

Residential Infill Project Open Houses

June and July 2016



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



Presentation Overview

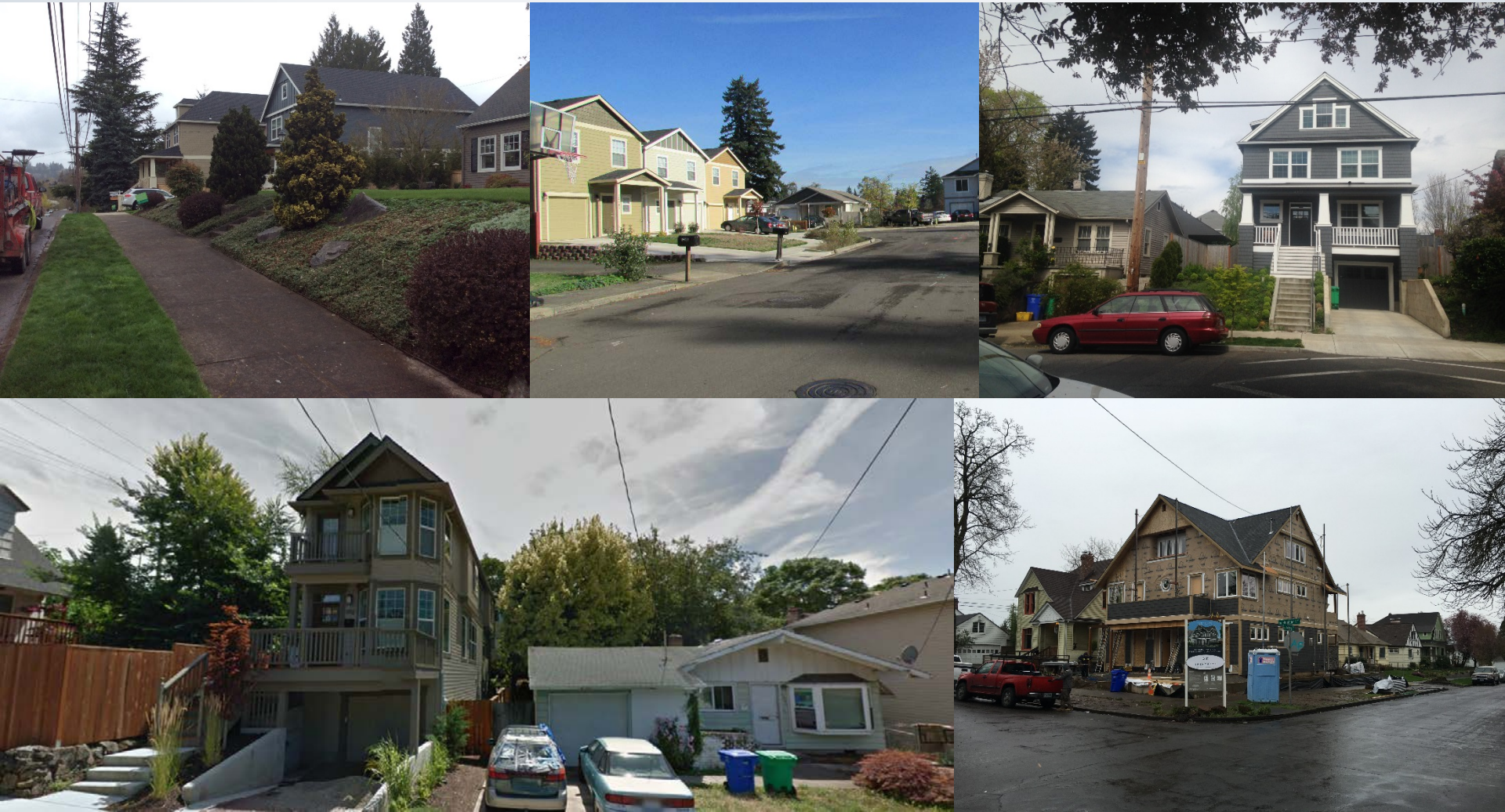
- Project Background and Context
- Project Topics
- Draft Proposal Overview
- Next Steps

Process/Timeline

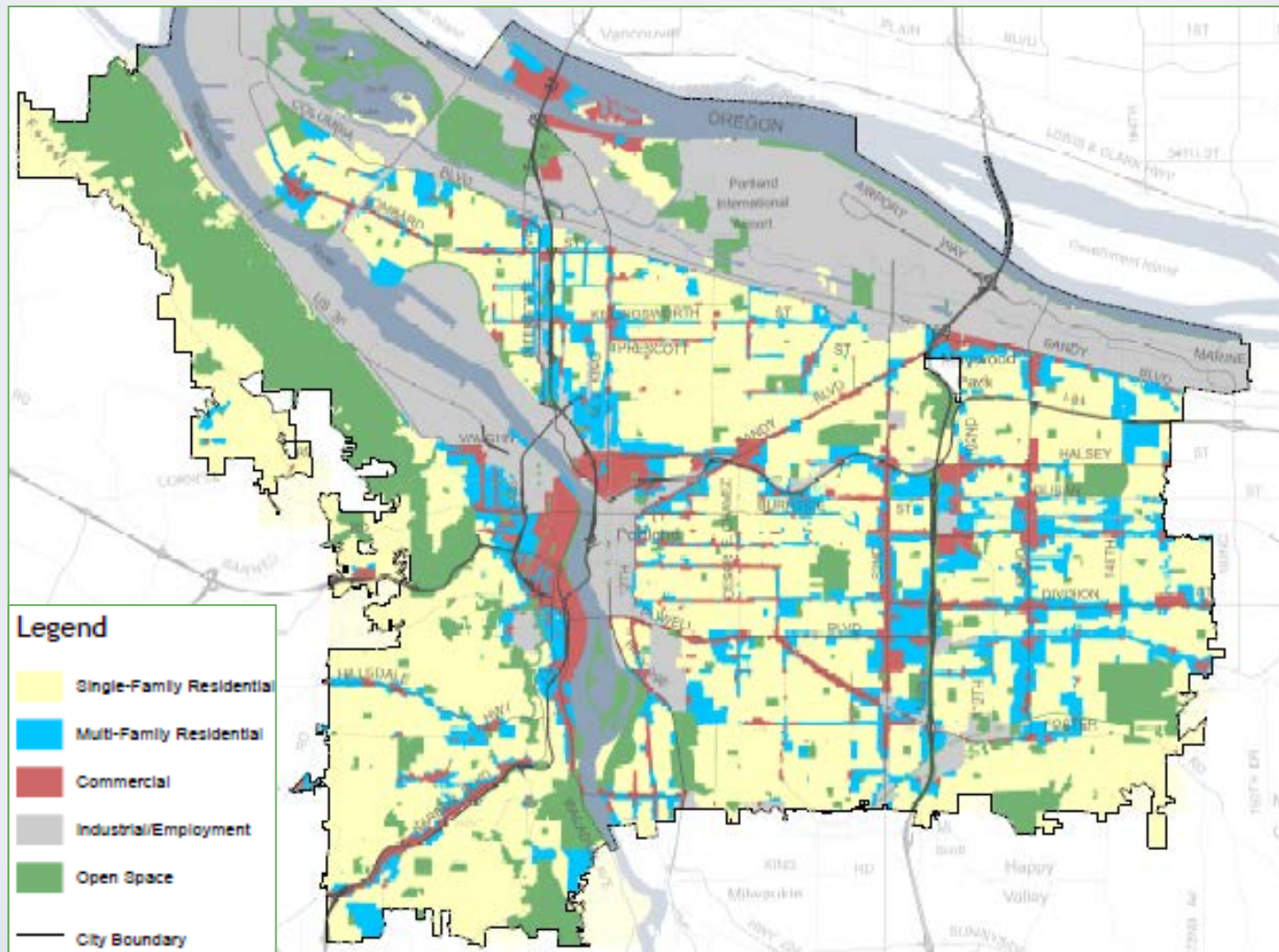
- Public input (June through August)
- Review feedback (September)
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- Draft new rules for adoption (2017)



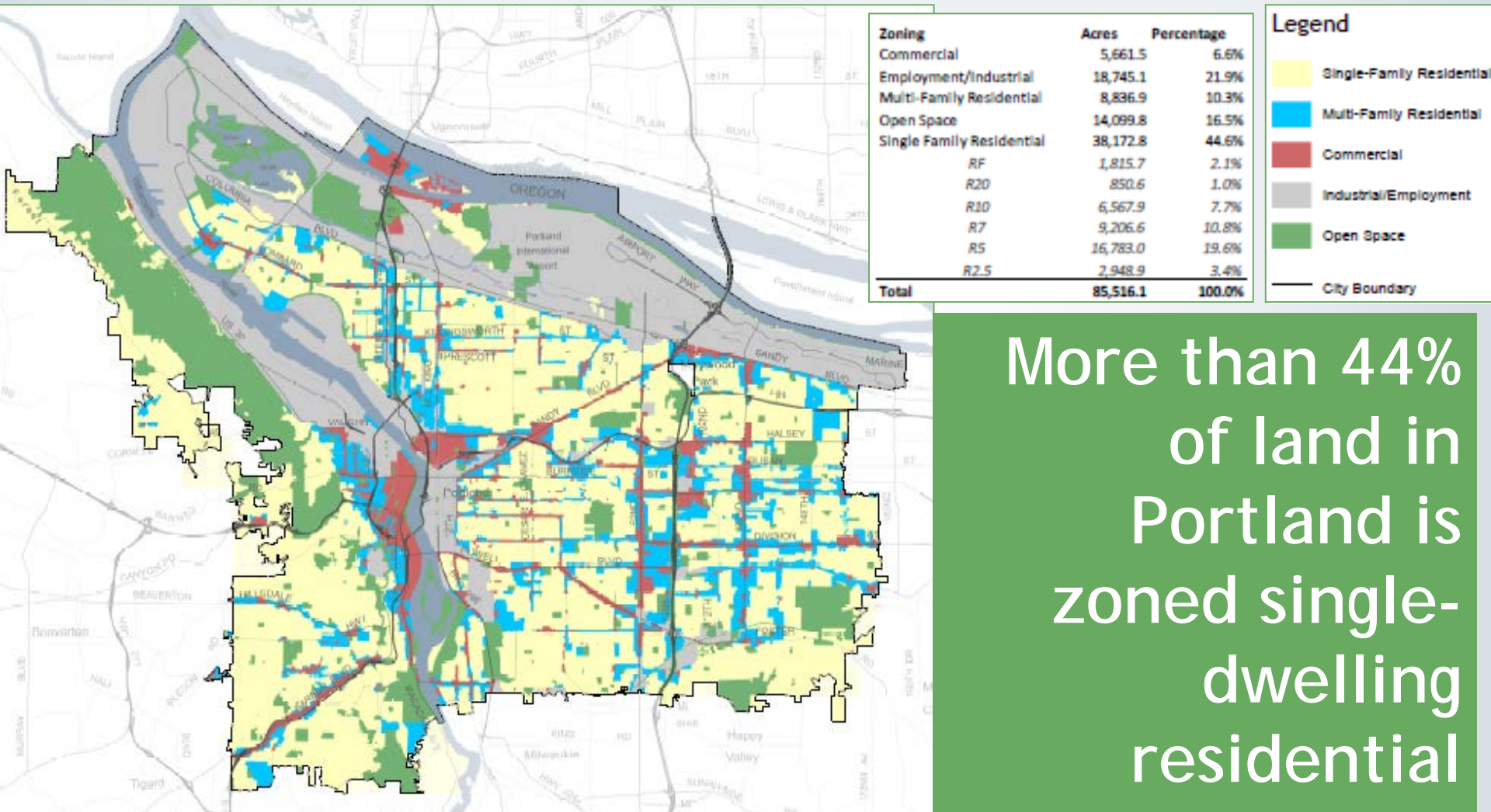
What do we mean by infill?



Zoning Map



Portland's Land Distribution



More than 44%
of land in
Portland is
zoned single-
dwelling
residential

Concerns



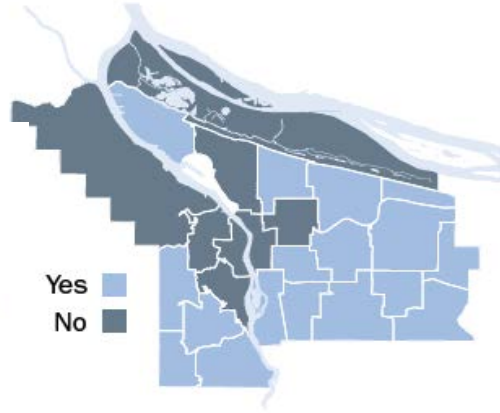
Concern: Size of new houses and demolitions



Concern: Rising cost of housing

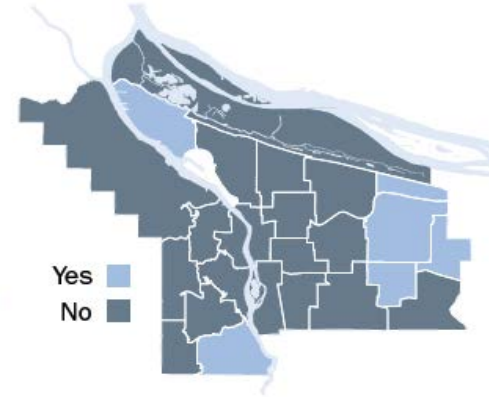
Average Portland Household

2-Bedroom Affordability



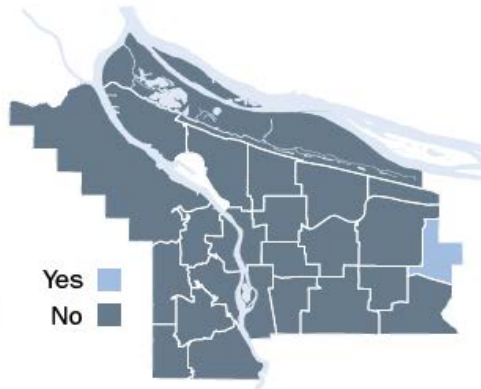
3-Person Low-Income (<60% MFI)

2-Bedroom Affordability



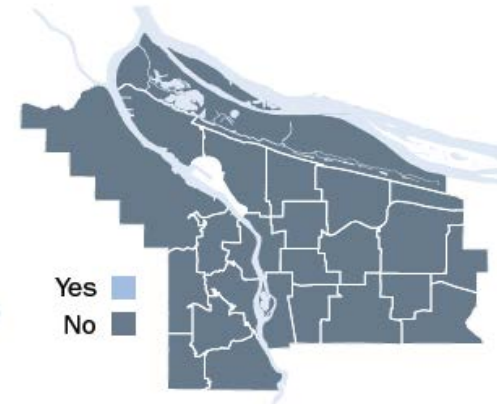
Average Latino Household

2-Bedroom Affordability



Average Black Household

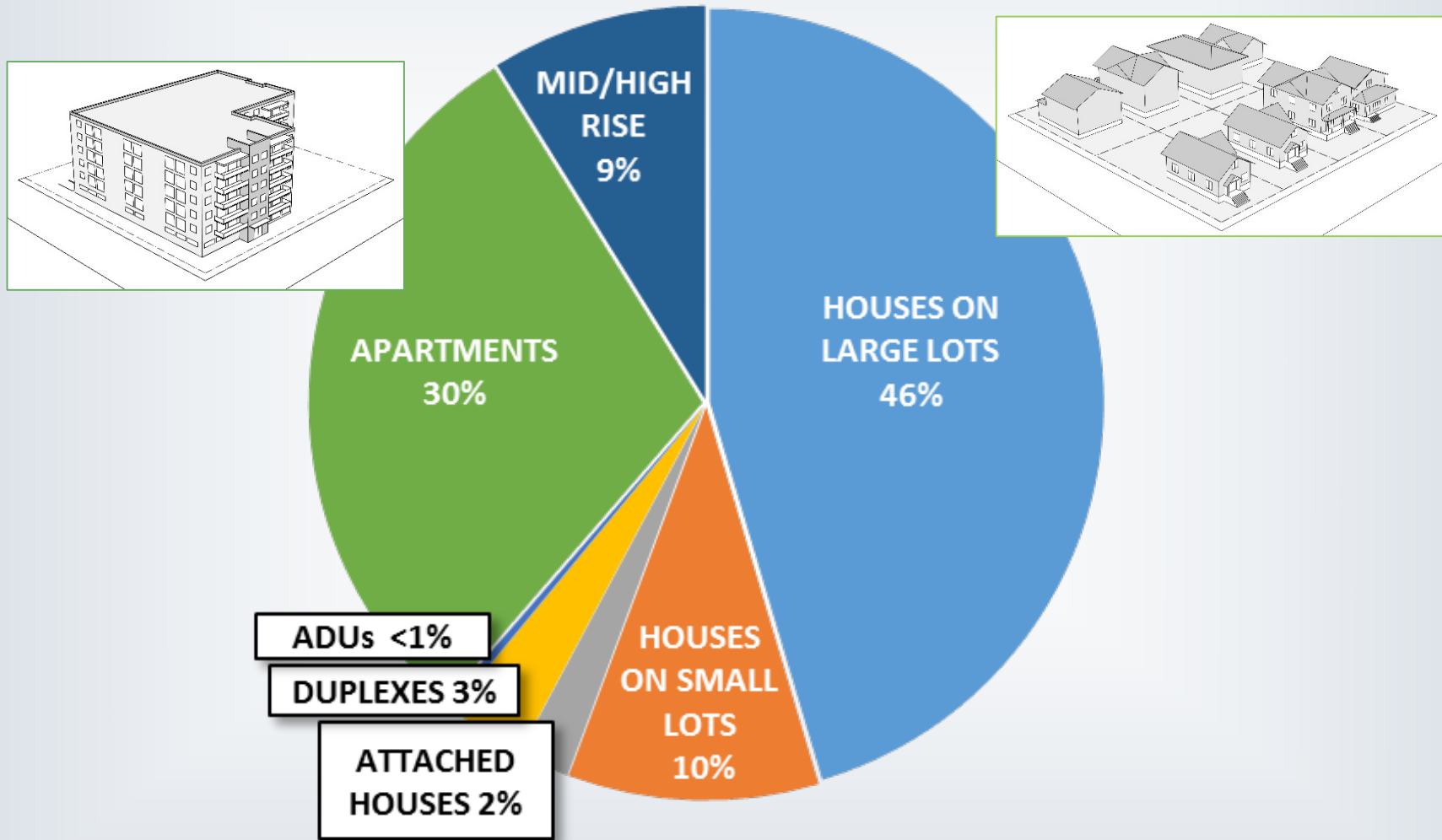
2-Bedroom Affordability



“Middle” housing



Concern: Lack of housing choice



Project Goal

To adapt Portland's
single-dwelling zoning rules
to meet the needs of
current and future residents.

Project Scope

- Single-dwelling zones
- Development rules
 - setbacks, height, building coverage, outdoor area
- Housing Types Allowed (# of units)
 - duplexes, ADUs, stacked flats, conversion of existing living area to more units
- Housing form
 - Attached, detached, narrow units

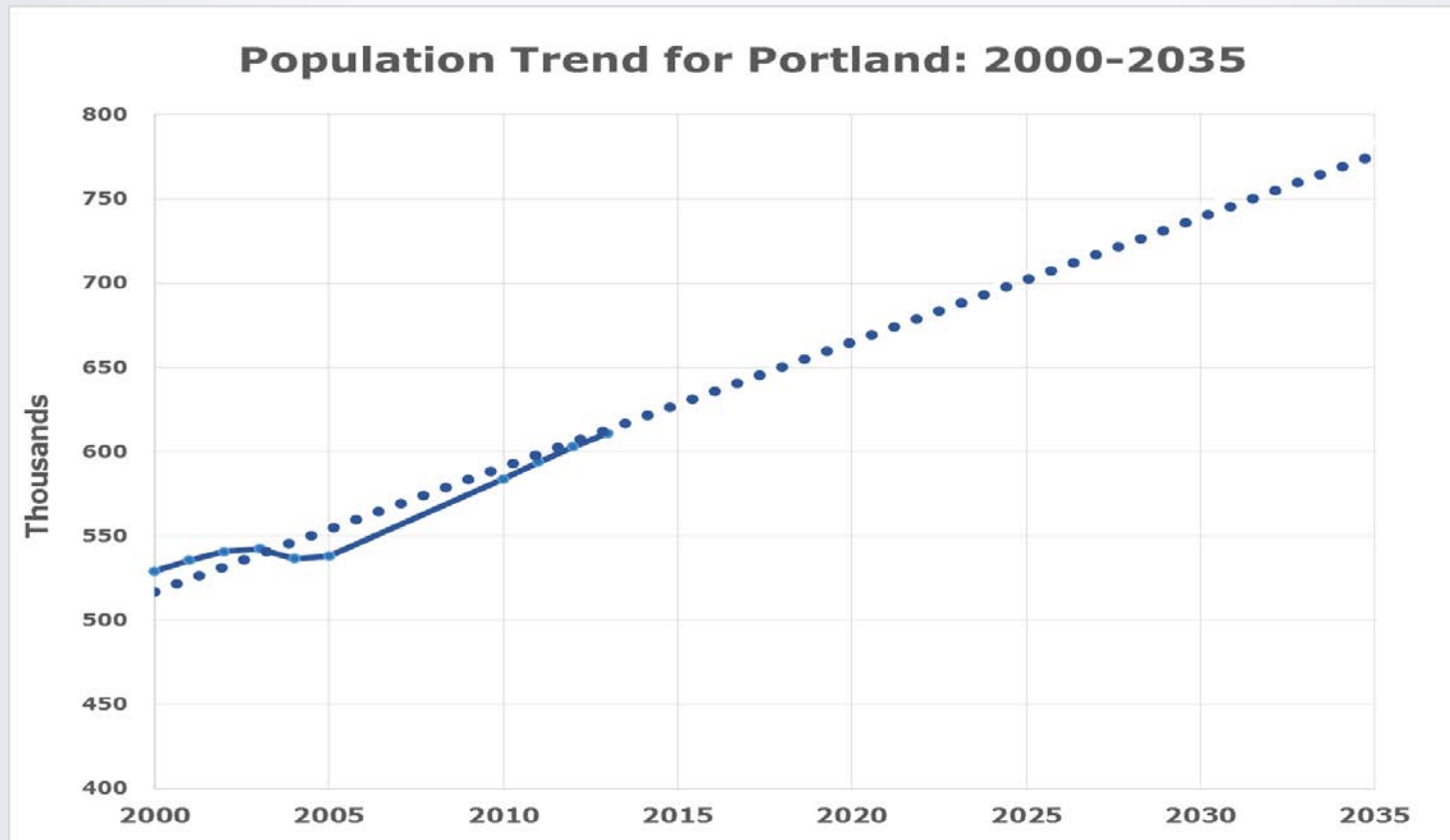
What is not included?

- Demolition/Deconstructions rules
- Historic preservation
- Design review
- Land division rules
- Permit fees, System Development Charges
- Tiny houses on wheels
- Affordable housing programs

Key Context

Portland is growing...

123,000 new households by 2035



...and our housing needs are changing.

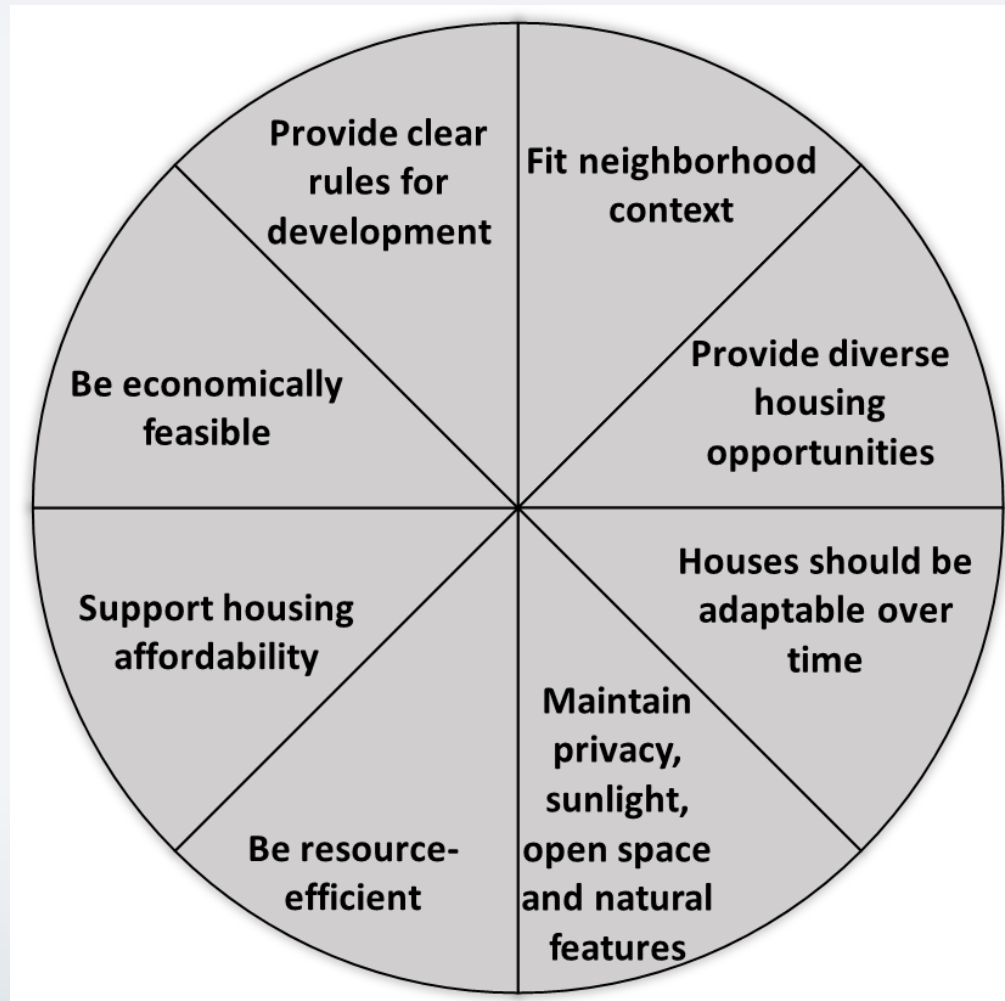
By 2035...

- 2.1 persons per household
- 25% of households will include children
- Increased racial and cultural diversity
- Increased aging population

Complete Neighborhoods



Balancing Multiple Objectives



DRAFT PROPOSALS

DRAFT PROPOSALS

- **Scale of houses**
- **Housing Types**
- **Historically Narrow Lots**

Scale of Houses

Size

1. Limit the size of houses while maintaining flexibility in form.

Height

2. Lower the house roofline.

Setbacks

3. Make front setbacks consistent with setbacks on existing, immediately adjacent homes.

Scale of Houses - Size

1,500
SQUARE FEET

2,500
SQUARE FEET

4,461
SQUARE FEET

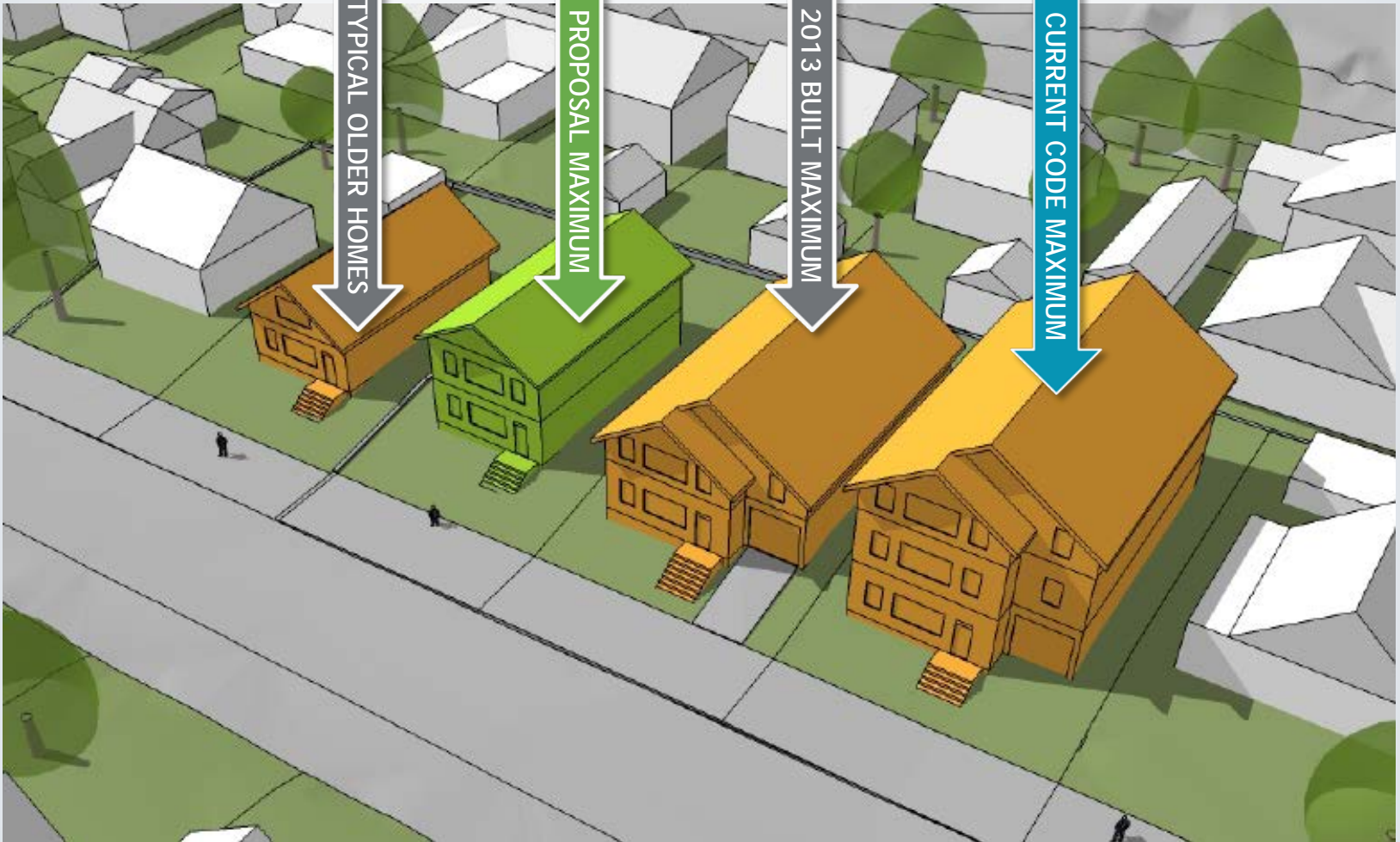
6,750
SQUARE FEET

TYPICAL OLDER HOMES

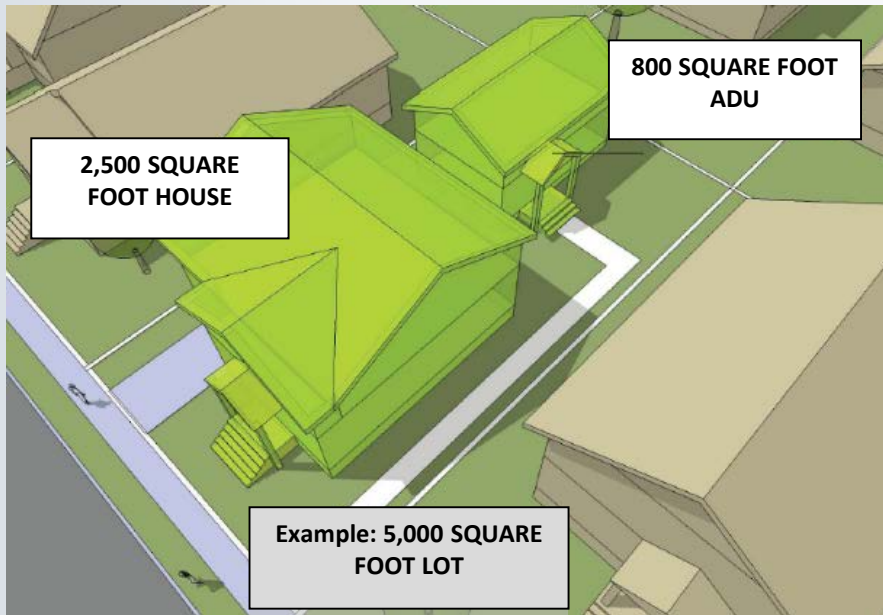
PROPOSAL MAXIMUM

2013 BUILT MAXIMUM

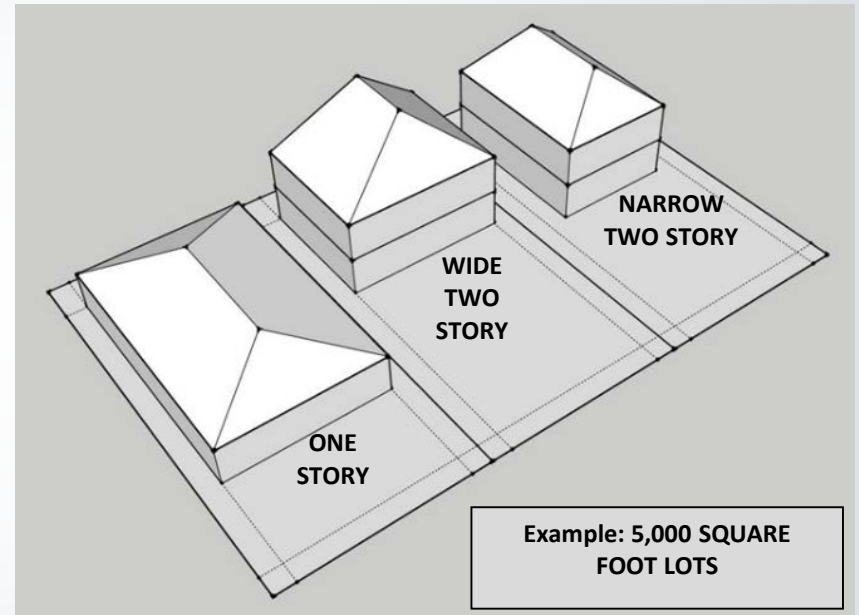
CURRENT CODE MAXIMUM



Scale of Houses - Size



The limit establishes a max size...

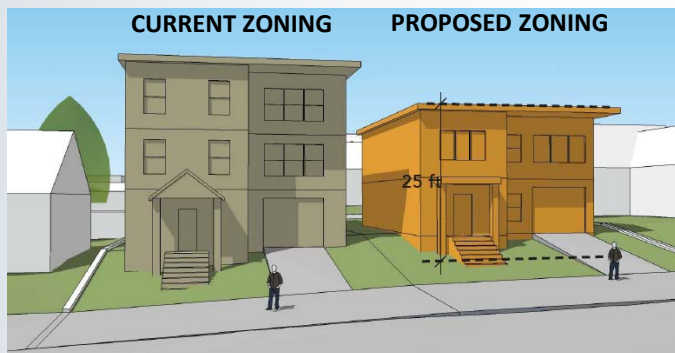
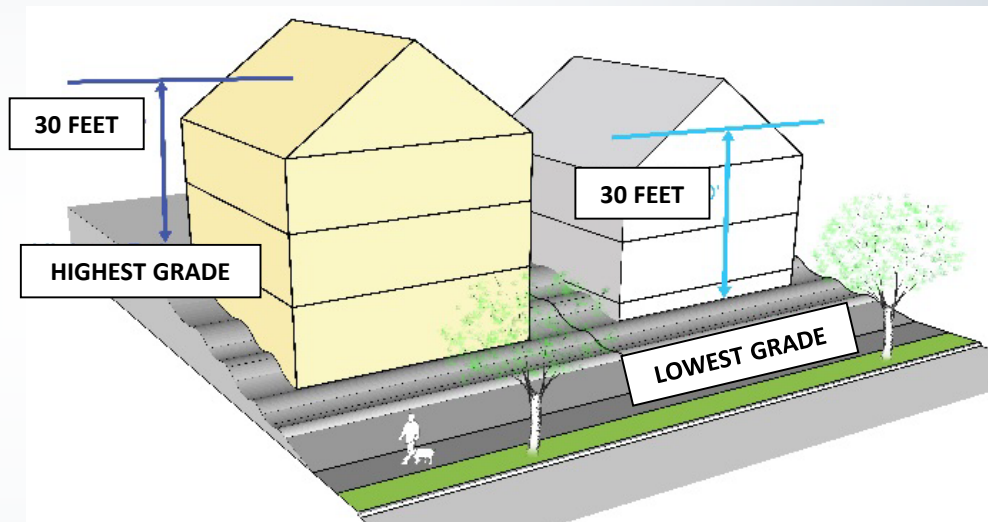


...but still allows for a variety of forms

Scale of Houses - Height

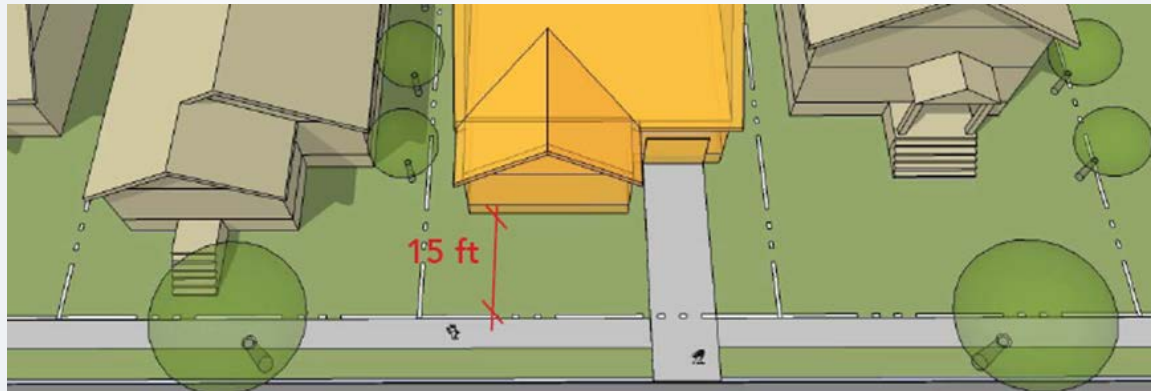
- Revised measurement method

- Lower flat roofs

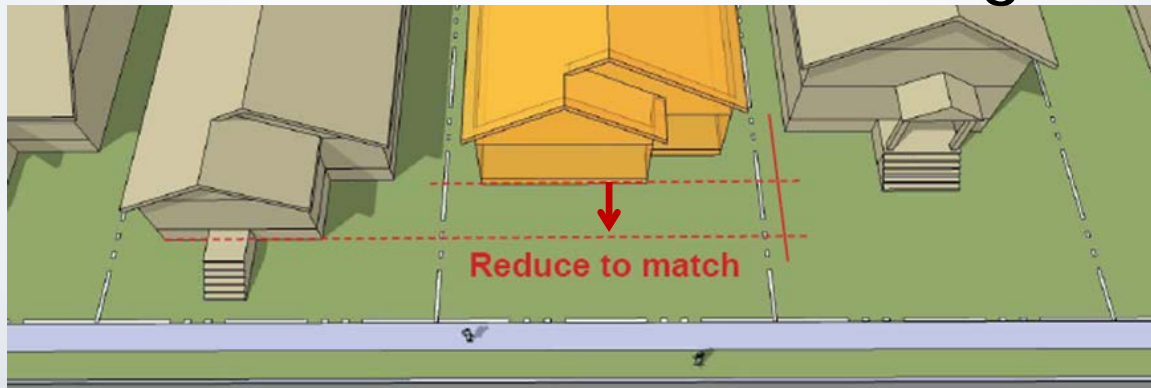


Scale of Houses - Setbacks

- Increased front setbacks



- But can reduce to match its neighbor



Housing Types

ADUs, duplexes, triplexes

4. Allow more units within the same form as a house “near Centers and Corridors”.

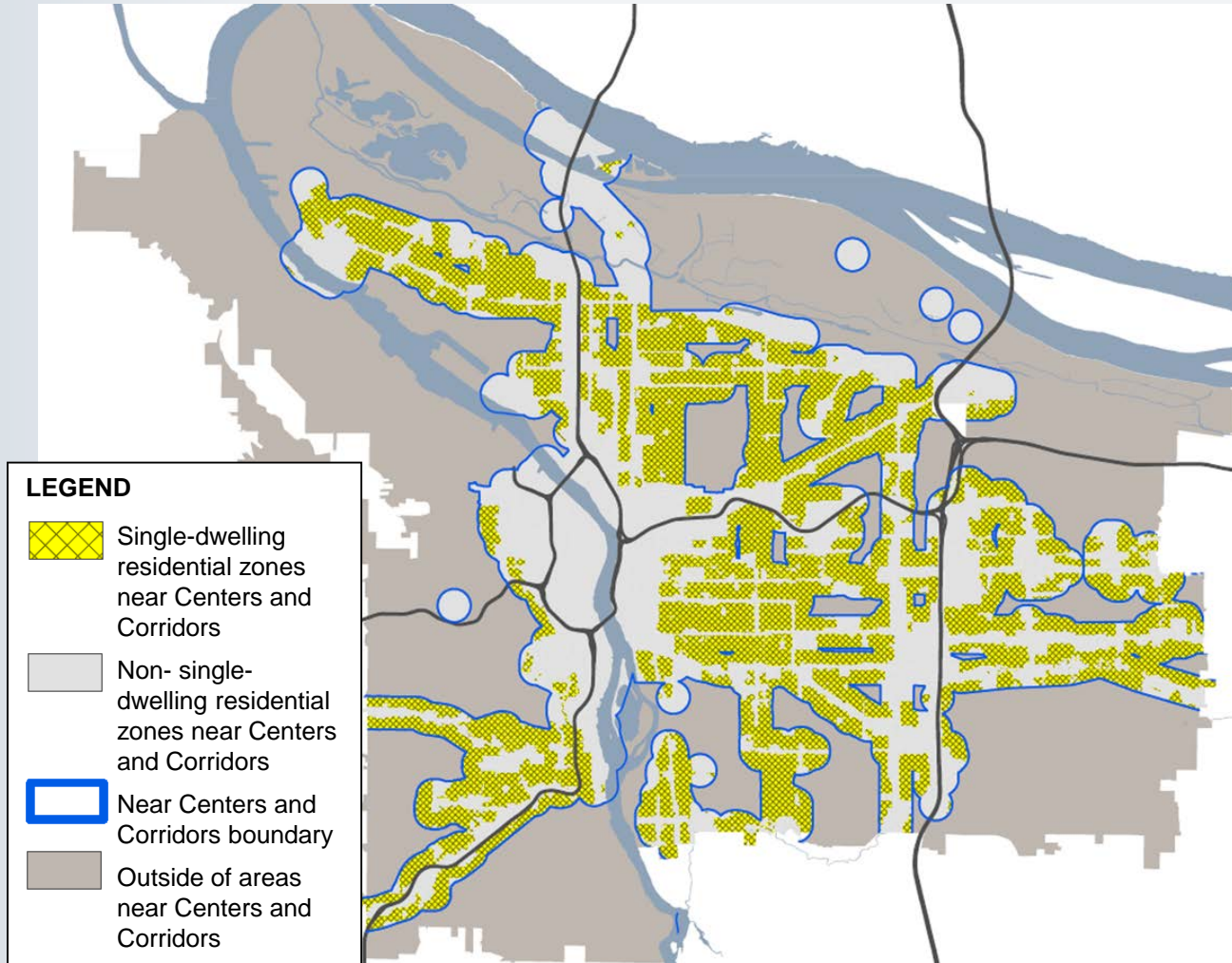
Cottage Clusters

5. Allow cottage clusters on lots larger than 10,000 square feet.

R2.5 zones

6. Establish a minimum unit requirement for R2.5 zone lots.

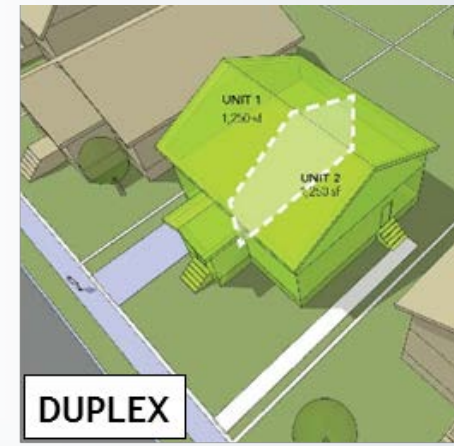
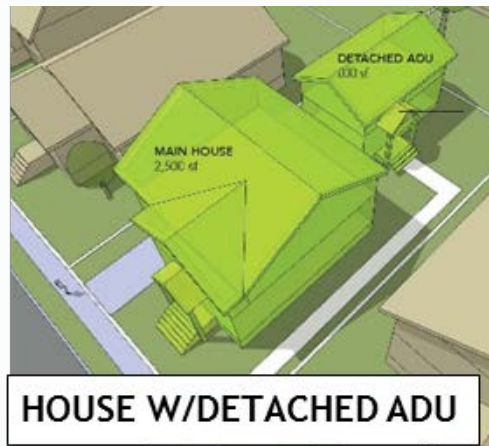
Housing Types - ADUs, Duplexes, Triplexes



Housing Types - Cottage Clusters



Housing Types - R2.5 zones



Historically Narrow Lots

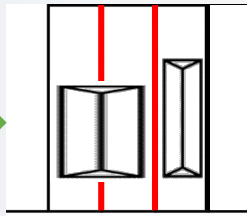
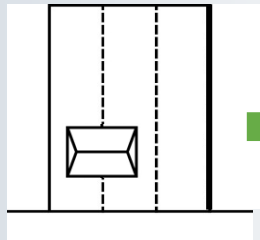
Where allowed

7. Allow new houses on historically narrow lots near Centers and Corridors within the R5 zone.

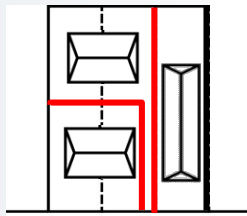
Garages and parking

8. Do not require parking and do not allow front-loaded garages for detached houses on narrow lots and historically narrow lots.




Historically Narrow Lots - Where allowed

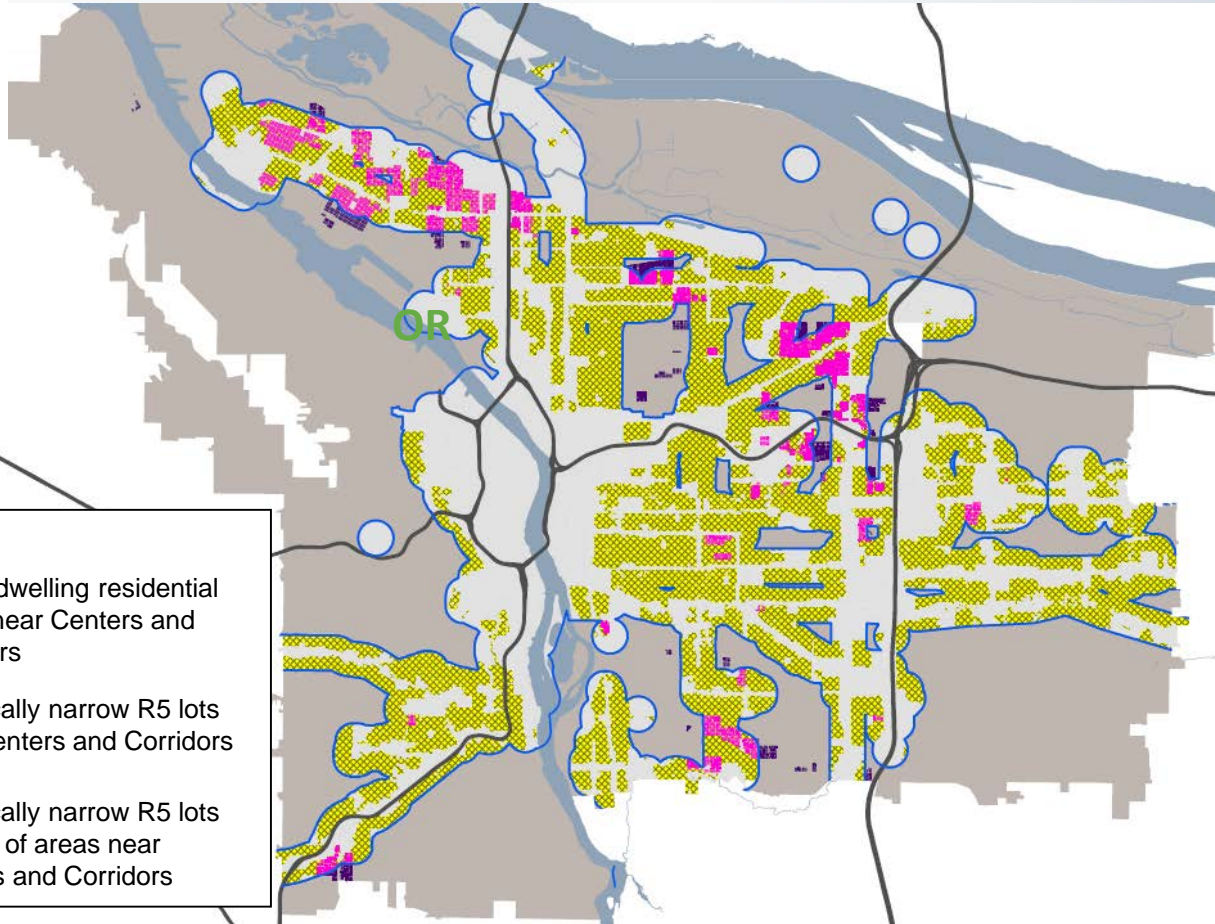


OR



LEGEND

-  Single-dwelling residential zones near Centers and Corridors
-  Historically narrow R5 lots near Centers and Corridors
-  Historically narrow R5 lots outside of areas near Centers and Corridors



Historically Narrow Lots - Garages and parking



SAC Perspectives

- Generally two perspectives:
 - Housing diversity perspective
 - Neighborhood context perspective

Open House Objectives

- View info boards
- Talk with staff
- Talk with SAC
- Complete the questionnaire
- Spread the word

Next Steps

- Public input (June through August)
- Review feedback (September)
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THANK YOU!

Learn more:

www.portlandoregon.gov/bps/infill

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