



# 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](http://www.portlandoregon.gov/bps/76961)

Or go to [www.portlandoregon.gov/bps/infill](http://www.portlandoregon.gov/bps/infill)

Look for “documents and resources”  
and then look for

“Planning and Sustainability Commission Materials”

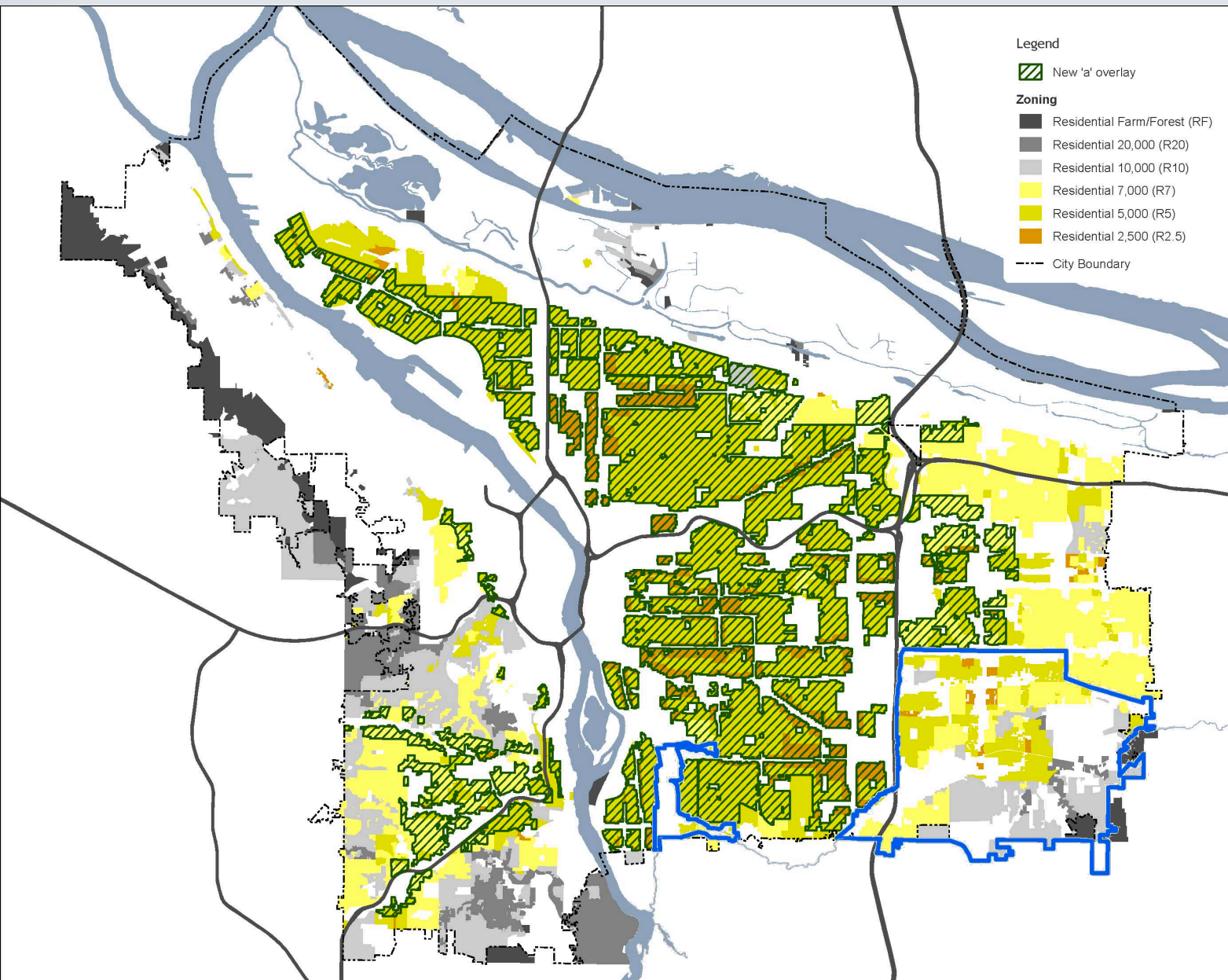
# Agenda

- 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	
<b>Equitable benefits and costs</b>	7	13
Lower displacement	2	
Increased home ownership	4	
<b>More housing options</b>	6	24
Increased range of types	6	
More locations	5	
Internal conversions	5	
Age friendly options	2	
<b>Less expensive options</b>	5	10
Smaller units	2	
More supply	2	
Lower SDCs/costs	1	
<b>Also mentioned:</b>		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

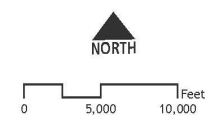


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## Residential Infill Project

Map 9  
Single-dwelling  
Residential Zones  
w/ Overlay Proposal



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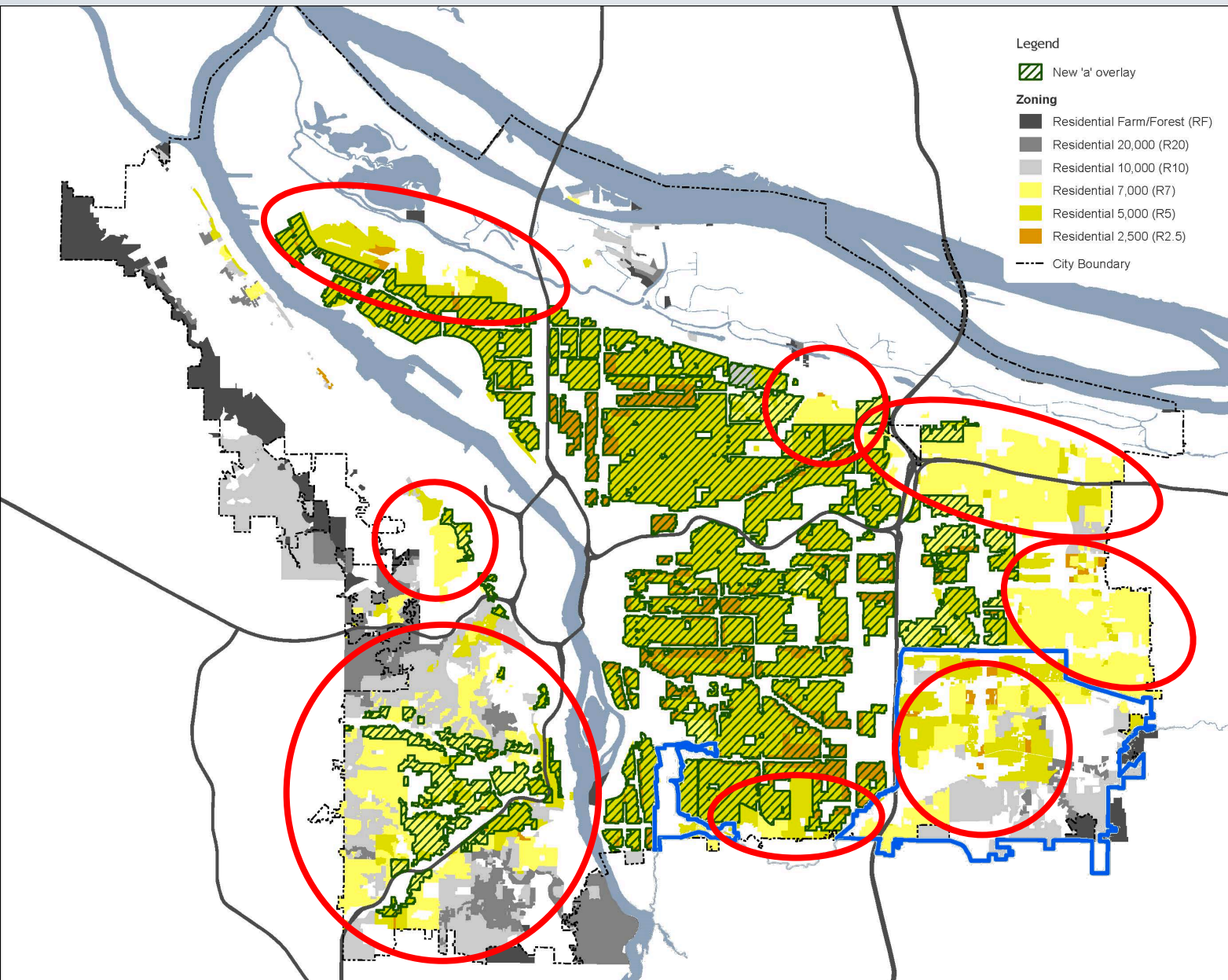
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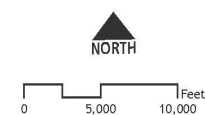


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## EAST

### 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

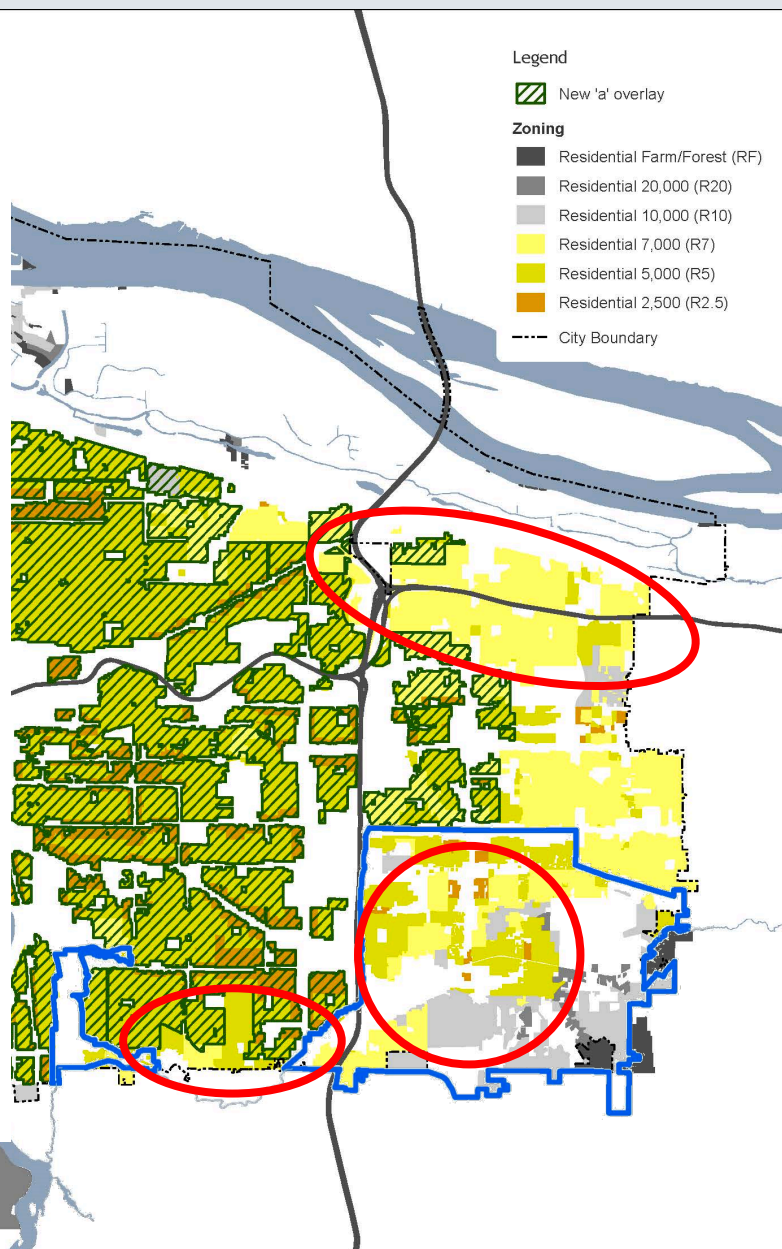
1. **Glendoveer Plan District (Map 5)**
2. **Airport Noise Impact (Map 5)**
3. **Transit Limit (Map 6)**
4. Stormwater (Map 3-3)
5. Housing Opportunity (Map 7)

### 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)

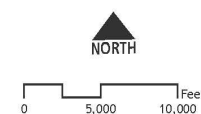


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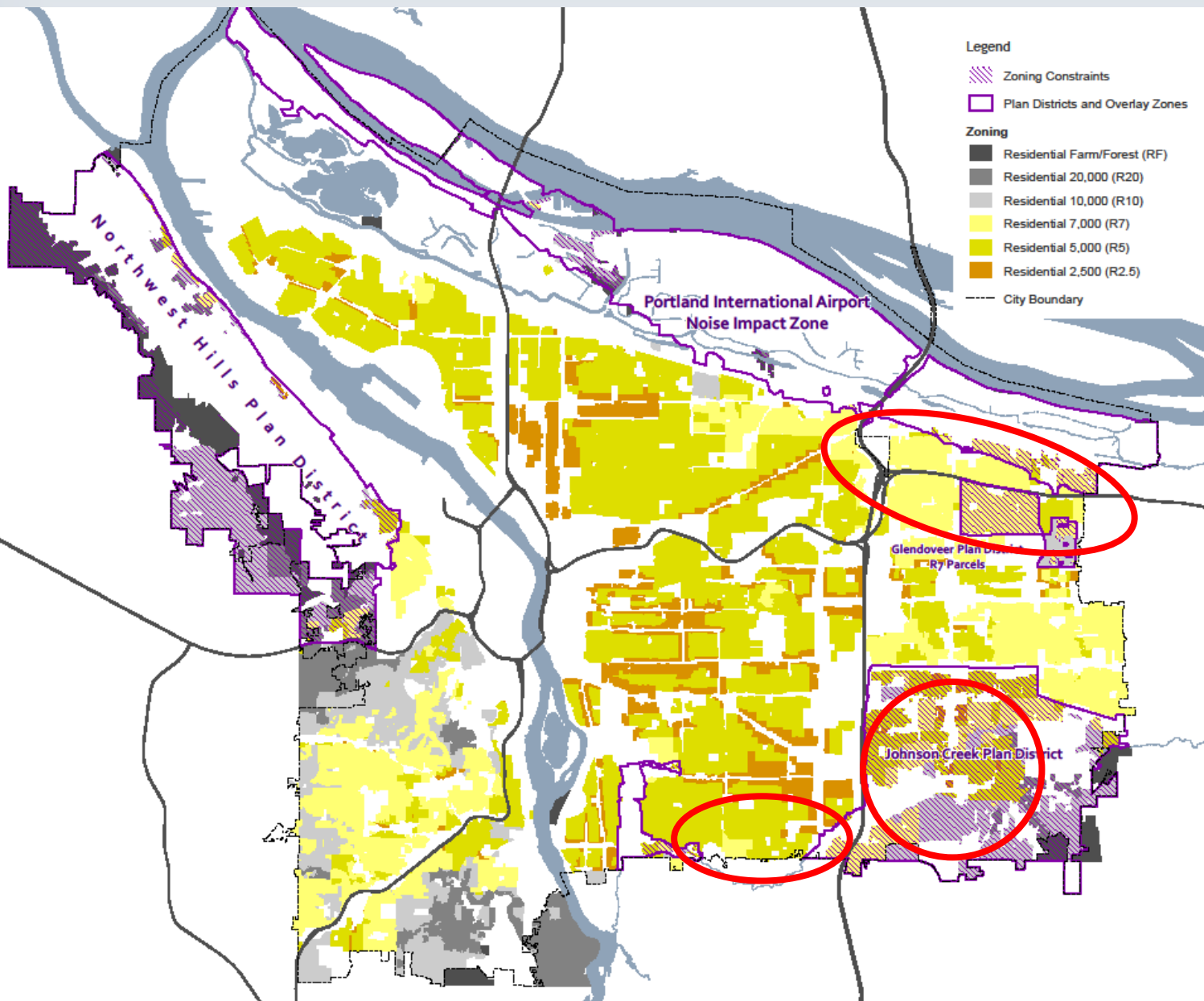


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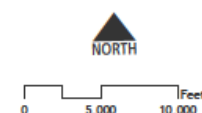


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### Map 5 Plan Districts and Overlay Zones



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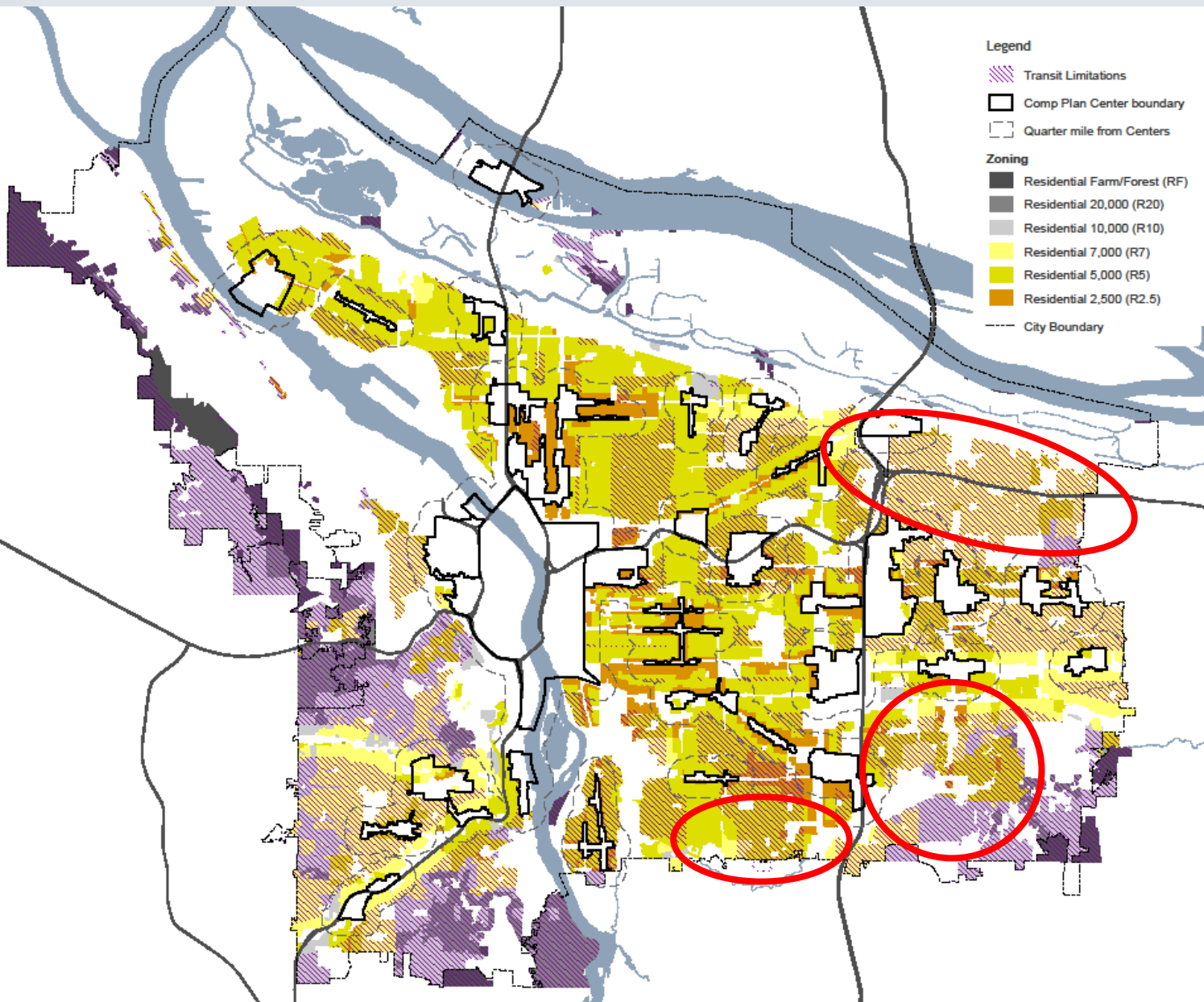


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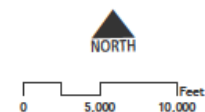


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## Residential Infill Project

Map 6  
Transit Limitations



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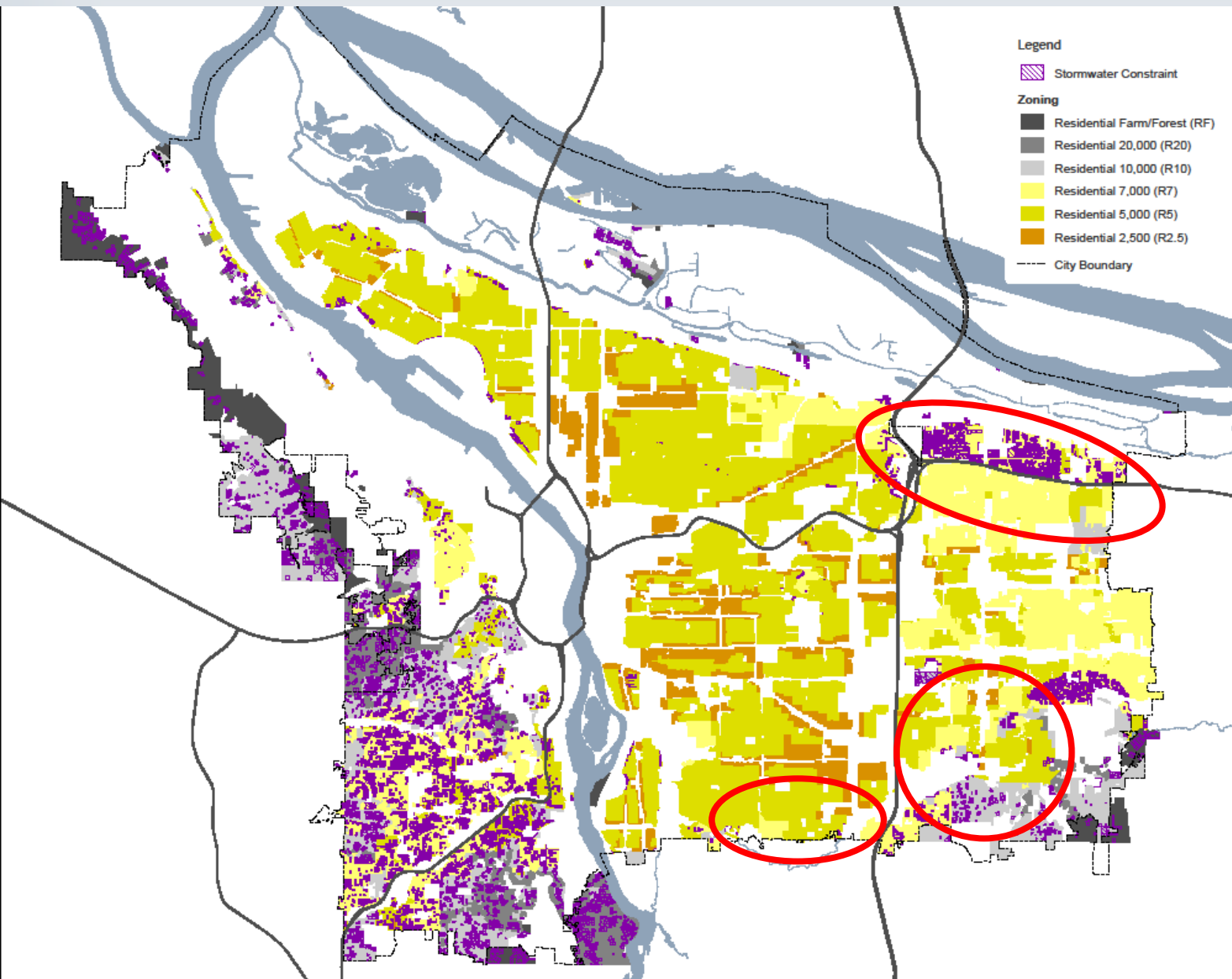
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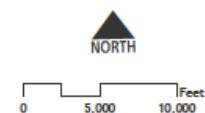


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## Residential Infill Project

Map 3-3  
Infrastructure:  
Stormwater Limitation



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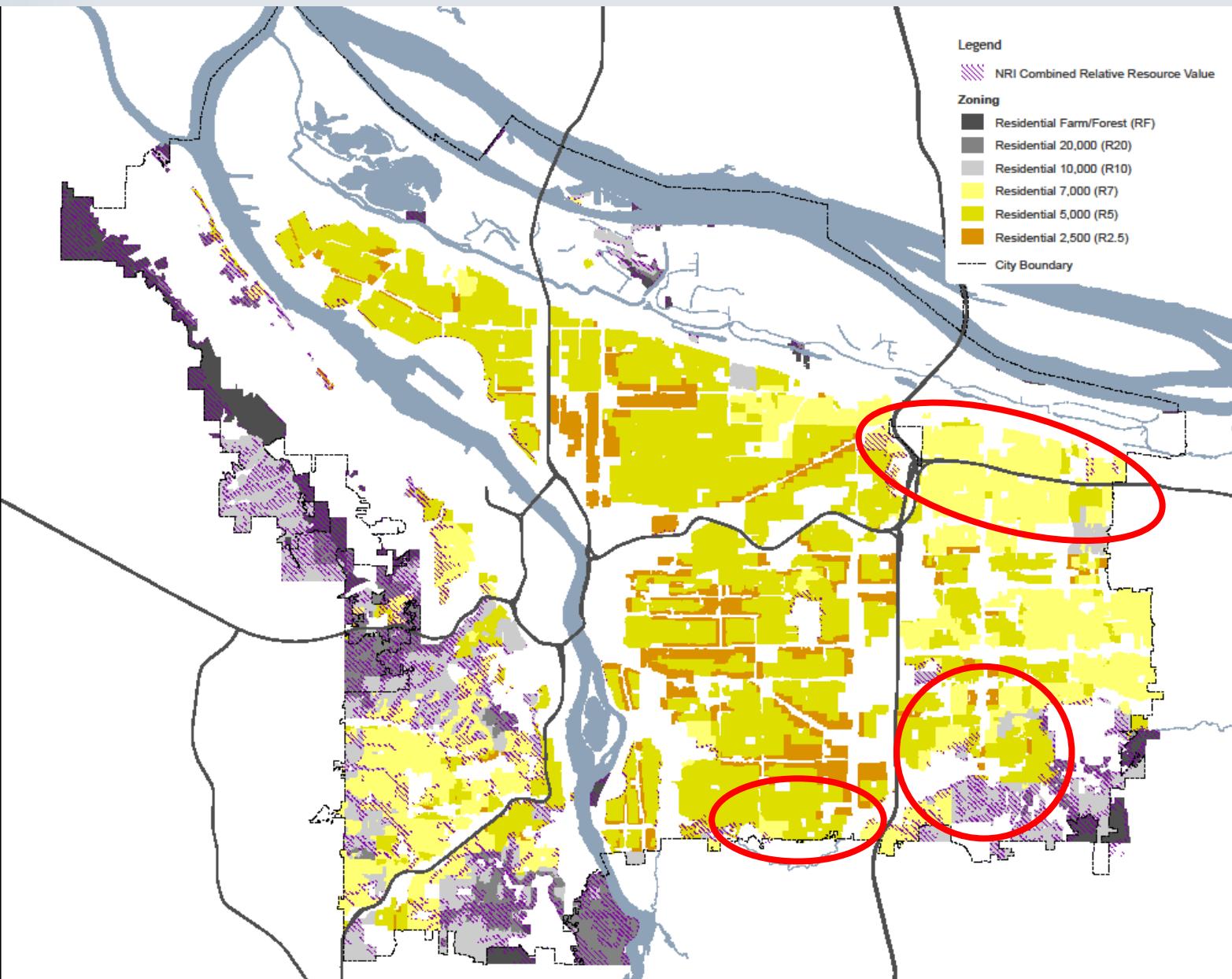


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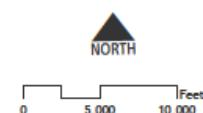
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## Residential Infill Project

Map 4

Natural Resources  
Inventory (High and  
Medium Resources)



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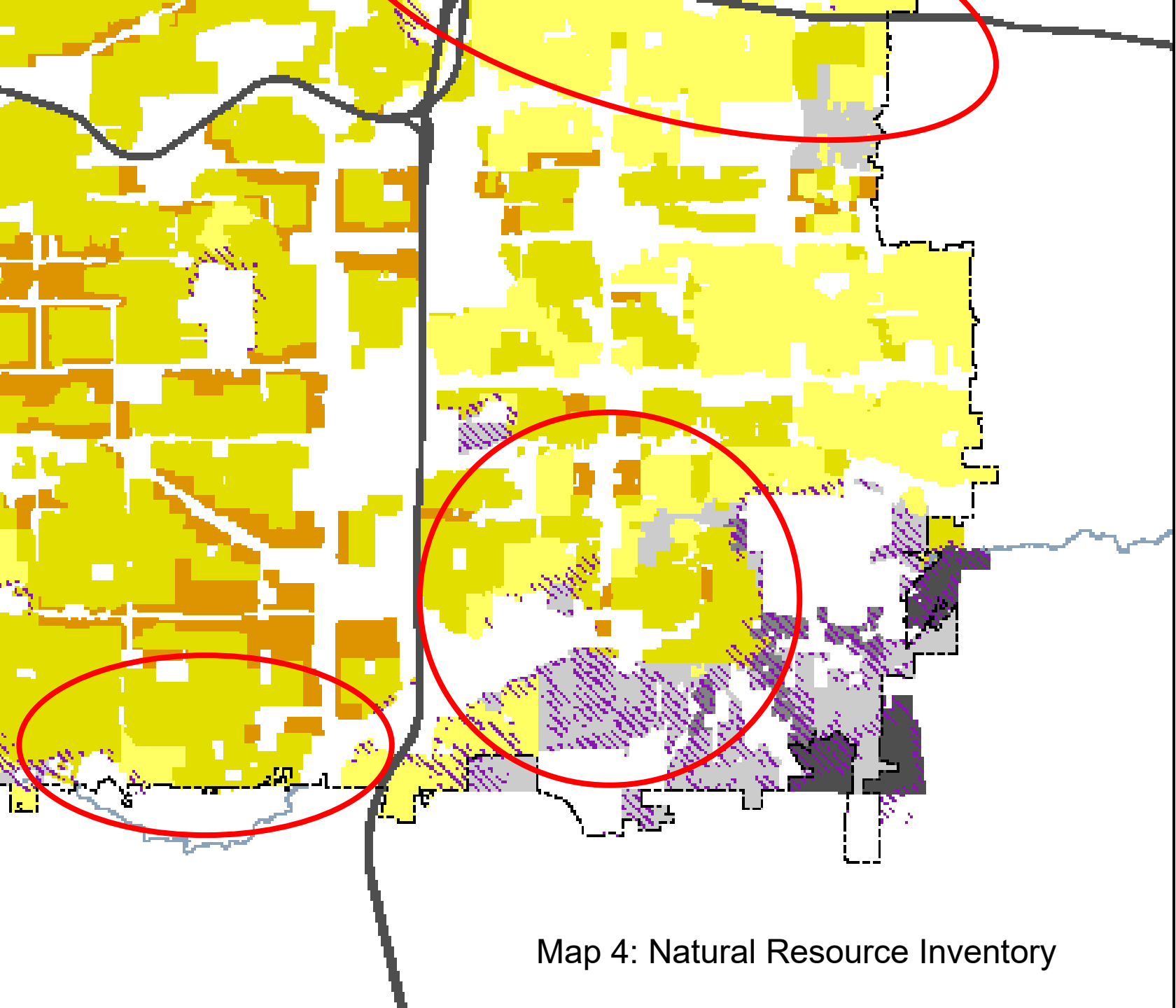
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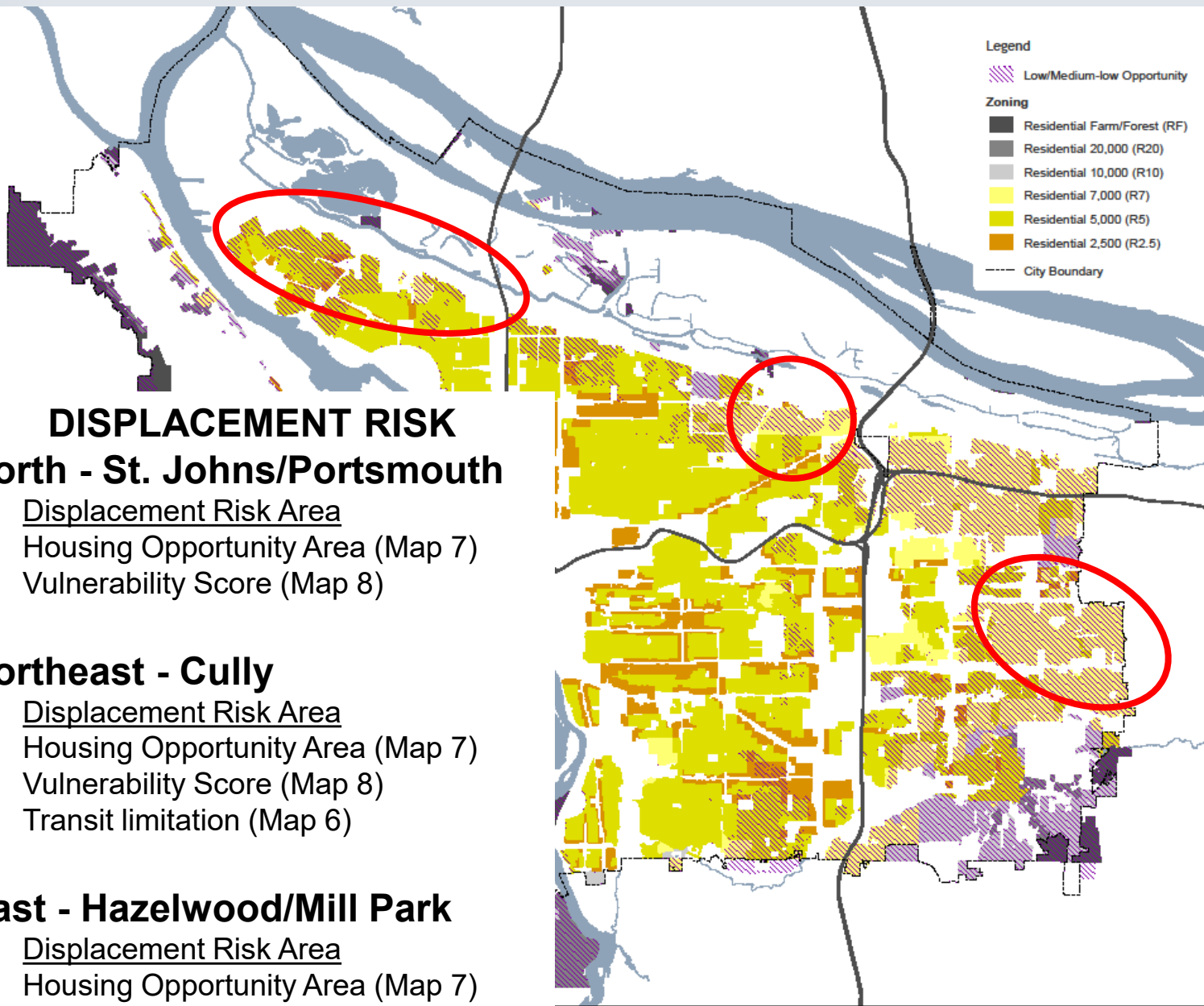


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Map 4: Natural Resource Inventory



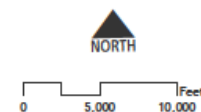
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## Residential Infill Project

### Map 7

Low and Medium-low  
Housing Opportunity Areas



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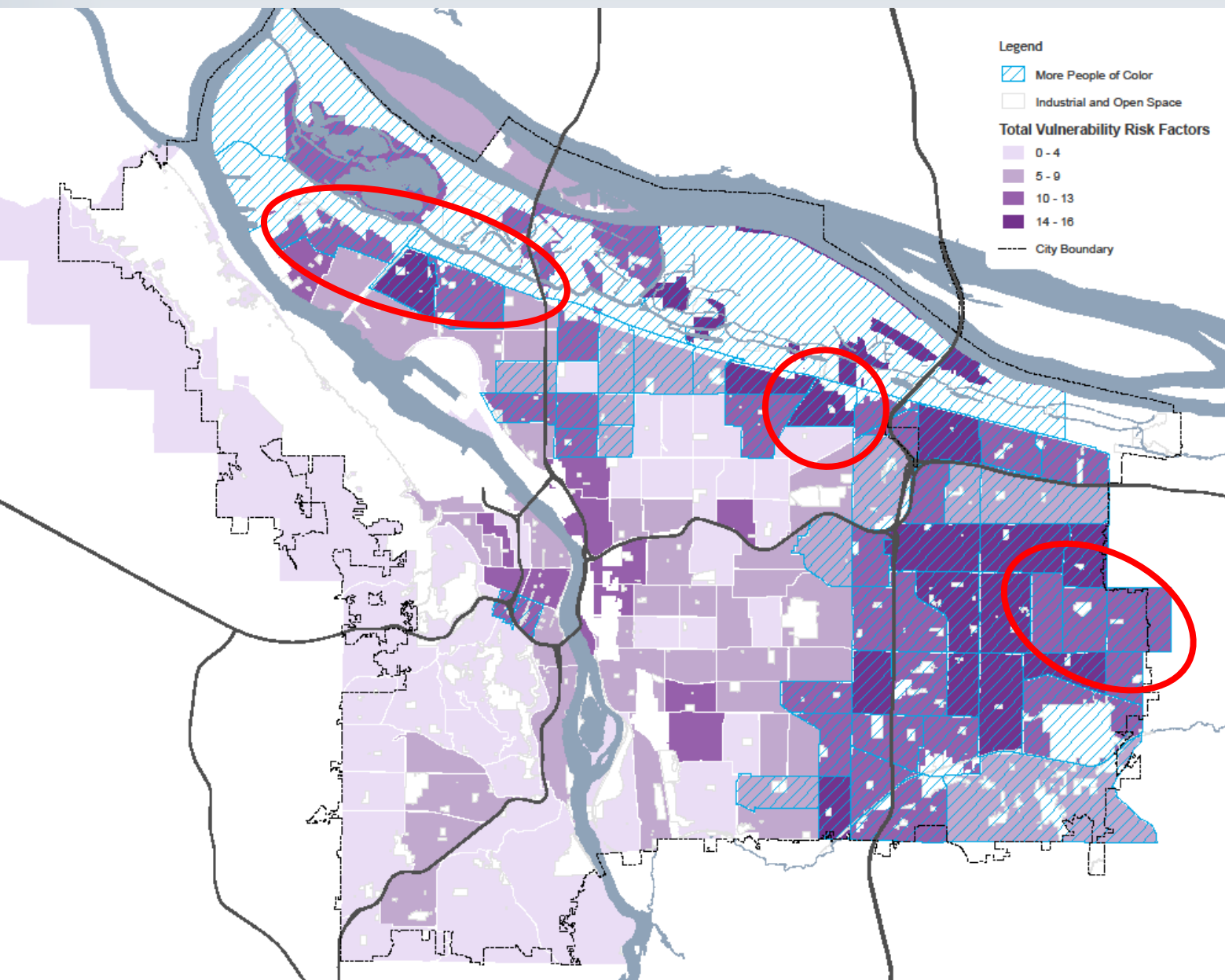


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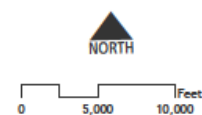


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## Residential Infill Project

Map 8  
Composite  
Vulnerability Score



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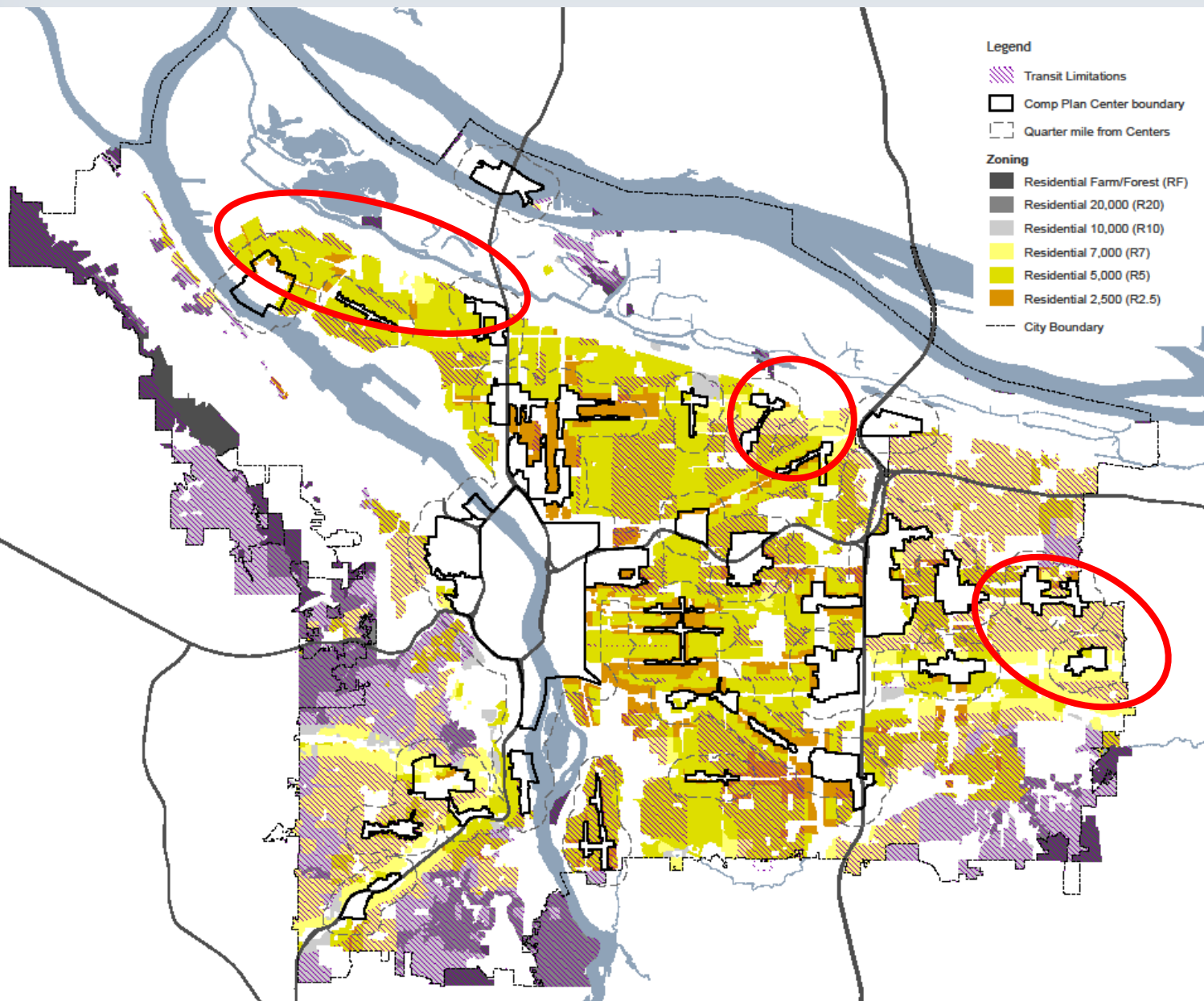


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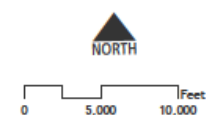


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## Residential Infill Project

Map 6  
Transit Limitations



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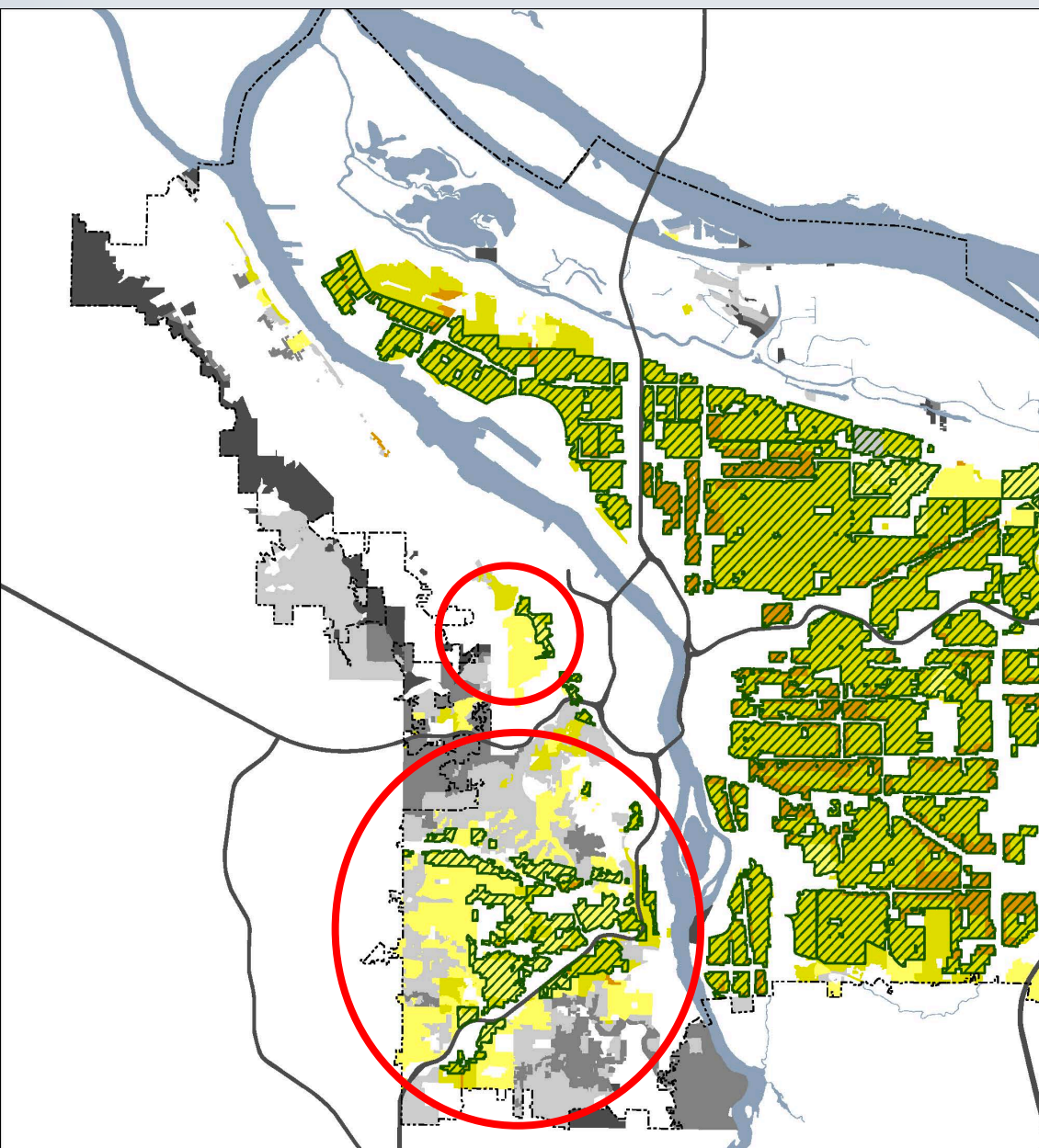
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#### Legend

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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## Residential Infill Project

Map 9

Single-dwelling  
Residential Zones  
w/ Overlay Proposal

## WEST

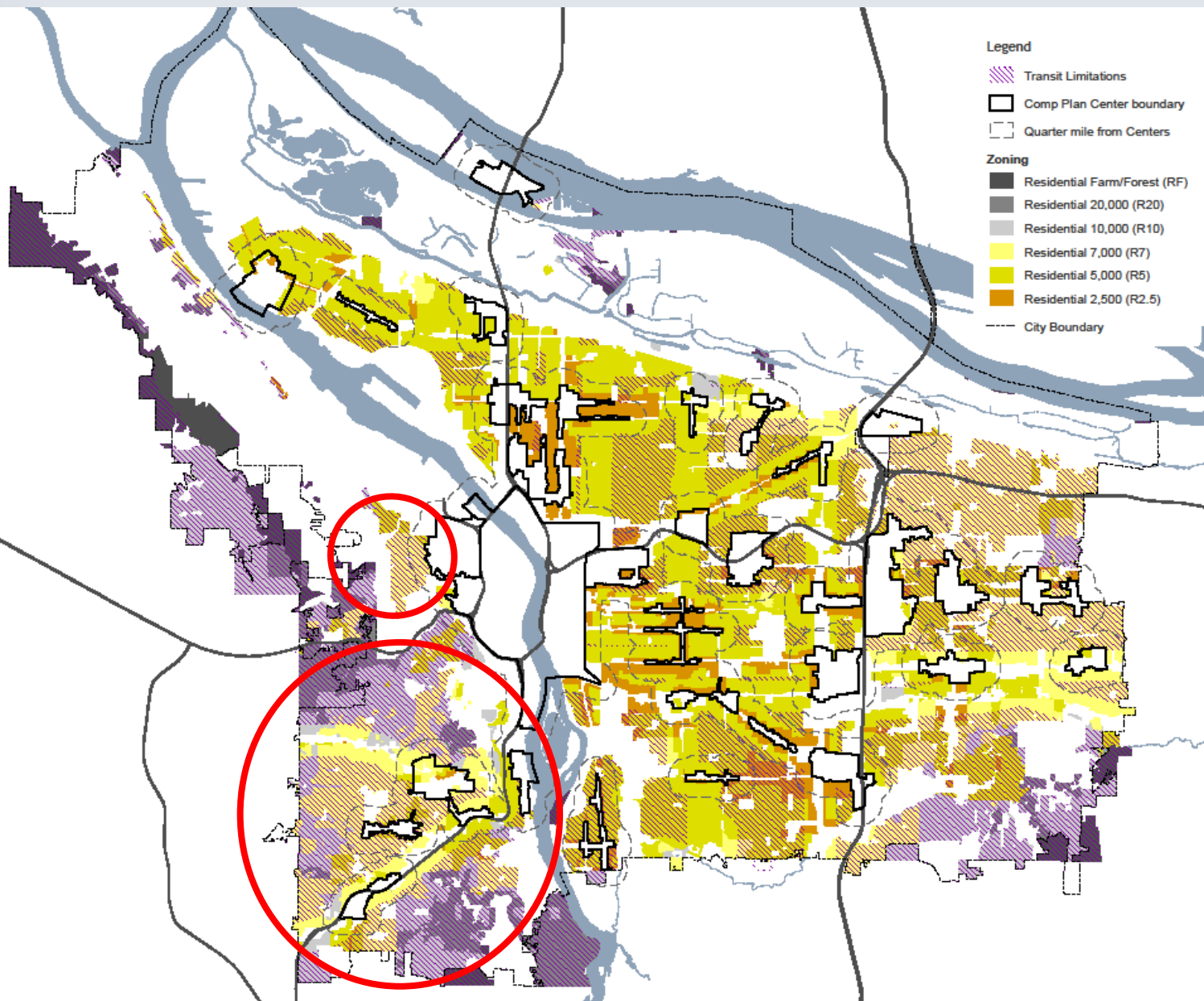
### SW - Hayhurst/Ashcreek/ W. Portland Park

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)



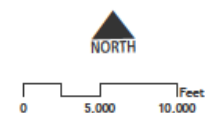


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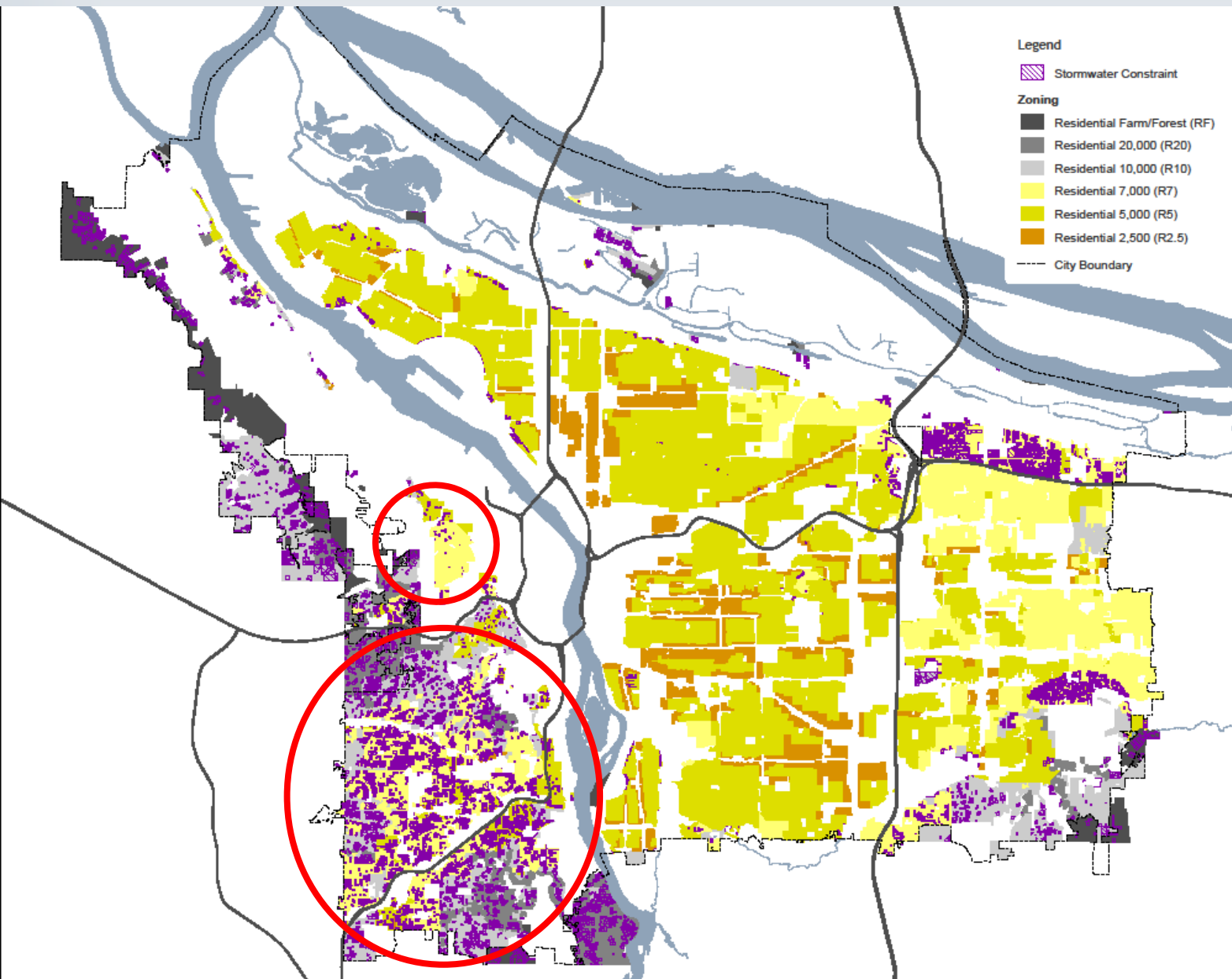


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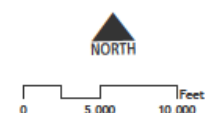


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## Residential Infill Project

### Map 3-3 Infrastructure: Stormwater Limitation



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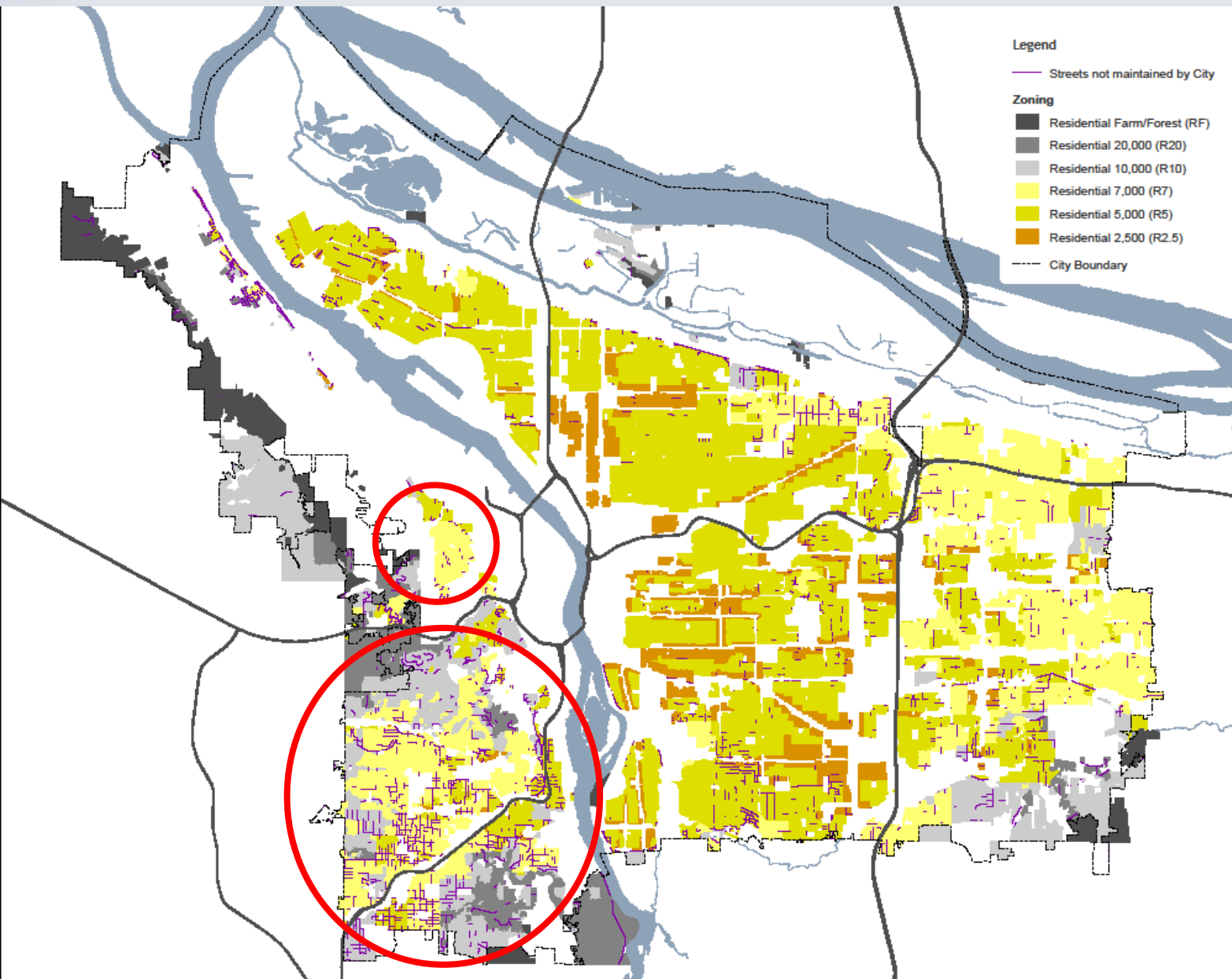


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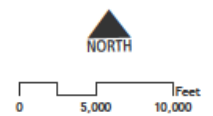
- Legend**
- Streets not maintained by City
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  - Residential 2,500 (R2.5)
  - City Boundary

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# Residential Infill Project

## Map 3-4

### Infrastructure: Streets not maintained by the City of Portland



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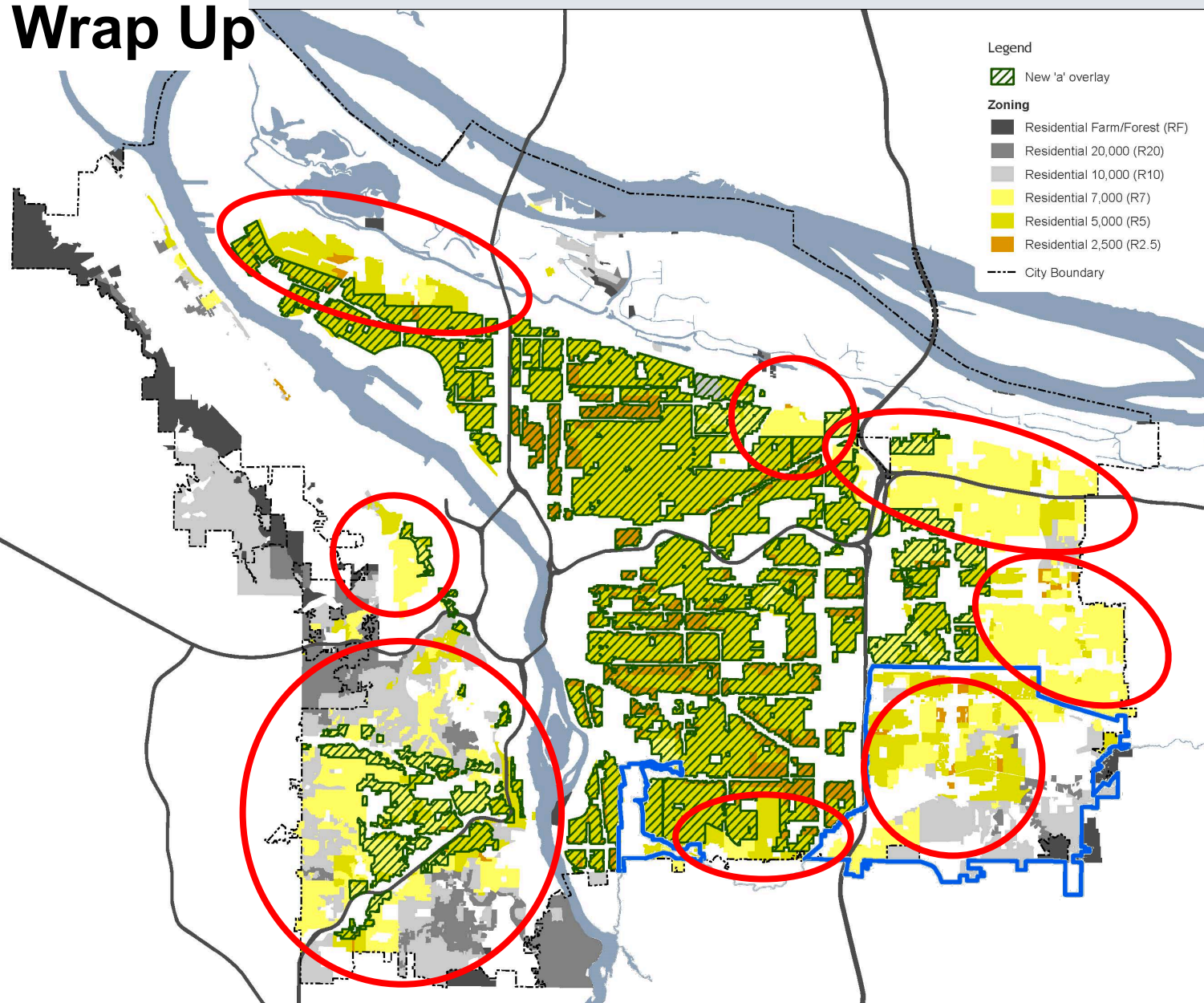


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# Wrap Up

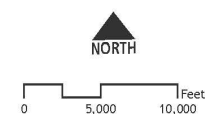


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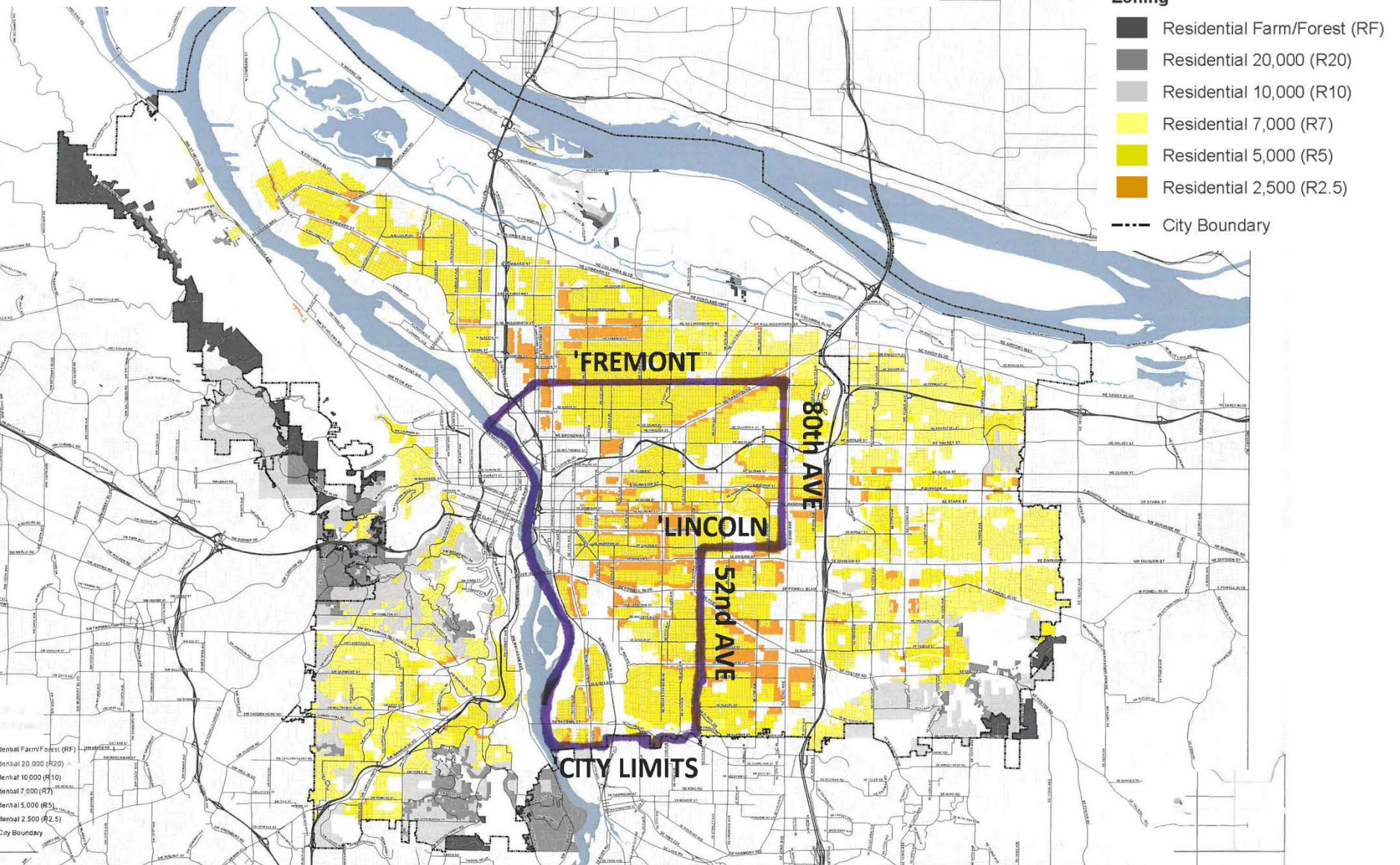
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# Option 3

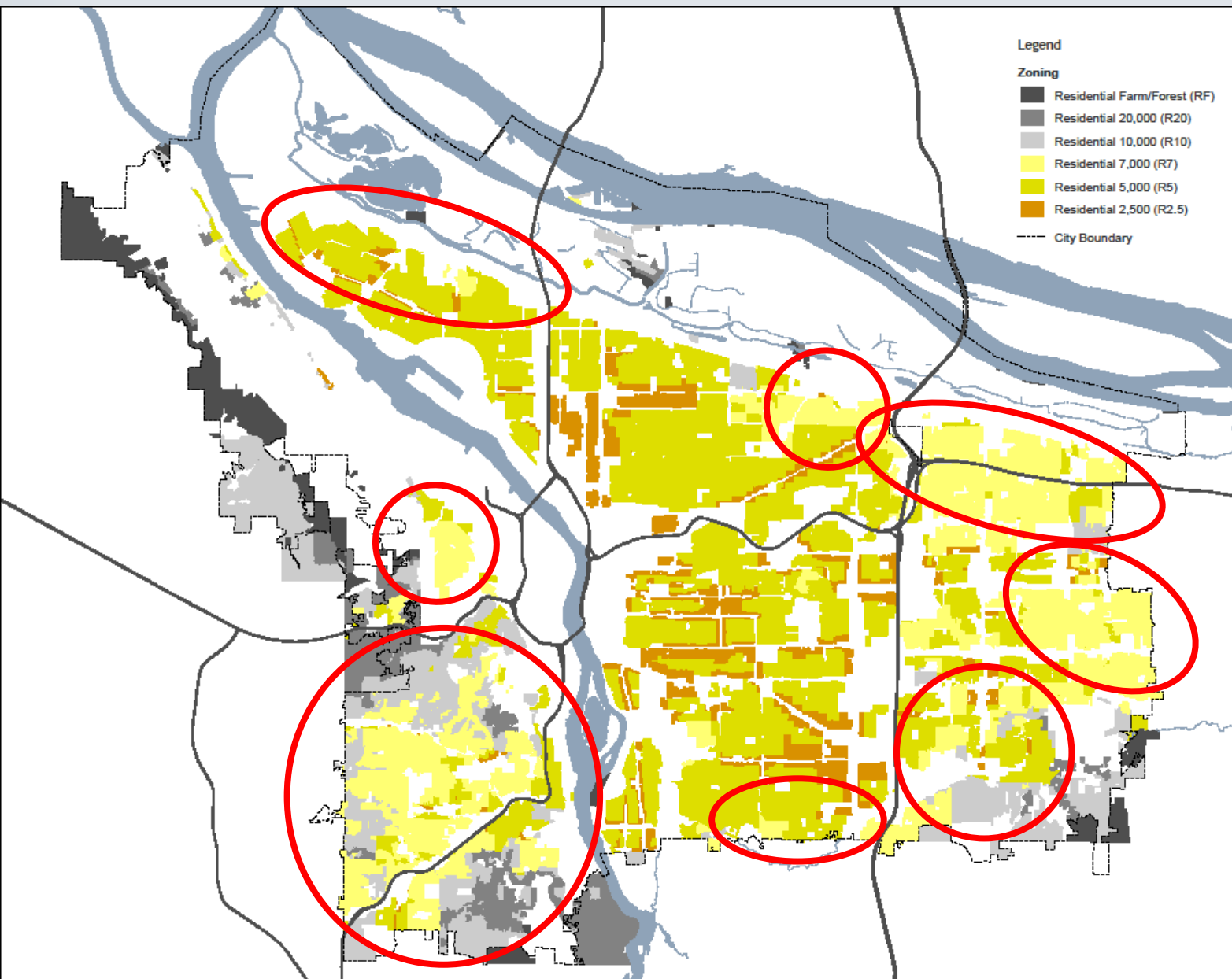
- A different defined geography bounded by:
  - Fremont
  - 80<sup>th</sup> Ave
  - Lincoln
  - 52<sup>nd</sup> Ave
  - South city limits
  - Willamette River



# Option 3: Other geography



# Residential Infill Map Set

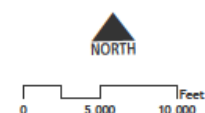


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## Residential Infill Project

### Map 1 Single-dwelling Residential Zones



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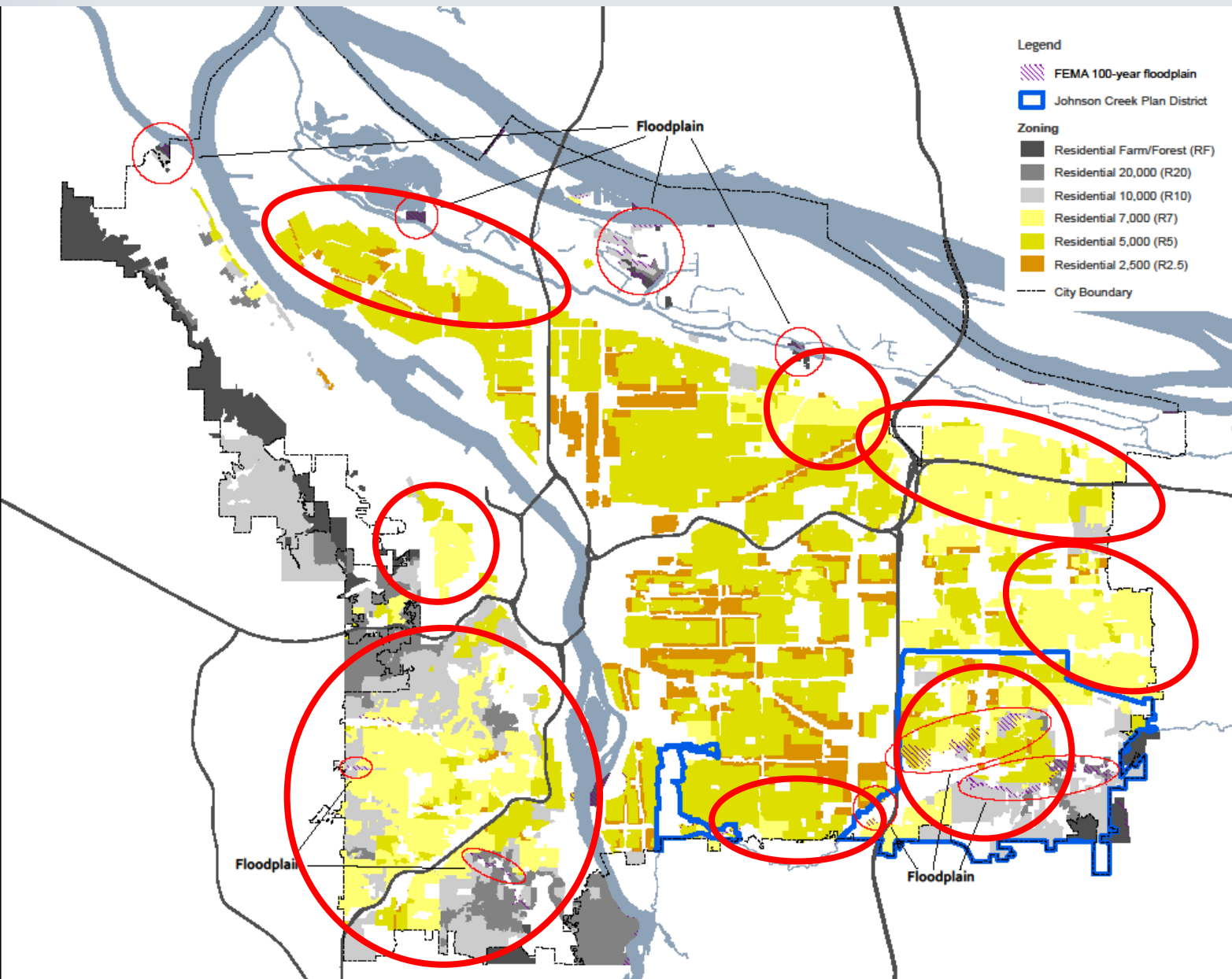
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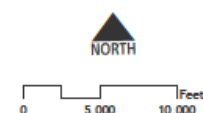
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## Residential Infill Project

Map 2-1

Natural Hazards:  
100-year Floodplain



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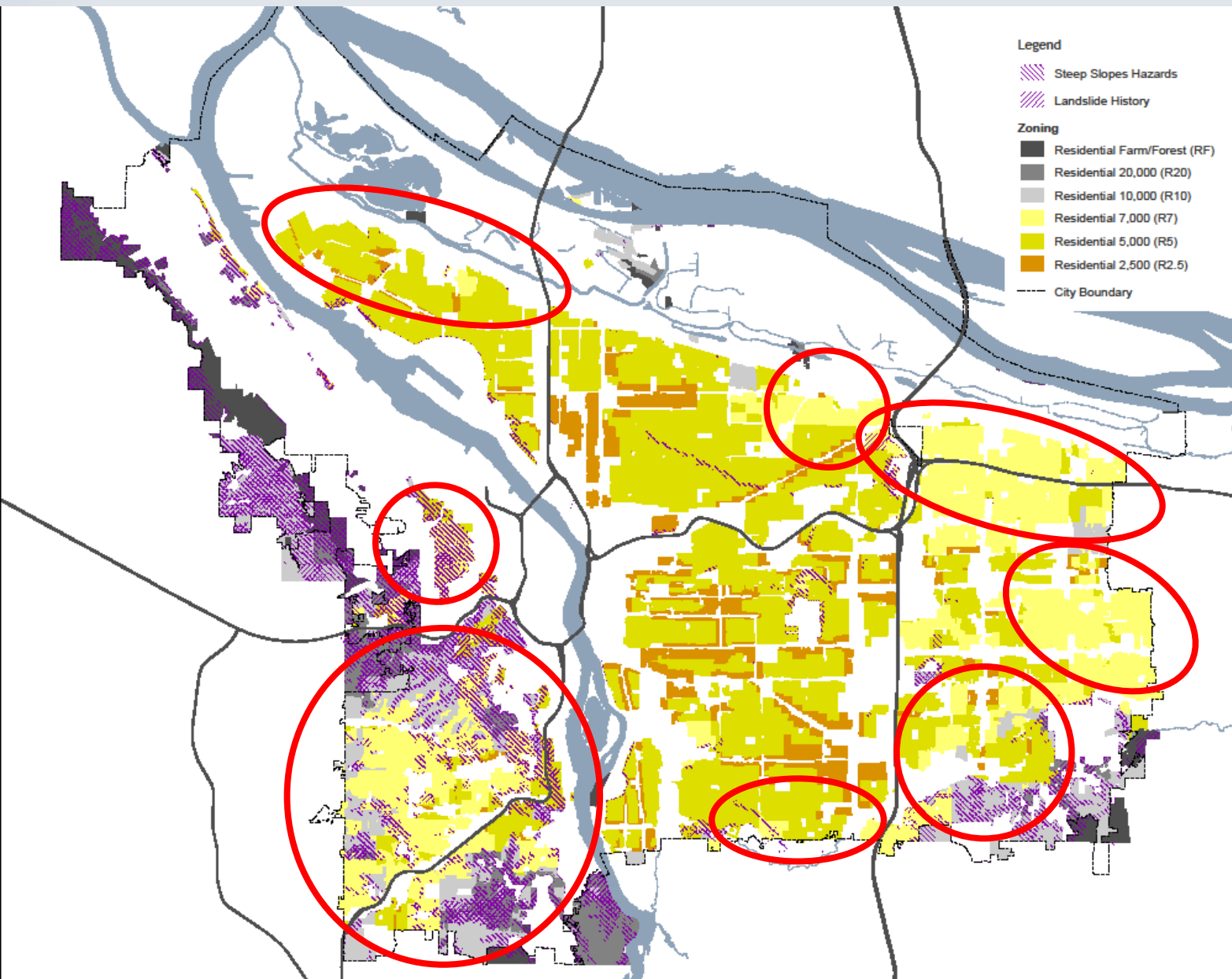


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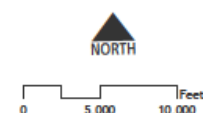
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## Residential Infill Project

### Map 2-2

### Natural Hazards: Steep Slopes and Landslide History



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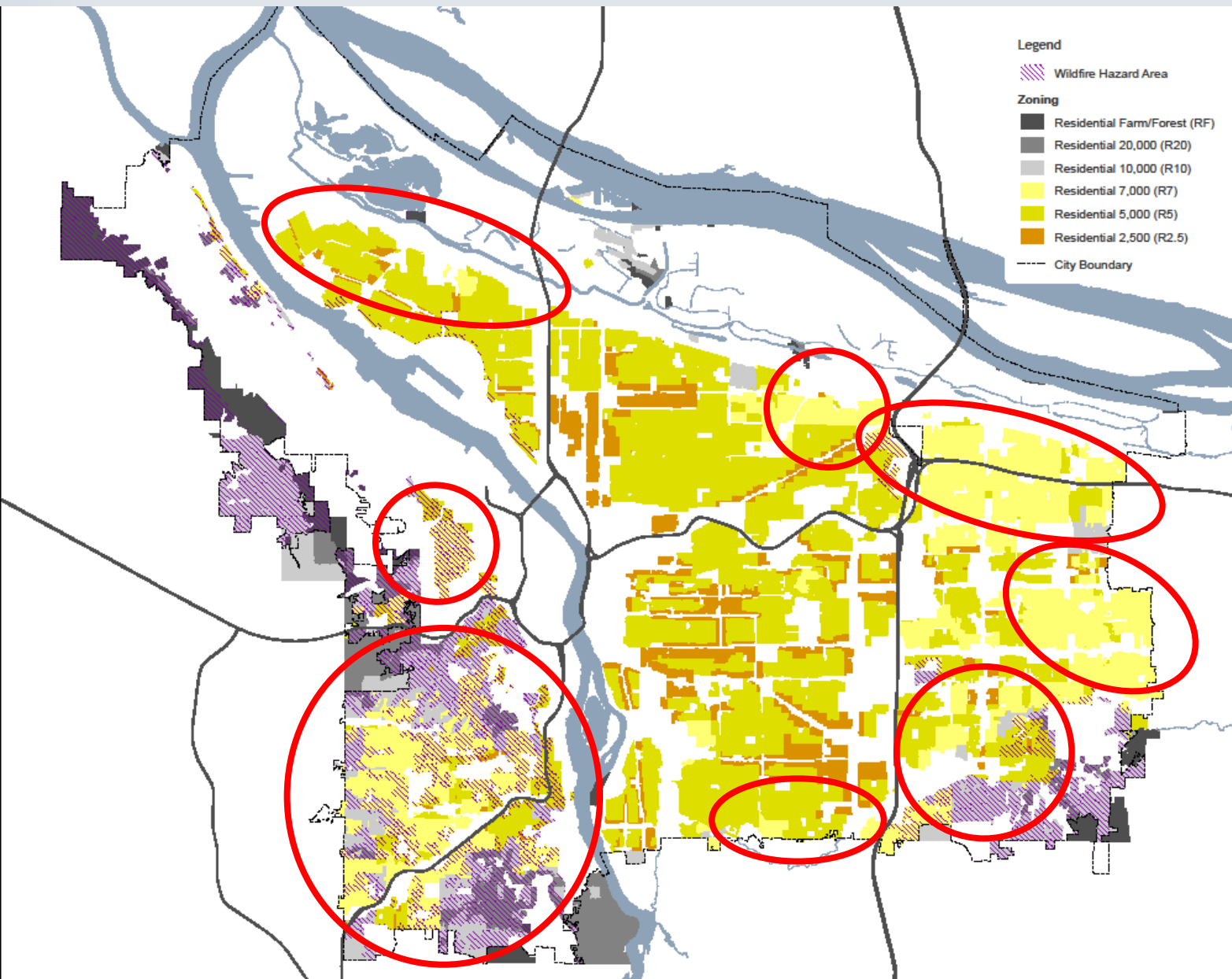
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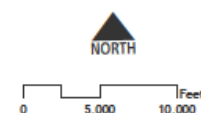


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## Residential Infill Project

### Map 2-3 Natural Hazards: Wildfire Hazard



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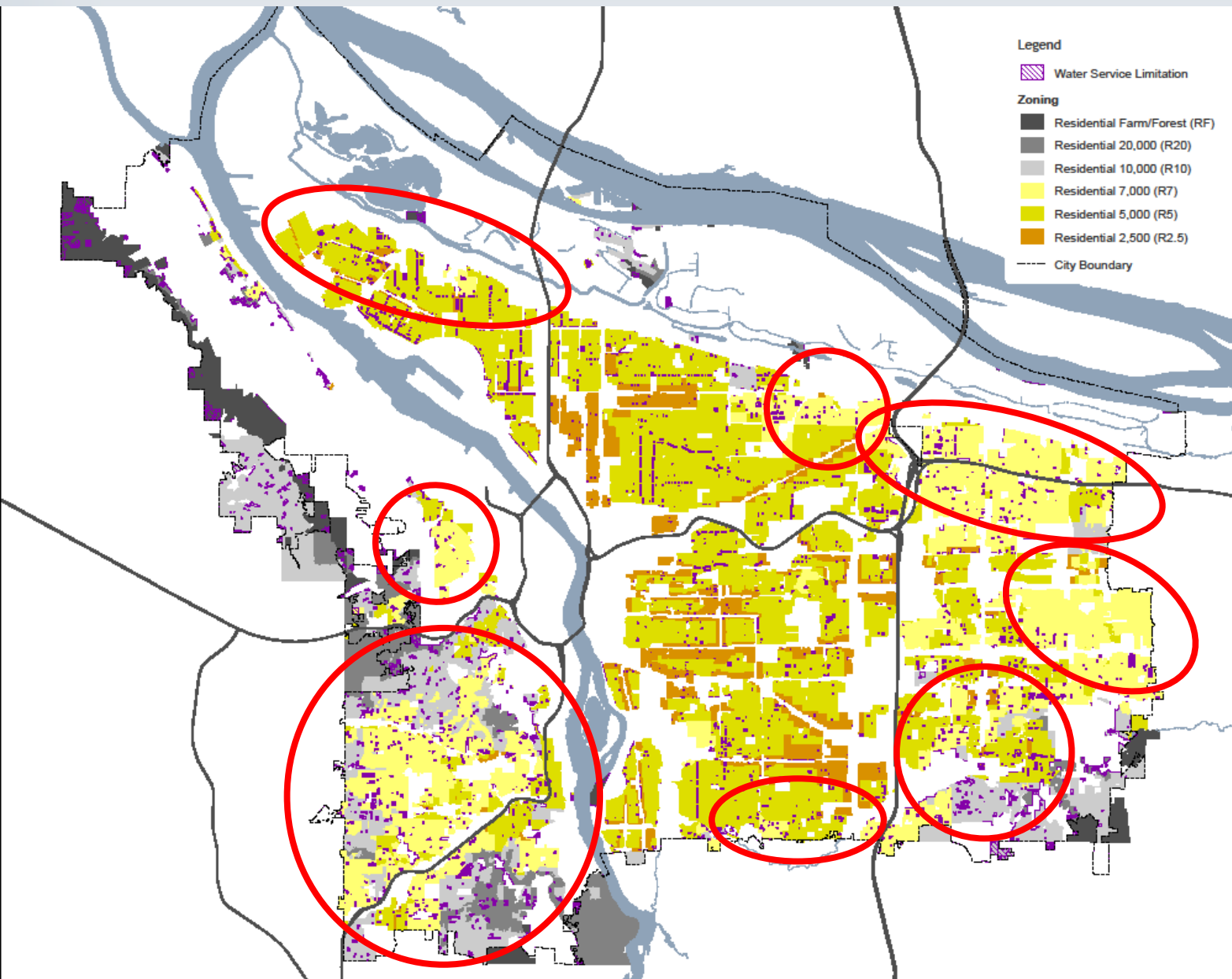


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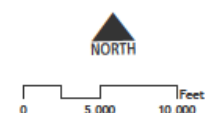


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## Residential Infill Project

Map 3-2  
Infrastructure:  
Water Limitation



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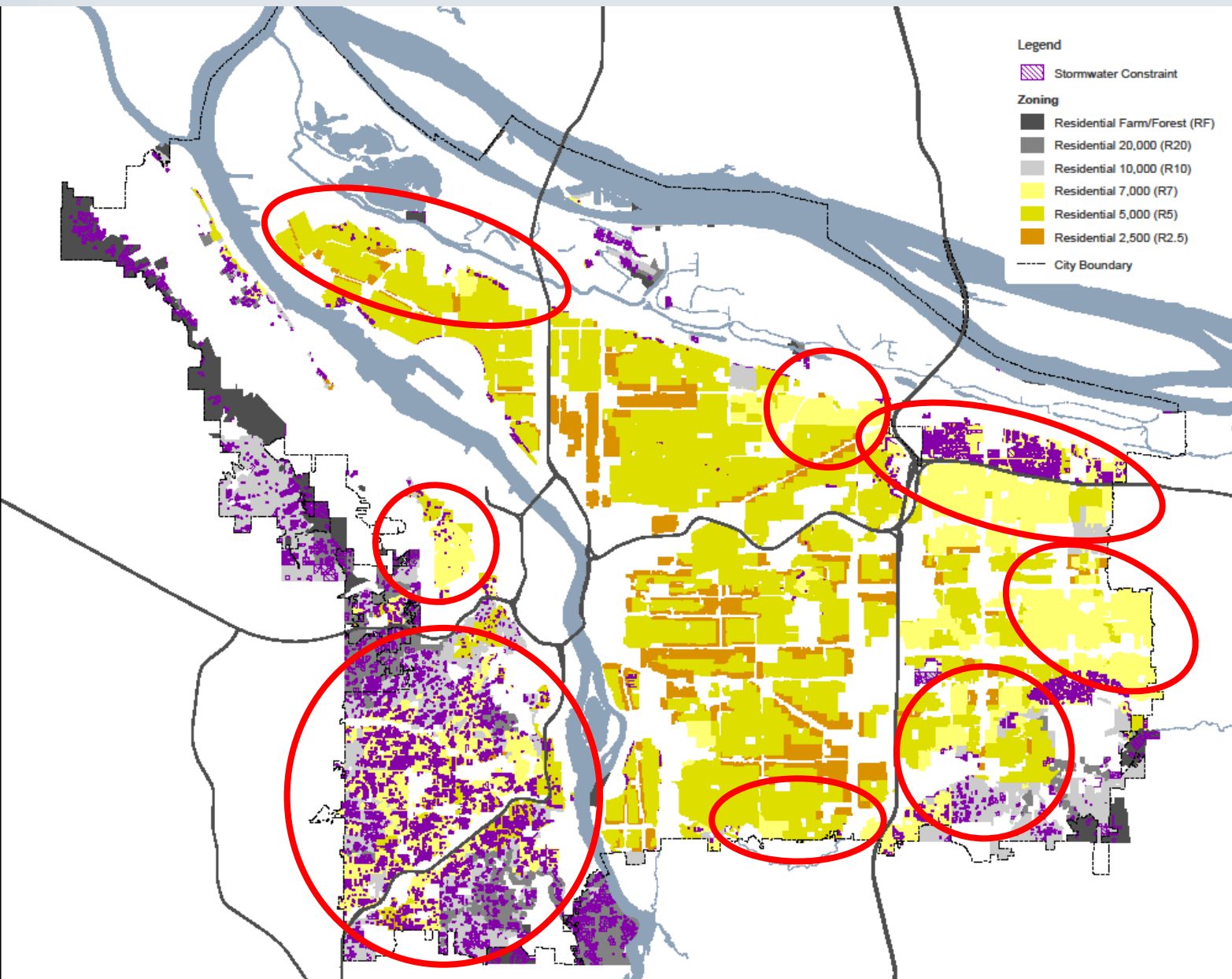


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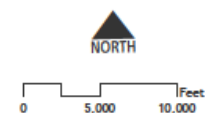


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## Residential Infill Project

Map 3-3  
Infrastructure:  
Stormwater Limitation



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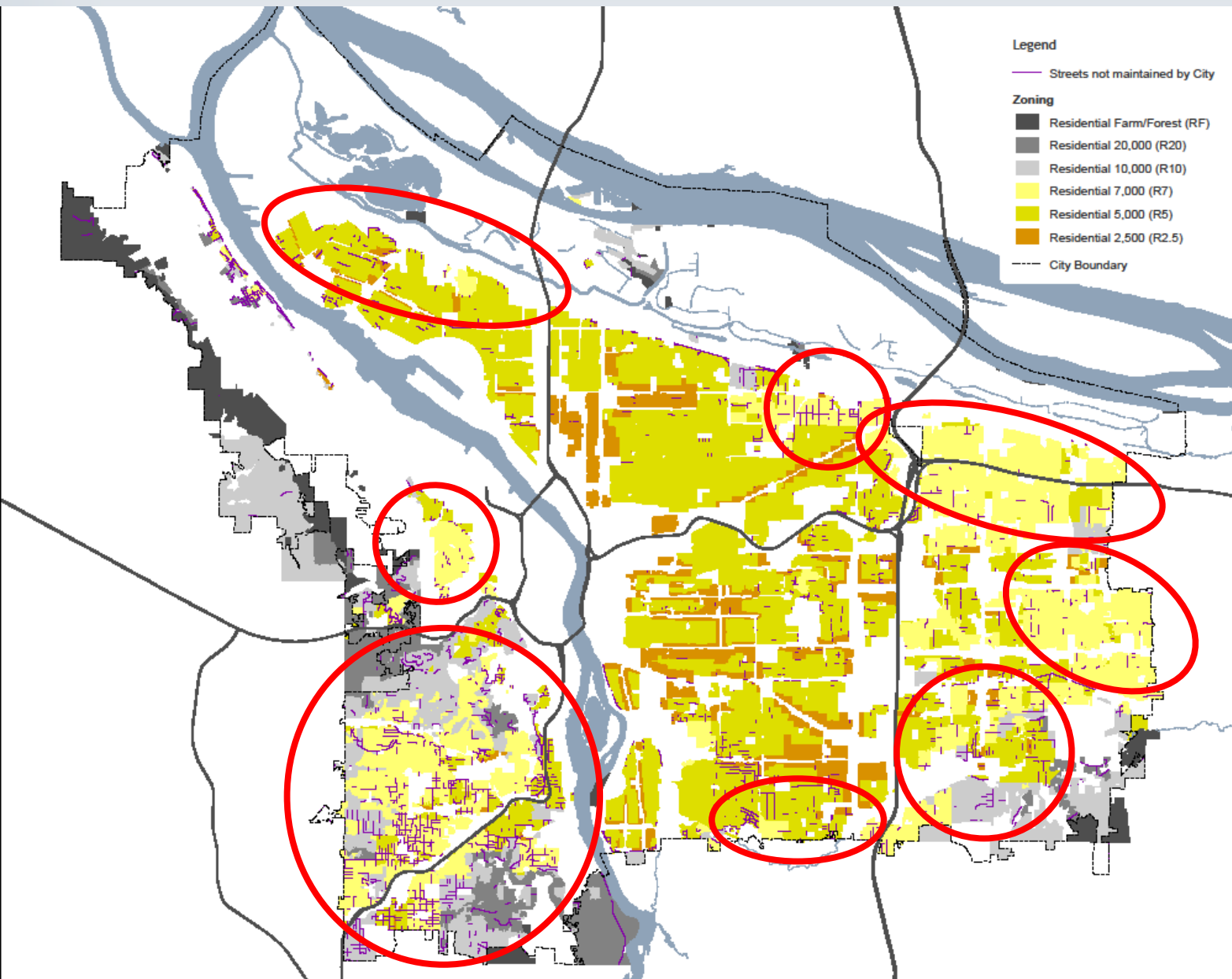


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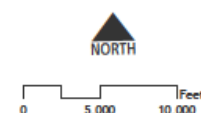
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## Residential Infill Project

Map 3-4

Infrastructure:  
Streets not maintained  
by the City of Portland



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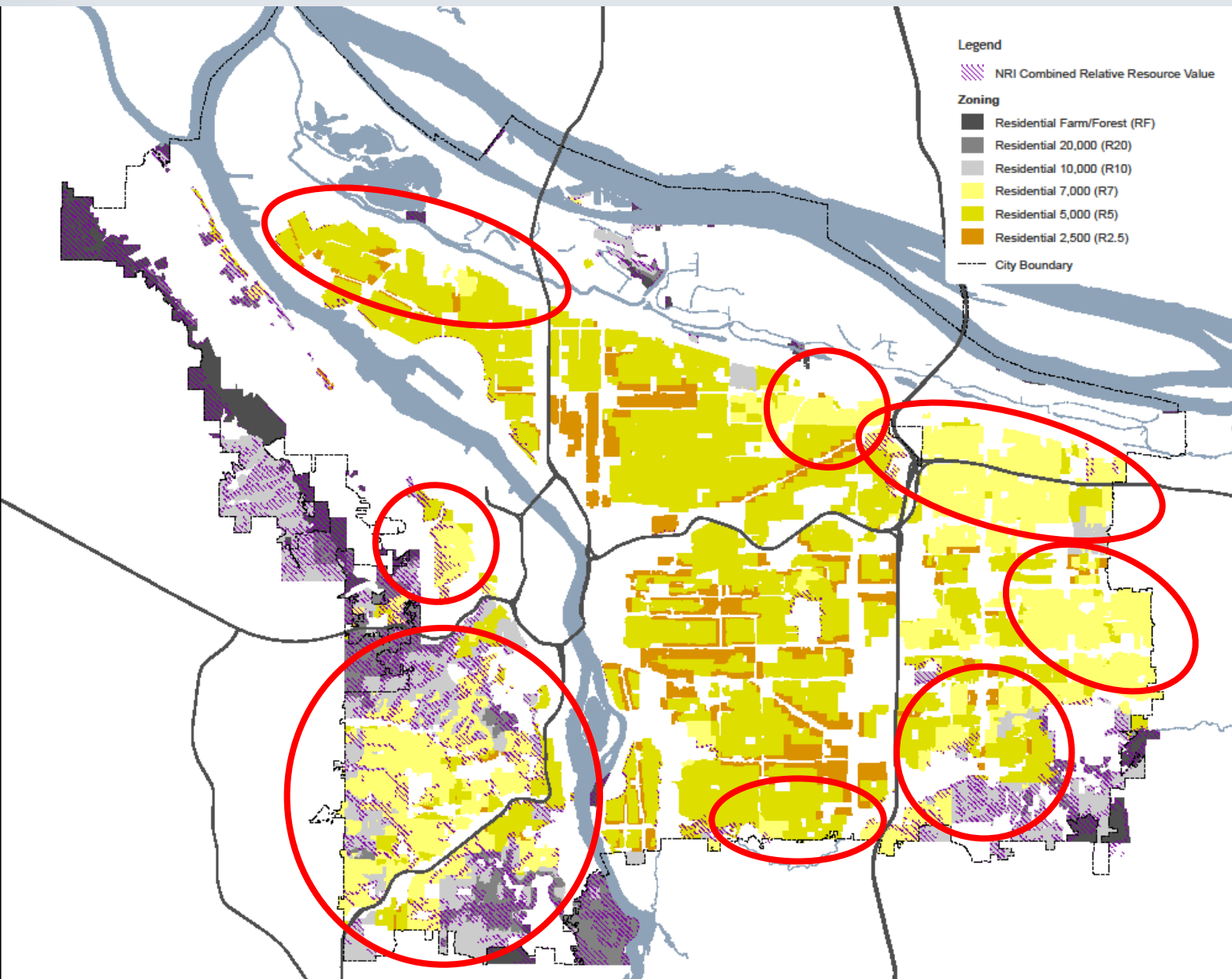
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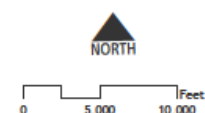
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## Residential Infill Project

Map 4

Natural Resources  
Inventory (High and  
Medium Resources)



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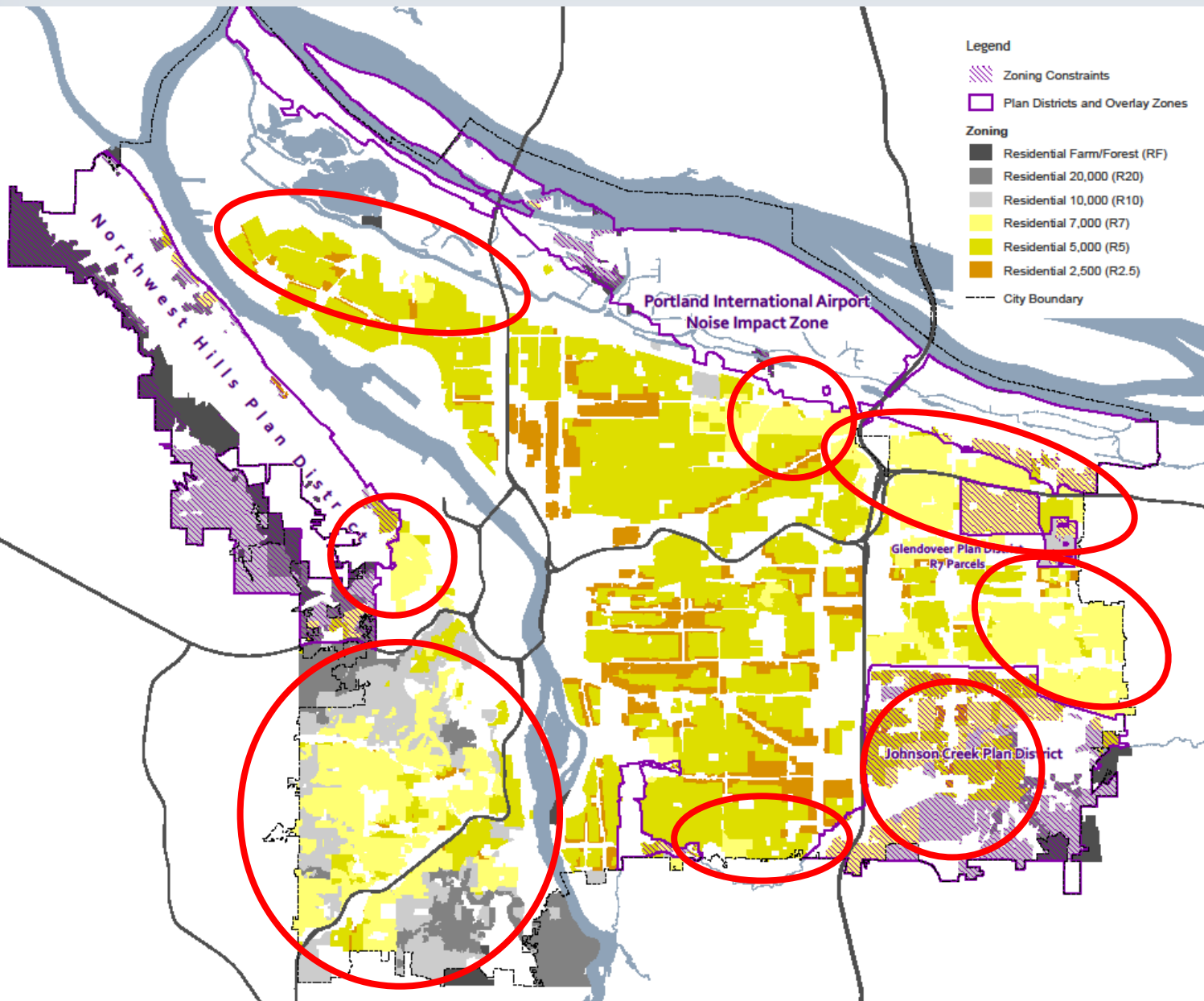


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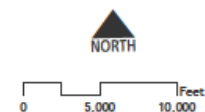


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## Residential Infill Project

### Map 5 Plan Districts and Overlay Zones



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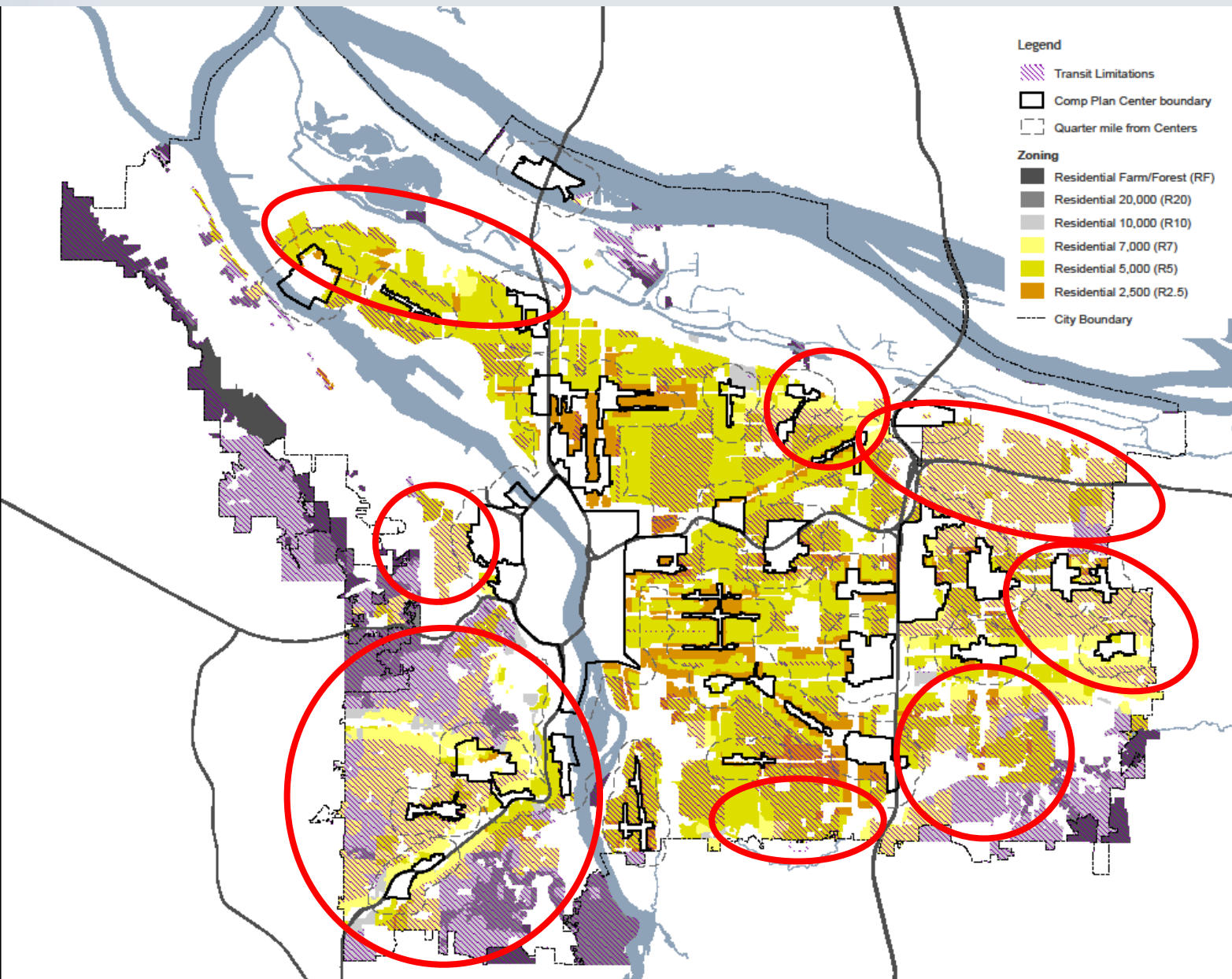


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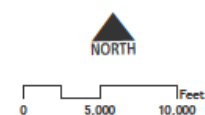


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## Residential Infill Project

Map 6  
Transit Limitations



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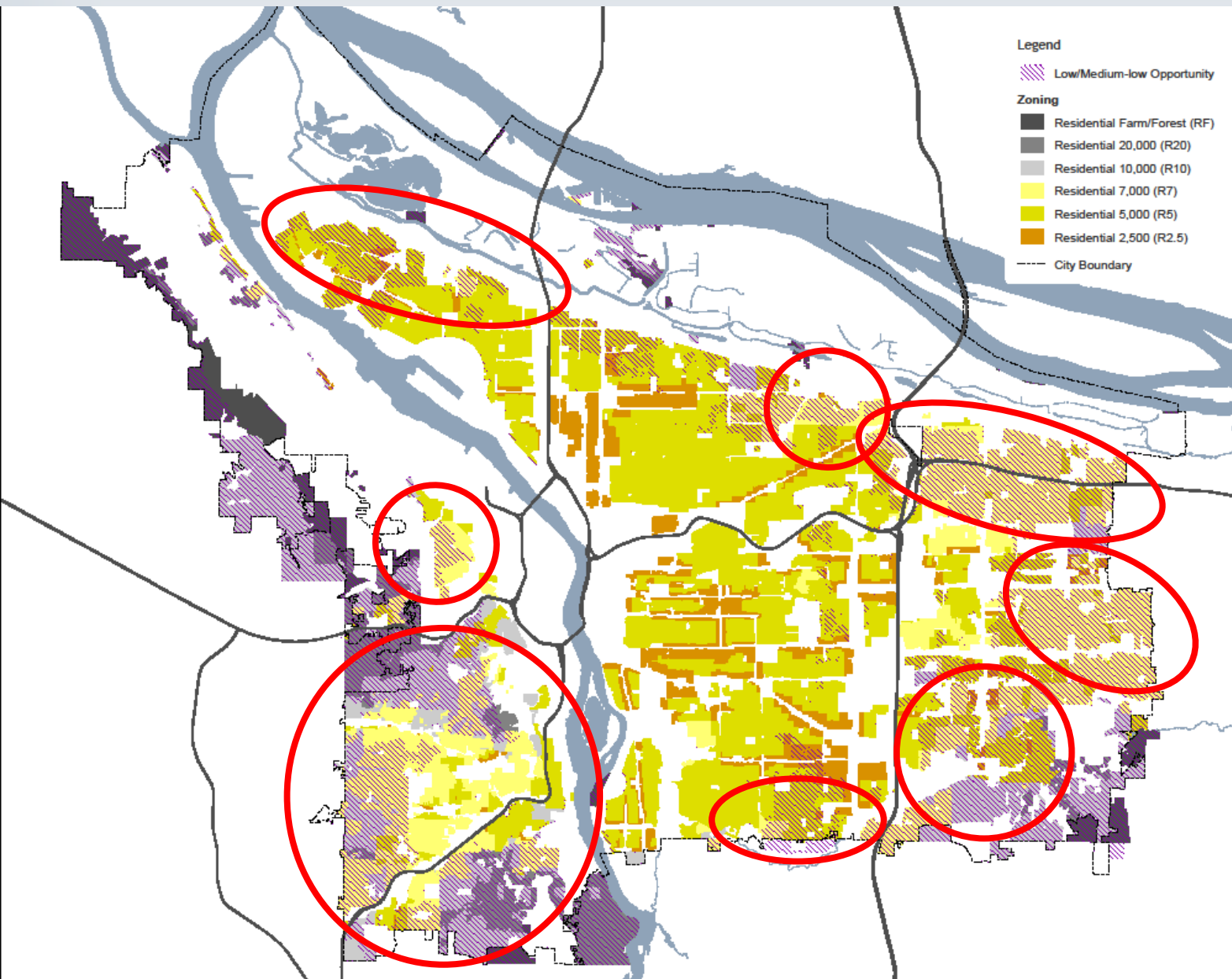
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#### Legend

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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## Residential Infill Project

### Map 7

Low and Medium-low  
Housing Opportunity Areas



0 5,000 10,000 Feet

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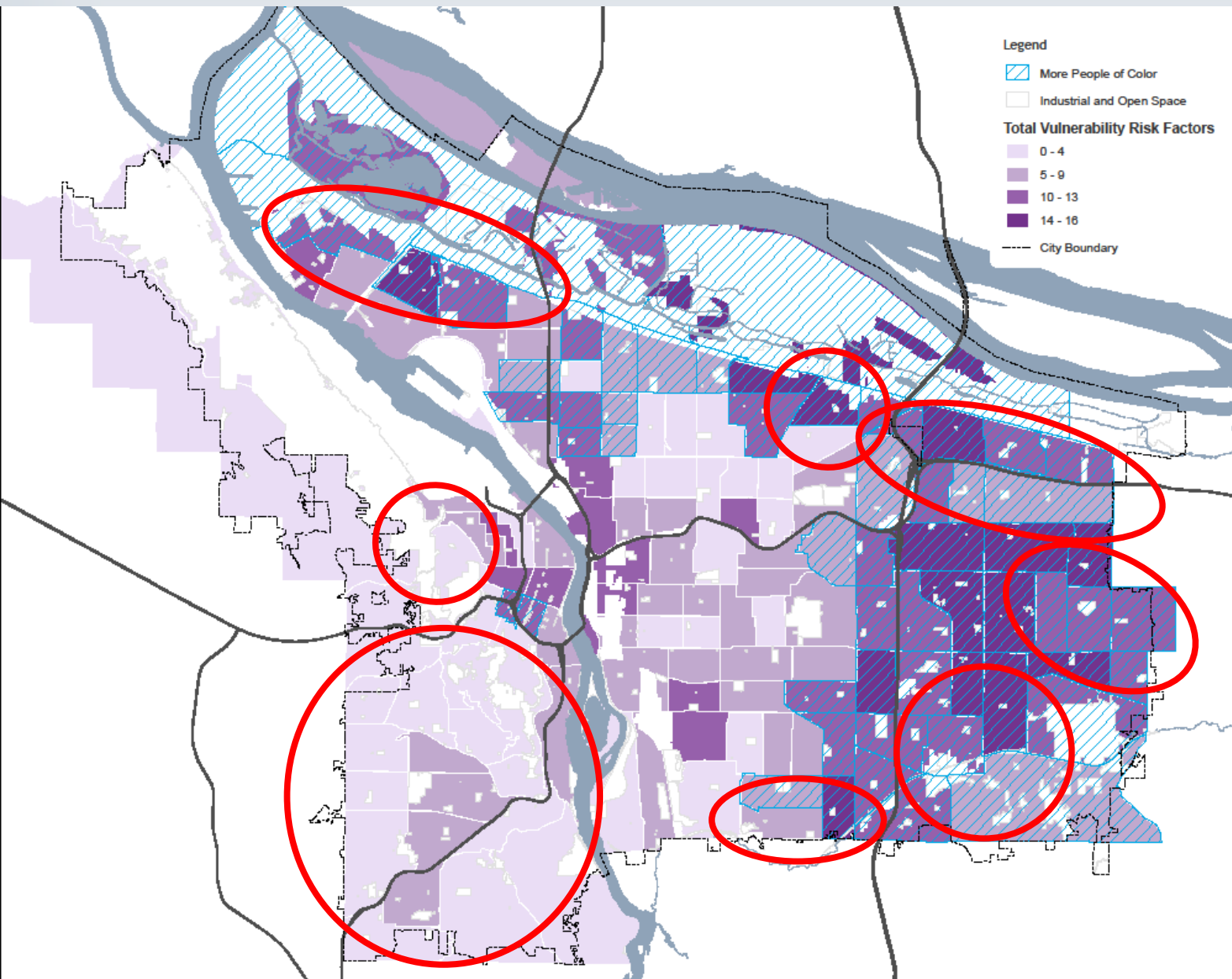
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low\_opportunity\_180619.mxd





Legend

- More People of Color
- Industrial and Open Space

Total Vulnerability Risk Factors

- 0 - 4
- 5 - 9
- 10 - 13
- 14 - 16

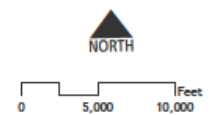
City Boundary

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## Residential Infill Project

### Map 8 Composite Vulnerability Score



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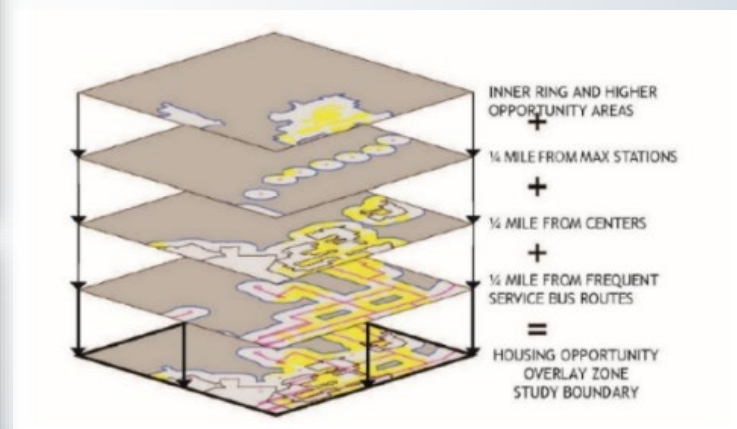
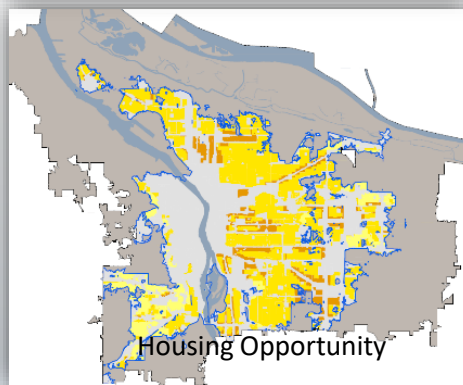
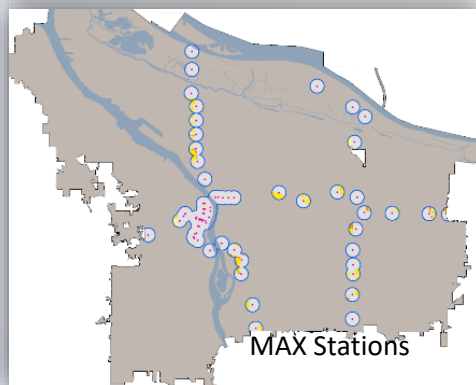
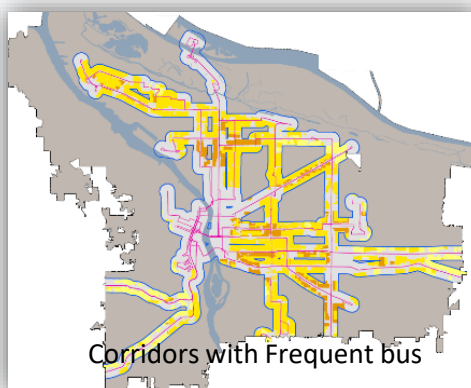
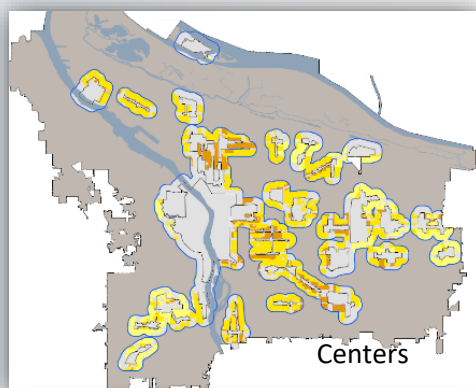
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# Option 1: Staff Proposal

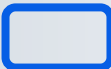
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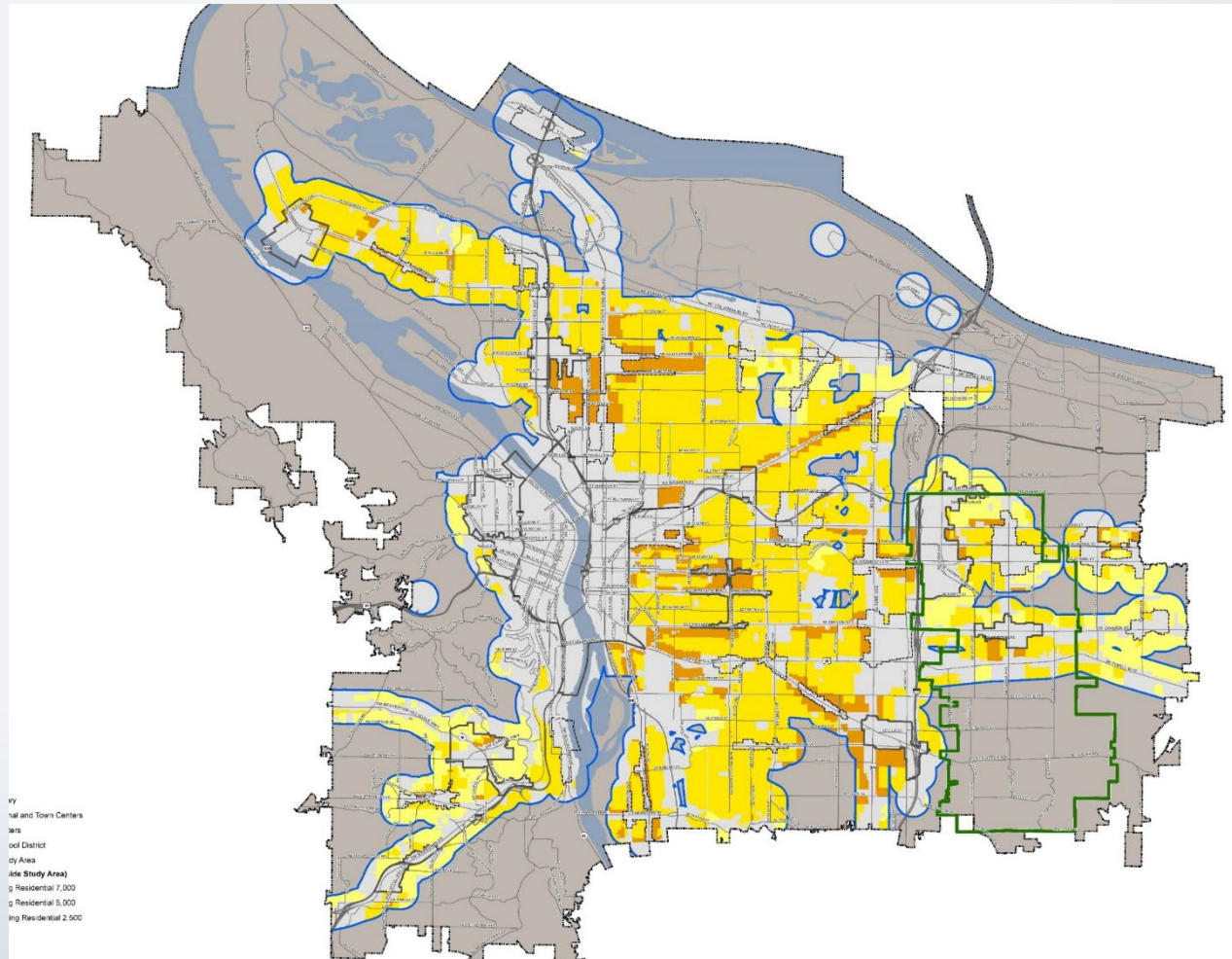
# Option 1: Staff Proposal

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



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

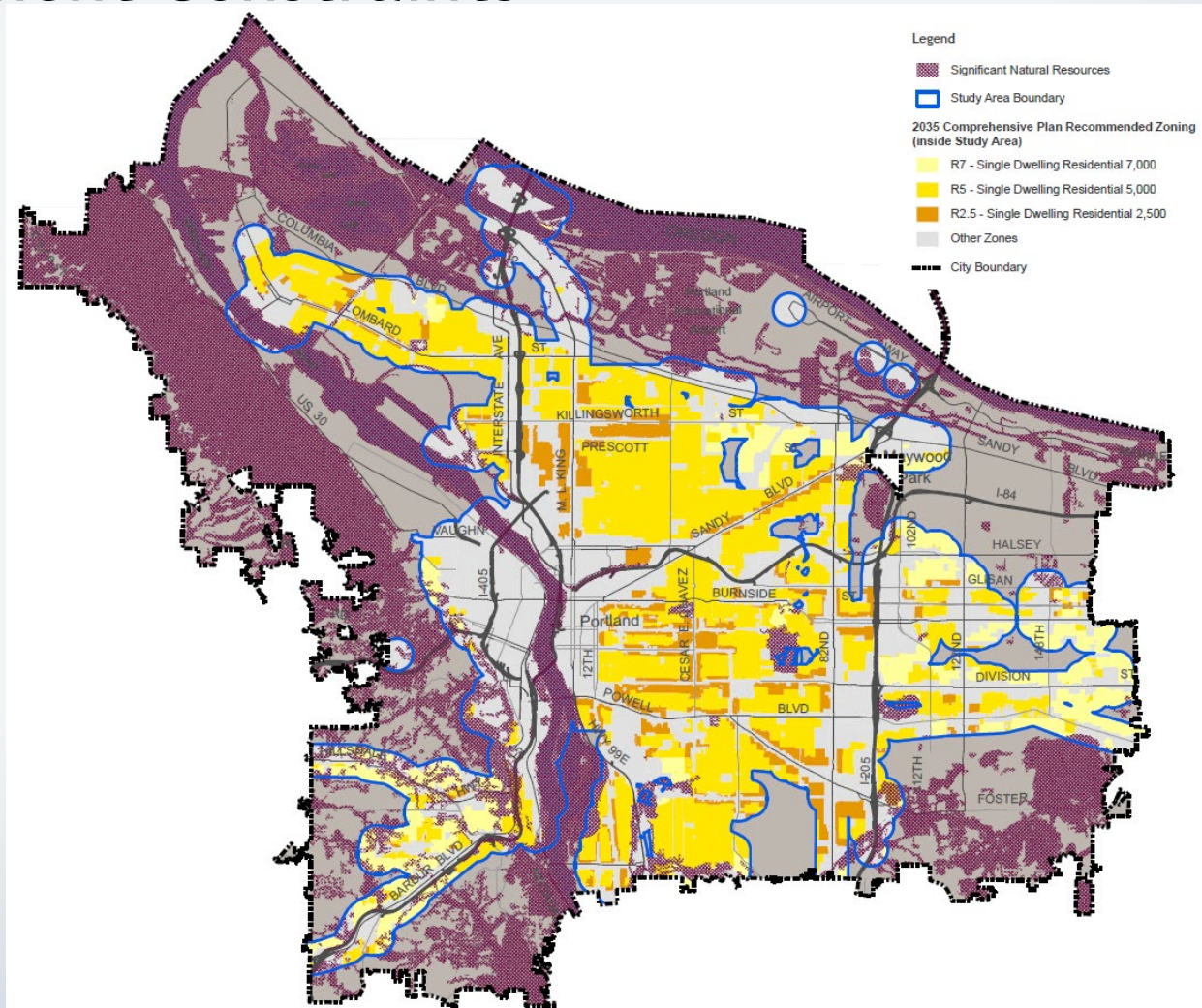
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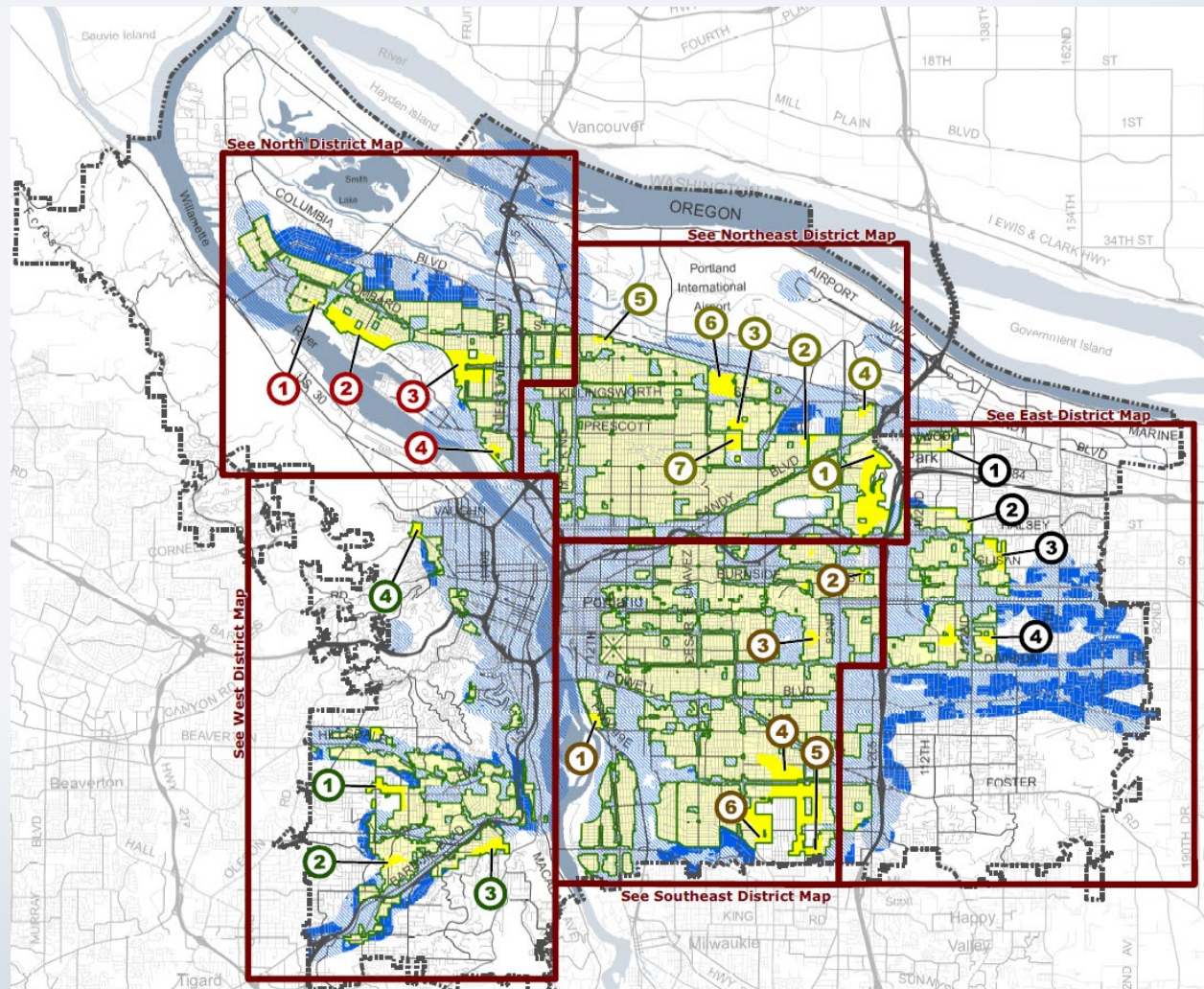


## ■ Step 3. Adjusting the Boundary: Development Constraints

 Constraint

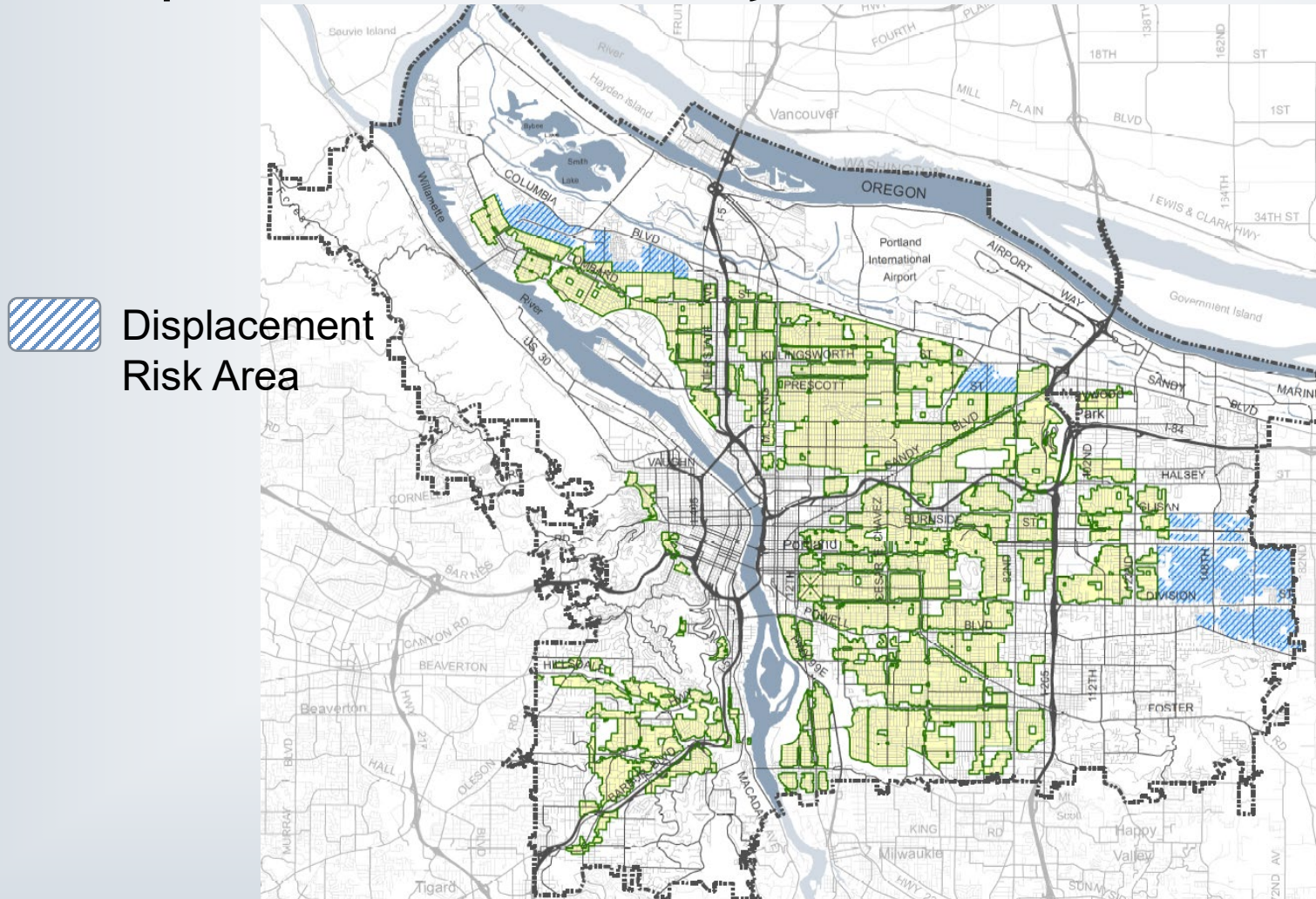


- Step 4. Adjusting the Boundary: Proximity to other amenities





- **Step 5. Adjusting the Boundary: Displacement Risk Analysis**



# Proposal: 'a' Overlay

