



Residential Infill Project

Planning and Sustainability Commission Work Session

TOPIC: HOUSING OPTIONS

June 26, 2018



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Looking ahead

- Today: HOUSING OPTIONS (+internal conv)
- July 10: NARROW LOTS
- July 24: spill over/extra issues/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	

Project Proposals



SCALE OF HOUSES

1. Reduce size
2. Revise height
3. Increase setbacks
4. Improve design



HOUSING OPTIONS

5. Housing types
6. New 'a' overlay map
7. Incent affordable units
Historic resource flexibility
8. Cottage clusters



NARROW LOTS

9. Rezone lots
10. Improve building design
11. Revise R2.5 rules

Today's Agenda

5. Housing Types - 75 min

- How many units?
- What size lots?
- What form?
- Other requirements?

6. New 'a' Overlay Map - 50 min

7. Bonuses & Incentives - 30 min

8. Cottage clusters - 25 min

5. HOUSING TYPES

Housing Types

Issue A - How many units?

1. Proposal: 3 units on all lots
2. 3 units on internal lots, 4 units on corners
3. 4 units on all lots

Housing Types

Issue B - On what size lots?

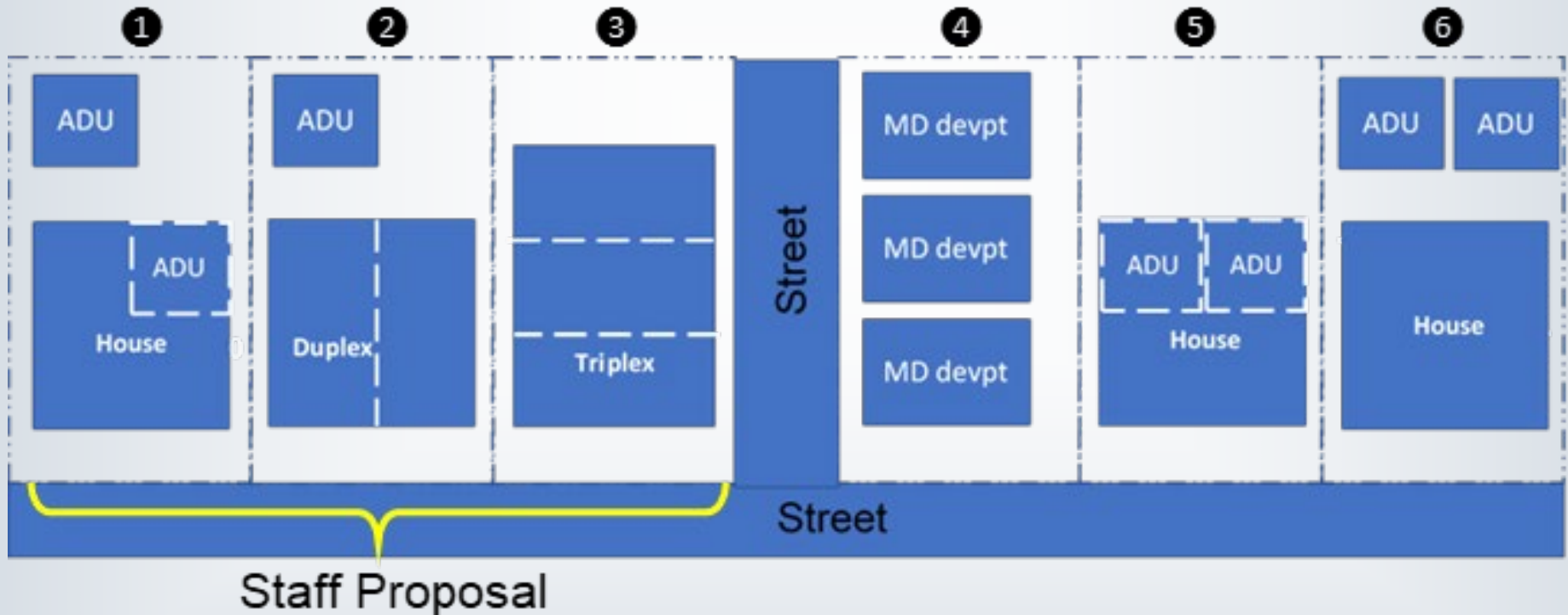
1. Proposal:

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.

2. Reduce R7 min lot size to 5,000 s.f.

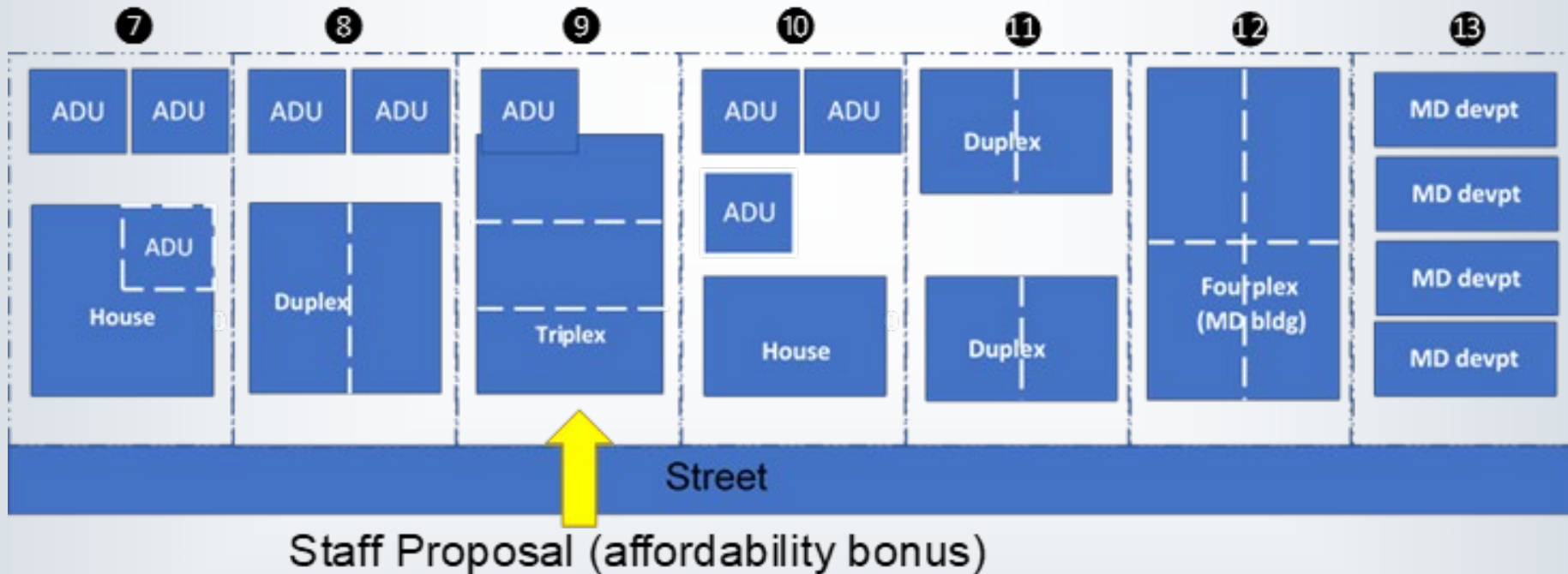
Housing Types

Issue C - In what form? (3 unit forms)



Housing Types

Issue C - In what form? (4 unit forms)



Housing Types

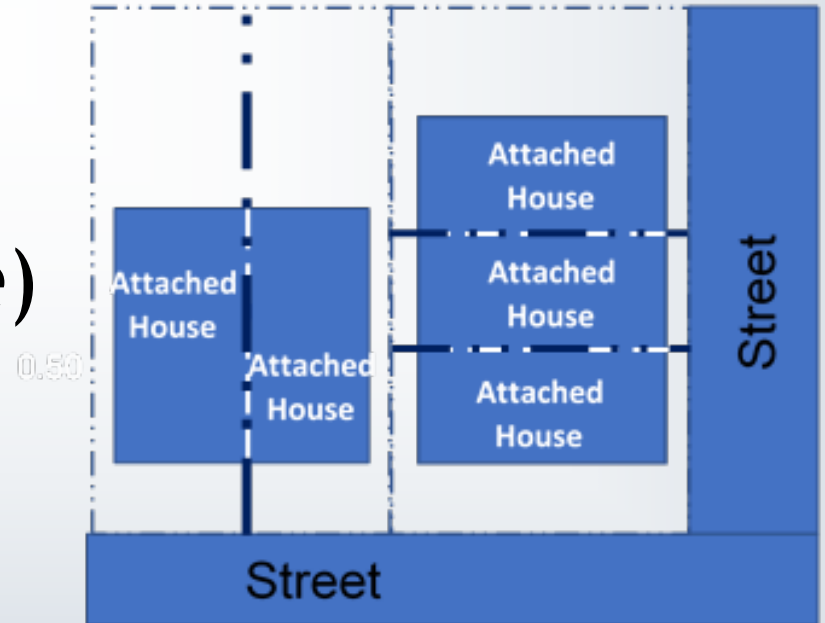
Issue D: Allow by right, or add requirements?

1. Proposal:
 - a. 3rd unit must be visitable
 - b. 4th unit must be affordable
2. Allow # units by right.
3. Other

Housing Types

Other: Allow duplex/triplex lots to be divided

1. Proposal: Not proposed
2. Allow land divisions
RF-R5 (1,600 sf lots)
R2.5 (no min lot size)



Housing Types

Other: Visitability exemptions

1. Proposal: steep lots, existing buildings
2. 20% slope between street and door
3. Fee in lieu payment

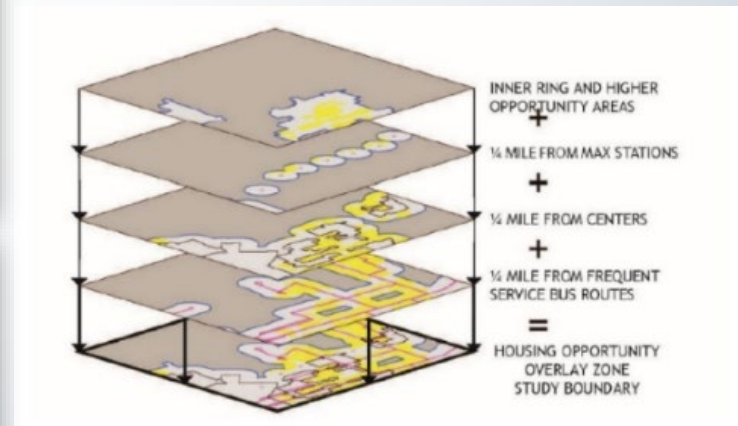
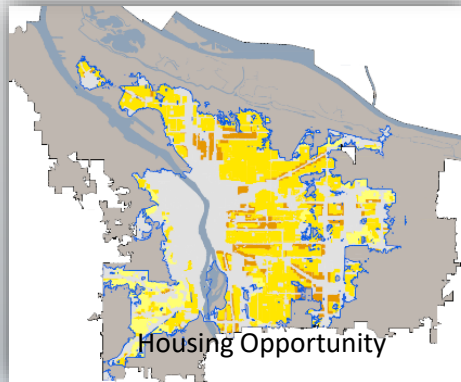
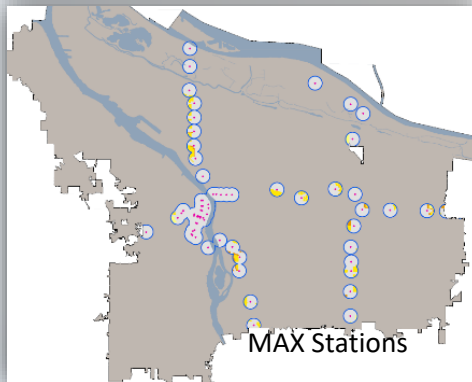
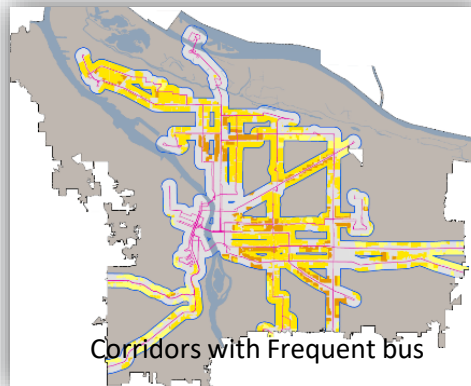
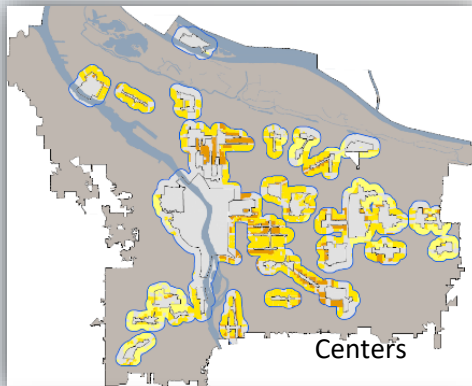
6. 'a' OVERLAY MAP

Overlay Zone

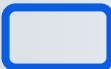
1. Proposal: $\frac{1}{4}$ mile from centers, transit, exclude constraints and displacement risk
2. Build-a-map
3. Alternative 'a' overlay geography

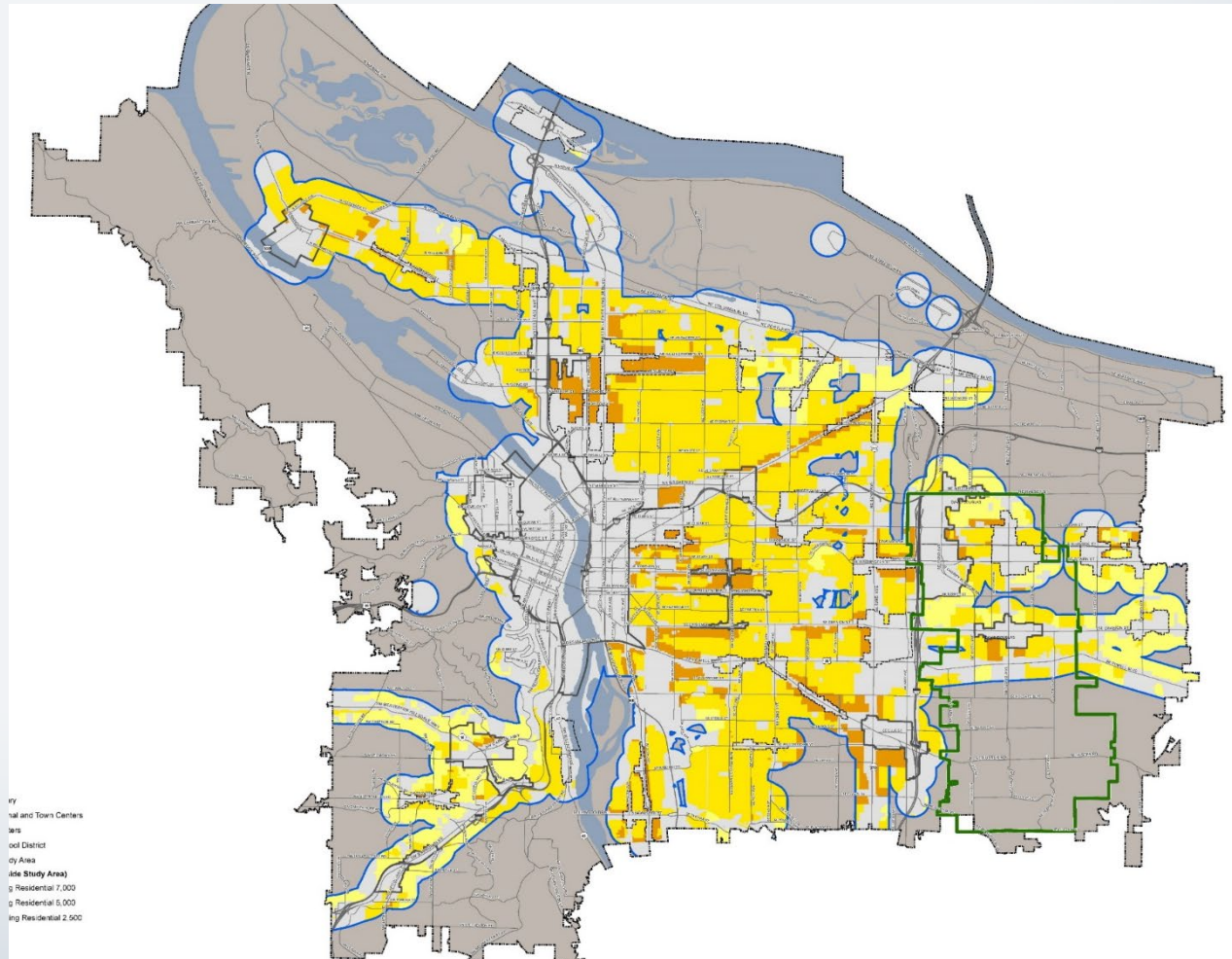
Option 1: Staff Proposal

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



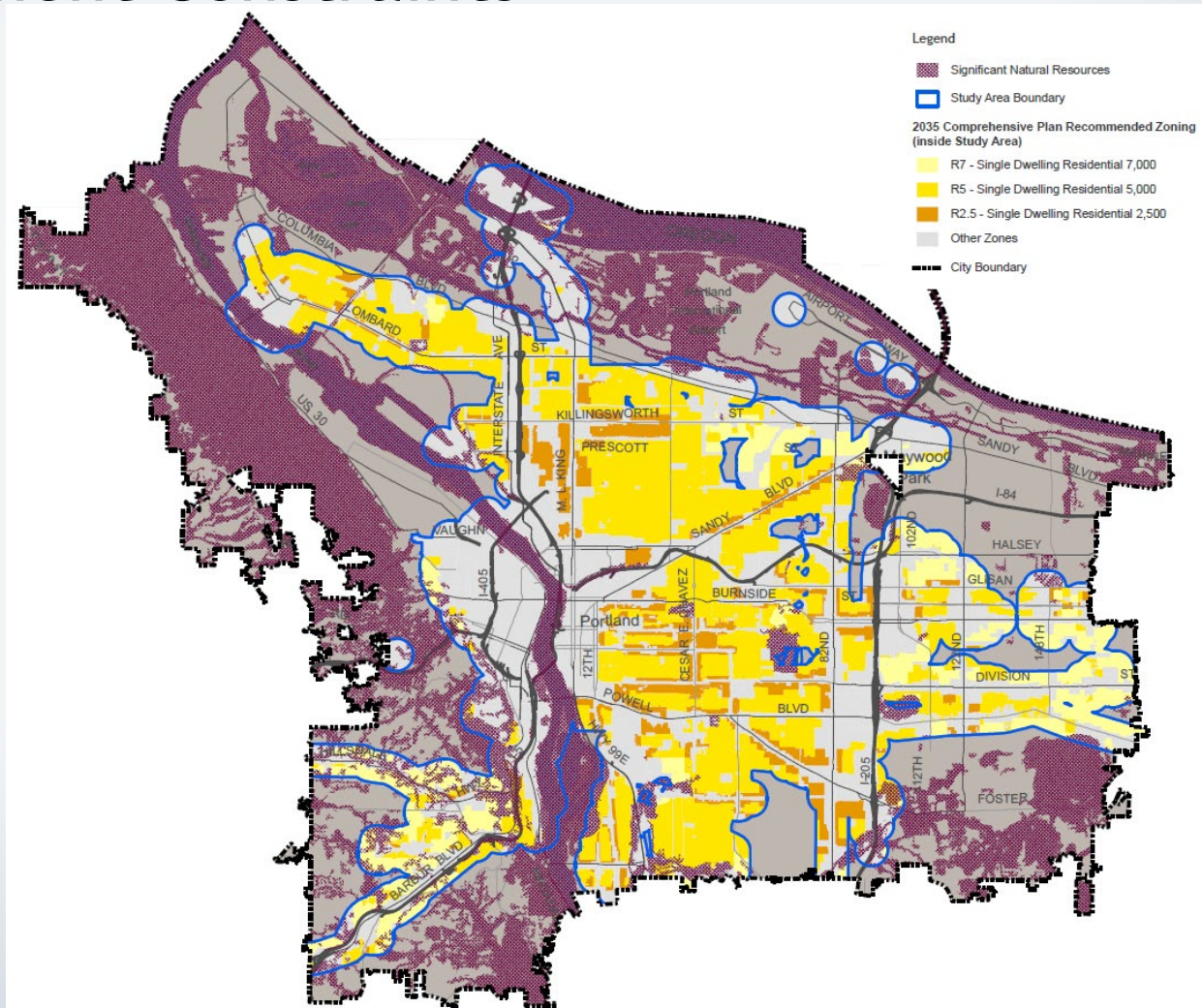
■ Step 2. Adjusting the Boundary: Zoning Patterns and Street Centerlines

 Study area



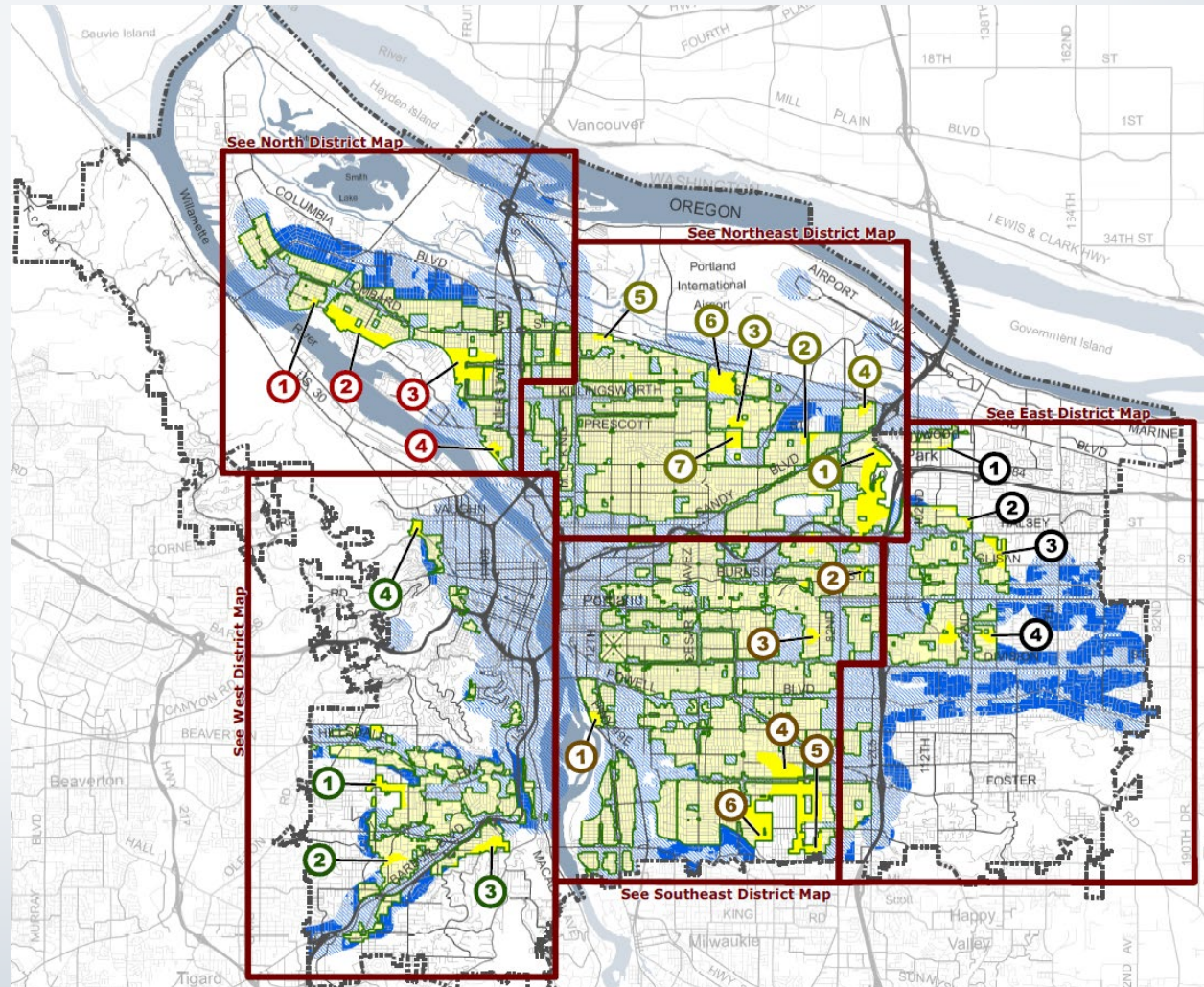
■ Step 3. Adjusting the Boundary: Development Constraints

 Constraint



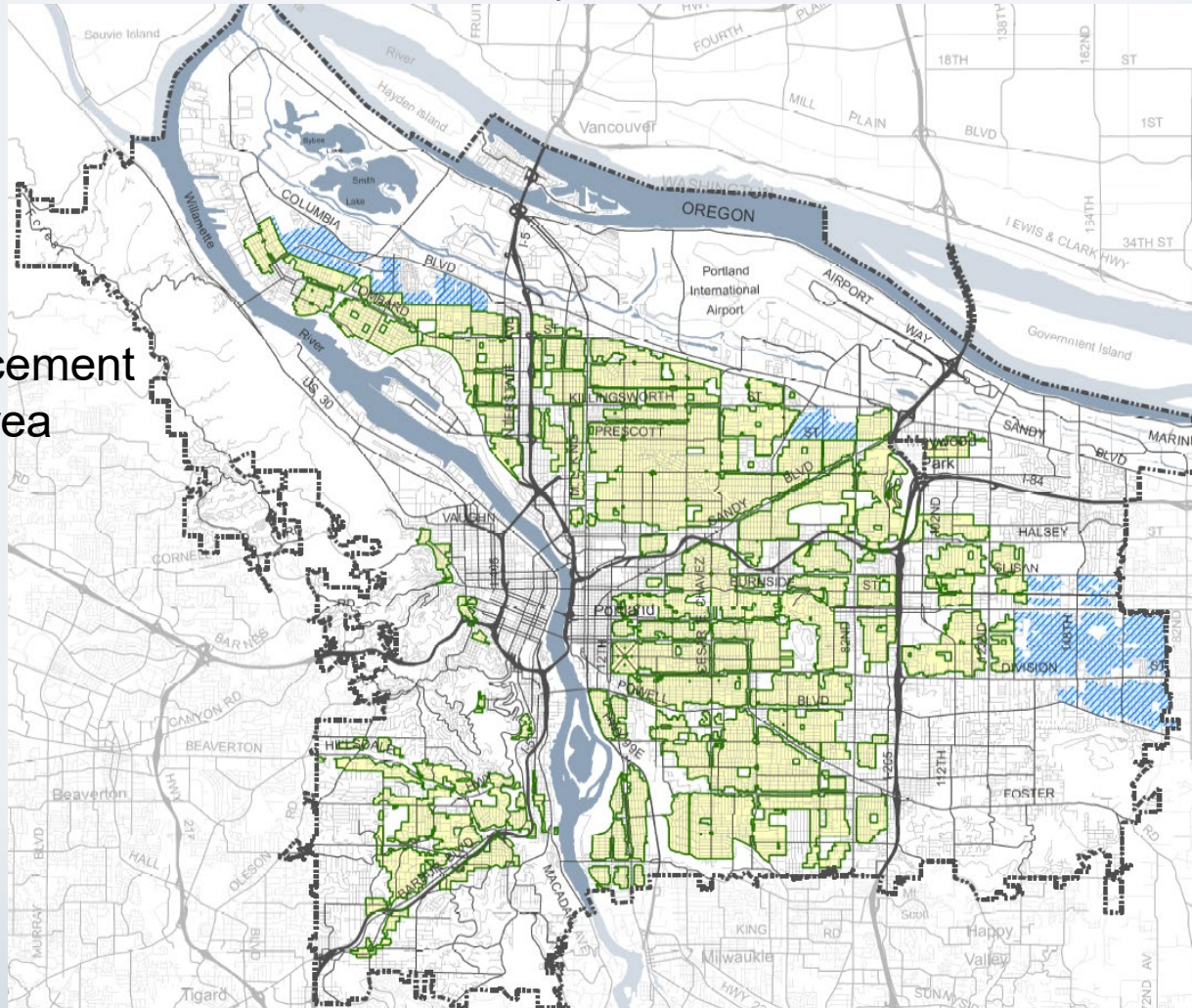
■ Step 4. Adjusting the Boundary: Proximity to other amenities

- Added
- Removed

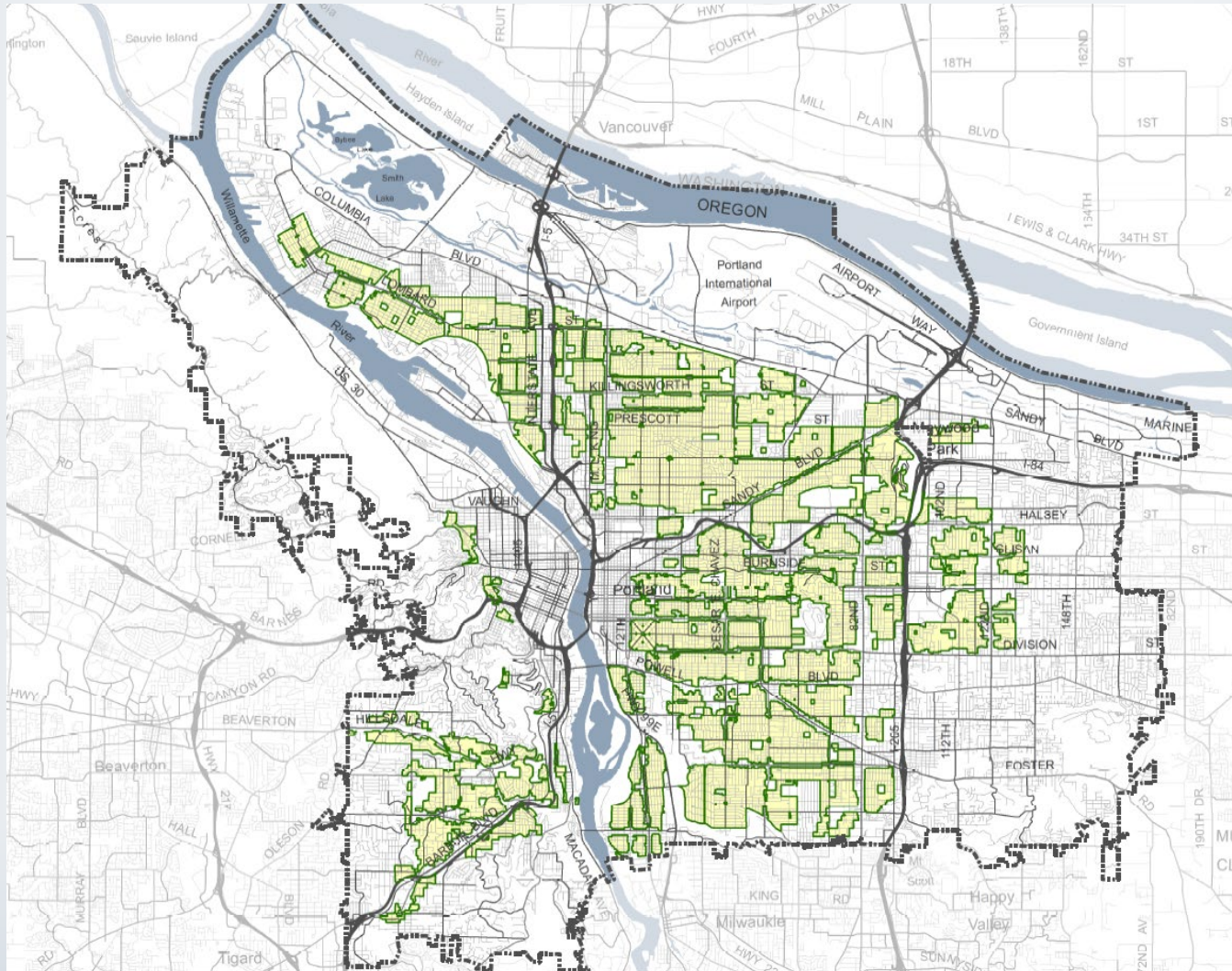


■ Step 5. Adjusting the Boundary: Displacement Risk Analysis

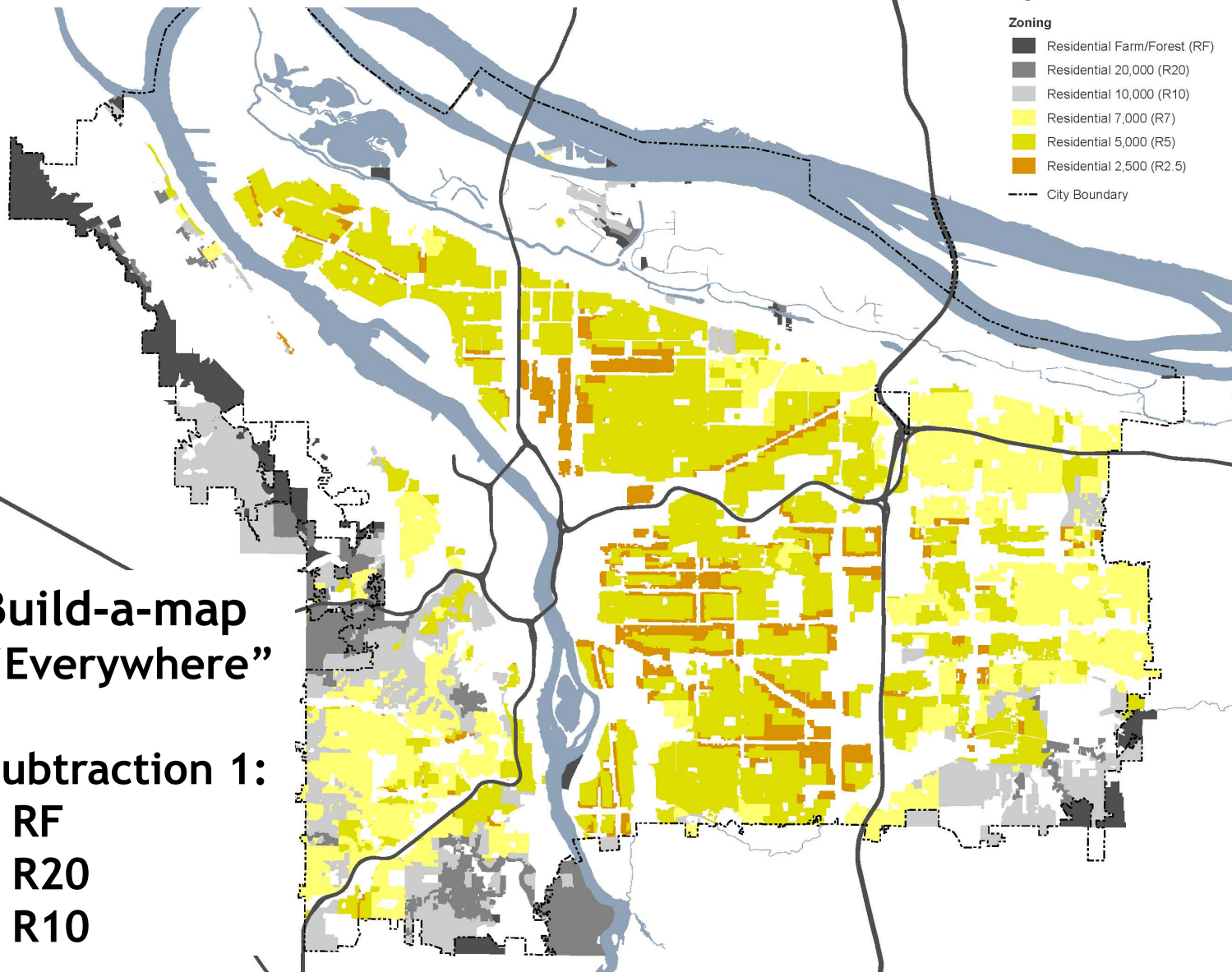
 Displacement Risk Area



Proposal: 'a' Overlay



Option 2: Build-a-map



Build-a-map
“Everywhere”

Subtraction 1:

- RF
- R20
- R10

Legend

Zoning

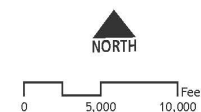
- Residential Farm/Forest (RF)
- Residential 20,000 (R20)
- Residential 10,000 (R10)
- Residential 7,000 (R7)
- Residential 5,000 (R5)
- Residential 2,500 (R2.5)
- City Boundary

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Map 1 Single-dwelling Residential Zones



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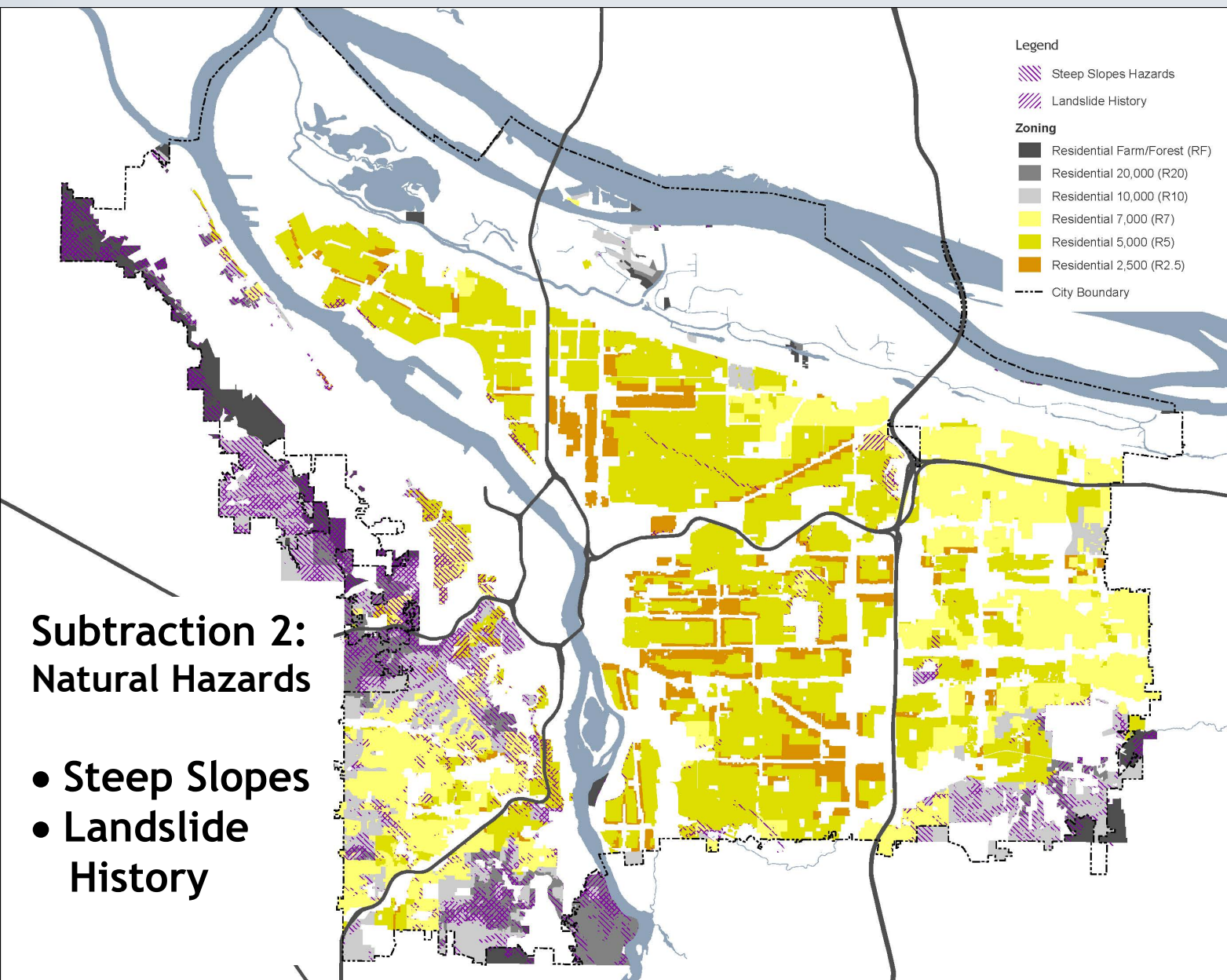


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SDR_zones_180619.mxd



Subtraction 2: Natural Hazards

- Steep Slopes
- Landslide History

Legend

- Steep Slopes Hazards
- Landslide History

Zoning

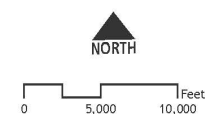
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Map 2-2 Natural Hazards: Steep Slopes and Landslide History



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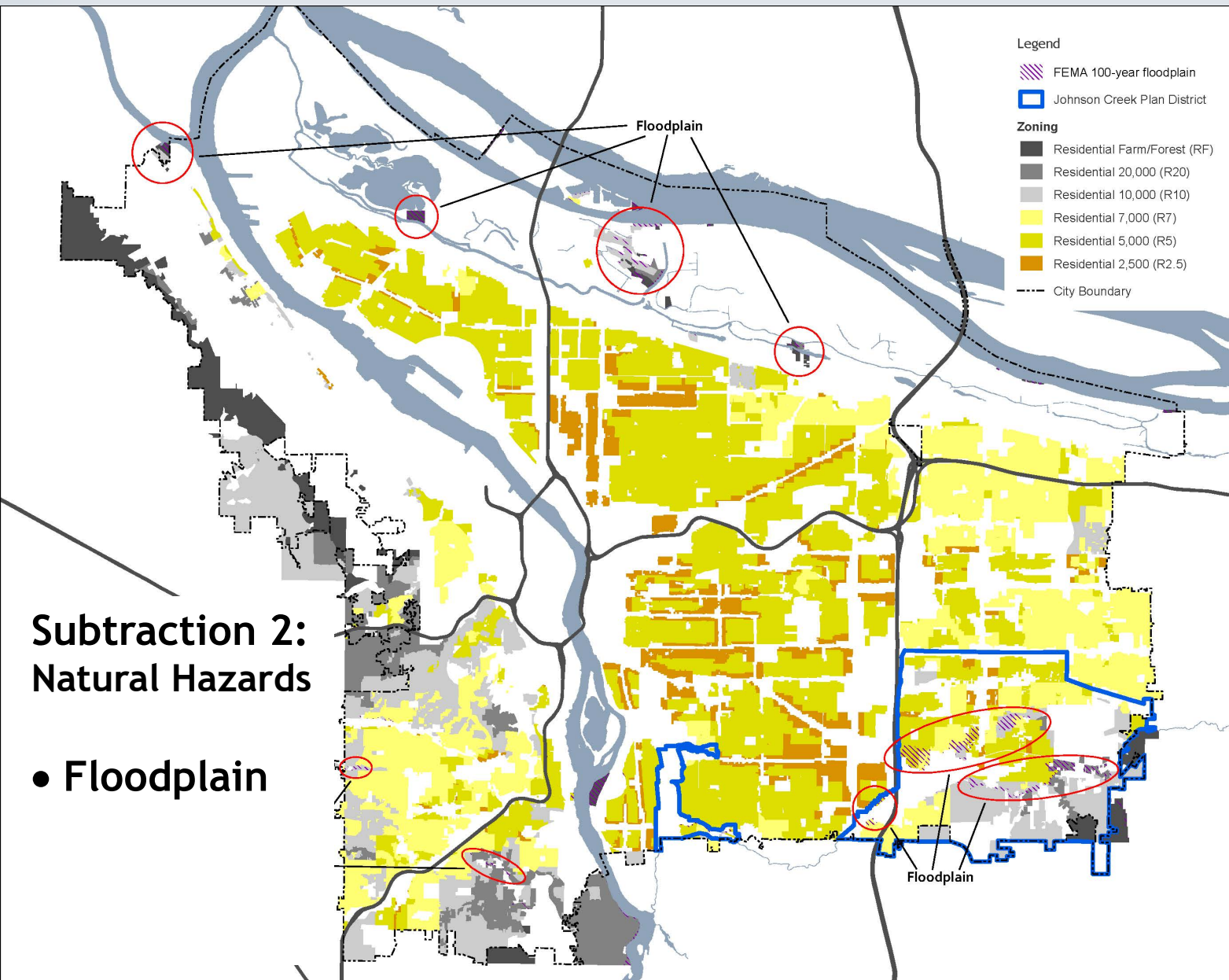


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Subtraction 2: Natural Hazards

- Floodplain

Legend

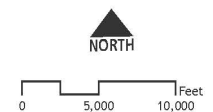
-  FEMA 100-year floodplain
-  Johnson Creek Plan District
- Zoning**
-  Residential Farm/Forest (RF)
-  Residential 20,000 (R20)
-  Residential 10,000 (R10)
-  Residential 7,000 (R7)
-  Residential 5,000 (R5)
-  Residential 2,500 (R2.5)
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Map 2-1 Natural Hazards: 100-year Floodplain



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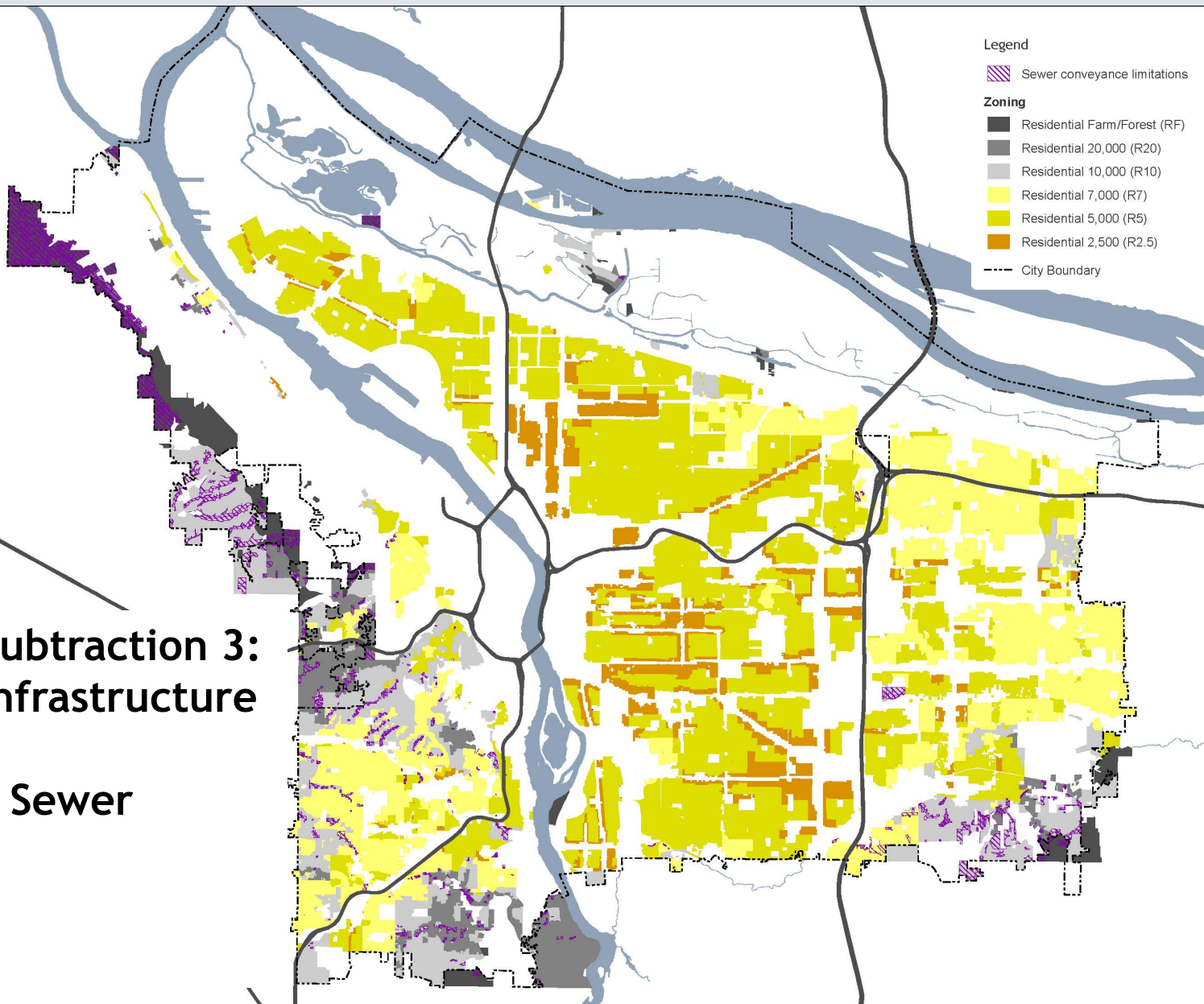


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floodplain_180619.mxd

Subtraction 3: Infrastructure

• Sewer

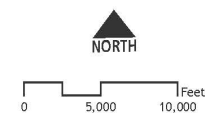


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Map 3-1 Infrastructure: Sewer Limitation



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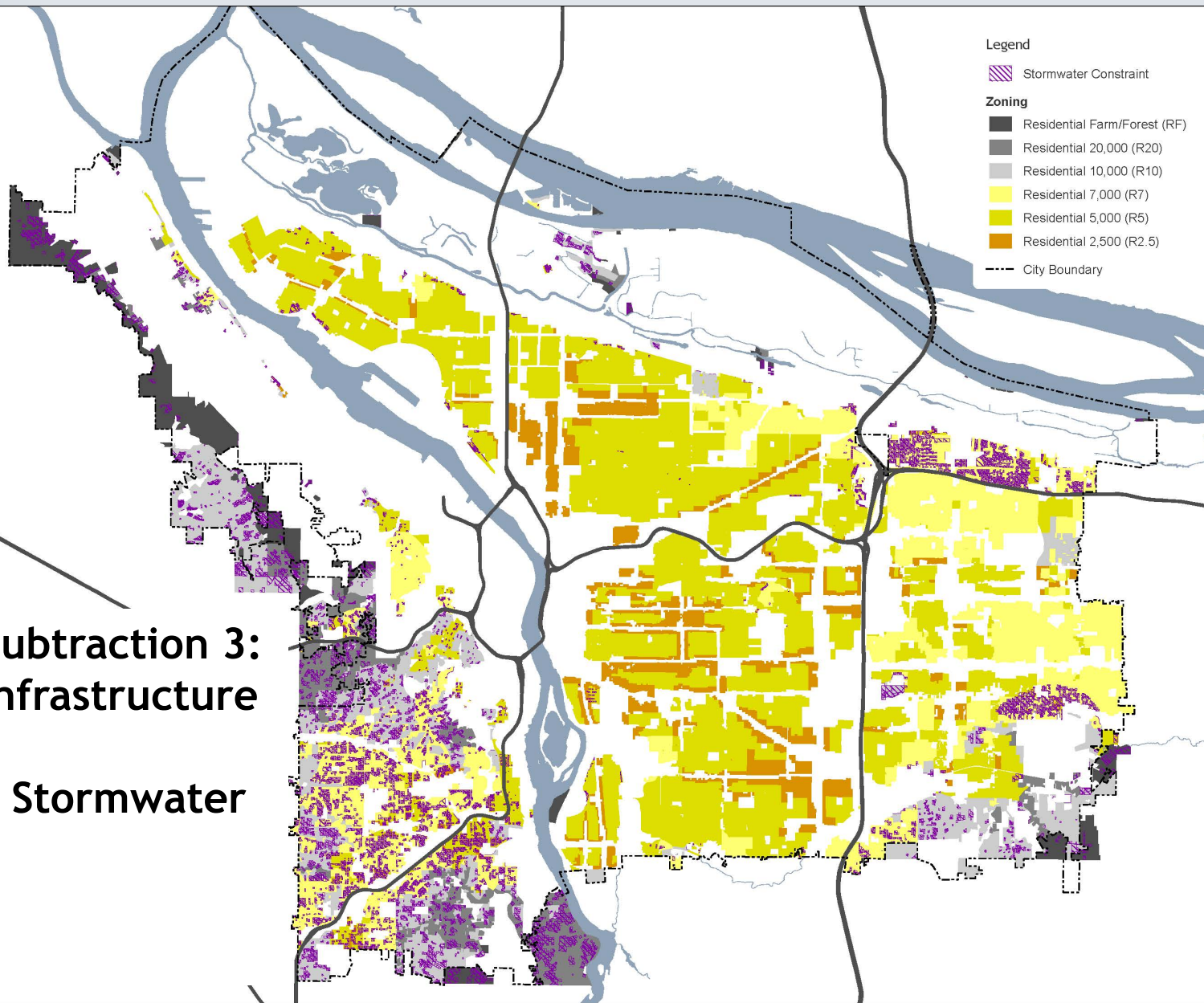


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Subtraction 3: Infrastructure

- Stormwater



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)

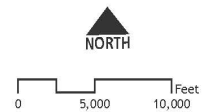
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Map 3-3 Infrastructure: Stormwater Limitation



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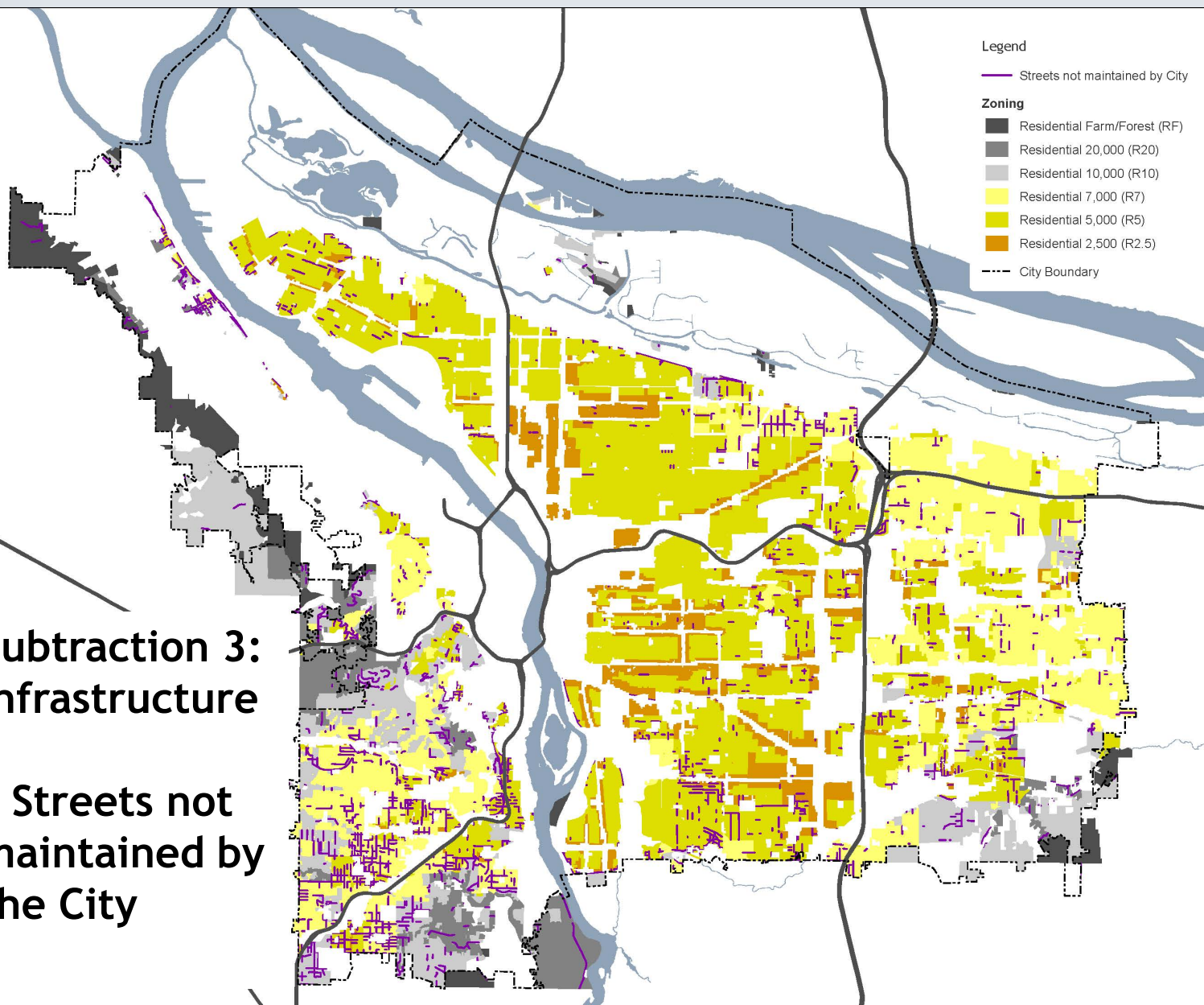


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stormwater_180619.mxd

Subtraction 3: Infrastructure

- Streets not maintained by the City



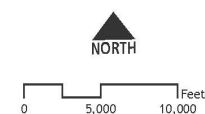
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Map 3-4

Infrastructure:
Streets not maintained
by the City of Portland



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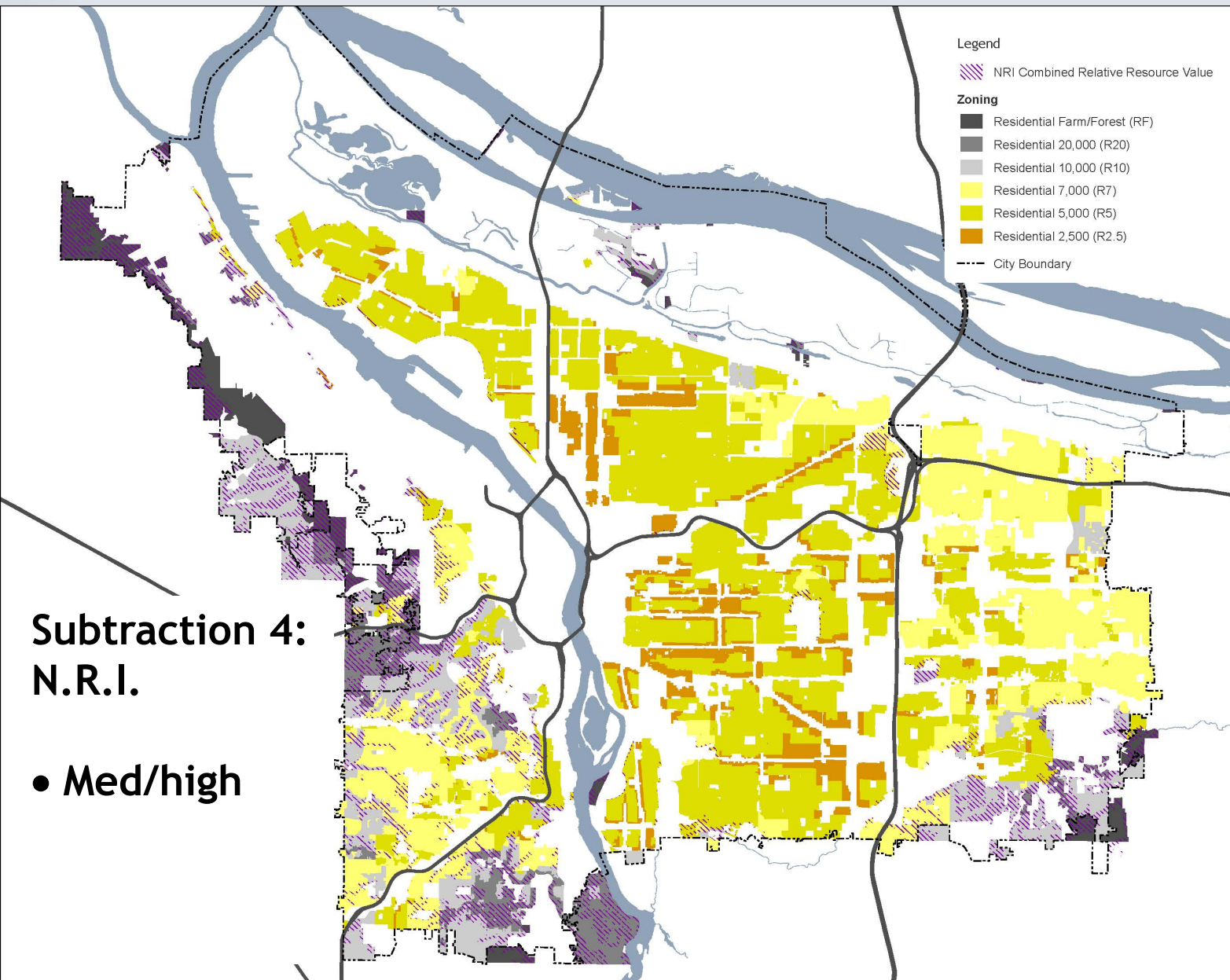


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streets_not_maintained_by_COP_180619.mxd



**Subtraction 4:
N.R.I.**

• Med/high


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

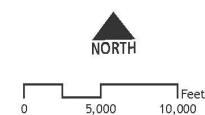
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Map 4

Natural Resources
Inventory (High and
Medium Resources)



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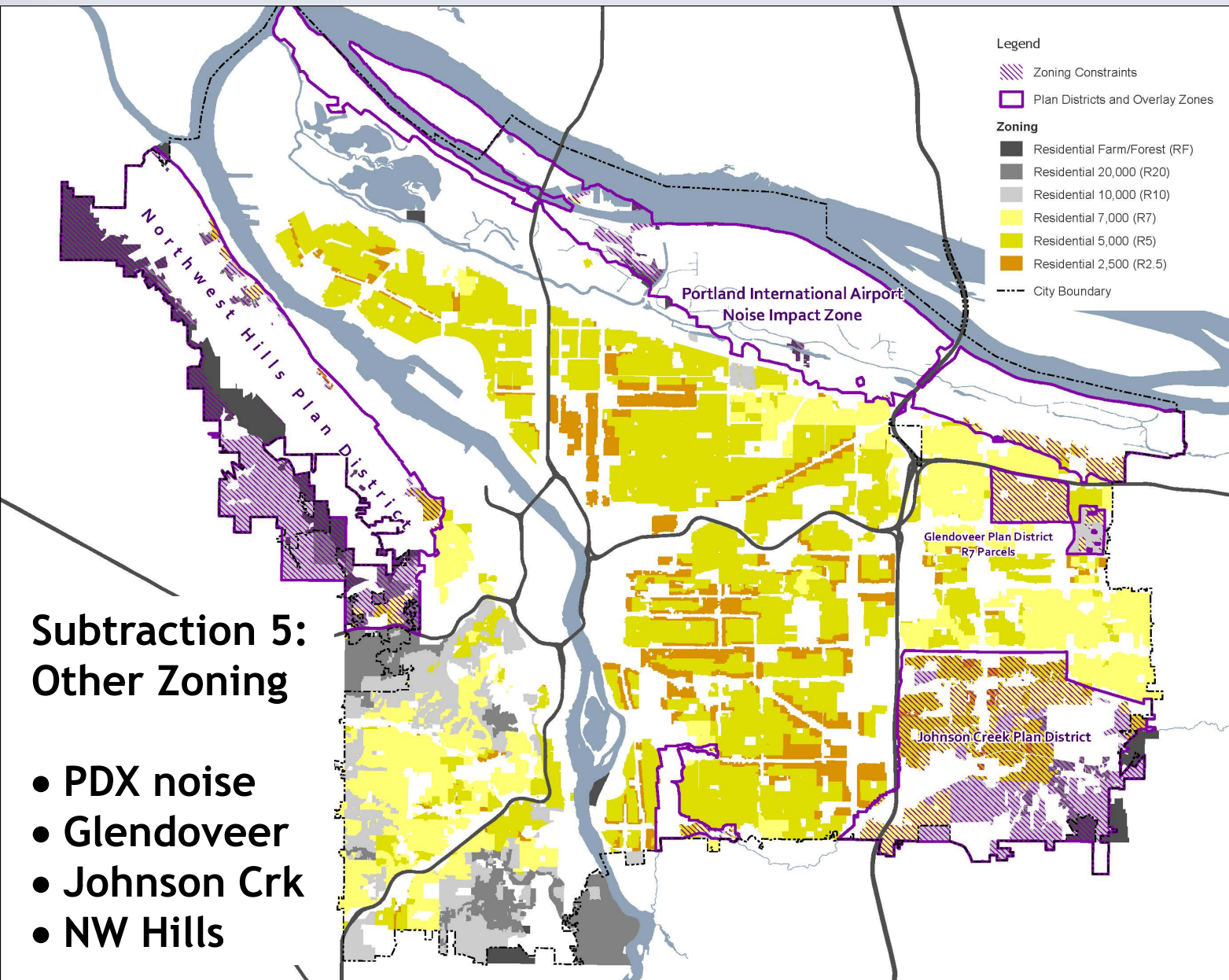
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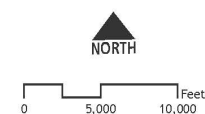


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Map 5 Plan Districts and Overlay Zones



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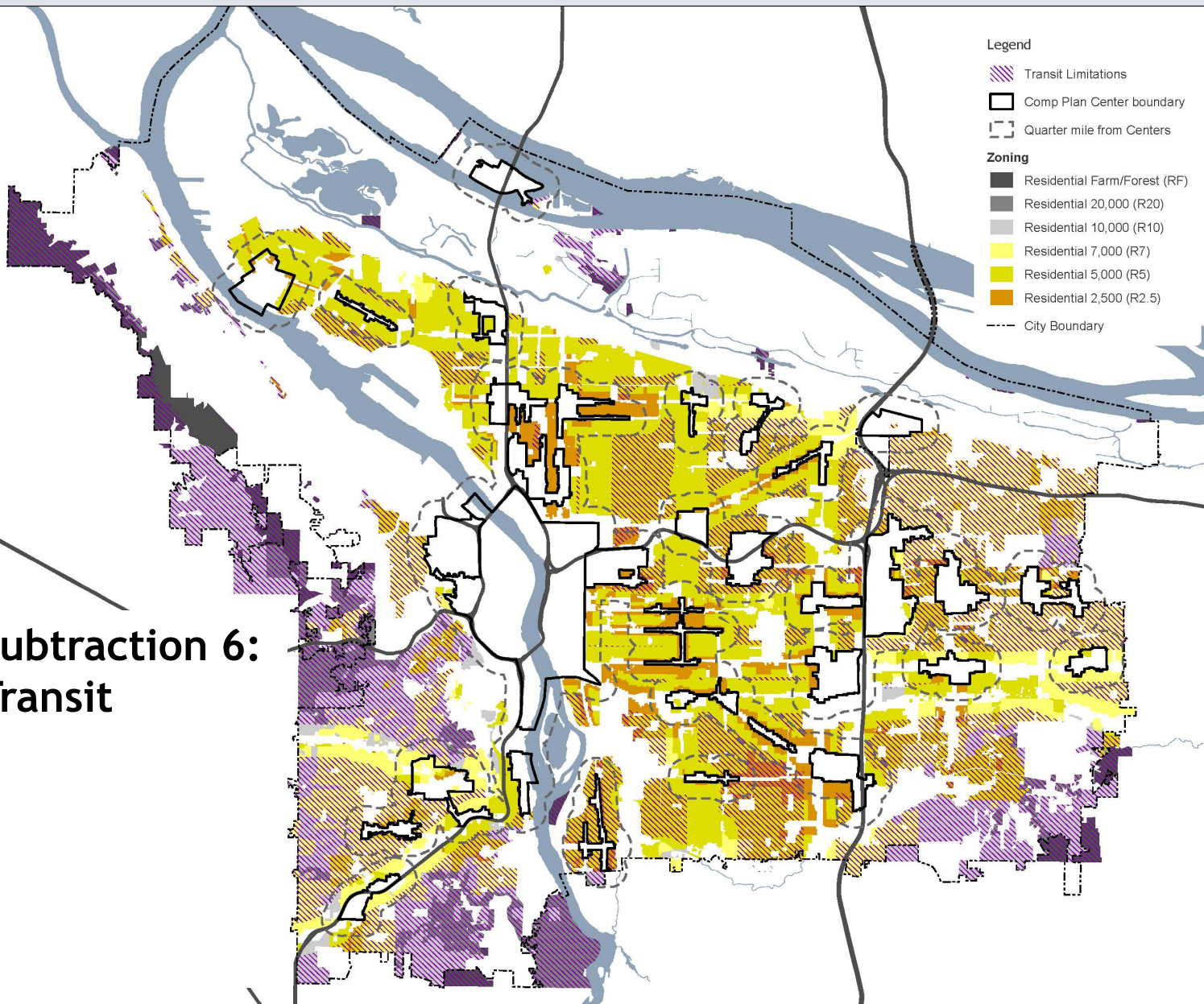
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


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Subtraction 6: Transit



Legend

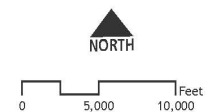
-  Transit Limitations
-  Comp Plan Center boundary
-  Quarter mile from Centers
- Zoning**
-  Residential Farm/Forest (RF)
-  Residential 20,000 (R20)
-  Residential 10,000 (R10)
-  Residential 7,000 (R7)
-  Residential 5,000 (R5)
-  Residential 2,500 (R2.5)
-  City Boundary

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Map 6 Transit Limitations



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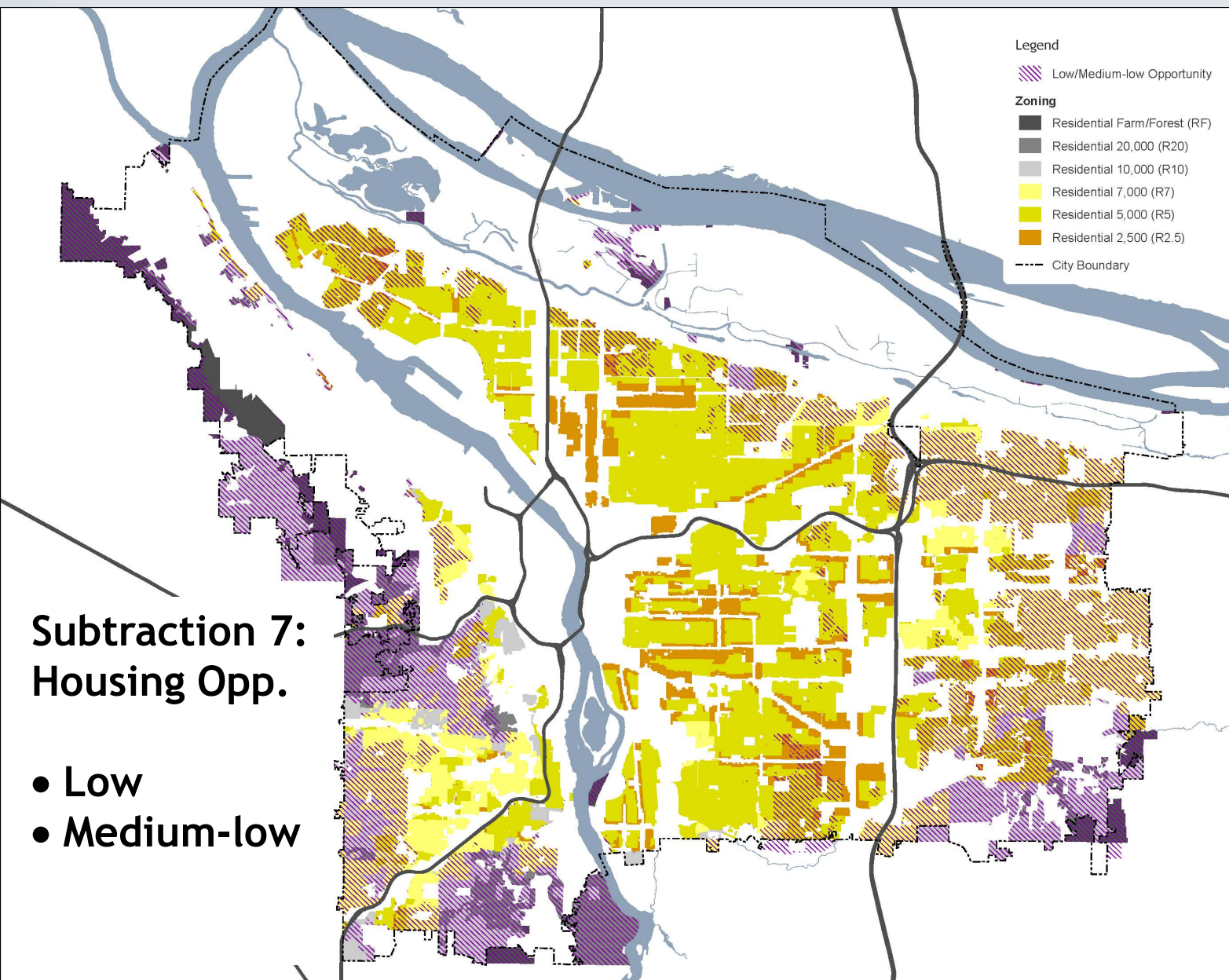
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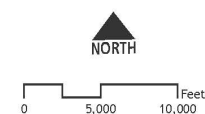
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Map 7

Low and Medium-low
Housing Opportunity Areas



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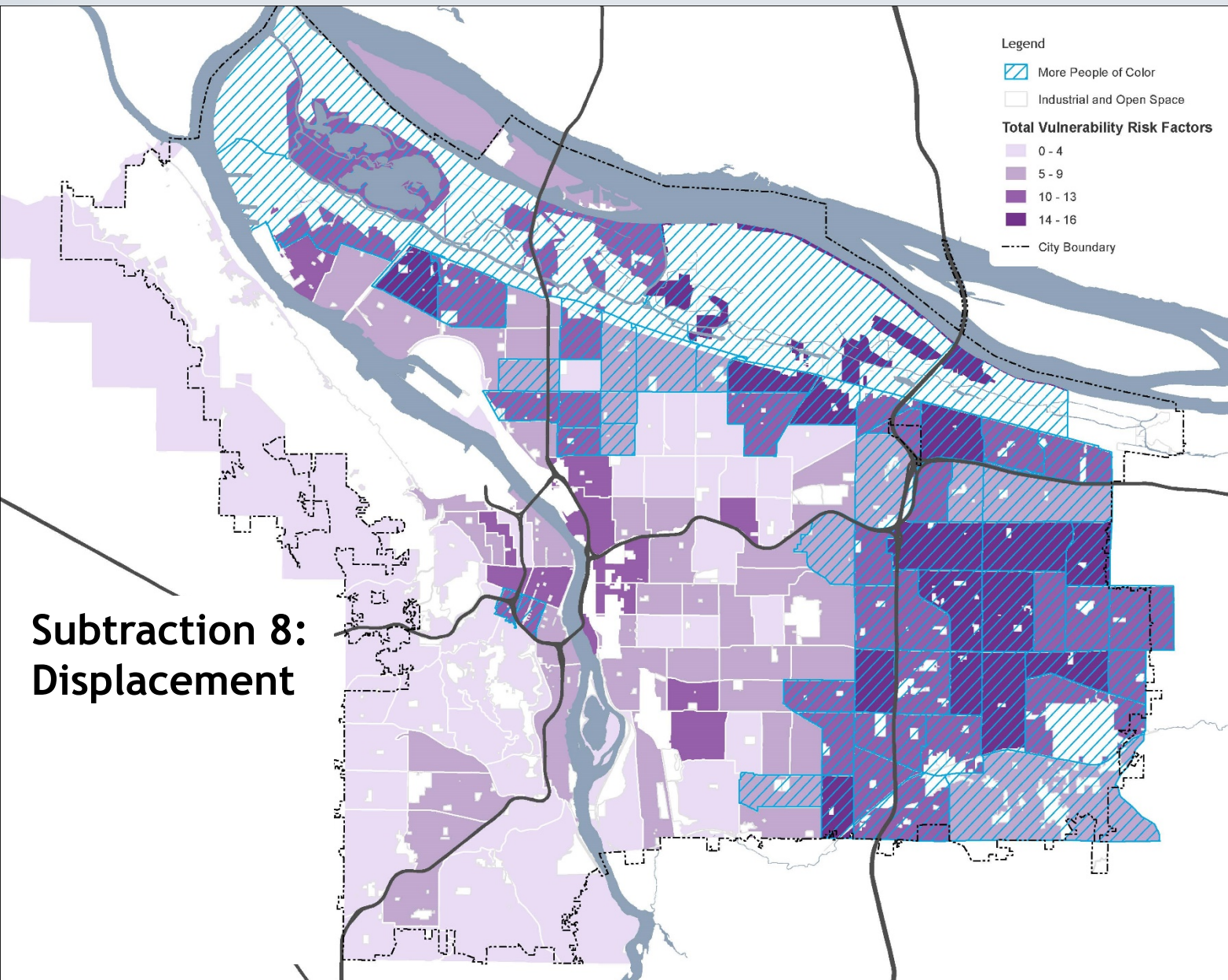
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low_opportunity_180619.mxd

Subtraction 8: Displacement

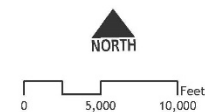


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Map 8 Composite Vulnerability Score



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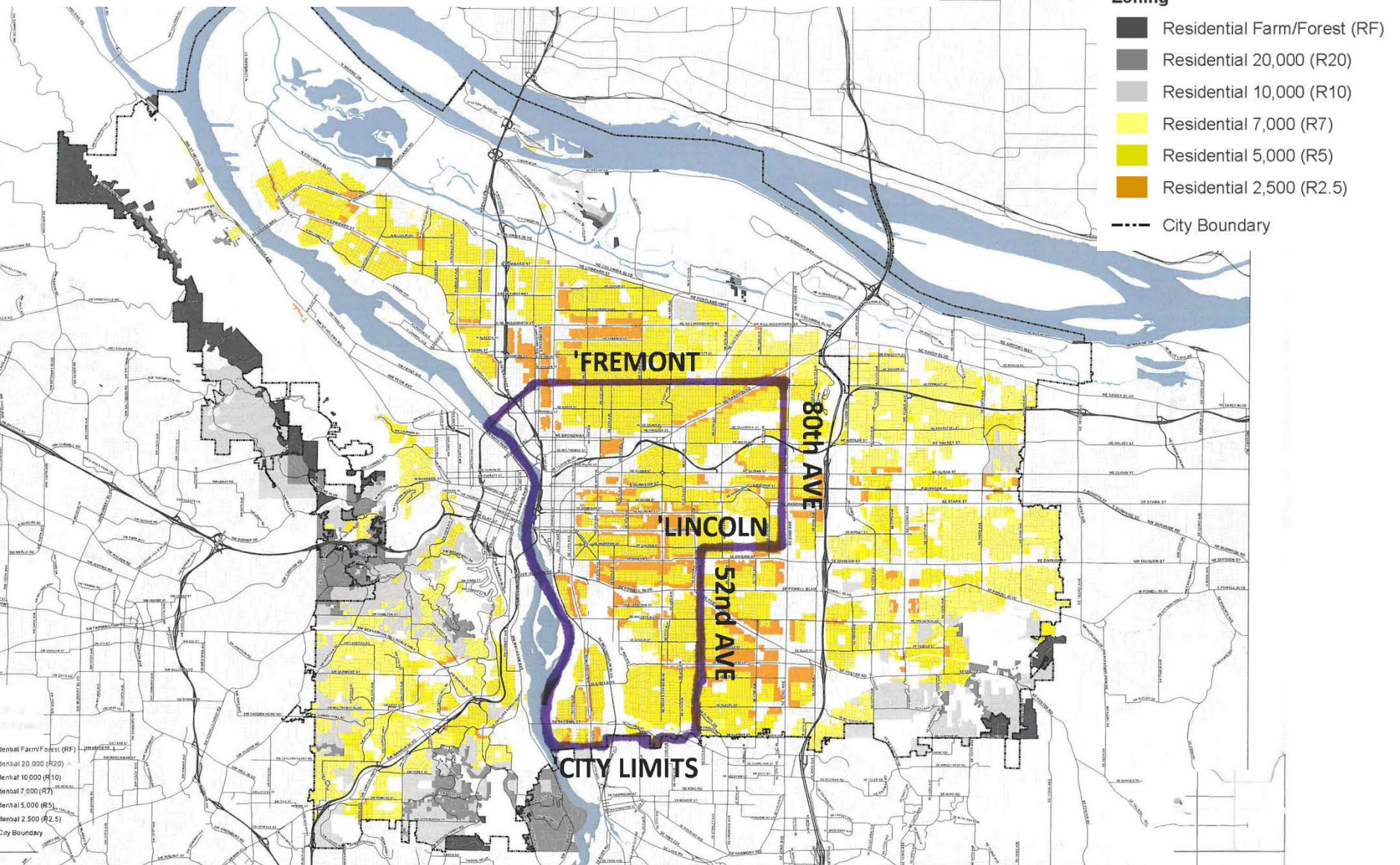


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vulnerability_risk_180619.mxd



Option 3: Other geography



Overlay Zone

Other: Transition Sites

1. **Current code:** Duplex/ attached house allowed when next to MUZ
2. **Allow when abutting MD zone**
E.g. RM2, RM3, RM4, RX
3. **Allow when adjacent (next to and across street from) urban park**

7. BONUSES & INCENTIVES

Affordability Bonuses

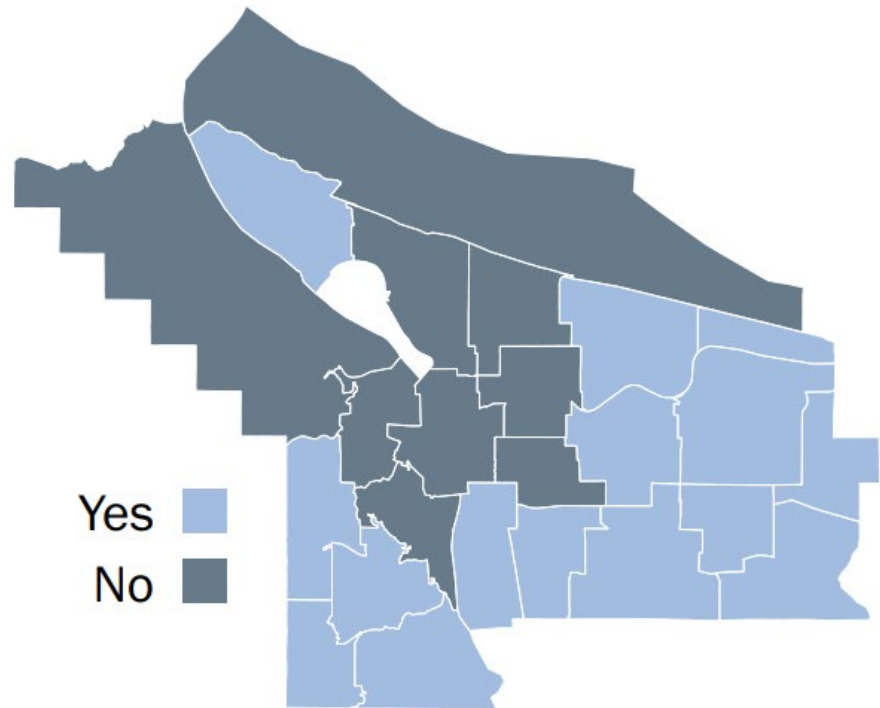
Provide bonuses to
encourage units for
families up to 80% MFI

Bonus 1: extra FAR (.1)

Bonus 2: extra unit and
extra FAR (.15)

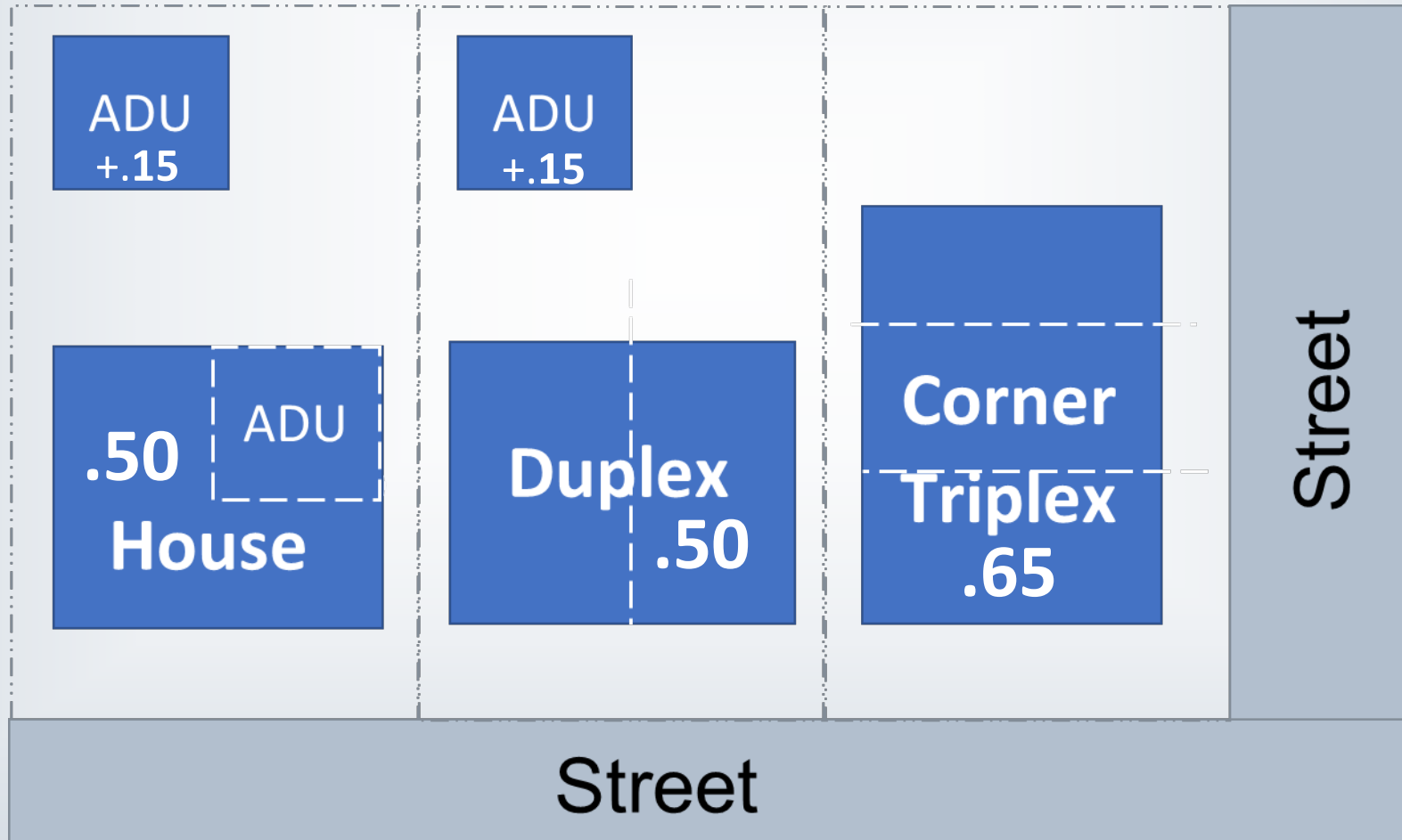
Moderate Income (80% MFI)
2-Bedroom Affordability

3 person household, \$1,466/mo rent



Bonuses and Incentives

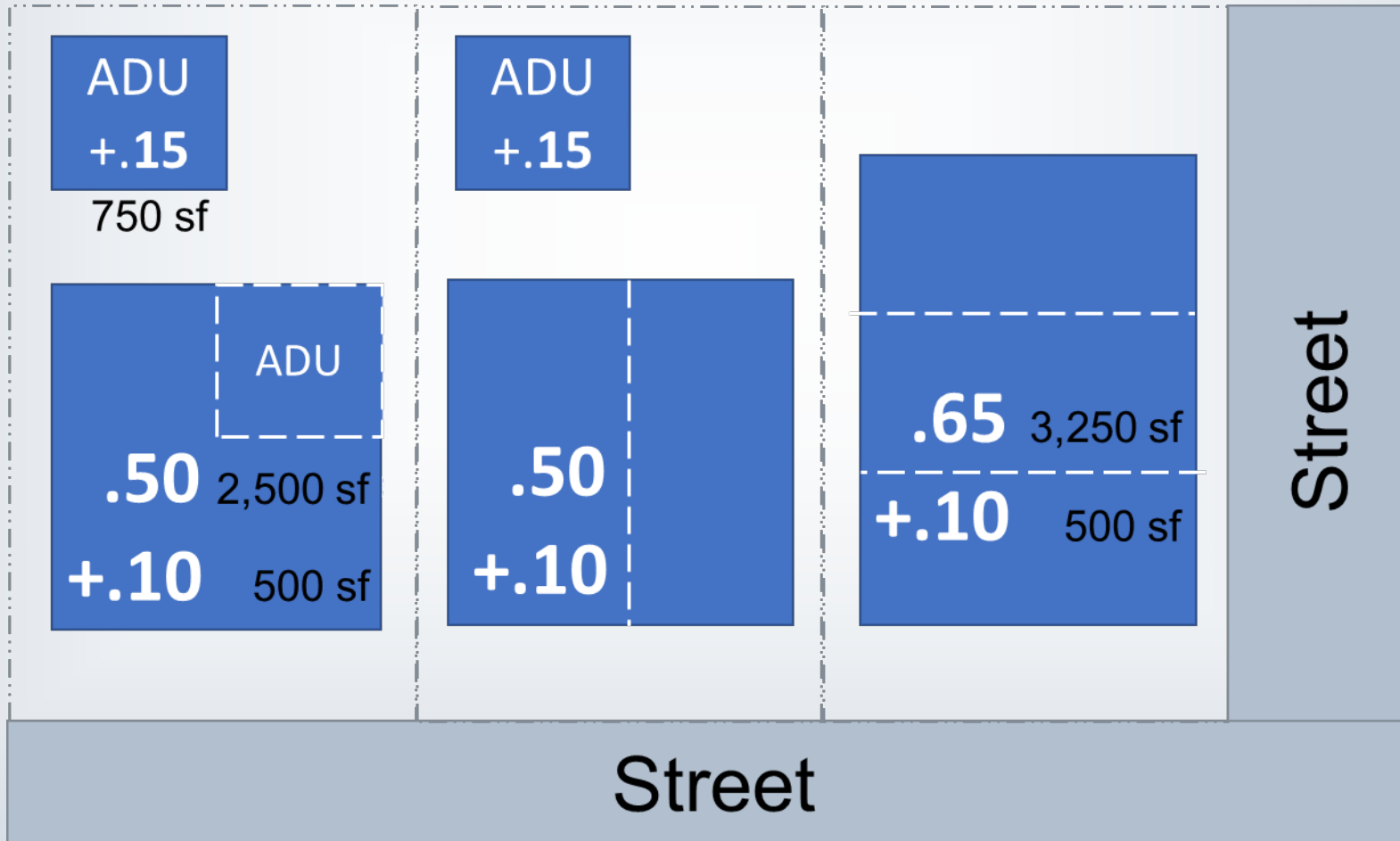
Already proposed in the 'a':



Bonuses and Incentives

Affordability Bonus

Proposal: Bonus 1 - Extra FAR (+.10)



Bonuses and Incentives

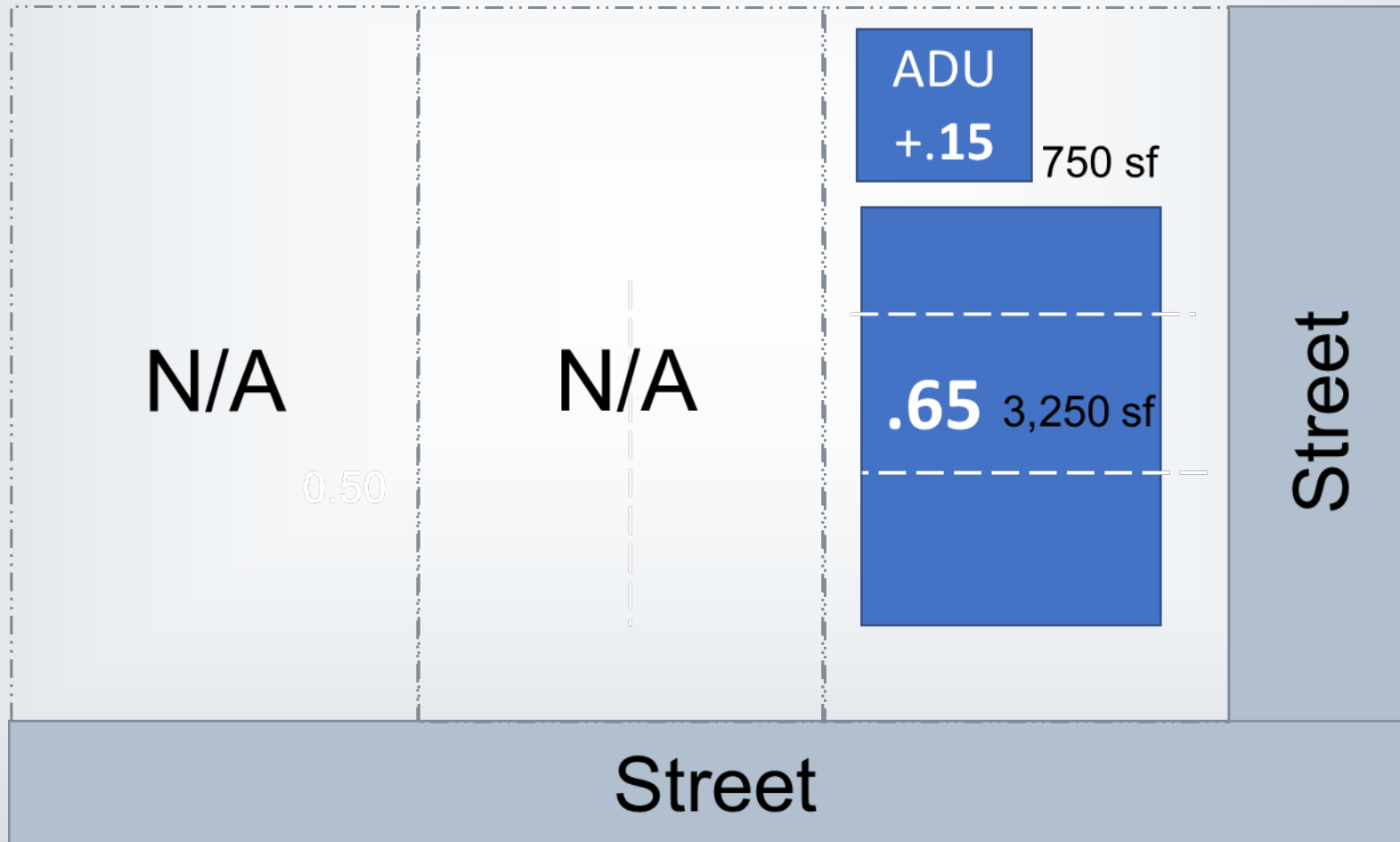
Affordability Bonus

1. Offer more aggressive FAR bonuses for affordability
2. Allow bonus FAR to be used in any structure, not just the primary dwelling unit.
3. Remove the word affordable for the RIP document in its entirety and all references thereof.

Bonuses and Incentives

Affordability Bonus

Proposal: Bonus 2 - Extra Unit (+.15 FAR) – corner lots only



Bonuses and Incentives

Affordability Bonus

1. Drop the requirement that one of the ADUs in a corner triplex be detached.
2. Consider increasing FAR for such situations.

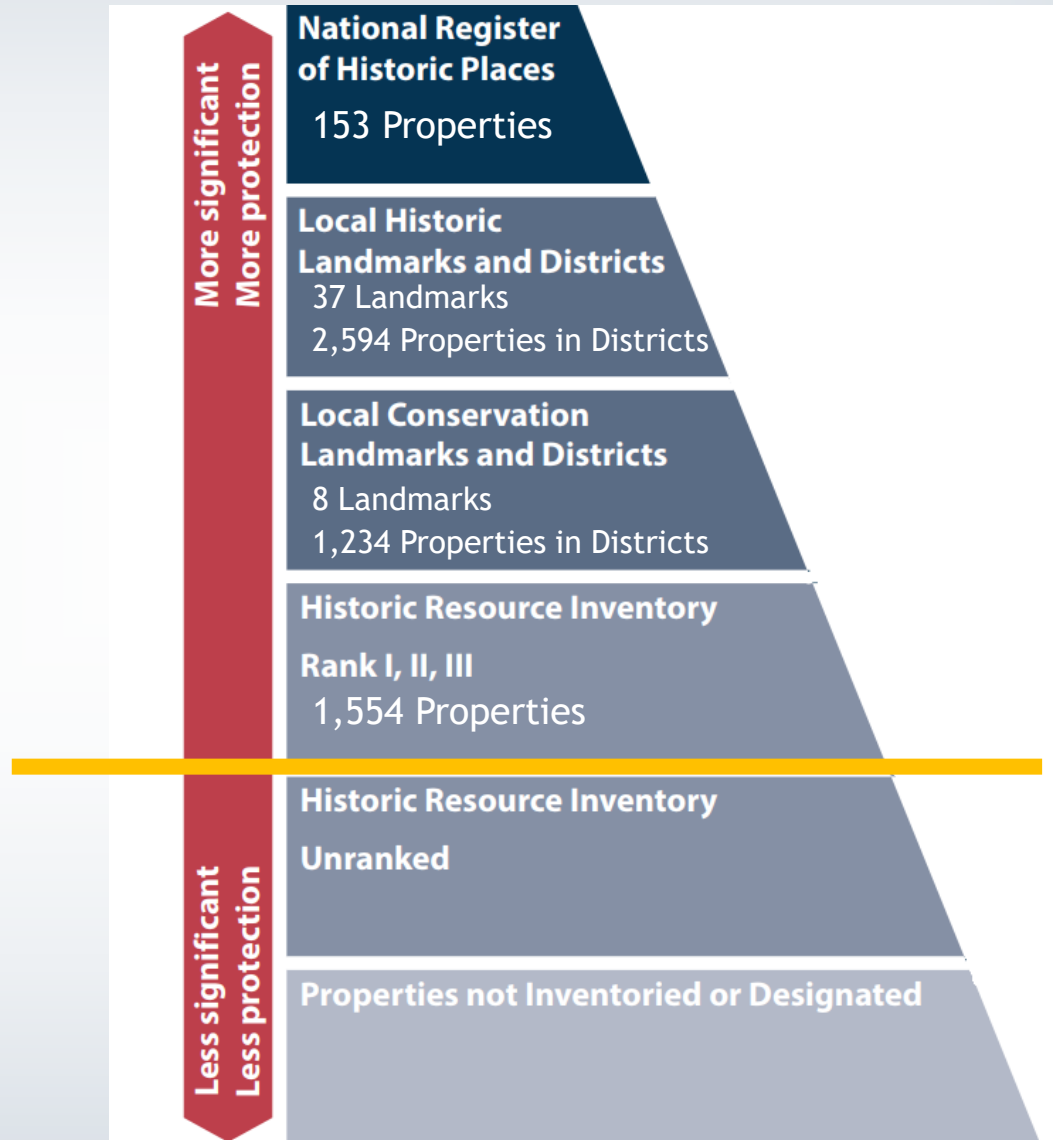
Historic Resource Incentives

Carrots:

1. Smaller min. lot size for duplex/triplex conversions
2. FAR flexibility
3. Greater unit type variety (i.e. internal lot triplex, 2 external ADUs)

Sticks:

1. Exterior alteration limits
2. Demolished resource sites not eligible for added units.



Bonuses and Incentives

Historic Incentives

1. For historic resource homes, allow internal conversions up to 1 unit per 1,000 sf of site area

- Currently allowed for Historic landmarks and Conservation landmarks (198)
- Apply to contributing structures? (3,828)
- Apply to ranked HRI? (~1,500)
- Apply to homes > X years old?

Bonuses and Incentives

5.4 Incentives for existing houses

Internal conversions of existing houses

1. Proposal: Same allowances as new construction (FAR, units, lot sizes)
2. Greater flexibility for existing structures to expand and/or split into multiple units.
E.g. +1 unit, more FAR, SDC waivers
3. Limit exterior alteration
E.g. % of walls, % of street facade

8. COTTAGE CLUSTERS

Cottage Clusters

Proposal: allowed in all single dwelling zones

Streamline review process

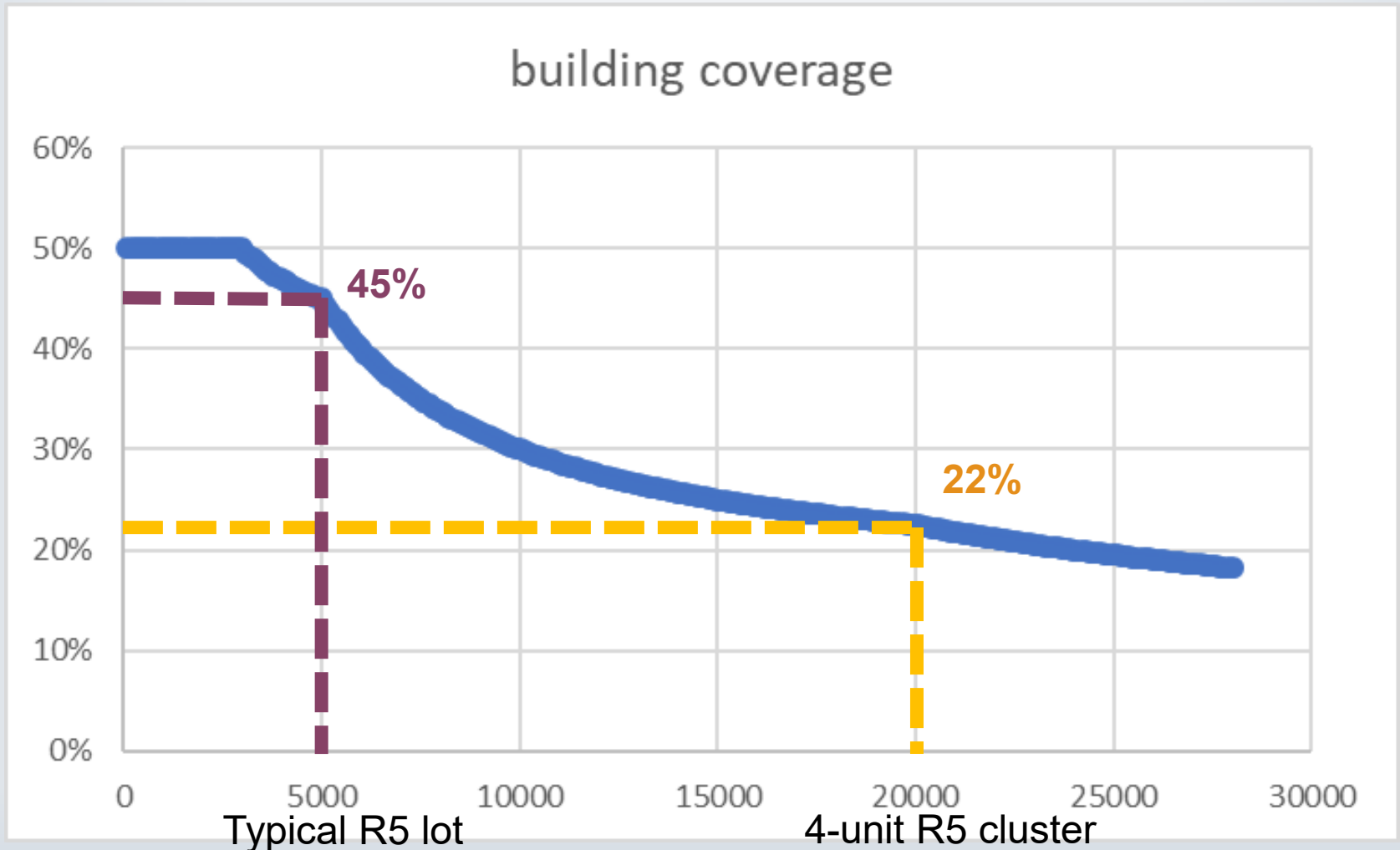


Cottage Clusters

Potential Amendments

1. Increase building coverage for larger sites
2. Reduce ped path requirements
3. Adopt a “cottage cluster” code
 - a. Allow two ADUs inside ‘a’-Type IIx PD
 - b. Double base zone density - Type varies on units
 - c. Sites <15,000sf & keeps house - Type Ix PD
4. Remove open space orientation and layout criteria

Cottage Clusters



Looking ahead

- ✓ June 26: SCALE (+ADUs and Parking)
- ✓ Today: HOUSING CHOICE (+internal conv)
- July 10: NARROW LOTS
- July 24: spill over/extra issues/vote