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# Reed's Crossing Phases 2 & 3

## Major Modification Application for Height, ADUs in Triplex Townhomes, and Cantilevers

Neighborhood Meeting  
August 30, 2022



# Introductions

## Applicant

- » GLC South Hillsboro, LLC
  - » Matthew Vissotzky, Project Manager
  - » Eric Peterson, Vice President



**Brookfield**  
Properties

## Land Use Planning and Civil Engineering

- » AKS Engineering & Forestry, LLC
  - » Melissa Slotemaker, AICP
  - » Trevor Synkelma, PE





# Location

» Reed's Crossing  
Phases 2 & 3



# Why are Changes Needed?

	Reasons for Modifications
Building Height	<ul style="list-style-type: none"><li>➤ While 35' building height is already permitted within the Hillsboro code, maximum height of 2.5 stories limits modern designs and desired mix of housing types.</li><li>➤ Current height requirements limit the flexibility on how the small lots can be used.</li></ul>
Accessory Dwelling Units (ADUs) in Triplex Townhomes	<ul style="list-style-type: none"><li>➤ ADU ready units are required by the City which impact affordability for future homeowners prohibiting entry level housing.</li></ul>
Cantilevers	<ul style="list-style-type: none"><li>➤ City requires a high level of articulation on building elevations; however, the use of cantilevers is restricted.</li><li>➤ Cantilevers provide a more appealing home design from the exterior while also providing more usable floor area in a dense community design.</li></ul>

# Application Overview

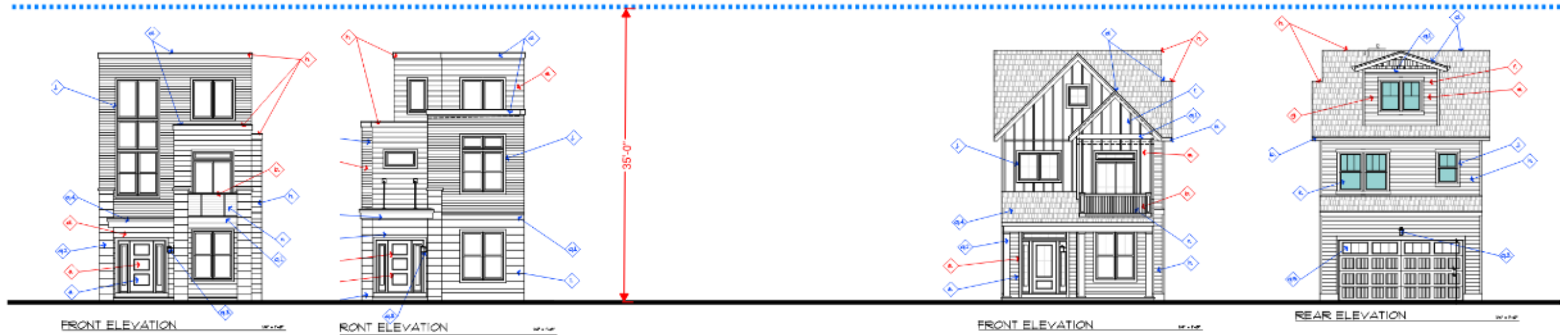
	Current Approvals	Modification
Height	2.5 stories or 35' ft max (whichever is less)	3 stories or 35' ft max
Accessory Dwelling Units (ADUs) in Triplex Townhomes	Optional ADUs in end units of Triplex Townhomes (Staff has required the end units of the Triplex Townhomes to be designed and built for future conversion to ADUs)	Optional ADUs in all end units (Builder or future homeowner has the option to build ADU in any unit, but not required to construct for future conversion)
Cantilevers	City Development Code allows up to 4-foot structural building elements (not containing usable or habitable floor area) in side yards only. *	Allow usable or habitable floor area to cantilever up to 1 foot into front, side, and rear yards. *

\* Other specific restrictions on size and location of cantilevers apply.

# Height

3 STORY HOUSES - NOT CURRENTLY APPROVABLE IN REED'S CROSSING

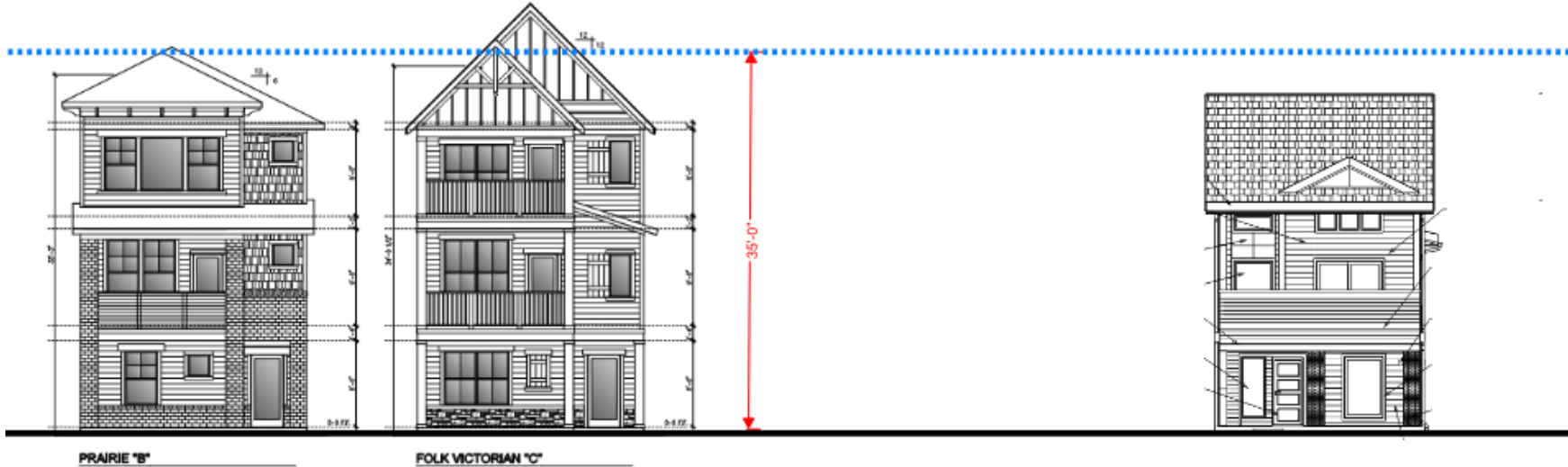
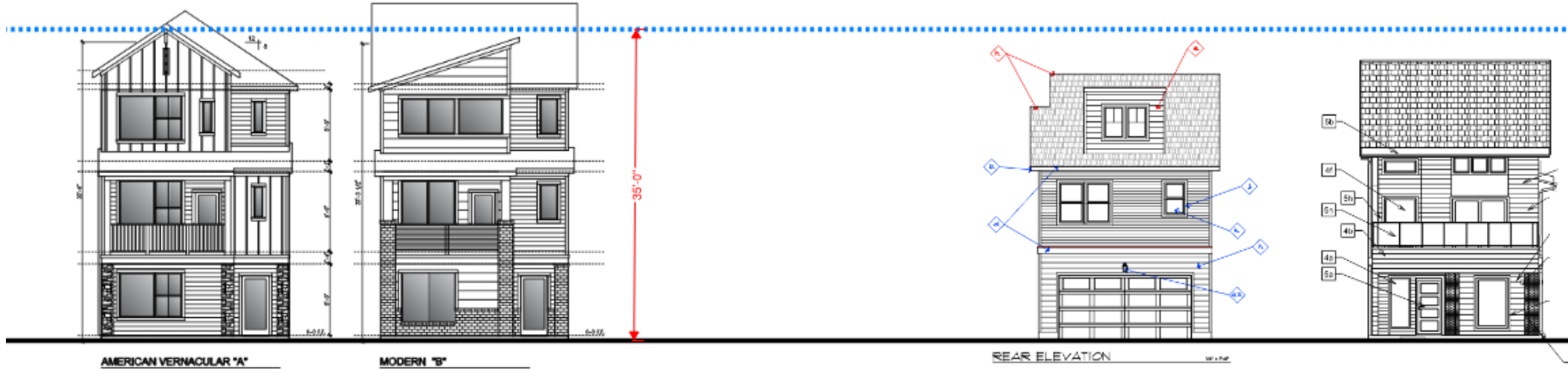
2.5 STORY HOUSES - APPROVABLE IN REED'S CROSSING



# Height

3 STORY HOUSES - NOT CURRENTLY APPROVABLE IN REED'S CROSSING

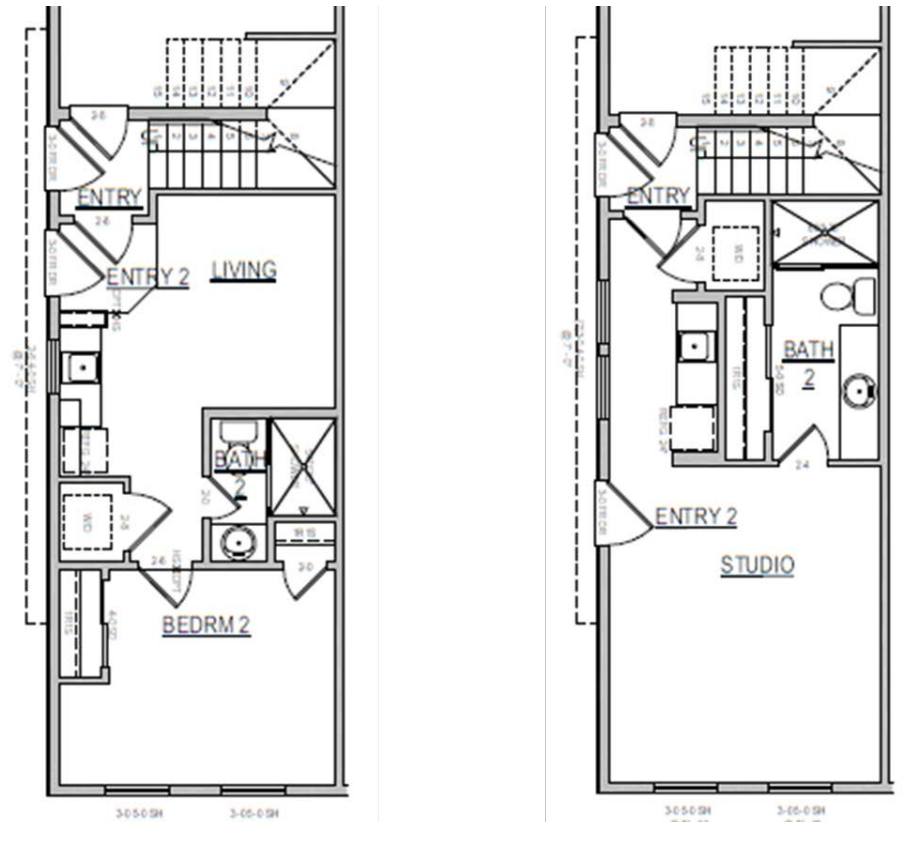
2.5 STORY HOUSES - APPROVABLE IN REED'S CROSSING





# Accessory Dwelling Units

- » Triplex Townhomes were approved with optional ADUs on first story end units
- » However, the City has required that builders design and build the end units so that they can be converted to ADUs even if the homeowners do not desire this feature
- » This limits the floorplan options and adds extra cost to the homeowner
- » This modification will allow ADUs to be truly optional on the Triplex Townhome lots like all other lots within Reed's Crossing
- » Allows for more affordable options



# Cantilevers

- » Modification will allow 1-foot encroachments into the front, side, and rear yard setbacks
- » Matches the desired character of the community
- » Can be habitable and usable floor area
- » No restrictions on the % of the elevation allowed
- » May be located opposite of another cantilever
- » Complies with the 3-foot minimum building code setback





# The Process – follows a Type III City procedure



# Questions?

## **Melissa Slotemaker, AICP**

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