

Residential Infill Project Concept Report

Portland City Council
Briefing – November 1, 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



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

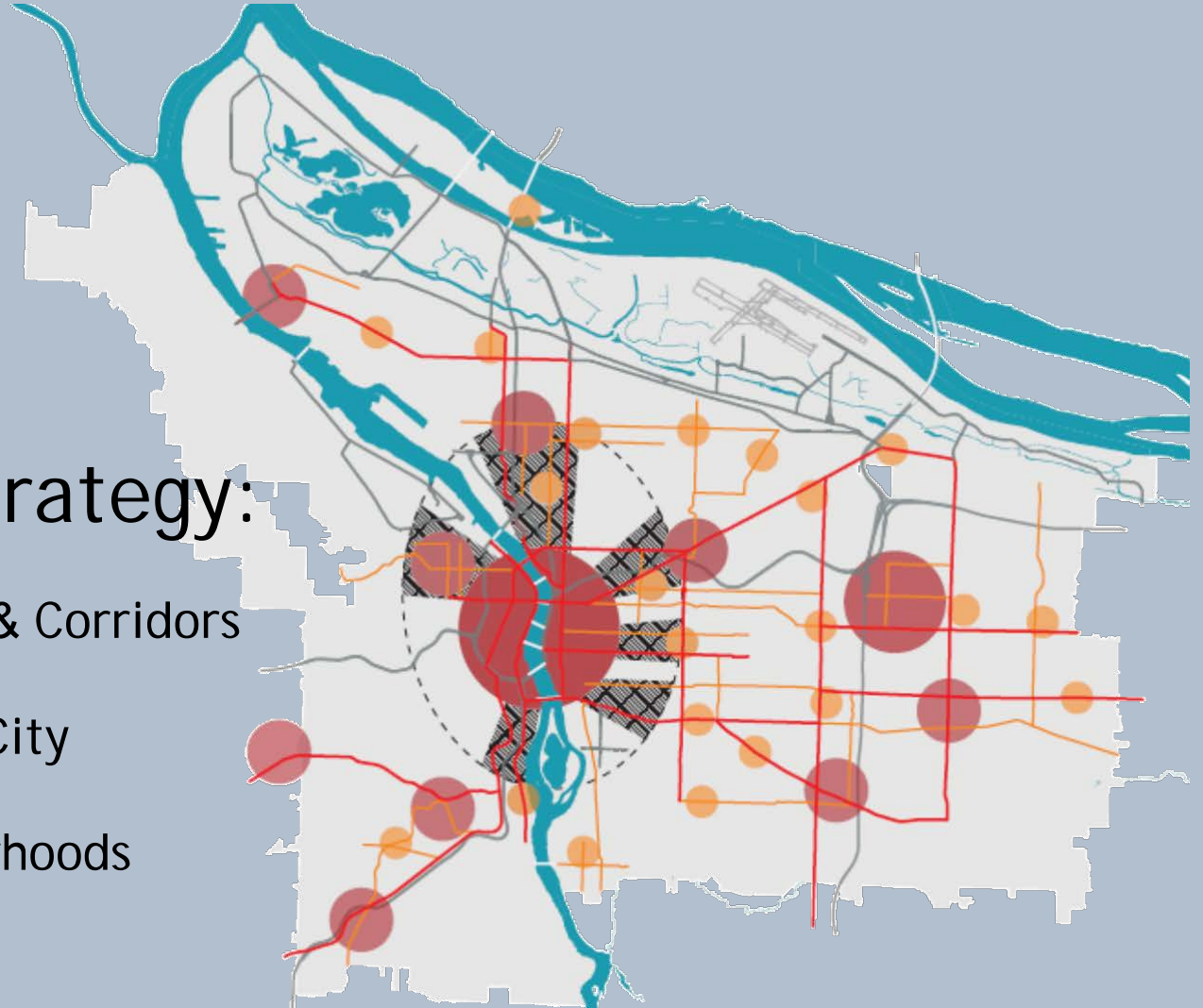
2035 Comprehensive Plan

Growth Strategy:

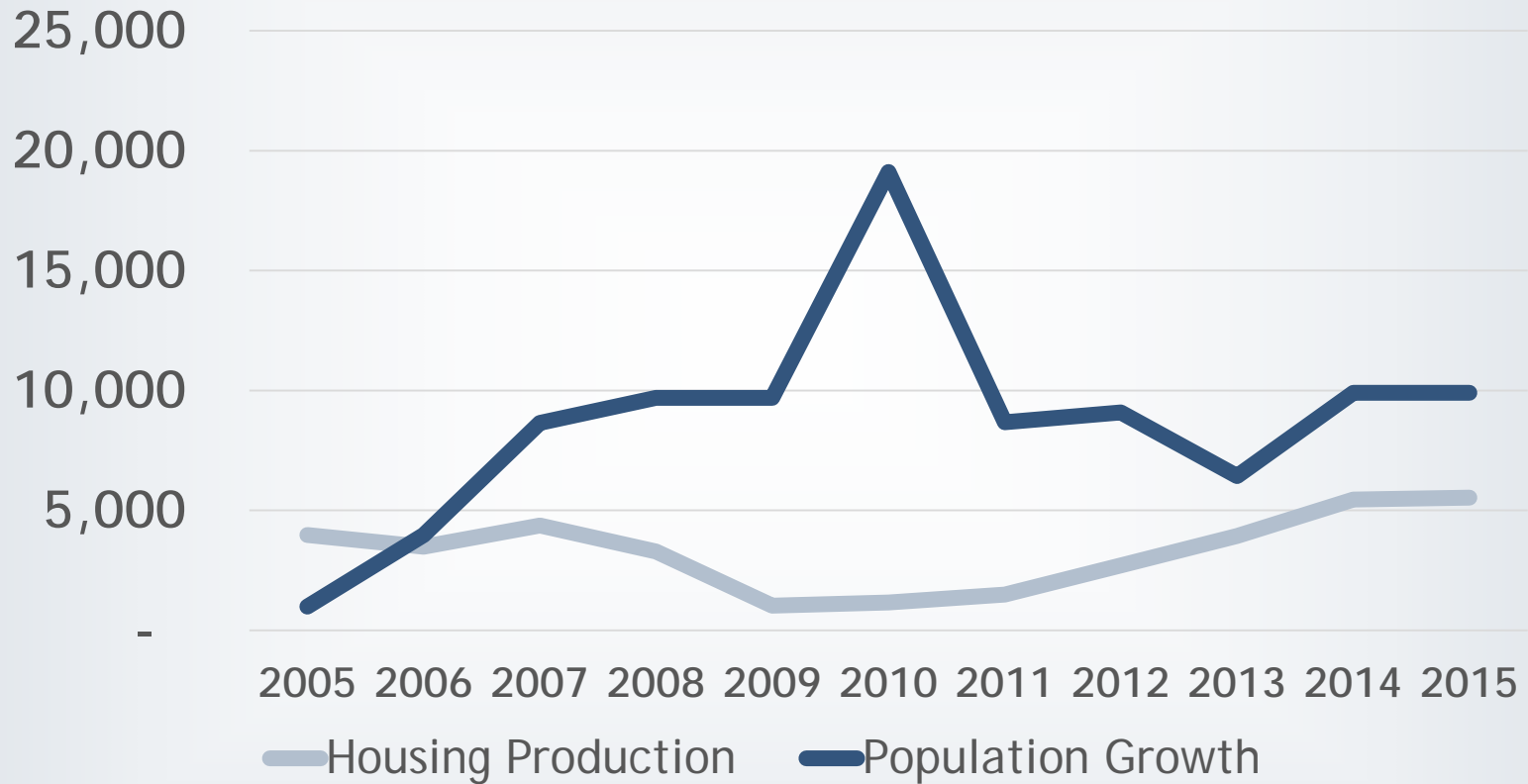
50% Centers & Corridors

30% Central City

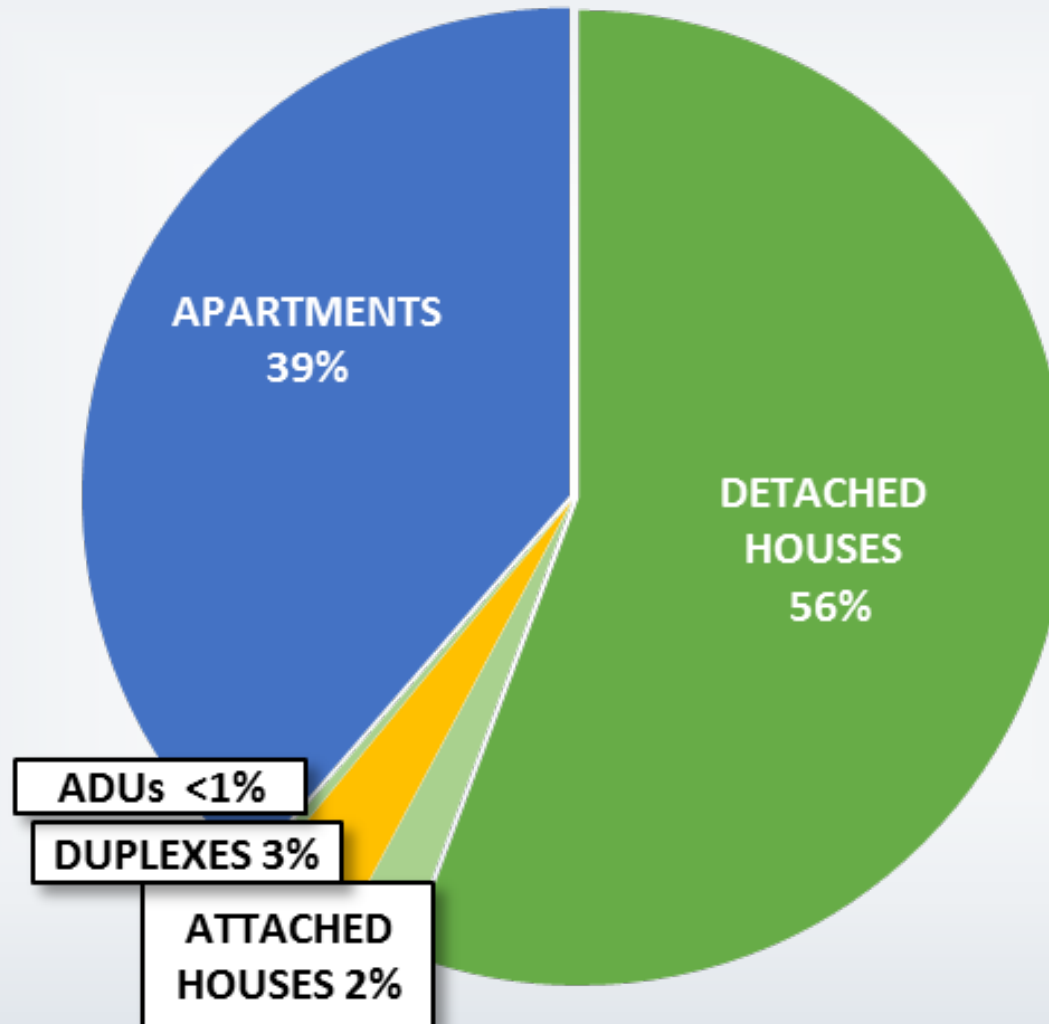
20% Neighborhoods



Housing Production and Population Growth (NET) 2004 - 2015



Housing Supply by Type



Land Supply by Zone

Open Space	16%
Employment	22%
Mixed -Use	10%
Multi-dwelling	7%
Single-dwelling	45%

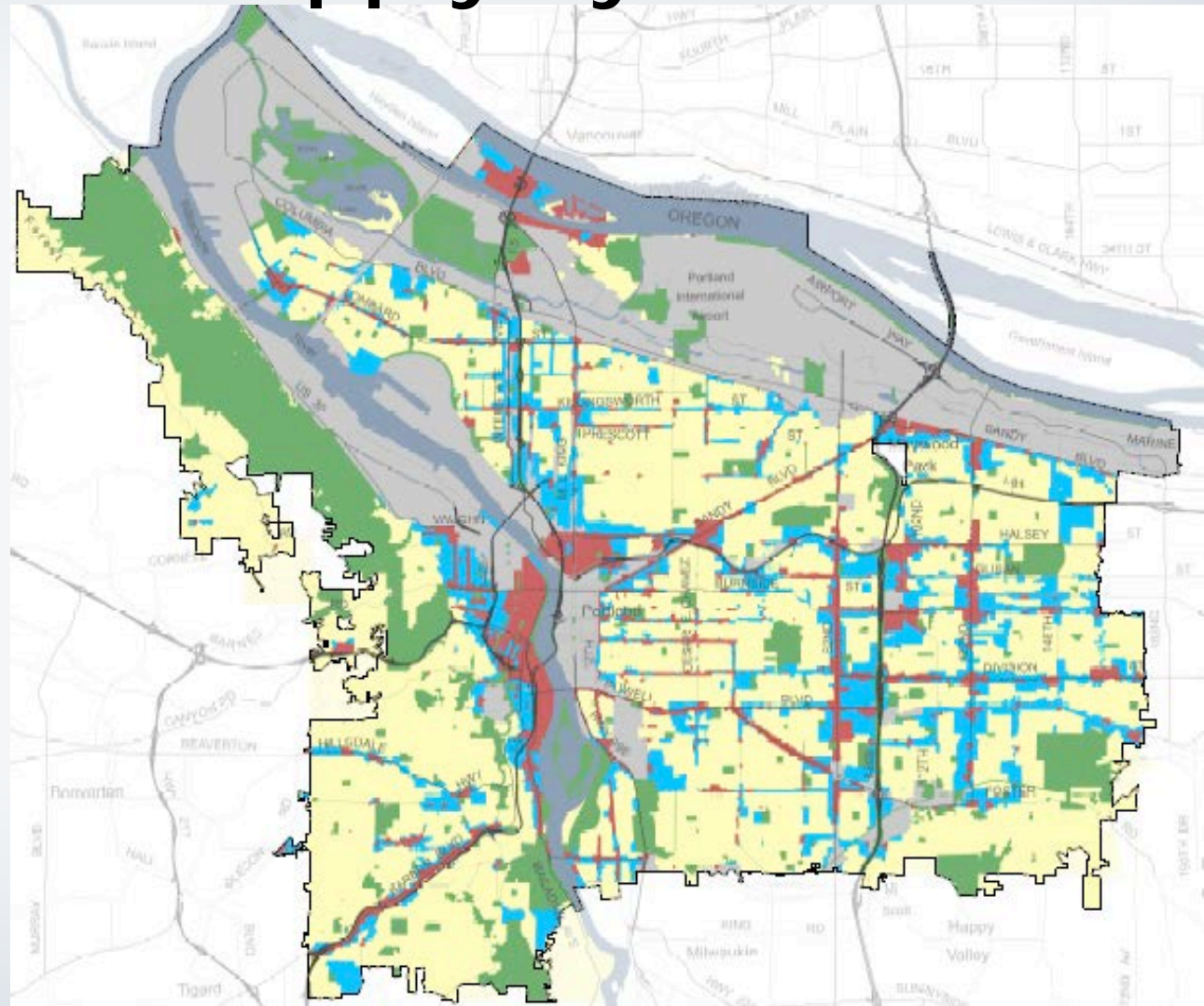
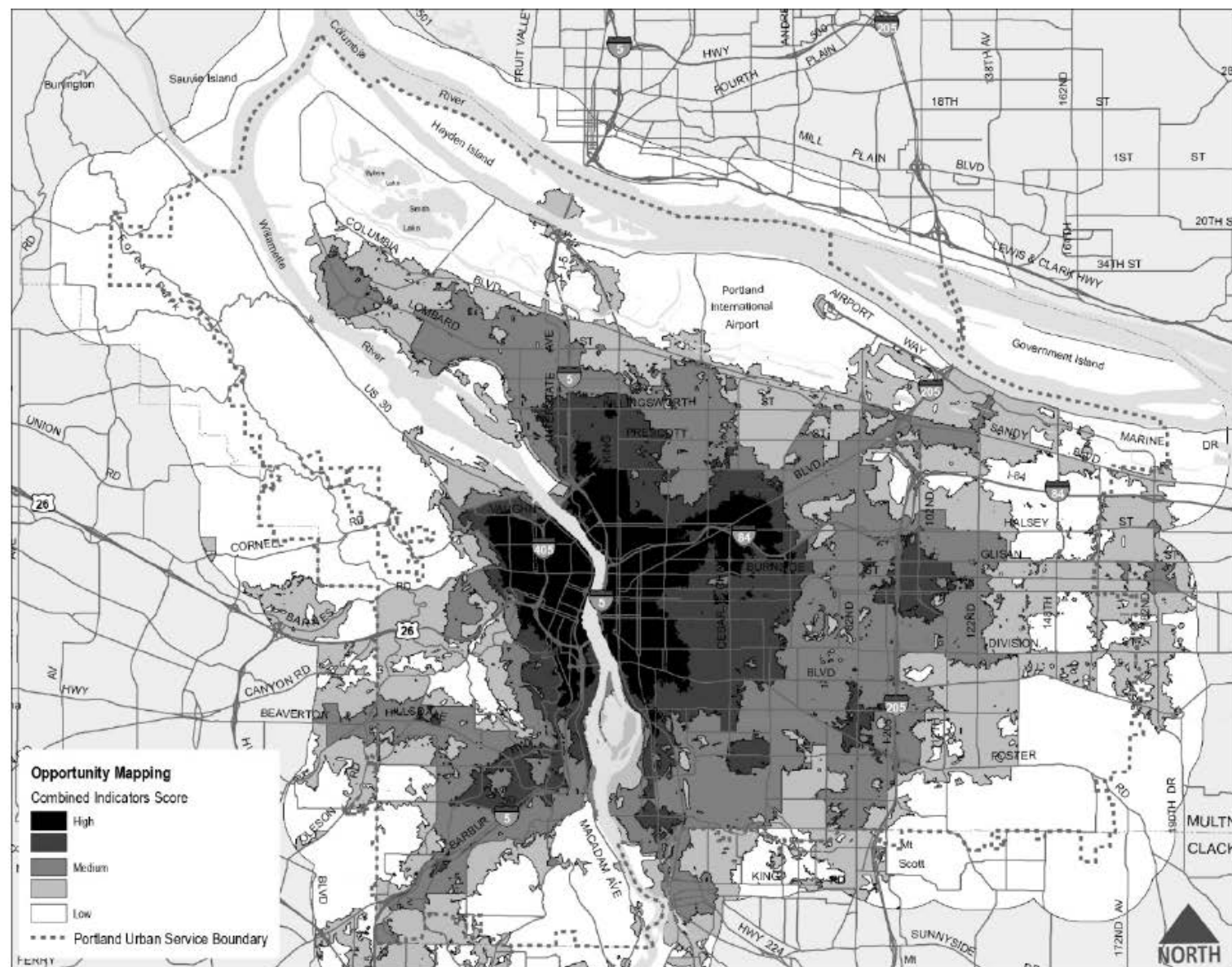
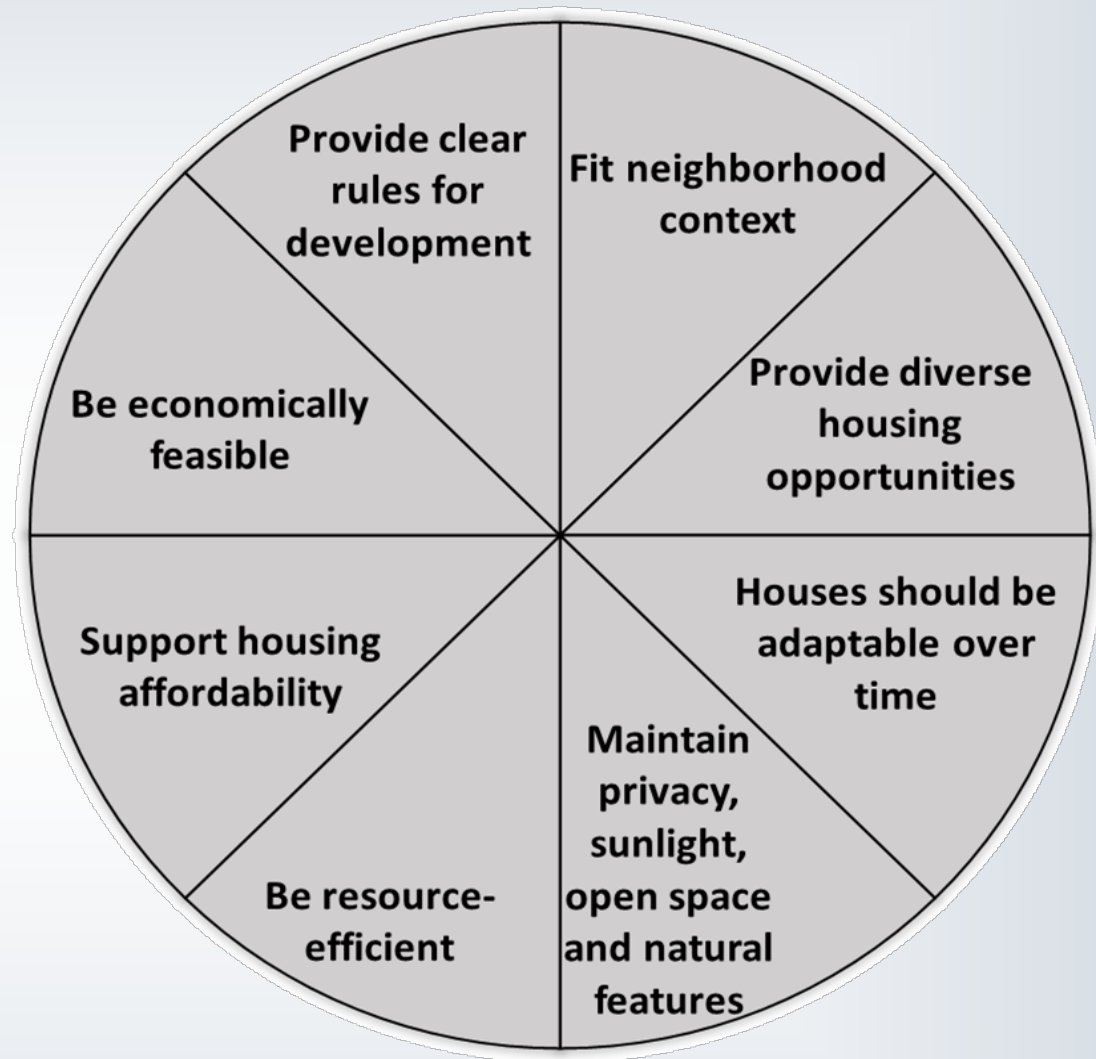


Figure 5-1. Housing Opportunity Map



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



Public Engagement

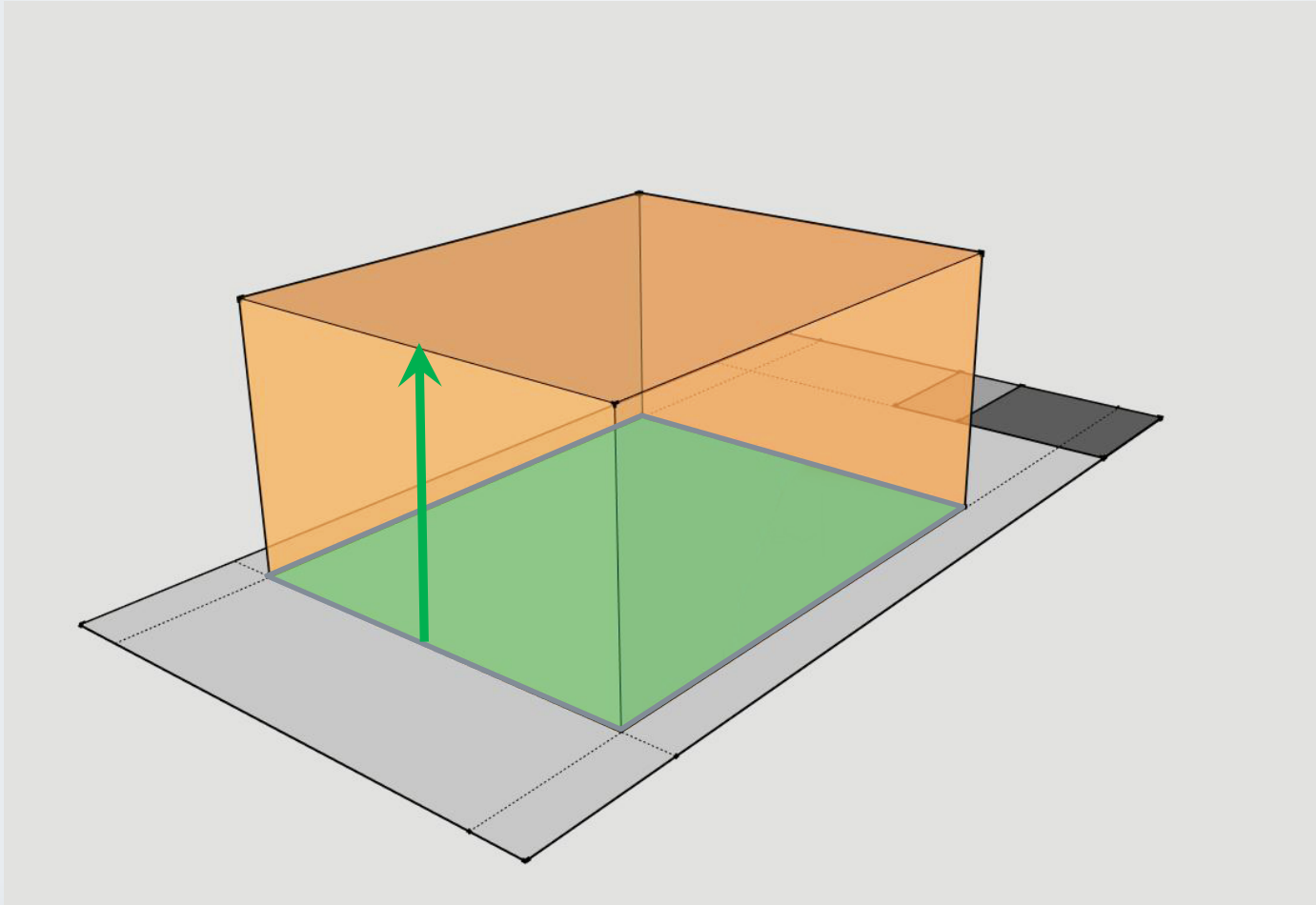
- Stakeholder Advisory Committee
August 2015 - October 2016
- Online questionnaire
December 2015 - January 2016
- Open Houses & Questionnaire
June 2016 - August 2016
- Meetings, forums, and ongoing communication (e-update, facebook, etc.)

TOPICS

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

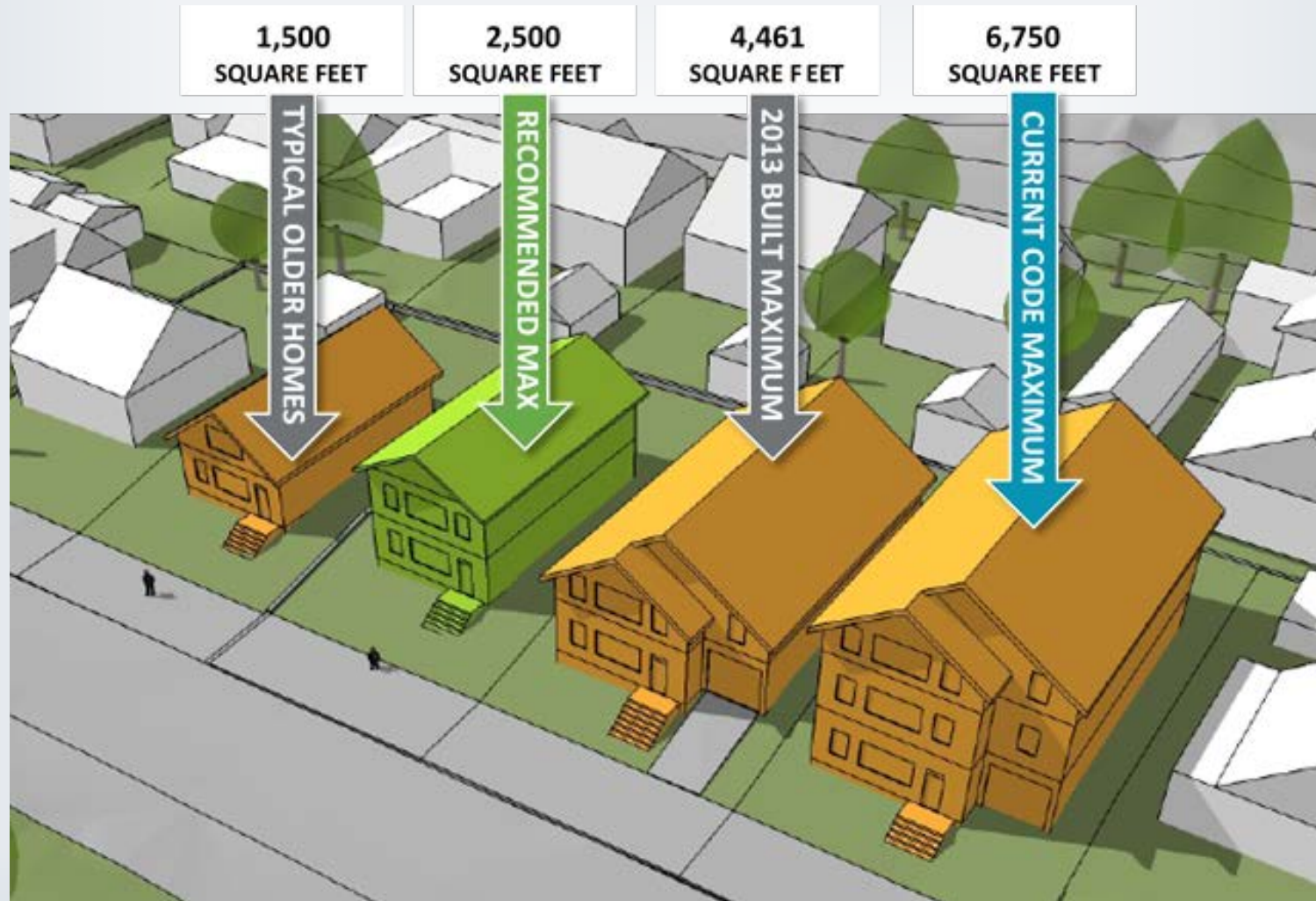
SCALE

Size



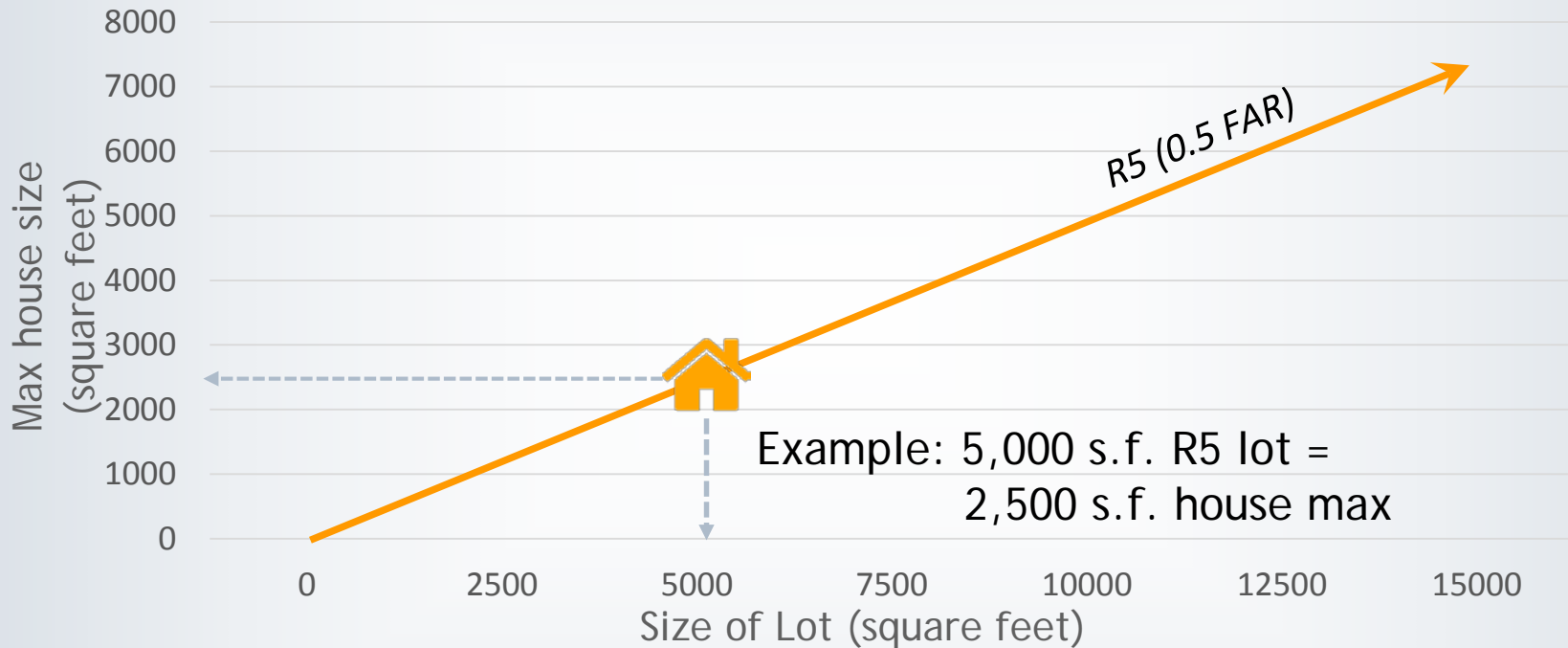
SCALE

Limit the size of houses



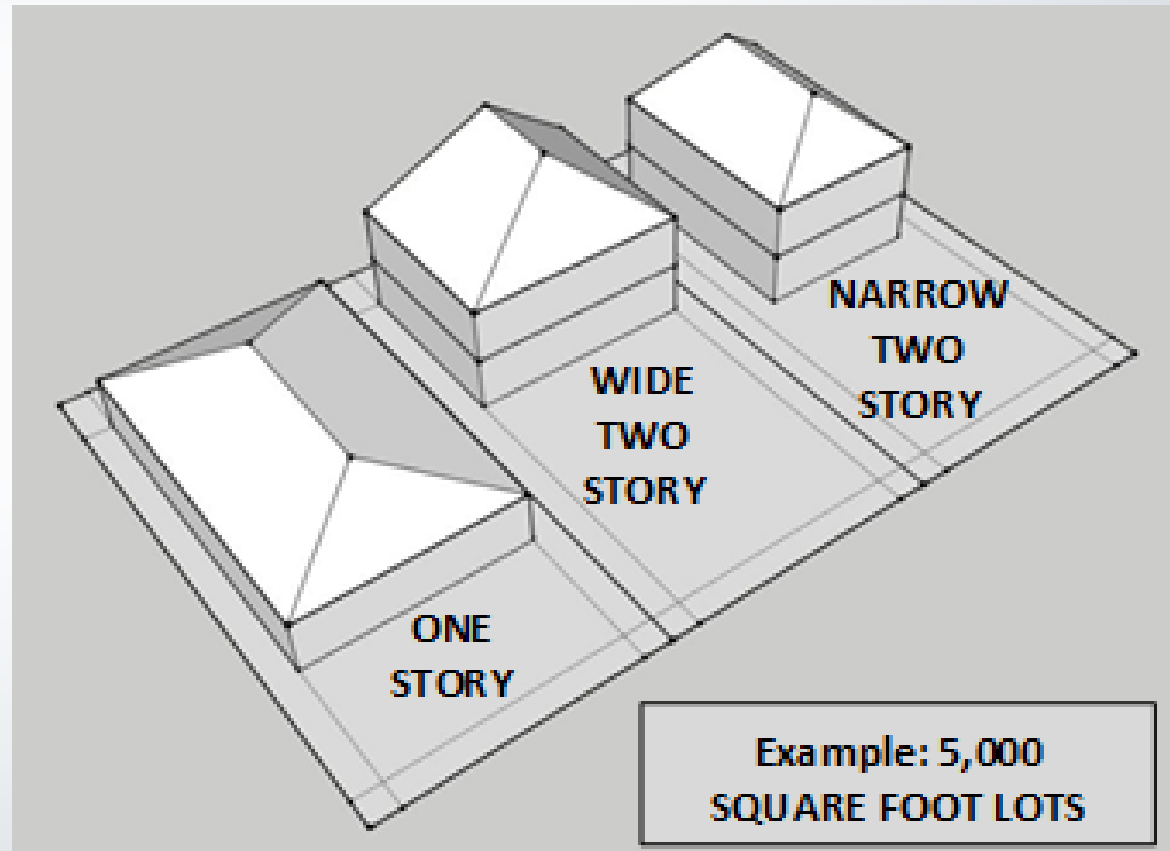
SCALE

size varies on lot size and zone

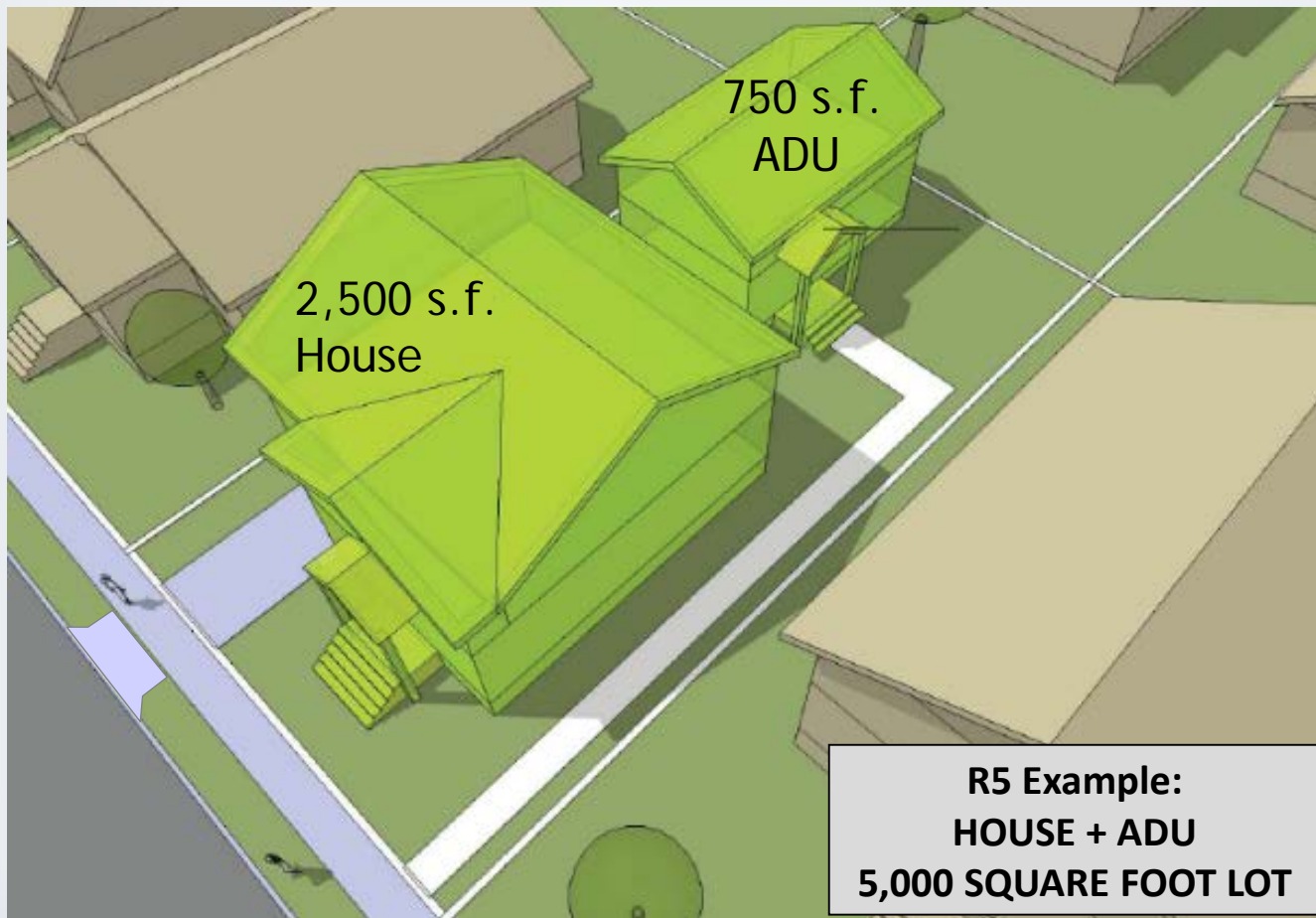


SCALE

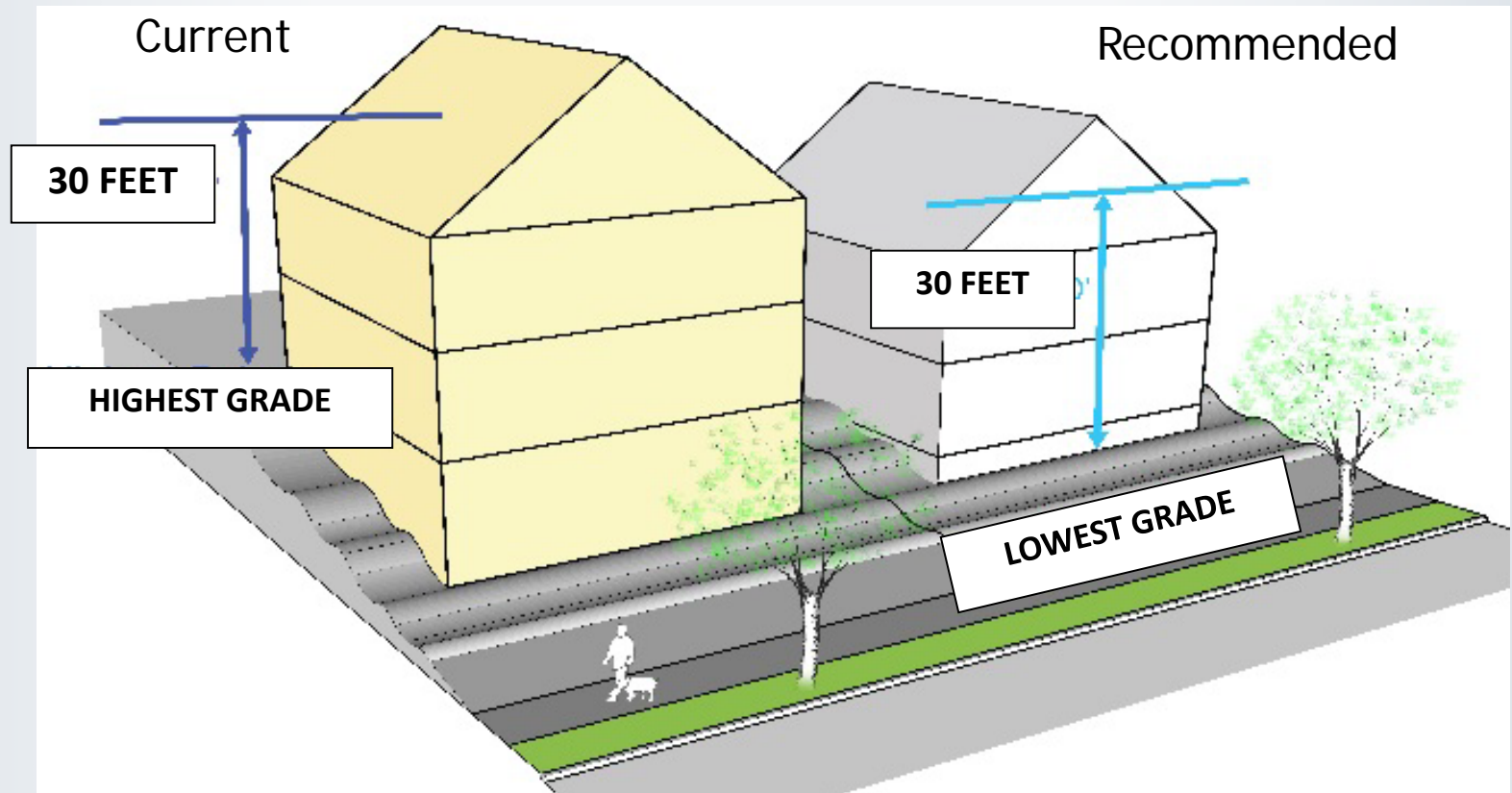
- FAR offers flexibility



SCALE

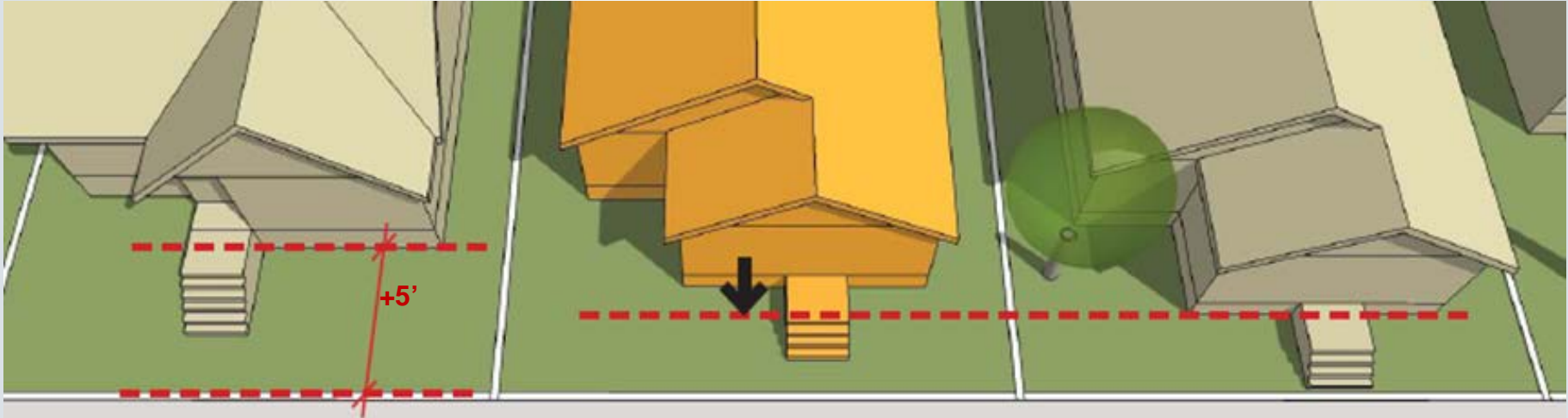


SCALE Height



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

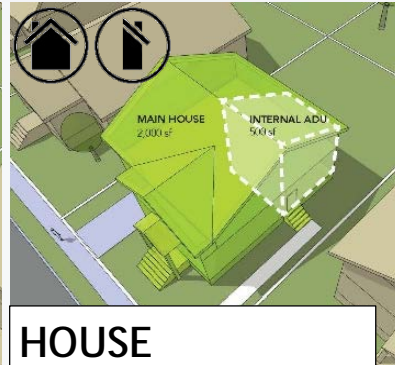
1. *Address the SCALE of houses*
2. *Increase the range of HOUSING CHOICE*
3. *Improve NARROW LOT development*

HOUSING CHOICE

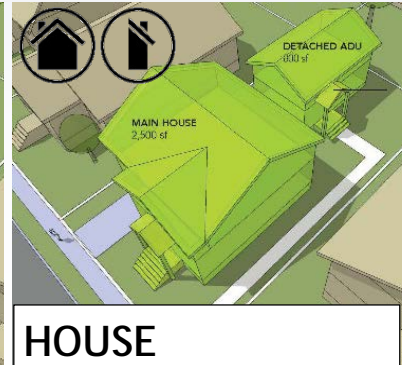
More types in select areas



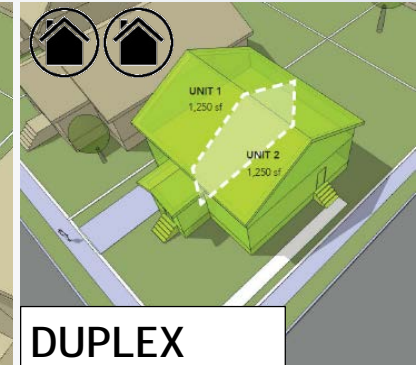
HOUSE



HOUSE
W/INTERNAL ADU

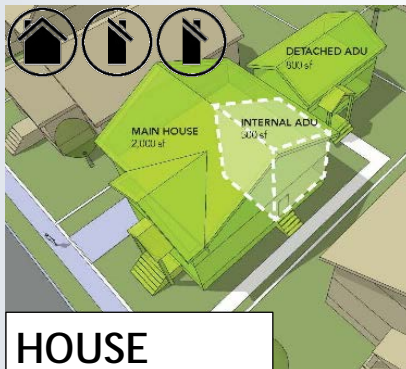


HOUSE
W/DETACHED ADU

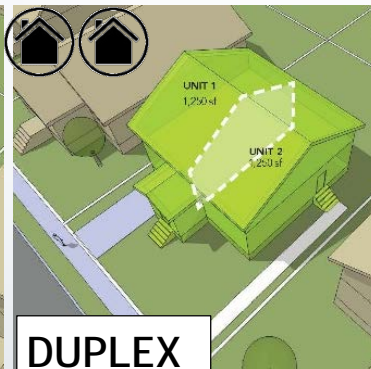


DUPLEX
ON CORNER

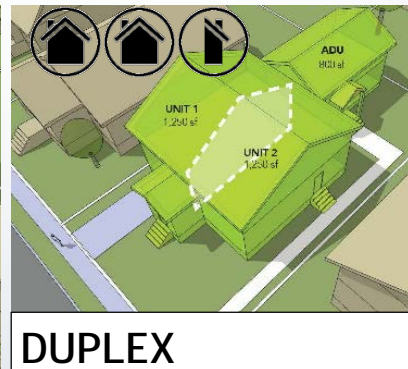
Proposed Additional Types



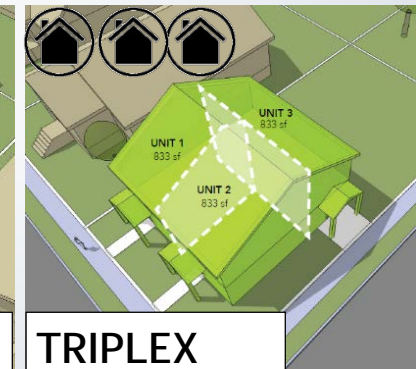
HOUSE
W/ 2 ADUs



DUPLEX



DUPLEX
W/DETACHED ADU



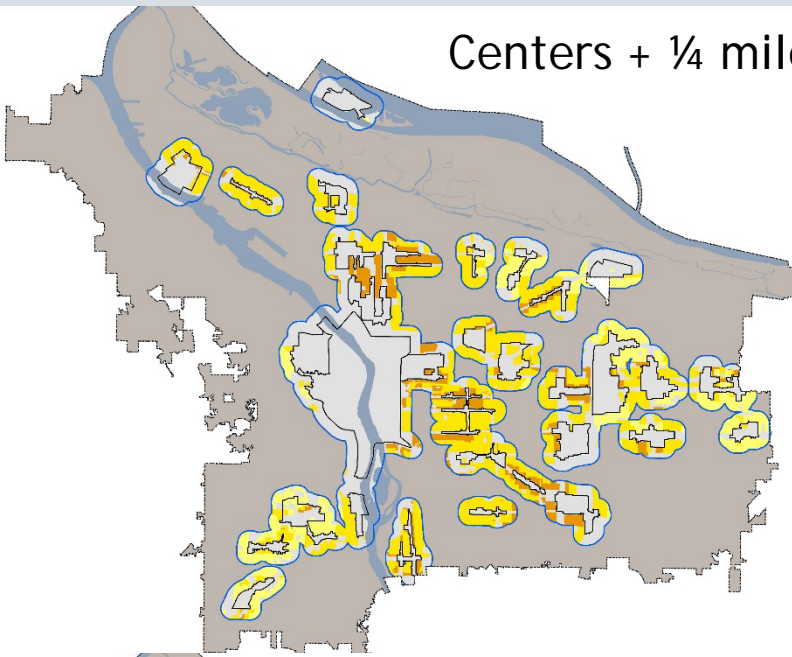
TRIPLEX
ON CORNER

HOUSING CHOICE

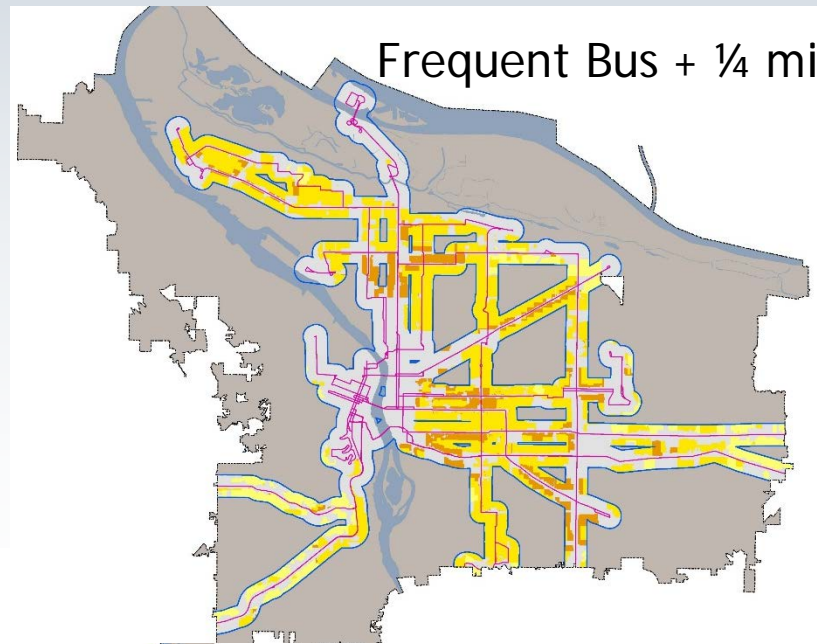
Scale-appropriate range of types



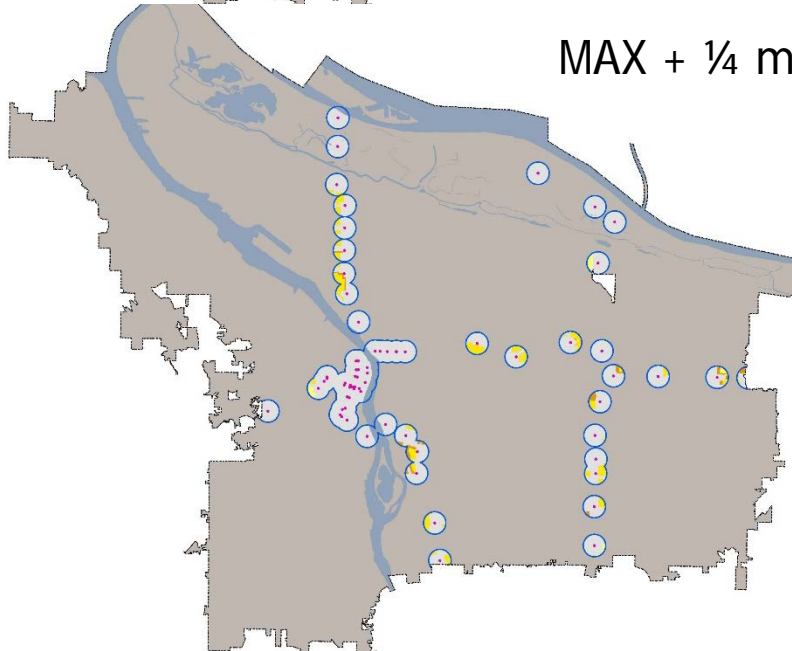
Centers + ¼ mile



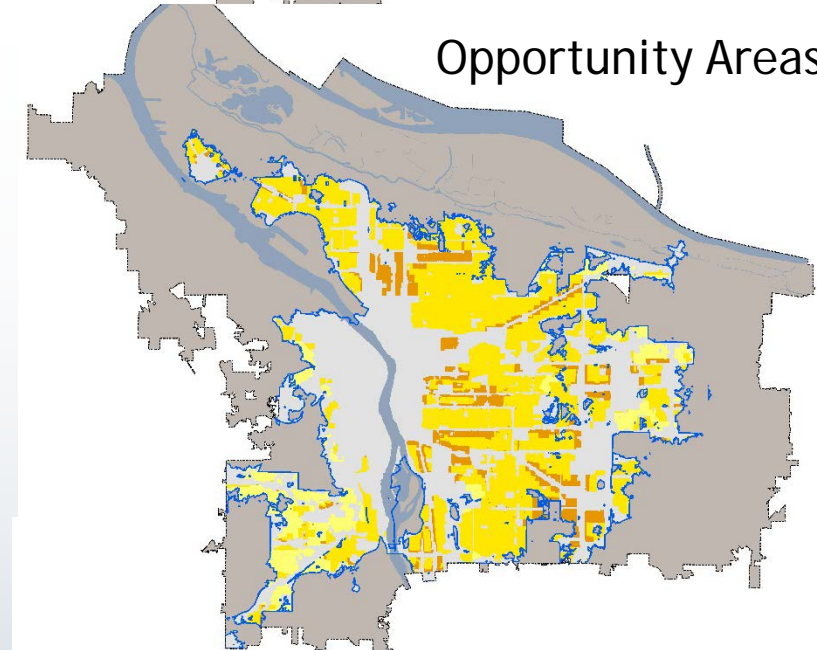
Frequent Bus + ¼ mile



MAX + ¼ mile

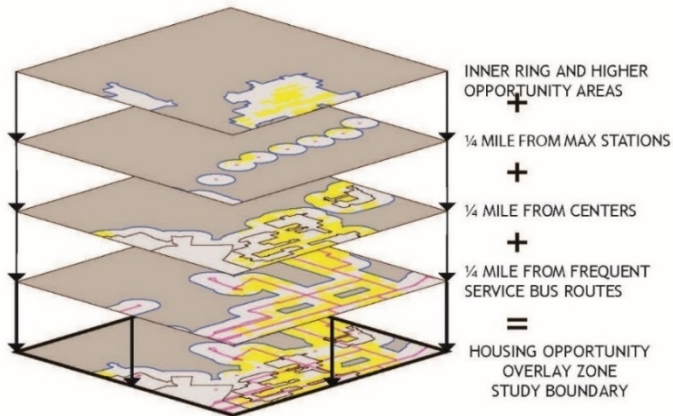
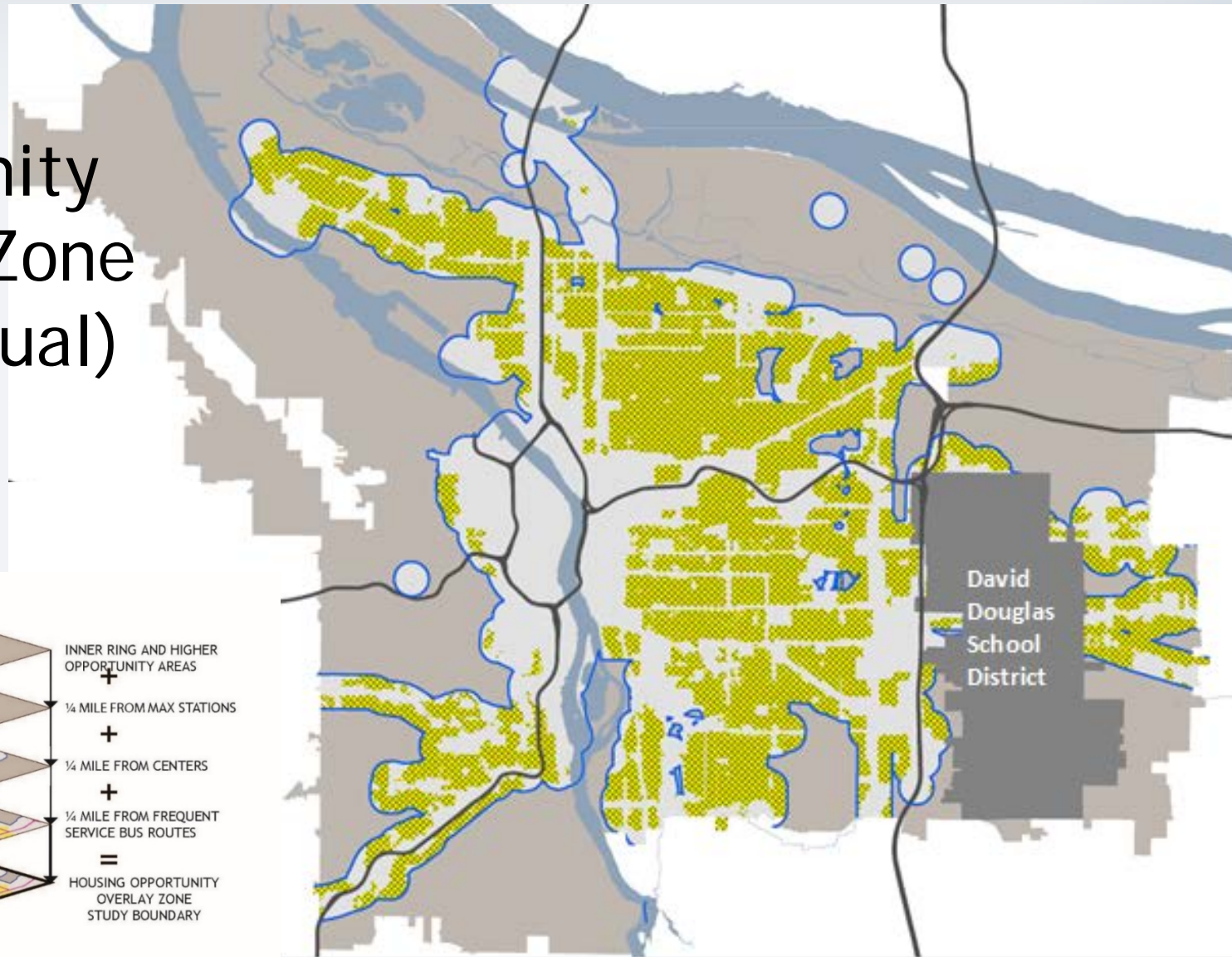


Opportunity Areas



HOUSING CHOICE

Housing Opportunity Overlay Zone (conceptual)



HOUSING CHOICE

Cottage Clusters



HOUSING CHOICE

Flexibility for existing houses



Q&A

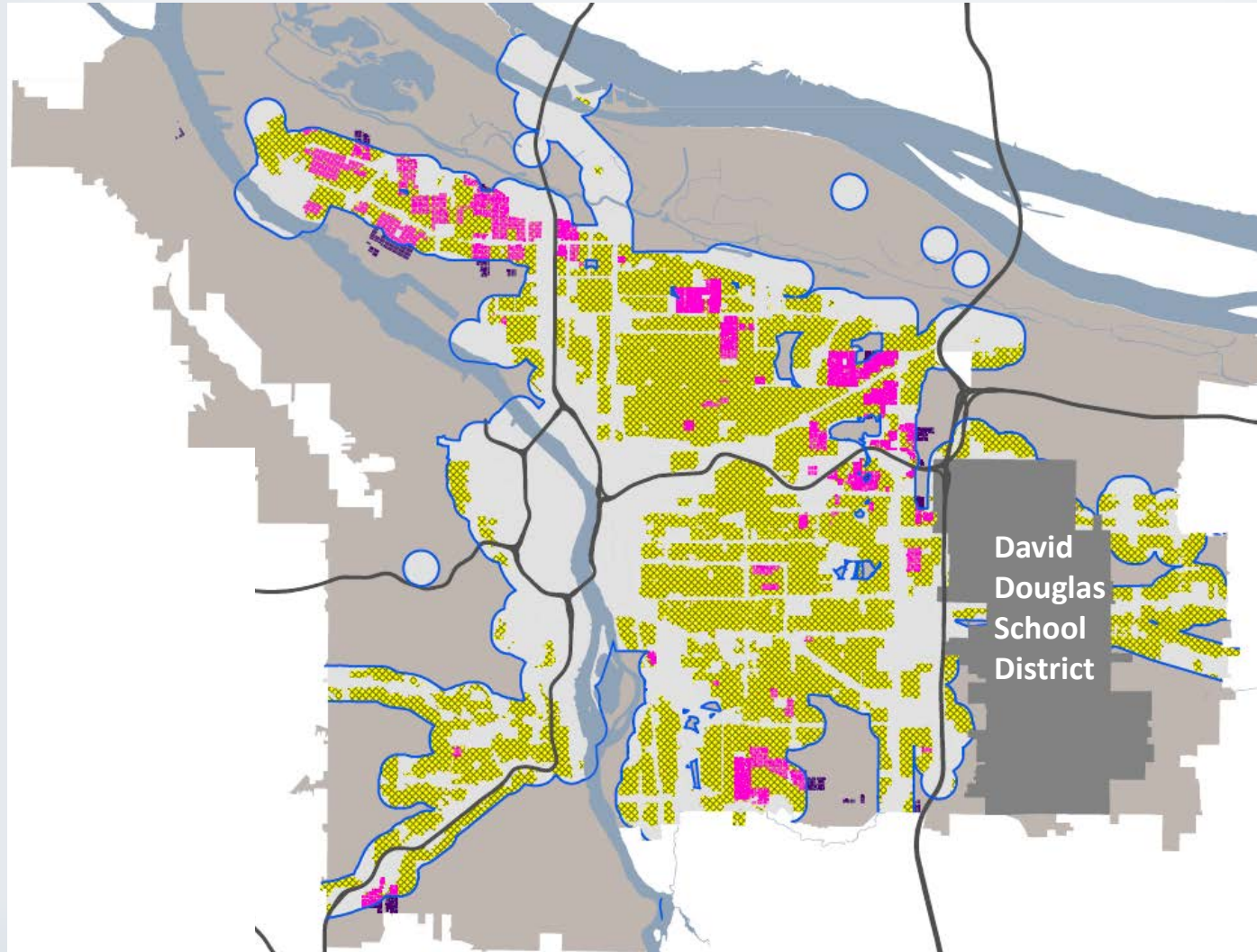
Housing Choice Recommendations:

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

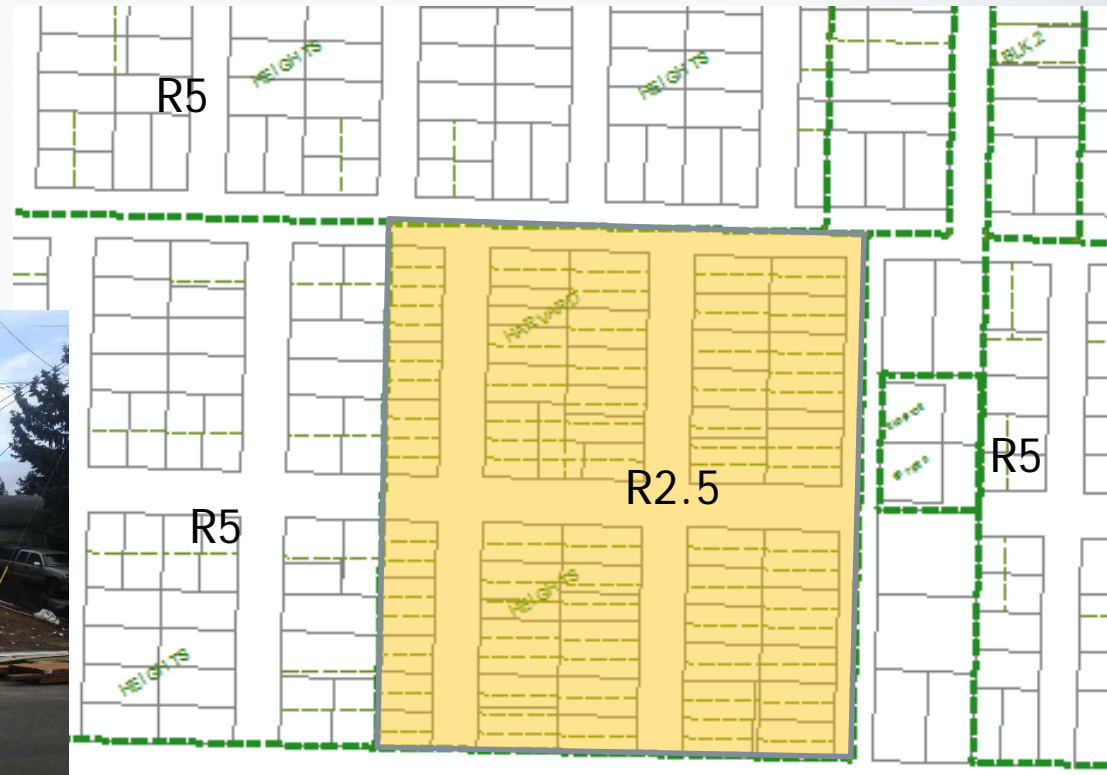
TOPICS

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

NARROW LOTS

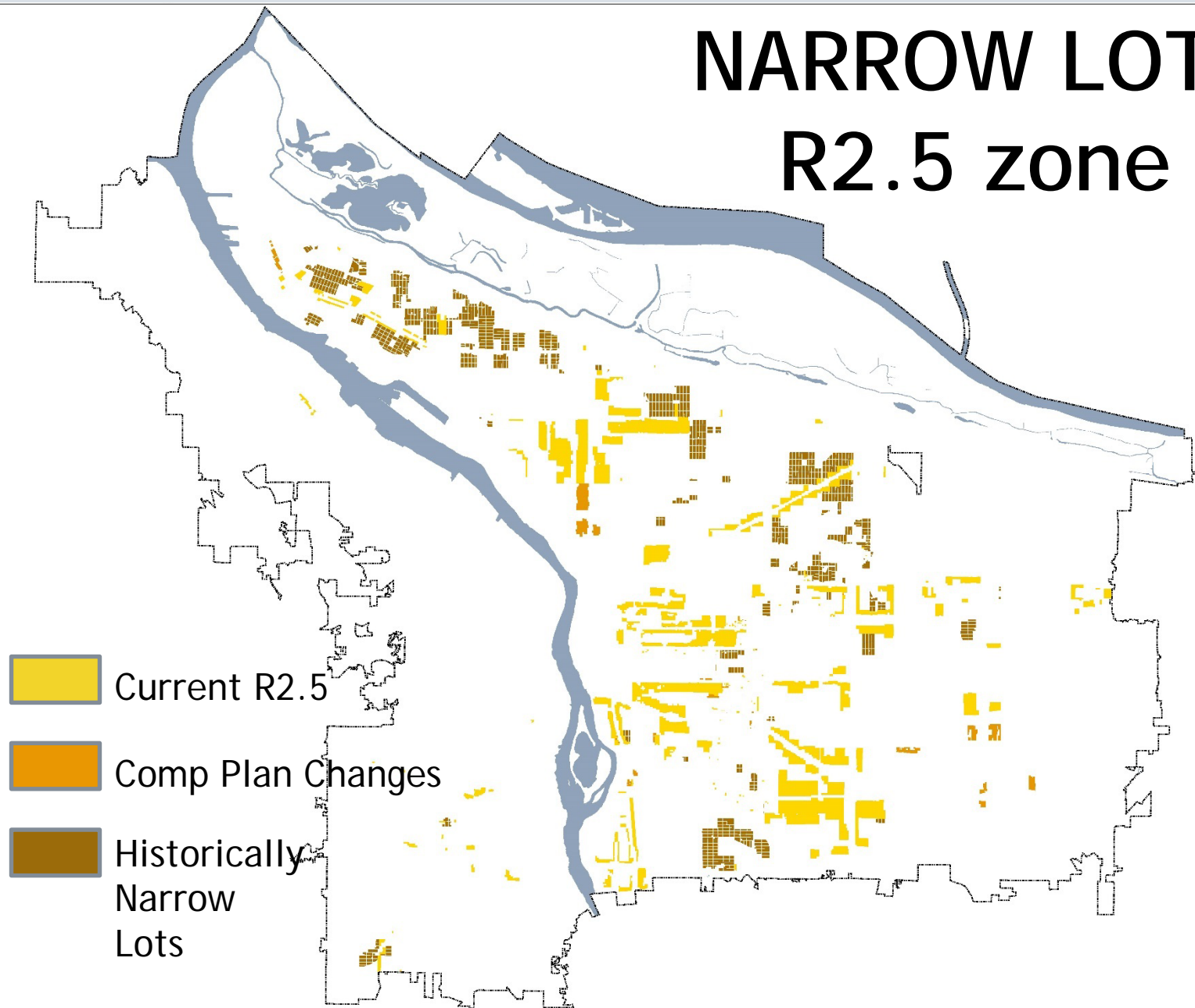


NARROW LOTS



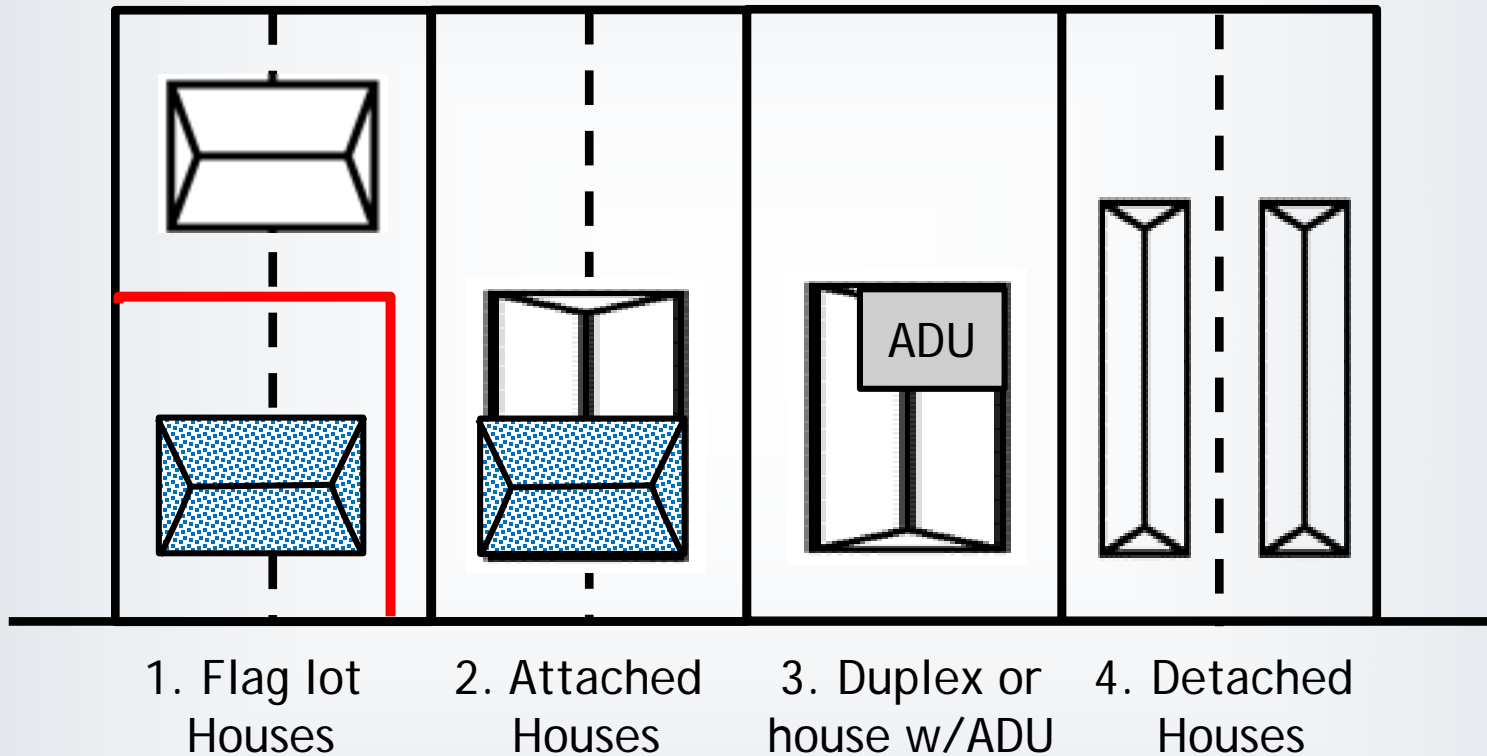
NARROW LOTS

R2.5 zone



NARROW LOTS

R2.5 Zone



NARROW LOTS

Heights



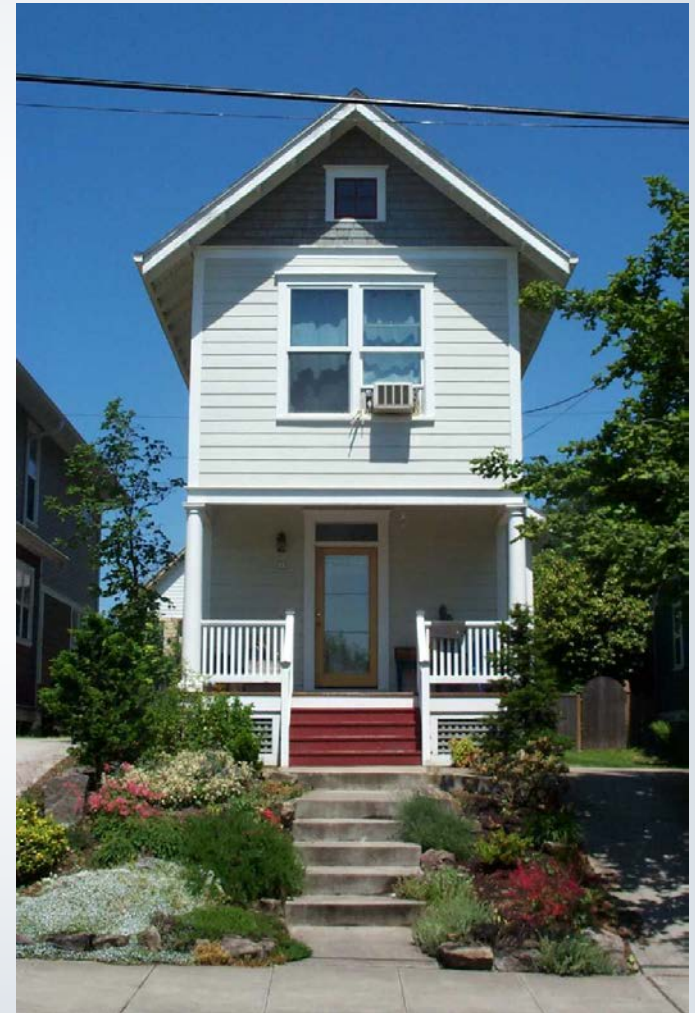
NARROW LOTS

Garages and parking



NARROW LOTS

Parking



Q&A

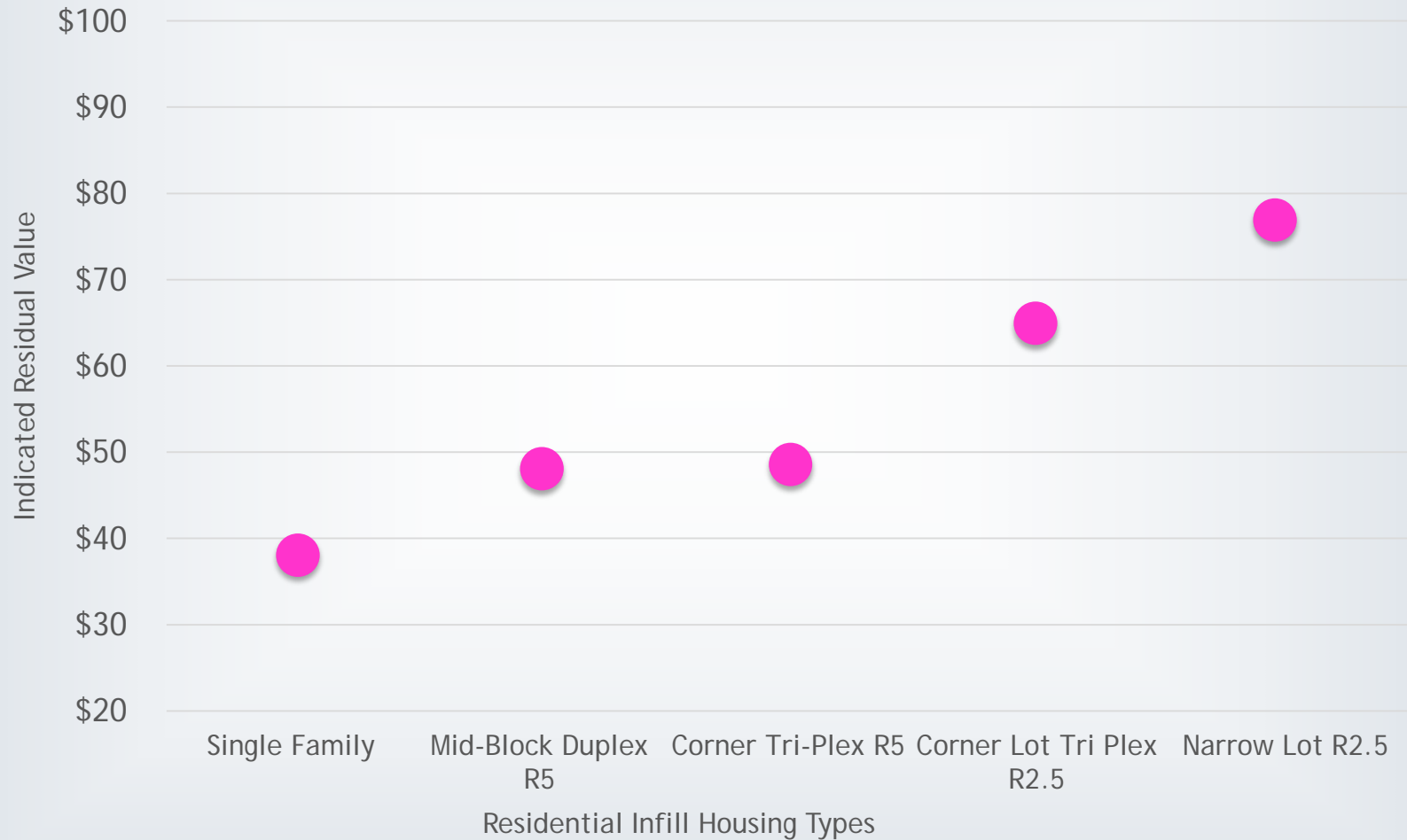
Narrow Lot Recommendations:

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

Overview of Economic Analysis

- House size limit results in less redevelopment/demos
 - Less total square footage = lower overall yield
- When redevelopment does occur, it is more likely that multiple units will get built:
 - New house types (duplexes/triplexes/skinnyies) are more attractive to develop than one house
 - New house types can be delivered at an overall lower price point per unit
 - Deeper market for buyers and renters, lower risk, and reduced marketing time

Comparison of Single Family Development Types



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

Public Hearings on Concepts:

- November 9th at 2:00 PM
- November 16th at 2:00 PM

Develop code and map overlay:

- 2017 legislative process

Residential Infill Project

Learn more:

www.portlandoregon.gov/bps/infill

Connect:

residential.infill@portlandoregon.gov