

37252

Residential Infill Project Concept Report

Portland City Council
Hearing - November 9, 2016



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



Presentation Overview

- Context
- Project's Three Topic Areas:
 - Scale of Infill Buildings
 - Housing Choice
 - Narrow Lots

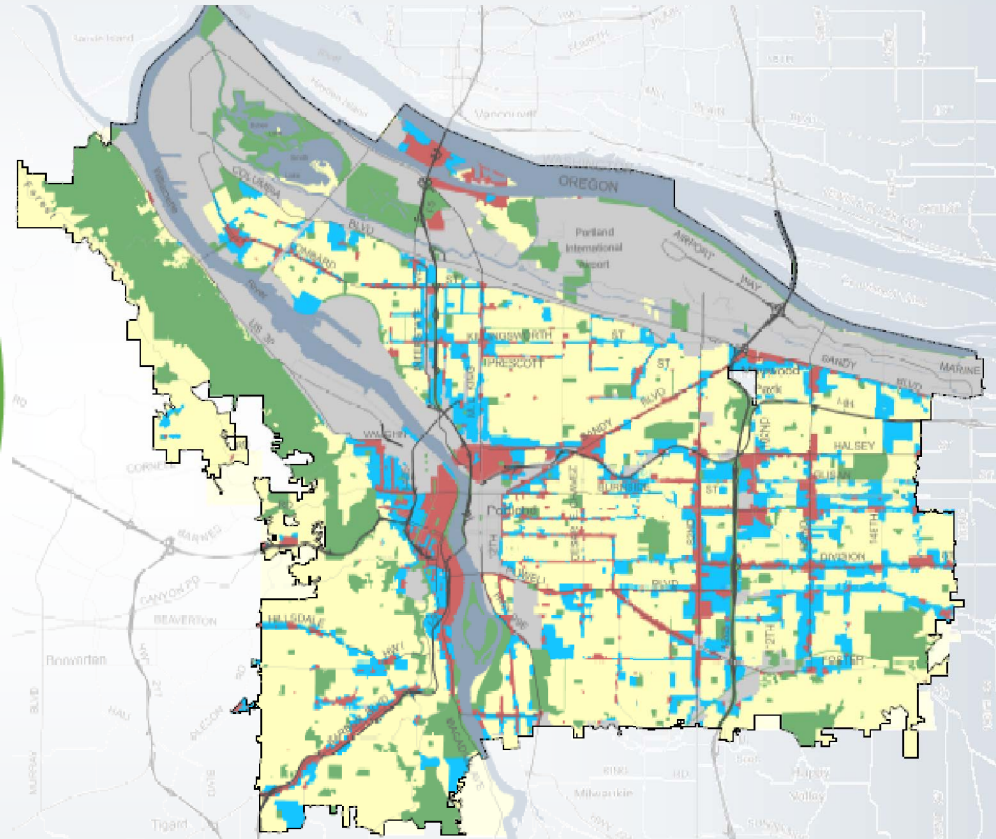
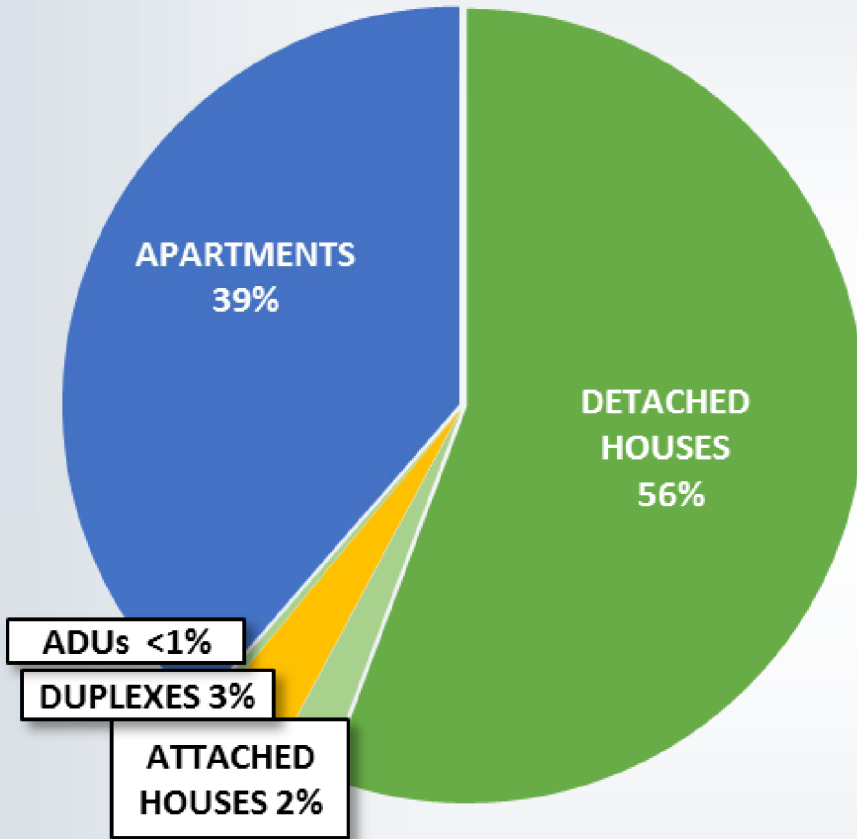
Portland 2035



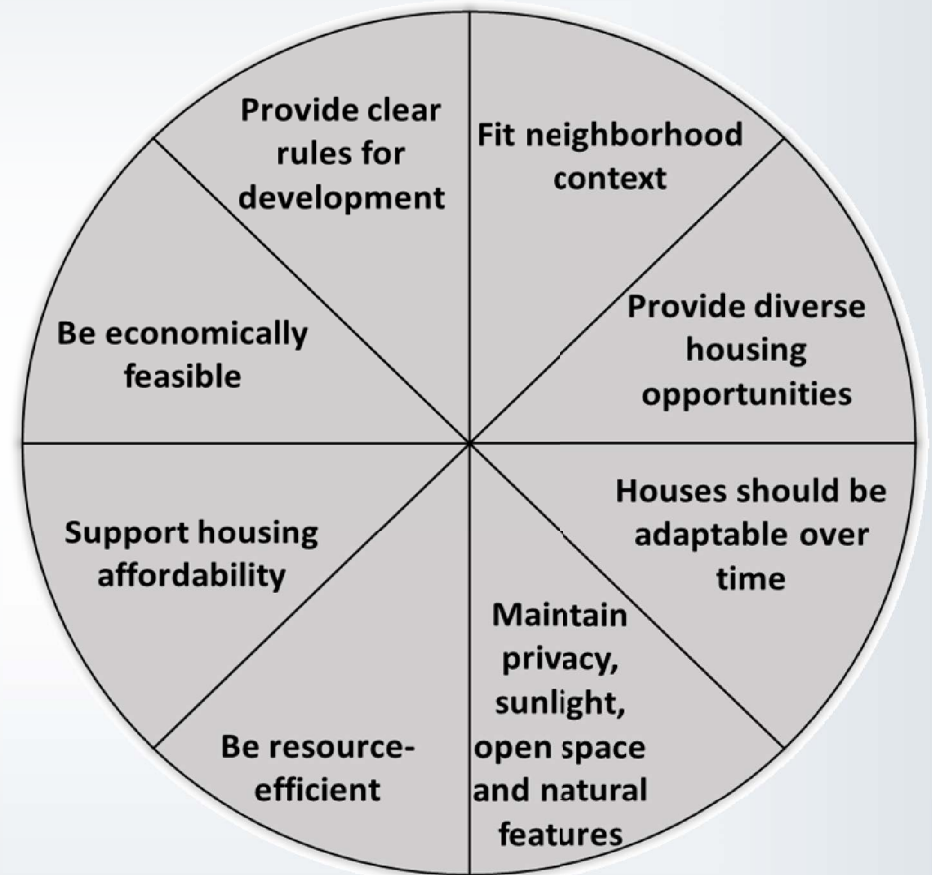
Portland 2035



Portland 2015



Project Goal and Objectives



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

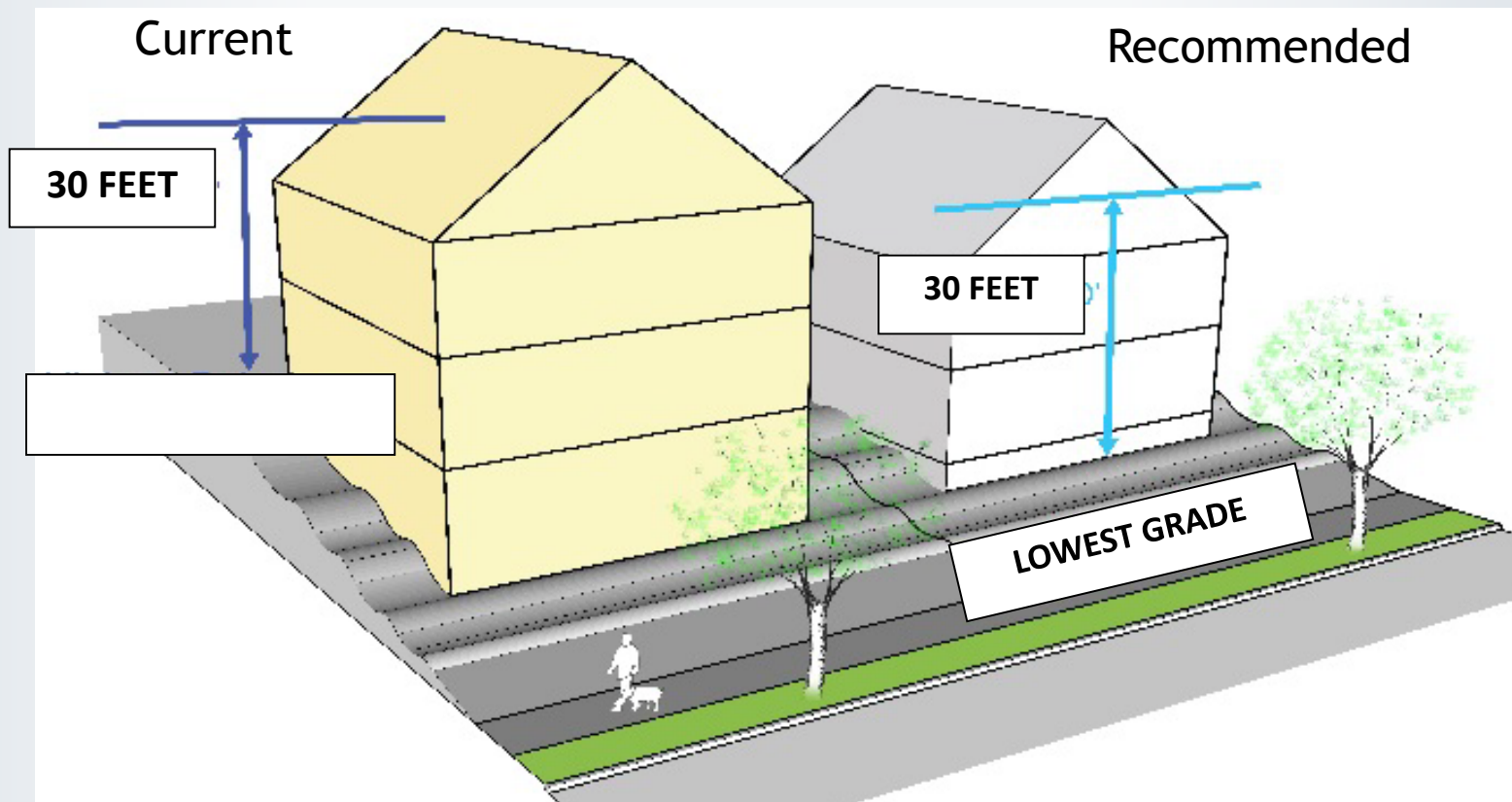
SCALE

Limit the size of houses



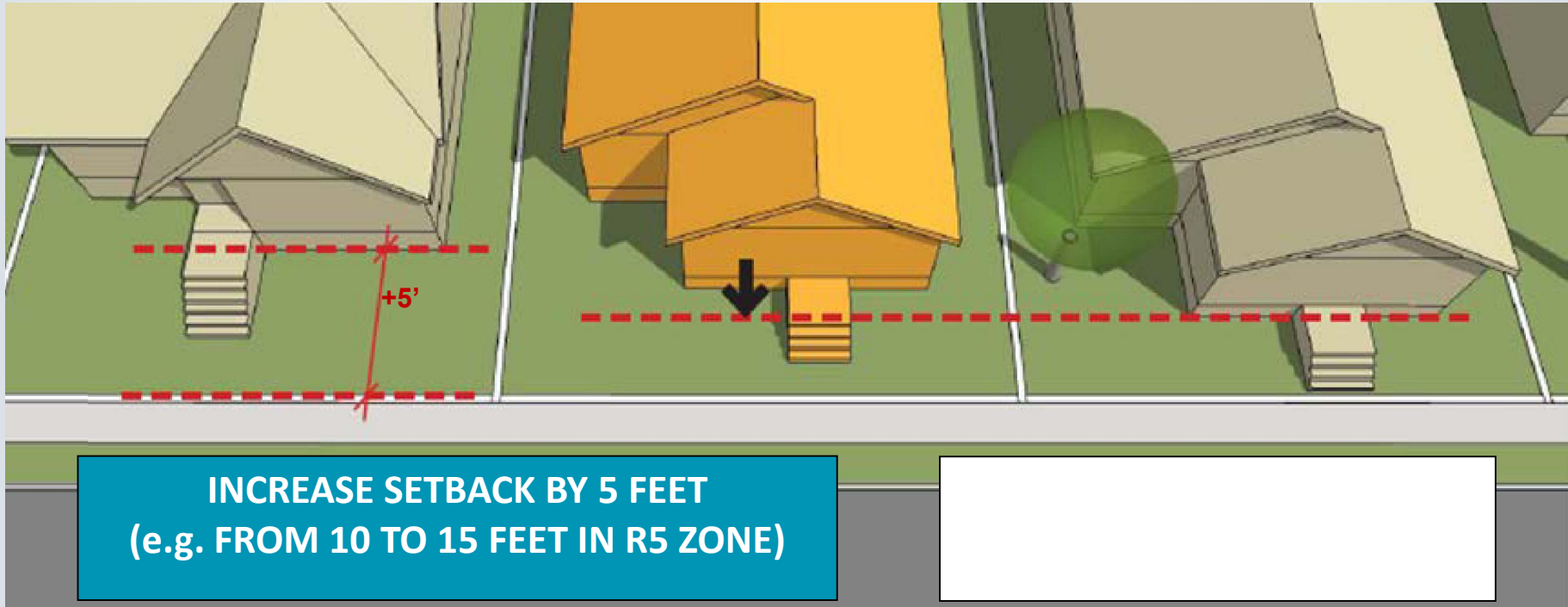
SCALE

Lower heights



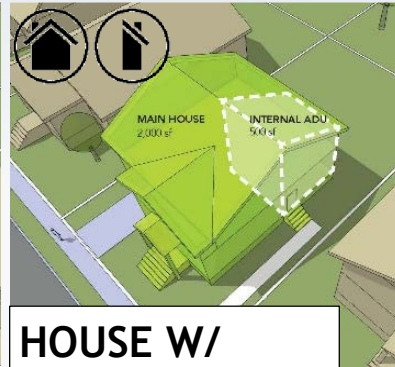
SCALE

Improve setbacks

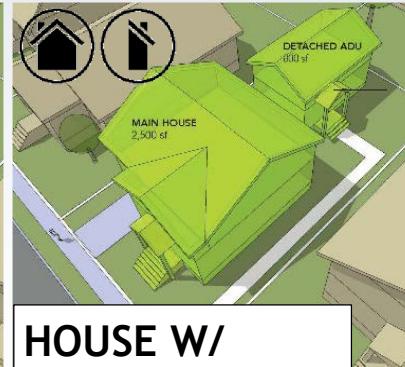


1. *Address the SCALE of houses*
2. *Increase the range of HOUSING CHOICE*
3. *Improve NARROW LOT development*

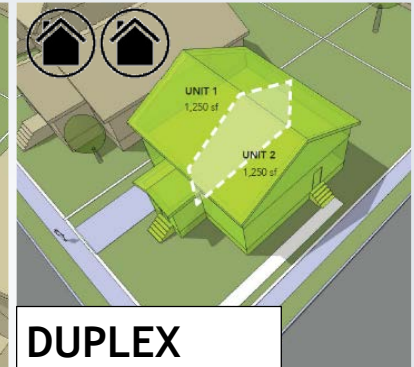
HOUSING CHOICE



**HOUSE W/
INTERNAL ADU**



**HOUSE W/
DETACHED ADU**

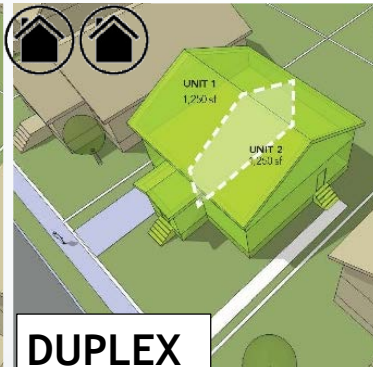


**DUPLEX
ON CORNER**

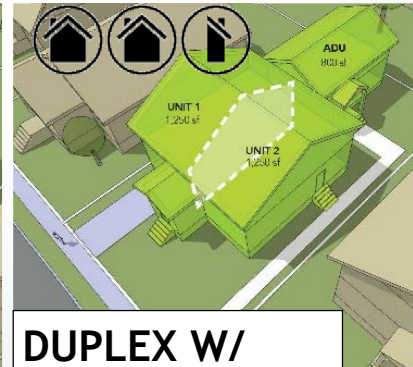
Proposed Additional Types



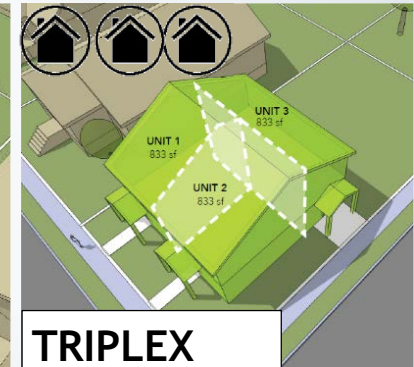
**HOUSE W/
2 ADUs**



DUPLEX



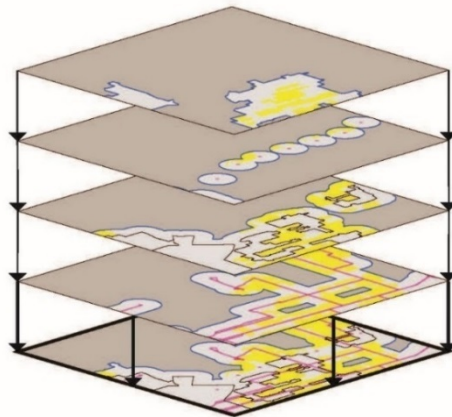
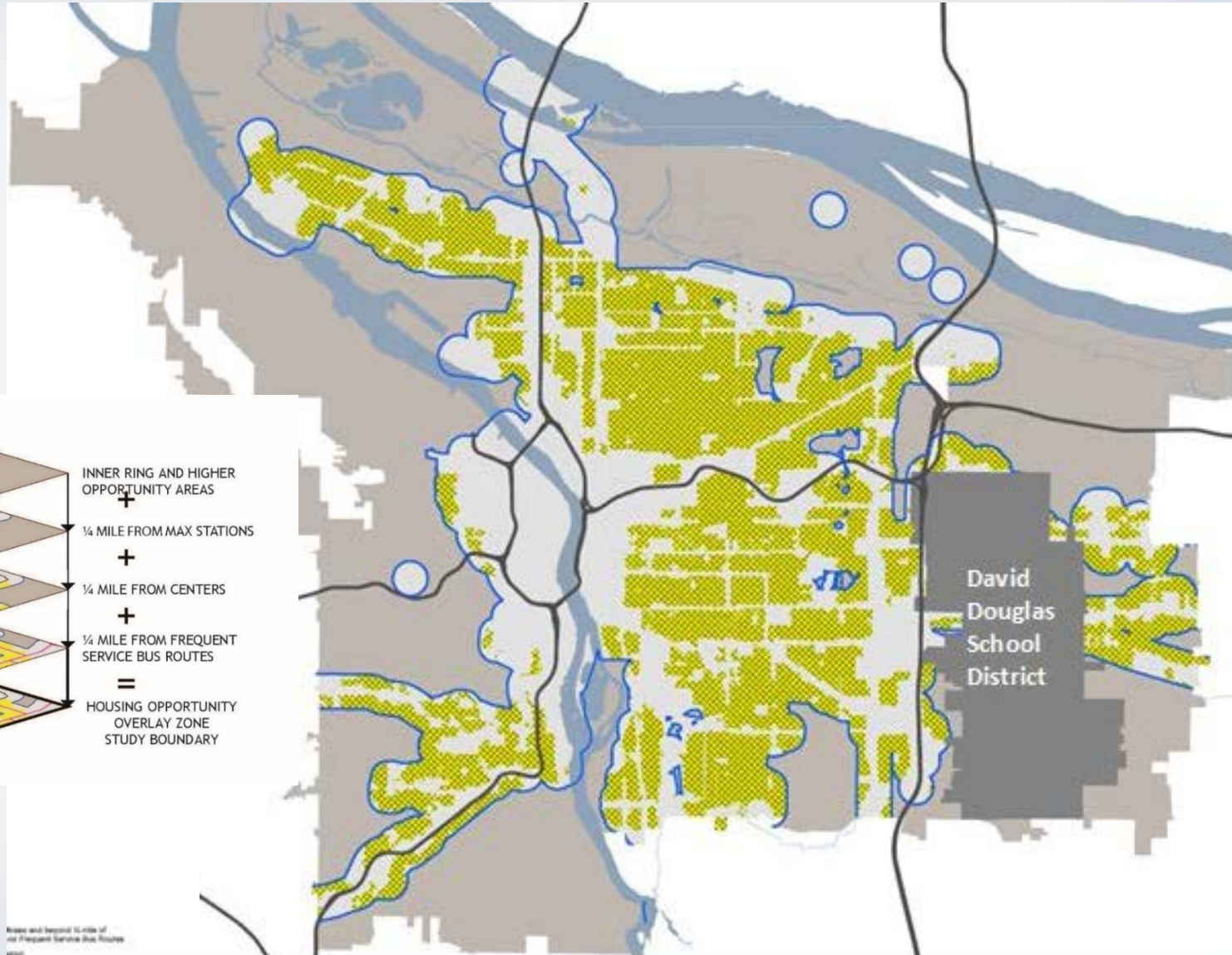
**DUPLEX W/
DETACHED ADU**



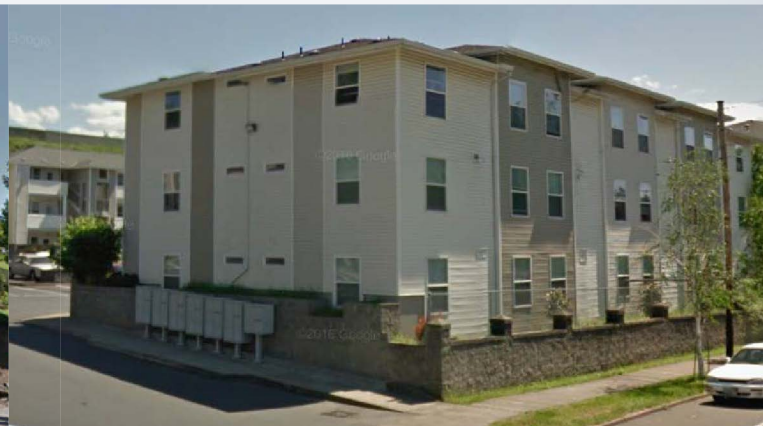
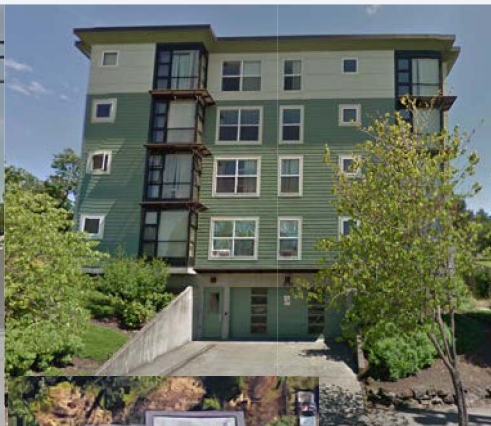
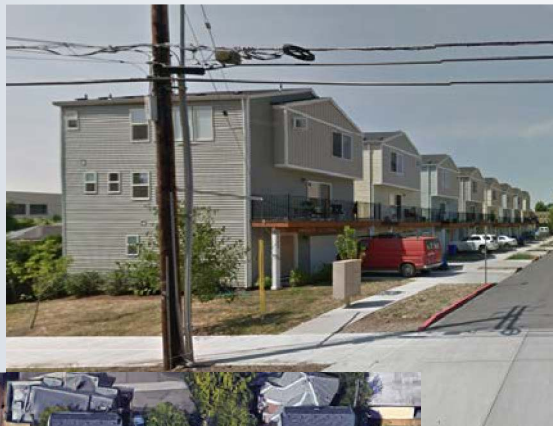
**TRIPLEX
ON CORNER**

HOUSING CHOICE

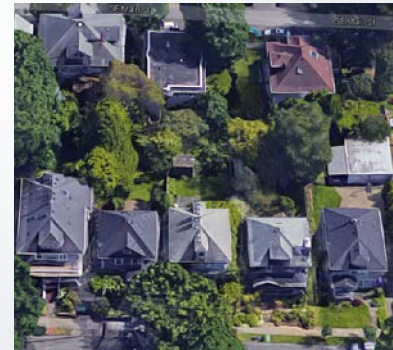
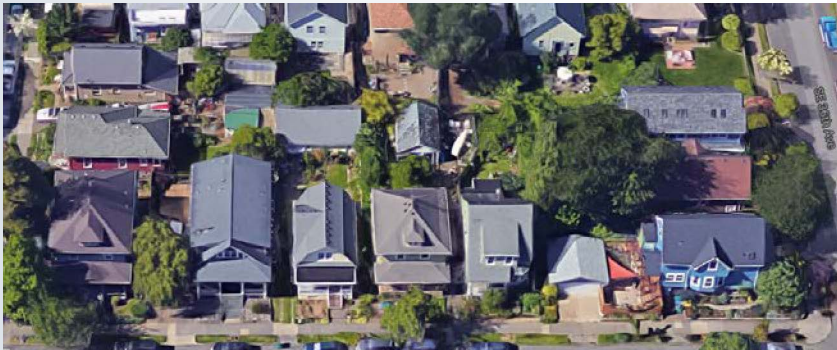
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HOUSING CHOICE Base Zone (R2)



HOUSING CHOICE Overlay Zone



HOUSING CHOICE

Cottage Clusters



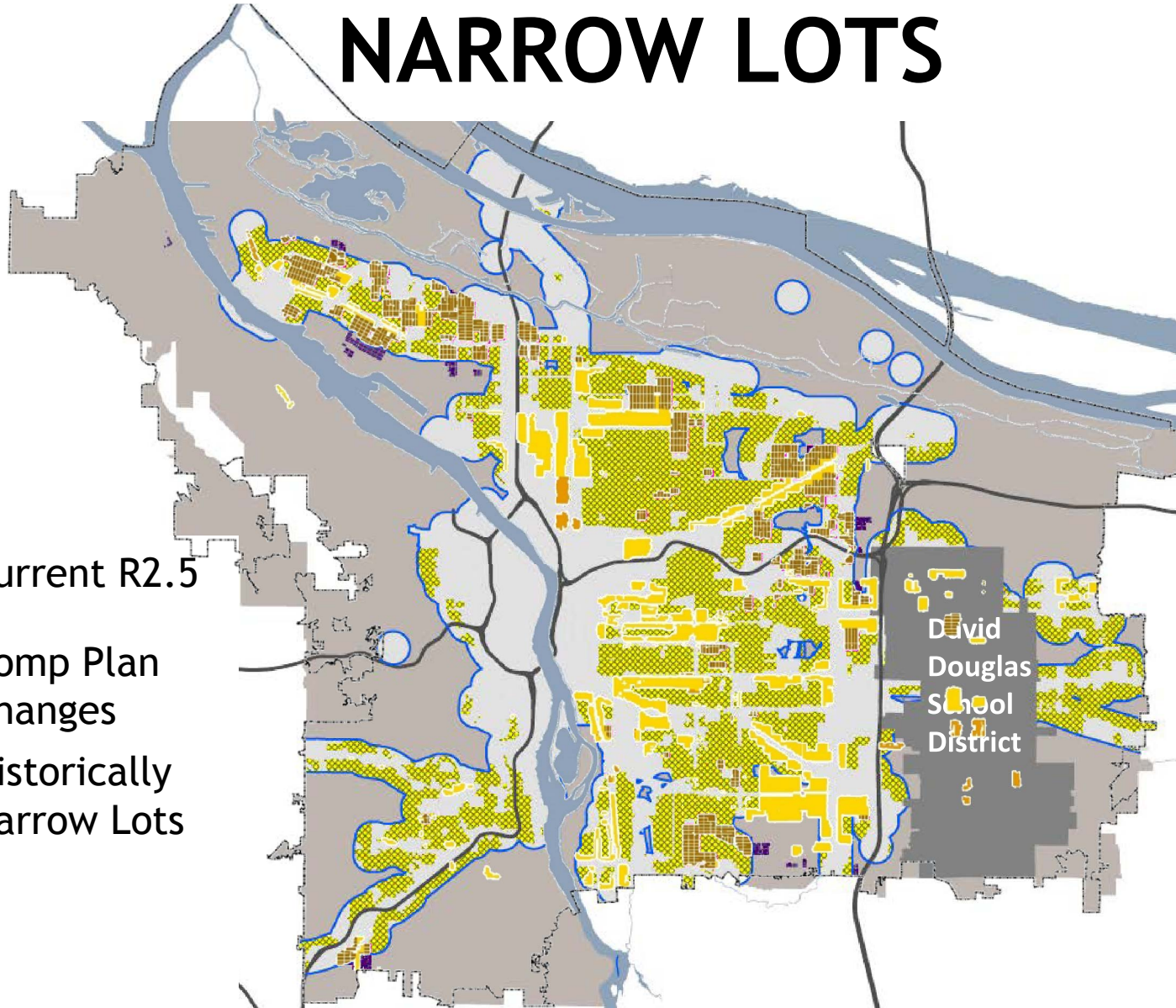
HOUSING CHOICE




Flexibility for existing houses



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

NARROW LOTS

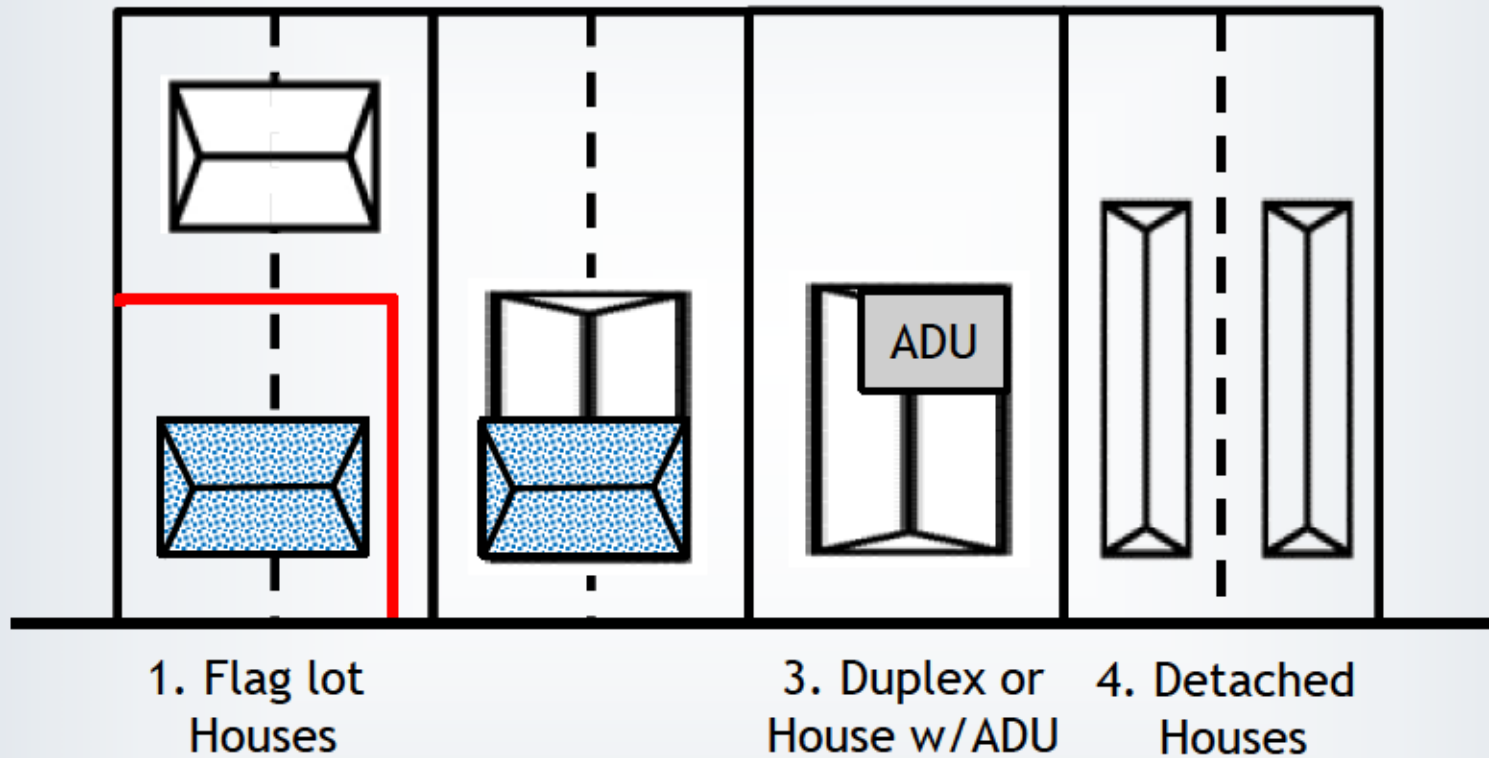


-  Current R2.5
-  Comp Plan Changes
-  Historically Narrow Lots

David
Douglas
School
District

NARROW LOTS

R2.5 Zone



NARROW LOTS

Garages and parking



NARROW LOTS Parking



Project Goal and Objectives

