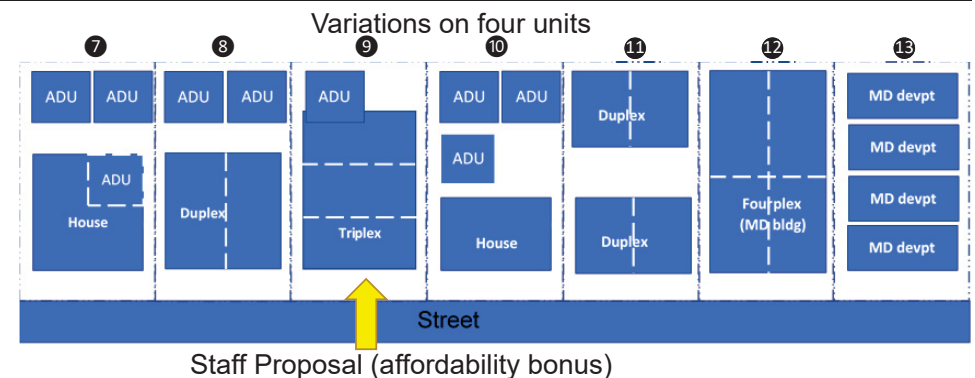
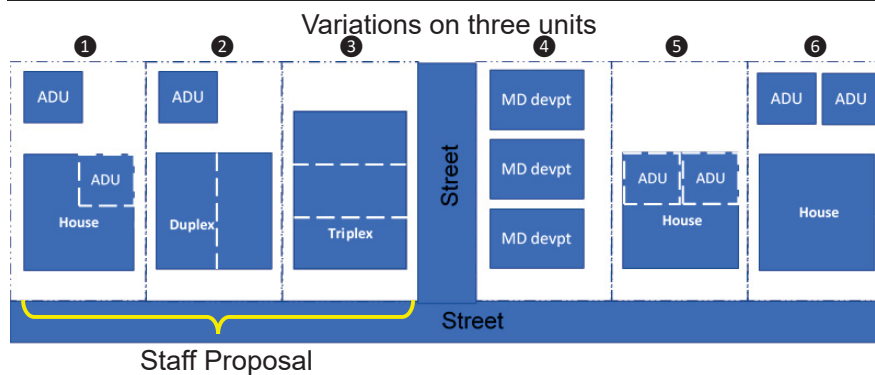
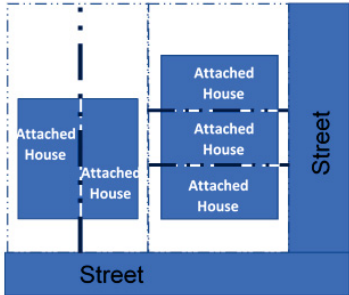


Housing Options

Proposal	Potential Amendments Identified by PSC	Comments Received from PSC organized by TOPIC												
5. Create a new Additional Housing Options overlay zone – the new ‘a’ overlay zone.		(75 minutes)												
<p>5.1 Allow the following additional housing types in the new ‘a’ overlay if one of the units is “visitable”:</p> <ul style="list-style-type: none"> House with two accessory dwelling units (ADUs), one attached and one detached Duplex Duplex with one detached ADU Triplex on corner lots 	<p>Issue A – How many units?</p> <ol style="list-style-type: none"> Staff’s proposal: variations on the theme of 3 units. Allow 3 unit on internal lots and 4 on corner lots. (Bortolazzo) Allow 4-units on all lots (Houck) <p>Issue B – On what size lots?</p> <ol style="list-style-type: none"> Staff’s proposal: larger minimum lot sizes for multiple units (consistent with corner lot duplex standards) <table border="1"> <thead> <tr> <th>Lot size by zone</th><th>House, House + ADU, historic conversions</th><th>House + 2 ADUs, Duplex, Corner Triplex</th></tr> </thead> <tbody> <tr> <td>R2.5</td><td>1,600 sq. ft.</td><td>3,200 sq. ft.</td></tr> <tr> <td>R5</td><td>3,000 sq. ft.</td><td>4,500 sq. ft.</td></tr> <tr> <td>R7</td><td>4,200 sq. ft.</td><td>6,300 sq. ft.</td></tr> </tbody> </table> <ol style="list-style-type: none"> Change R7 minimum lot size from 6,300sf to 5,000sf. (Spevak) <p>Issue C – In what building form(s)? See diagrams below: #1-6 for three units; #7-13 for four units</p> <p>Additional considerations:</p> <ul style="list-style-type: none"> What are the parking and development standards for Four-plex? Treat these the same as house/duplex? Should allowing multiple small primary units be considered a “cottage cluster” (see proposal 8)? 	Lot size by zone	House, House + ADU, historic conversions	House + 2 ADUs, Duplex, Corner Triplex	R2.5	1,600 sq. ft.	3,200 sq. ft.	R5	3,000 sq. ft.	4,500 sq. ft.	R7	4,200 sq. ft.	6,300 sq. ft.	<p><u>Comments RE: allowing more units on lots:</u></p> <ul style="list-style-type: none"> I am supportive of fourplex on corner lots (and maybe for internal lots as well). Adding a ADU to a triplex makes for an awkward neighborhood context form. (Schultz) I think Rick [Potestio] raises an interesting question about whether we’re targeting the right metric. Using bedrooms as a proxy for ‘people capacity’, scenarios that produce more units, but don’t increase the number of bedrooms are presumably just adding bathrooms and kitchens, not overall housing capacity? Do those cases actually detract from affordability? Do have any data or modeling that could answer whether: a) there are ‘surplus bedrooms’ (not used for housing people) out there that would be captured by internal conversions or redevelopment; b) the extent to which redevelopment adds bedrooms versus just units.(Smith) <p><u>Comments RE: Form:</u></p> <ul style="list-style-type: none"> I’d love to see a provision that would allow a small home like this on a reasonably sized lot to remain, while adding another comparably sized house and an ADU (keeping roughly in the same total FAR range that we are contemplating). As I understand the current proposal, there’s no way to get to the max FAR range without demolishing the small home (except perhaps adding a substantial addition to that home). (Smith) It seems to me that if avoiding demolition is a goal then we should allow more than one ADU within the primary residence – this would also better support the goals for allowing homes to adapt over time. (Schultz)
Lot size by zone	House, House + ADU, historic conversions	House + 2 ADUs, Duplex, Corner Triplex												
R2.5	1,600 sq. ft.	3,200 sq. ft.												
R5	3,000 sq. ft.	4,500 sq. ft.												
R7	4,200 sq. ft.	6,300 sq. ft.												



	<p>Issue D – Allow additional units by-right, or require some other public benefit?</p> <ol style="list-style-type: none"> Staff's proposal: <ol style="list-style-type: none"> 3rd unit must be visitable 4th unit must be affordable (proposal 7.2) Allow ___ units by right. Other _____ 	<p><u>Comments RE: Demolition:</u></p> <ul style="list-style-type: none"> I don't like the present demolition model of small houses being replaced by McMansions and don't want us to be creating mostly new Air B & B's. (Larsell) Reducing demolition under the lens of the climate Action Plan and Neighborhood Compatibility is a consideration, but I do not feel that it is a primary goal in and of itself. I would be interested in understanding what percentage of homes have been demolished since the recession and of those how many had true or potential historical importance. (Schultz) What is staff's response to opponents to RIP assertion that demolitions will increase? (Houck)
<p>Fee simple units</p> <p>There is no proposal for dividing duplexes or triplexes into attached houses. Currently corner lot duplexes may be divided as follows:</p> <ol style="list-style-type: none"> Lots in the R5 – R20 zones must meet the minimum lot dimension standards of the R2.5 zone (i.e. 1,600 sq. ft.) Lots in the R2.5 Zone have no minimum lot dimension standards for the new lots. 	<ol style="list-style-type: none"> Allow internal lot duplexes and corner lot triplexes to be divided to create individual lots for attached units. (spevak) 	<p><u>Comments RE: allowing land divisions for smaller minimum lot sizes and more fee simple ownership :</u></p> <ul style="list-style-type: none"> By providing more opportunities for entry into home ownership, aging in place through ADU's and other strategies, <u>across the entire city</u> RIP will have helped narrow economic disparities. (Houck) Several pieces of testimony emphasized the need to create fee-simple ownership opportunities. How difficult is this to do with duplexes, ADUs, etc.? Can these be "condo-ized" or otherwise split to allow fee-simple ownership? (Smith)
<p>5.2</p> <p>Require the following visitability features for one unit:</p> <ul style="list-style-type: none"> a no-step entry, wider halls and doors, and living space and bathroom on the ground floor. 	<ol style="list-style-type: none"> Exempt properties with 20-degree slope between front lot line and main entry to primary dwelling from visitability requirement. (Spevak) Allow fee-in-lieu in some cases, with funds going towards existing programs to help low-income residents modify homes for accessibility. (Spevak) 	<ul style="list-style-type: none"> I'm concerned that "visitability" may not be enough to support our goals for aging in place, etc. I'd like to see us look at Universal Design as a standard. I'd like to understand the cost per unit to achieve visitability versus Universal Design (Alan DeLaTorre suggested he had such data). We should consider supporting the higher standard with bonus FAR. (Smith) BDS believes the proposed new visitability standards would be better placed in the building code rather than the zoning code. The BDS memo states: "These standards will be difficult for planners to implement and explain, since they are more closely aligned with Building Code requirements. We support efforts by BPS to change state regulations and include the requirements in Title 24." (Bachrach)
<p>5.3</p> <p>Do not require parking for additional housing types.</p>	<p><i>Covered during scale work session.</i></p>	

<p>5.4 Allow the FAR for all structures to be combined for triplexes on corner lot</p>	<p>1. Allow greater flexibility within existing structures to expand and/or split into multiple units. Limit the degree of exterior alteration. (Bortolazzo)</p> <p>Some ideas for a menu of incentives may include:</p> <ul style="list-style-type: none"> • Additional density bonus (e.g. +1 du) • Additional square footage allowance (e.g. +15% more than new construction) • Height/coverage/setback allowances (e.g. 10% less than new construction) • SDC credits and/or waiver (understanding that this would be a multi-bureau issue) <p>To avoid remodels that take down most of the home, a couple of possible ideas to set some boundaries (specific numbers to be determined):</p> <ul style="list-style-type: none"> • Allow up to a certain max. percentage of exterior walls to change. • Allow up to a certain max. percentage of front elevation to change. 	<p><u>Comments RE: internal conversions of homes for retention and reuse:</u></p> <ul style="list-style-type: none"> • If a house is large enough to accommodate multiple internal units and the only reason we are not allowing that is concern about triggering commercial building code standards, should we be lobbying the state to treat, for example, fourplexes as residential? (Rudd) • How much open space would we reasonably retain on a 5000-sf lot if we allowed fourplexes outside the context of internal conversions? (Rudd) • If the economics study shows the RIP will not result in substantial amounts of additional housing, why adopt the provisions for additional duplexes, triplexes etc. rather than focusing on supporting internal conversions and external ADUs? (Rudd) • Do these housing types truly result in enhanced affordability & sustainability? I think that internal conversions would help with these two goals + neighborhood context, but not sure that new development will support affordability or resource efficient & environmentally sensitive goals. (St. Martin) • It should be a goal to have most existing housing retained and retrofitted to meet needs of existing or new owners through internal conversions, not demolition (Houck) • We might also consider incentives for internal conversions in this spirit (it seems to me a case could be made that this kind of development should get similar SDC incentives to what ADUs get). (Smith) • Interested in incentives to make it more likely that existing homes will be preserved (Spevak)
--------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Proposal	Potential Amendments Identified by PSC	Comments Received from PSC
6. Apply the new ‘a’ overlay zone in select areas.		(50 minutes)
<p>6.1 Apply the new ‘a’ overlay to properties zoned R7, R5 and R2.5 within:</p> <ul style="list-style-type: none"> ¼ mile of centers ¼ mile of corridors with 15-minute bus service ¼ mile of MAX stations; and/or Higher opportunity housing areas (with services, amenities, jobs, schools and parks). <p>6.2 Reduce the new ‘a’ overlay based on infrastructure and environmental constraints.</p> <p>6.3 Reduce the new ‘a’ overlay in areas with concentrations of vulnerable populations until programs are available to mitigate displacement risk.</p> <p>6.4 Expand the new ‘a’ overlay based on proximity to amenities, such as community centers, parks, schools and multiple bus lines.</p>	<p>Where to allow the additional housing types?</p> <p>Option 1: Staff Proposal</p> <hr/> <p>Option 2: Build-a-map</p> <p><input type="checkbox"/> Everywhere (all single dwelling zoned areas)</p> <p><input type="checkbox"/> Subtraction 1: Low density single-dwelling zones</p> <ol style="list-style-type: none"> RF* R20* R10* <p><input type="checkbox"/> Subtraction 2: Natural hazards</p> <ol style="list-style-type: none"> Steep Slopes Landslide history 100-year floodplain* <p><input type="checkbox"/> Subtraction 3: Infrastructure</p> <ol style="list-style-type: none"> Sewer Stormwater* Streets not maintained by the City* (e.g unimproved/gravel/private) <p><input type="checkbox"/> Subtraction 4: Natural Resource Inventory* (Med/high value)</p> <p><input type="checkbox"/> Subtraction 5: Some Plan Districts and Overlays</p> <ol style="list-style-type: none"> PDX Airport Noise Impact Overlay Zone* Glendoveer Plan District - R7 parcels* Johnson Creek Plan District* Northwest Hills Plan District* <p><input type="checkbox"/> Subtraction 6: Farther from frequent transit*</p> <p><input type="checkbox"/> Subtraction 7: housing opportunity areas* (Low/med low)</p> <p><input type="checkbox"/> Subtraction 8: Displacement Risk Areas</p> <p>* “one strike and it’s out” constraints</p> <hr/> <p>Option 3: Alternative Overlay Geography (Baugh) Boundary defined by the river to the west, Fremont to the north, 80th Ave to the east to Lincoln, then Lincoln to 52nd. 52nd to the southern city limits, and returning to the river (see map)</p>	<p>Everywhere –</p> <ul style="list-style-type: none"> I am supportive of Chris’ proposal to make the ‘a’ overlay base code and eliminate the overlay. (Schultz) <p>Subtraction 1 – Low density single-dwelling zones</p> <ul style="list-style-type: none"> R10 and R20 lots have more land capacity to support more than one ADU. Why were they not included in the proposal? (Schultz) <p>Subtraction 2 and 3 – Natural hazards</p> <ul style="list-style-type: none"> These constraints all sound good as reasons to constrain the “a” boundary. But under current rules, you can build really large SF homes in <i>any</i> of these areas. RIP significantly trims down sizes of allowed homes, while also enabling the addition of some more kitchens and entry doors to a pretty small percentage of them (up to 10% absorption?). So there might be a few more residents, but whether there’d be as many as would have been housed in large 4-BR homes is not clear. On the whole, it seems like what would be allowed through RIP might have <i>less</i> impact on gravel roads, steep slopes, ... than what’s allowed at these locations today. <p>Subtraction 3 - Infrastructure</p> <ul style="list-style-type: none"> BES and Water – it appears both agencies are willing to go with whatever we pass and make it work. My question is what are the cost implication of make it work? If they can have representatives at our discussion to ask question directly. (Baugh) Concerns about integration with neighborhood infrastructure improvements per testimony comments, how to achieve the best match between current and future infrastructure needs with increased density or is this not a valid concern within this process? (St. Martin) A discussion of the methodology to remove unimproved streets and how it was applied. There appears to be areas which are included in the RIP that have unimproved streets according to testimony and the map app. Additionally understand PDOT understanding of improvement and what they would require of a home owner on an unimproved street that adds a unit or two because of RIP. (Baugh) In more central parts of the city, subdivisions are often done so every new lot fronts a public street. But further out, where lots are larger, subdivisions more often include private streets. In such situations, only the lots abutting the public right-of-way would be eligible for “a” overlay development (since the other ones would only front private streets), unless this is amended. (Spevak) Neighborhood representatives came saying, not in my neighborhood. Some pointed to some objective reasons. Lack of transit in the West Hills and some other west-side neighborhoods. Why were they included in the A overlay with those limitations? (Larsell) <p>Subtraction 8 – Displacement Risk</p> <ul style="list-style-type: none"> Anti-displacement programming (Oswill)

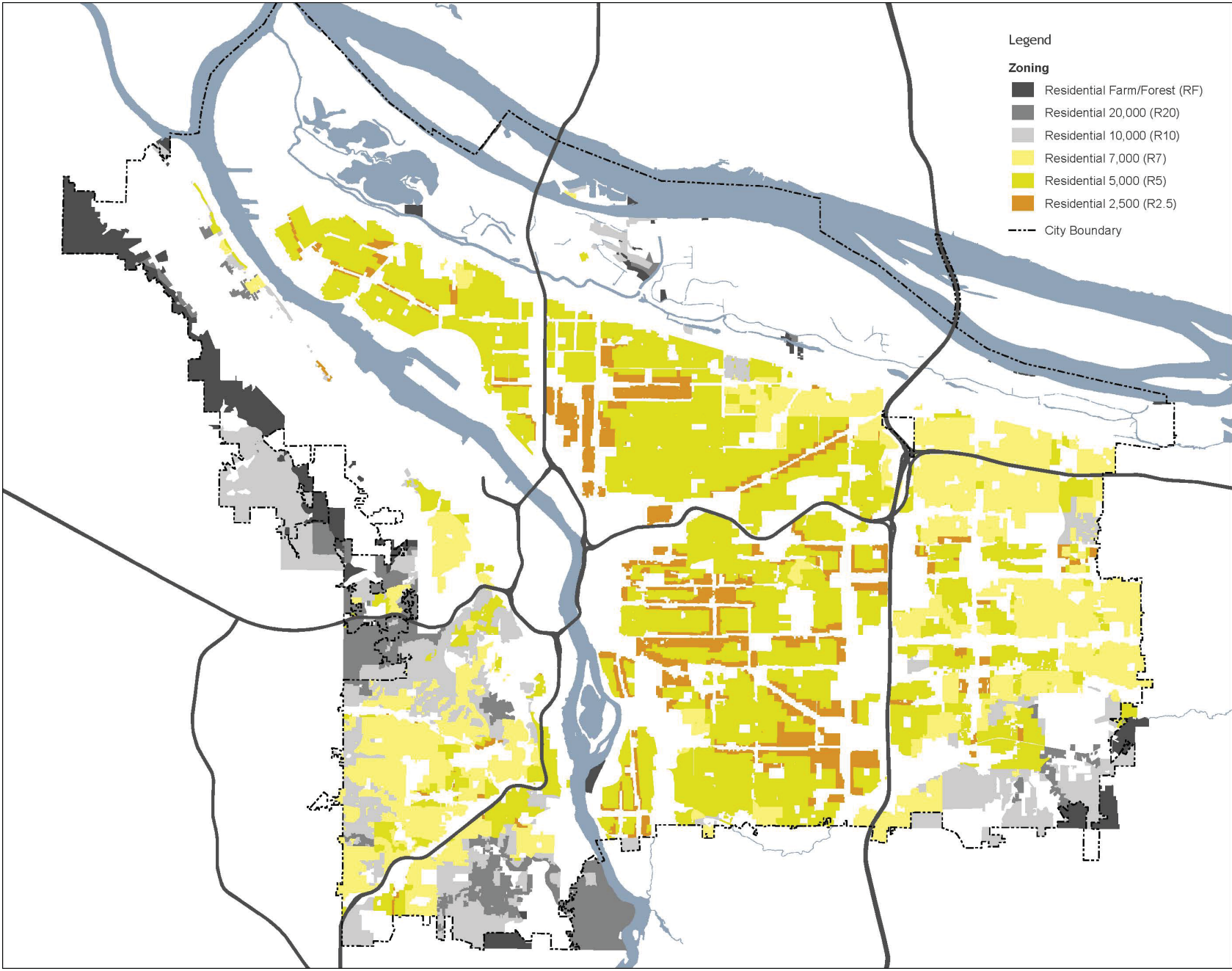
		<ul style="list-style-type: none"> I want to understand the impact of not including parts of East Portland. Could you explain the two scenarios: including East Portland in 'a' overlay (i.e., what would be the [possible] negative consequences? Versus not including East Portland, what would be the possible negative consequences? I would really like the answer to this question to paint a picture understandable to everyone. (Larsell) Inclusion of East Portland areas that have been excluded for displacement risk needs to be seriously evaluated in light of public testimony on this subject. (St. Martin) Does the Cully Neighborhood letter make any difference in thinking about including all of Cully in the overlay? Is staff more inclined to add in parts of Cully, knowing that programs are already in place for that neighborhood. (Larsell) I appreciated the map provided in the public testimony showing single family housing apparently occupied by renters. The zoning code defines a household to include up to 6 unrelated people living in a dwelling unit. I am very concerned about the potential of the RIP to displace these households. If you have multiple adults sharing a house and splitting the costs evenly, they can pool their resources to afford housing. Consider the following example: 2218 SE Clinton St, Portland, OR 97202 www.redfin.com/OR/Portland/2218-SE-Clinton-St-97202/home/25892442 For Rent - \$1,100/month - 2 bed · 2 bath · 1,347 sq ft 2,520 sq ft lot · 1902 built Splitting the rent evenly, two unrelated people can get a bedroom and shared common areas for \$550/month. I would like to understand what the expectation is concerning the impact of allowing the duplexes/triplexes on this type of housing, particularly if the duplexes/triplexes don't have affordability provisions. (Rudd) I was intrigued by the PHB suggestion that the affordability bonus should be required in areas of high displacement risk. (Smith)
Transition Sites There is no proposal for allowing further increases in units for transition sites. Currently lots in R20-R2.5 with side lot lines that abut the CM2, CM3, CE, CX, E, I, or CI zones. These lots are allowed one additional unit, as either a duplex or divided into a pair of attached house.	1. Expand transition site allowances. (Spevak) <ol style="list-style-type: none"> Allow this for sites that abut (side and/or rear lot lines?) RM2, RM3, RM4, RX. Allow this for sites across street from "urban parks" Additional considerations: <ul style="list-style-type: none"> How does this complement the housing #units/form in Proposal 6.1? How does this proposal intersect with the areas now included with the revised mapping in Proposal 6.2? 	<ul style="list-style-type: none"> Current code provides an additional dwelling unit allowance on properties zoned R2.5 – R20 abut [the side property line of] higher density, mixed-use zoning, where development might reach 3+ stories. I'd suggest expanding this bonus for properties that abut higher density multi-dwelling zoning that can have similar bulk/height as CM zones (e.g. R1, RH, RX). I'd also suggest expanding this bonus for properties abutting or immediately across the street from urban parks (defined to exclude wild parks such as Forest Park). (Spevak)
6.5 Remove the <i>existing</i> 'a' overlay (Alternative Design Density overlay zone) from single-dwelling-zoned properties. Delete the current 'a' overlay zoning code provisions.		

Proposal	Potential Amendments Identified by PSC	Comments received from PSC
7. Provide incentives for affordable housing and historic preservation (new 'a' overlay zone).		(30 minutes)
<p>7.1 Allow a bonus of 0.1 FAR when providing:</p> <ul style="list-style-type: none"> An affordable unit (up to 80 percent of Median Family Income) on site or Payment in lieu of providing an affordable unit on site. 	<ol style="list-style-type: none"> Offer more aggressive FAR bonuses for affordability (Smith) Allow bonus FAR to be used in any structure, not just the primary dwelling unit. (Spevak) Remove the word affordable for the RIP document in its entirety and all references thereof. (Baugh) 	<p><u>Comments RE: feasibility of proposed affordable housing bonuses:</u></p> <ul style="list-style-type: none"> I am concerned about the testimony that the duplexes and triplexes that will be constructed will not be affordable. <ul style="list-style-type: none"> How are we defining affordable in this process? Is it some percentage of median house price in that neighborhood or is it the 60 or 80% of MFI metric? Is it a realistic goal to include a requirement that when non adus are added to a site, the units have to be affordable as we are defining affordable in this context? Are there tax abatement options to assist affordability? Does RIP need to be coupled with non-zoning tools? Should we be exempting affordability of ADUs occupied by family member of primary dwelling occupant? (Rudd) <p><u>Comments RE: sufficiency of proposed affordable housing provisions:</u></p> <ul style="list-style-type: none"> Is the requirement feasible that each additional housing unit on a property must be rented or sold to someone earning less than 80% of MFI? Will the affordability mandate undermine the goal of creating more units and diverse types of housing? (Bachrach) The affordability requirement was one of the chief concerns raised by BDS. The Bureau recommends using existing subsidy programs instead of introducing new requirements. (Bachrach) Several supporters of the RIP concept noted that, while increasing the supply of middle housing may not directly or immediately benefit lower income residents, it will increase the supply of housing affordable to middle income earners - teachers, nurses, etc. - which in turn helps bend the arc of affordability in a favorable direction for the continuum of housing throughout the city. (Bachrach) The RIP is not really an effective affordable housing tool without more significant support/policy modification in my opinion. I wonder if the goal of affordable housing development on existing properties might be better served with a more focused and funded program and that putting it into this project presents a bit of a false promise. I am concerned that we need to make meaningful strides in affordable housing. Pushing a program which will have minimal effect on the issue and that seems to have a large volume of dissenting homeowners might cripple further efforts on the next ask to create meaningful movement on affordable housing. (St. Martin)
<p>7.2 Allow a triplex and an ADU on corner lots when one unit is affordable.</p>	<ol style="list-style-type: none"> Drop the requirement that one of the ADUs in a corner triplex be detached. (Spevak) Staff: Refer also to Housing Type proposals in 5.1 above Consider increasing FAR for such situations. (Spevak) 	<ul style="list-style-type: none"> In practice, I doubt there would be room to create a detached unit, and doing so would increase cost (bldg. skin area). (Spevak)
<p>7.3 Promote preservation of historic resources when adding units through incentives such as flexibility in housing types and the ability to combine FAR for all structures on the lot.</p>	<ol style="list-style-type: none"> For historic resource homes, allow internal conversions by right into up to 1 home per 1,000 sf of site area (as is currently allowed for 'Capital H' historic registry properties). (Spevak) 	<ul style="list-style-type: none"> Perhaps this could substitute for all the special allowances proposed in RIP for older homes? (Spevak) It would be helpful if staff would walk through and explain the intent of each of the code provisions affecting historic properties interspersed throughout Section 33.405. Also, it would be helpful to get an explanation - perhaps from BDS - and have a discussion about BDS's concerns raised in the second bullet point on page 2 of its May 14 memo. As pointed out by BDS, it is problematic to use the Historic Resource Inventory (HRI) as a regulatory tool because the inventory was adopted more than 20 years ago and was intended only to be informational. (Bachrach)

Proposal	Potential Amendments Identified by PSC
8. Encourage more cottage cluster development (all single-dwelling zones). (25 minutes)	
	<p>(Schultz)</p> <ol style="list-style-type: none"> 1. Allow higher building coverage caps in Planned Development situations with multiple homes sharing a large lot (p. 43 - Table 110-5-4) <p>The maximum building coverage table is geared towards single homes, each on its own lot. Under current code, the maximum allowed building coverage on a 40,000sf lot (about an acre) is 6,000sq. ft. This is more than ample for 1 big home, but nearly impossible to meet with multiple homes, where R5 zoning would support 8 homes through a planned development. Possible code language: Cap lot coverage at the greater of what the table allows or 35%. This would match some existing cottage codes out there.</p> <ol style="list-style-type: none"> 2. Reduce 5' path width standard Paths will be 3'-wide when serving 1-4 homes or 4' serving multiple homes. Don't require paths to be accessible if that means ADA-accessible. (p. 209 - 33.854.310.G.). Even mild grade changes can force trade-offs between ADA-accessible path grades and the need to create stepped entries. Also, neither of these standards apply to SF homes on their own lots or (I think) in subdivisions. 3. Adopt a cottage cluster code. Provide two paths for cottage cluster development: <ol style="list-style-type: none"> a. Path 1: Mix of primary homes and accessory dwelling units through a PD process: <ol style="list-style-type: none"> i. Allow an internal and detached ADU in the "a" overlay or a single ADU (internal or detached) outside the "a" overlay. This mirrors what would be allowed on fee simple lots through a subdivision process and is similar to the current Discussion Draft proposal. It levels the playing field between what would be allowed on subdivided lots and what would be allowed through a planned development. ii. At least 50% of homes must face onto common landscaped open space that includes at least 400 square feet of grassy area, play area, or dedicated gardening space, which must be at least 15 feet wide at its narrowest dimension. The Discussion Draft proposes this language for all PDs with detached homes. This language makes sense for cottage clusters, but not necessarily for other PDs with detached homes. Dimensional requirements are borrowed from Portland's existing rules for common greens. iii. Cap building coverage at the greater of Table 110-4 or 35% of site area. Building coverage requirement for single dwelling zones are designed for situations of 1 home per lot, so typically need to be adjusted to work for more than 1 home on a larger lot. Applying a standard building coverage based on lot size to address this issue is a common feature of cottage cluster codes (Bend allows 50% for 6,000sf or smaller lots; 35% for 6,000sf+ lots; Grants Pass allows 35% for cottage clusters regardless of lot size). Capping building coverage based on the greater of Table 110-4 or 35% of site area uses the existing table to deal with smaller lots (where higher coverage percentages are appropriate) and the 35% cap for larger sites. iv. Review through a Type IIx PD process. Matches Discussion Draft proposal b. Path 2: More traditional cottage cluster option: <ol style="list-style-type: none"> i. Allow double the base zone density, subject to homes no larger than 1,200sf. This size cap is large enough for a modest 3-BR home, yet is less than half the size of an average new home in Portland. Using this provision would yield less building mass than would typically get developed in a non-cottage cluster project. Also, 1,200sf was established as a square footage transition point for PBOT SDCs based on an expectation that this would be a natural demarcation point in the RIP. ii. Max height: 25'. Traditionally, cottages fall in scale somewhere between ADUs and single-family homes. Detached ADUs are capped at 20' in height; single family homes are capped at 30'. Capping height at 25' is mid-way between, effectively limiting cottages to 2 stories. This is the height limit found in Sisters', Bend's, and Langley's cottage cluster codes. iii. Base code provisions apply for setbacks, property line fencing, FAR, off-street parking. Building coverage capped at greater of Table 110-4 or 35%. To ensure size, massing and privacy impacts on adjoining properties are no greater than would be allowed by other by-right development, cottage clusters should have to meet these standard base code provisions. Exceptions to standard provisions (such as 0' setbacks to alleys, parking waivers near transit; front yard setbacks where adjoining properties have 10' setbacks...) would also apply to cottage clusters. See prior comment re: building coverage cap.

	<p>c. Exempt 1 pre-existing home (built before ____) per cottage cluster from the 1,200sf size cap and 25' height limit, so long as the entire cluster complies with the FAR limit and other requirements of the zone and of this title.</p> <p>If an existing home is larger than 1,200sf and/or taller than 25', this should not disqualify the property on which it sits from being used for a cottage cluster development, so long as the home gets preserved.</p> <p>d. Max. homes per cluster: 16.</p> <p>Some cottage cluster codes cap the number of homes in a cluster (e.g. 12 in White Salmon; 14 in Sisters, OR) and some don't cap the number at all (e.g. Bend). Portland's zoning code already caps the number of homes around a common court at 16. This seems like a reasonable number to use for a cap on homes in a cottage cluster.</p> <p>e. At least 50% of homes must face onto common landscaped open space (which could be a common green or within a shared court) that includes at least 400 square feet of grassy area, play area, or dedicated gardening space, which must be at least 15 feet wide at its narrowest dimension.</p> <p>The Discussion Draft proposes this language for all PDs with detached homes. This language makes sense for cottage clusters, but not necessarily other PDs with detached homes. Portland's dimensional requirements for common greens would apply, even in a planned development where no common green is technically created.</p> <p>f. Accessory dwelling units shall not be permitted in cottage cluster developments.</p> <p>A cottage cluster code is an alternative way of building more, smaller homes on a property. Adding ADUs would effectively 'double dip' on two types of density bonus. Bend's cottage cluster code has an ADU prohibition, presumably based on this same logic. Portland's current corner duplex provision similarly disallows ADUs.</p> <p>g. Allow cottage clusters to include 1 and/or 2-unit buildings.</p> <p>Integrating duplexes or 2-unit attached townhomes into a cottage cluster development facilitates the creation of more substantial open areas by decreasing the amount of land dedicated to side yards between homes. Neighbors would not be negatively impacted, since the largest possible 2-unit building in a cottage cluster would be 2,400sf and capped at 25' in height, which is less massive and shorter than typical new single-family homes allowed by right.</p> <p>h. A "common house" detached, covered, accessory structure in a cottage cluster containing shared kitchen facilities and guest bedroom(s) would be permitted so long as it falls within overall FAR, height, setback and building coverage limits for the site.</p> <p>Such a building would not count towards the maximum allowed density so long as a covenant is recorded against the property stating that the structure is not a legal dwelling unit and will not be used as a primary dwelling. Under current regulations, a 'common house' with kitchen and sleeping facilities is treated as a dwelling unit. This means the builder pays SDCs for the structure and it counts against maximum allowed density for the site. These costs significantly decrease the likelihood that such shared amenities will ever get built. An alternative approach is to treat such a structure as a commercial structure.</p> <p>But this has its own complications & added expenses – since building code would treat it as a mixed occupancy structure and hence trigger full NFPA-13 sprinkling and associated 2" water service with accompanying quarterly fees in perpetuity. Covenanting the property could be a way to allow common houses without burdening them with these additional costs/regulations</p> <p>i. Don't layer on additional restrictions often associated with cottage cluster codes that rarely, if ever, get used (e.g. min. covered porch areas, design restrictions, fences, ...) Many cottage cluster codes have rarely, if ever, been used. This is reminiscent of ADU codes from around the country with low utilization rates. Over-regulation may be a driving cause in both instances. In cities where regulations have been trimmed back on ADUs, numbers have typically increased. Given the public policy benefits of cottage cluster housing, it makes sense to reduce regulations so they are more likely to get developed as an alternate to traditional single family homes (which would be larger and more expensive). Any design restrictions (e.g. historic design, community design standards, street window glazing requirements...) that would apply to single family homes would also apply to cottage cluster homes. But additional design requirements specific to cottage cluster homes should be avoided.</p>
8.1 Allow for an ADU to be built with each house on a cottage cluster site.	<p>(Schultz)</p> <p>1. Allow homes created within PDs to have an internal and detached ADU in the "a" overlay,</p> <p>a. This is like what is allowed for a single lot at the same location (p. 129 - 33.270). This fulfills the stated intent of providing parity between development on lots in subdivisions and single site PDs</p> <p>Refer also to Housing Type proposals in 5.1 above</p>
8.2 Require at least half of the units to be oriented around a common open space.	<p>(Schultz)</p> <p>1. If no density bonus is provided or available, don't layer on additional constraints in the PD process related to site orientation and layout (p. 209 – 33.854.310.F.2).</p>

<p>8.3 Reduce the procedure type for some cottage cluster reviews from Type III to Type IIx.</p>	<p>(Schultz)</p> <p>(Version Path 2a) Single lot cottage cluster.</p> <p>Type Ix PD process for:</p> <ul style="list-style-type: none"> ▪ Lots less than or equal to 15,000sf; ▪ Preserves an existing home; and ▪ Doesn't take advantage of the density bonus portion of the cottage cluster code. <p>Make the land use process as easy as possible for someone who is preserving an existing home on a relatively small lot and not using the density bonus provision.</p> <p>Type II PD process for all other situations</p> <p>(Version Path 2b) Subdivision cottage cluster:</p> <ul style="list-style-type: none"> ▪ Type Ix, IIx or III procedure based on thresholds applicable to subdivisions or partitions of the same number of lots. Compatible with Common Greens or Shared Courts (see 33.654) ▪ For cottage cluster homes in R5 – R20 zones, lots must meet the minimum lot dimension standards stated in Chapter 33.611, Lots in the R2.5 Zone. ▪ For cottage cluster homes in the R2.5 zone, there are no minimum lot dimension standards for the new lots. <p>This mimics the way corner duplex lots are treated under existing code (33.110.240.E.3.). Cottage cluster homes on separate lots could be attached (up to 2) or detached.</p>
------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



Legend

Zoning

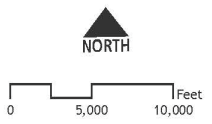
- Residential Farm/Forest (RF)
- Residential 20,000 (R20)
- Residential 10,000 (R10)
- Residential 7,000 (R7)
- Residential 5,000 (R5)
- Residential 2,500 (R2.5)
- City Boundary

June 19, 2018

City of Portland, Oregon
Bureau of Planning & Sustainability
Geographic Information System

Residential Infill Project

Map 1 Single-dwelling Residential Zones



The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.

The City of Portland ensures meaningful access to city programs, services, and activities to comply with Civil Rights Title VI and ADA Title II laws and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services. To request these services, contact 503-823-7700, City TTY 503-823-6868, Relay Service: 711.

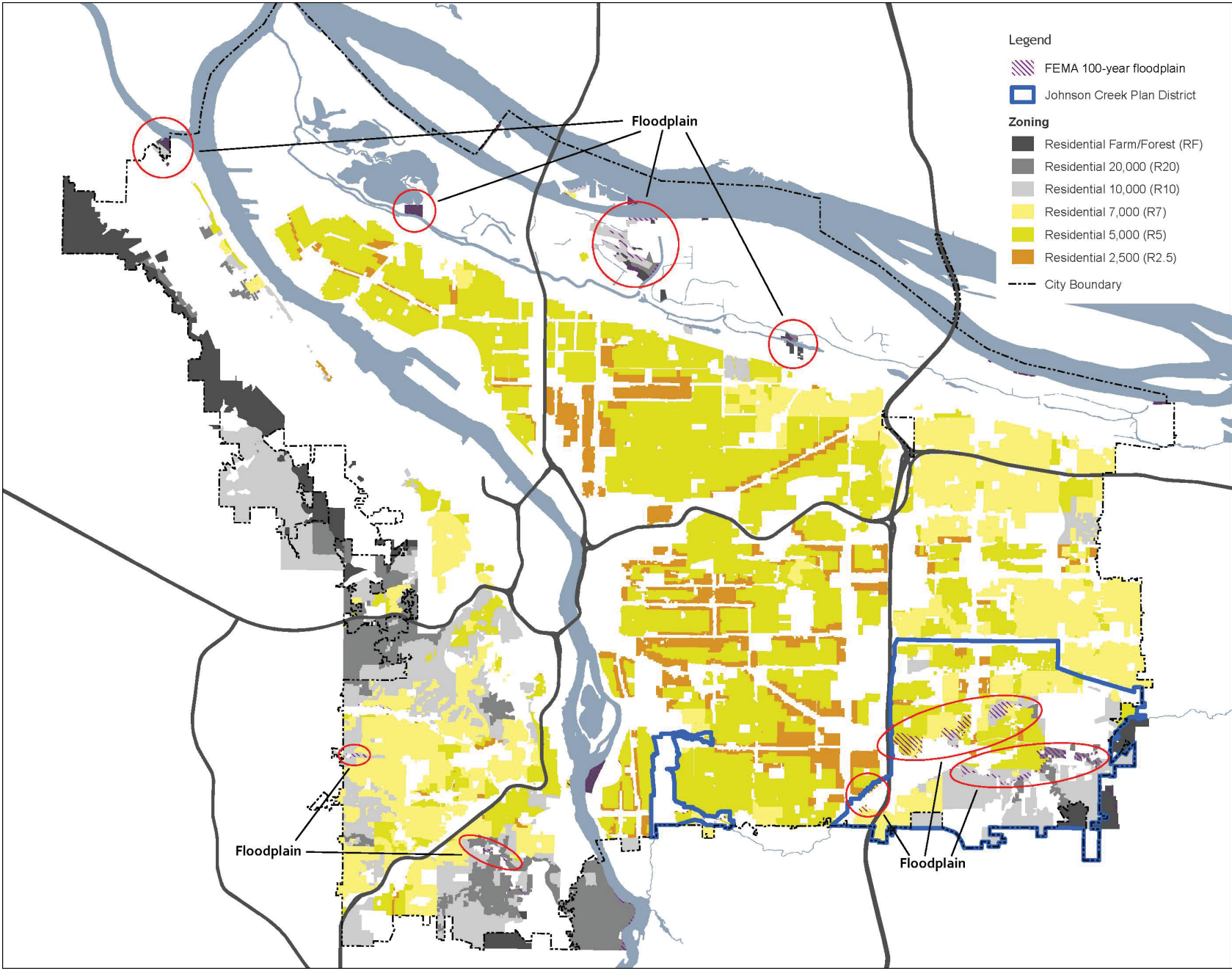


Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



City of Portland, Oregon
Ted Wheeler, Mayor • Susan Anderson, Director

E:\Dropbox (BPS Tech Services)\BPS Tech Services Team
Folder\gis\projects\Residential_Infill\Maps
\PSC_working_maps_180619\11x17_map1_
SDR_zones_180619.mxd



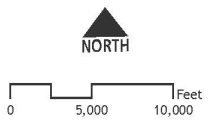
June 19, 2018
City of Portland, Oregon
Bureau of Planning & Sustainability
Geographic Information System

Residential Infill Project

Map 2-1

Natural Hazards:

100-year Floodplain



The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.

The City of Portland ensures meaningful access to city programs, services, and activities to comply with Civil Rights Title VI and ADA Title II laws and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services. To request these services, contact 503-823-7700, City TTY 503-823-6868, Relay Service: 711.

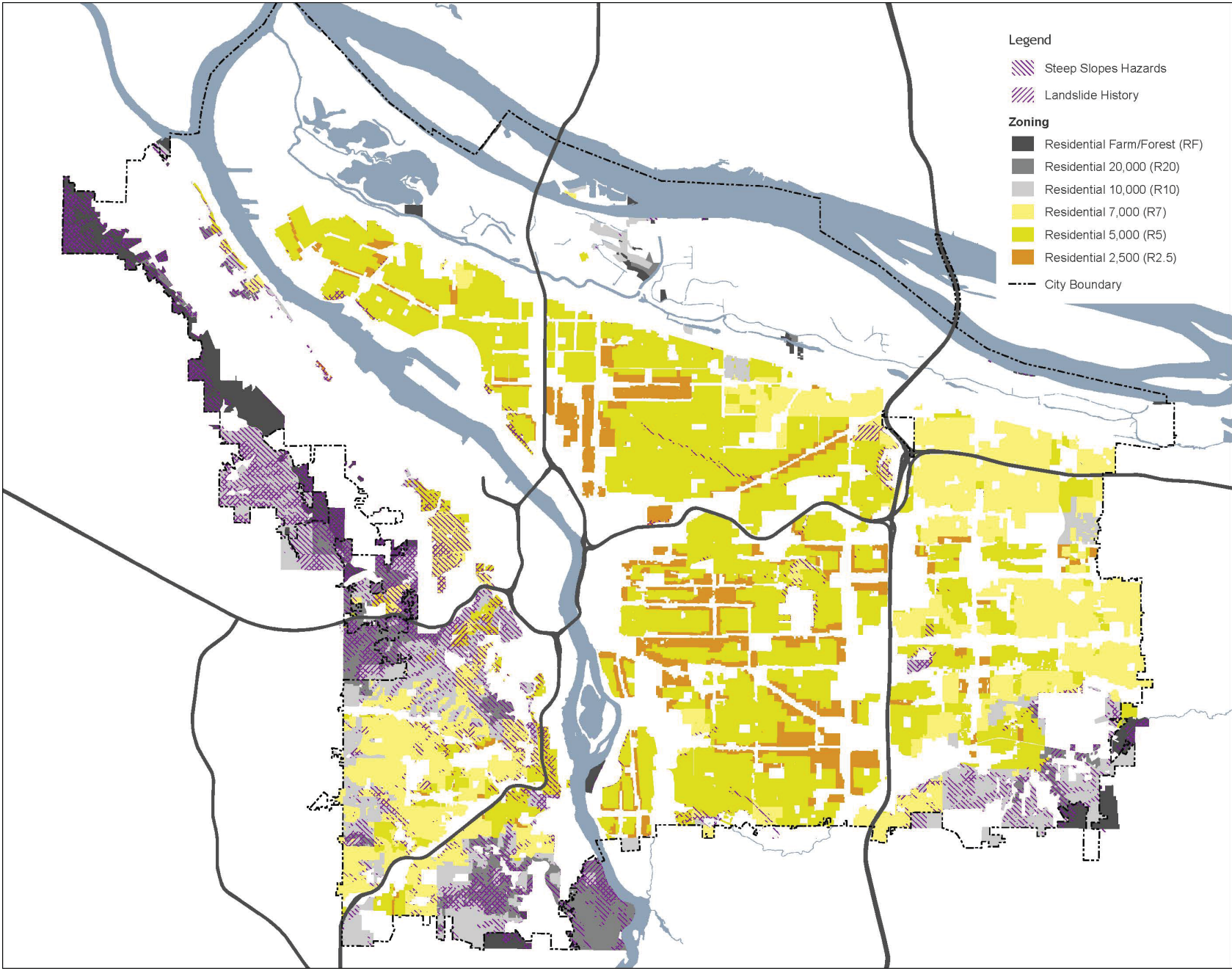


Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



City of Portland, Oregon
Ted Wheeler, Mayor • Susan Anderson, Director

E:\Dropbox (BPS Tech Services)\BPS Tech Services Team
Folder\gis\projects\Residential_Infill\Maps
\PSC_working_maps_180619\11x17_map2_1_180619.mxd



Legend

- Steep Slopes Hazards
- Landslide History

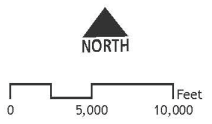
Zoning

- Residential Farm/Forest (RF)
- Residential 20,000 (R20)
- Residential 10,000 (R10)
- Residential 7,000 (R7)
- Residential 5,000 (R5)
- Residential 2,500 (R2.5)
- City Boundary

June 19, 2018
City of Portland, Oregon
Bureau of Planning & Sustainability
Geographic Information System

Residential Infill Project

Map 2-2 Natural Hazards: Steep Slopes and Landslide History



The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.

The City of Portland ensures meaningful access to city programs, services, and activities to comply with Civil Rights Title VI and ADA Title II laws and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services. To request these services, contact 503-823-7700, City TTY 503-823-6868, Relay Service: 711.

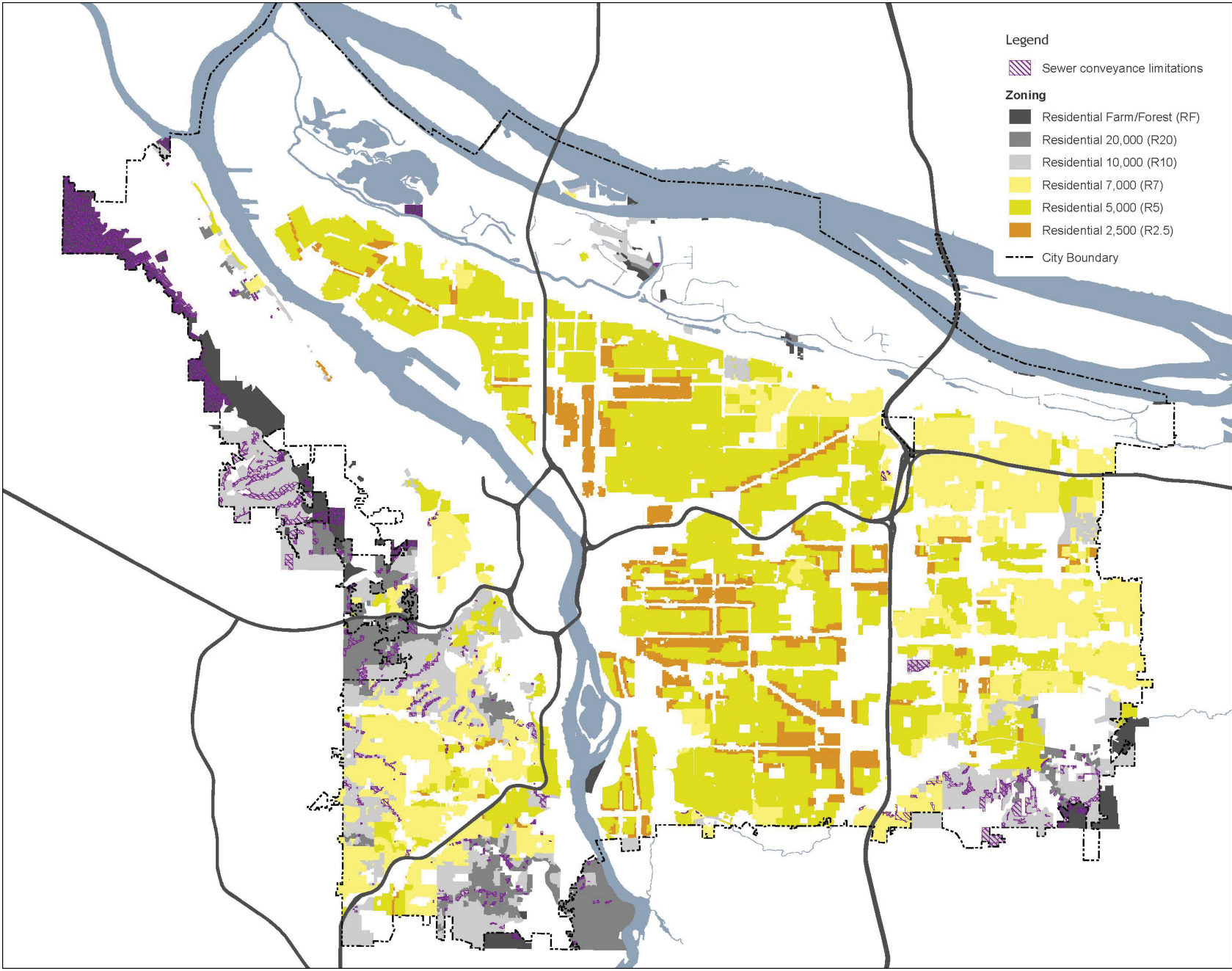


Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



City of Portland, Oregon
Ted Wheeler, Mayor • Susan Anderson, Director

E:\Dropbox (BPS Tech Services)\BPS Tech Services Team
Folder\gis\projects\Residential Infill\Maps
\PSC_working_maps_180619\11x17_map2_2_
stp_slope_landslide_hist_180619.mxd

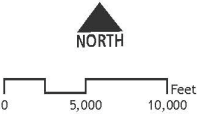


- Legend
-  Sewer conveyance limitations
- Zoning
-  Residential Farm/Forest (RF)
 -  Residential 20,000 (R20)
 -  Residential 10,000 (R10)
 -  Residential 7,000 (R7)
 -  Residential 5,000 (R5)
 -  Residential 2,500 (R2.5)
 -  City Boundary

June 19, 2018
City of Portland, Oregon
Bureau of Planning & Sustainability
Geographic Information System

Residential Infill Project

Map 3-1 Infrastructure: Sewer Limitation



The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.

The City of Portland ensures meaningful access to city programs, services, and activities to comply with Civil Rights Title VI and ADA Title II laws and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services. To request these services, contact 503-823-7700, City TTY 503-823-6868, Relay Service: 711.

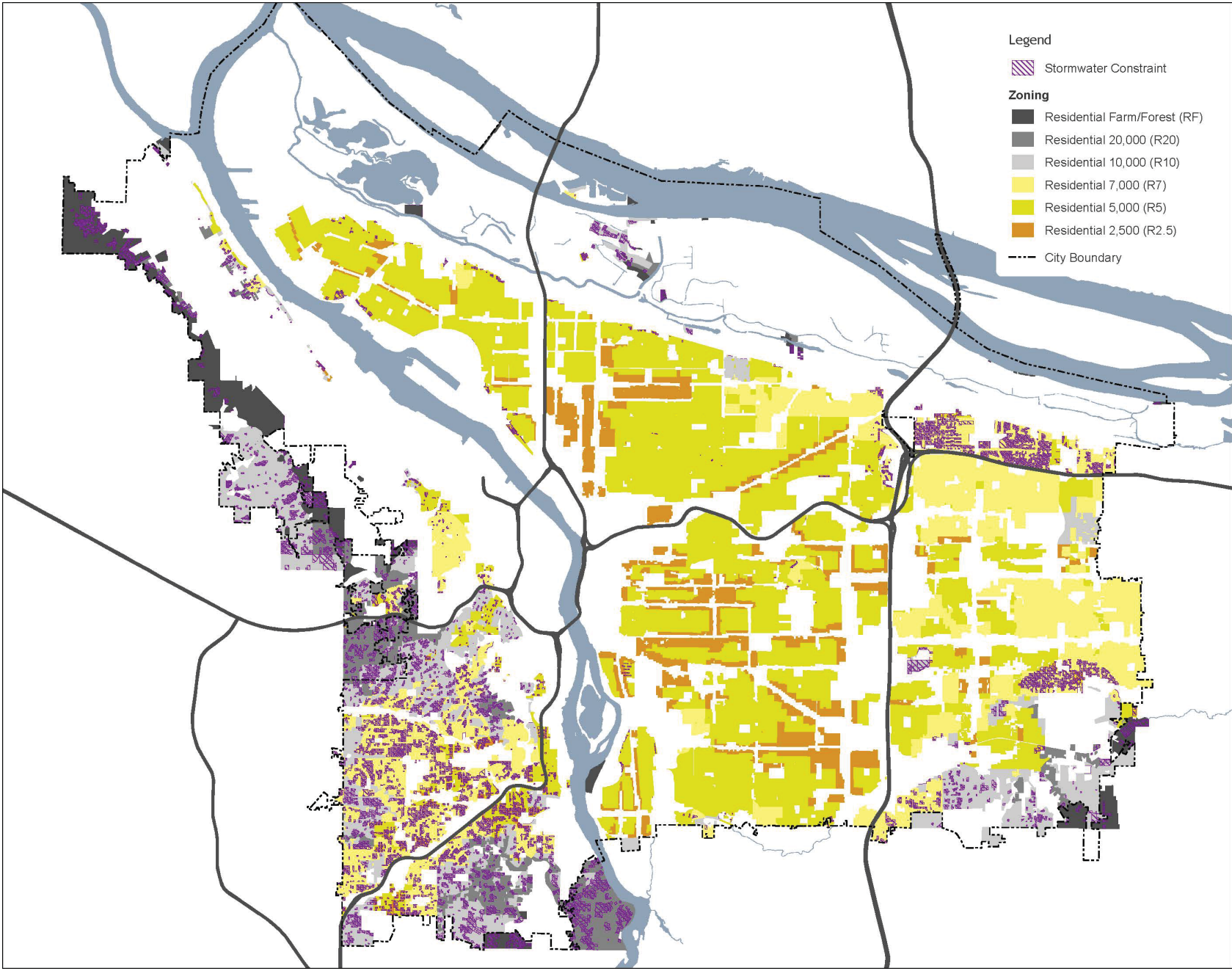


Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



City of Portland, Oregon
Ted Wheeler, Mayor • Susan Anderson, Director

E:\Dropbox (BPS Tech Services)\BPS Tech Services Team
Folder\gis\projects\Residential_Infill\Maps
\PSC_working_maps_180619\11x17_maps_1_
sewer_180619.mxd



Legend

 Stormwater Constraint

Zoning

 Residential Farm/Forest (RF)

 Residential 20,000 (R20)

 Residential 10,000 (R10)

 Residential 7,000 (R7)

 Residential 5,000 (R5)

 Residential 2,500 (R2.5)

 City Boundary

June 19, 2018

City of Portland, Oregon
Bureau of Planning & Sustainability
Geographic Information System

Residential Infill Project

Map 3-3 Infrastructure: Stormwater Limitation



0 5,000 10,000 Feet

The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.

The City of Portland ensures meaningful access to city programs, services, and activities to comply with Civil Rights Title VI and ADA Title II laws and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services. To request these services, contact 503-823-7700, City TTY 503-823-6868, Relay Service: 711.

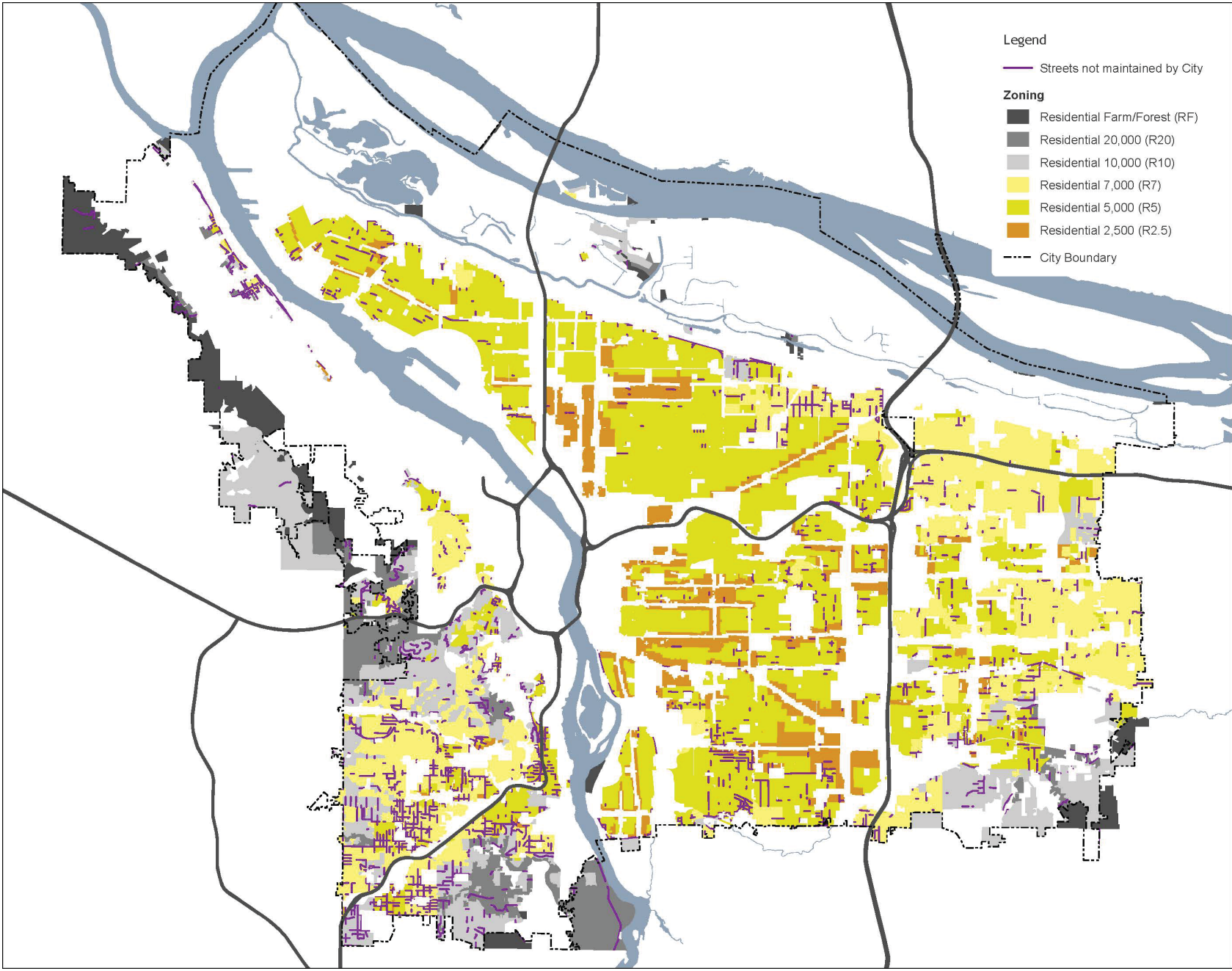


Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



City of Portland, Oregon
Ted Wheeler, Mayor • Susan Anderson, Director

E:\Dropbox (BPS Tech Services)\BPS Tech Services Team
Folder\gis\projects\Residential_Infill\Maps
\PSC_working_maps_180619\11x17_map3_3_
stormwater_180619.mxd

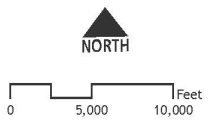


June 19, 2018
 City of Portland, Oregon
 Bureau of Planning & Sustainability
 Geographic Information System

Residential Infill Project

Map 3-4

Infrastructure: Streets not maintained by the City of Portland



The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.

The City of Portland ensures meaningful access to city programs, services, and activities to comply with Civil Rights Title VI and ADA Title II laws and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services. To request these services, contact 503-823-7700, City TTY 503-823-6868, Relay Service: 711.

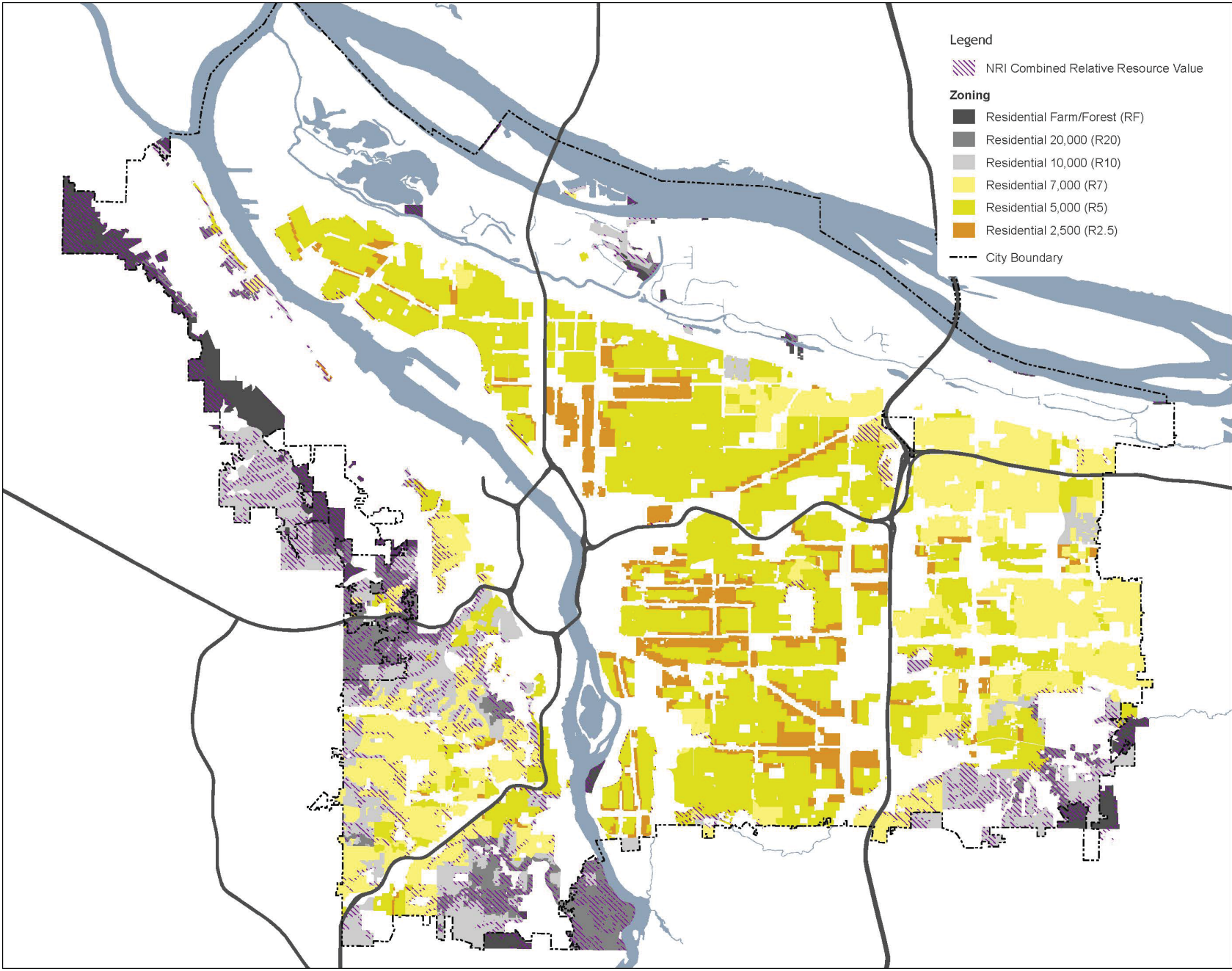


Bureau of Planning and Sustainability
 Innovation. Collaboration. Practical Solutions.



City of Portland, Oregon
 Ted Wheeler, Mayor • Susan Anderson, Director

E:\Dropbox (BPS Tech Services)\BPS Tech Services Team
 Folder\gis\projects\Residential_Infill\Maps
 \PSC_working_maps_180619\11x17_map3_4_
 streets_not_maintained_by_COP_180619.mxd



Legend

 NRI Combined Relative Resource Value

Zoning

 Residential Farm/Forest (RF)

 Residential 20,000 (R20)

 Residential 10,000 (R10)

 Residential 7,000 (R7)

 Residential 5,000 (R5)

 Residential 2,500 (R2.5)

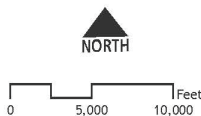
 City Boundary

June 19, 2018

City of Portland, Oregon
Bureau of Planning & Sustainability
Geographic Information System

Residential Infill Project

Map 4 Natural Resources Inventory (High and Medium Resources)



The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.

The City of Portland ensures meaningful access to city programs, services, and activities to comply with Civil Rights Title VI and ADA Title II laws and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services. To request these services, contact 503-823-7700, City TTY 503-823-6868, Relay Service: 711.

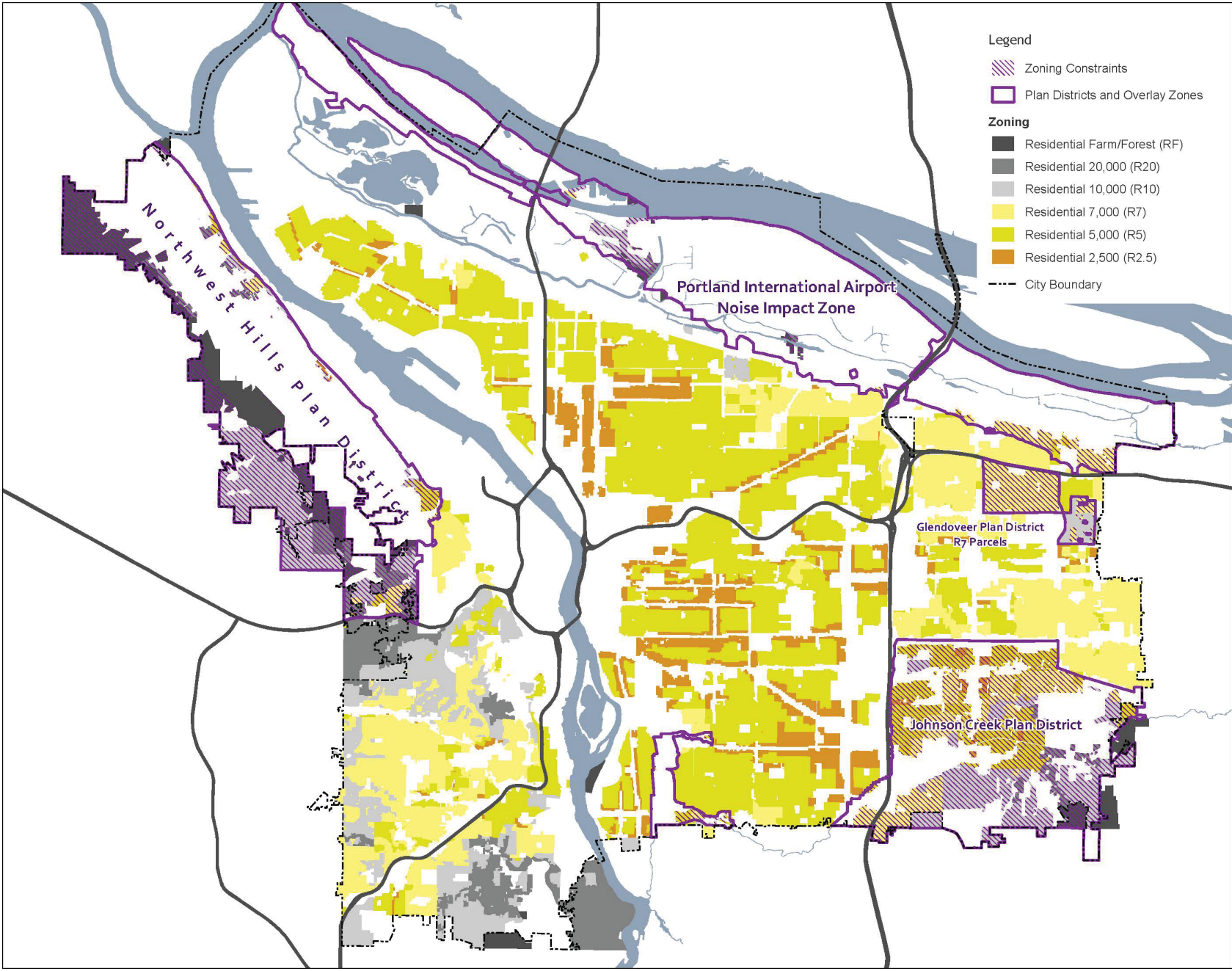


Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



City of Portland, Oregon
Ted Wheeler, Mayor • Susan Anderson, Director

E:\Dropbox (BPS Tech Services)\BPS Tech Services Team
Folder\gis\projects\Residential_Infill\Maps
\PSC_working_maps_180619\11x17_map4_
NRI_180619.mxd

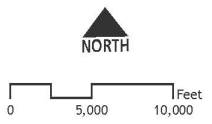


- Legend**
- Zoning Constraints
 - Plan Districts and Overlay Zones
- Zoning**
- Residential Farm/Forest (RF)
 - Residential 20,000 (R20)
 - Residential 10,000 (R10)
 - Residential 7,000 (R7)
 - Residential 5,000 (R5)
 - Residential 2,500 (R2.5)
 - City Boundary

June 19, 2018
City of Portland, Oregon
Bureau of Planning & Sustainability
Geographic Information System

Residential Infill Project

Map 5 Plan Districts and Overlay Zones



The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.

The City of Portland ensures meaningful access to city programs, services, and activities to comply with Civil Rights Title VI and ADA Title II laws and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services. To request these services, contact 503-823-7700, City TTY 503-823-6868, Relay Service: 711.

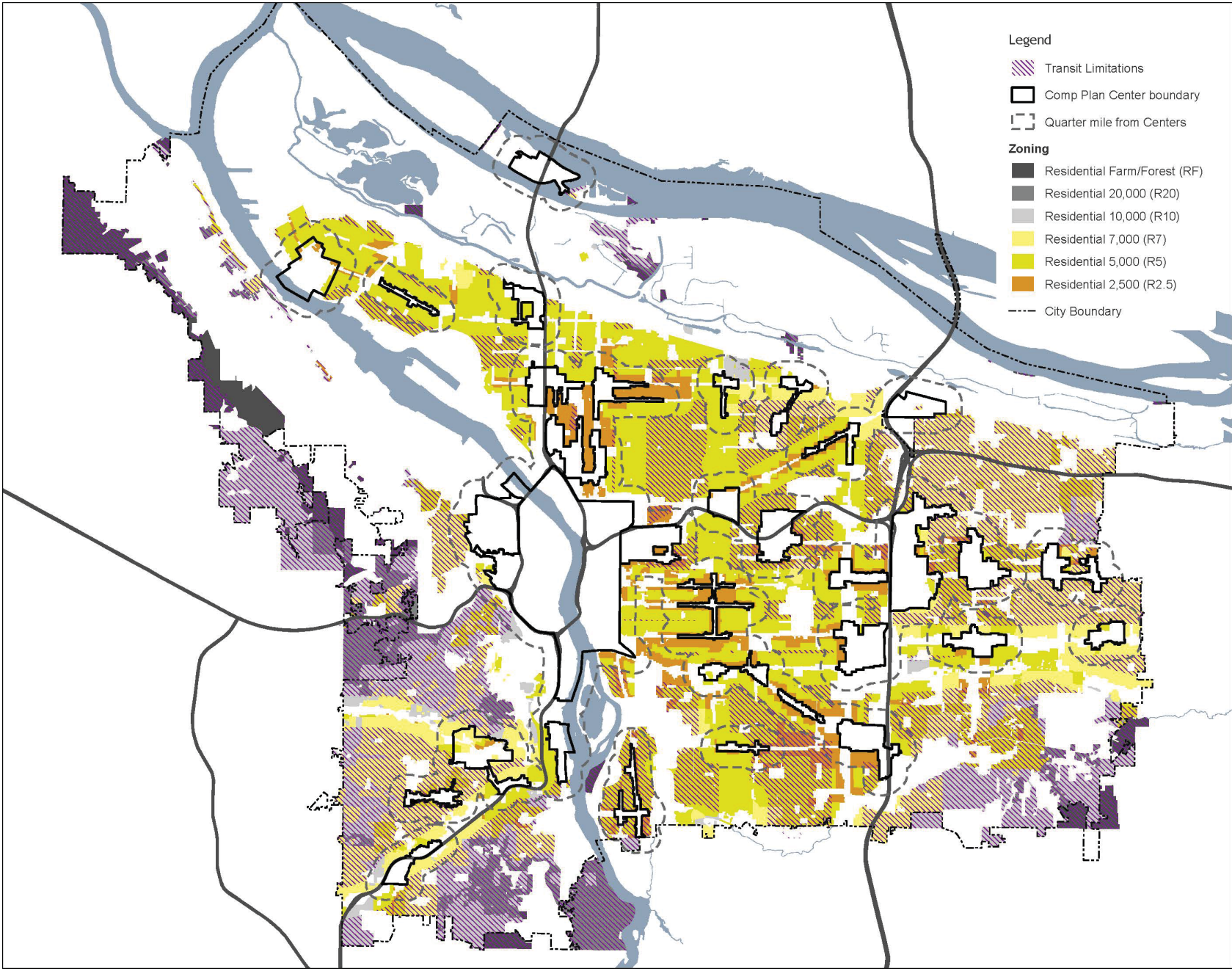


Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



City of Portland, Oregon
Ted Wheeler, Mayor • Susan Anderson, Director

E:\Dropbox (BPS Tech Services)\BPS Tech Services Team
Folder\gis\projects\Residential_Infill\Maps
\PSC_working_maps_180619\11x17_maps_
plan_dist_overlays_180619.mxd



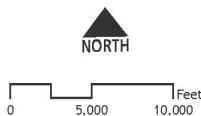
Legend

- Transit Limitations
- Comp Plan Center boundary
- Quarter mile from Centers
- Zoning**
- Residential Farm/Forest (RF)
- Residential 20,000 (R20)
- Residential 10,000 (R10)
- Residential 7,000 (R7)
- Residential 5,000 (R5)
- Residential 2,500 (R2.5)
- City Boundary

June 19, 2018
City of Portland, Oregon
Bureau of Planning & Sustainability
Geographic Information System

Residential Infill Project

Map 6 Transit Limitations



The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.

The City of Portland ensures meaningful access to city programs, services, and activities to comply with Civil Rights Title VI and ADA Title II laws and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services. To request these services, contact 503-823-7700, City TTY 503-823-6868, Relay Service: 711.

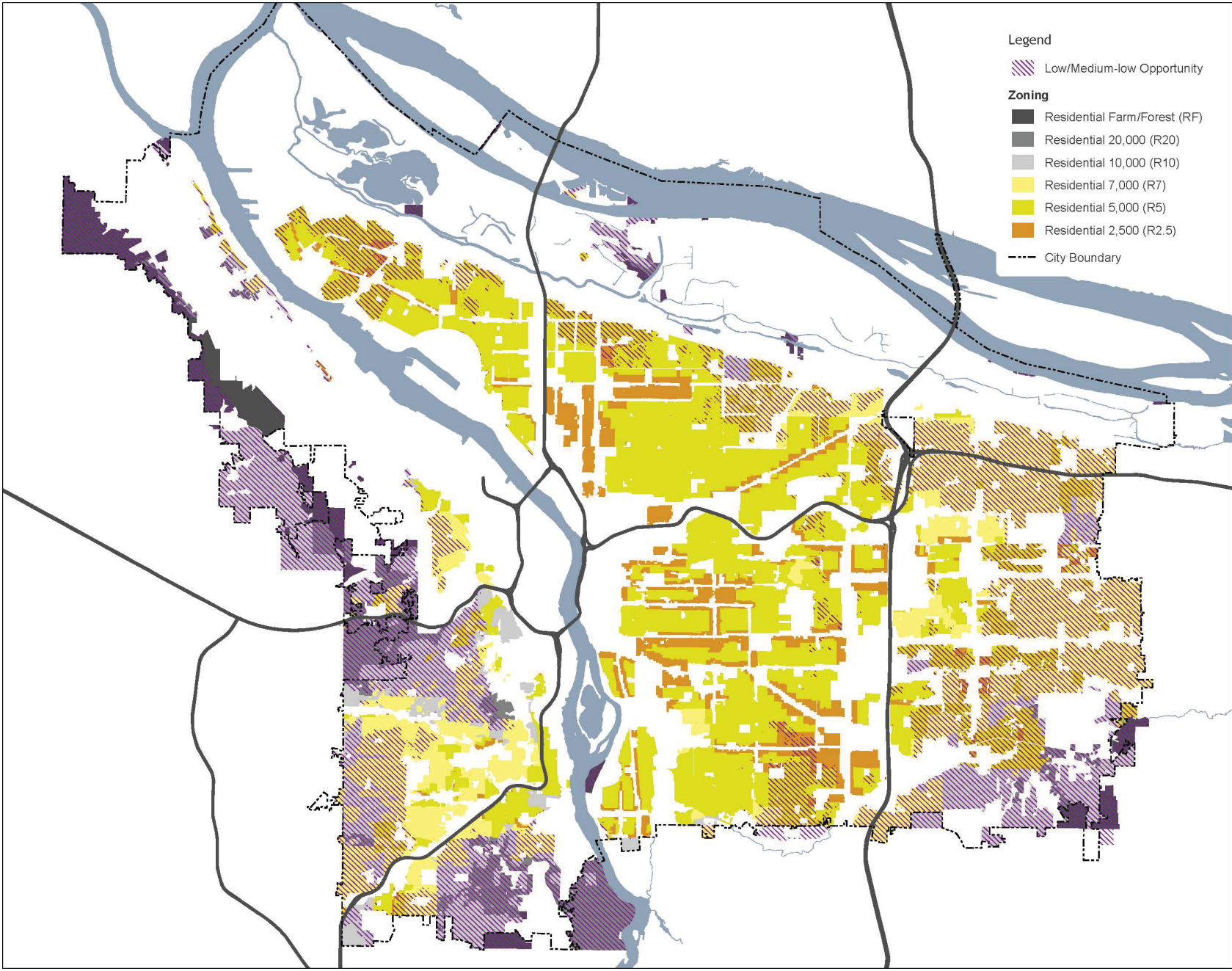


Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



City of Portland, Oregon
Ted Wheeler, Mayor • Susan Anderson, Director

E:\Dropbox (BPS Tech Services)\BPS Tech Services Team
Folder\gis\projects\Residential_Infill\Maps
\PSC_working_maps_180619\1x17_map6_
transit_limitations_180619.mxd



Legend

Low/Medium-low Opportunity

Zoning

Residential Farm/Forest (RF)

Residential 20,000 (R20)

Residential 10,000 (R10)

Residential 7,000 (R7)

Residential 5,000 (R5)

Residential 2,500 (R2.5)

City Boundary

June 19, 2018

City of Portland, Oregon
Bureau of Planning & Sustainability
Geographic Information System

Residential Infill Project

Map 7 Low and Medium-low Housing Opportunity Areas



0 5,000 10,000
Feet

The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.

The City of Portland ensures meaningful access to city programs, services, and activities to comply with Civil Rights Title VI and ADA Title II laws and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services. To request these services, contact 503-823-7700, City TTY 503-823-6868, Relay Service: 711.

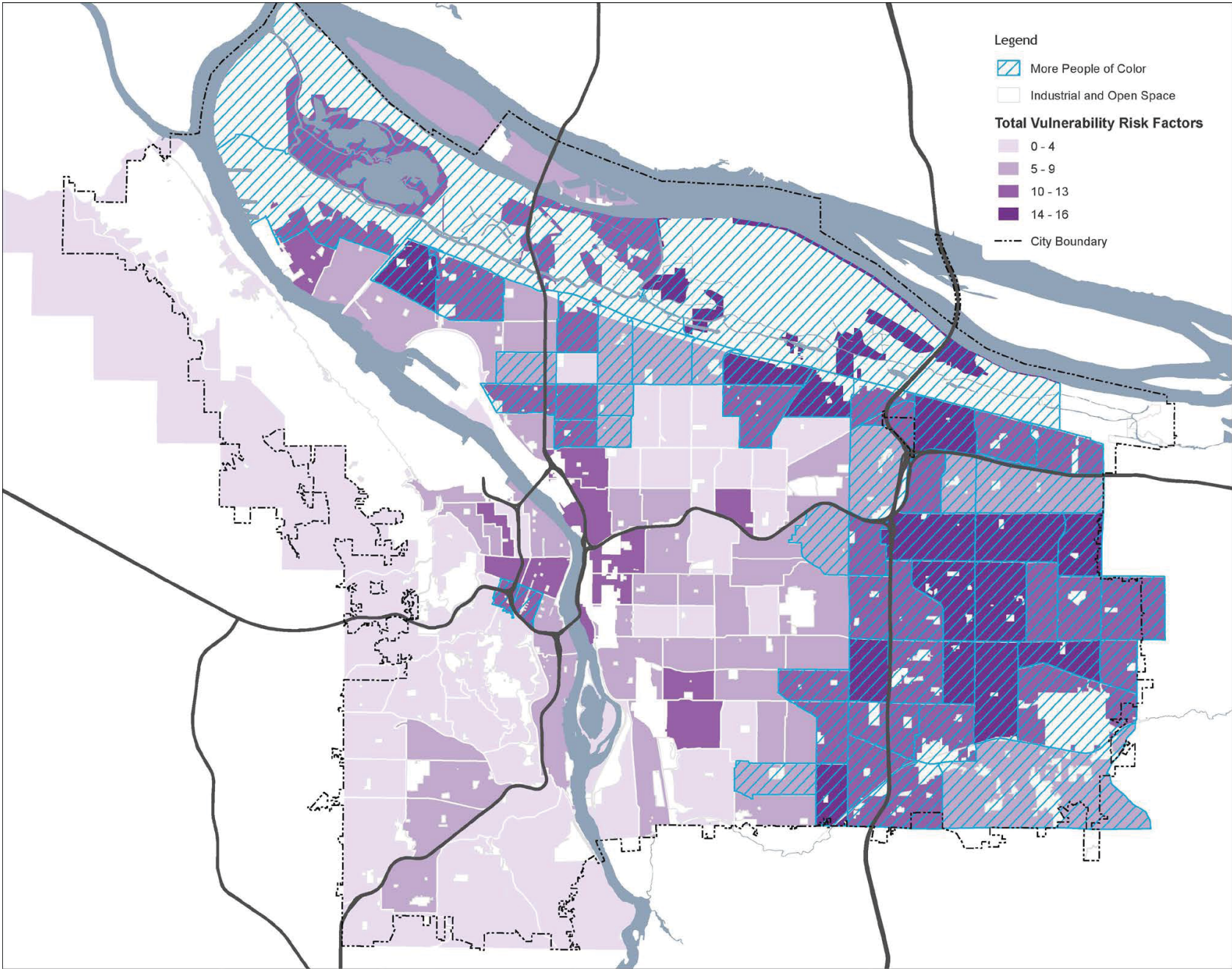


Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.




City of Portland, Oregon
Ted Wheeler, Mayor • Susan Anderson, Director

E:\Dropbox (BPS Tech Services)\BPS Tech Services Team
Folder\gis\projects\Residential_Infill\Maps
\PSC_working_maps_180619\11x17_map7_
low_opportunity_180619.mxd



Legend

 More People of Color

 Industrial and Open Space

Total Vulnerability Risk Factors

 0 - 4

 5 - 9

 10 - 13

 14 - 16

 City Boundary

June 19, 2018

City of Portland, Oregon
Bureau of Planning & Sustainability
Geographic Information System

Residential Infill Project

Map 8 Composite Vulnerability Score



0 5,000 10,000 Feet

The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.

The City of Portland ensures meaningful access to city programs, services, and activities to comply with Civil Rights Title VI and ADA Title II laws and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services. To request these services, contact 503-823-7700, City TTY 503-823-6868, Relay Service: 711.



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



City of Portland, Oregon
Ted Wheeler, Mayor • Susan Anderson, Director

E:\Dropbox (BPS Tech Services)\BPS Tech Services Team
Folder\gis\projects\Residential_Infill\Maps
\PSC_working_maps_180619\1x17_map8_vulnerability_risk_180619.mxd

'a' overlay: Alternative Geography



The information on this map was derived from City of Portland GIS database. City has taken on the creation of this map but it is provided "as is". The City of Portland cannot be held responsible for: errors, omissions or intentional misstatements.

The City of Portland cannot be held liable for access to its programs, services, and information in compliance with Civil Rights Title VI and ADA Title II laws and related state public accommodations, integration, disability, and non-discrimination laws. Please see the following links for more information: www.ci.portland.or.us/civilrights and www.ci.portland.or.us/ada and www.ci.portland.or.us/ada for more information.



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.
City of Portland, Oregon
Trid Wheeler, Mayor • Susan Anderson, Director

