

What do different housing densities *look* like?



Levi Landing, Springfield, OR

Examples of **Low Density** Housing Types

Density <14 du/ac net



Crescent Village (Eugene)

Examples of **Low Density** Housing Types

Density <14 du/ac net



Fairmount Square

Eugene, OR

Examples of **Low Density** Housing Types – Row Houses

Density <14 du/ac net



Habitat for Humanity
Springfield OR

Examples of **Medium Density** Housing Types

Density 14-28 du/ac net



Credit – City of Eugene

Prairie View Affordable Housing
Eugene, OR

Examples of **Medium Density** Housing Types

Density 14-28 du/ac net



Aster Apartments Affordable Senior Housing
Springfield, OR

55 units @
25 units per net acre

Examples of **Medium Density** Housing Types

Density 14-28 du/ac net



Credit – City of Eugene

Coho Townhouses
Eugene, OR
36 units per net acre

Examples of **High Density** Housing Types

Density >28 du/ac net

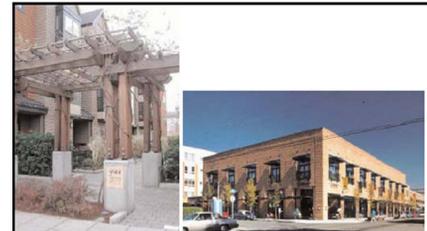


Credit – City of Eugene

The Tate (Eugene)
54 units per net acre

Examples of **High Density** Housing Types

Density >28 du/ac net



Belmont Dairy (Portland)
115 units @
54 units per net acre

Examples of **High Density** Housing Types – Rowhouses and Apartments

Density >28 du/ac net



Credit – City of Eugene

Marion Apts. (Eugene)
18 units @
64 units per net acre

Examples of **High Density** Housing Types

Density >28 du/ac net



Crescent Village (Eugene)
68 units per net acre

Examples of **High Density** Housing Types

Density >28 du/ac net



Courtside Apartments (Eugene)
4 stories above commercial
109 units per net acre

Examples of **High Density** Housing Types – Mixed Use

Density >28 du/ac net

What do different housing densities look like?



Aurora Building (Eugene)
54 units

4 stories above commercial @

122 units per net acre

Credit – City of Eugene

Examples of High Density Housing Types – Mixed Use

Density >28 du/ac net



Tiffany Building (Eugene)
18 units @

129 units per net acre

Examples of High Density Housing Types – Mixed Use

Density >28 du/ac net



West Town Live-Work Housing

102 units over commercial

@ 134 units per net acre

Eugene, OR



Credit – City of Eugene

Examples of High Density Housing Types

Density >28 du/ac net



Examples of High Density Housing Types – Mixed Use

Density >28 du/ac net

A TOD Residential Building Typology

	Net Density (Target)	Characteristics	Construction Type	Parking Configuration
Small-Lot Single Family/Duplex	8-20 du/acre (15 du/acre)	Small lots (max 6,000 sq ft), 2-3 stories with detached units, direct entry from street with potential for accessory units	Type V (max 3 stories/35 feet)	Individual garage/driveway and on-street
Townhouse	12-40 du/acre (30 du/acre)	3-4 stories with attached units, direct entry from street, units can be paired with lots for increased density	Type IV (max 4 stories/50 feet)	Tuck-under garage/driveway and on-street
Low-Rise Multifamily	20-75 du/acre (55 du/acre)	2-4 stories with apartments/condos, single- or double-loaded corridors with lobby entrance, off-street parking in surface/structure	Type III (max 4 stories/50 feet)	Tuck-under garage or surface parking lot, potential for structured parking
Mid-Rise Multifamily	50-150 du/acre (110 du/acre)	4-6 stories with apartments/condos, single- or double-loaded corridors with lobby entrance, off-street parking in structure/below grade	Type III (max 5 stories/55 feet)	Ground floor podium/below-grade or elevated structure
High-Rise Multifamily	75+ du/acre	7+ stories, usually with base and podium tower, single- and double-loaded corridors with lobby entrance, off-street parking in structure or below grade	Type II (max 12 stories/120 feet/no limits on Type I)	Off-street parking in structure or below grade

Makes 2+ both charts "Construction Type" refers to categories of fire protection that govern construction in the Building Code. "Type I" refers to structures of concrete and/or steel; "Type II" refers to structures of load-bearing masonry and/or steel; "Type III" refers to structures of load-bearing masonry, steel and/or wood; and "Type V" refers to wood structures.

Credit: Center for Transit-Oriented Development

Mixed Use High Density Housing Types 40-90 du/ac

A TOD Mixed Use/Employment Building Typology

	Net Density	Characteristics	Construction Type	Parking Configuration
Mid-Rise Residential Over Commercial	40-90 du/acre	3-6 stories with apartments, single- or double-loaded corridors with lobby entrance, off-street parking in structure or below grade	Type III (max 6 stories with building code modification/55 feet)	Ground floor podium/subgrade or elevated structure
High-Rise Residential Over Commercial	60+ du/acre	7+ stories, usually with base and podium tower, single- or double-loaded corridors with lobby entrance, off-street parking in structure or below grade	Type III (max 12 stories/120 feet/no limits on Type I)	Off-street parking in structure or below grade

Examples of High Density Housing Types

Density >28 du/ac net