



Residential Infill Project

Planning and Sustainability Commission Work Session

TOPIC: HOUSING OPTIONS (pt 2)

July 10, 2018



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Follow along...

The PSC worksheet is available on the project website:

www.portlandoregon.gov/bps/76961

Or go to www.portlandoregon.gov/bps/infill

Look for “documents and resources”

and then look for

“Planning and Sustainability Commission Materials”

Agenda

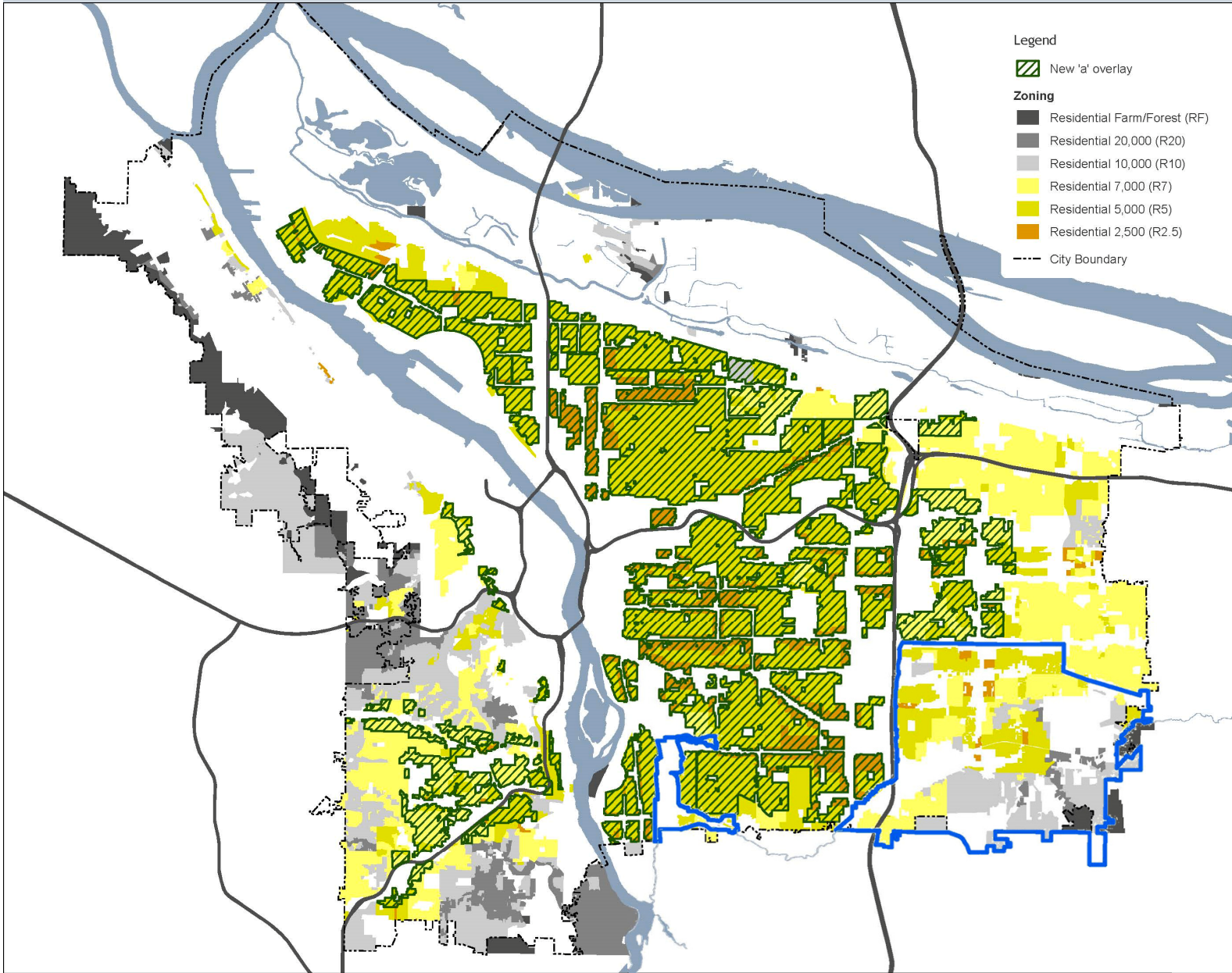
- Today: HOUSING OPTIONS (continued)
- July 24: Scale and Housing Options Wrap Up
 - Parking Subcommittee
 - Scale Subcommittee
- August 14: NARROW LOTS
 - Cottage clusters
- Sept 11: Wrap Up and VOTE



PSC Goals

Generalized Project Goal	Commissioners Mentioned	
Equitable benefits and costs	7	13
Lower displacement	2	
Increased home ownership	4	
More housing options	6	24
Increased range of types	6	
More locations	5	
Internal conversions	5	
Age friendly options	2	
Less expensive options	5	10
Smaller units	2	
More supply	2	
Lower SDCs/costs	1	
Also mentioned:		14
Urban canopy/open space	2	
Flood/hazards protection	1	
Context	2	
Reduce 1:1 demolitions	3	
Infrastructure adequacy	1	
Public involvement/process	1	
Code simplicity	3	
Energy efficiency/climate goals	1	

6. 'a' OVERLAY MAP

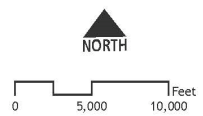


- Legend**
-  New 'a' overlay
- Zoning**
-  Residential Farm/Forest (RF)
 -  Residential 20,000 (R20)
 -  Residential 10,000 (R10)
 -  Residential 7,000 (R7)
 -  Residential 5,000 (R5)
 -  Residential 2,500 (R2.5)
 -  City Boundary

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Map 9 Single-dwelling Residential Zones w/ Overlay Proposal



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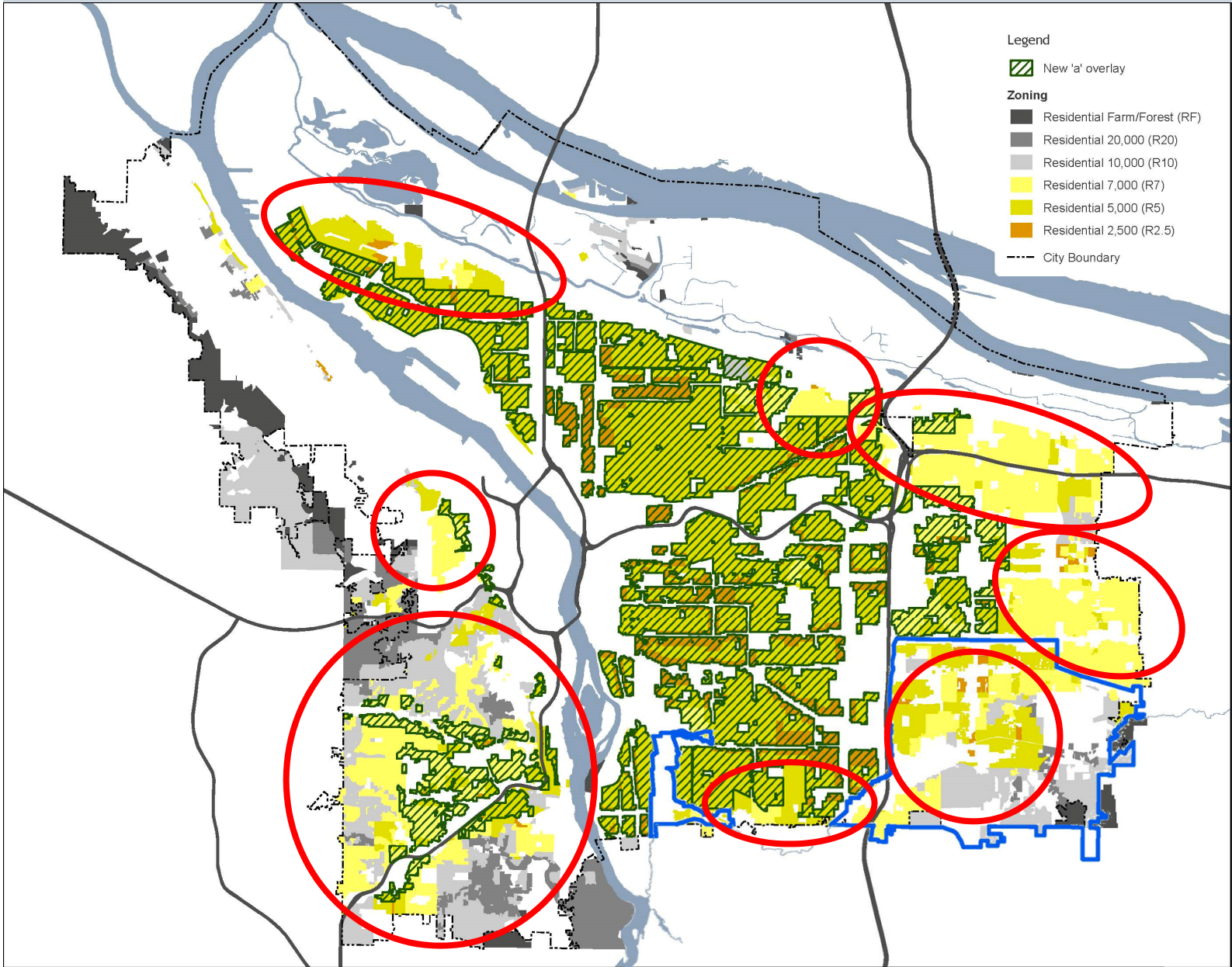
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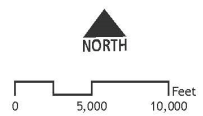


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EAST

Parkrose/Argay

1. **Glendoveer PD (Map 5)**
2. **Airport Noise Impact (Map 5)**
3. **Transit Limitation (Map 6)**

Johnson Creek/ Powellhurst-Gilbert

1. **Johnson Creek PD (Map 5)**
2. **Transit limit (Map 6)**

Brentwood-Darlington

1. **Transit limit (Map 6)**

DISPLACEMENT RISK

St. Johns/ Portsmouth

1. **Displacement Risk Area**

Cully

1. **Displacement Risk Area**
2. Transit limit (Map 6)

Hazelwood/Mill Park

1. **Displacement Risk Area**
2. Transit limit (Map 6)

WEST

SW - Hayhurst/ Ashcreek/ W. Portland Park

1. Transit limit (Map 6)
2. Stormwater (Map 3-3)
3. Housing Opportunity (Map 7)
4. Streets not maintained by the City (Map 3-4)

NW - Hillside

1. Transit limit (Map 6)
2. Steep slopes and landslide hazards (Map 2-2)
3. NRI (Map 4)
4. NW Hill Plan District (Map 5)



EAST

NE - Parkrose/Argay

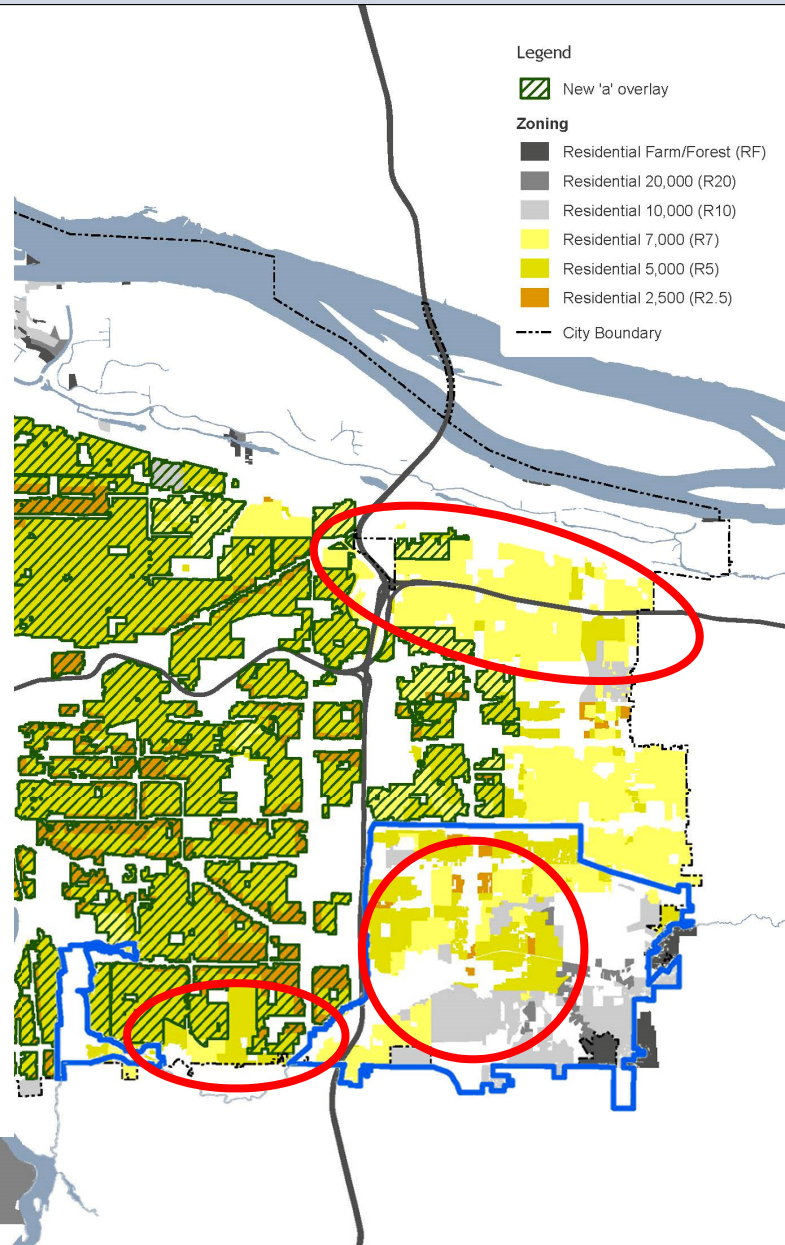
1. **Glendoveer Plan District (Map 5)**
2. **Airport Noise Impact (Map 5)**
3. **Transit Limit (Map 6)**
4. Stormwater (Map 3-3)
5. Housing Opportunity (Map 7)

Johnson Creek/Powellhurst-Gilbert

1. **Johnson Creek Plan District (Map 5)**
2. **Transit limitation (Map 6)**
3. Housing Opportunity Areas (Map 7)
4. 100-year floodplain (Map 2-1)
5. Stormwater (Map 3-3)
6. NRI (Map 4)

SE - Brentwood-Darlington

1. **Transit limit (Map 6)**
2. Housing Opportunity Areas (Map 7)



Legend

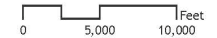
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Map 9
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Residential Zones
w/ Overlay Proposal



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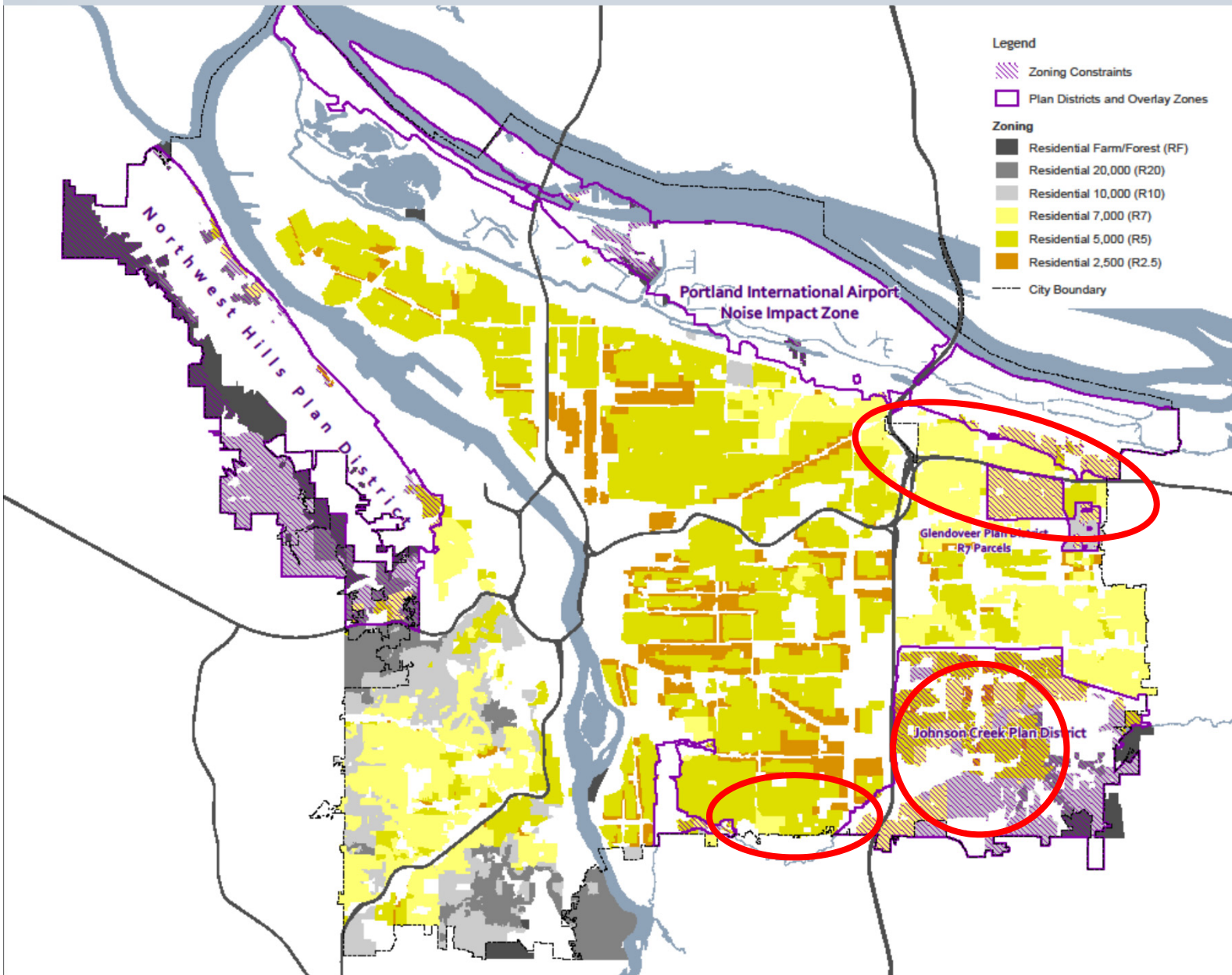
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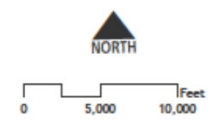


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Map 5 Plan Districts and Overlay Zones



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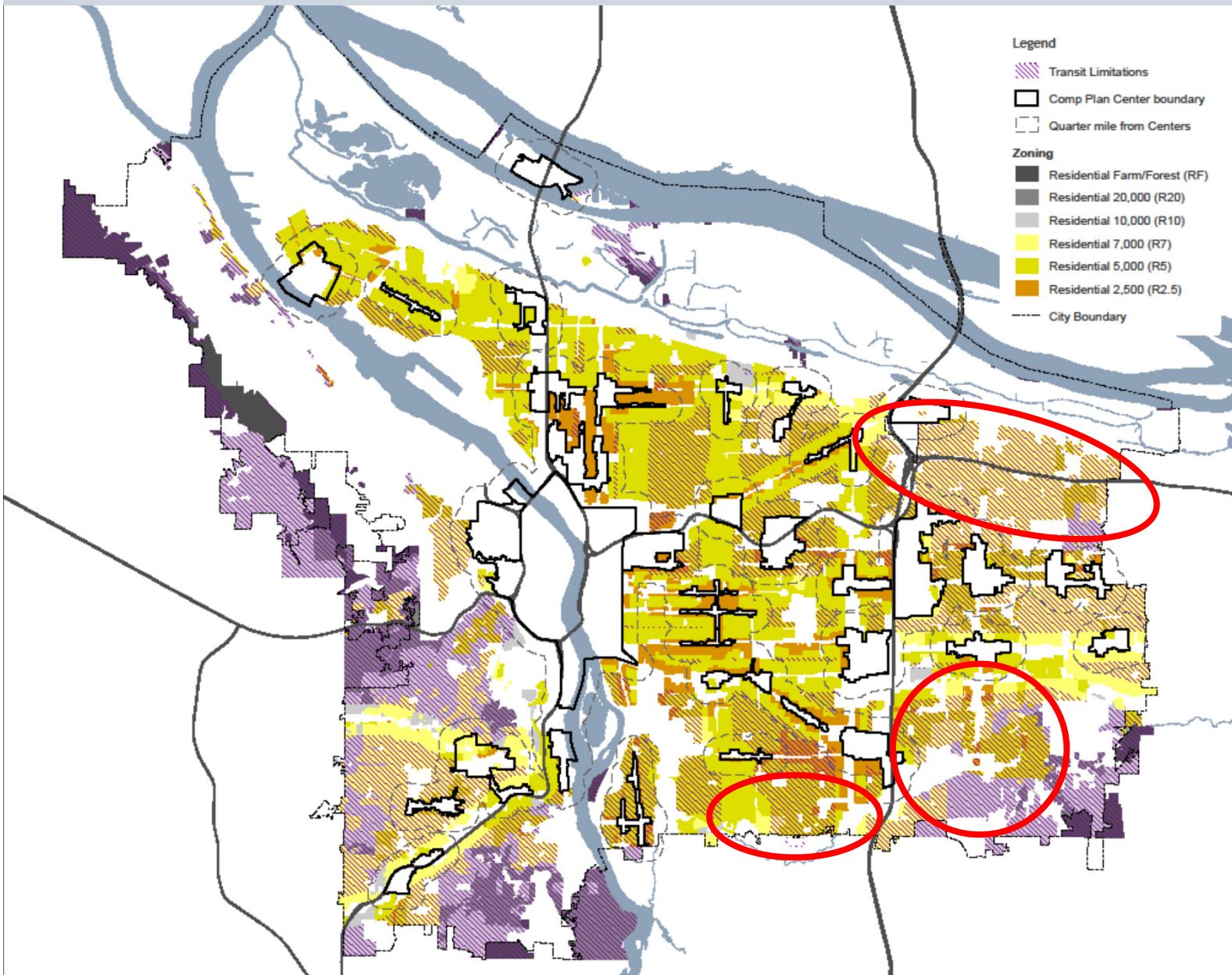
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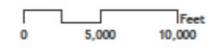


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Map 6 Transit Limitations



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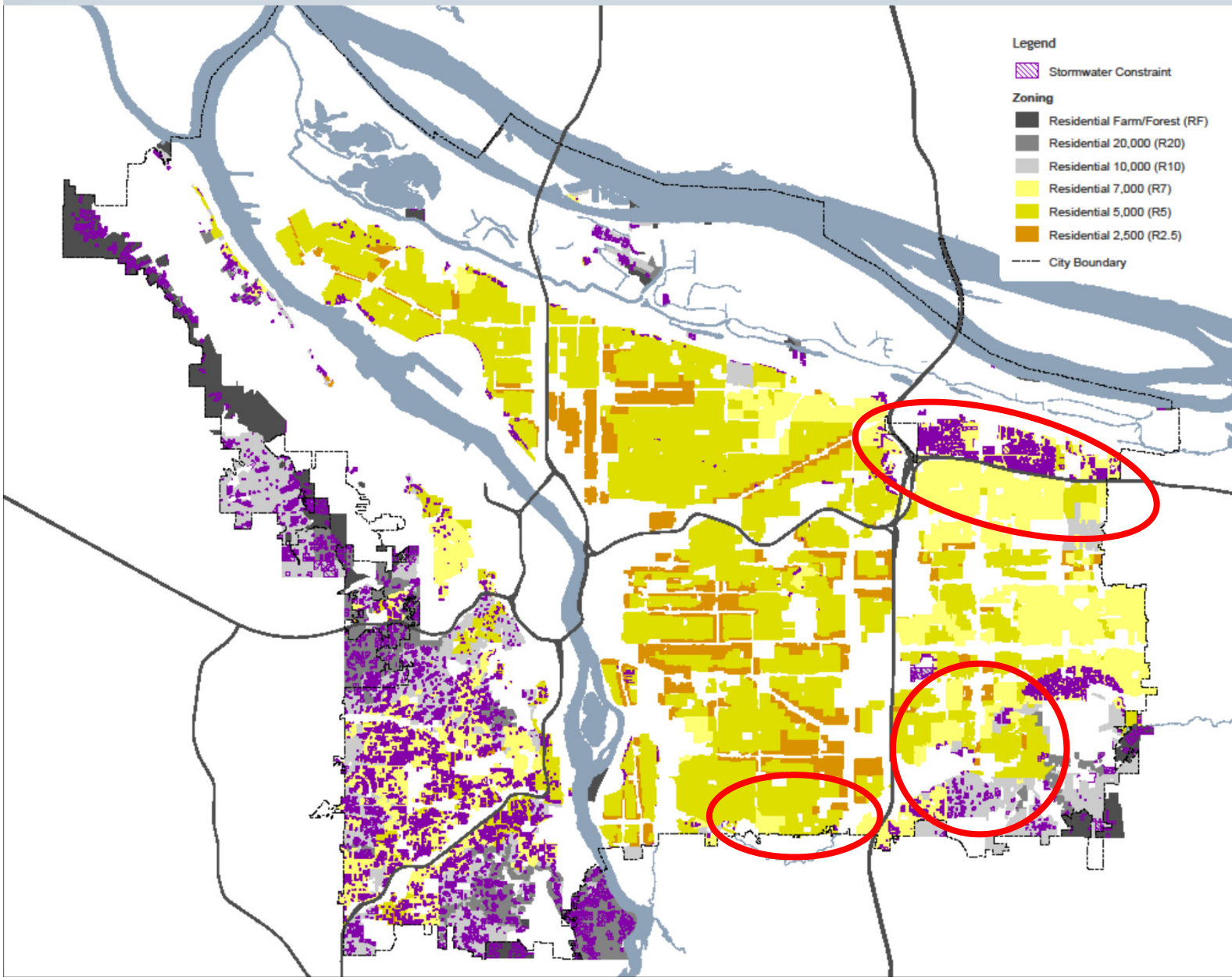
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Map 3-3
Infrastructure:
Stormwater Limitation



0 5,000 10,000 Feet

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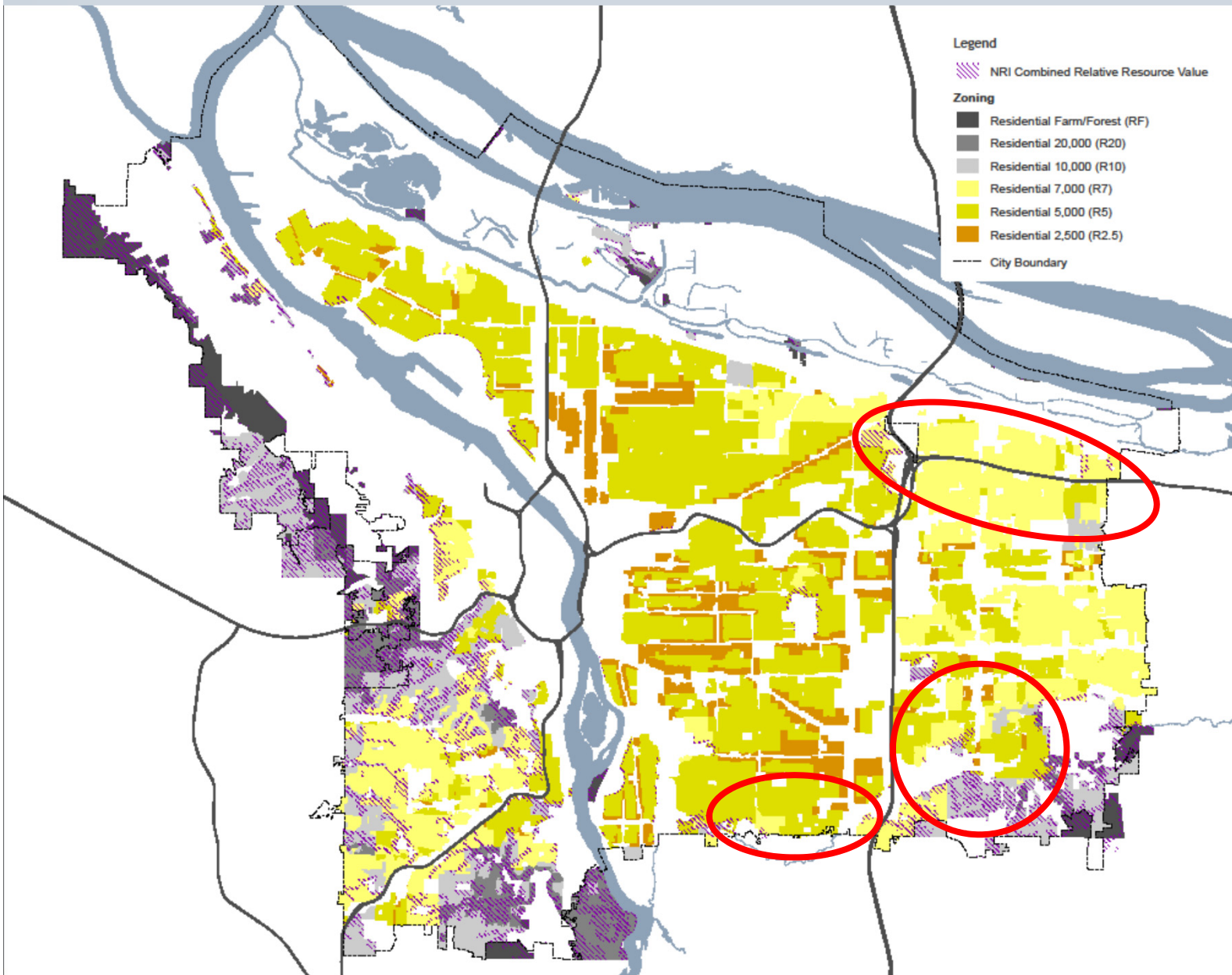
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Map 4

Natural Resources
Inventory (High and
Medium Resources)



0 5,000 10,000 Feet

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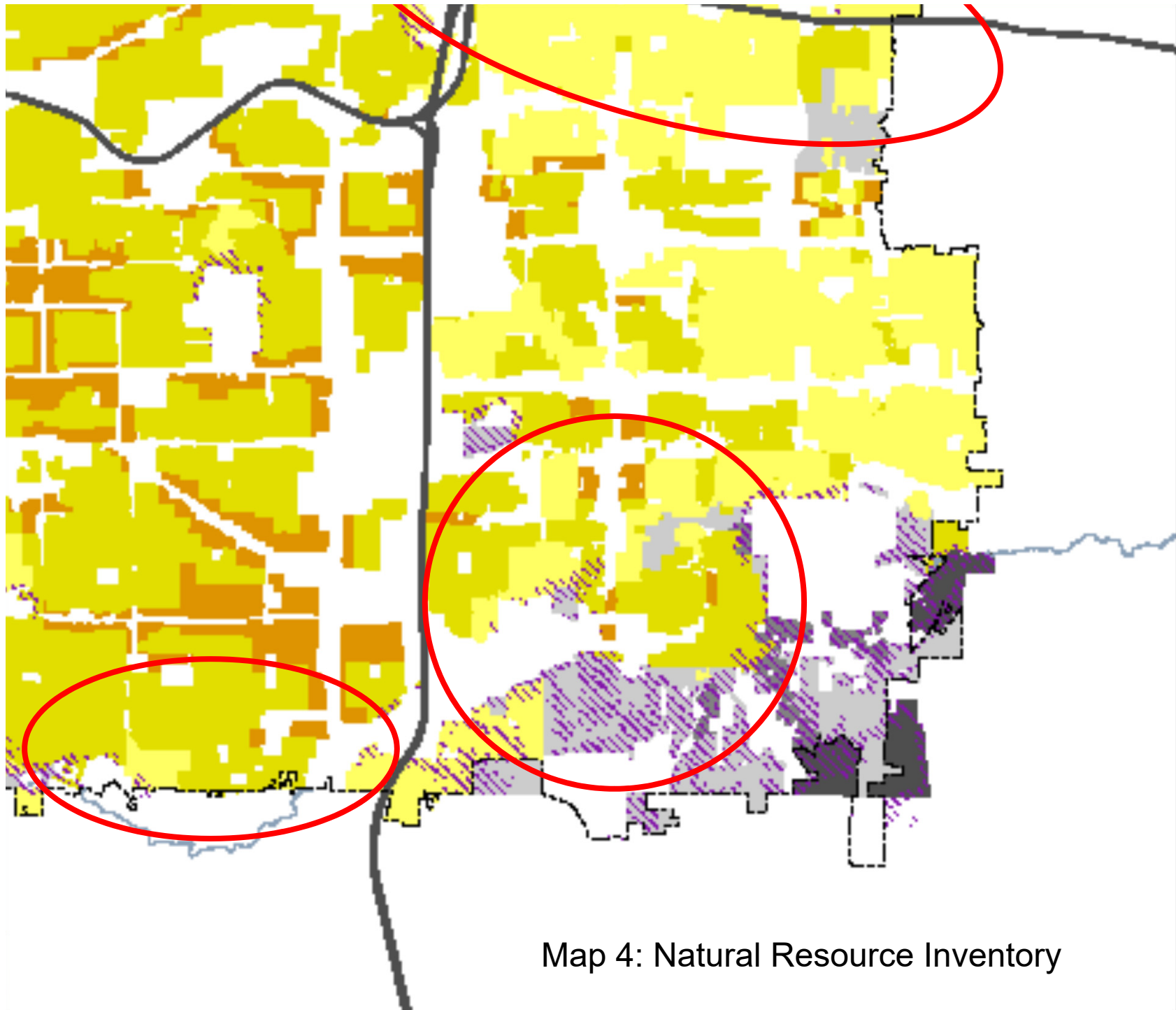
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Map 4: Natural Resource Inventory



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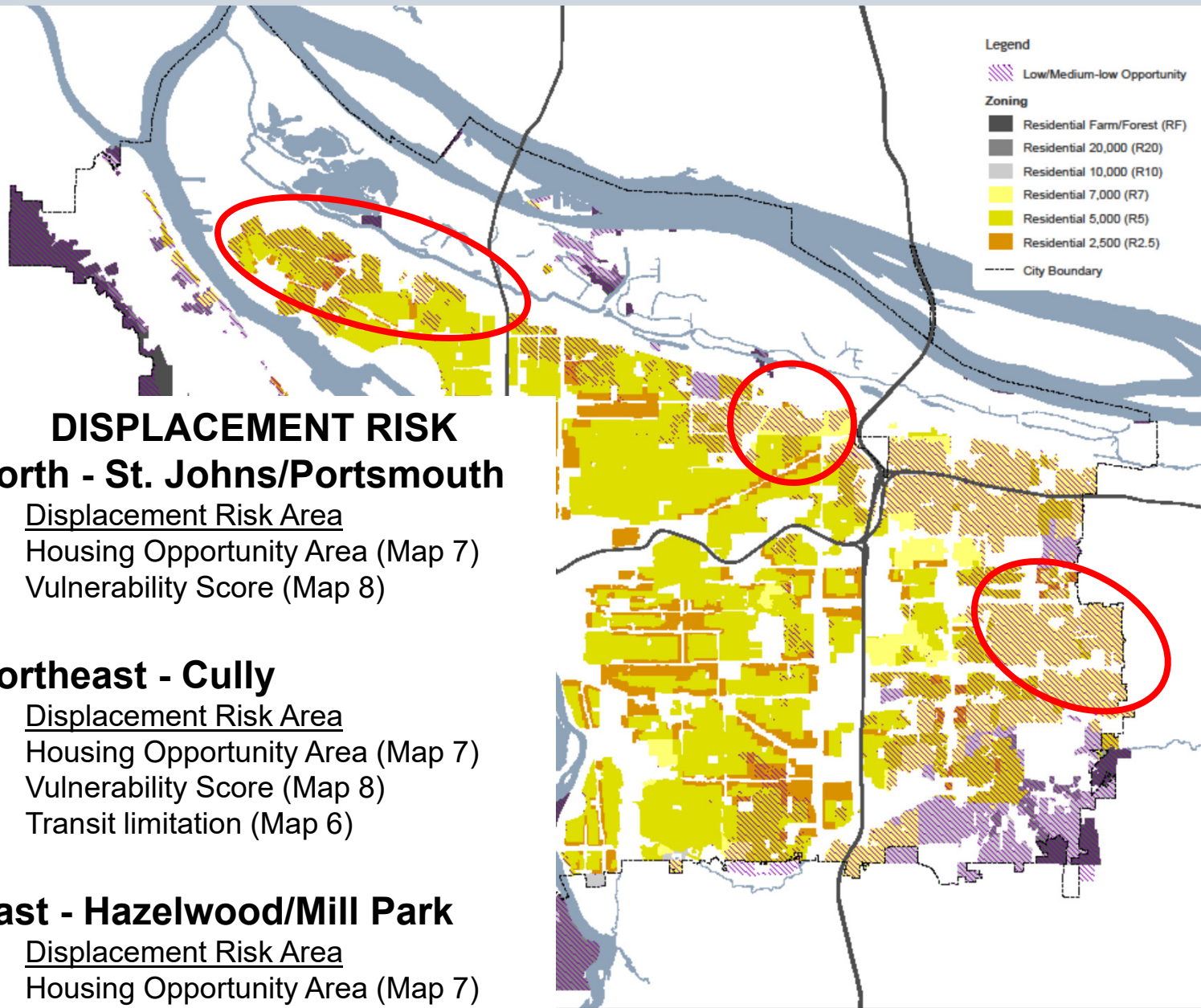
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Map 7

Low and Medium-low
Housing Opportunity Areas



0 5,000 10,000 Feet

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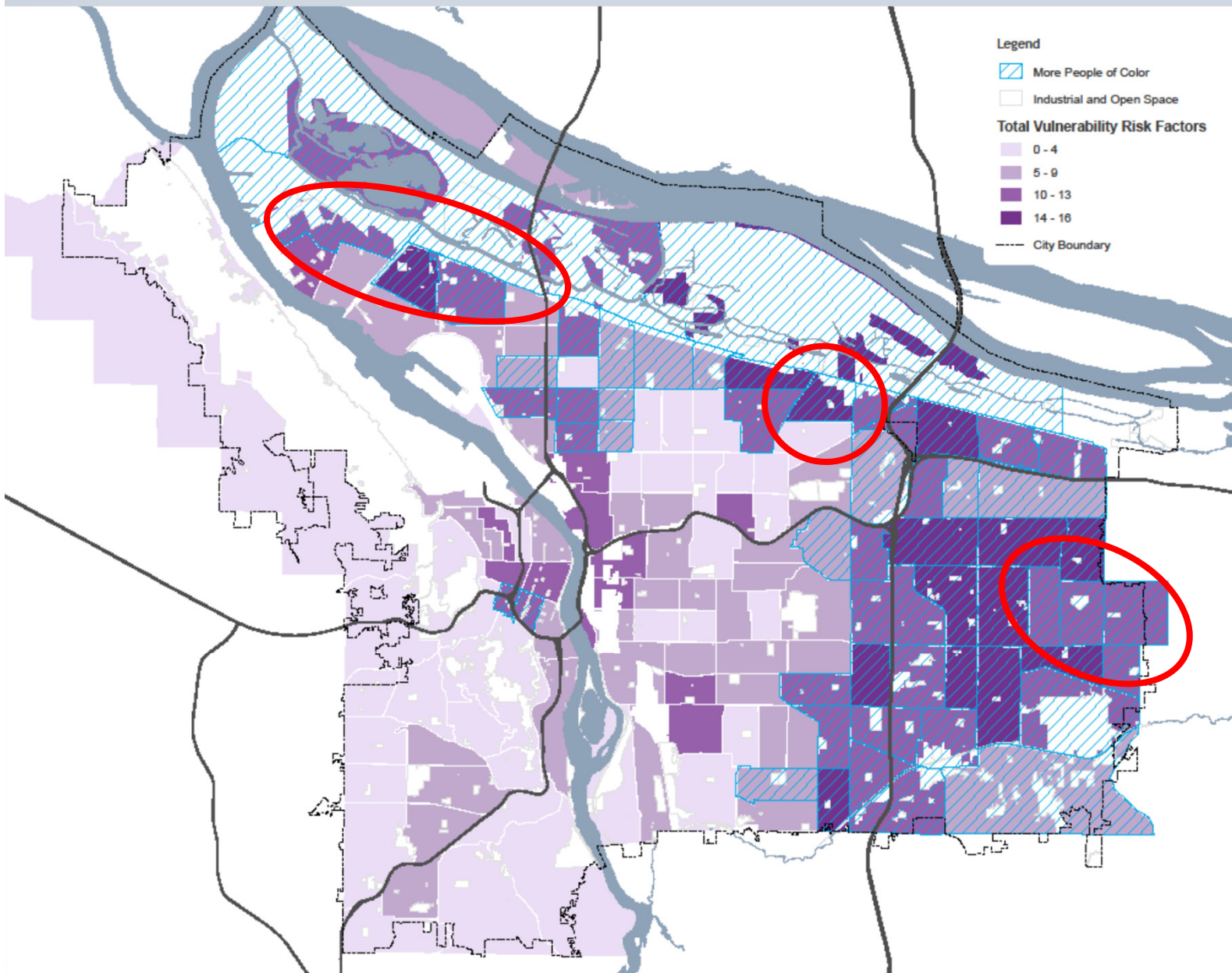


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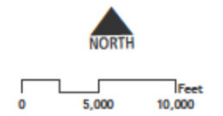


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Map 8 Composite Vulnerability Score



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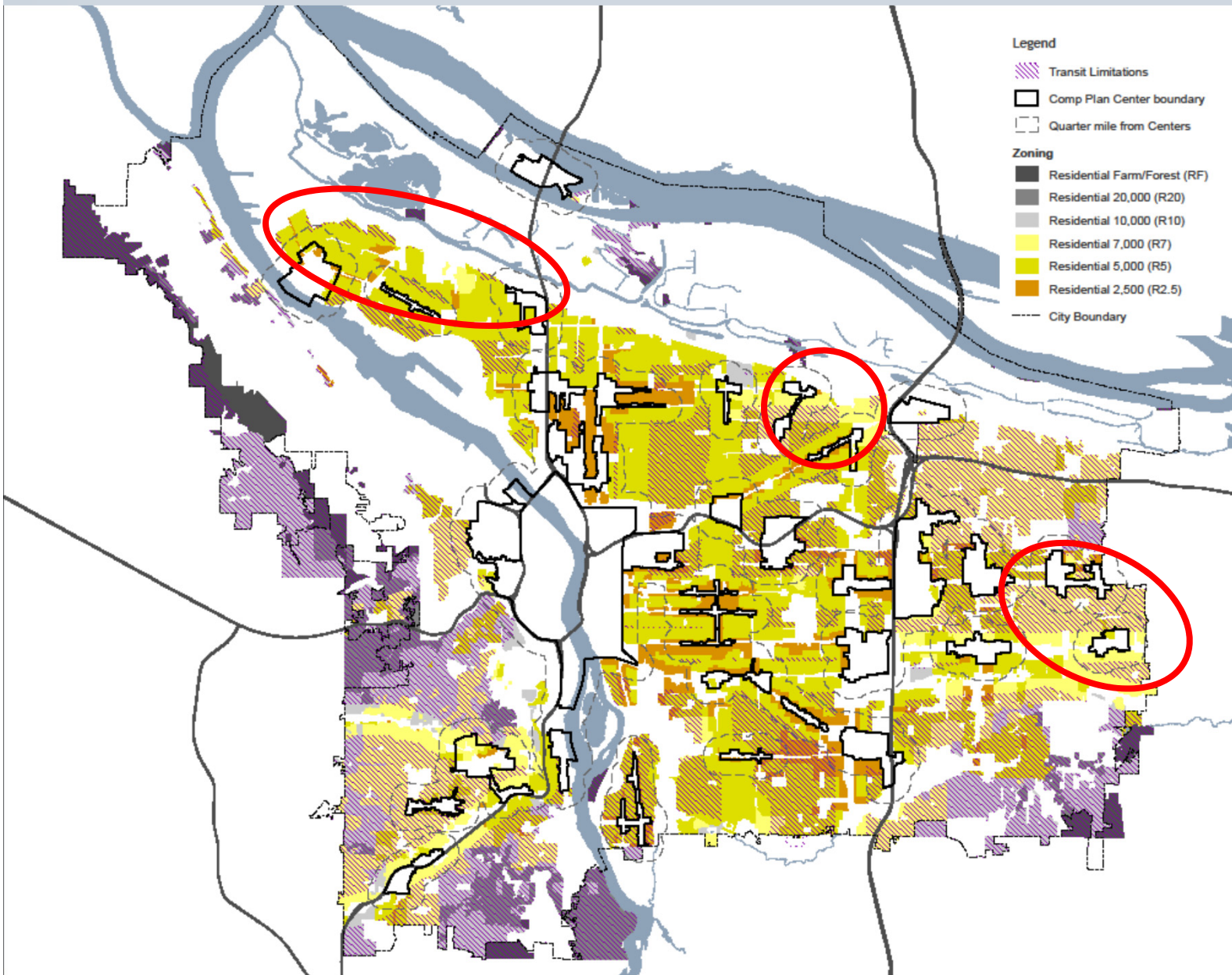
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Dr. Ari Cristoforini
300 West 10th Street • Salem, Oregon • Director

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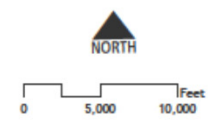


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Map 6 Transit Limitations



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Residential Infill Project

Map 9
Single-dwelling
Residential Zones
w/ Overlay Proposal

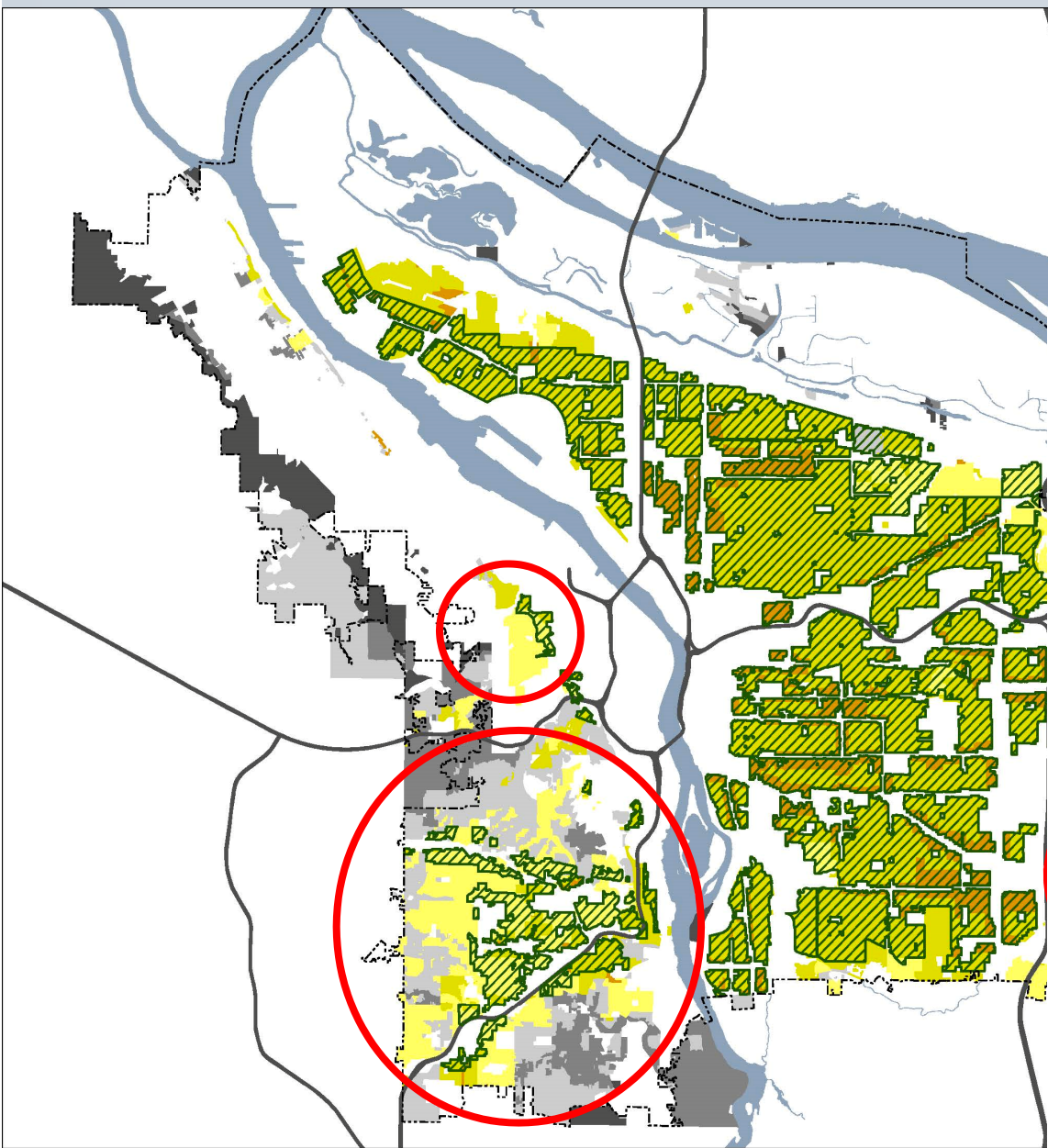
Legend

- New 'a' overlay

Zoning

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--- City Boundary



WEST

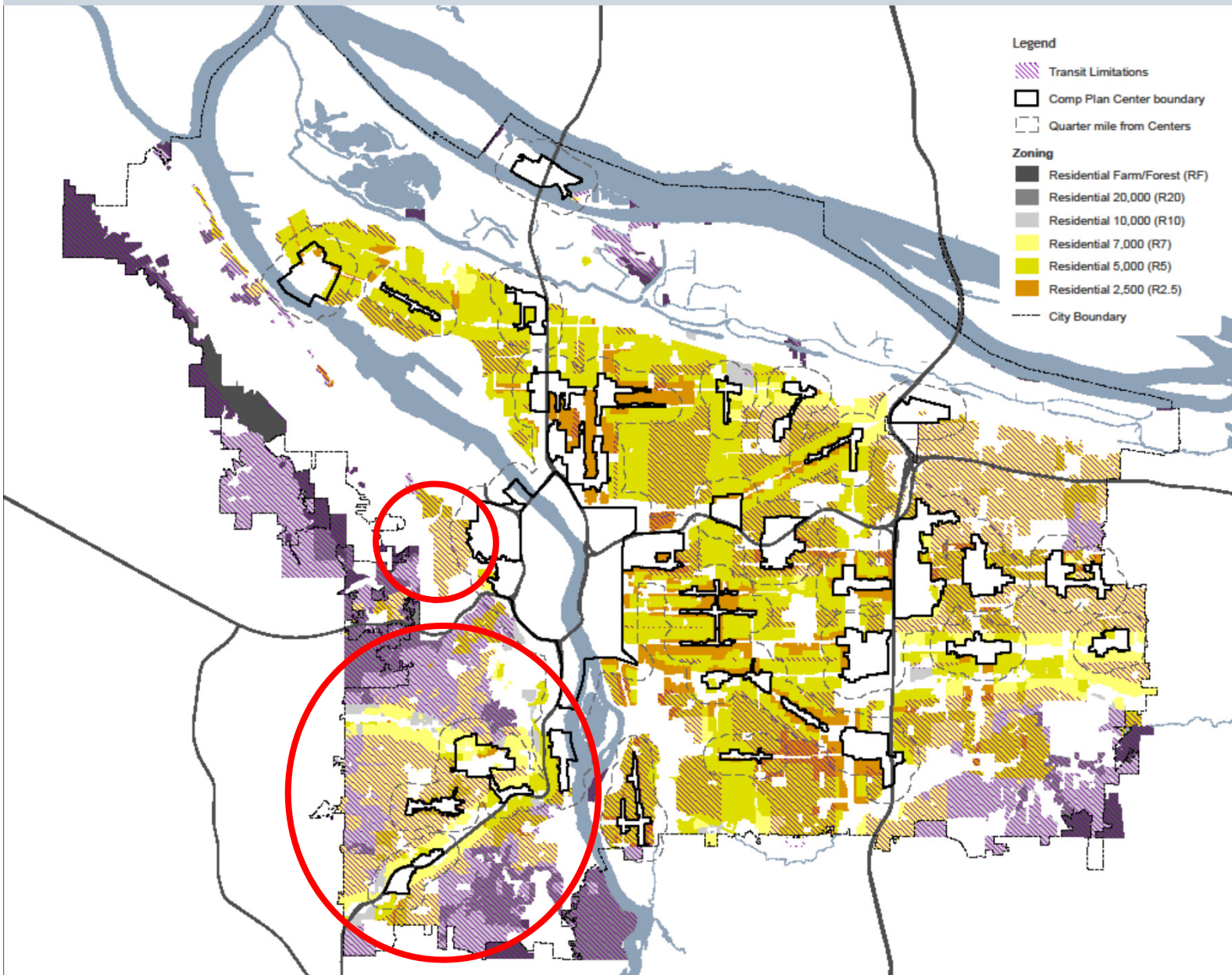
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1. Transit (Map 6)
2. Stormwater (Map 3-3)
3. Low and Medium-low Housing Opportunity Areas (Map 7)
4. Streets not maintained by the City (Map 3-4)

Northwest - Hillside

1. Transit limitation (Map 6)
2. Steep slopes and landslide hazards (Map 2-2)
3. Some NRI (Map 4)
4. NW portion in NW Hill Plan District (Map 5)



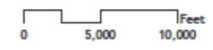


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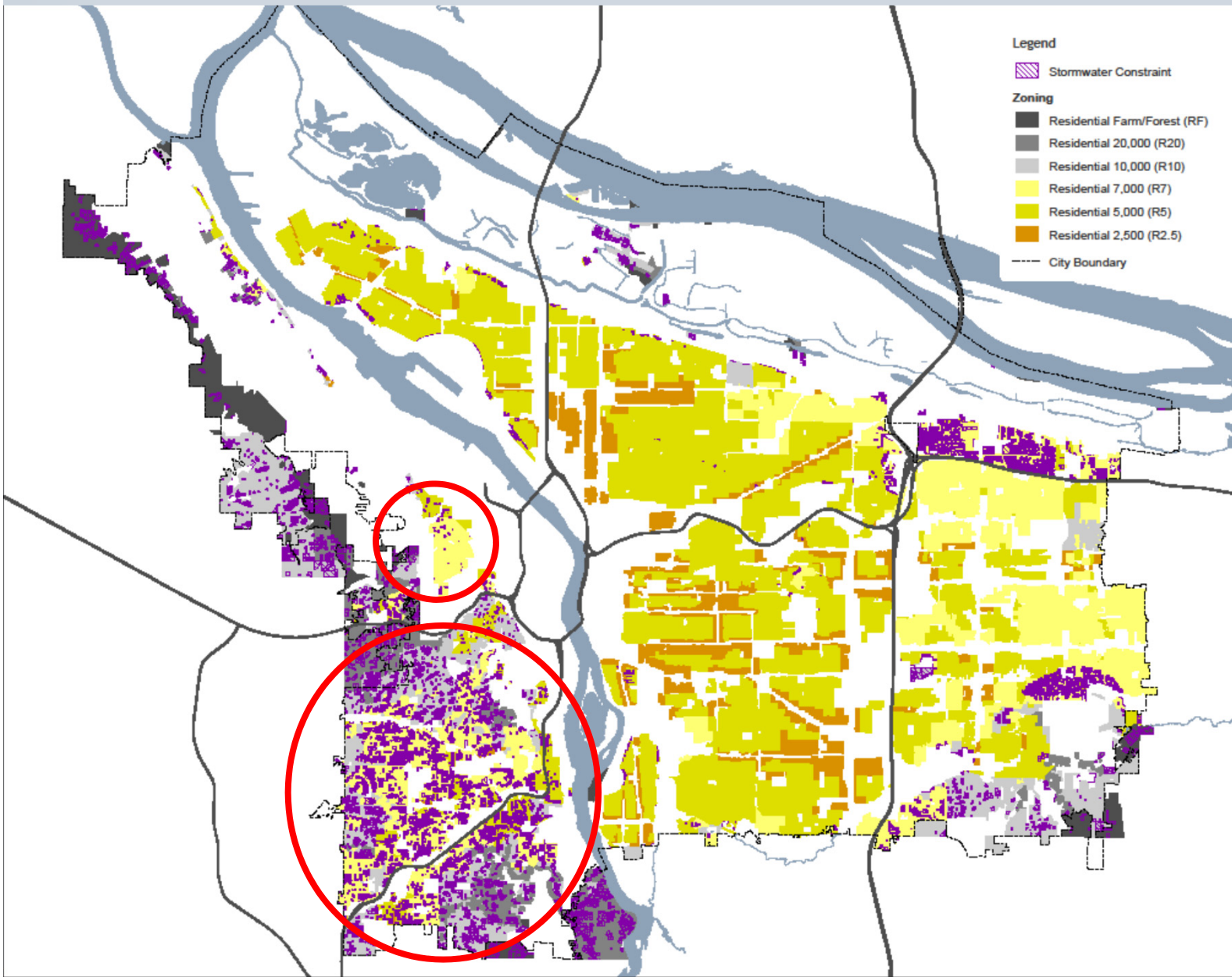
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Legend

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)

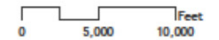
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Map 3-3 Infrastructure: Stormwater Limitation



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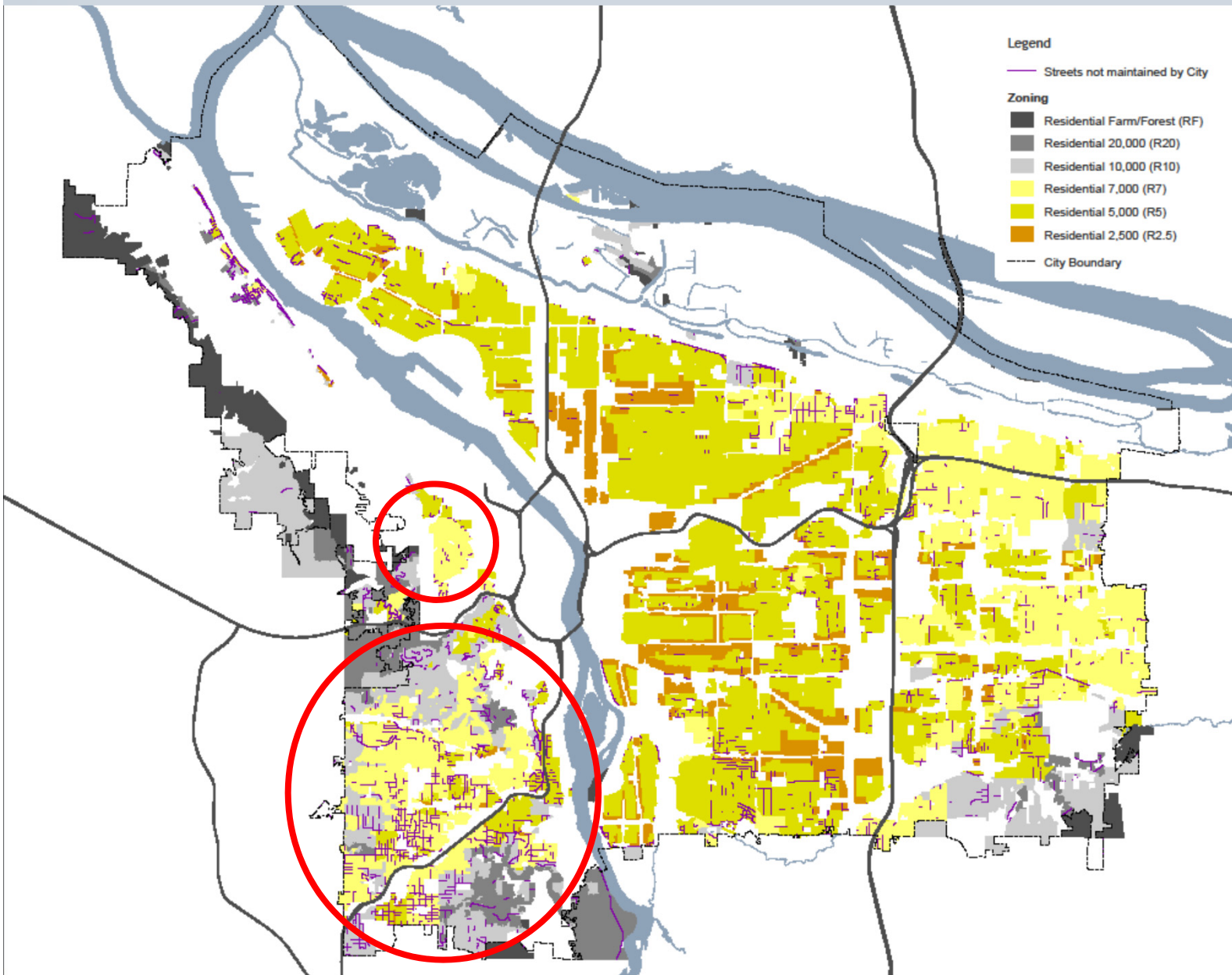
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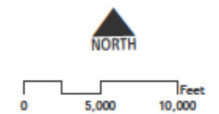


- Legend**
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Map 3-4 Infrastructure: Streets not maintained by the City of Portland



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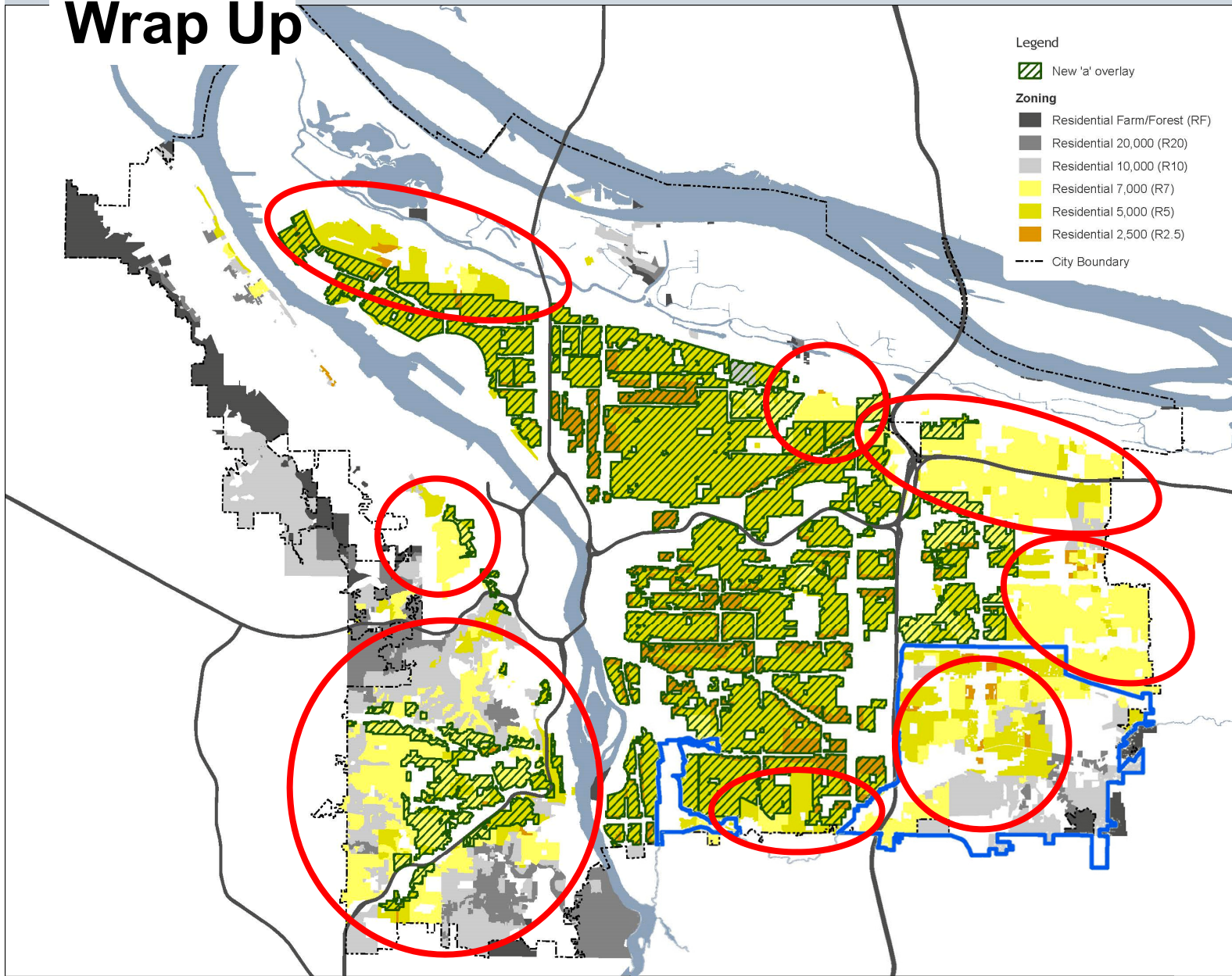


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Wrap Up



Legend

New 'a' overlay

Zoning

Residential Farm/Forest (RF)

Residential 20,000 (R20)

Residential 10,000 (R10)

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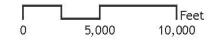
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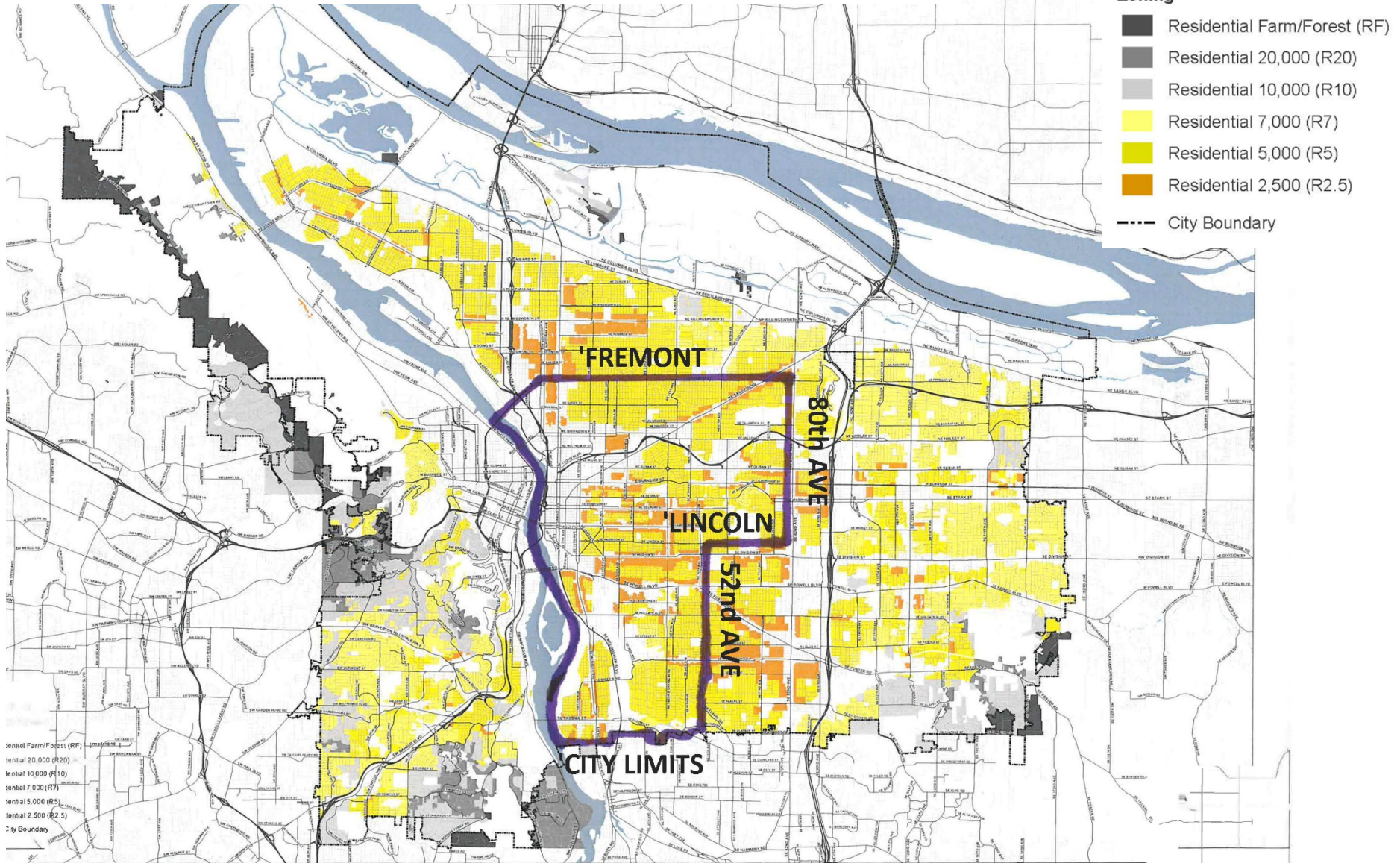


Option 3

- A different defined geography bounded by:
 - Fremont
 - 80th Ave
 - Lincoln
 - 52nd Ave
 - South city limits
 - Willamette River



Option 3: Other geography

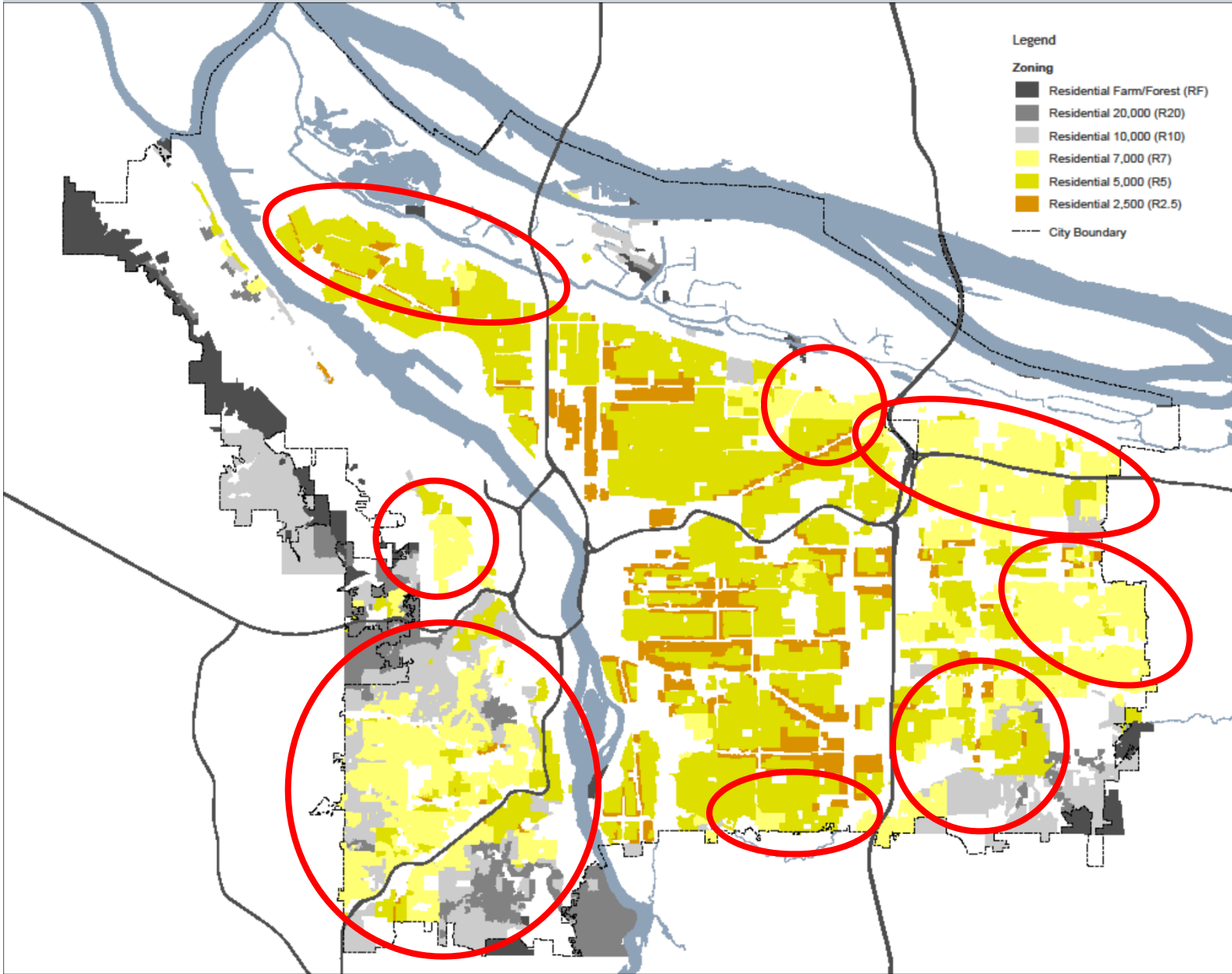


Residential Infill Map Set



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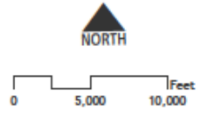


- Legend**
- Zoning**
- Residential Farm/Forest (RF)
 - Residential 20,000 (R20)
 - Residential 10,000 (R10)
 - Residential 7,000 (R7)
 - Residential 5,000 (R5)
 - Residential 2,500 (R2.5)
 - City Boundary

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Map 1 Single-dwelling Residential Zones



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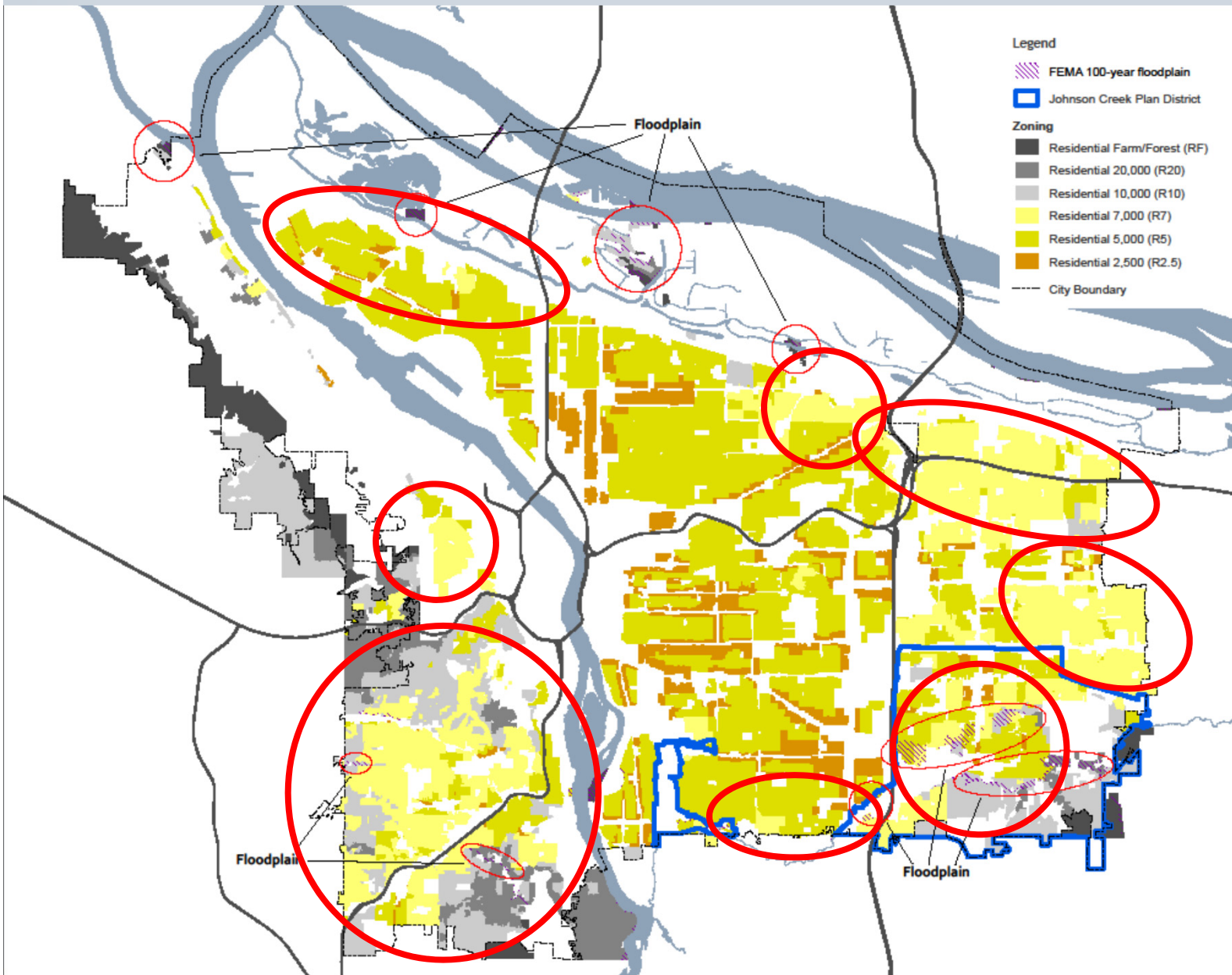
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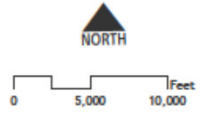


- Legend**
- FEMA 100-year floodplain
 - Johnson Creek Plan District
- Zoning**
- Residential Farm/Forest (RF)
 - Residential 20,000 (R20)
 - Residential 10,000 (R10)
 - Residential 7,000 (R7)
 - Residential 5,000 (R5)
 - Residential 2,500 (R2.5)
 - City Boundary

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Map 2-1 Natural Hazards: 100-year Floodplain



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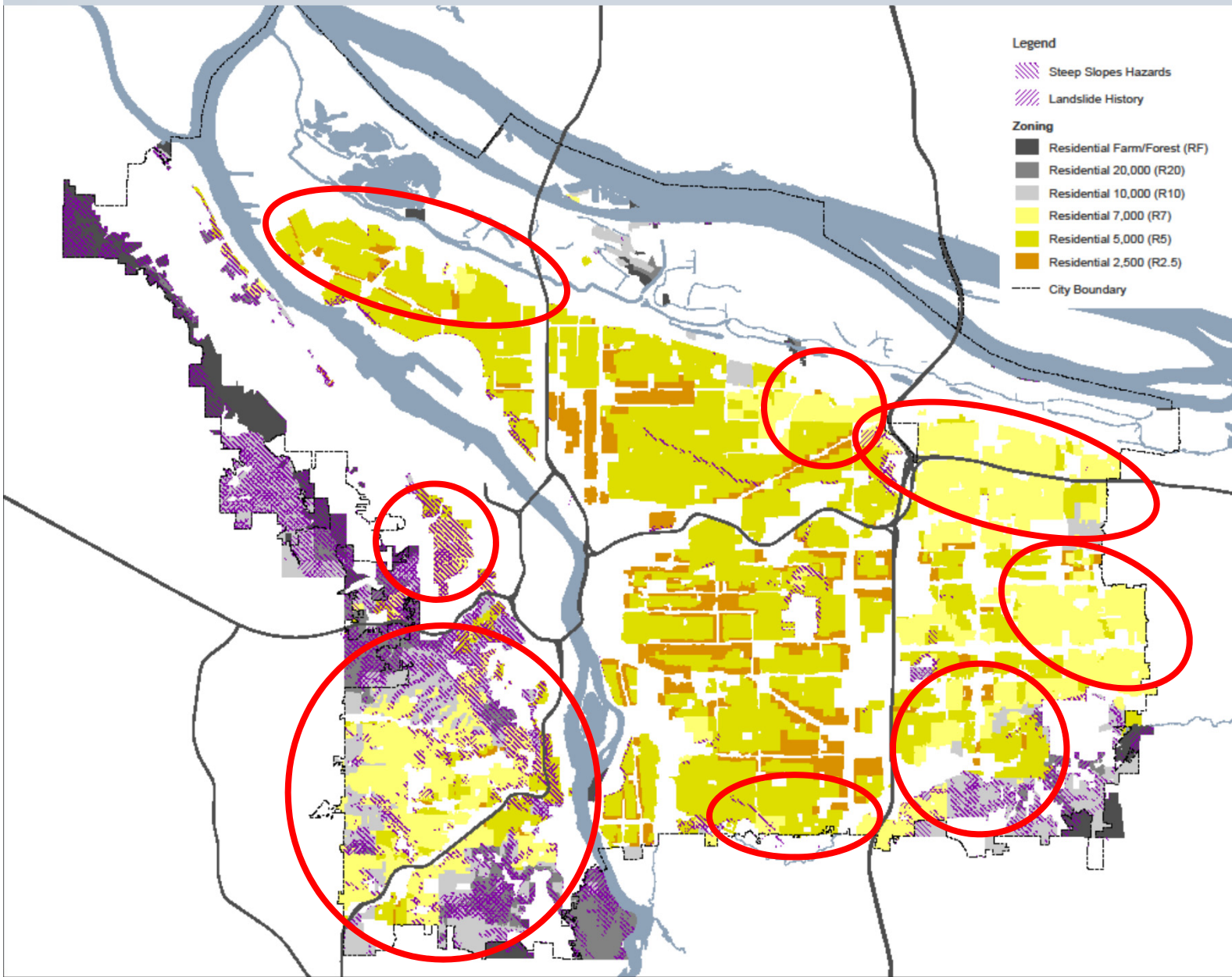
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Map 2-2

Natural Hazards:
Steep Slopes and
Landslide History



0 5,000 10,000 Feet

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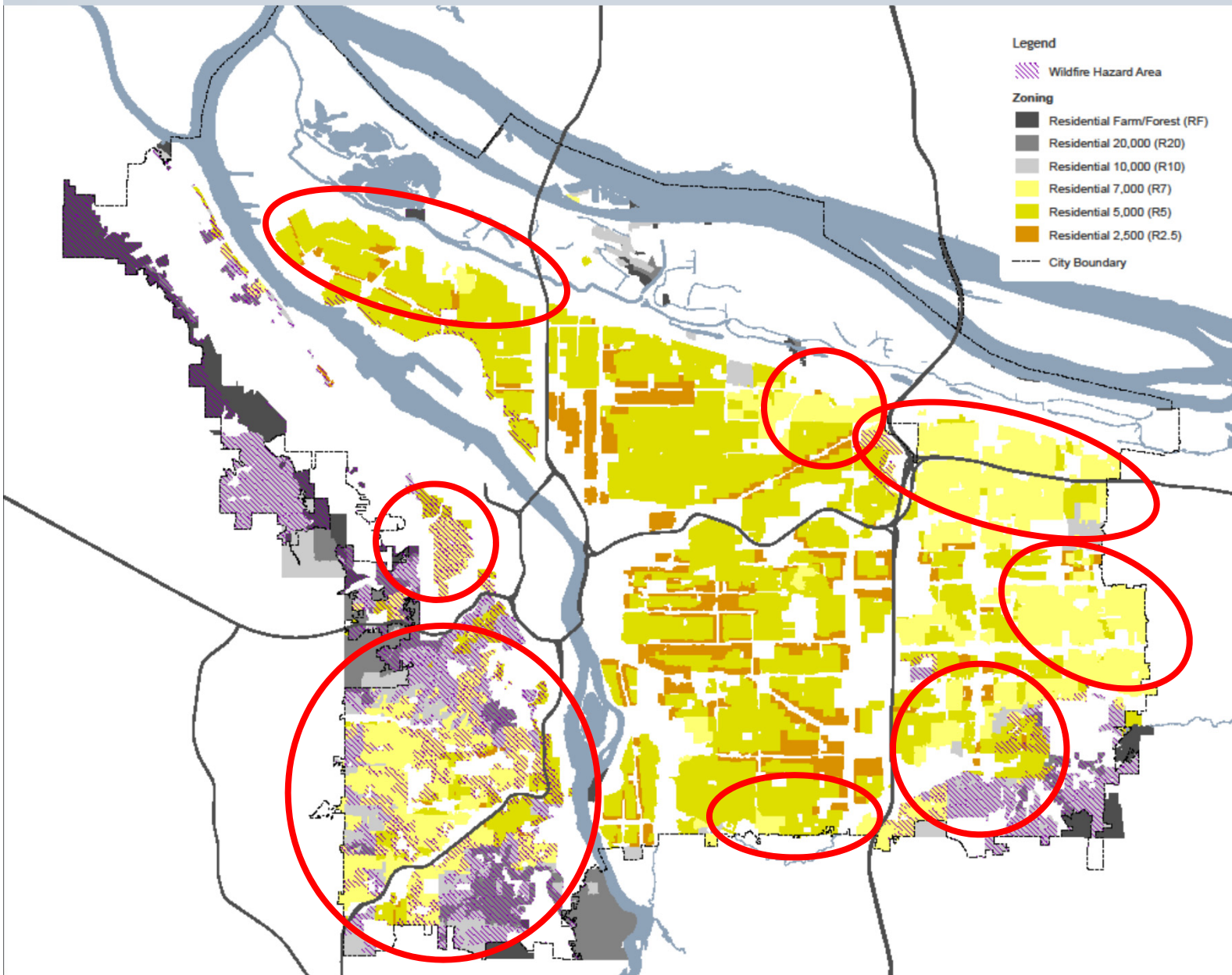
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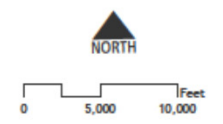


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Map 2-3
Natural Hazards:
Wildfire Hazard



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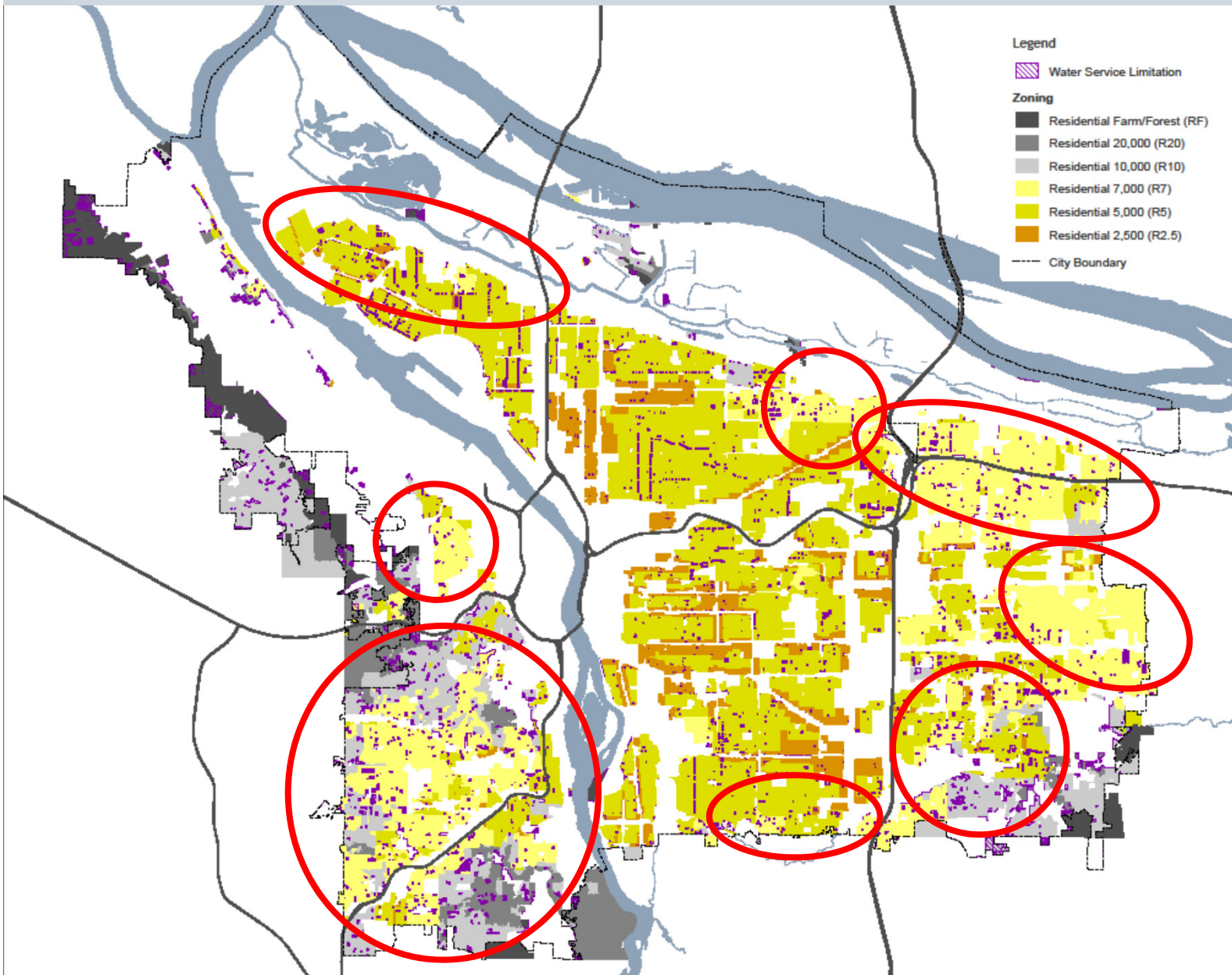
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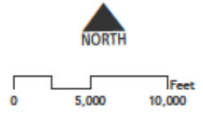


- Legend**
-  Water Service Limitation
- Zoning**
-  Residential Farm/Forest (RF)
 -  Residential 20,000 (R20)
 -  Residential 10,000 (R10)
 -  Residential 7,000 (R7)
 -  Residential 5,000 (R5)
 -  Residential 2,500 (R2.5)
 -  City Boundary

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Map 3-2
 Infrastructure:
 Water Limitation



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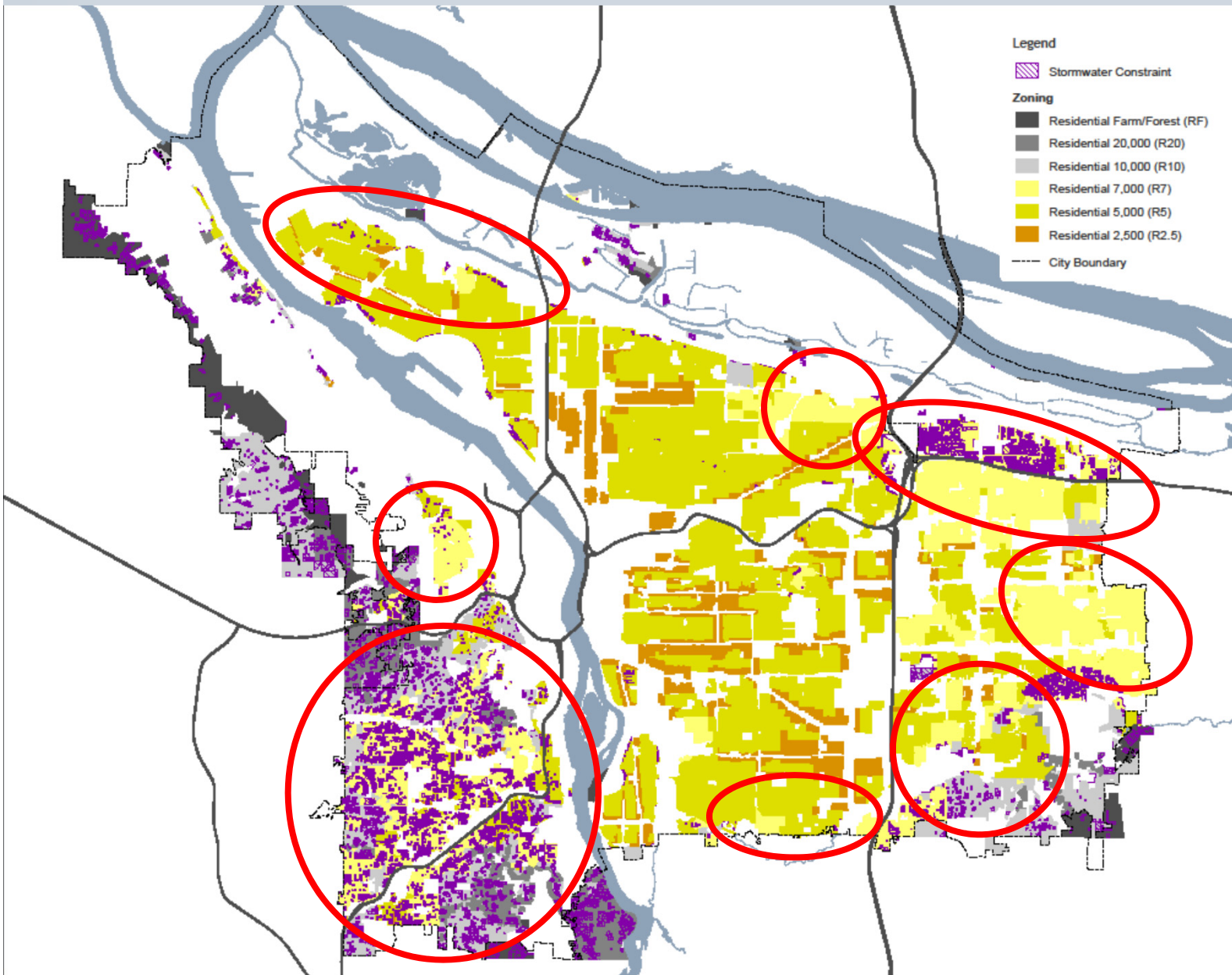
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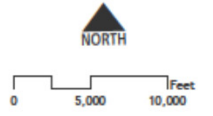


- Legend**
-  Stormwater Constraint
- Zoning**
-  Residential Farm/Forest (RF)
 -  Residential 20,000 (R20)
 -  Residential 10,000 (R10)
 -  Residential 7,000 (R7)
 -  Residential 5,000 (R5)
 -  Residential 2,500 (R2.5)
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Map 3-3 Infrastructure: Stormwater Limitation



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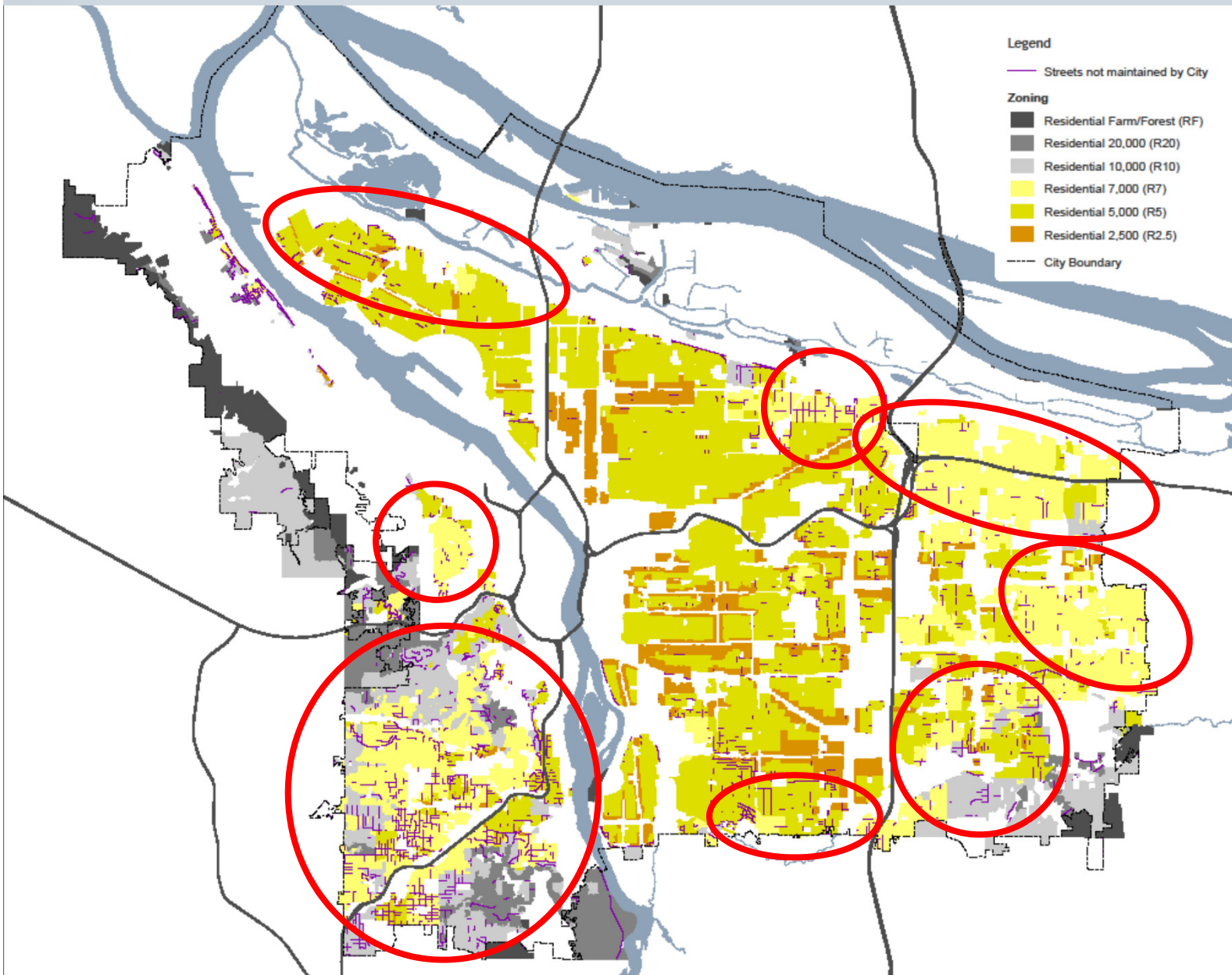
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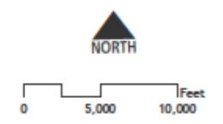


- Legend**
- Streets not maintained by City
- Zoning**
- Residential Farm/Forest (RF)
 - Residential 20,000 (R20)
 - Residential 10,000 (R10)
 - Residential 7,000 (R7)
 - Residential 5,000 (R5)
 - Residential 2,500 (R2.5)
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Map 3-4 Infrastructure: Streets not maintained by the City of Portland



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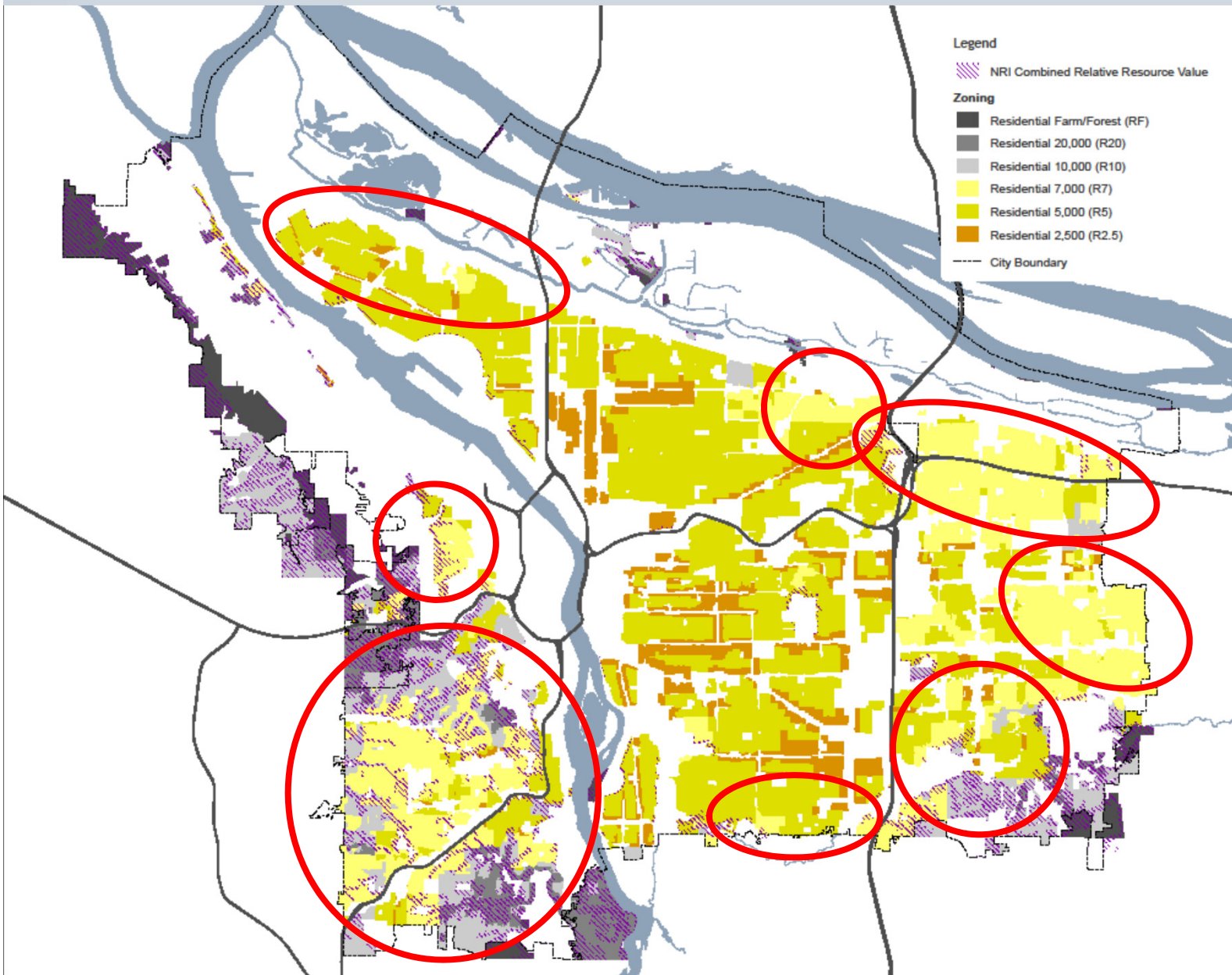
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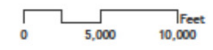
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Map 4

Natural Resources
Inventory (High and
Medium Resources)



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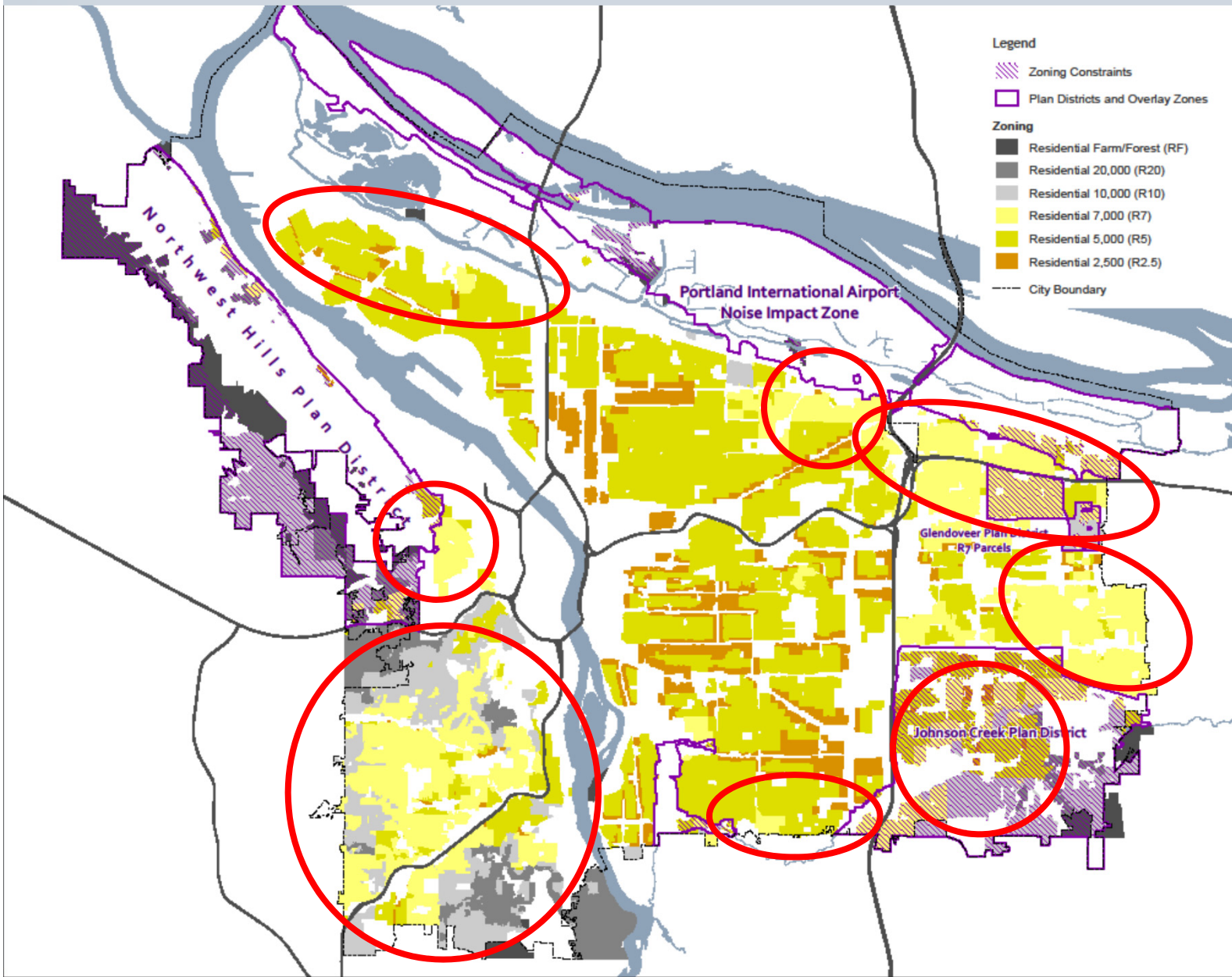
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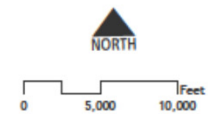


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Map 5
Plan Districts and
Overlay Zones



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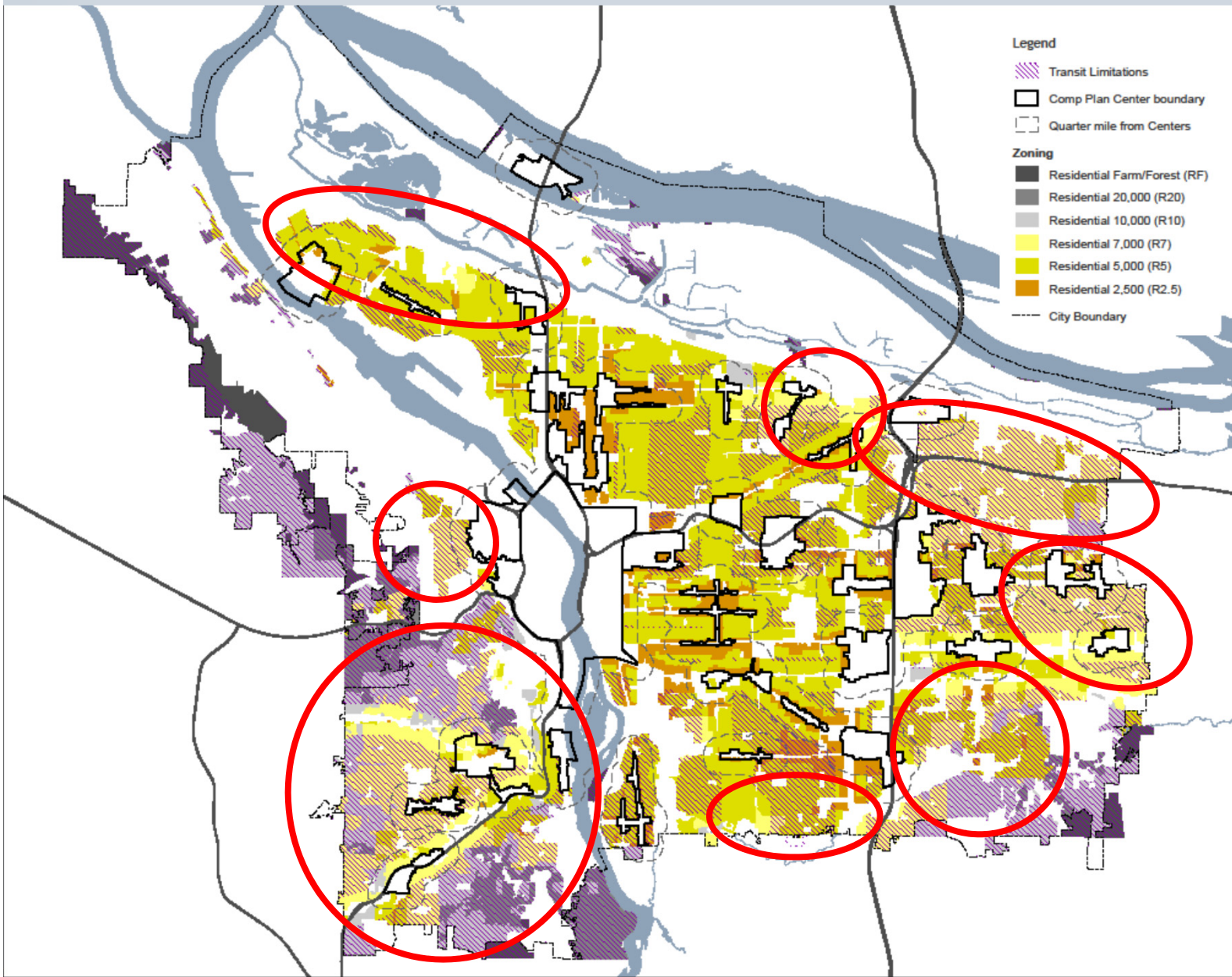
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Map 6 Transit Limitations



0 5,000 10,000 Feet

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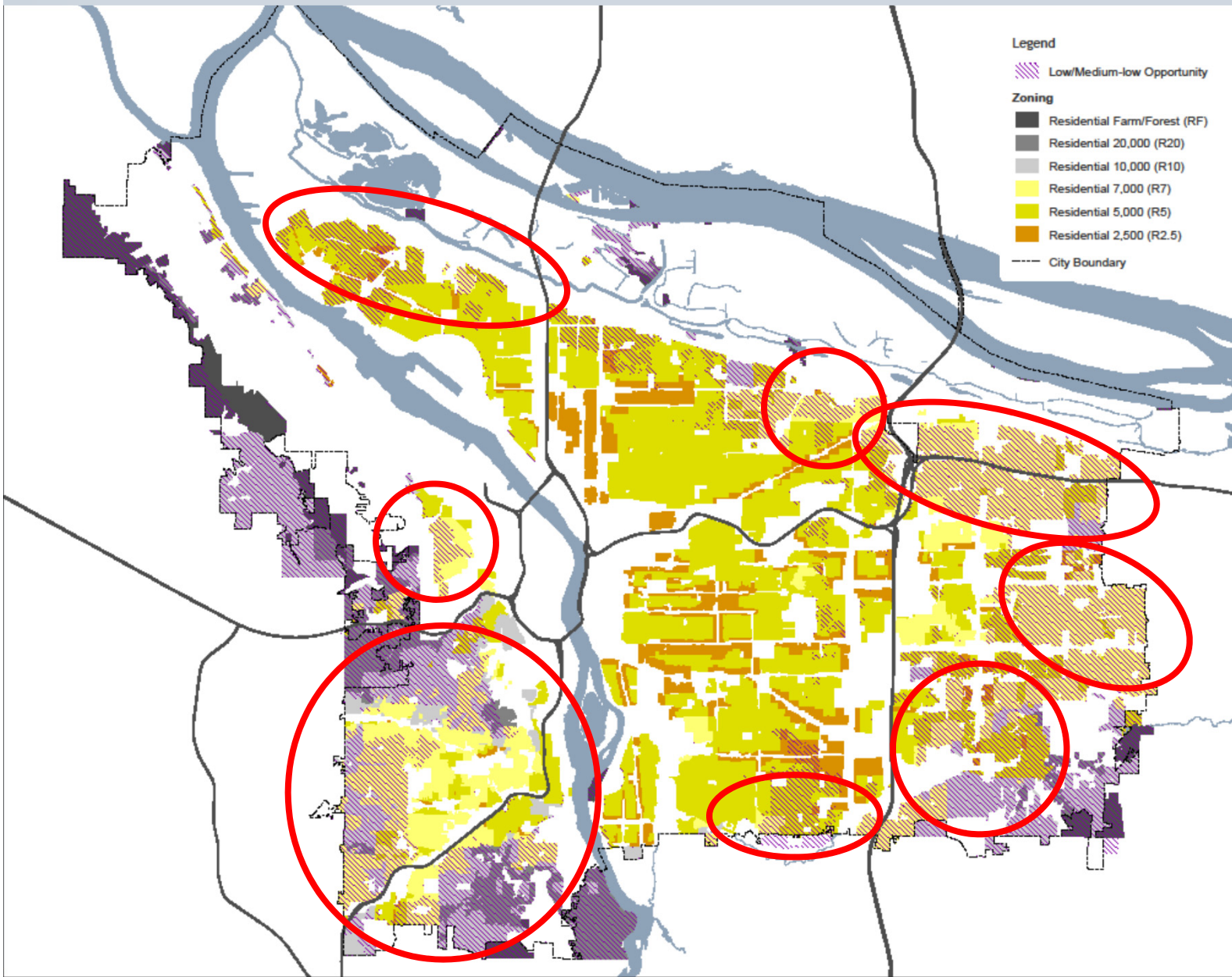
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Portland, Oregon 97232

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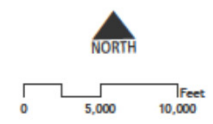
- Legend**
- Low/Medium-low Opportunity
- Zoning**
- Residential Farm/Forest (RF)
 - Residential 20,000 (R20)
 - Residential 10,000 (R10)
 - Residential 7,000 (R7)
 - Residential 5,000 (R5)
 - Residential 2,500 (R2.5)
 - City Boundary

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Map 7

Low and Medium-low Housing Opportunity Areas



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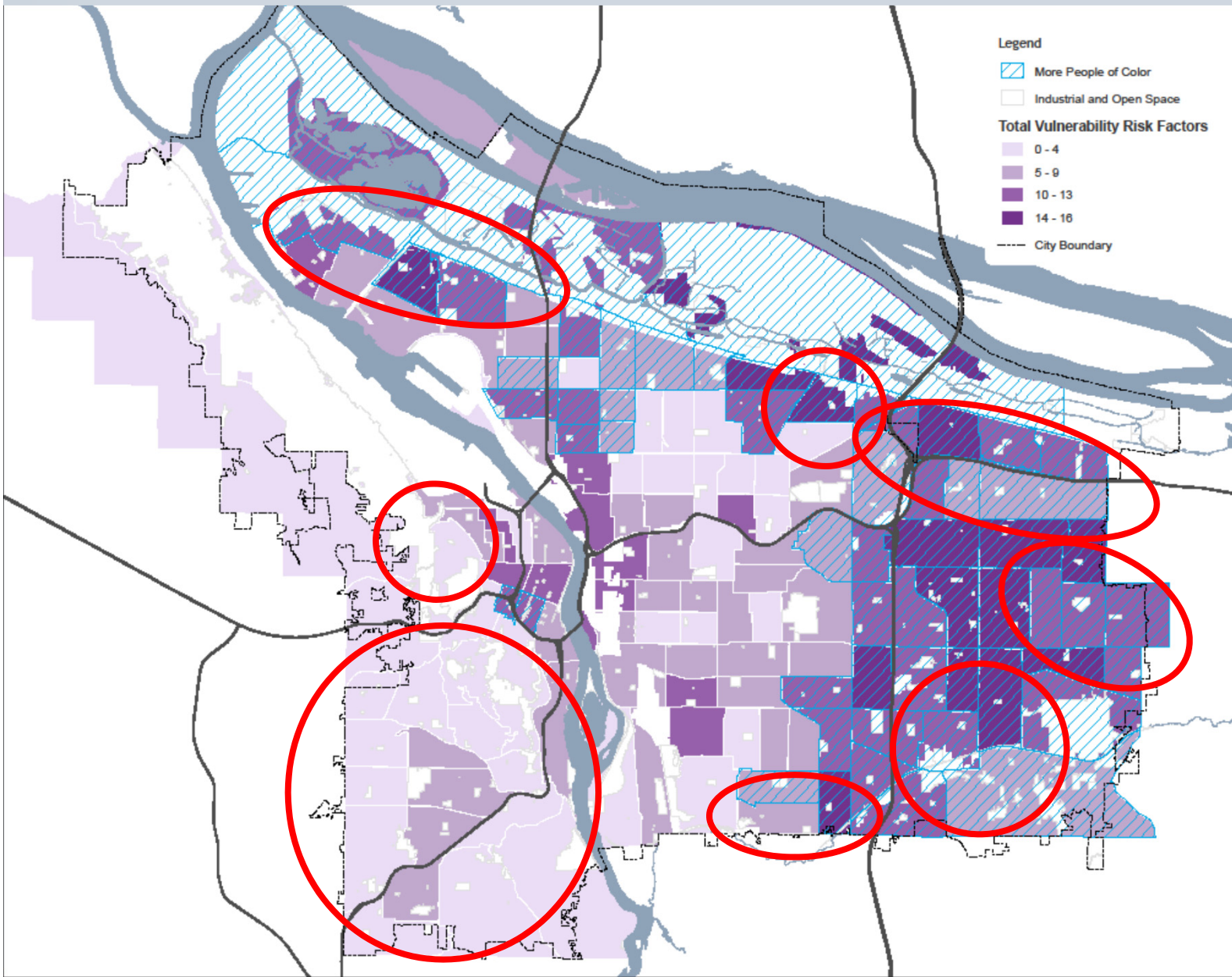
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Map 8
Composite
Vulnerability Score



0 5,000 10,000 Feet

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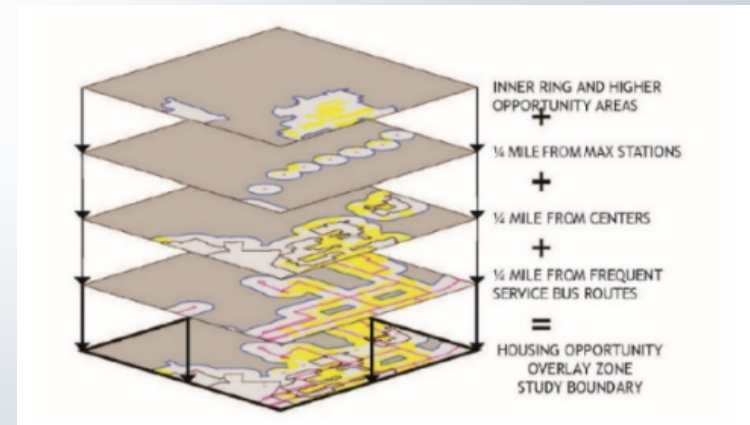
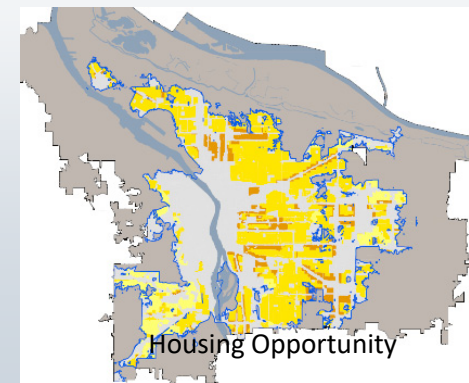
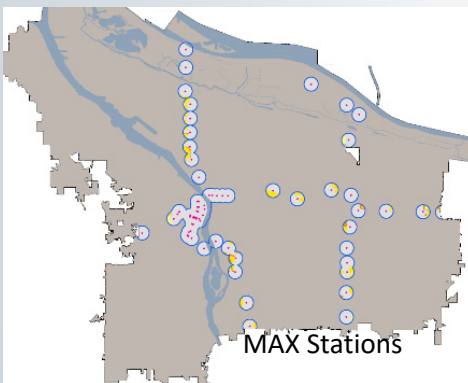
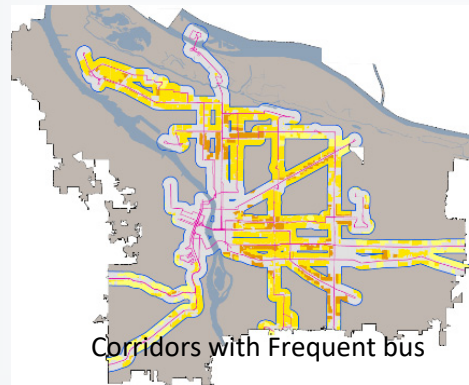
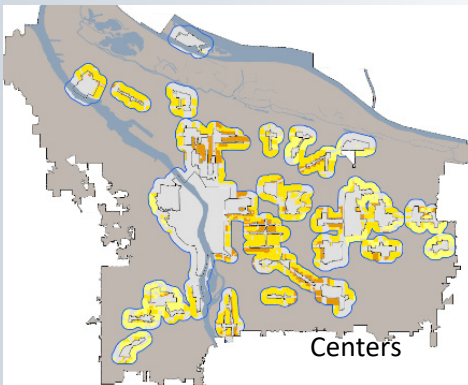
Option 1: Staff Proposal

- Map Series




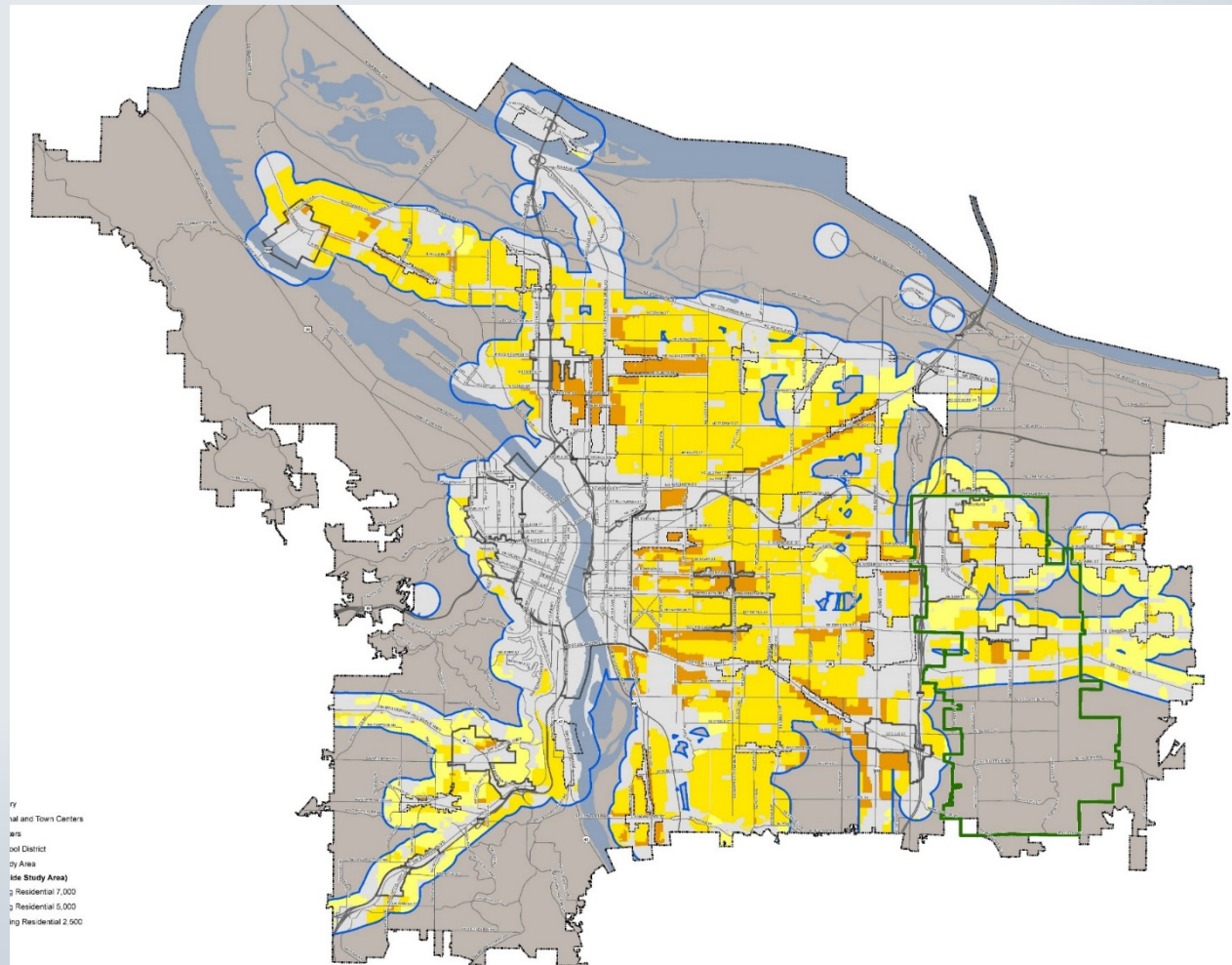
Option 1: Staff Proposal

- Step 1. Defining the Base Boundary: Centers, Corridors, Transit, Opportunity Areas



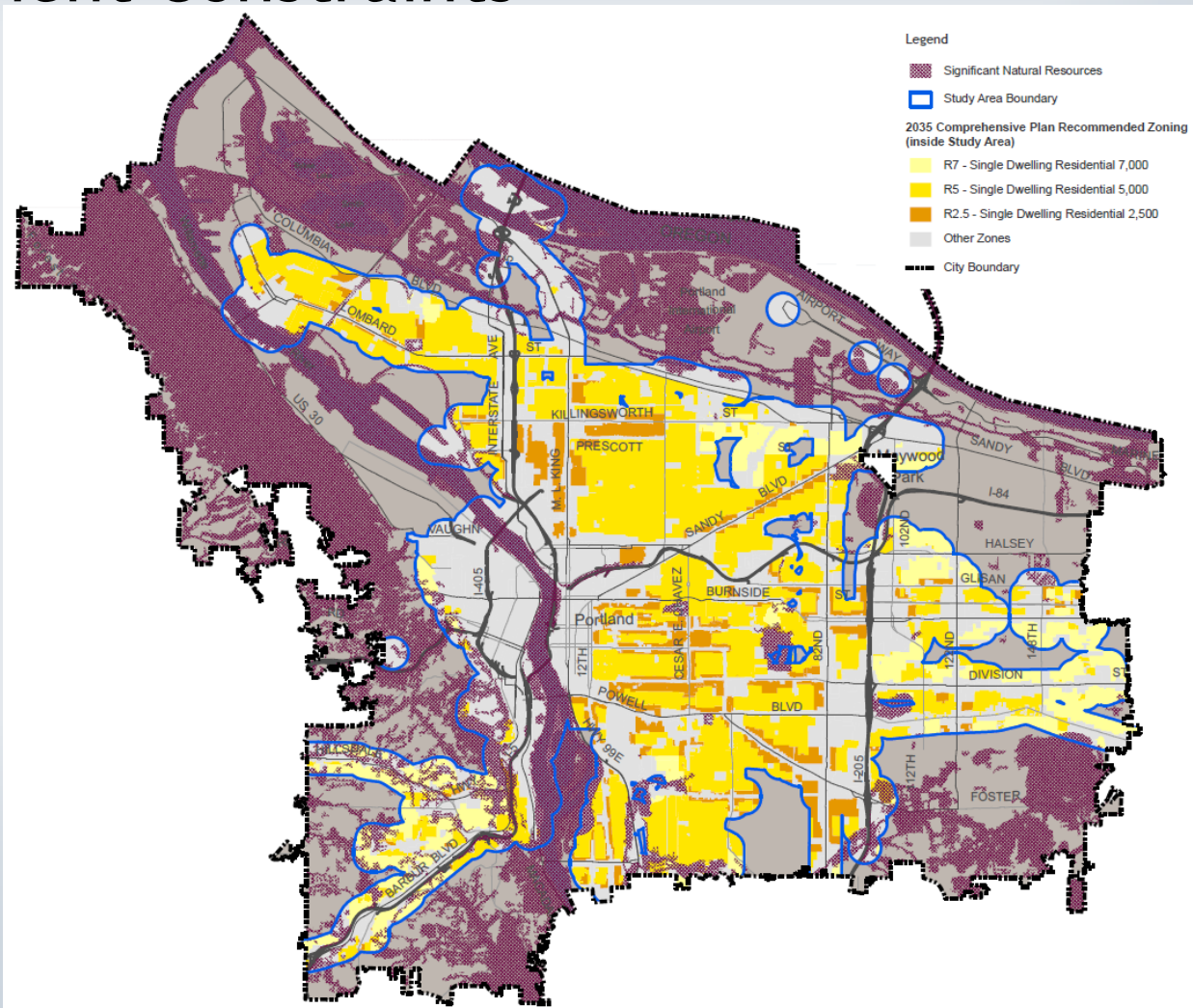
■ Step 2. Adjusting the Boundary: Zoning Patterns and Street Centerlines

 Study area



Step 3. Adjusting the Boundary: Development Constraints

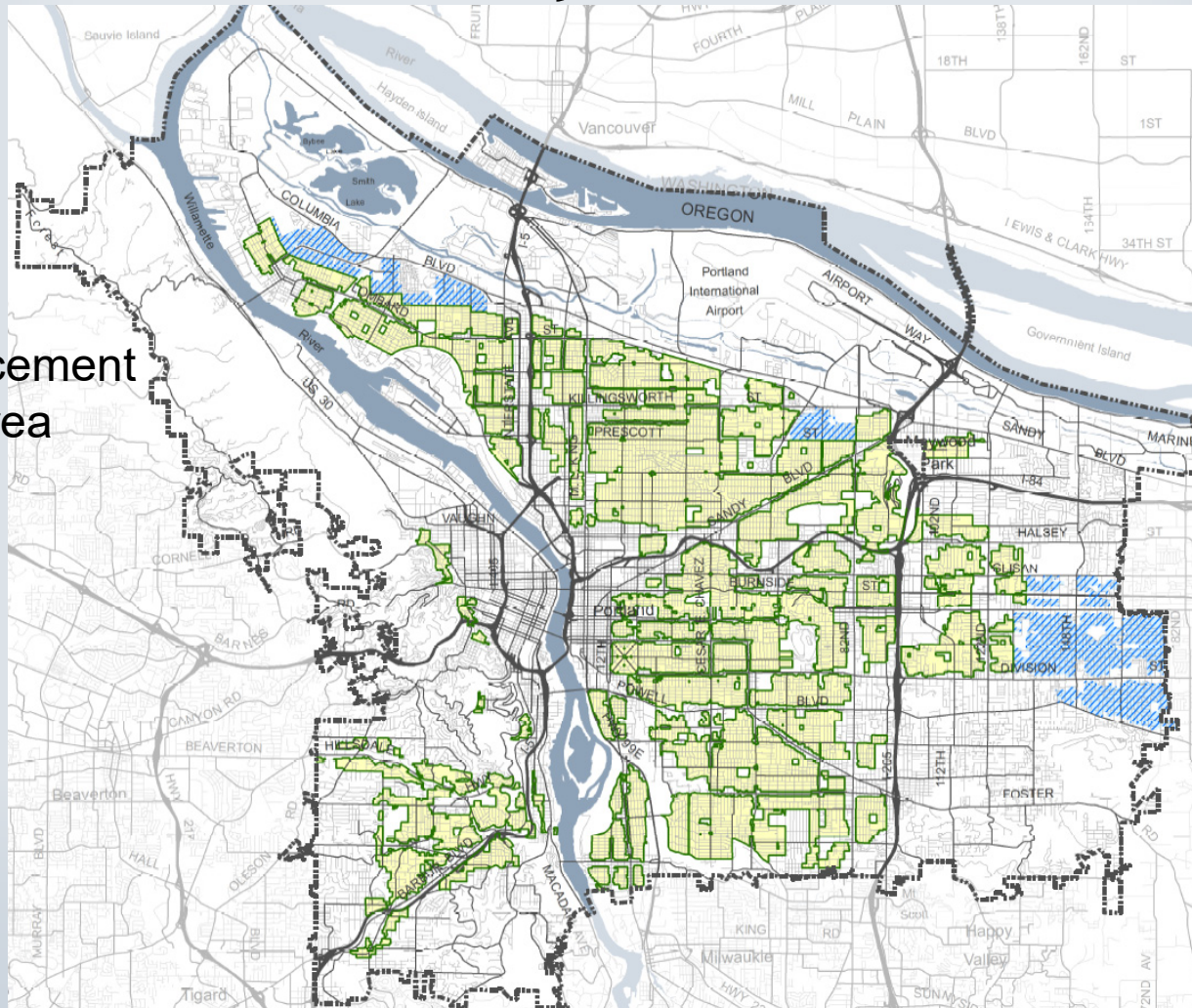
 Constraint



Step 5. Adjusting the Boundary: Displacement Risk Analysis



Displacement Risk Area



Proposal: 'a' Overlay

