75)
Size of Building Footprint: 2,680 sq. ft.
Total Building Size: 7,155 sq. ft.
Number of Units: 7 units (1 of which is located in a finished basement)
Density: 31.3 units per acre
Parking: 7+ spaces on side of building
Size of Units: ~950 square feet

Housing Type: The walkup apartment is a housing type that contains a number of apartments or condominiums located in a building that is typically two to three stories in height. These apartments or condominiums are primarily accessed by a single entrance and set of stairways or hallways however beyond these shared characteristics, the building types vary a great deal. Some structures appear to be similar to homes in their design, while others are distinctly apartment buildings. Some walkups include garden areas near the entrance to provide a natural space for the enjoyment of residents.

Considerations for Housing Type: Walkup apartments should be located in areas that are deemed to be appropriate for higher density residential housing. The buildings should be designed to ensure privacy for residents and neighbors and best accommodate the parking necessary. Additionally, a limited amount of private or individualized space for residents outside of the apartment, make balconies, shared gardens, and/or other items a valuable added amenity for residents.

Potentially Appropriate Neighborhoods: Walkup apartments are appropriate for neighborhoods in or near the activity centers and downtowns of Thurston County, as well as along the area's major road corridors. The housing style may also be utilized in traditional and suburban residential neighborhoods, in areas where walkup apartments are considered appropriate.

MID-RISE APARTMENTS



Year Constructed: 2007

Size of Lot: 18,281 square feet (~152 by ~120)

Size of Building Footprint: ~18,281 sq. ft. though an outdoor square is located above the parking garage in the center of the building

Number of Units: 47 units total with 39 residential units and 8 live/ work units). Structure includes two commercial spaces.

Density: 112.0 units per acre

Parking: 77 spaces on three stories inside the building

Size of Units: 750 to 2200 square feet

Housing Type: The mid-rise apartment or mid-rise mixed use building is a housing style that contains a number of apartments and/ or condominiums that are located in a building that is typically four to eight stories in height. These apartments are primarily accessed by a single entrance, lobby, elevator and set of hallways.

Considerations for Housing Type: Mid-rises should be located in areas that are deemed to be appropriate for higher-density residential housing, such as the downtowns or higher density corridors of Thurston County. The housing type is primarily suited for singles and couples with no children, and proximity to urban amenities that allow for interaction with others is essential. Parking is typically provided inside of the structure, because the provision of even a minimal amount of surface parking for the each unit would require a large amount of land. This structured parking causes development costs for the housing type to be more expensive than similar lower rise structures.

Potentially Appropriate Neighborhoods: Mid-rise apartments are appropriate for neighborhoods in or near the walkable commercial areas of Thurston County, as well as along certain portions of the area's major road corridors.

COTTAGE COURTS



A. Seattle—10 units
source: www.vintageseattle.org



B. Los Angeles—13 units
source: Office of Historic Preservation—California State Parks
http://www.ohp.parks.ca.gov/?page_id=26509



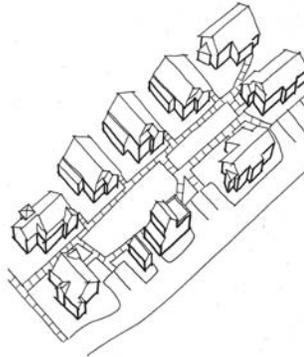
C. Shoreline—8 units
credit: Ross Chapin Architects
source: <http://www.builderonline.com/land/pocket-edition.aspx>



D. Portland — 6 units
Courtyard Design Competition Inner Portland Site—Honor Award Winner
source: Portland Bureau of Planning and Sustainability
<http://www.portlandonline.com/bps/index.cfm?c=34024>



E. Langley—8 units



Year Constructed: 1998
Size of Lot: 28,800 square feet
Building Footprint: ~650 sq. ft. (for each building)
Number of Units: 8
Density: 12.1 units per acre
Parking: 8 spaces accessed by shared drive, 2 spaces on street
Size of Units: 650 to 850 square feet

Housing Type: The cottage court is a collection of small-scale single-family homes that are oriented to an open space held in common by the housing owners. This common area may double as a driveway, or be a green space with cars strictly limited to the periphery of the development.

Considerations for Housing Type: Cottage courts can produce strange building configurations, including instances where the front of a building is oriented toward a small open space, and the rear of the building is oriented toward a public street. The design of cottage courts should consider how best to ensure that these different public spaces compliment each other and clearly indicate where the front door of the building is located. Considerations about parking and the best way to compliment the scale of the surrounding neighborhood should also be made.

Potentially Appropriate Neighborhoods: Cottage courts are most appropriate for traditional and suburban residential neighborhoods, though other neighborhoods may also be appropriate. When the use is proposed for an interior lot on a block, a U-shaped building orientation can work well, and on corner lots, an L-shaped orientation can be appropriate.

DUPLEX/ TOWNHOUSE COURTS



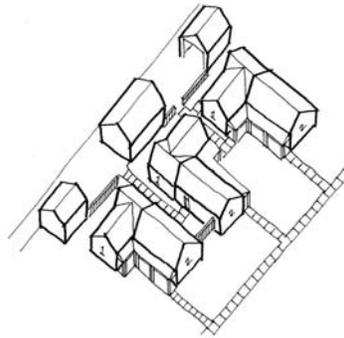
A. Tacoma
12 Units on 14,625 square foot lot



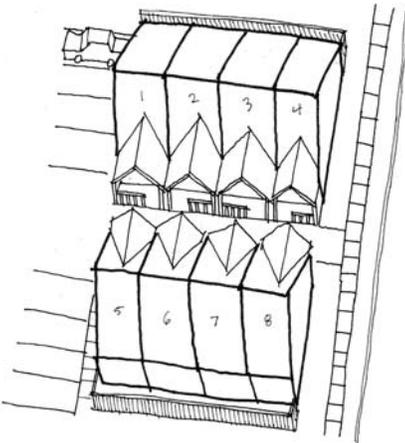
B. Tacoma
16 Units on 9000 square foot lot



E. Olympia - 6 Units
(4 Shown)



Year Constructed: 1948
Size of Lot: Three lots that are each 5,000 square feet in size (50 by 100)
Total Building/ Building Footprint Size: 1,206 sq. ft. (for each building)
Number of Units: 6 (Two Per Building)
Density: 17.4 units per acre
Parking: 2 spaces in each garage
Size of Units: ~600 square feet



C. Seattle
8 Units on 12,300 square foot lot

Year Constructed: 2005
Size of Lot: ~12,300 square feet
Total Building/ Building Footprint Size: 2573 sq. ft. (for each building)
Number of Units: 8 (Four per building)
Density: 28.3 units per acre
Parking: 8 spaces off alley
Size of Units: ~600 square feet

Housing Type: Duplex and townhouse courts follow the same principles as cottage courts (small scale buildings and an orientation of the units around a common area), but utilize duplex, townhouse, or stacked housing arrangements instead of stand-alone single-family structures.

Considerations for Housing Type: Duplex or townhouse courts should be designed to compliment the size of surrounding structures and should typically include parking on the side or rear of the site, though innovative ways of addressing parking between the buildings may be possible. Considerations about the best way to establish a clear front door for each housing unit should also be made.

Potentially appropriate neighborhoods: Duplex and townhouse courts are most appropriate for urban areas, and traditional and suburban residential neighborhoods. Corner lots are appropriate for courts when the building configuration allows the front of each of the units to be oriented toward the street, and interior lots along blocks that are accessed by an alley are particularly appropriate for courts with a U-shaped building configuration.