



2040 SHERWOOD COMPREHENSIVE PLAN

ATTRACTIVE AND ATTAINABLE HOUSING DRAFT BACKGROUND REPORT



JULY 15, 2020

I. Introduction

Context

In past years, Sherwood has been one of the fastest growing cities in Oregon. While a bedroom community in the Portland/Vancouver Metropolitan Region, Sherwood's population grew from about 3,000 residents in 1990 to nearly 20,000 residents in 2019. Despite this record growth, Sherwood maintains an exceptional quality of life, driven by access to renowned schools, quality medical services, high level of public safety, a unique park and recreation system, a revived central business district, and excellent cultural facilities and community events.

Community Vision and Goals

In 2018, the City conducted a visioning process for the Comprehensive Plan Update and the community identified the desire for "*attractive and attainable housing*." This theme will constitute a section of the City's updated Comprehensive Plan. The vision states:

"By 2040, Sherwood aims to develop a range of housing choices for a diversity of ages and income levels, providing community members the ability to live in Sherwood throughout all stages of life."

Purpose

The City of Sherwood is preparing a series of background reports intended to inform community conversations about Sherwood's future. This report explores the topic of housing in Sherwood, recapping the major themes and policy questions identified in the City's Housing Needs Analysis (HNA) for the 2019 to 2039 period. The housing needs analysis provides Sherwood with a factual basis to support future planning efforts related to housing and prepares to update and revise the City's Comprehensive Plan policies. The HNA was updated for the Sherwood West Preliminary Concept Plan in 2015, and then again in 2019 as part of the City's UGB expansion request, which was ultimately withdrawn by City Council. The HNA will need to be adopted prior to, or as part of, the Comprehensive Plan adoption process.

The housing needs analysis is intended to comply with requirements of statewide planning policies that govern planning for housing and residential development (Statewide Planning Goal 10), its implementing Metropolitan Housing Rule (OAR 660-007), and Metro's 2040 Functional Growth Management Plan. Taken together, the City's primary obligations are to:

- (1) designate land in a way that provides the opportunity for 50% of new housing to be either multifamily or single-family attached housing (e.g., townhouses);
- (2) achieve an average density of six dwelling units per net acre; and
- (3) provide enough land to accommodate forecasted housing needs for the next 20 years.

Sherwood is already in compliance with these requirements and can accommodate most of the new housing forecast, based on existing conditions, assets and trends as described in the following sections. Key policy questions, and potential housing goals and design principles, are offered at the

end of this report. To help support discussion, Appendix A includes a suite of cut sheets for different housing types that exist, or could exist, in Sherwood, based on the community's 2040 vision statement.

How has Sherwood's Population Changed in Recent Years?

The basis for the housing needs analysis is an understanding of the demographic characteristics of Sherwood's residents.¹

- **Sherwood's population grew relatively fast in recent years.** Sherwood's population increased from 3,000 people in 1990 to nearly 18,600 people in 2013, averaging 8% annual growth. Sherwood's fastest period of growth was during the 1990s, consistent with statewide trends. Between 2000-2013, Sherwood grew by 6,600 people, at an average rate of nearly 3.5% per year. For comparison, Washington County grew at 2.5% annually between 1990-2013 and the Portland Region grew at 1.6% per year.
- **Sherwood's population is aging.** People aged 45 years and older were the fastest growing age group in Sherwood between 2000 and 2010, consistent with state and national trends. By 2035, people 60 years and older will account for 24% of the population in Washington County (up from 18% in 2015) and 25% in the Portland Region (up from 19% in 2015). It is reasonable to assume that the share of people 60 years and older will grow relatively quickly in Sherwood as well.
- **Sherwood is attracting younger people and more households with children.** In 2010, the median age in Sherwood was 34.3 years old, compared to Washington County's median age of 35.3 years and the State median of 38.4. Sherwood has a larger share of households with children (47% of households), compared with Washington County (33%) or the Portland Region (29%). The Millennial generation—people born roughly between 1980 to 2000—are the largest age group in Oregon and will account for the majority of household growth in Sherwood over the next 20 years.
- **Sherwood's population is becoming more ethnically diverse.** About 6% of Sherwood's population is Latino, an increase from 4.7% in 2000. In comparison to Washington County and the Portland Region, Sherwood is less ethnically diverse. In the 2009-2013 period, 16% of Washington County residents, and 12% Portland Region residents, were Latino.

What Factors May Affect Future Growth in Sherwood?

If these trends continue, population will result in changes in the types of housing demanded or "needed" in Sherwood in the future.

- **The aging of the population is likely to result in increased demand for smaller single-family housing, multifamily housing, and housing for seniors.** People over 65 years old

¹ The majority of data quoted in this analysis is from the U.S. Census American Community survey, with population data from the Population Research Center at Portland State University and development data from the City's Building Permit database.

will make a variety of housing choices, including: remaining in their homes as long as they are able, downsizing to smaller single-family homes (detached and attached) or multifamily units, or moving into group housing (such as assisted living facilities or nursing homes) as they continue to age.

- **The growth of younger and diversified households is likely to result in increased demand for a wider variety of housing, affordable and appropriate for families with children, such as small single-family housing, townhouses, duplexes, and multifamily housing.** If Sherwood continues to attract young residents, then it will continue to have demand for housing for families, especially housing affordable to younger families with moderate incomes. Growth in this population will result in growth in demand for both ownership and rental opportunities, with an emphasis on housing that is comparatively affordable.²
- **Changes in commuting patterns could affect future growth in Sherwood.** Sherwood is part of a complex, interconnected regional economy. Demand for housing by workers at businesses in Sherwood may change with significant fluctuations in fuel and commuting costs, as well as substantial decreases in the capacity of highways to accommodate commuting.
- **Sherwood households have relatively high income, which affects the type of housing that is affordable, particularly for young people and new families.** Income is a key determinant of housing choice. Sherwood's median household income (\$78,400) is more than 20% higher than Washington County's median household income (\$64,200). In addition, Sherwood has a smaller share of population below the federal poverty line (7.6%) than the averages of Washington County (11.4%) and the Portland Region (13.9%).

What are the Characteristics of Sherwood's Housing Market?

The existing housing stock in Sherwood, homeownership patterns, and existing housing costs will shape changes in Sherwood's housing market in the future.

- **Sherwood's housing stock is predominantly single-family detached.** About 75% of Sherwood's housing stock is single-family detached, 8% is single-family attached (such as townhomes), and 18% is multifamily (such as duplexes or apartments). Sixty-nine percent of new housing permitted in Sherwood between 2000 and 2014 was single-family detached housing.
- **Almost three quarters of Sherwood's residents own their homes.** Homeownership rates in Sherwood are above Washington County (54%), the Portland Region (60%), and Oregon (62%) averages.

² The housing needs analysis assumes that housing is affordable if housing costs are less than 30% of a household's gross income. For a household earning \$65,000, monthly housing costs of less than \$1,960 are considered affordable.

- **Homeownership costs increased in Sherwood, consistent with national trends.** Median sales prices for homes in Sherwood increased by about 30% between 2004 and 2014, from about \$245,000 to \$316,500. The median home value in Sherwood is 3.8 times the median household income, up from 2.9 times the median household income in 2000.
- **Housing sales prices are higher in Sherwood than the regional averages.** As of January 2015, median sales price in Sherwood was \$316,500, which is higher than the Washington County (\$281,700), the Portland MSA (\$269,900), and Oregon (\$237,300) median sales prices. Median sales prices were higher in Sherwood than in other Portland westside communities such as Tigard, Tualatin, and Beaverton, but lower than Wilsonville or West Linn. The average price per square foot in Sherwood is also higher than Portland westside communities.
- **Rental costs are higher overall in Sherwood than the regional averages.** The median rent in Sherwood was \$1,464, compared to Washington County's average of \$1,270.
- **More than one-third of Sherwood's households are cost-burdened.** Thirty-eight percent of Sherwood's households were cost-burdened (i.e., paid more than 30% of their income on rent or homeownership costs). Renters were more likely to be cost-burdened (40% of renters were cost-burdened), compared to homeowners (35% were cost-burdened) in Sherwood. These levels of cost burden are consistent with regional averages. In Washington County in the 2009-2013 period, 38% of households were cost burdened, compared to 41% in the Portland Region.

Future housing affordability will depend on the relationship between income and housing price. The key question is whether housing prices will continue to outpace income growth. Answering this question is difficult because of the complexity of the factors that affect both income growth and housing prices. Sherwood will need to provide the opportunity for development of a wider variety of housing, including housing affordable to low- and moderate-income households.

How much Housing Growth is Forecast, and can that Growth be Accommodated within Sherwood?

As required by state law, household growth in Sherwood is based on Metro's coordinated forecast. The forecast includes growth in both areas within the city limits, as well as areas currently outside the city limits that the City expects to annex for residential uses (most notably the Brookman area).

- **Sherwood is forecast to add 1,728 new households between 2019 and 2039.** Of these, 700 new households are inside the existing city limits; 1,029 new households are outside the current city limits in the Brookman Area.
- **Sherwood's land base can accommodate most of the forecast for growth.** Vacant and partially vacant land in the Sherwood Planning Area has capacity to accommodate 1,121 new dwelling units. Sherwood can accommodate about 65% of the forecast for new housing in areas within the city limits and Brookman Area.

- **Sherwood has a deficit of land for housing.** Sherwood has a deficit of land for 608 dwelling units. The largest deficits are in Medium Density Residential-Low (154 dwelling units), Medium Density Residential-High (252 dwelling units), and High Density Residential (145 dwelling units).
- **To provide adequate land supply, Sherwood will need to continue to annex the Brookman area and plan for Sherwood West.** Without the Brookman area developing, the City has a projected deficit of about 1,155 dwelling units. Sherwood will need to continue to annex the Brookman area in order to accommodate the City's forecast of residential growth. The City recently annexed about 98 acres in the Brookman Area. The annexed land is in the center of the Brookman Area and has relatively few owners (about 8 property owners). Annexing and developing other areas, with a larger number of owners, may be more challenging, to the extent that the property owners have to come to agreement about development.

What if Sherwood Grows Faster?

- **The forecast for growth in Sherwood is considerably below historical growth rates.** Metro's forecast for new housing in Sherwood shows that households will grow at an average annual growth rate of 1.1% per year. In comparison, Sherwood's population grew at 3.4% per year between 2000 and 2013 and 8% per year between 1990 and 2013. If Sherwood grows faster than Metro's forecast during the 2019 to 2039 period, then Sherwood will have a larger deficit of land needed to accommodate growth.
- **At faster growth rates, Sherwood's land base has enough capacity for several years of growth.** At growth rates between 2% to 4% of growth annually, land inside the Sherwood city limits can accommodate two to five years of growth. With capacity in the Brookman Area, Sherwood can accommodate four to ten years of growth at these growth rates.
- **Additional housing growth in Sherwood depends the availability of development-ready land.** The amount of growth likely to happen in Sherwood over the next few years is largely dependent on how the Brookman Area is annexed, when the Sherwood West area is brought into the urban growth boundary and annexed, and when urban services (such as roads, water, and sanitary sewer) are developed in each area. The City recently annexed about 98 acres in the Brookman Area.

What are the Implications for Sherwood's Housing Policies?

- **Sherwood will need Sherwood West to accommodate future growth beyond the existing city limits and Brookman area.** The growth rate of Metro's forecast for household growth (1.1% average annual growth) is considerably lower than the City's historical population growth rate over the last two decades (8% average annual growth). Metro's forecast includes growth that can be generally accommodated within the Sherwood city

limits and Brookman. Given the limited supply of buildable land within Sherwood, it is likely that the City's residential growth will slow until Sherwood West is development ready.

- **Sherwood has a relatively limited supply of land for moderate- and higher-density multifamily housing.** The limited supply of land in these zones is a barrier to development of townhouses and multifamily housing, which are needed to meet housing demand resulting from growth of people over 65, young families, and moderate-income households.

Key Policy Questions for Consideration

The results of the Housing Needs Analysis highlight questions for the update of the City's Comprehensive Plan. The following are some key policy questions to consider, followed by additional information to help guide understanding and discussion.

- Providing housing opportunities for first time home buyers and community elders (who prefer to age in place or downsize their housing) will require a range of housing types. Examples of these housing types include: single family homes on smaller lots, clustered housing, cottages or townhomes, duplexes, tri-plexes, four-plexes, garden apartments, or mid-rise apartments. Where should Sherwood consider providing a wider range of housing types? What types of housing should Sherwood plan for?
- Changes in demographics and income for Sherwood and regional residents will require accommodating a wider range of housing types. How many of Sherwood's needed units should the city plan to accommodate within the city limits? How much of Sherwood's needed units should be accommodated in the Brookman Area and in Sherwood West?
- What design features and greenspaces would be important to consider for new housing?
- What other design standards would be needed to "keep Sherwood *Sherwood*"?
- What is the appropriate mix of residential land and employment land in the city to balance the city's tax base?

Housing Goals and Design Principles for Consideration

Given the information outlined in this background report, and to help guide discussion around these key policy questions, the following suggests potential neighborhood design principles and goals for enabling a variety of housing options in Sherwood, as per the community's 2040 vision statement. The following may help guide updates to policy language in the Housing element of the City's Comprehensive Plan.

Potential Sherwood Neighborhood Design Principles

- Cultivate a mix of housing types, including missing middle and multi-family residences that are designed in a way to increase density and preserve neighborhood character.
- Create walkable neighborhoods that respond to their surrounding landscape.

- Provide safe and effortless connectivity to schools, parks, and commercial centers for pedestrians, cyclists, and cars.
- Enhance existing natural assets and integrate greenspaces and parks into new development.
- Enhance Sherwood's small-town character and historic core through human scale development that is accessible and inviting to all.

Potential goals for enabling a variety of housing options

- Encourage a variety of housing types and sizes that offer options at multiple price points and contribute positively to the character of the neighborhood and walkable streetscape.
- Provide housing type options that transition between mixed-use and multi-family zones and single-family zones.
- Provide housing alternatives for community members that are older, younger, single-parent households and anyone that would prefer a smaller dwelling.
- Provide housing type options that increase density while maintaining consistency of building scale and character with existing single-family dwellings.
- Provide attractive and highly functional open spaces that benefit residents and enhance the walking experience within the neighborhood.
- Promote cohesive architecture that is visually appealing, context sensitive and uses high-quality building materials.
- Minimize the impact of vehicular uses on the pedestrian environment and adjacent properties.
- Promote massing, scale and architectural features of new dwellings that contribute to the envisioned neighborhood pattern and address compatibility and transitions between developments.

APPENDIX A. Housing Type Cut Sheets

The following cut sheets provide an overview of various housing types, some of which may or may not already exist in Sherwood. These cut sheets provide information on each housing type and their general design principles in order to provide a foundational understanding of residential development patterns in Sherwood.

As Sherwood updates the City's Comprehensive Plan, the development potential for each of the housing types within the *current* development context will change with shifts in the regional housing market and with development in Sherwood. For example, a regional or national recession may slow population growth and demand for housing in Sherwood. Alternatively, development of one or more of the housing types below may make future development of the same or similar housing types more likely, if development is successful.

Accessory-Dwelling Units (ADUs)

Separate, private dwellings that are secondary to a primary dwelling on a property and can be developed as a detached structure or integrated with the main dwelling in a basement, attic, or addition.

- Development standards often require ADUs to match the scale, architectural form, and materials of the primary dwelling.
- Small (typically 300-800sf) dwellings that provide kitchen, bathroom, bedroom or loft, and are often targeted towards single residents, empty-nesters, or small families.
- ADUs are flexible to fit on a variety of sites with different access options, such as ADUs built above a garage accessed by an alleyway bisecting a block.

DESIGN AND CHARACTER PRINCIPLES



ADUs are well-suited for corner lots, where a separate street access can be provided, and the structure helps fill in the fabric of the neighborhood.



ADUs can be located on properties in a variety of ways and provide flexible options to bolster neighborhood character and increase housing stock.



New home construction can include ADUs in the primary structure, such as in these narrow-lot homes that include ground-floor ADUs accessed via a shared center pathway.

SHERWOOD EXAMPLES



ADU addition above a garage



Detached ADU

A variety of stand-alone, attached, and attic/basement ADUs exist throughout Sherwood and are permitted on single-family lots.

No. of Dwellings

One dwelling per ADU

Lot Size

Varies, as ADUs are constructed on existing home lots

Dwelling Size

200-800sf typically

Approx. Density

One or more can be permitted on a lot and usually don't count against density regulations.

Building Size

Varies; may be a small shed or garage conversion, a larger stand-alone structure, or part of a primary dwelling

Single Family

A detached, stand-alone house on its own lot, single family homes can vary greatly in size, design style, lot size, bedroom count, features, and numerous other details.

- Usually defined as a stand-alone structure with private garage or surface parking and private outdoor yards.
- Contemporary designs may include smaller lots, alley-access parking, and accessory-dwellings units built as part of original construction.
- Development and design standards establish some restrictions, but single-family homes often vary greatly in size and style even within neighborhoods and blocks, from traditional to modern, and designed to suit a variety of household compositions.

DESIGN AND CHARACTER PRINCIPLES



Homes set on relatively smaller lots can make use of **varied facades, recessed parking, and numerous materials** to reduce the perceived bulk of the structure and make a more walkable neighborhood.



New subdivision homes often draw **design influence from their regional setting**, such as these new houses in Central Oregon, using rustic materials and featuring alley-access parking.



Infill and new construction homes emphasize modern designs, are often set closer to the street, and may prioritize backyard open space.

SHERWOOD EXAMPLES



SW Windrow Ln.
Zone: HDR - PUD
Dwelling Size: approx. 1,900sf
Lot Size: approx. 2,600sf



SW Handley St.
Zone: HDR
Dwelling Size: approx. 3,000sf
Lot Size: approx. 8,200sf

Single family homes comprise most of Sherwood's housing stock and vary widely from century-old homes to new-construction subdivisions, and from small-lots to large, rural-feeling lots.

No. of Dwellings

One per lot, with accessory dwelling units permitted in Sherwood on all single-family lots

Lot Size

Typically 2,000-10,000sf or more depending on the setting

Dwelling Size

800-3,000sf or more

Approx. Density

5-18 dwellings per acre on a net basis

Building Size

Can vary significantly but usually designed for compatibility with adjacent housing and structures

Duplex

A small, typically 1-2.5 story structure that contains two separate dwelling units on one lot.

- Duplexes often look very similar to single-family home, making them well-suited as infill compatible with existing neighborhoods.
- Cities may choose to define duplexes as two detached dwellings occupying a single lot or parcel.
- Duplexes may also be created by interior division of an existing home, ensuring to provide separate entrances and other requirements such as kitchens and bathrooms in each.

DESIGN AND CHARACTER PRINCIPLES



Duplexes can generally match existing single-family homes in height and scale, and are **ideal for corner lots** with multiple access points.



Rear-access parking from an alley (if present) helps provide an appealing front façade and contributes to a safer walking environment.



Internal conversions turn one home into two within the character of a single-family home. This example uses one main entrance, which then connects to upper and lower dwellings.

SHERWOOD EXAMPLES



SW Daffodil St.
Zone: HDR
Dwelling Size: approx.. 1,400sf per unit
Lot Size: approx. 4,500sf per unit



SW Windflower Ave.
Zone: HDR
Dwelling Size: approx.. 1,000sf per unit
Lot Size: approx. 4,000sf per unit

Sherwood's duplex-style homes are mostly found in 1990s-era subdivisions where every home is two-attached.

No. of Dwellings

Two dwellings per lot; multiple buildings can be adjacent

Lot Size

Typically 4,000-10,000sf per duplex

Dwelling Size

600-2,400sf per dwelling

Approx. Density

8-15 dwellings per acre

Building Size

Can vary significantly but usually designed for compatibility with adjacent housing and structures

Triplex and Quadplex

Three or four dwellings arranged in either attached or detached structures on one lot.

- Ideal for both infill and new subdivision development as they maintain a single-family character while providing a broader range of dwelling sizes and price-points.
- Shared open space and consolidated driveways can help create a walkable environment with minimal vehicle conflict points.
- Dwellings can be stacked or side-by-side in a variety of configurations.

DESIGN AND CHARACTER PRINCIPLES



Varied rooflines and facades help create a small-scale home look and feel.



A shared sidepath provides access to 3 of the units in this quadplex, allowing the building to present a **well-scaled front façade** to the street.



A variety of parking options (front access, or none) provides unit type and cost variety.

Patios and porches provide private outdoor space.

SHERWOOD EXAMPLES



SW Pine (used as four apartments)
Zone: MDRH
Dwelling Size: approx. 2,900sf total
Lot Size: approx. Unknown

Triplexes and quadplexes are rare in Sherwood, especially in new construction. Most examples are small apartment units without contemporary design features.

No. of Dwellings
3 or 4 per property

Lot Size
4,000-10,000sf

Dwelling Size
8,00-1,800sf per dwelling

Approx. Density
20-30 dwellings per acre on net

Building Size
Generally matches the proportions and design qualities of single-family homes, at a somewhat larger overall scale

Townhome

A small- to medium-sized building usually containing 2-8 attached single-family homes. Often arranged in groupings along a public street or an interior street, with each dwelling having an individual street-facing entry.

- Smaller townhome groupings can be used as infill, compatible with existing neighborhoods.
- Townhomes help support a walkable, urban fabric along corridors, neighborhood centers, and parks.
- Townhomes can provide a moderate-density single-family option in subdivisions and new development.

DESIGN AND CHARACTER PRINCIPLES



Entryway patios and front doors create a **traditional and compatible building presence** on the street



Varied building fronts create more interesting design

Landscape and pathways enhance the site design in this townhouse courtyard

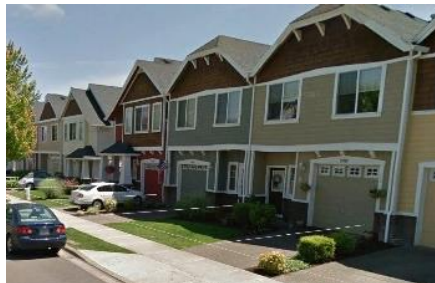


Rear- or interior-access parking minimizes street-side impacts and creates appealing front facades – this option is most feasible on larger, deeper lots that have room for internal driveways

SHERWOOD EXAMPLES



SW Berkshire Terrace
Zone: HDR – PUD
Dwelling Size: approx. 1,600sf
Lot Size: approx. 1,500sf



SW Vinter Lane
Zone: HDR
Dwelling Size: approx. 1,600-1,900sf
Lot Size: approx. 1,750-2,500sf

Many of Sherwood's newer townhomes are part of PUD (planned-unit development) subdivisions.

Most are suburban in character, with front garages, wide lots for the townhouse type, and containing three or more bedrooms.

No. of Dwellings
2-8 per attached grouping; Sherwood limits townhomes to six units per cluster

Lot Size
1,500-3,000sf per dwelling

Dwelling Size
1,000-2,400sf

Approx. Density
Up to 20-24 dwellings per acre

Building Size
Each dwelling typically 2-3 stories and attached in blocks of 2-8 dwellings

Cottage Cluster / Pocket Neighborhood

Generally, 8 or more cottage or small-home detached or attached dwellings clustered around common open spaces and shared low- or no-vehicle streets.

- Cottage clusters often use accessible pathways to link homes to parking areas located on the edges of the site in order to be non-intrusive.
- Dwellings are typically 600-1,000 square feet and rarely exceed 2 stories.
- The size of cottage clusters usually requires a larger lot, or the assembly of multiple lots.

DESIGN AND CHARACTER PRINCIPLES



Quality designs and materials and efficient units layouts create for **intimate, invitingly-scaled homes** and cluster configurations.



Cottage cluster designs should take cues from the **context and ecology of the site**, working around tree groves, wetlands, and other natural features.



Parking on the outer edges of the site allow **pathways and safe, kid-friendly open spaces** to link between cottages and common buildings.

SHERWOOD EXAMPLES

Sherwood does not contain any cottage *cluster development*.

No. of Dwellings

6-12 per cluster;
multiple clusters may
be placed on a site

Lot Size

10,000-20,000sf per
cluster

Dwelling Size

Up to 1,400sf

Approx. Density

8-24 dwellings per
acre

Building Size

Generally smaller
average homes sizes
of 1-2 stories;
multiple dwellings
may be attached
within the cluster

Courtyard

Multiple dwellings placed side-by-side or stacked in a 1-3 story building oriented around a shared courtyard.

- The courtyard provides shared open space and access to dwellings and can be made more or less private to the street depending on surrounding activity and needs for privacy.
- The typical U-shape pattern can be formed by a single building or multiple buildings oriented around the courtyard; this shape provides daylight access and privacy for units while giving most or all dwellings a view on the central courtyard.
- The size of courtyard housing usually requires a larger lot, or the assembly of multiple lots.

DESIGN AND CHARACTER PRINCIPLES



Central courtyards can be fully enclosed for privacy, and may include usable open spaces and sustainable site features such as stormwater catchment.



Entryways and patios overlooking the courtyard ensure foot traffic and visibility on common areas.



Locating parking on the edges of the site (not shown in this photo) allows **buildings to form naturally around courtyard areas** and pedestrian routes.

SHERWOOD EXAMPLES



Cedar Creek Village
Zone: HDR
Dwelling Size: Unknown
Lot Size: approx. 4.8 acres

Triplexes and quadplexes are rare in Sherwood, especially in new construction. Most examples are small apartment units without contemporary design features.

No. of Dwellings
8-16 dwellings, typically

Lot Size
10,000-40,000sf per apartment grouping

Dwelling Size
600-1,400sf

Approx. Density
16-25 dwellings per acre

Building Size
Can vary significantly in size and number to better blend into neighborhood and commercial nodes

Small Multifamily

Medium-size structures providing between 6 and 20 or more dwellings, usually no more than 3 stories, and efficient unit sizes of 300-700sf in studio, one-bedroom, or two-bedroom configurations.

- Heights similar or only slightly exceeding the neighborhood context help match scale and character.
- Parking, if provided, is best hidden to the side or rear of the buildings.
- Multifamily is most suitable as a mid-scale housing product that helps transition between single-family neighborhoods and more dense main streets and downtowns.

DESIGN AND CHARACTER PRINCIPLES



Varied facades, multiple materials, porches, and other design features help break up the scale of these relatively larger buildings within a neighborhood.



Walkup multifamily apartments often use porches, gables roofs, and extensive landscaping to help integrate buildings into existing neighborhood character.



Small multifamily may replace existing, outdated single-family homes to provide **mid-range density and housing options**, especially in areas with recent up-zoning and near transit options and business services.

SHERWOOD EXAMPLES



SW Roy Rogers (mixed-use)
Zone: GC
Dwelling Size: Unknown
Lot Size: approx. 3.4 acres



Creekview Crossing – SW Cedar Brook
Zone: HDR
Dwelling Size: Estimated 1,700sf / unit
Lot Size: 7.4 acres (180 dwellings)

Recent new apartment complexes in Sherwood include mixed-use projects along arterial roads (SW Roy Rogers) and high-density PUD subdivisions comprising numerous small -plexes (Creekview Crossing).

No. of Dwellings

10 to over 100, depending on the size of the development

Lot Size

10,000-25,000sf or more

Dwelling Size

500-1,200sf

Approx. Density

20+ dwellings per acre

Building Size

Usually up to 3 stories and scaled to be a quarter or half block, or less