

# Residential Infill Project

## Project Overview

Stakeholder Advisory Committee  
September 15, 2015



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



# Presentation Outline

- Big picture
- Zoning principles
- Three project topics
  - Scale
  - Alternative housing options
  - Narrow lots and lot confirmations
- Related City Projects
- Process

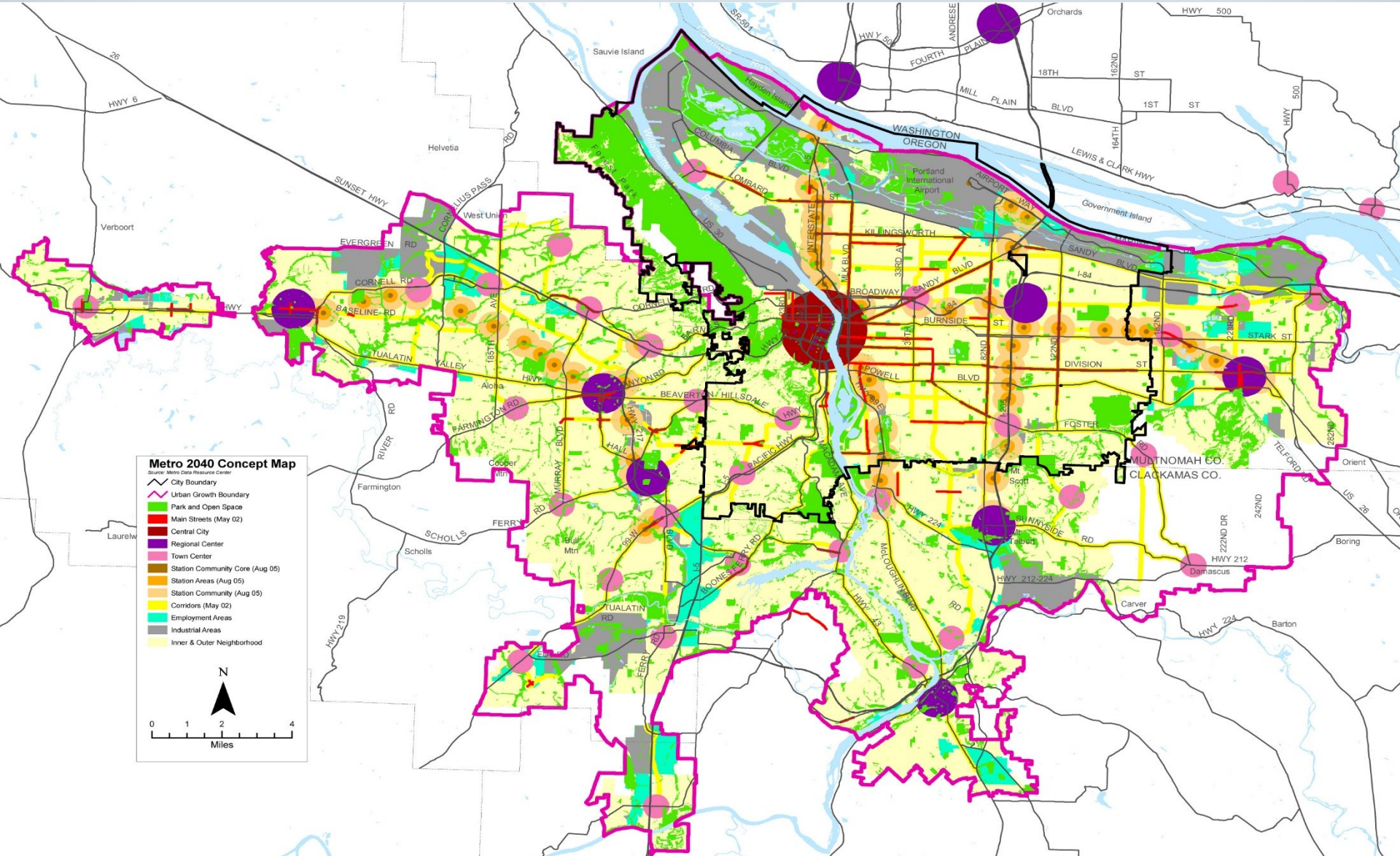
# The big picture



# Oregon Statewide Planning Goals

1. Citizen Involvement
2. Land Use Planning
3. Agricultural Lands
4. Forest Lands
5. Open Spaces, Scenic, Historic, Natural Resources
6. Air, Water, and Land Resources Quality
7. Natural Disasters and Hazards Area
8. Recreational Needs
9. Economy of the State
10. Housing
11. Public Facilities
12. Transportation
13. Energy
14. Urbanization
15. Willamette Greenway
16. Estuarine Resources
17. Coastal Shorelands
18. Beaches and Dunes
19. Ocean Resources

# Region 2040 Growth Concept



# Urban Design Framework

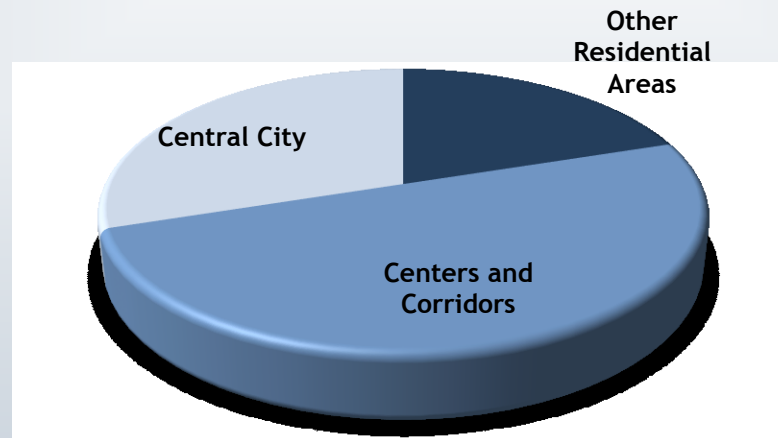


# New Comprehensive Plan

New City plan and blueprint for the year 2035

- Employment growth - adding 141,000 jobs
- Coordinated Infrastructure Systems Plan
- Population growth - adding 123,000 households

DISTRIBUTION OF NEW HOUSEHOLDS

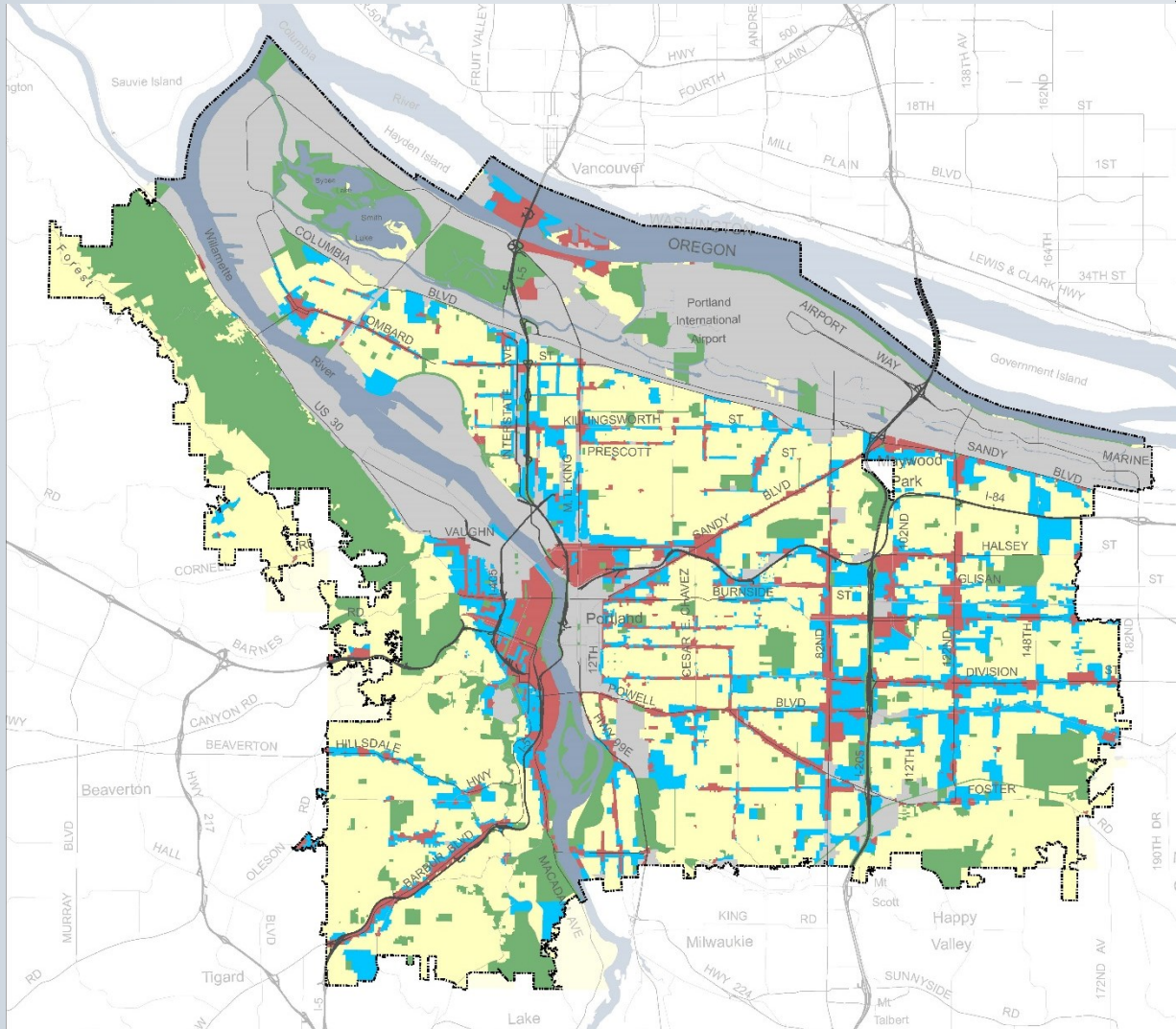


# Code Writing

Values Into Action

- Scale and patterns. *Encourage design and development that complements the general scale, character, and natural landscape features of neighborhoods.*

# Generalized Zoning Map



Industrial

Mixed Use

Multi-Dwelling

Single-Dwelling

Open Space

# Zoning Tools

1. Allowed Uses
2. Residential Structure Types
3. Density
4. Development Standards

# Residential Infill Project

## Three Topics:

1. Scale of new houses and remodels
2. Narrow lot development
3. Alternative housing options

# 1. Scale of Houses



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# 1. Scale of Houses



# 1. Scale of Houses

- Current development standards
  - Height
  - Setbacks
  - Building coverage
  - Outdoor area
  - Relation to street (windows, main door, garage)

# 1. Scale of Houses

Questions to explore:

- How can new houses complement existing neighborhoods?
- Should the rules be the same for all areas?
- Plusses and minuses?

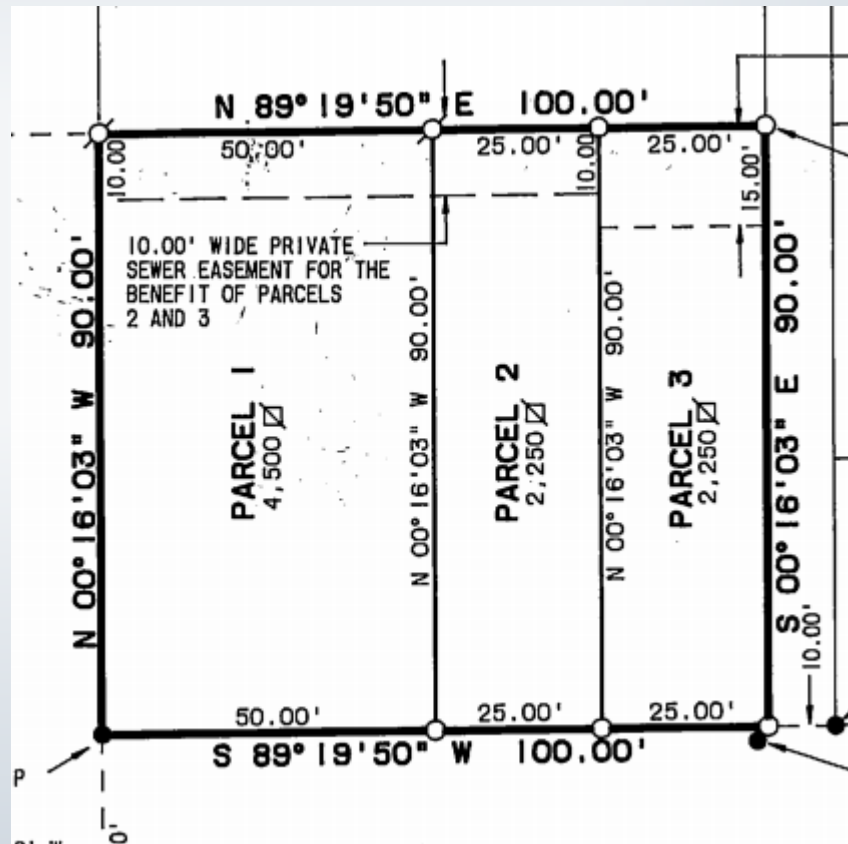
## 2. Narrow Lots

### Land Division versus Lot Confirmation



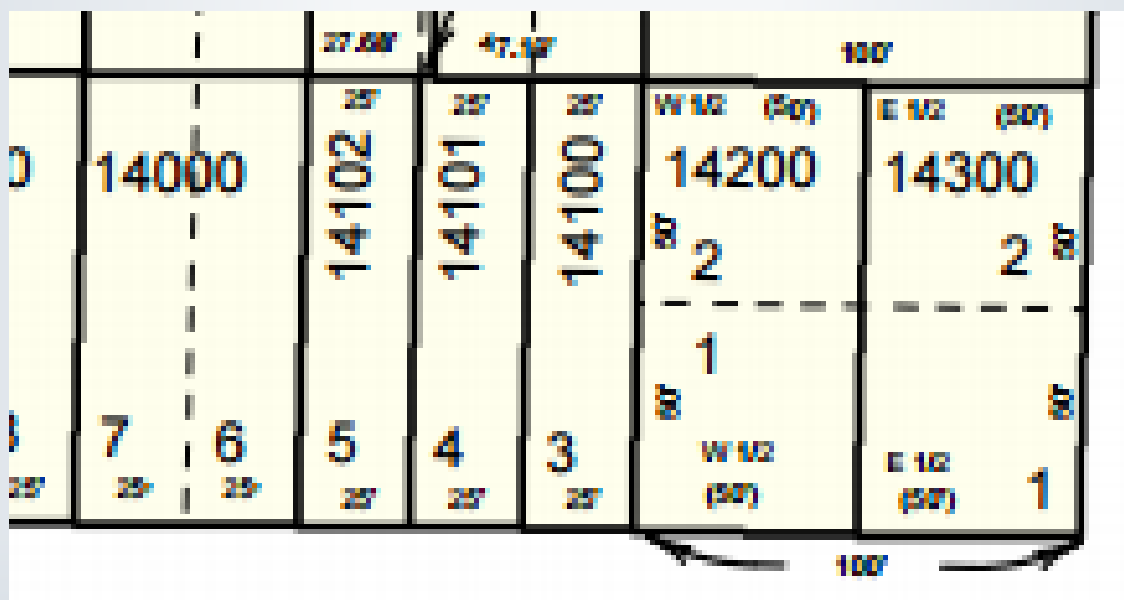
## 2. Narrow Lots

- Land Division



## 2. Narrow Lots

- Lot Confirmation



## 2. Narrow Lots



## 2. Narrow Lots

Questions to explore:

- What should the lot dimensions be?
- What scale of house should be allowed?
- Should the rules be the same for all areas?

# 3. Alternative Housing Options

- What is currently allowed:
  - Transitional sites (next to commercial zones)
  - Duplexes on corners
  - Accessory dwelling units



# 3. Alternative Housing Options

- Secondary or Junior ADU's



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- Cottage Cluster Developments



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- Internal Conversions



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- Stacked Flats



# 3. Alternative Housing Options

- Secondary or Junior ADU's
- Cottage Cluster Developments
- Internal Conversions
- Stacked Flats
- Others?

# 3. Alternative Housing Options

Questions to explore:

- What are the alternative housing options?
- What should they look like?
- Where should they be allowed?

# Project Process

Ongoing SAC meetings



Phase I  
Research and  
Analysis

Phase II  
Develop  
Options

Phase III  
Evaluate and  
Select  
Preferred

Phase IV  
Draft Code

- Neighborhood walks

- Design charette

- Public event

- Public event

## **Staff Contacts:**

Morgan Tracy – Project Manager

Julia Gisler – Public Involvement

## **Consultants:**

Design – Dyett and Bhatia

Facilitation – EnvirolIssues

Economic – TBD

# Other Ongoing Efforts

- Demolition Notification
- Deconstruction Advisory Group
- Mixed Use Zones
- Accessory Structures
- R5->R2.5 Zone Changes
- Transportation Impact Charge

# Maps / Resources

- Neighborhood Association/  
Coalition Boundaries
- Generalized Zoning Map
- Centers/Corridors Urban Design Framework
- Development activity by pattern area
- Skinny/Narrow Lots in single dwelling zones

# Questions?

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