



Residential Infill Project

Planning and Sustainability Commission Work Session

Scale and Housing Options Wrap Up

July 24, 2018



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Follow along...

The PSC materials are 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

- July 24: Scale and Housing Options Wrap Up
 - Parking Subcommittee
 - Scale Subcommittee
- August 14: NARROW LOTS
 - Cottage clusters
 - Land Divisions

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	





SCALE OF HOUSES

1. Limit the size of houses

- a. Reduce the maximum allowable size of structures on a lot.
 - Set a max floor FAR for the total development in all structures on a lot.
 - Increase the max FAR as the number of units increases on the site.
- b. Exclude attics and basements from FAR.

Discuss with Proposal #6

2. Revise how height is measured

- a. Measure height from the lowest point near the house, not the highest point.
- b. Clarify that small dormers are excluded from the height measurement.
- c. Continue to allow 2½ story houses (30 feet high) on standard lots.

No changes from Proposed Draft

3. Improve front setbacks

- a. Keep the current minimum front setbacks (10 feet in the R5 zone).
- b. Allow setback to be reduced to align with the house next door in R7, R5 and R2.5 zones.

4. Improve building design

Building features and articulation

- a. Limit how high the front door can be above the ground (exempt lots in floodplains).
- b. Allow eaves to project up to 2 feet into setbacks.
- c. Delete current requirement for corner lot duplex entries to face separate streets.
- d. Delete proposed requirement for covered entry over units.

4. Improve building design

ADUs and accessory structures

- e. Keep current rules for accessory structures (do not further limit height and size)
- f. Delete current requirement that limits the size of a basement ADU conversion
- g. Delete current requirement that restricts the entry door for the primary house and an internal ADUs from being on the same facade.

4. Improve building design

Parking

- h. On a lot abutting an alley, require any on-site parking to be accessed from the alley.
- i. Delete current minimum parking requirements for residential uses in single dwelling zones.

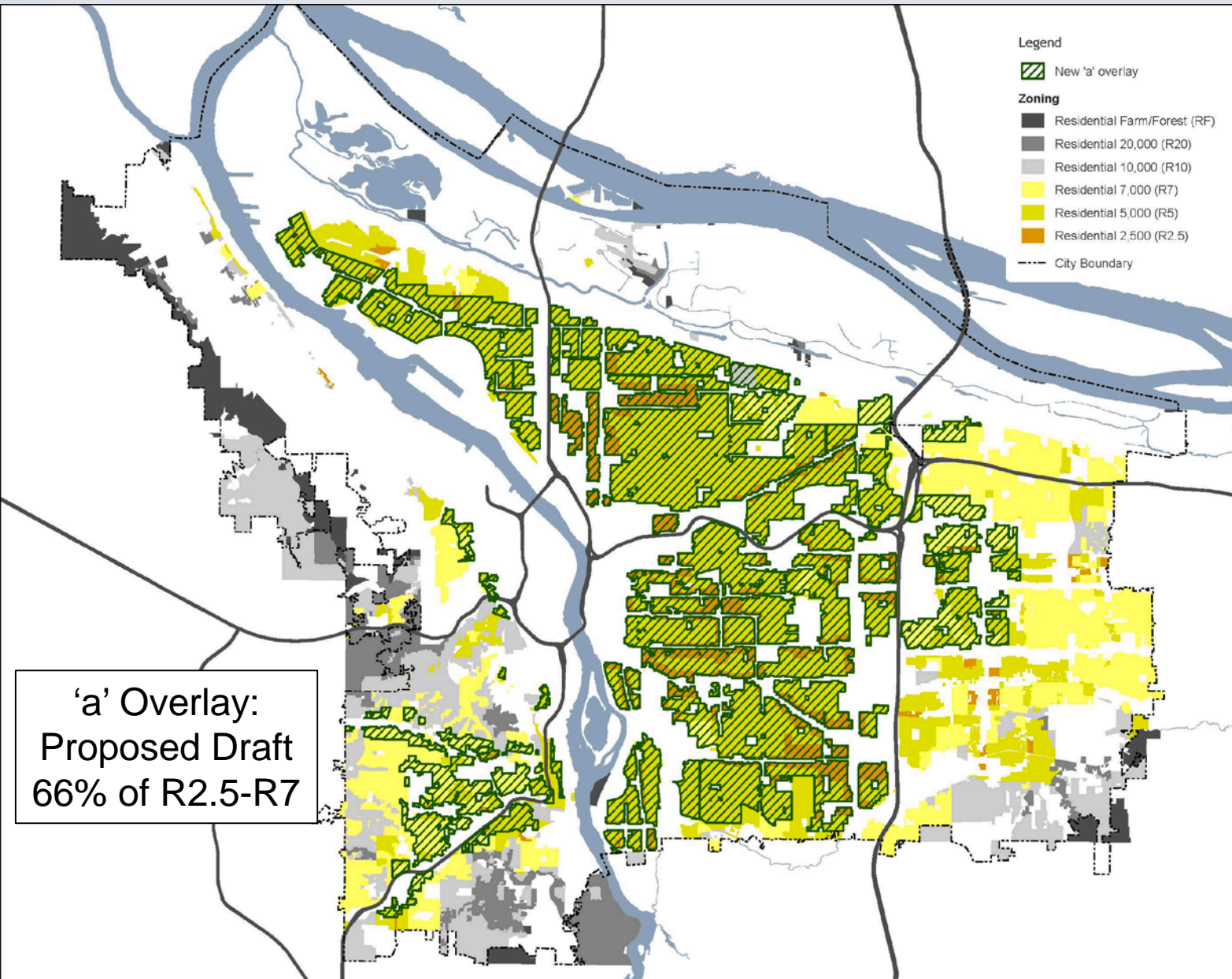
Discuss Parking Subcommittee proposal:

- j. Establish minimum driveway spacing to preserve on street parking

HOUSING CHOICE

5. Apply a new 'a' overlay zone in most areas.

- a. Apply the new 'a' overlay to all properties zoned R7, R5 and R2.5 but exclude the following:
 - i. medium/high NRI
 - ii. stormwater/steep slope/landslide areas
 - iii. sanitary sewer constraints
 - iv. 100-year floodplain
- b. Delete the current 'a' overlay and related zoning code provisions.

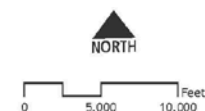


July 3, 2018

City of Portland, Oregon
Bureau of Planning & Sustainability
Geographic Information System

Residential Infill Project

Map 9
Single-dwelling
Residential Zones
w/ Overlay Proposal



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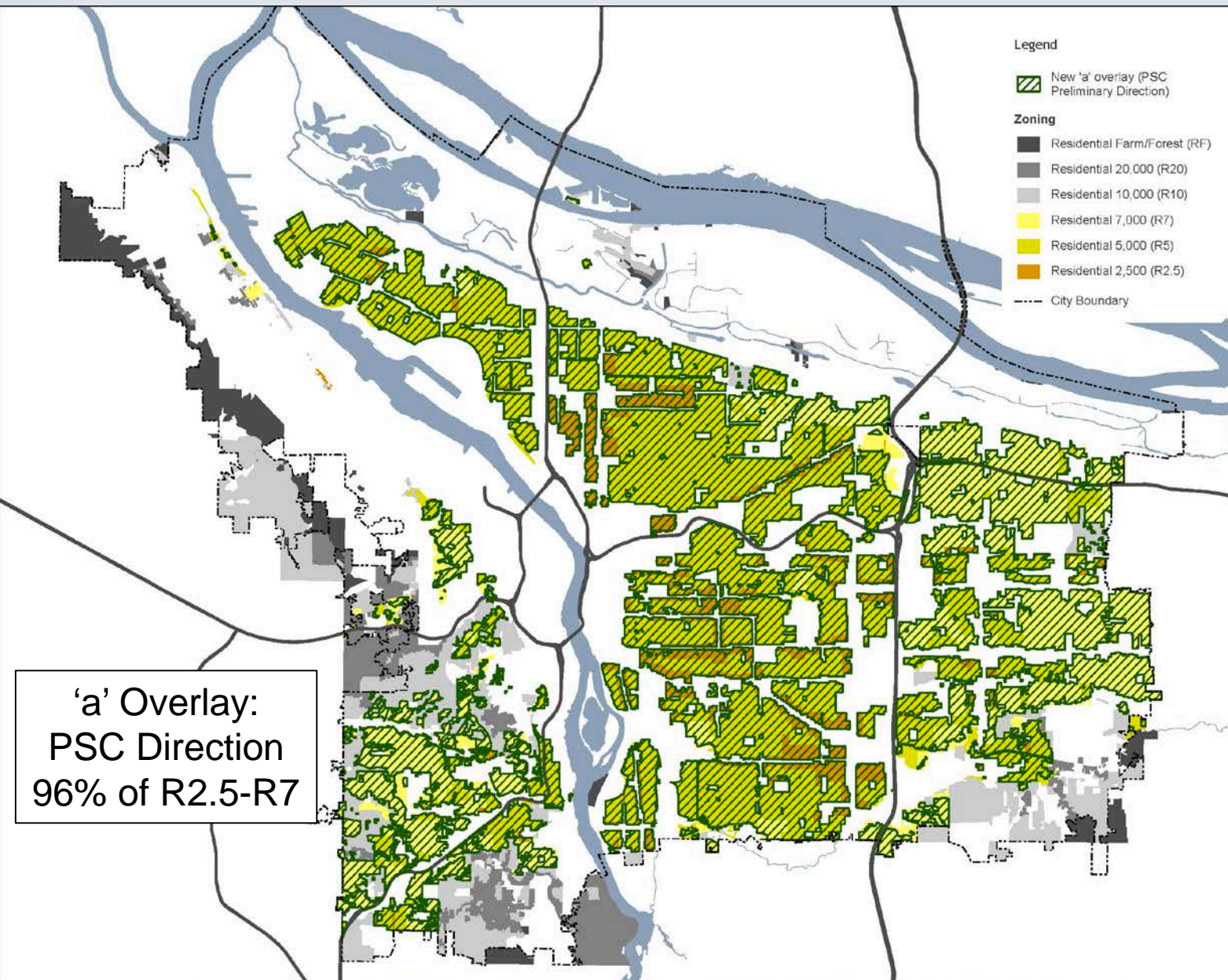


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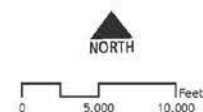


July 16 2018

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Residential Infill Project

PSC Preliminary Direction



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Paul Winkler, Mayor • Susan Anderson, Director

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Folder\gis\projects\Residential_Infill\Maps
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6. Allow up to four units and allow the FAR to increase accordingly

- a. Provide additional FAR if one of the units is affordable at 80% (MFI)
- b. When there are at least three units, require that one be visitable
- c. Lots on non-city maintained streets are not eligible for additional housing types (lots on private streets are eligible)

Size of structures

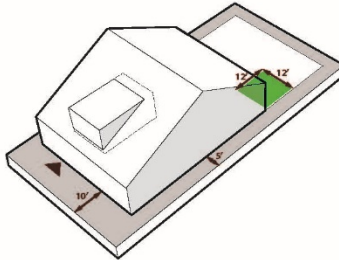
		R7		R5				R2.5	
Units	Type	FAR		FAR		SF of BLDG* (on 5K SF lot)		FAR	
		Base	W/ Bonus	Base	W/ Bonus	Base	W/ Bonus	Base	W/ Bonus
1	House	.4	.5	.5	.6	2,500	3,000	.7	.8
2	Duplex or House + ADU	.5	.6	.6	.7	3,000	3,500	.8	.9
3	Triplex, Duplex + ADU, or House + 2 ADUs	.6	.7	.7	.8	3,500	4,000	.9	1.0
4	Fourplex								

* excludes basement square footage

UNITS

2,500sf
1

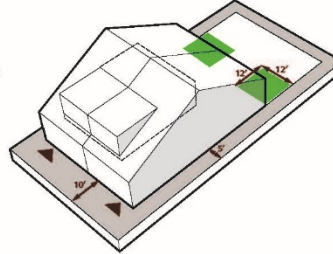
Single Family Home Total Site sf: 2500 sf
GF: 2250 sf
UF: 250 sf



Single Structure

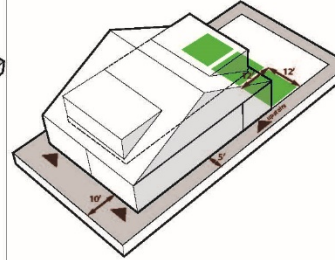
3,000sf
2

Duplex Total SF: 3000
GF: 2250 sf
UF: 750 sf



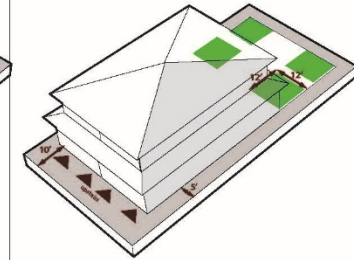
3,500sf
3

Triplex Total SF: 3500
GF: 2250 sf
UF: 1250 sf



4,000sf
4

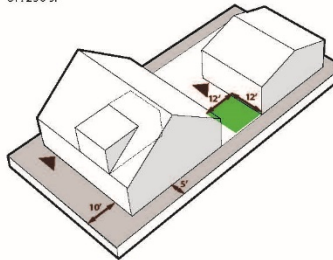
Fourplex Total SF: 4000
GF: 2250 sf
UF: 1750 sf



Primary Structure +
Accessory Structure

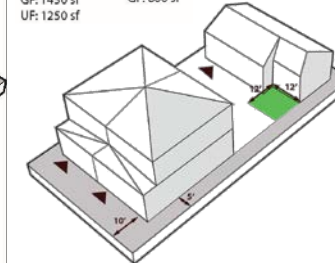
Single Family Home + One Accessory Structure

Primary: 1700 sf Accessory:
GF: 1450 sf GF: 800 sf
UF: 250 sf



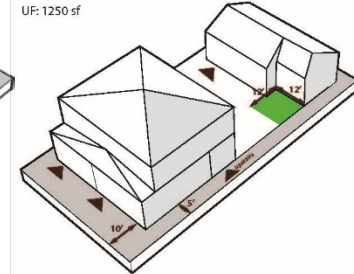
Duplex + One Accessory Structure

Primary: 2700 sf Accessory:
GF: 1450 sf GF: 800 sf
UF: 1250 sf



Triplex + One Accessory Structure

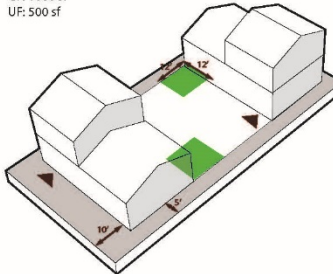
Primary: 2700 sf Accessory:
GF: 1450 sf GF: 800 sf
UF: 1250 sf



Multiple Primary
Structures

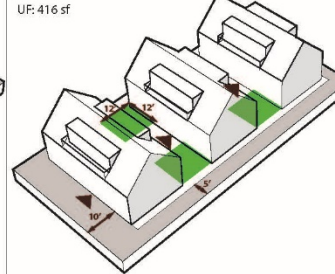
Two Primary Structures

Total SF: 3000 (1500 per unit)
GF: 1000 sf
UF: 500 sf



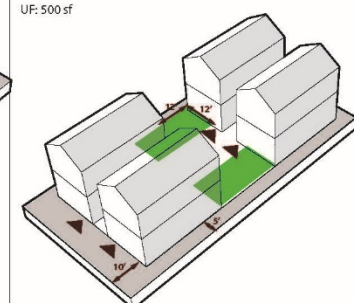
Three Primary Structures

Total SF: 3500 (1166 per unit)
GF: 750 sf
UF: 416 sf



Four Primary Structures

Total SF: 4000 (1000 per unit)
GF: 500 sf
UF: 500 sf



Allowed with Planned Development

Questions

- Q1. Range of sizes. PSC comfortable?
- Q2. Form. One primary w/one accessory or allow multiple primary structures?
- Q3. Visitability. Bonus or a requirement?
- Q4. Affordability. Size bonus or unit bonus?
- Q5. Flexibility. Pay or discretionary review?

Questions

Q6. Confirm these minimum lot sizes:

Minimum lot size	R7	R5	R2.5
3+ units	6,300 sq. ft. 5,000 sq. ft.	4,500 sq. ft.	3,200 sq. ft.
1 or 2 units	4,200 sq. ft.	3,000 sq. ft.	1,600 sq. ft.

7. Provide incentives to retain existing houses that are at least 10 years old

- a. Allow an additional .1 FAR to convert existing houses into multiple units:
 - i. Addition or new detached structure
 - ii. Limit alterations to street façade to 25%
 - iii. More than four units only allowed through design or historic resource review
- b. Allow one 250 sf addition per 5 years
- c. Allow basement ADU conversions to exceed 800 s.f./75% size cap.