



Alternative Housing Options *for* Single-Dwelling Residential Zones

Residential Infill Project
Stakeholder Advisory Committee
November 3, 2015



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



SINGLE-DWELLING vs MULTI-DWELLING

Single-Dwelling Zones: *Multi-Dwelling Zones:*

- Zones: R2.5, R5, R7, R10, R20, RF
 - One unit per lot, with exceptions
- Zones: R1, R2, R3, RH, RX, IR
 - Multiple units per lot

OVERVIEW

- Efficiency in Cities
- History of Portland's Single-Dwelling Rules
- *'One House Per Lot'* Standard
- Existing Exceptions to the Standard
- New Exceptions to Explore
- SAC Exercise and Discussion

EFFICIENCY IN CITIES

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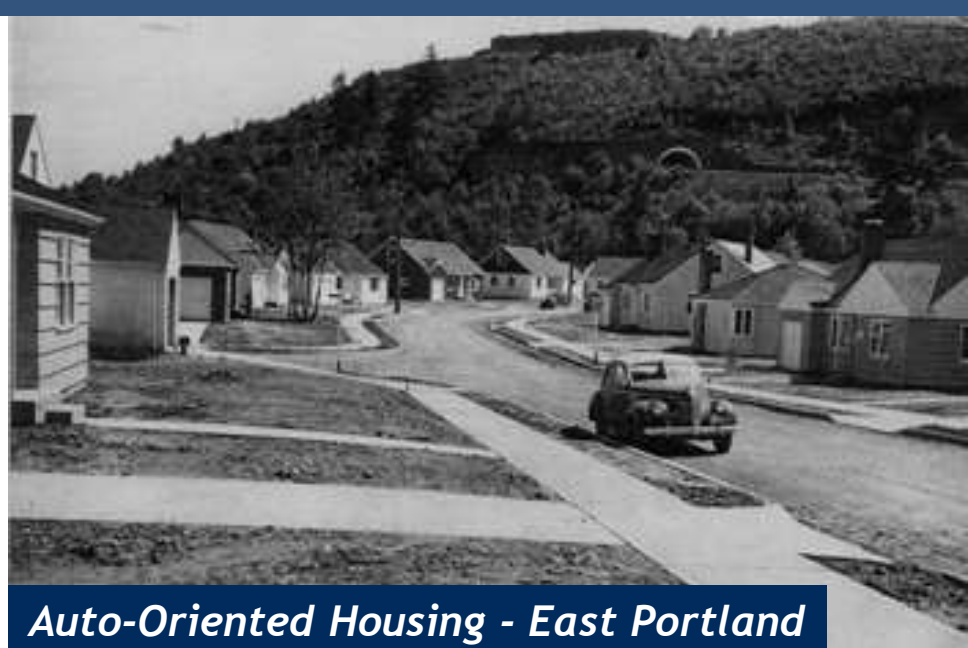




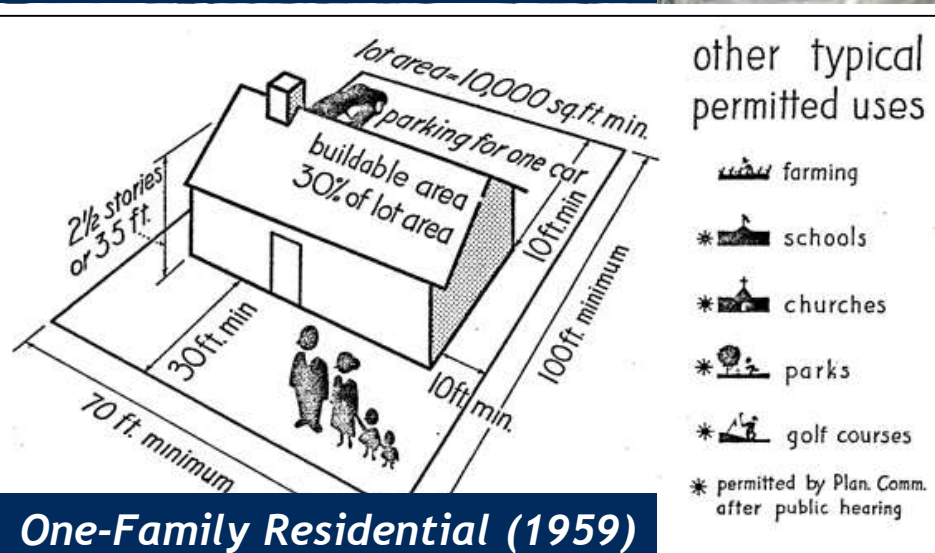
HISTORY OF PORTLAND'S SINGLE- DWELLING RULES



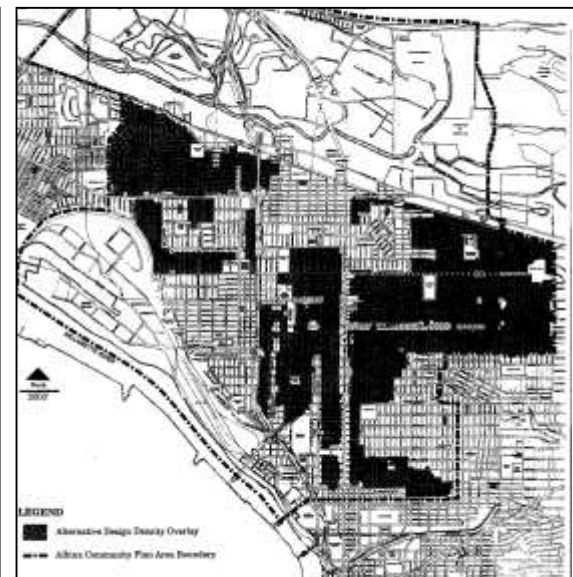
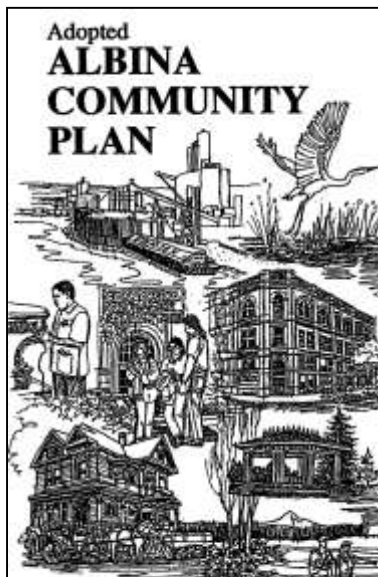
Vanport - War Housing (1943)



Auto-Oriented Housing - East Portland

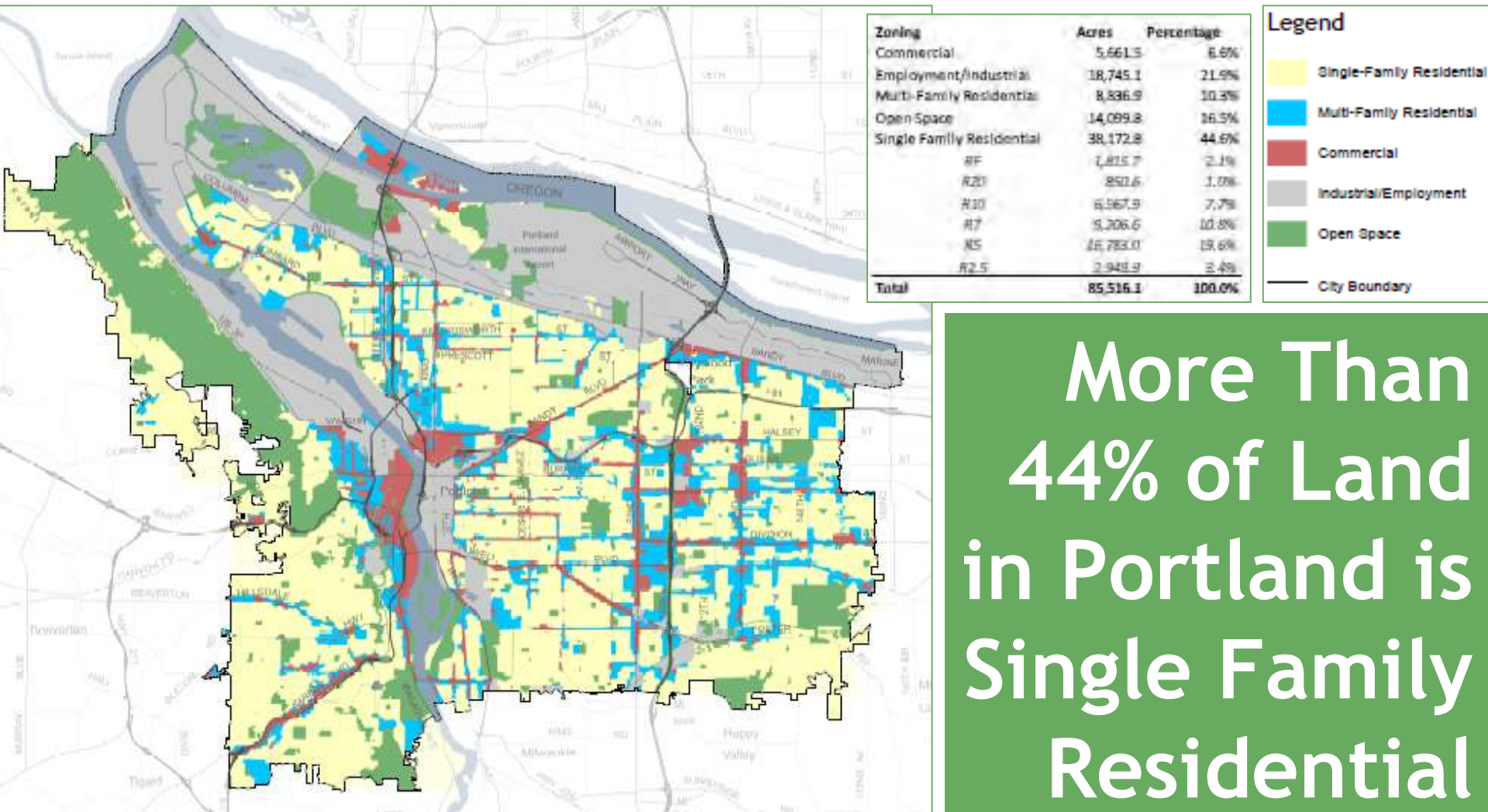


One-Family Residential (1959)



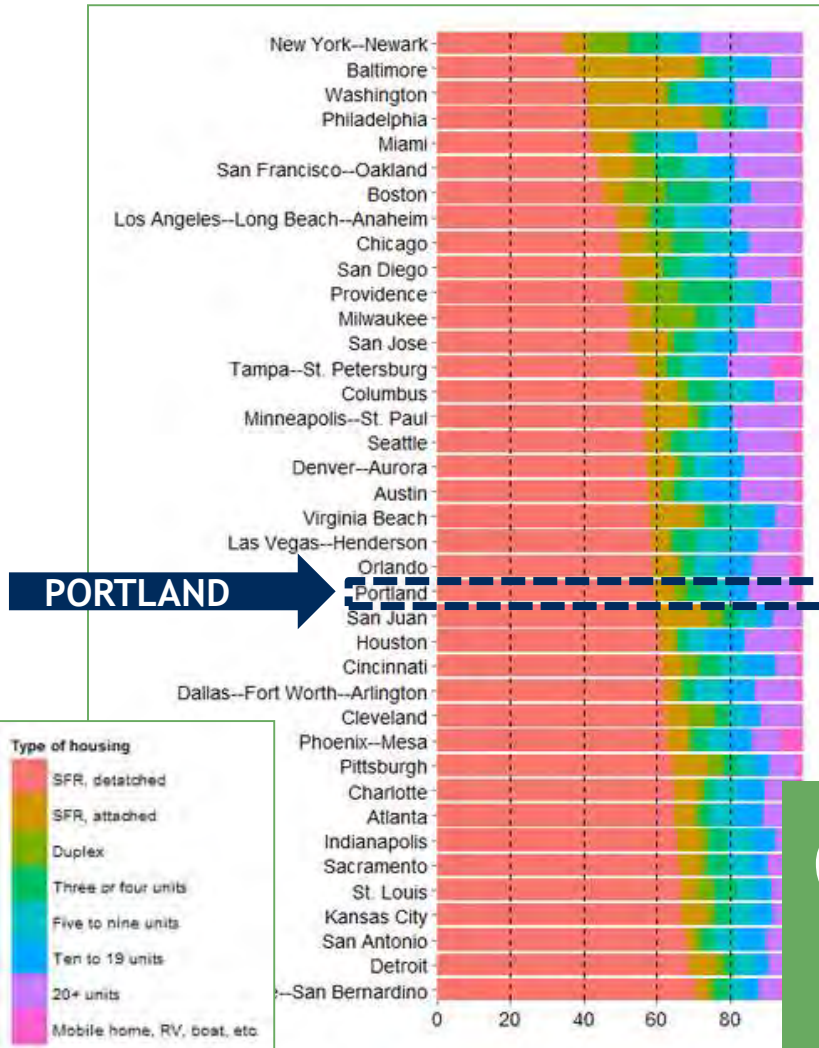
Alternative Design Density Overlay (1992)

PORTLAND'S HOUSING DISTRIBUTION



More Than
44% of Land
in Portland is
Single Family
Residential

PORTLAND'S HOUSING STOCK



60% is Single Dwelling Detached Residential

‘THE MISSING MIDDLE HOUSING’



***‘ONE HOUSE PER
LOT’ STANDARD***

SINGLE-DWELLING vs MULTI-DWELLING

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- Zones: R2.5, R5, R7, R10, R20, RF
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DENSITY STANDARDS

Purpose: “... to promote efficient use of land and, maximize the benefits to the public from investment in infrastructure and services.”

“**Maximum densities** ensure that the number of lots created does not exceed the intensity planned for the area...” - 33.610.100.A

“**Minimum densities** ensure that enough dwelling units can be developed to accommodate the projected need for housing.” - 33.610.100.A

EXISTING EXCEPTIONS TO THE STANDARD

EXCEPTIONS

Alternative Development Options:

- Attached Houses (Noncorner)
- Duplexes and Attached Houses on Corners
- Flag Lot Developments
- Planned Developments
- Transitional Sites
- Zero Lot Line Developments

Accessory Dwelling Units (ADUs)

Alternative Design Density Overlay ('a' overlay)

- Attached houses with standard setbacks on vacant lots in R5
- Triplexes on lots in R2.5

Types of Exceptions

ALTERNATIVE DEVELOPMENT OPTIONS

Purpose

“... allow for variety in development standards while maintaining the overall character of a single-dwelling neighborhood.” - 33.110.240.A

Public Benefits (per Portland's Zoning and Development Code):

- Environmental Sensitivity
- Open and Natural Areas Preservation
- Opportunities for Private Recreation
- Opportunities for Affordable Housing
- Energy Efficiency
- Density
- Less Impact on Surrounding Residential Development

Exceptions

Attached Houses (Noncorner) (R5-R20 Zones)



- Maximum of two attached houses with a common wall
- Side building setback must be double the side setback standard of the respective base zone

Exceptions

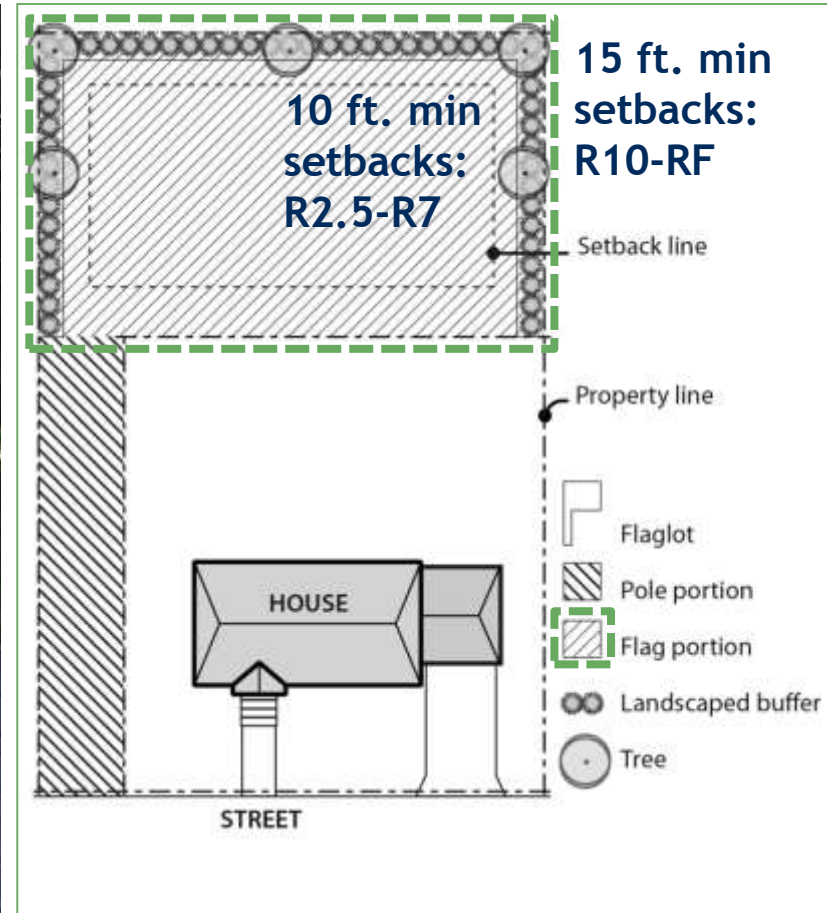
Duplexes and Attached Houses on Corners (R2.5-R20 Zones)



- Two units allowed on one lot
- Each unit must be oriented to a different street
- Zone development standards apply
- Specific design standards apply

Exceptions

Flag Lot Developments (R2.5-RF Zones)



Exceptions

- More common in East Portland
- Landscape buffers required
- Only the flag portion is considered when calculating building coverage

Planned Developments (R2.5-RF Zones)



- Innovative and creative development
- Density standards apply
- May include single-dwelling (attached or detached) and multi-dwelling units
- Transfer of development rights allowed



Exceptions

Transitional Sites (R2.5-R20 Zones)



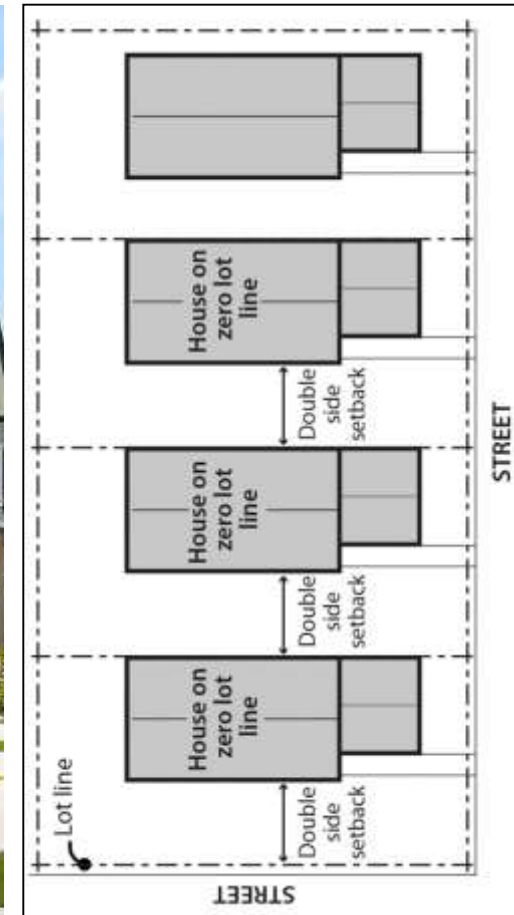
- Allow one extra dwelling unit
- Apply to most single-dwelling sites that have a side lot line that abuts non-residential zones
- May contain a duplex or be divided for attached houses

Exceptions

Zero Lot Line Developments (R2.5-R20 Zones)



- Interior building setbacks may be reduced to zero
- Planning for all house locations must be done at the same time
- Setbacks between interior buildings must be twice the base zone requirement



Exceptions

ACCESSORY DWELLING UNITS (ADUs)

Increases availability and variety of housing options while allowing a more efficient use of existing housing stock and infrastructure

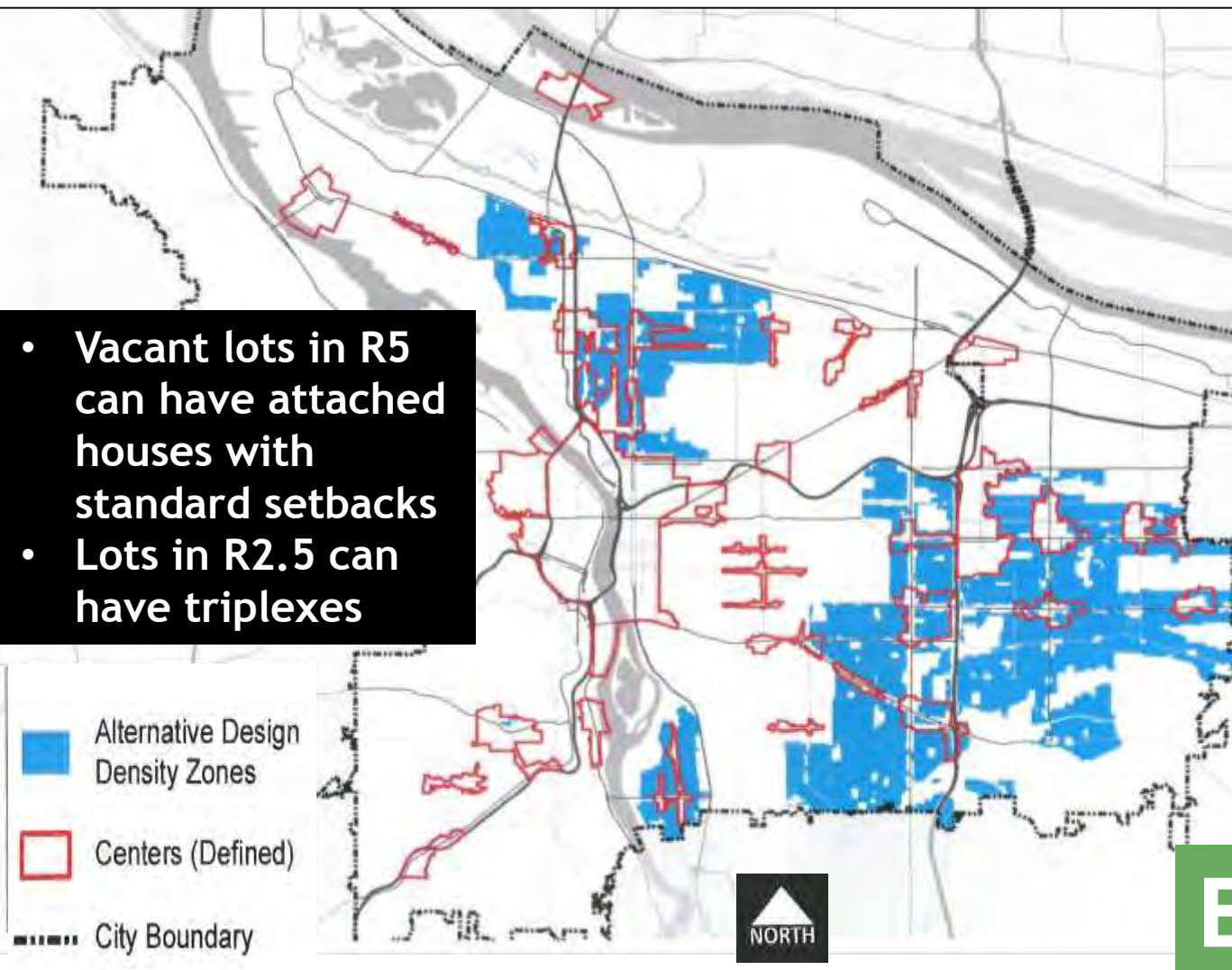


- Within, attached to or detached to an existing home
- Must be smaller than primary unit
- Allows for sharing of common spaces



Exceptions

ALTERNATIVE DESIGN DENSITY



The 'a' overlay zone aims "... to focus development on vacant sites, preserve existing housing and encourage new development that is compatible with and supportive of the positive qualities of residential neighborhoods."

33.405.010

Exceptions

**NEW EXCEPTIONS
TO EXPLORE**

ALTERNATIVE HOUSING TYPES

1. Large House Conversions

2.

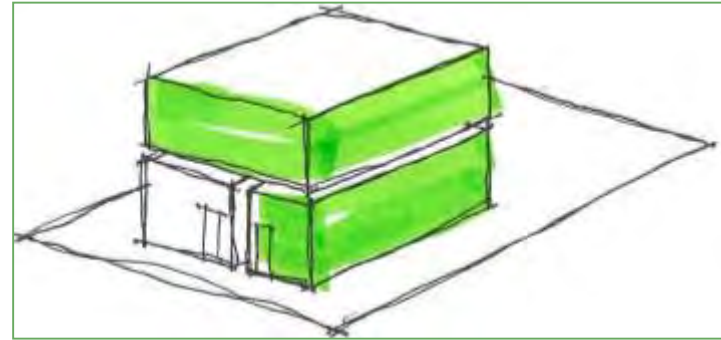
3.

4.

5.

Alternative 1

Large House Conversions



Alternative 1

ALTERNATIVE HOUSING TYPES

1. *Large House Conversions*

2. Multiple Accessory Dwelling Units (ADUs)

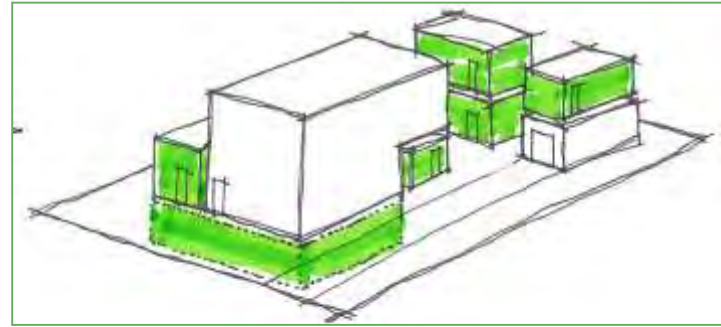
3.

4.

5.

Alternative 2

Multiple ADUs (Accessory Dwelling Units)



Basement



Attic



Addition



Garage

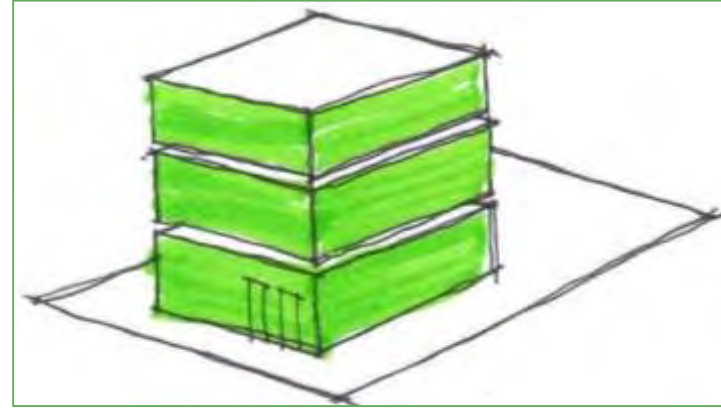
Alternative 2

ALTERNATIVE HOUSING TYPES

1. *Large House Conversions*
2. *Multiple Accessory Dwelling Units (ADUs)*
- 3. Vertical Stacking**
- 4.
- 5.

Alternative 3

Vertical Stacking



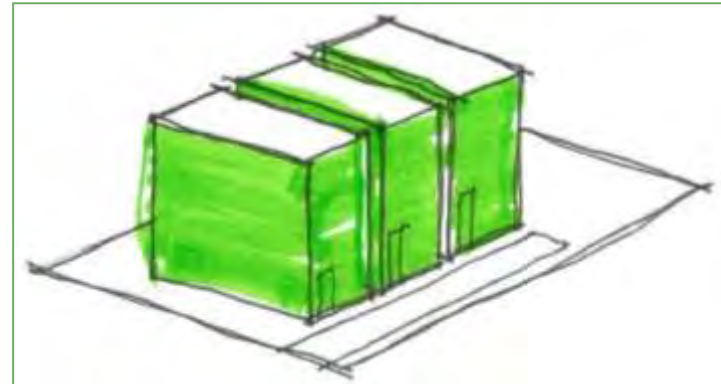
Alternative 3

ALTERNATIVE HOUSING TYPES

1. *Large House Conversions*
2. *Multiple Accessory Dwelling Units (ADUs)*
3. *Vertical Stacking*
- 4. Horizontal Stacking**
- 5.

Alternative 4

Horizontal Stacking



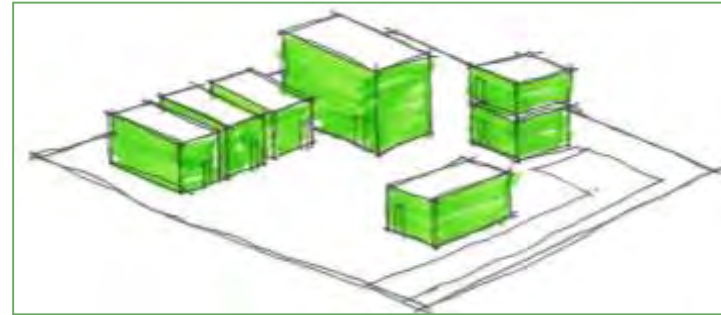
Alternative 4

ALTERNATIVE HOUSING TYPES

1. *Large House Conversions*
2. *Multiple Accessory Dwelling Units (ADUs)*
3. *Vertical Stacking*
4. *Horizontal Stacking*
5. **Detached Cottage Clusters**

Alternative 5

Detached Cottage Clusters (Planned Developments)



Alternative 5

SAC EXERCISE AND DISCUSSION

SAC EXERCISE

Speed - brainstorm

- Six stations (one for each concept + “other ideas”)
- Visit at least 3 of the stations
- Using stickies, provide feedback:
 - Opportunities (where are these best suited, and in what circumstances)
 - Questions/Concerns (what are some issues that we should evaluate as we further develop concepts?)

SAC DISCUSSION

- What ideas did you hear that were particularly promising?
- Of the different housing types discussed, are some more suited to specific locations in the city?
- If alternative development helps address affordability and allows for greater density in appropriate areas, how should the scale of the structures be evaluated?
- What other questions should we be asking ourselves to lead to a decision on this topic?

SAC HOMEWORK

Under what circumstance(s) should each alternative housing types exist?

Please respond to each of the following:

- Location in the city (by pattern, by centers, by parks, by transit, by neighborhood, by areas at high risk of gentrification, citywide, etc...)
- Location on a block (at corners, next to commercial zones, close to schools, etc...)
- Potential qualifying situations/limitations: (Age of the house/structure, design of the house/structure, site size or lot configuration, range of additional units, process required, etc...)

Key Questions



END OF PRESENTATION

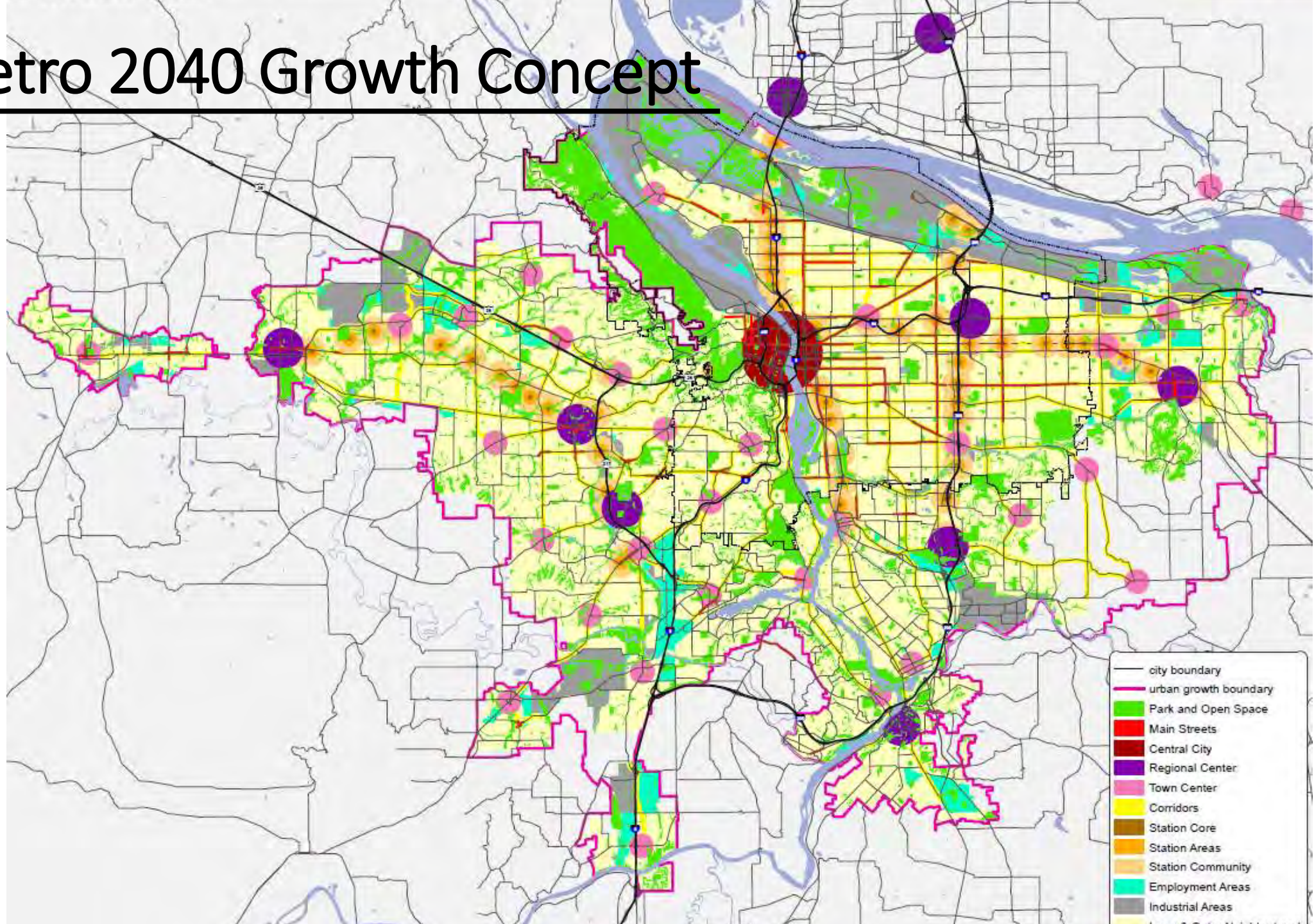
THANK YOU !



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



Metro 2040 Growth Concept





Portland 2014

250,000 households
369,000 jobs



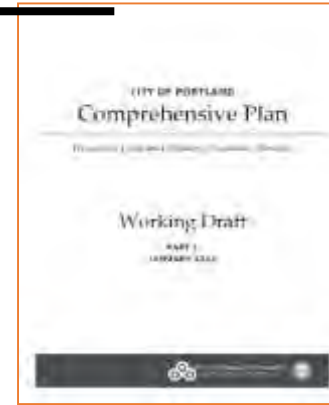
Portland 2035

123,000 new households
~2% annual growth

140,000 new jobs
26% of regional growth

What is Comprehensive Plan?

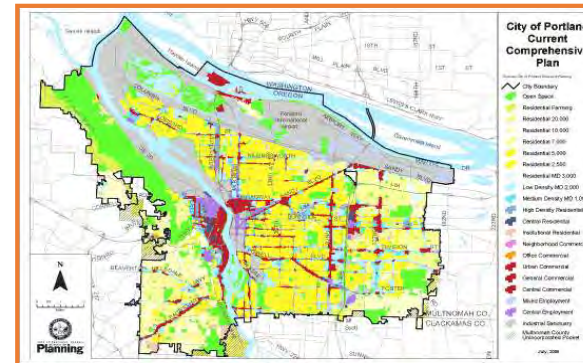
- **State-mandated**
- **Long Range Plan - 2035**
- prepare for and manage **growth**
- plan and coordinate major **investments**
- guide future **decisions**



Goals & Policies



Urban Design Framework



Land Use Map



CSP



TSP

Guiding Principles

1. Economic Prosperity
2. Human Health
3. Environmental Health
4. Equity
5. Resilience

... COMPREHENSIVE PLAN UPDATE ...

2035 Comprehensive Plan

Recommended Draft

What's Inside?

Vision and Guiding Principles

How to Use the Plan

Goals and Policies

List of Significant Projects

Comprehensive Plan Map

Glossary

Growth Strategy



Default Growth Scenario

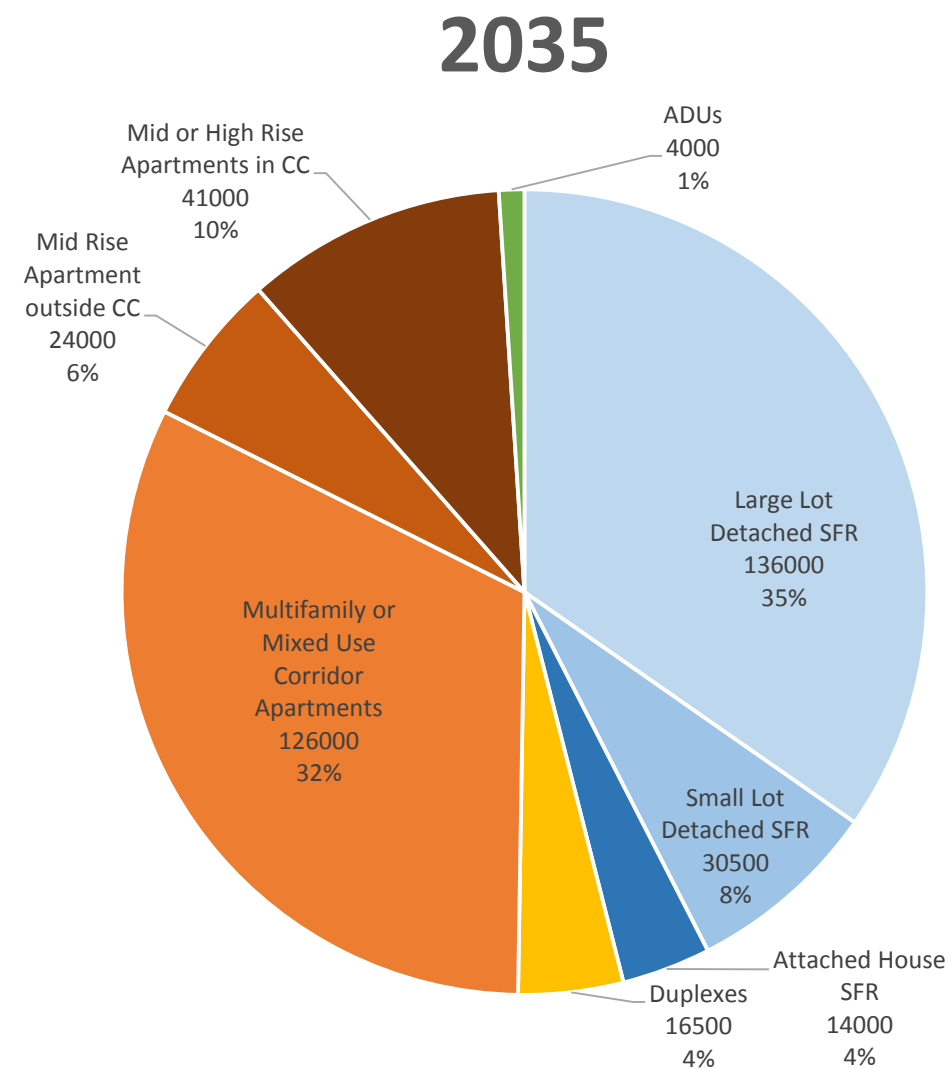
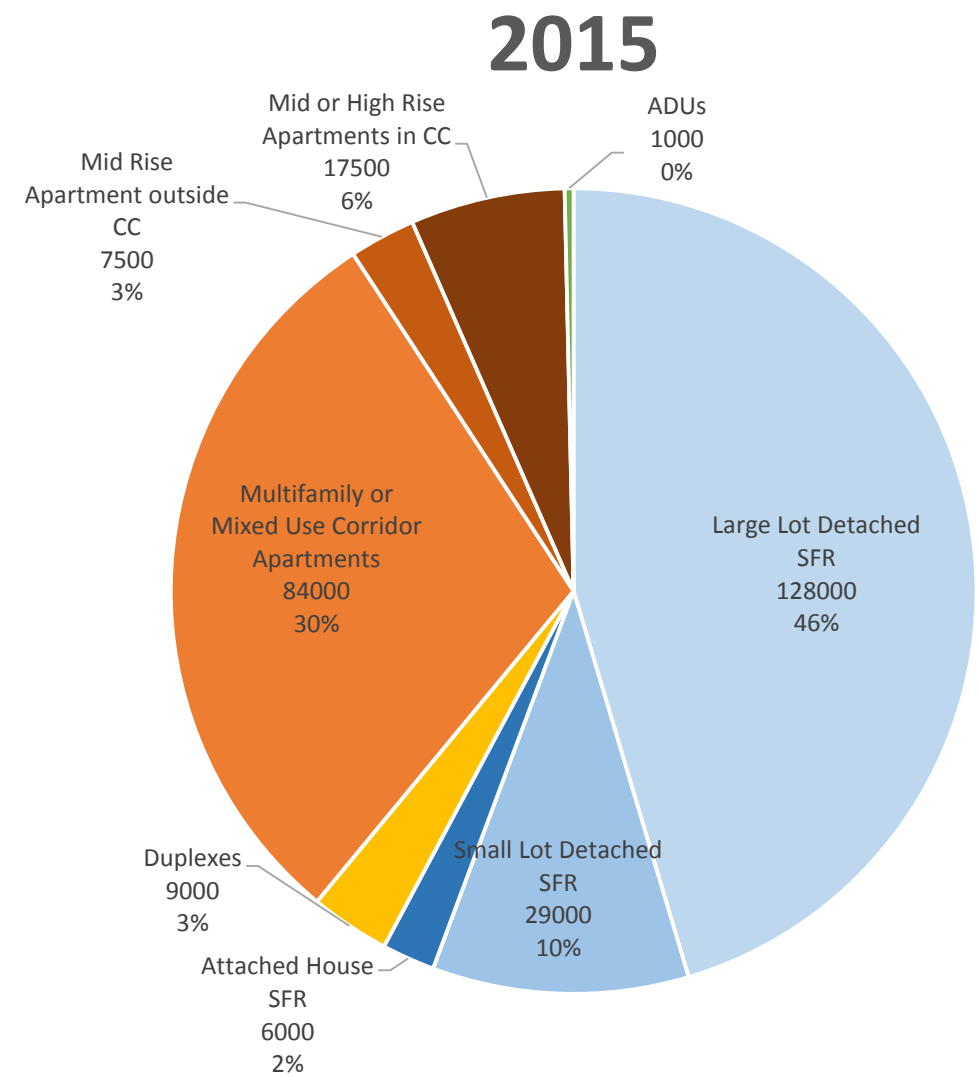


Corridor Growth Scenario

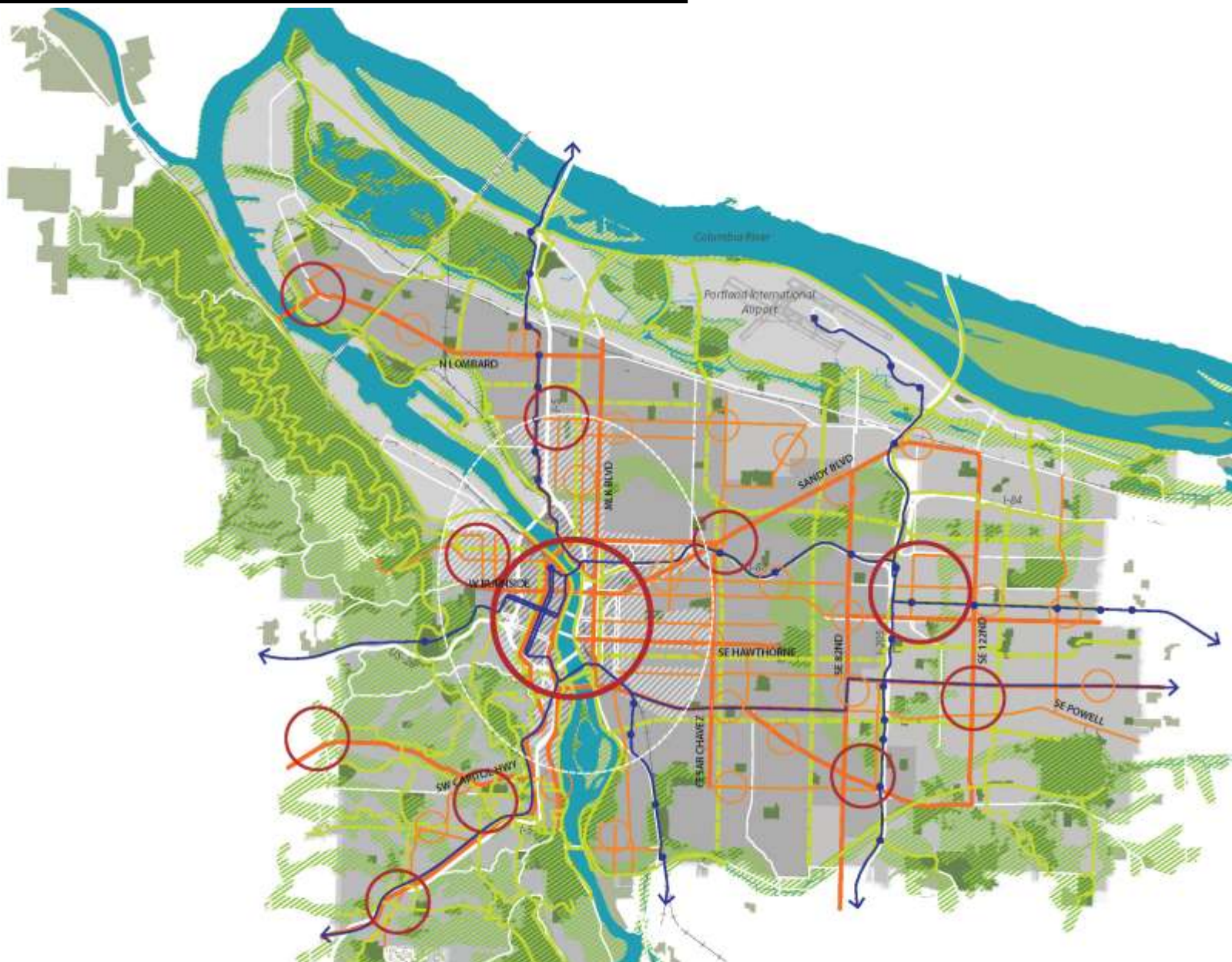


Hubs Growth Scenario

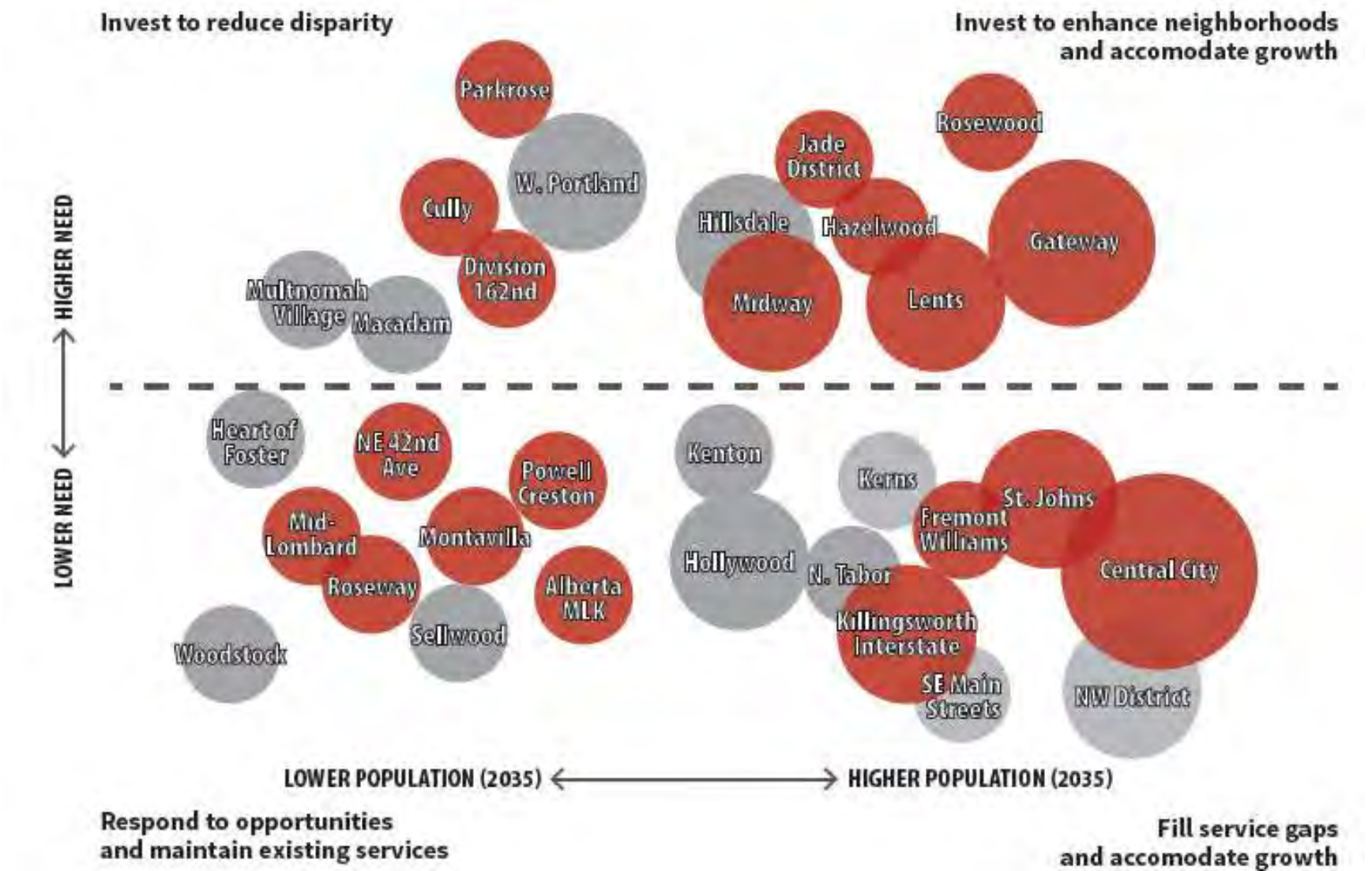
Housing Mix



Urban Design Framework



Investment Strategy



Complete Neighborhoods



Basic Public Services



Parks & Nature



Healthy Food



Businesses & Amenities



Watershed Health



Social Connections



Active Transportation



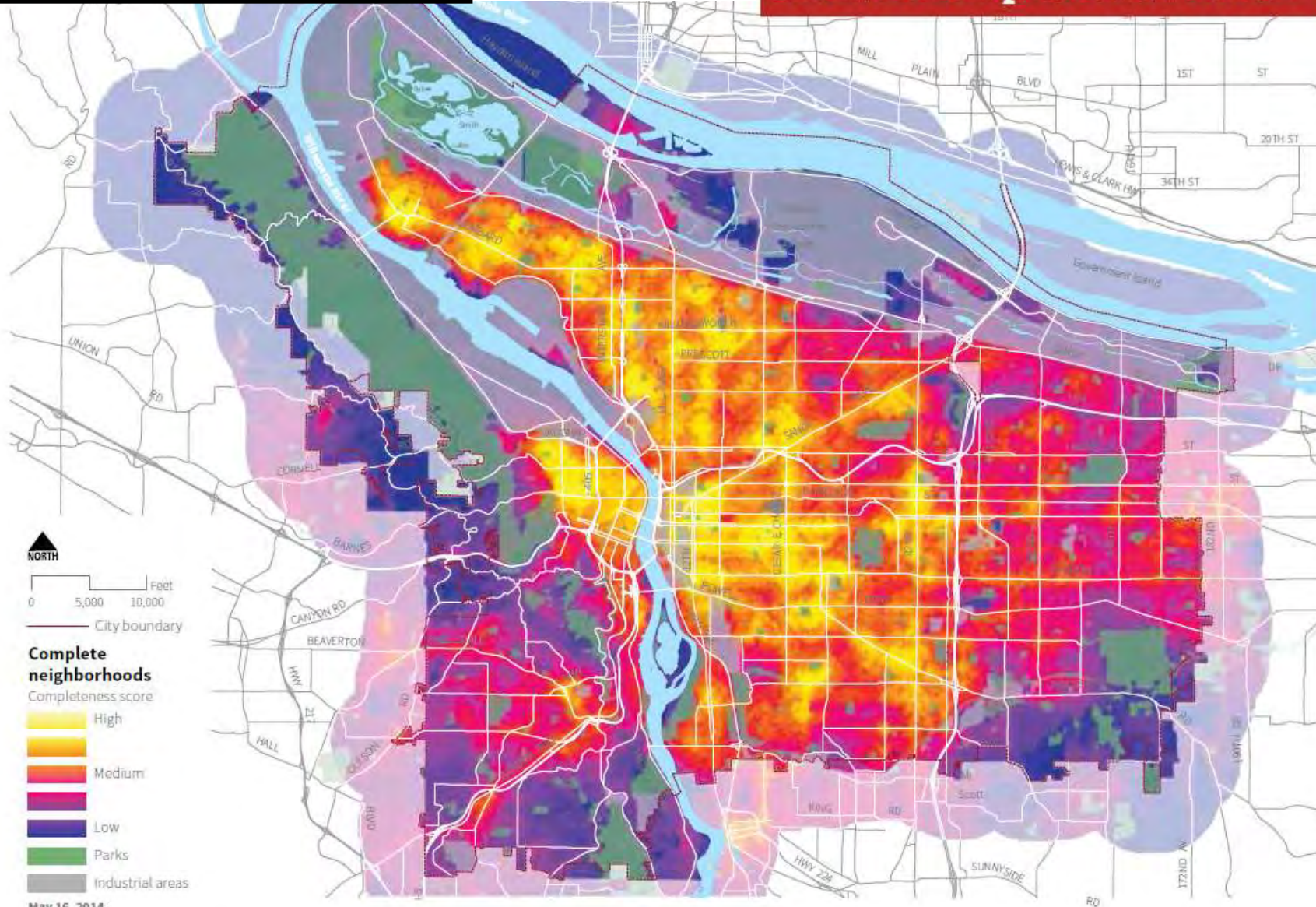
Safety



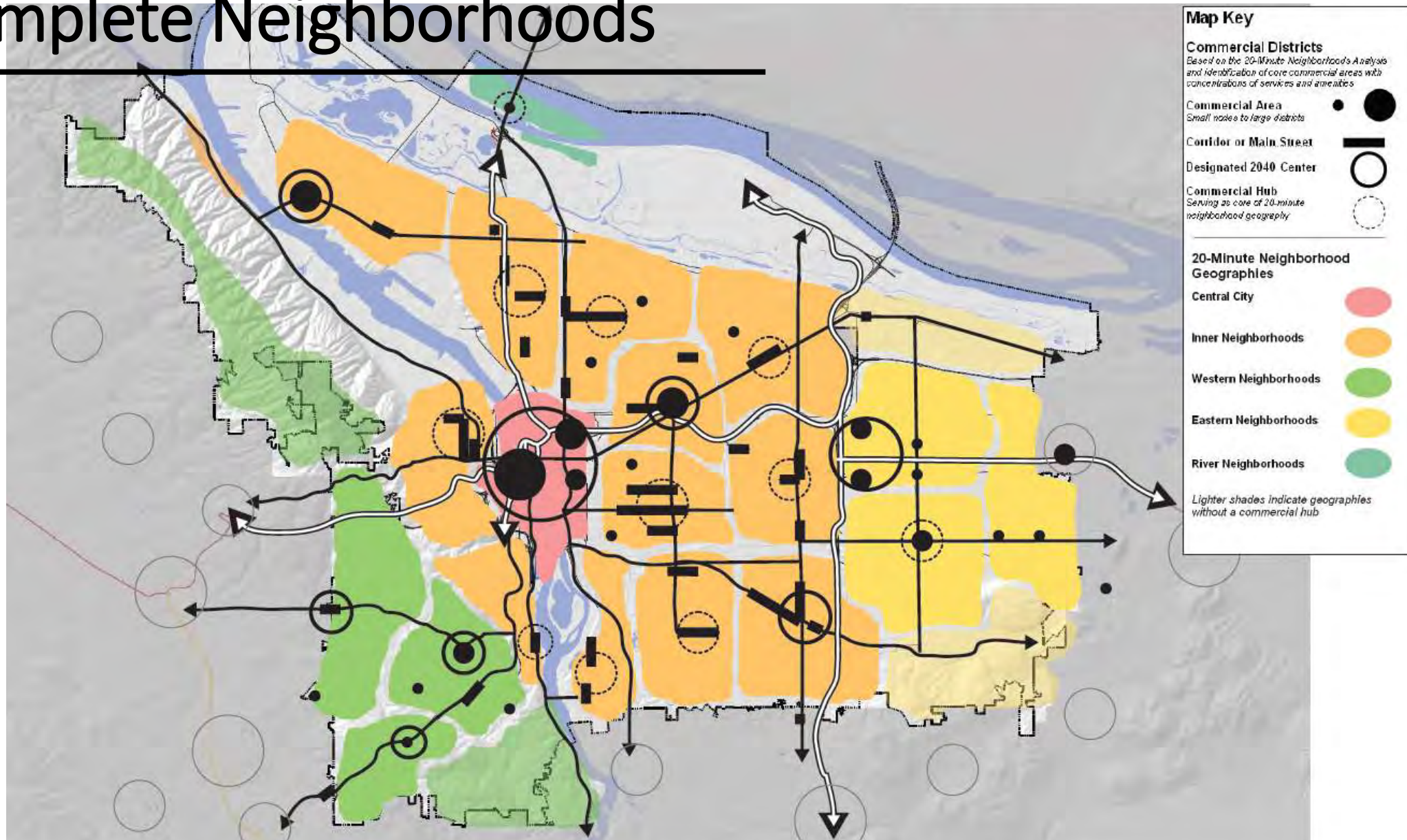
Quality Housing

Complete Neighborhoods

Some Portland neighborhoods are more complete than others

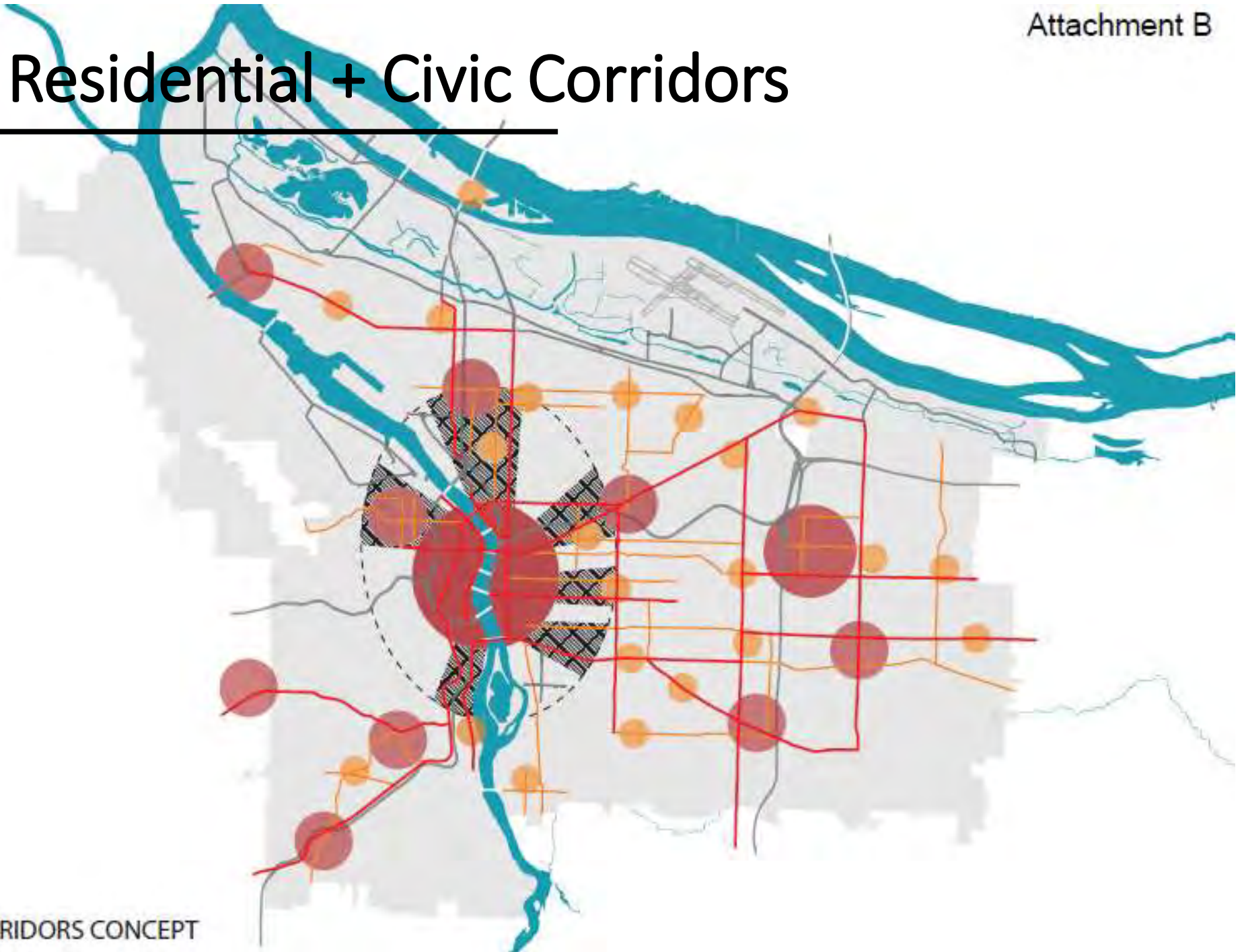


Complete Neighborhoods






Centers + Residential + Civic Corridors




CENTERS AND CORRIDORS CONCEPT



Centers

Range of Types and Sizes

Central City		62,000 dwellings Regional employment hub (capacity for 248,000 jobs) Up to 30+ stories
Gateway Regional Center		15,000 dwellings Employment hub for East Portland (capacity for 15,000 jobs) Up to 5-12 stories
Town Centers Northwest Hollywood St. Johns Lents Hillsdale West Portland Midway Killingsworth Raleigh Hills		7,000 dwellings Diverse employment, institutions Up to 5-7 stories

Civic Corridors Sandy Powell Foster Barbur Interstate MLK Lombard 82 nd Outer Division Outer Stark Cesar Chavez BH Highway Macadam 122 nd		Similar to either Neighborhood or Town Centers, depending on context.
Neighborhood Centers and Corridors (21 of them)		3500 dwellings Primarily retail/service Up to 4 stories
Dispersed Nodes (more than 50 of them)		Small scale retail/service Up to 3 stories

Centers

Services, Social, Walkable, Density



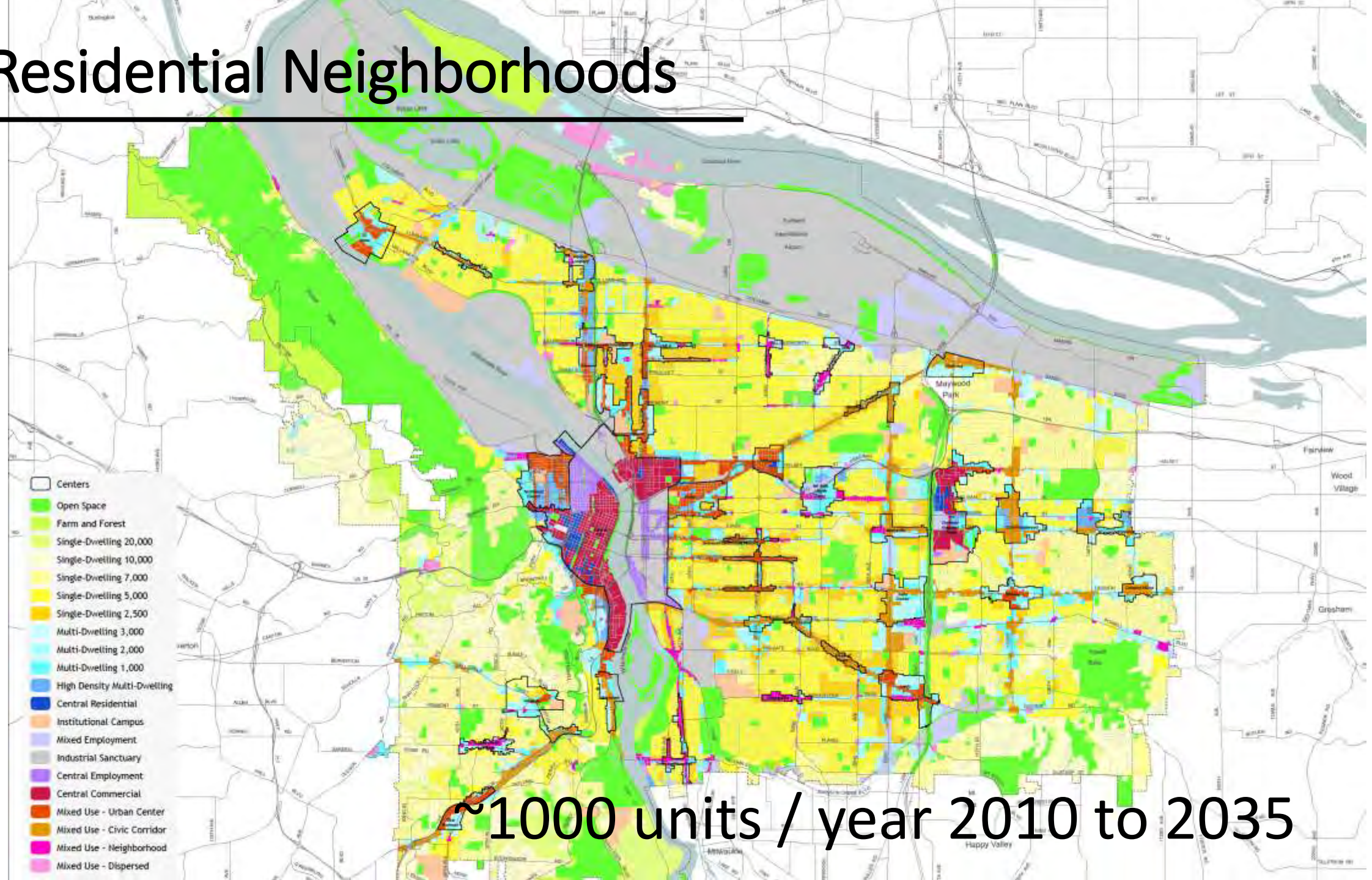
Centers



Connected, accessible places

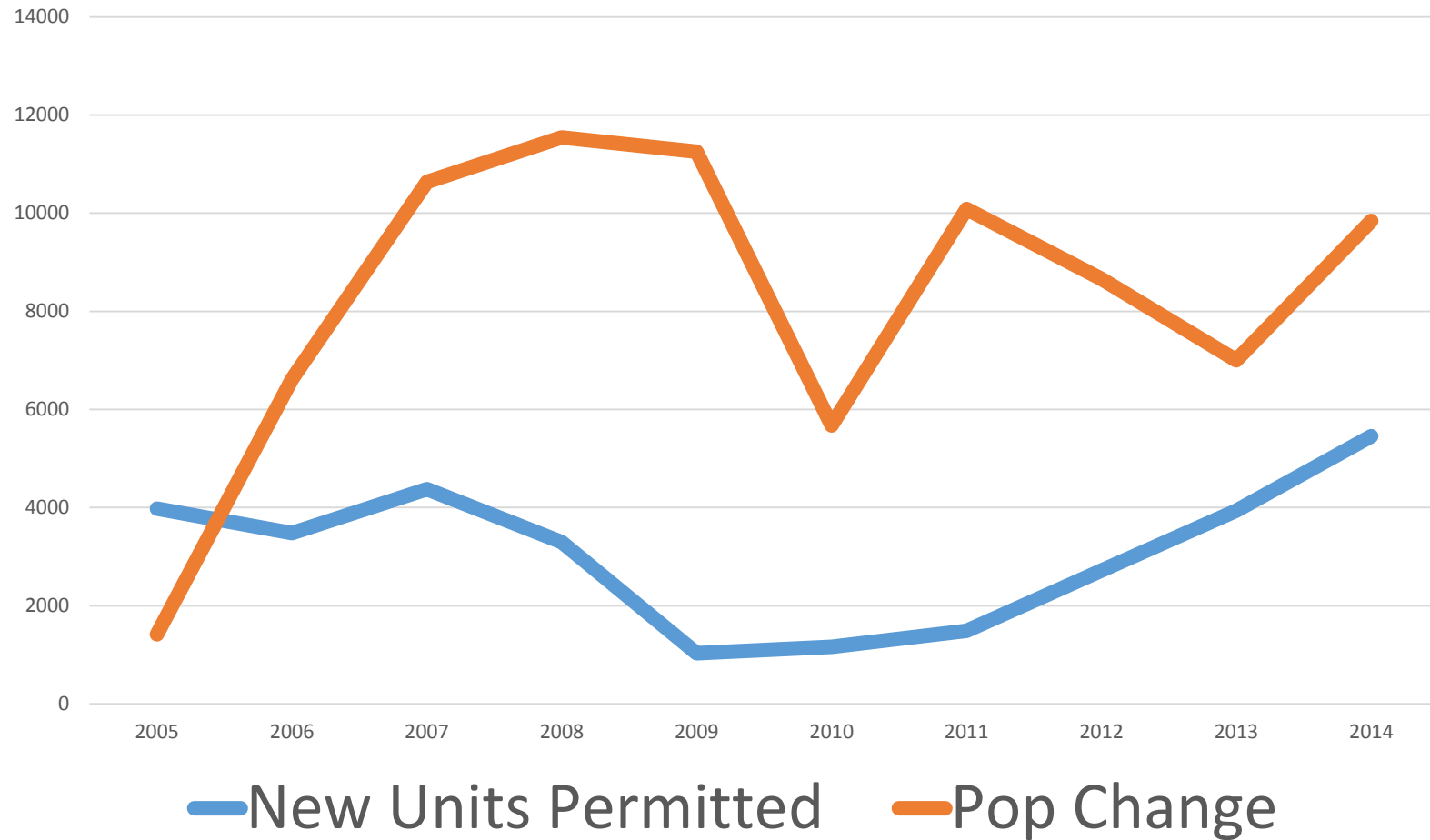


Residential Neighborhoods

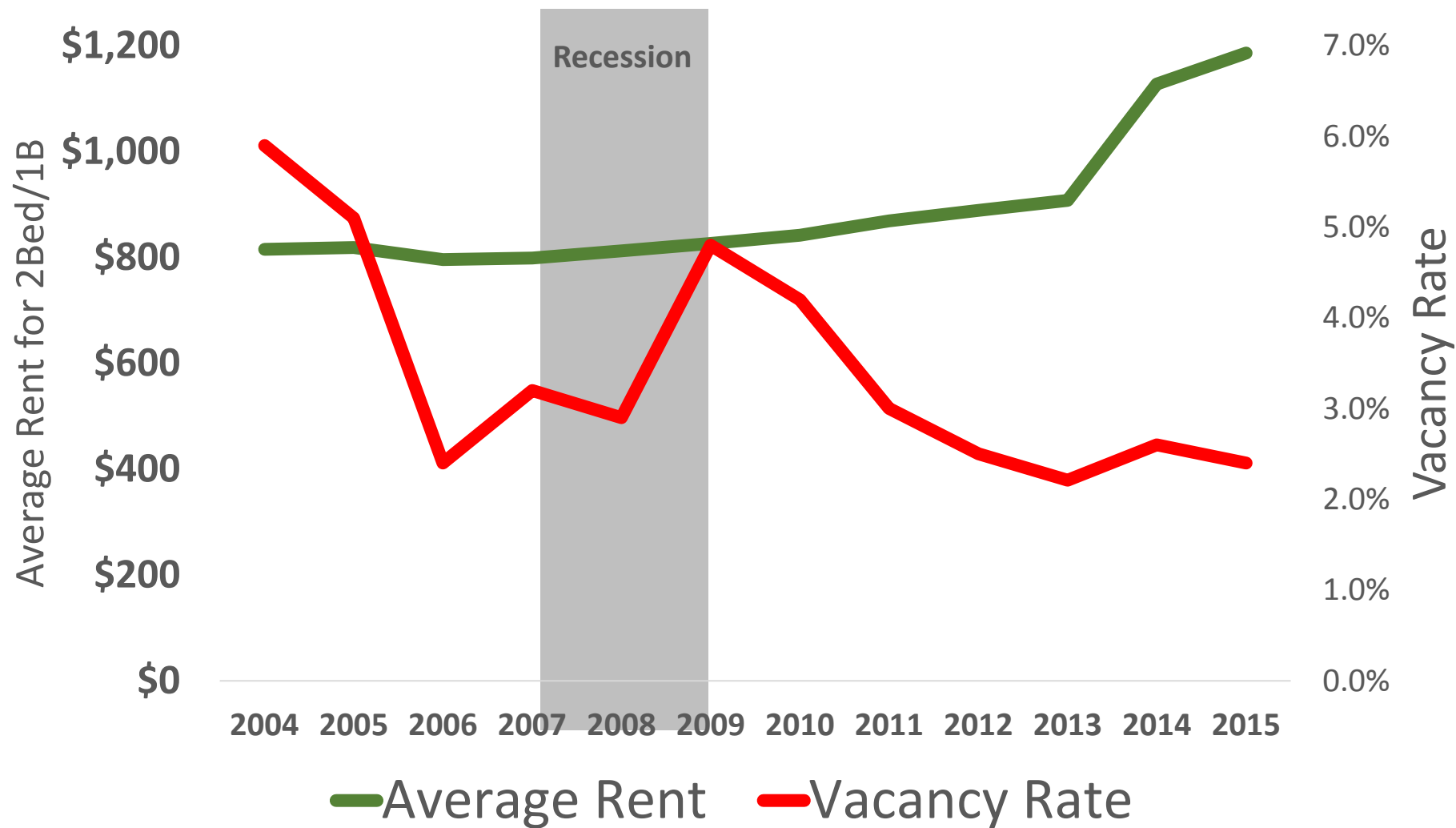


Demand Continues to Exceed Supply

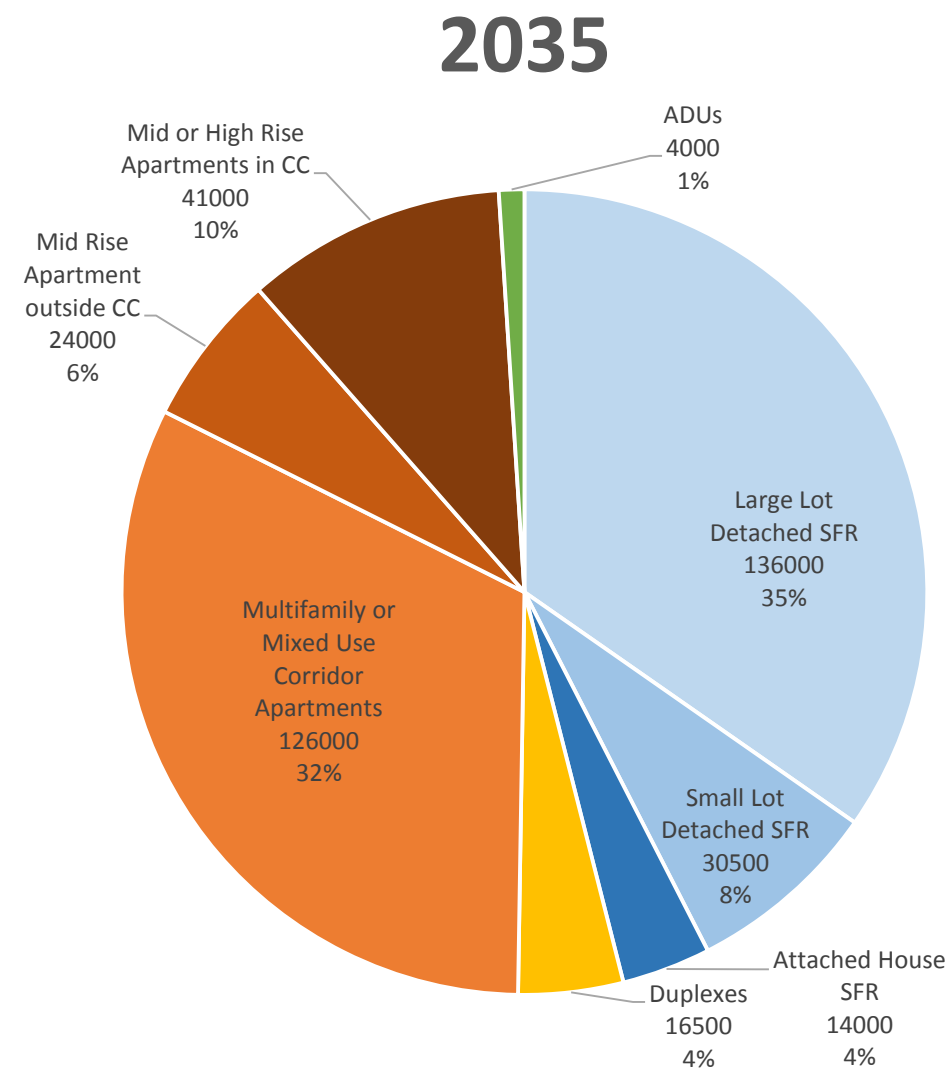
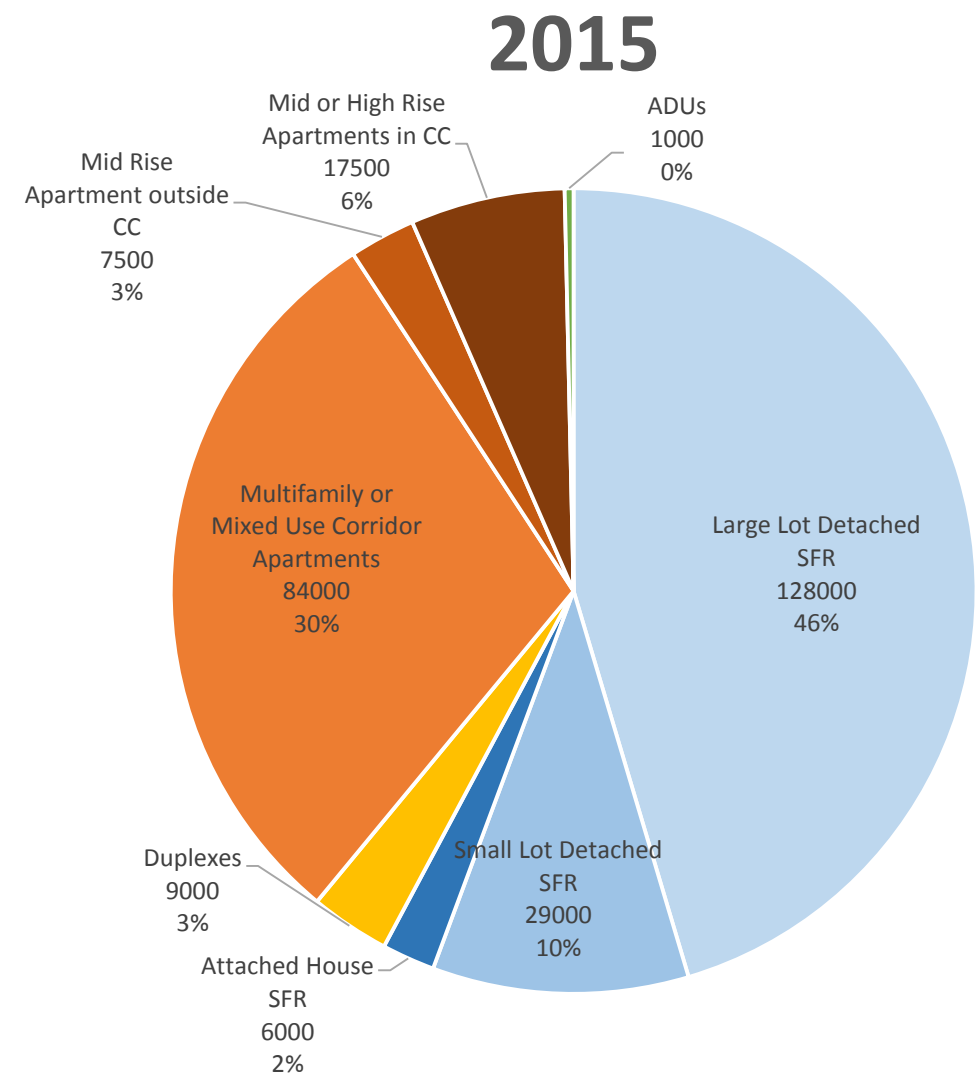
Population vs Housing Growth



Low Vacancy Rate → Higher Rents

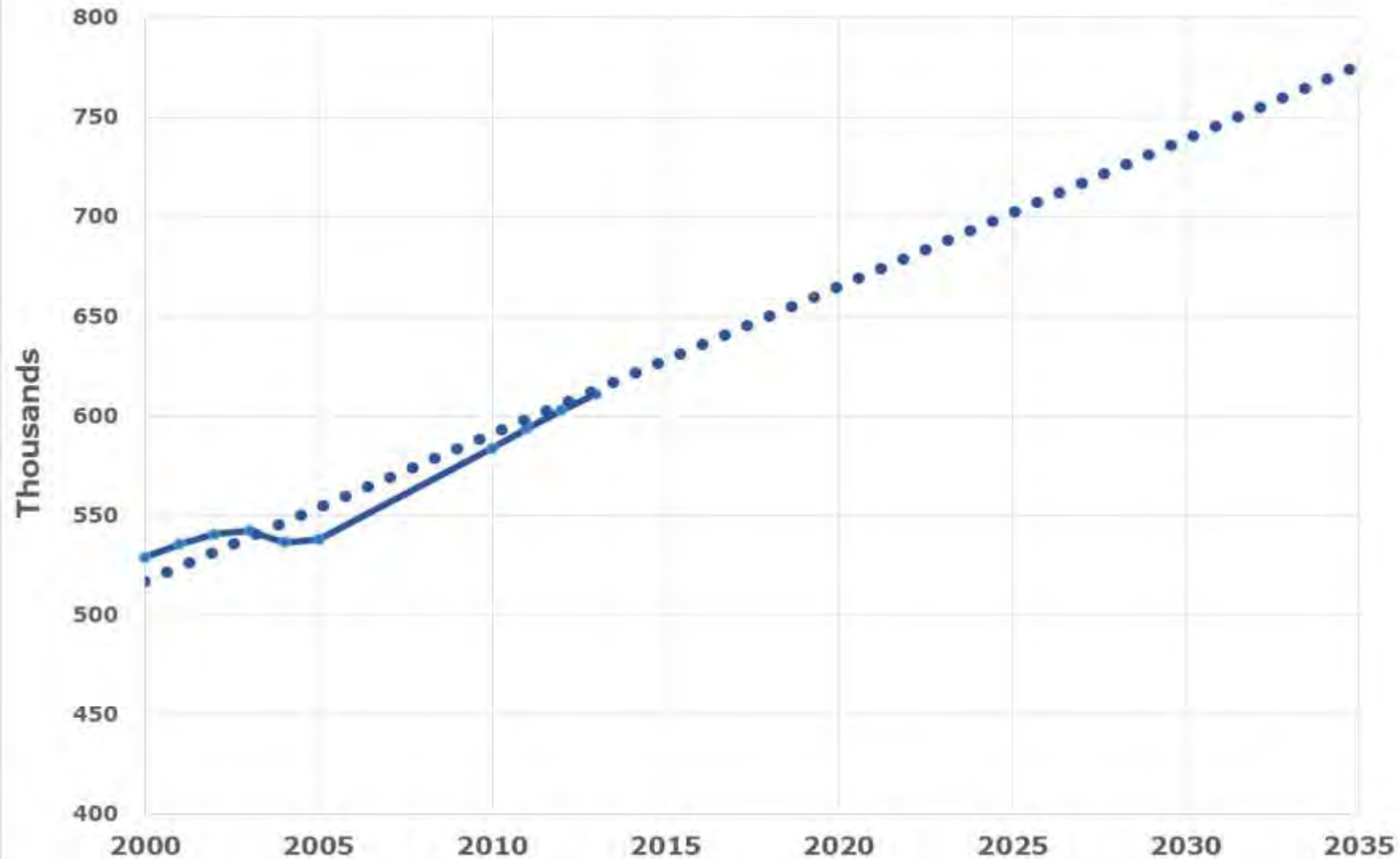


Housing Mix

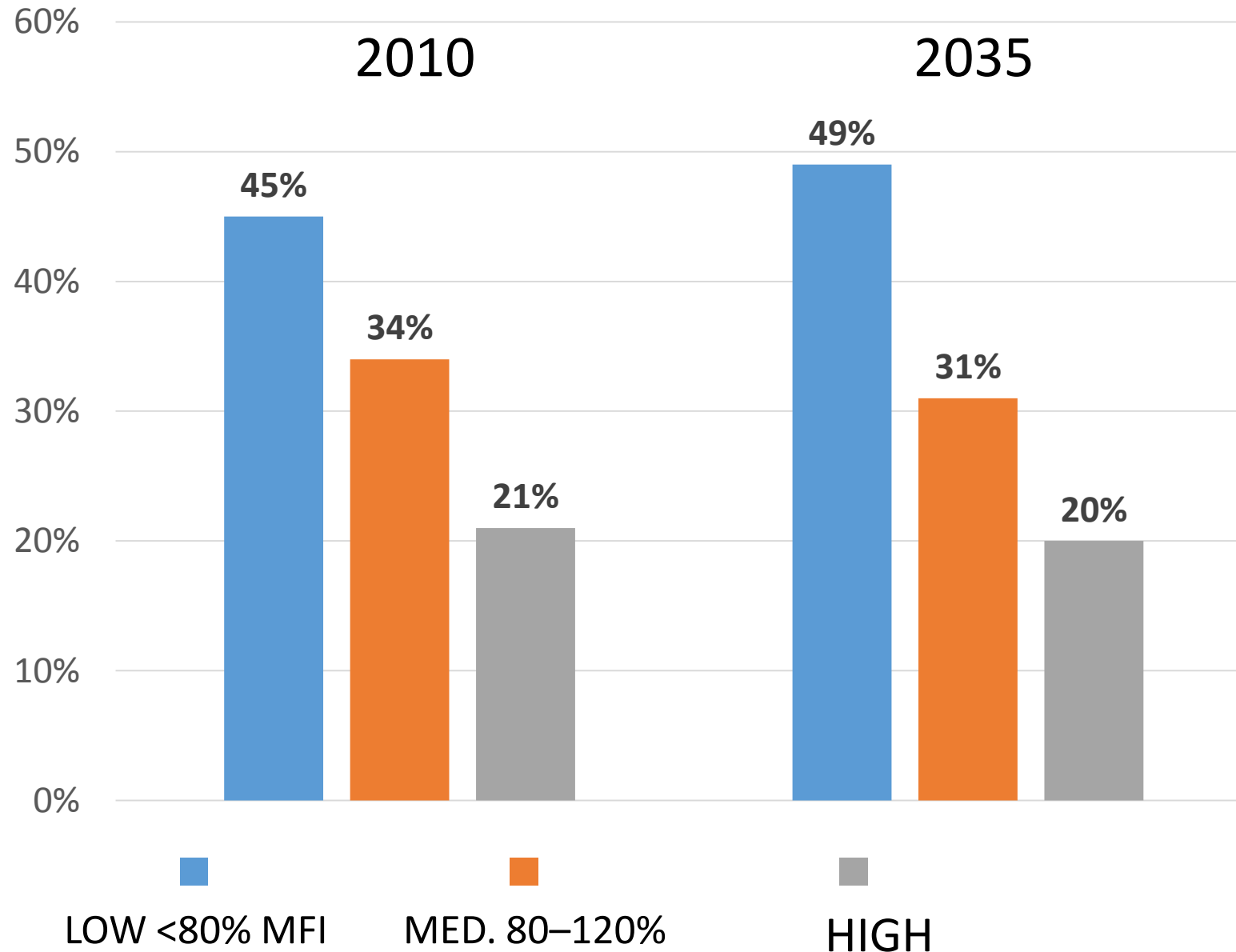




On Track to Hit Growth Target



Proportion of Low Income Households is Increasing



Average Portland Household



3 Person Low Income (60% MFI)



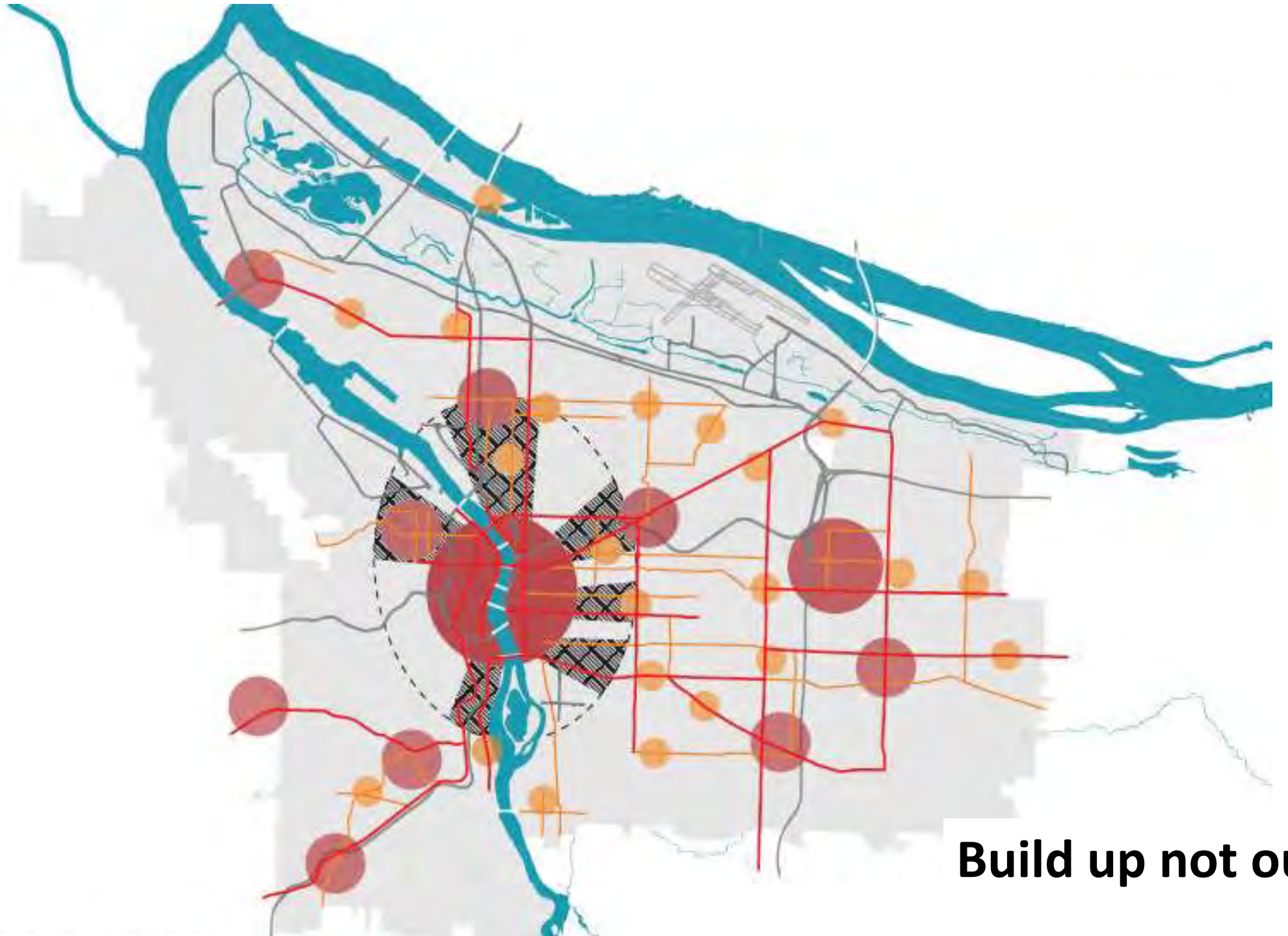
Average Black Household



Average Latino Household



Housing Affordability



Build up not out

Equity Overview

Residential Infill Stakeholder Advisory Committee
November 3, 2015

Desiree Williams-Rajee

Equity Specialist, Bureau of Planning and Sustainability



How will
Portland
change over
the next 25
years?



What does equity mean?

- *Equity is when all individuals have access to the opportunities necessary to satisfy their essential needs, advance their well-being and achieve their full potential. We have a shared fate as individuals within a community and communities within society. All communities need the ability to shape their own present and future. Equity is both the means to healthy communities and an end that benefits us all.*
- ~Portland Plan 2012

Equity: A citywide initiative



Equity Framework



Office of Equity and Human Rights



Comprehensive Plan



EQUITY GUIDING PRINCIPLE

Promote equity and environmental justice by reducing disparities, minimizing burdens, extending community benefits, increasing the amount of affordable housing, affirmatively furthering fair housing, proactively fighting displacement, and improving socio-economic opportunities for under-served and under-represented populations.

Intentionally engage under-served and under-represented populations in decisions that affect them. Specifically recognize, address and prevent repetition of the injustices suffered by communities of color throughout Portland's history.

How will this be implemented?

- Invest to reduce disparities
- Make infrastructure decisions that advance equity
- Include under-served and under-represented populations in decisions that affect them.
- Address displacement of residents
- Provide for ongoing affordability
- Create regulations that acknowledge that one size does not fit all.

Residential Infill Project

How will single-dwelling development standards ensure that new or remodeled houses are integrated and complement the fabric of neighborhoods?



Intergenerational Equity



How will the single-dwelling development standards adapt to meet the needs of the next generation?

Group Exercise

To create intergenerational equity:

- What assets of our neighborhoods would we like the next generation to inherit?
- How might our neighborhoods need to change?
- What are challenges we face now that we'd like future generations not to inherit?

BONUS

- What else might be considered to include the historic experience and future demographic shift of communities of color?
- How will equitable opportunity be created for low-income families?

Equity Lens

- **Process Equity:** Is the decision process inclusive, fair and open? Does it consider all communities?
- **Distributional Equity:** Is there fair and just distribution of benefits and burdens to all residents in the community?
- **Intergenerational Equity:** Do the decisions and actions today break the cycle of inequities so there is equity for future generations?