

# Residential Infill Project Concept Report

Planning and Sustainability  
Commission

Briefing - October 25, 2016



Bureau of Planning and Sustainability  
Innovation. Collaboration. Practical Solutions.



# What we will cover today

- Background
- Proposal by Topic:
  - Scale of Infill Buildings - Q&A
  - Housing Choice - Q&A
  - Narrow Lots - Q&A
- Economic Analysis - Q&A

A large crowd of people gathered outdoors, likely at a festival or event, with a bridge and water visible in the background. The crowd is dense and diverse, with many people sitting on the ground or on chairs. The scene is bright and sunny, suggesting a summer event. In the background, a large bridge spans across a body of water, and there are trees and other structures visible. The overall atmosphere is one of a large-scale public gathering.

# Portland 2035

Vision: Portland is a prosperous, healthy, equitable and resilient city where everyone has access to opportunity and is engaged in shaping decisions that affect their lives.



# Portland 2035

123,000 new households  
~2% annual growth

140,000 new jobs  
26% of regional growth

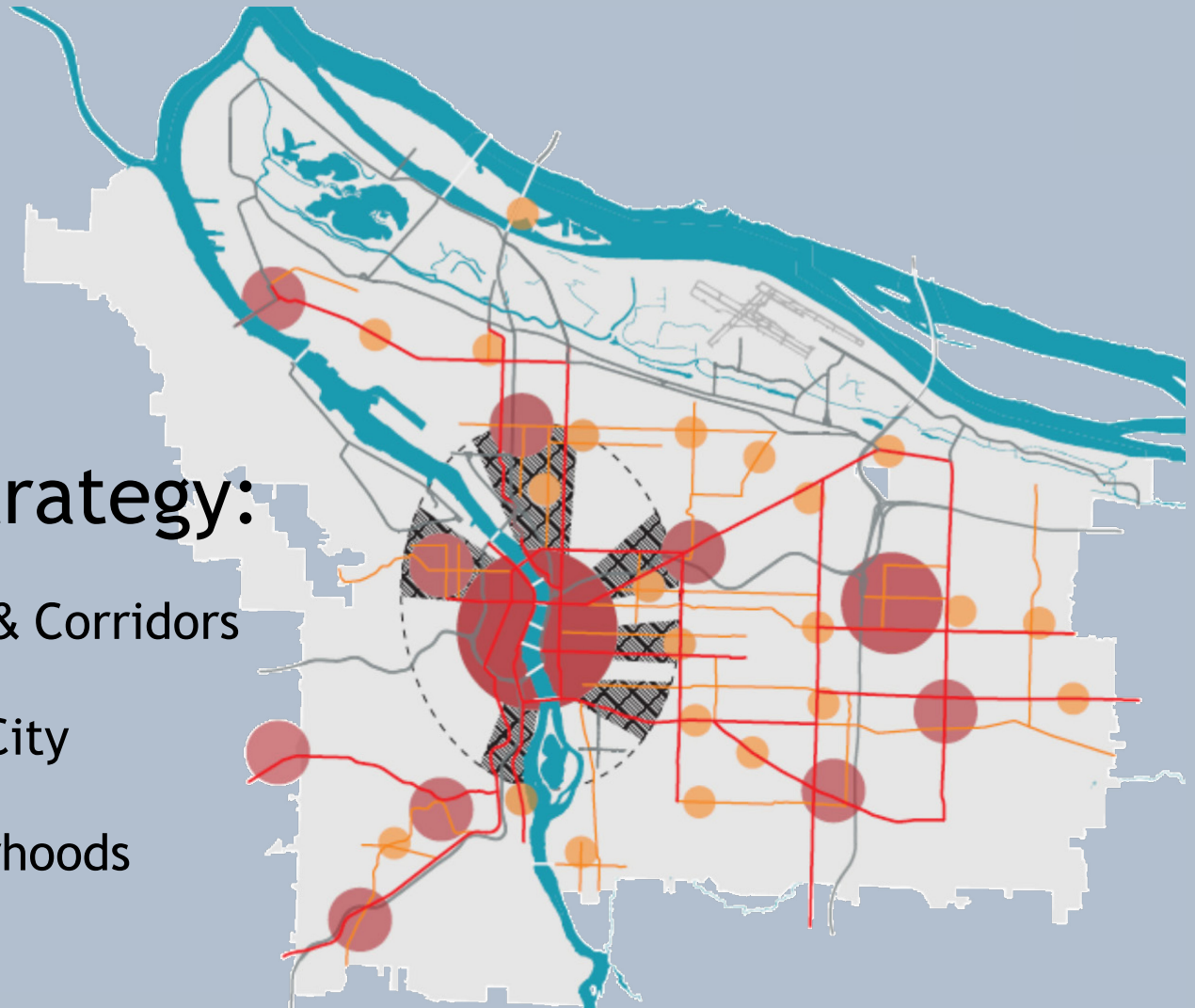
# 2035 Comprehensive Plan

## Growth Strategy:

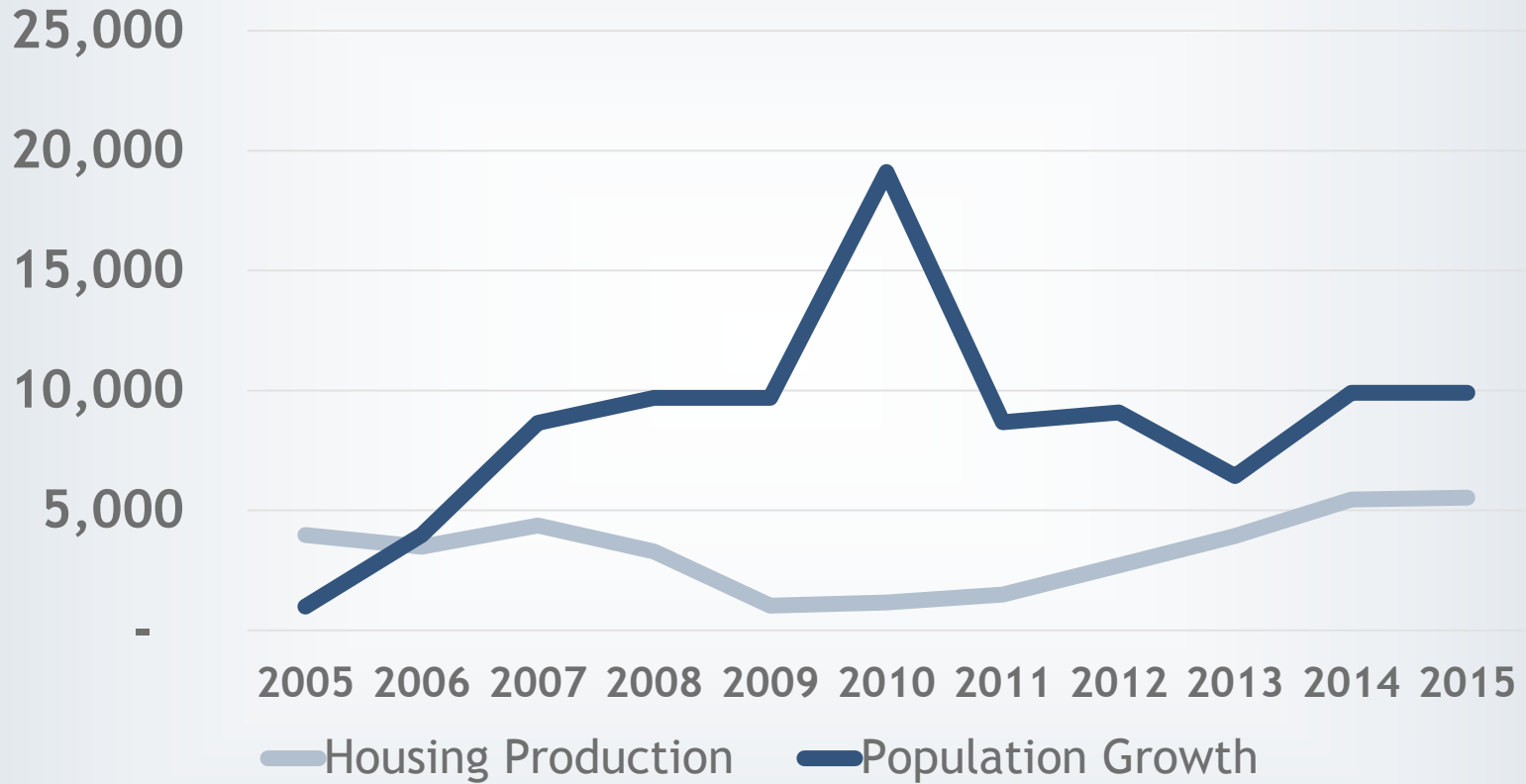
50% Centers & Corridors

30% Central City

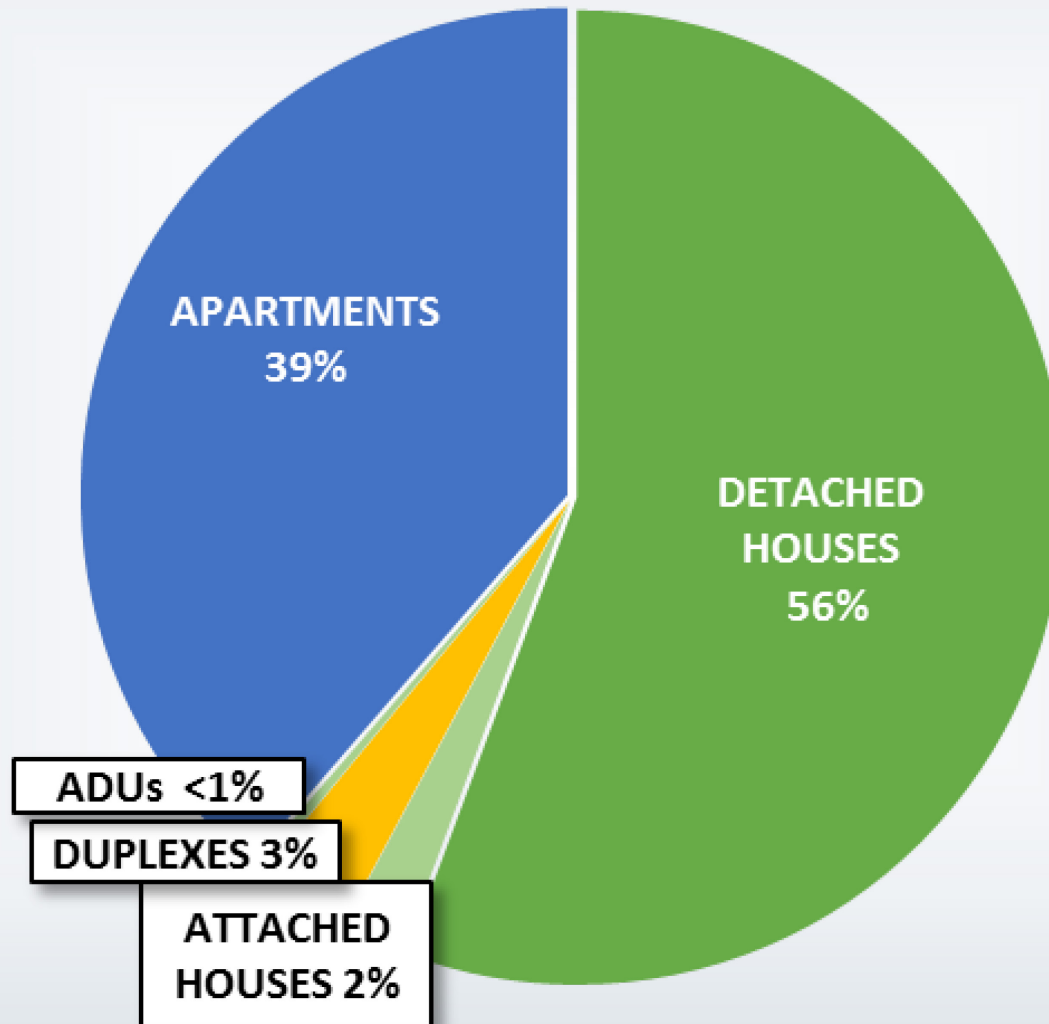
20% Neighborhoods



# Housing Production and Population Growth (NET) 2004 - 2015



# Housing Supply by Type



# Land Supply by Zone

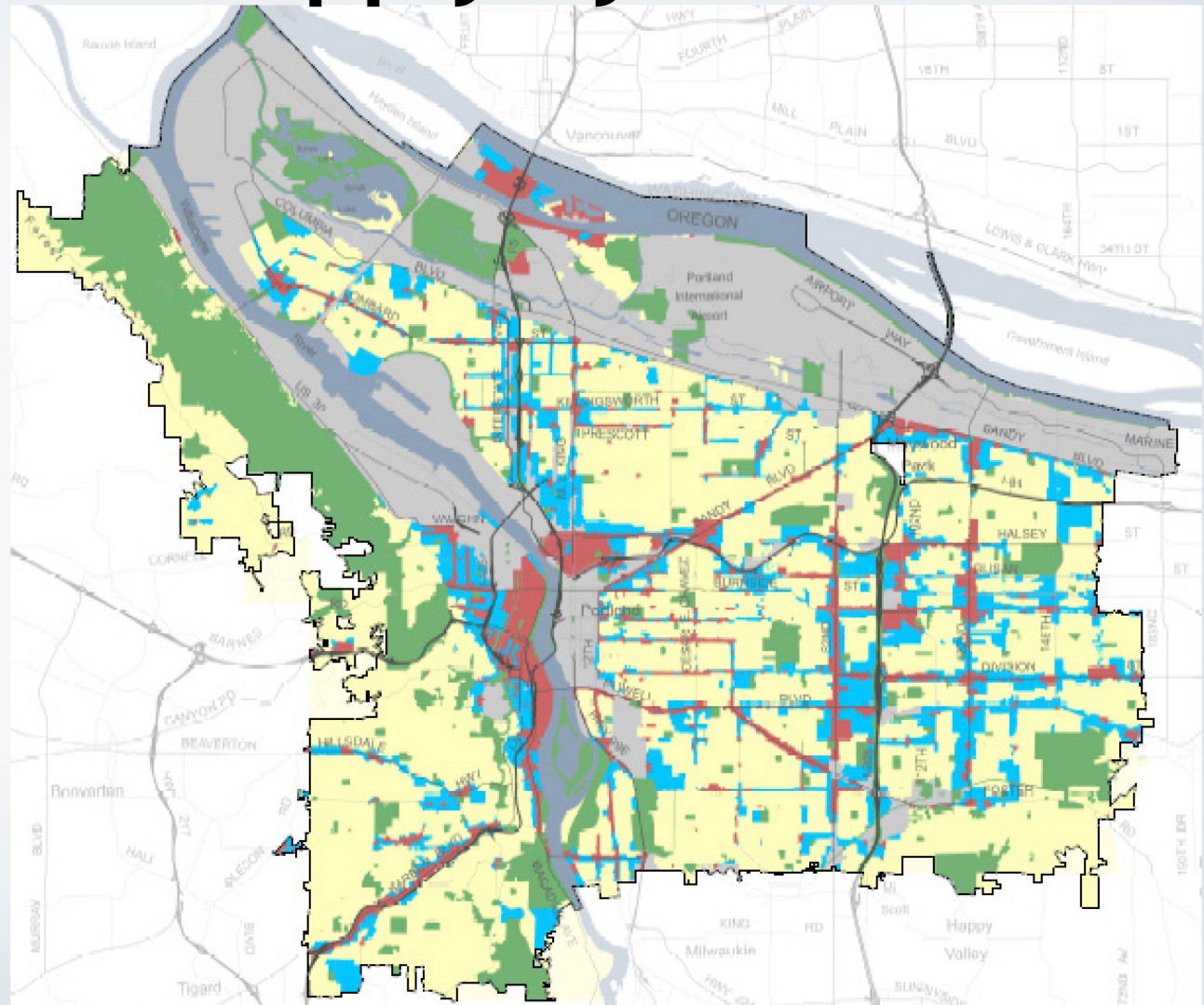
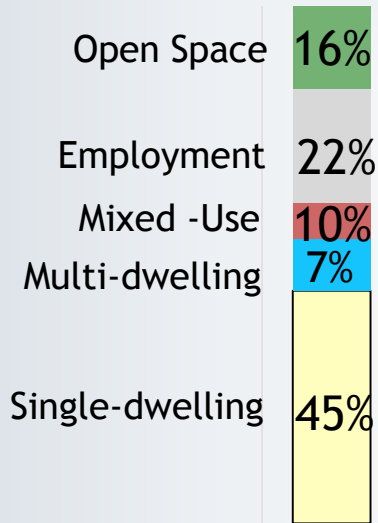
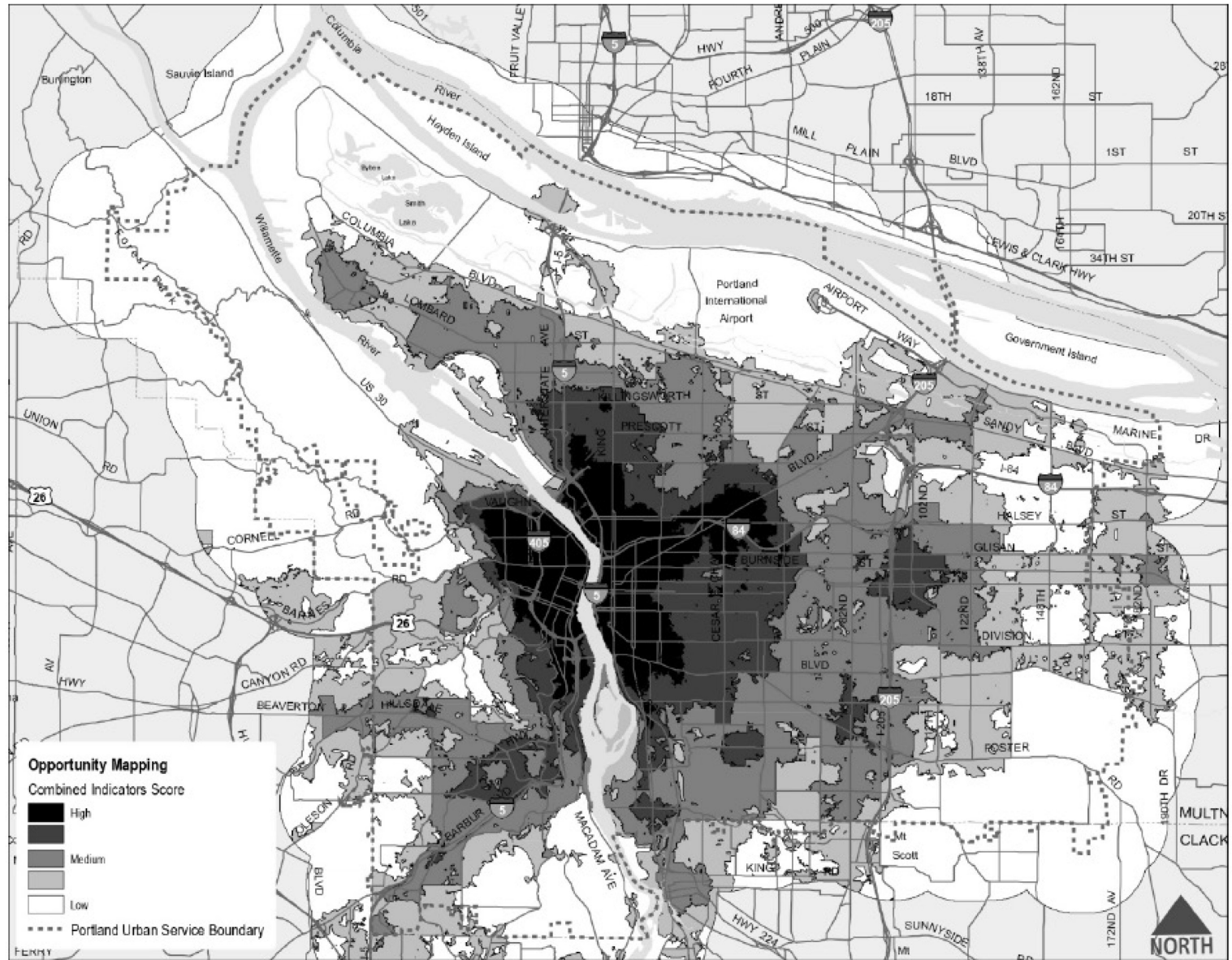
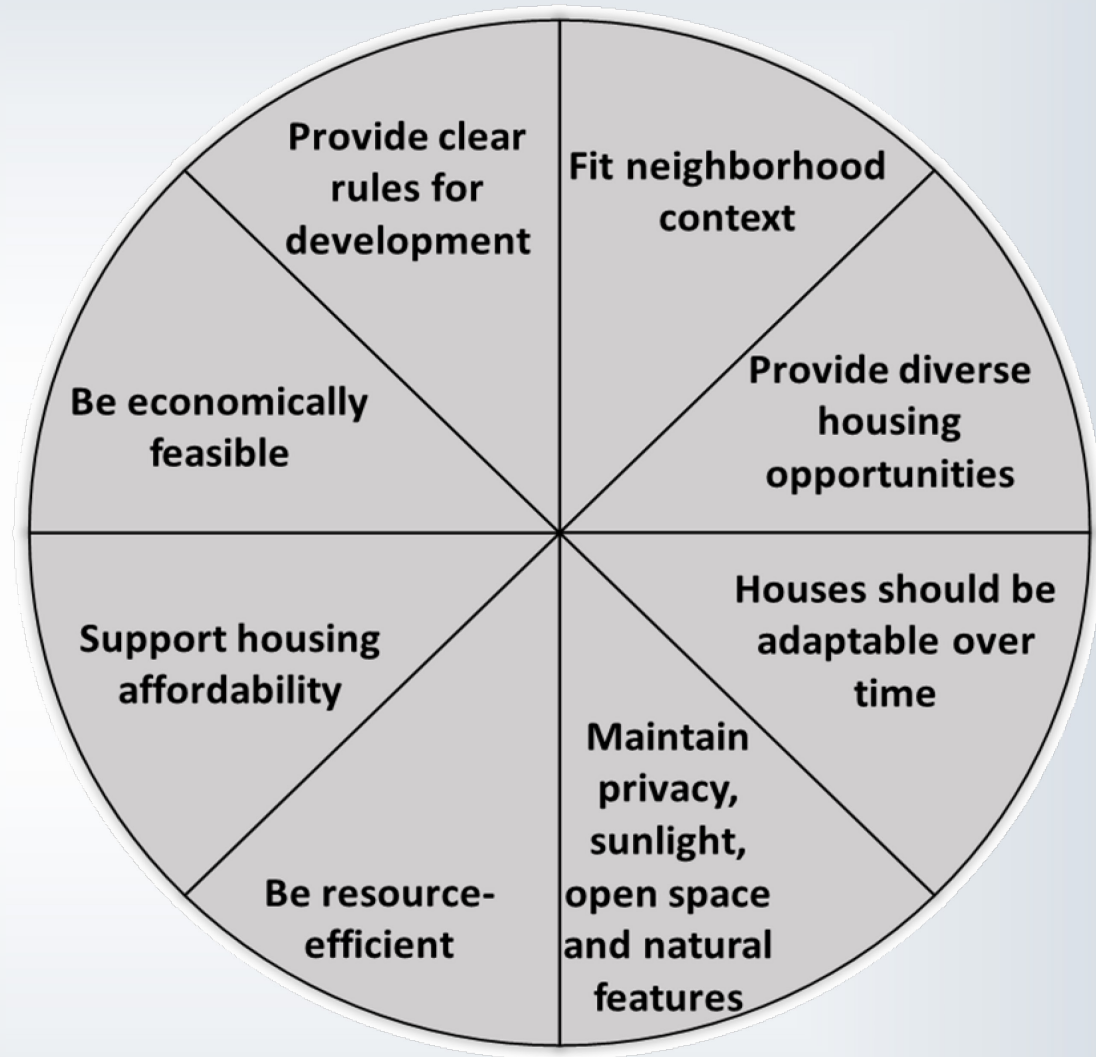




Figure 5-1. Housing Opportunity Map



*“Adapt  
Portland’s  
single-dwelling  
zoning rules  
to meet the  
needs of current  
and future  
generations.”*



# Public Engagement

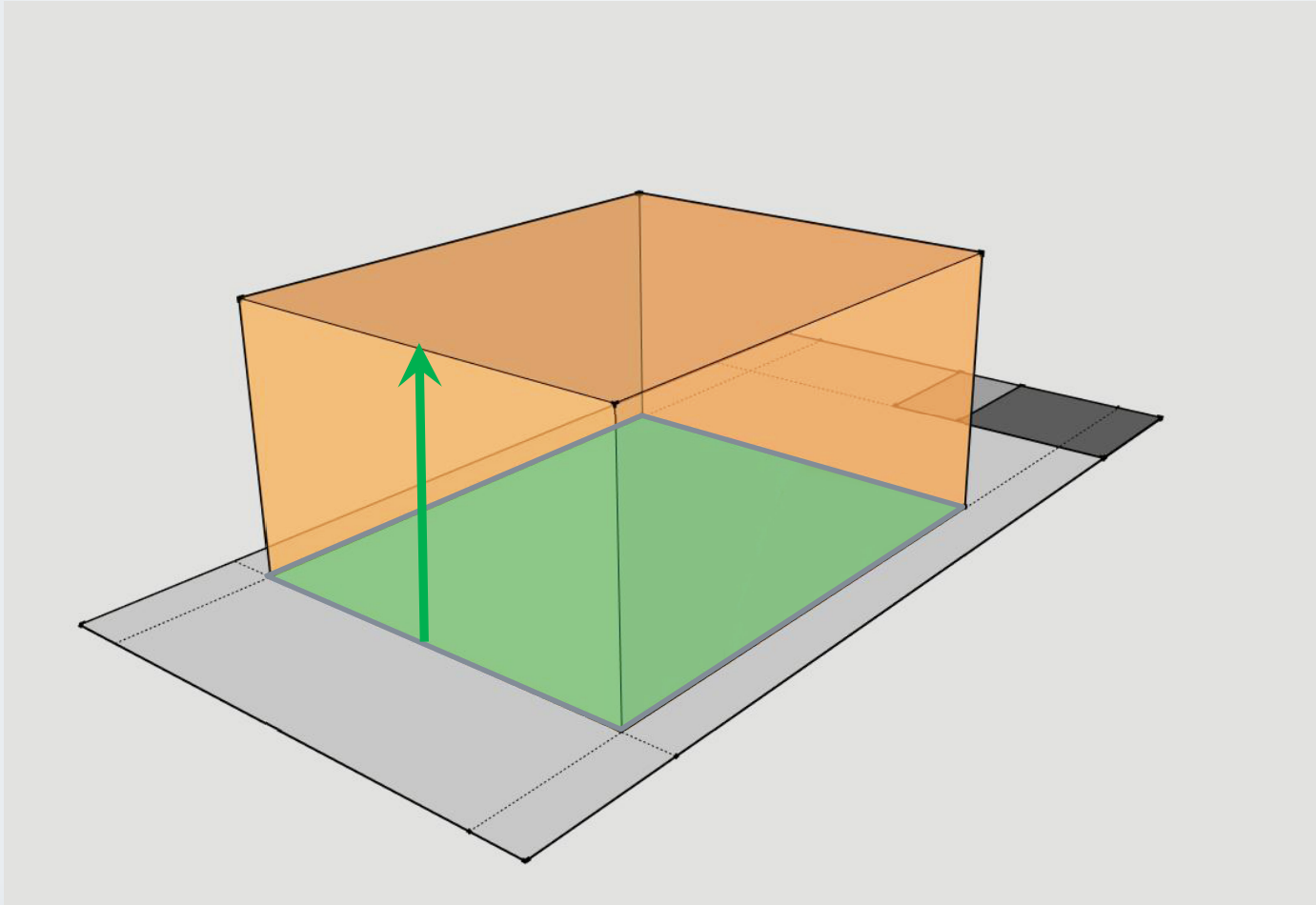
- Stakeholder Advisory Committee  
August 2015 - October 2016
- Online questionnaire  
December 2015 - January 2016
- Open Houses & Questionnaire  
June 2016 - August 2016
- Meetings, forums, and ongoing communication (e-update, facebook, etc.)

# TOPICS

1. *Address the SCALE of houses*
2. *Increase the range of HOUSING CHOICE*
3. *Improve NARROW LOT development*

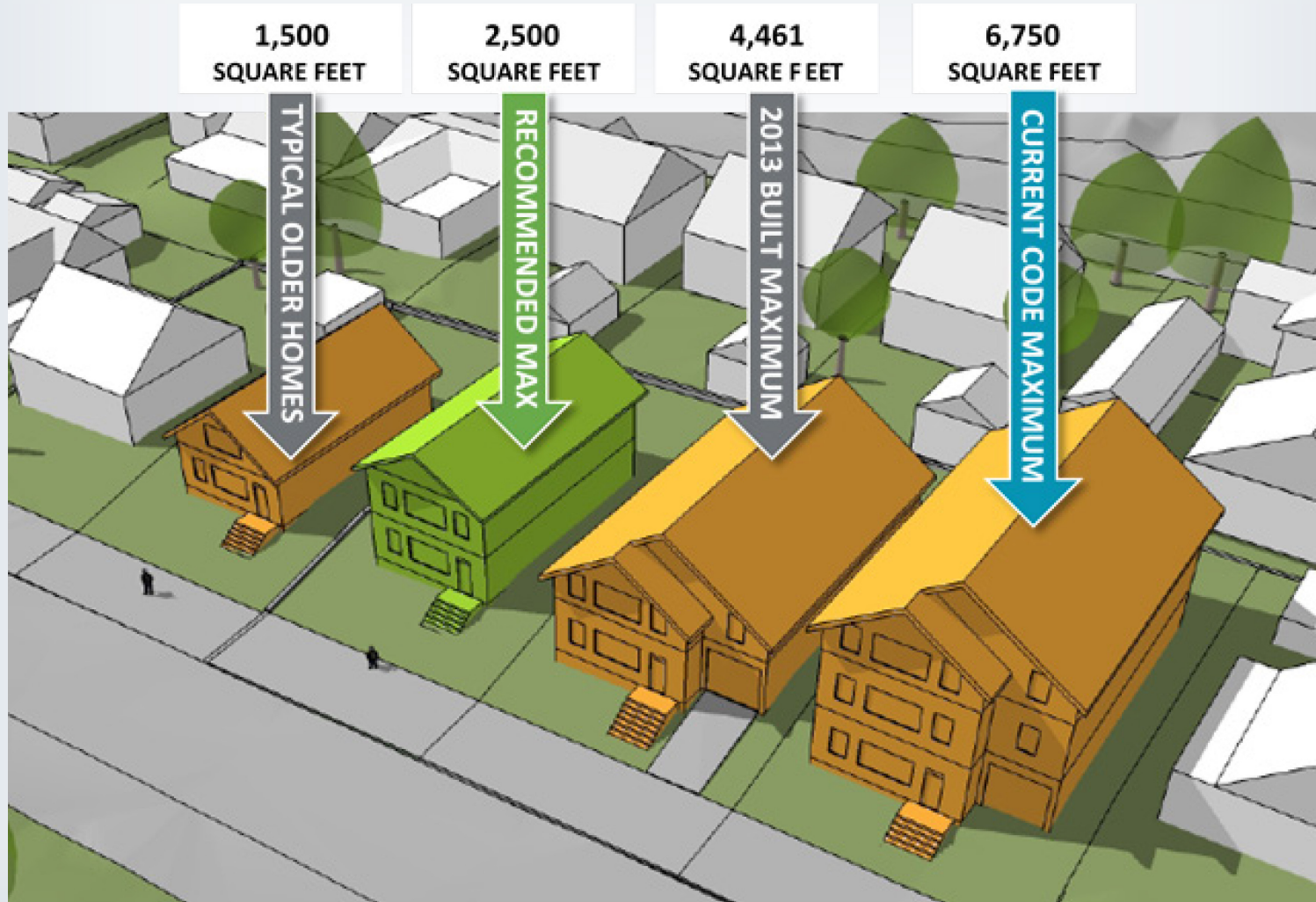
# SCALE

## Size



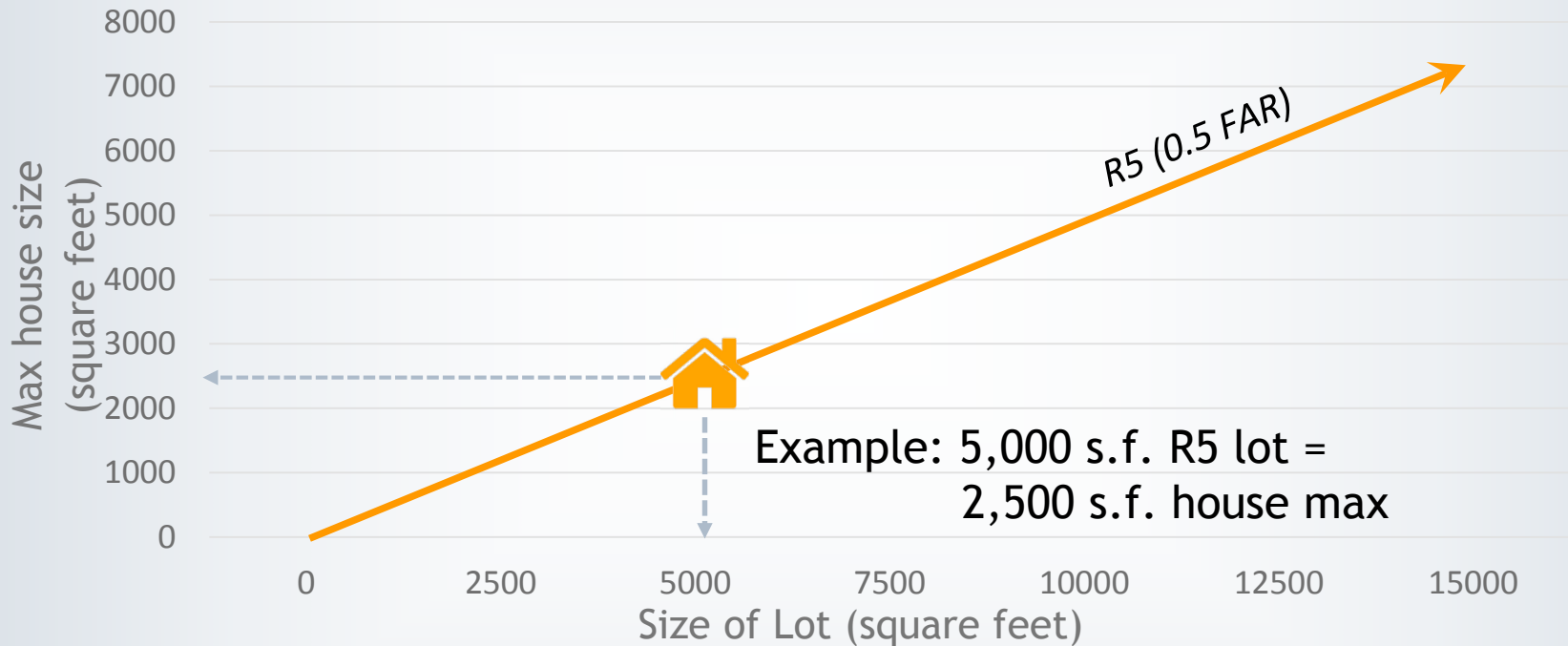
# SCALE

## Limit the size of houses



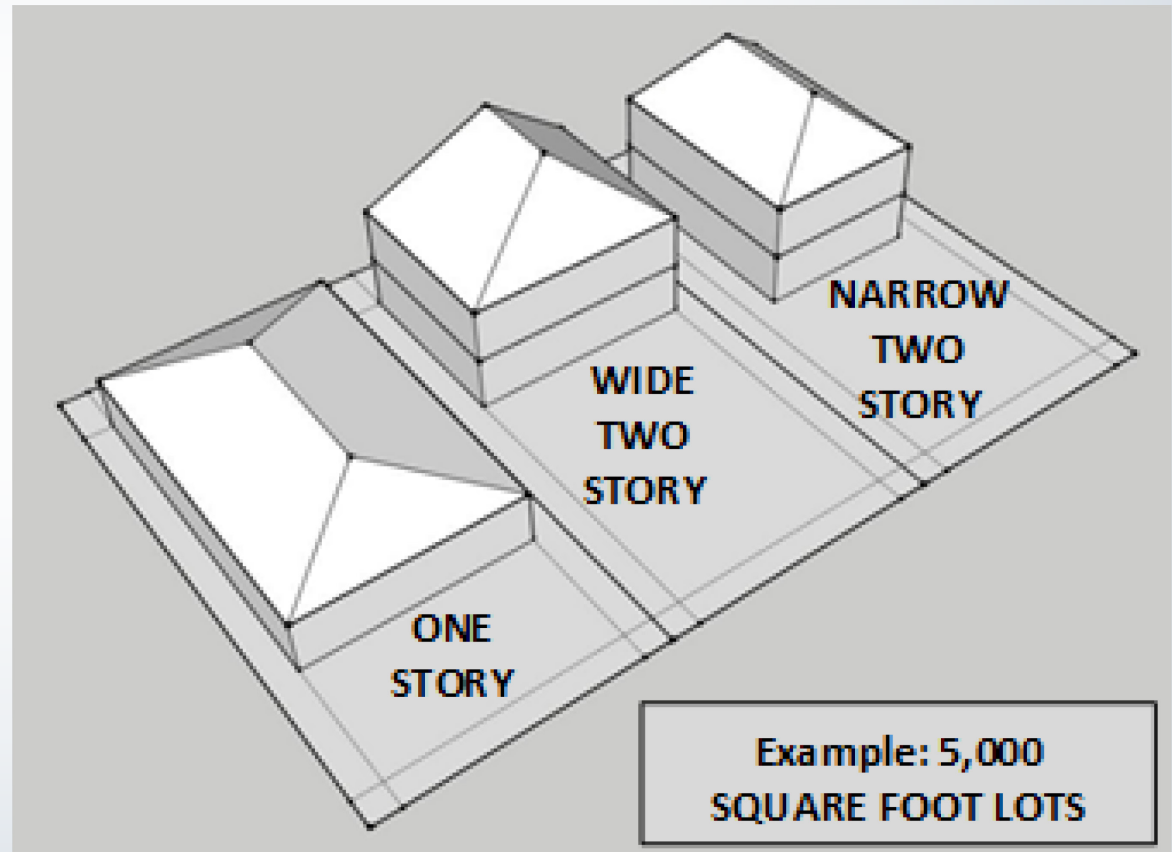
# SCALE

## size varies on lot size and zone



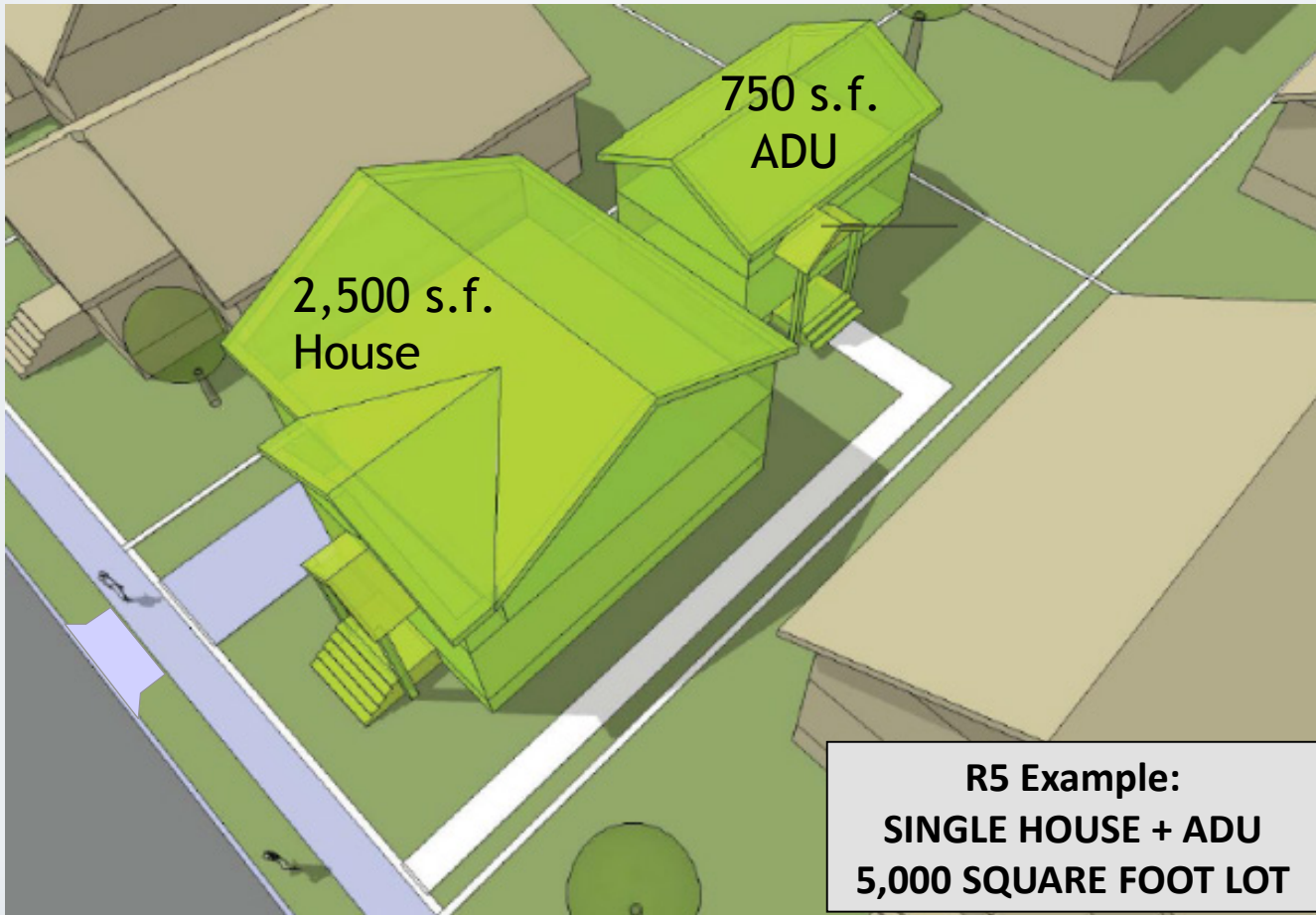
# SCALE

- FAR offers flexibility

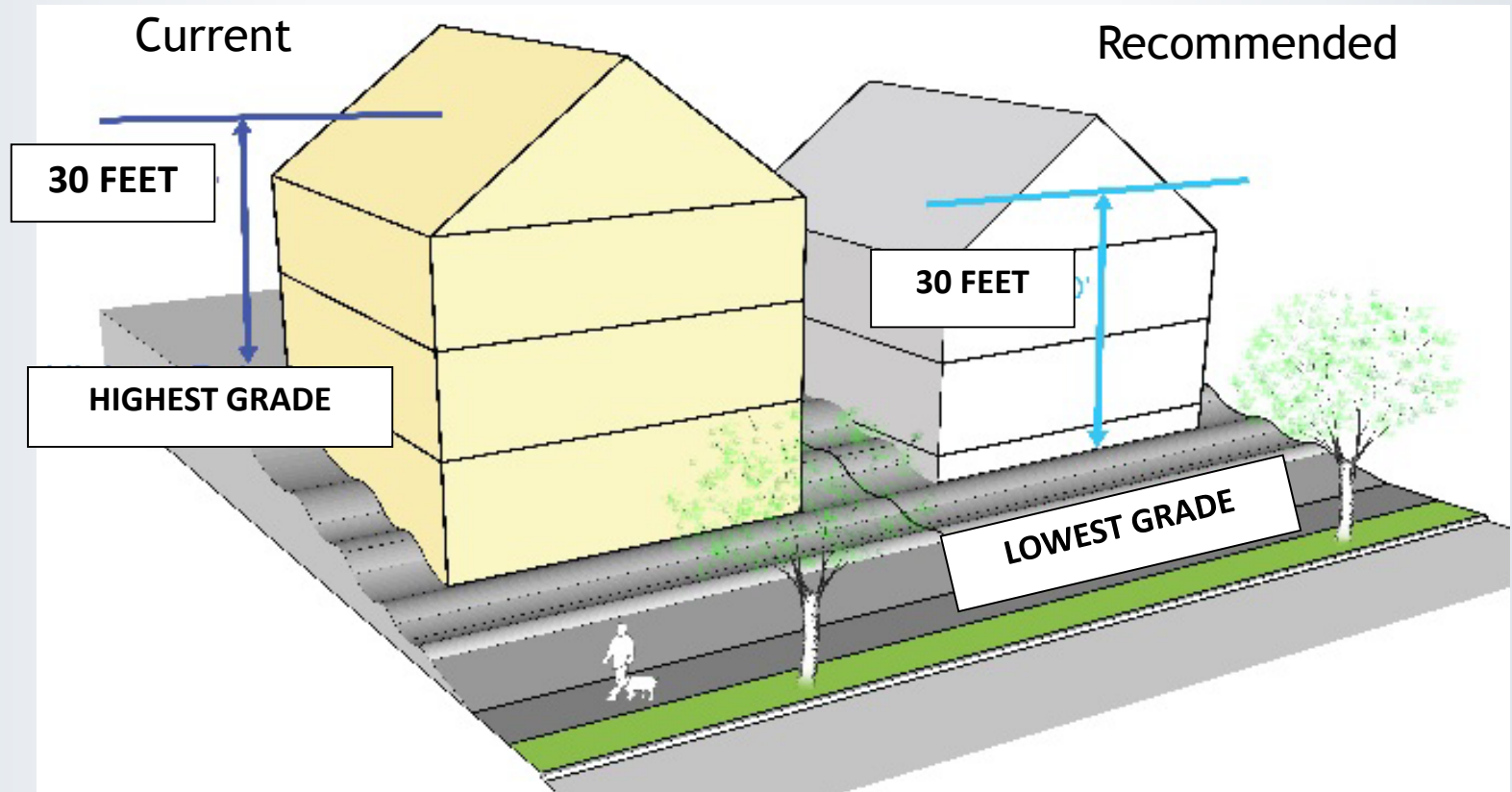




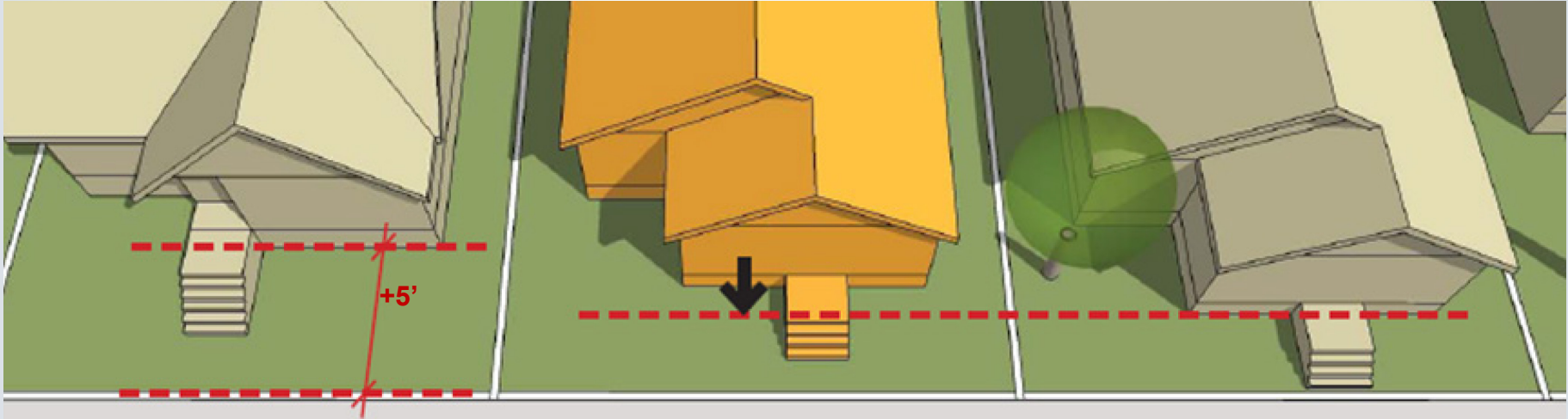
# SCALE



# SCALE Height



# SCALE Setbacks



**INCREASE SETBACK BY 5 FEET  
(e.g. FROM 10 TO 15 FEET IN R5 ZONE)**

**SETBACK CAN REDUCE TO  
MATCH ADJACENT HOUSE**

# Q&A

## *Scale of Houses Recommendations:*

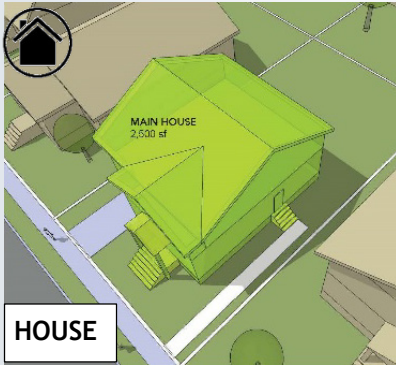
1. Limit the size of houses while maintaining flexibility
2. Lower the house roofline
3. Improve setbacks to better match adjacent houses

# TOPICS

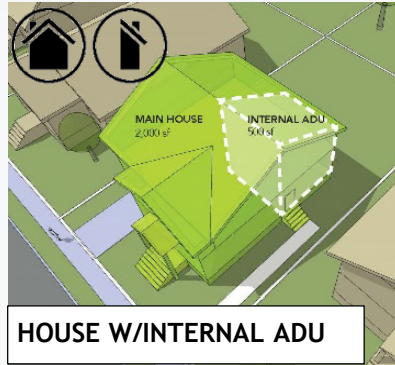
1. *Address the SCALE of houses*
2. *Increase the range of HOUSING CHOICE*
3. *Improve NARROW LOT development*

# HOUSING CHOICE

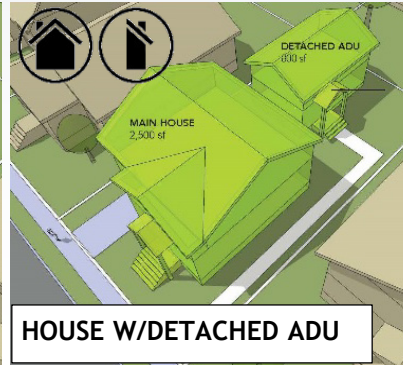
## More types in select areas



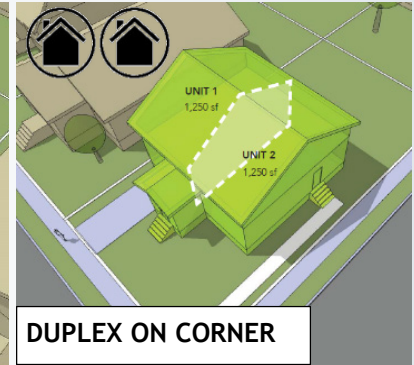
HOUSE



HOUSE W/INTERNAL ADU

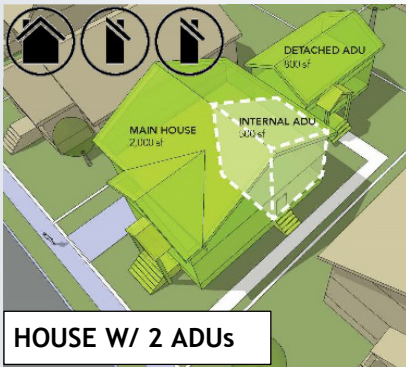


HOUSE W/DETACHED ADU

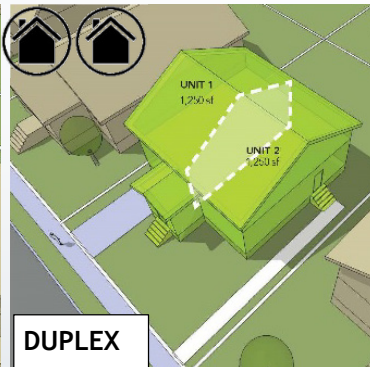


DUPLEX ON CORNER

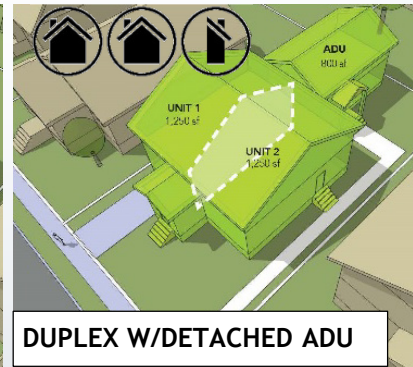
### Proposed Additional Types



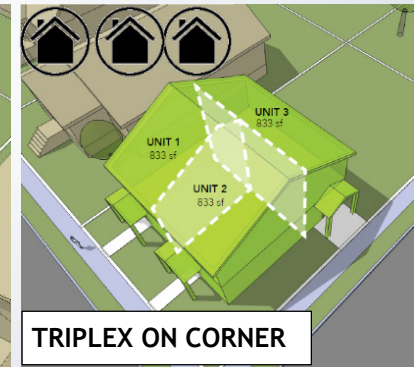
HOUSE W/ 2 ADUs



DUPLEX



DUPLEX W/DETACHED ADU



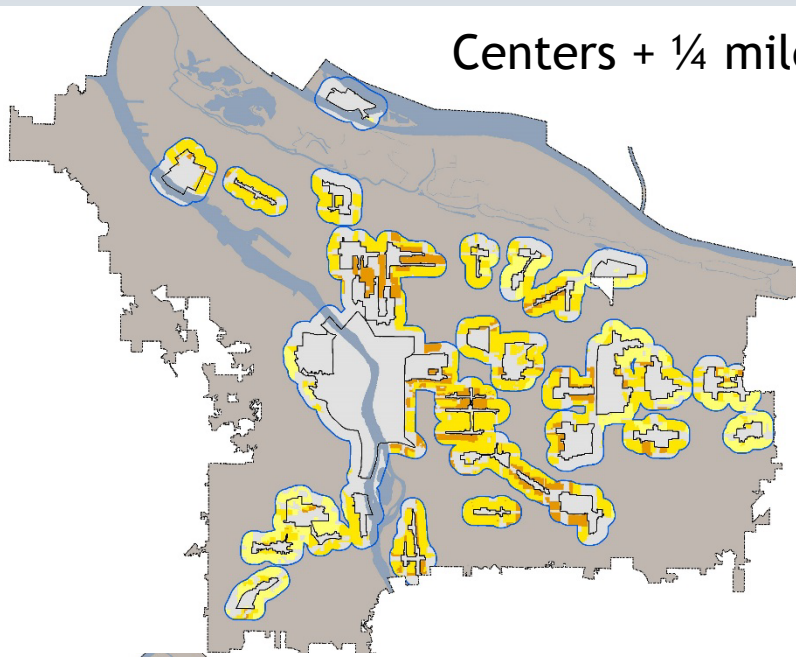
TRIPLEX ON CORNER

# HOUSING CHOICE

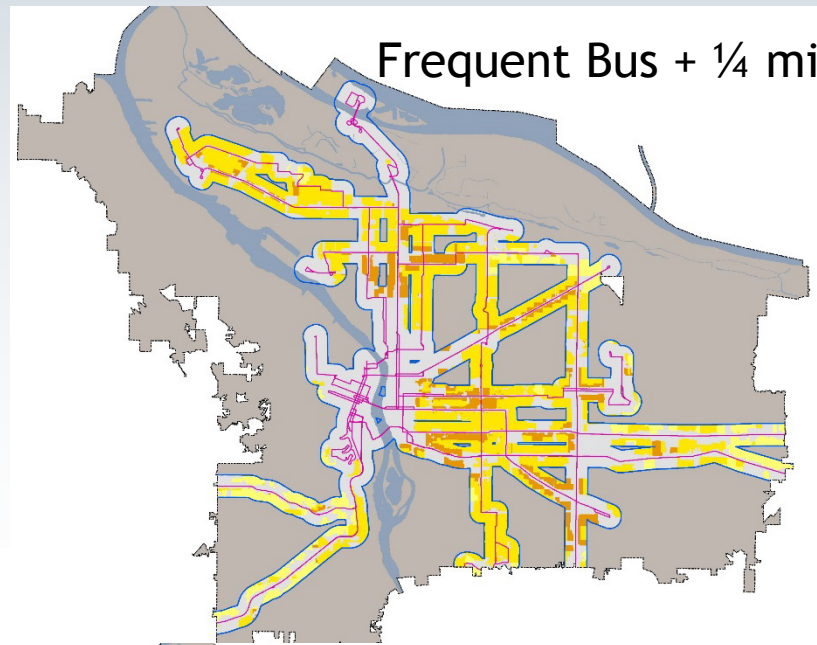
## Scale-appropriate range of types



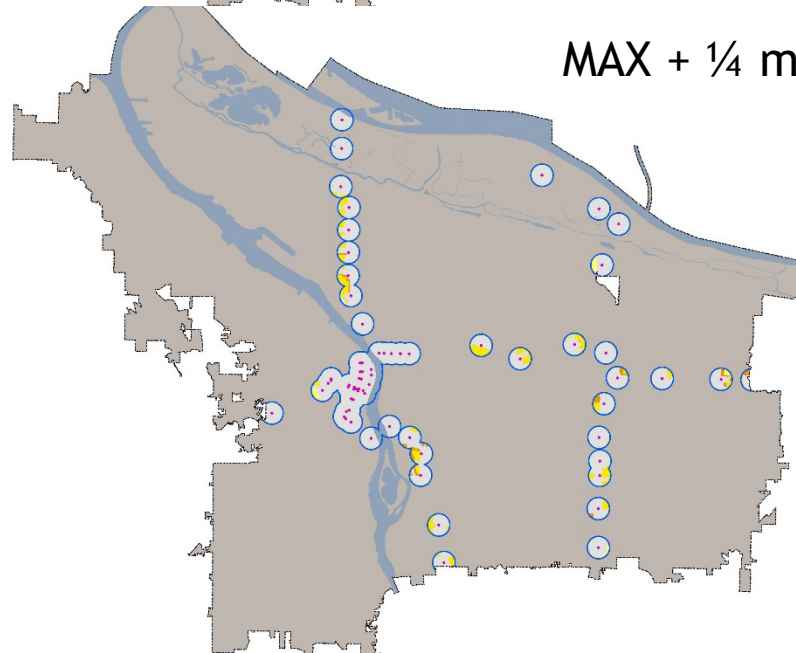
Centers + ¼ mile



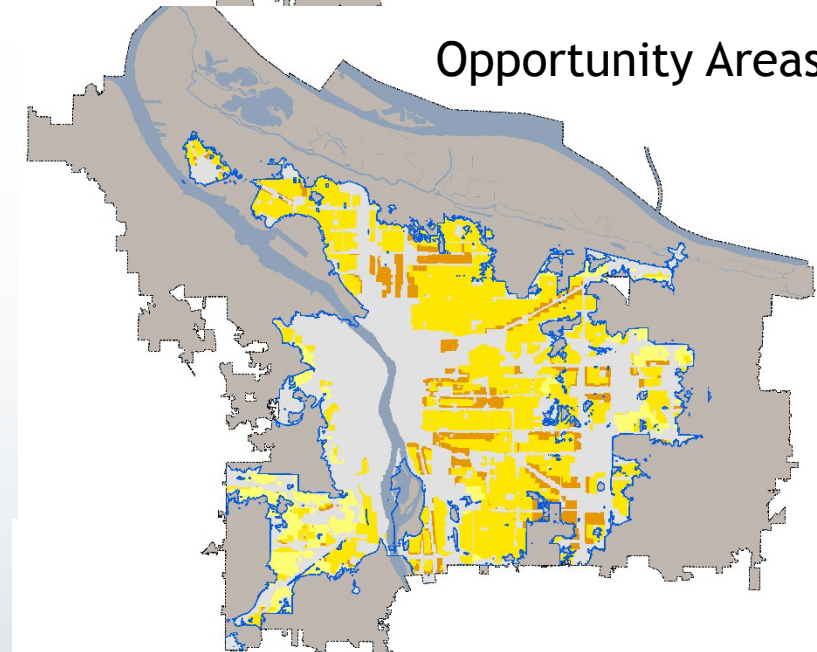
Frequent Bus + ¼ mile



MAX + ¼ mile



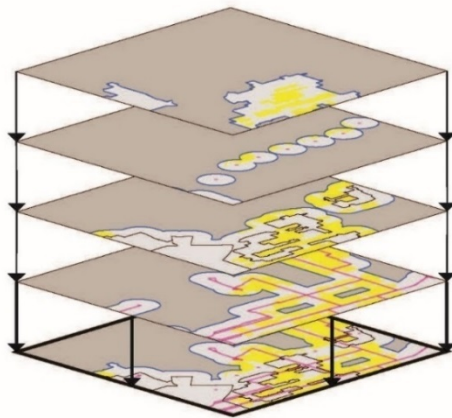
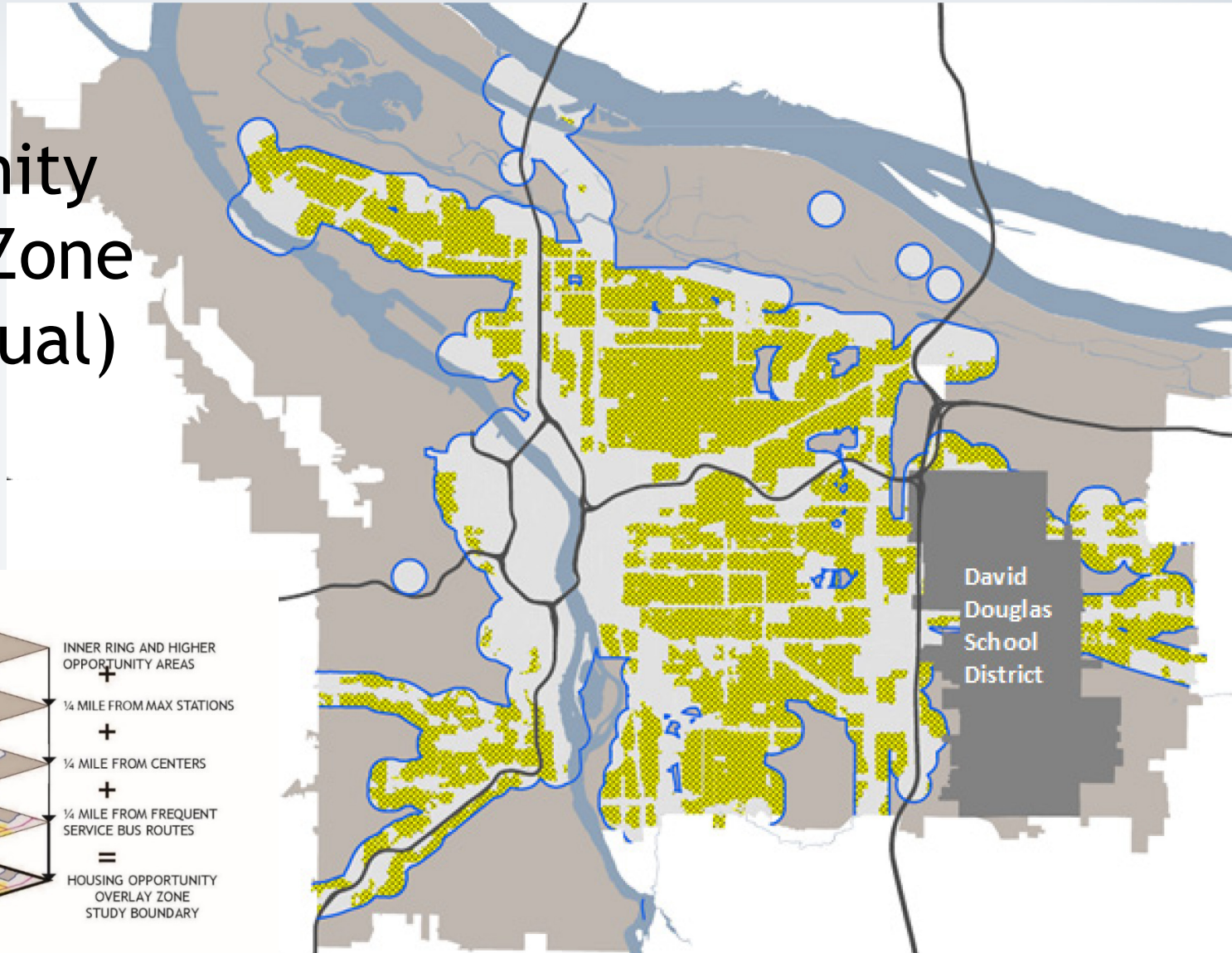
Opportunity Areas





# HOUSING CHOICE

Housing Opportunity Overlay Zone (conceptual)



INNER RING AND HIGHER OPPORTUNITY AREAS  
+  
1/4 MILE FROM MAX STATIONS  
+  
1/4 MILE FROM CENTERS  
+  
1/4 MILE FROM FREQUENT SERVICE BUS ROUTES  
=  
HOUSING OPPORTUNITY OVERLAY ZONE STUDY BOUNDARY

# HOUSING CHOICE

## Cottage Clusters



# HOUSING CHOICE

## Flexibility for existing houses



# Q&A

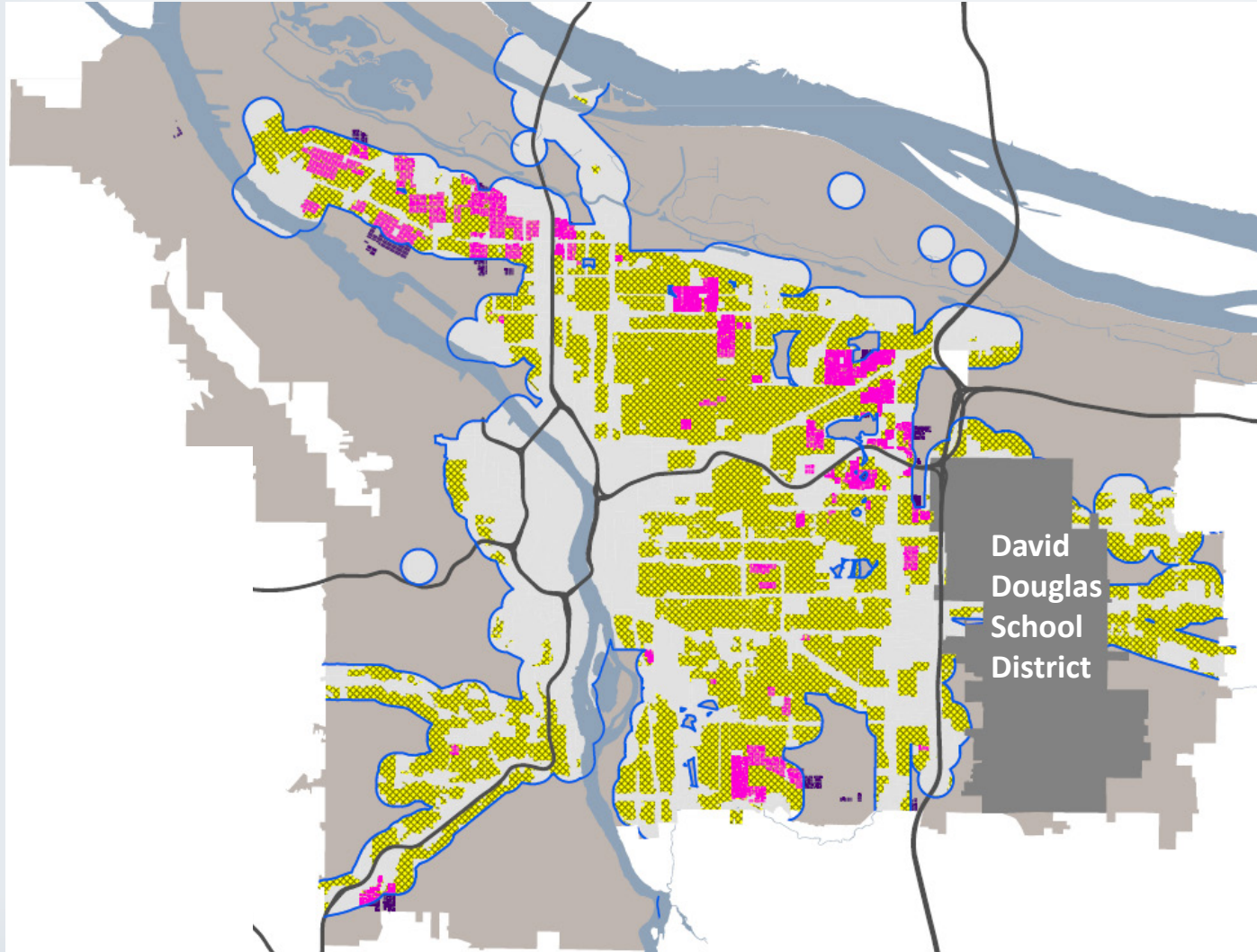
## *Housing Choice Recommendations:*

4. Allow more housing types in select areas and limit their scale to the max size for a house
5. Establish a Housing Opportunity Overlay Zone in select areas
6. Increase flexibility for cottage cluster developments on large lots citywide
7. Provide flexibility for retaining existing houses

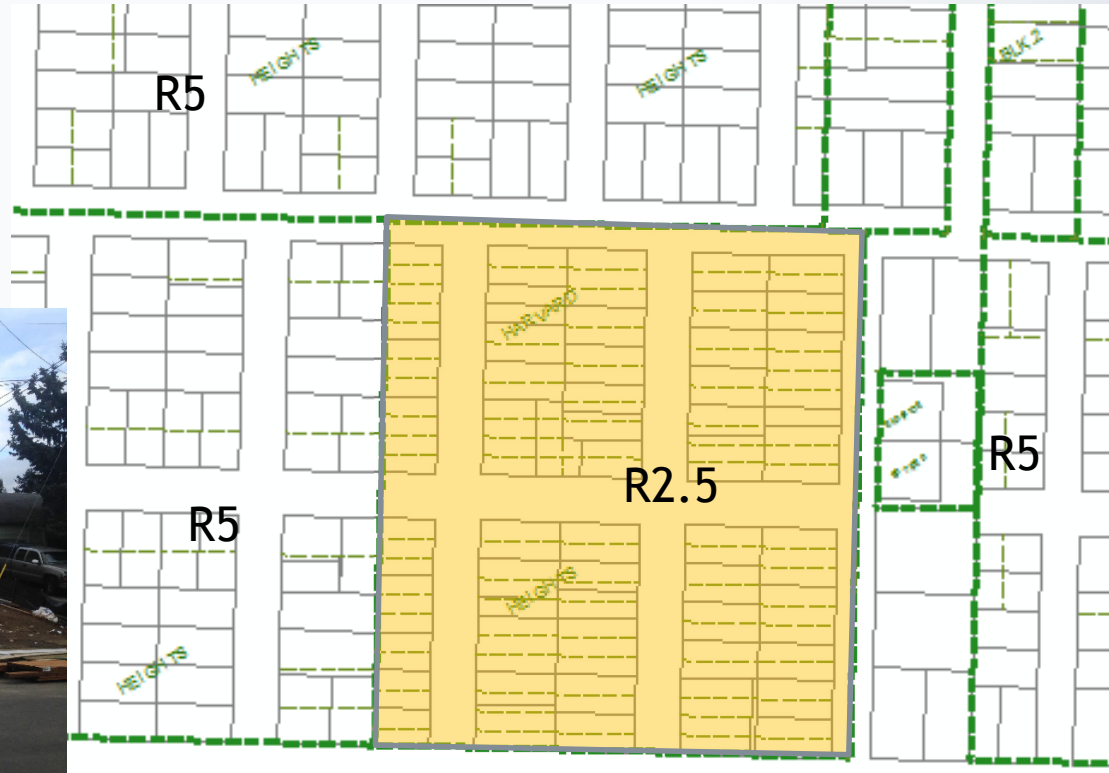
# TOPICS

1. *Address the SCALE of houses*
2. *Increase the range of HOUSING CHOICE*
3. *Improve NARROW LOT development*

# NARROW LOTS

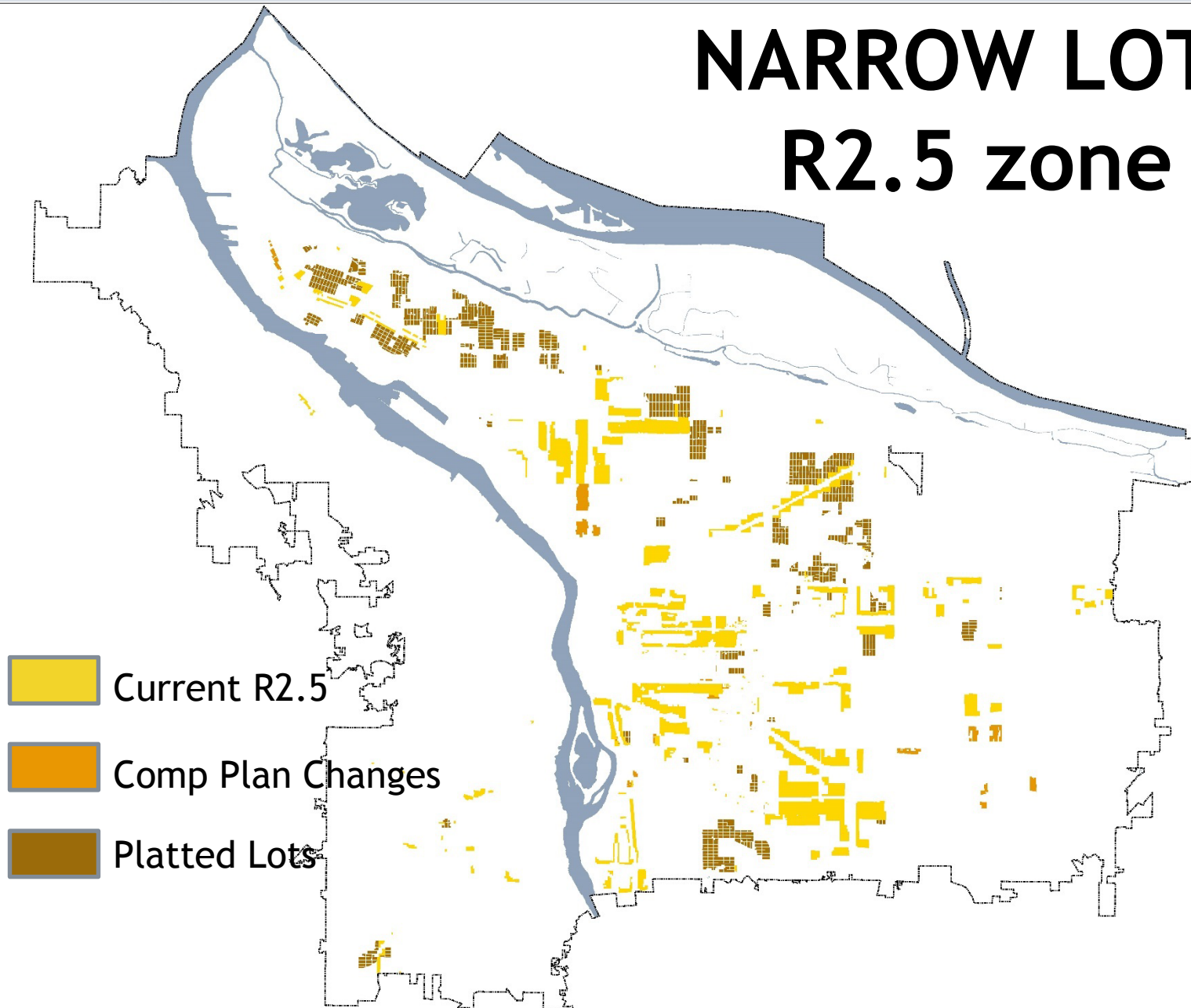


# NARROW LOTS



# NARROW LOTS

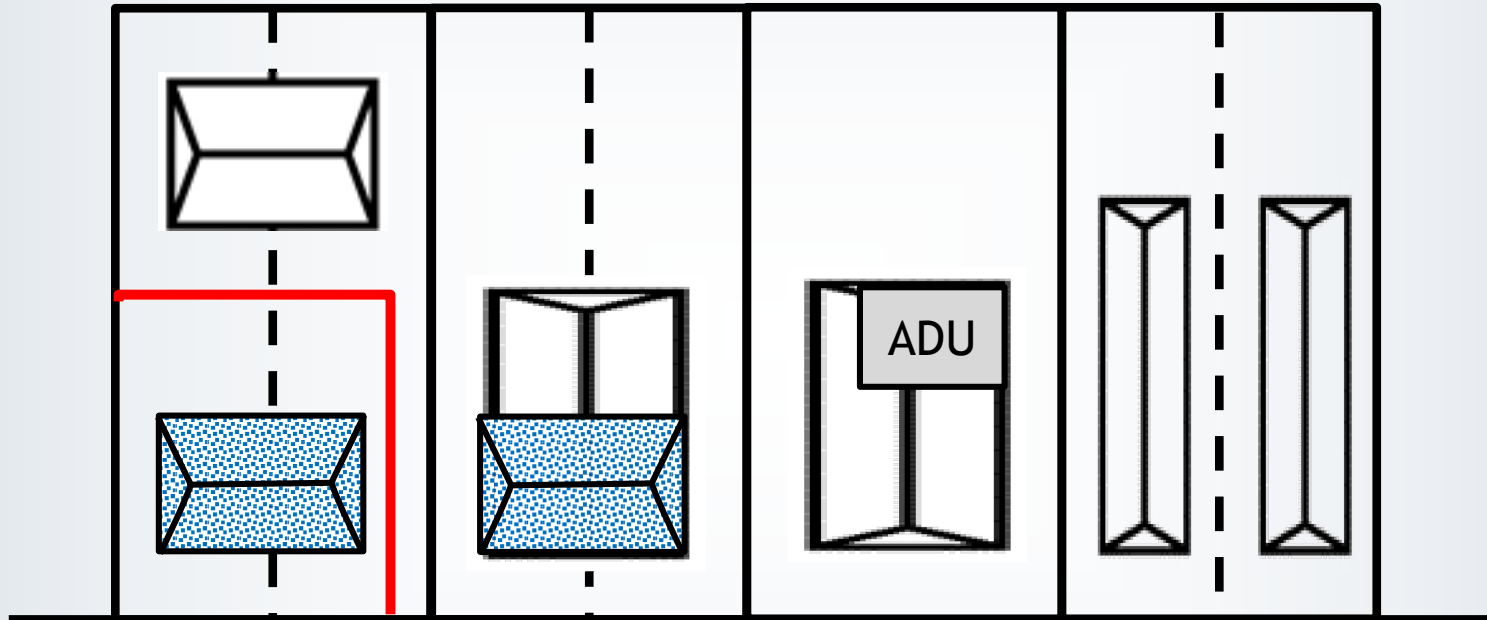
## R2.5 zone





# NARROW LOTS

## R2.5 Zone



1. Flag lot Houses

2. Attached Houses

3. Duplex or house w/ADU

4. Detached Houses

# NARROW LOTS

## Heights



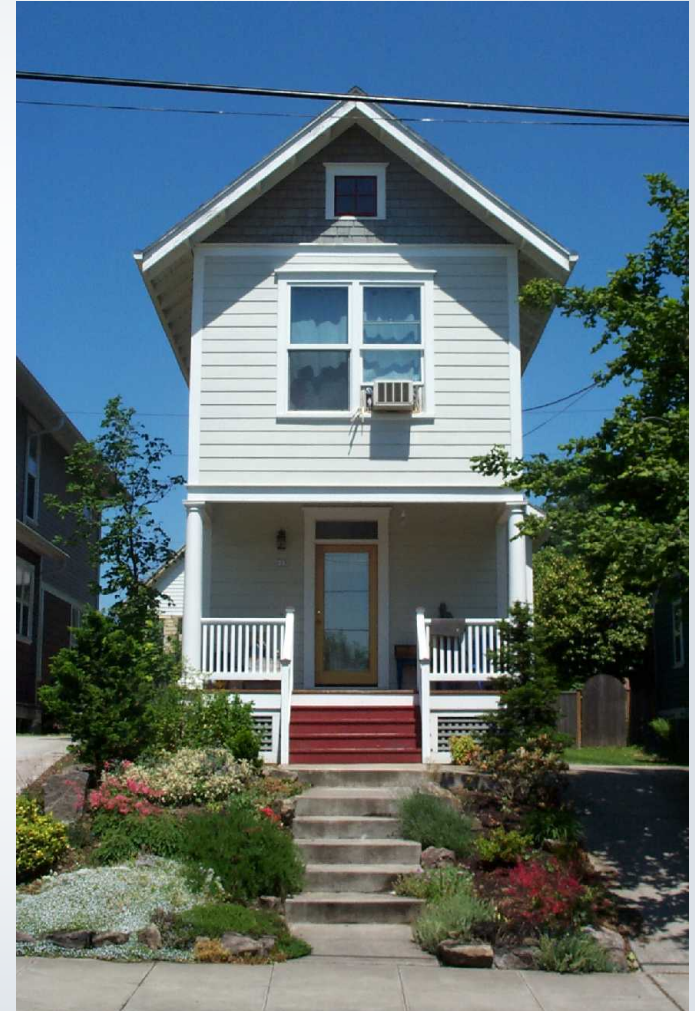
# NARROW LOTS

## Garages and parking



# NARROW LOTS

## Parking



# Q&A

## *Narrow Lot Recommendations:*

8. Rezone historically narrow lots to R2.5 in select areas
9. Citywide improvements to the R2.5 zone
10. Revise parking rules for houses on narrow lots

# Pro Forma Example

Cost Type	Single Family	Duplex (one unit)
Unit Size	2,500 sf	1,250 sf
Development Cost per Square Foot	\$204	\$227
Total Development Cost	\$510,750	\$283,750
Site Acquisition	\$126,750	\$82,813
Developer Yield @ 15%	\$112,500	\$64,687
Sale Price Needed to Support Construction	\$750,000	\$431,250

# Single Family New Construction



Average Size/Unit	2,500 Square Feet	1,250 Square Feet
Total Sale Price	\$750,000	\$431,250
Sale Price per SF	\$300/SF	\$345/SF

# Q&A

## Economic Analysis



# Next Steps

- November 1 - City Council Briefing
- November 9 and 16 - Public Hearings
- 2017 - Begin legislative process

# Residential Infill Project

**Learn more:**

[www.portlandoregon.gov/bps/infill](http://www.portlandoregon.gov/bps/infill)

**Connect:**

[residential.infill@portlandoregon.gov](mailto:residential.infill@portlandoregon.gov)