

Alternative Housing Options

Residential Infill Project
Stakeholder Advisory Committee
April 5, 2016



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



SAC Meeting Schedule

- Tonight – Alternative Housing Options
- April 19 – Skinny Lots and Lot Confirmations
- May 3 – Discuss Proposal Package
and Public Engagement
- July 19 – Review Public Feedback

Comp Plan Amendment

Middle Housing

“Enable and encourage development of middle housing. This includes multi-unit or clustered residential buildings that provide relatively smaller, less expensive units; more units; and a scale transition between the core of the mixed use center and surrounding single family areas...”

Comp Plan Amendment

Middle Housing

...Apply zoning that would allow this within a quarter mile of designated centers, where appropriate, and within the Inner Ring around the Central City."

Overview

- Charrette takeaways
- Other feedback
- Range of middle housing types
- Alternative Housing Scenario
 - Middle Housing Overlay
 - Housing Types
 - Overlay Location
- SAC Discussion

The Ingredients

House (including manufactured homes/floating homes)	Accessory Dwelling Unit	Duplex	Attached House	Attached Duplex	Triplex	Multi-Dwelling Structure	Multi-Dwelling Development
<i>Standard</i> 	<i>Detached</i> 	<i>Side by side</i> 	<i>Front detached (one)</i> 	<i>Side by side</i> 	<i>Side by side</i> 	<i>4-plex</i> 	
<i>Accessory Dwelling</i> 	<i>Internal basement</i> 	<i>Share back</i> 	<i>Rowhouse (3-2)</i> 	<i>Duplexes attached</i> 	<i>Stacked</i> 	<i>Apartment building (condos/owner)</i> 	<i>Cluster</i>
	<i>Detached, a little</i> 	<i>Front to back</i> 	<i>Attached in row</i> 	<i>Duplexes in row</i> 		<i>Drive-up use, big</i> 	
	<i>Attached</i> 		<i>Attached in row</i> 			<i>Apartment building</i> 	
	<i>Internal with shared</i> 						
	<i>Detached, shared</i> 						

Charrette Takeaways

- Transition between single dwelling and more intense zones
- Form over density - no rowhouses
- Parking impacts
- Limit density in constrained areas
- Simple code

- Bonus density for:
 - Disabled/senior housing
 - Additional useable open space
 - Use of quality materials
 - Preserving existing or “historic” housing
 - Energy efficiency
 - Affordable housing
 - Smaller units

- Allow more units in more zones vs.
- Change the zones, not the rules

Other Feedback

- Concerns: lot coverage, density, and ADU's used as short term rentals
- Many supported increasing options if scale/aesthetics were controlled
- Some opposed alternative options as change to character/increased density

Range of “Middle” Housing



Duplex



Triplex



Courtyard Apt.

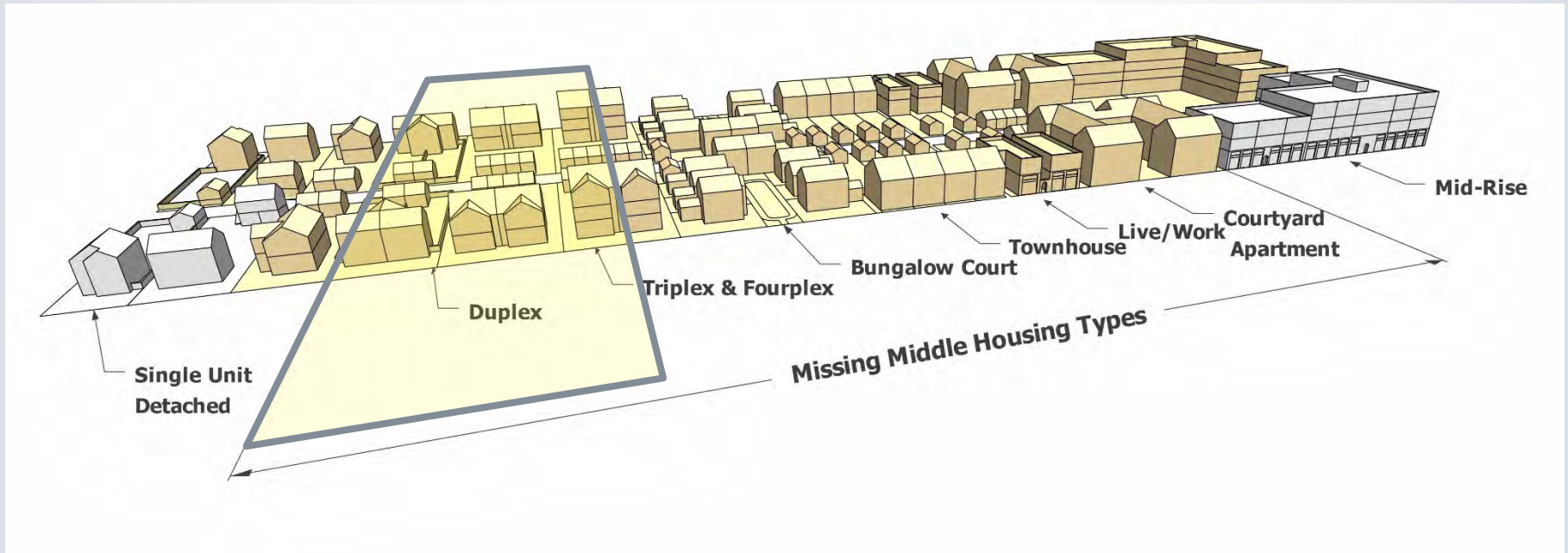
Alternative Housing Scenario

Single dwelling zones -

- Adds more housing types - by right
- Within select R2.5 and R5 zones
- 1-3 units maximum
- Scale consistent with house + detached accessory structure

“Middle Housing” Overlay

Single-dwelling zones



Housing Types



House

- Min lot size:
 - R5 - 2,500 sf
 - R2.5 - 1,600 sf



House with ADU

- Min lot size: same as house
 - R5 - 2,500 sf
 - R2.5 - 1,600 sf

Internal



OR



Detached

Duplex

- Min lot size:
 - R5 - 4,500 sf
 - R2.5 - 3,000 sf
- Consistent with lot sizes for corner lot duplexes



Duplex Conversion

- Min lot size:
 - R5 - 3,000 sf
 - R2.5 - 1,600 sf
- Consistent with lot sizes for houses
- Applies to existing homes older than 25 years



House with 2 ADU's

- Min lot size:
 - R5 - 4,500 sf
 - R2.5 - 3,000 sf
- Consistent with lot size for duplexes
- One internal, one detached
- Not currently allowed



Duplex with ADU

- Min lot size:
 - R5 - 5,000 sf
 - R2.5 - 3,000 sf
- Not currently allowed



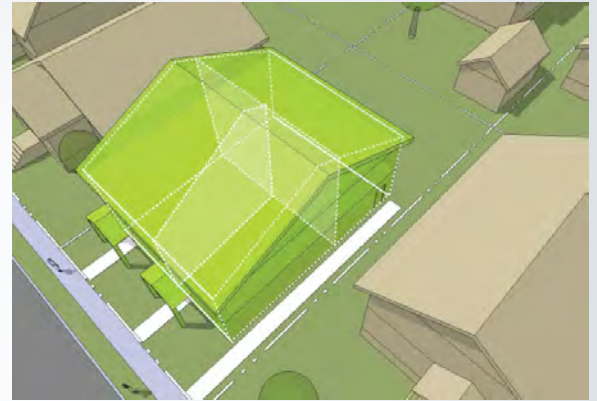
Triplex

- Min lot size:
 - R5 - 6,000 sf
 - R2.5 - 3,000 sf
- Applies to corner lots only
- Currently allowed in R2.5a zone for lots 4,800 s.f.



Triplex Conversion

- Min lot size:
 - R5 - 3,000 sf
 - R2.5 - 1,600 sf
- Consistent with lot sizes for houses
- Applies to existing homes older than 25 years located on corner lots



Cottage Houses

- Min lot size:
 - R5 - 6,000 sf
 - R2.5 - 3,000 sf
- Planned Development required to ensure form is well-integrated
- Equivalent square footage as a house, but includes other form requirements



Other Requirements?

- Universal design (1st floor living)
- Housing retention/preservation
- Design requirements (tbd)

Overlay Location

- Orient the overlay to centers areas (e.g. within a ¼ mile, 5-minute walk)
- Apply the overlay to areas within the “Inner Ring” (close proximity to downtown)
- Other areas?

Defined Centers with
R5/R2.5 designations
located within ¼ mile

The "Inner Ring"
districts, in and near
the central city

Legend

- Center Boundary
- ¼ mile from Center Boundary
- R5 and R2.5 Comp Plan within ¼ mile of center
- Non-R5/R2.5 CP Designations
- R2.5
- R5
- City Boundary

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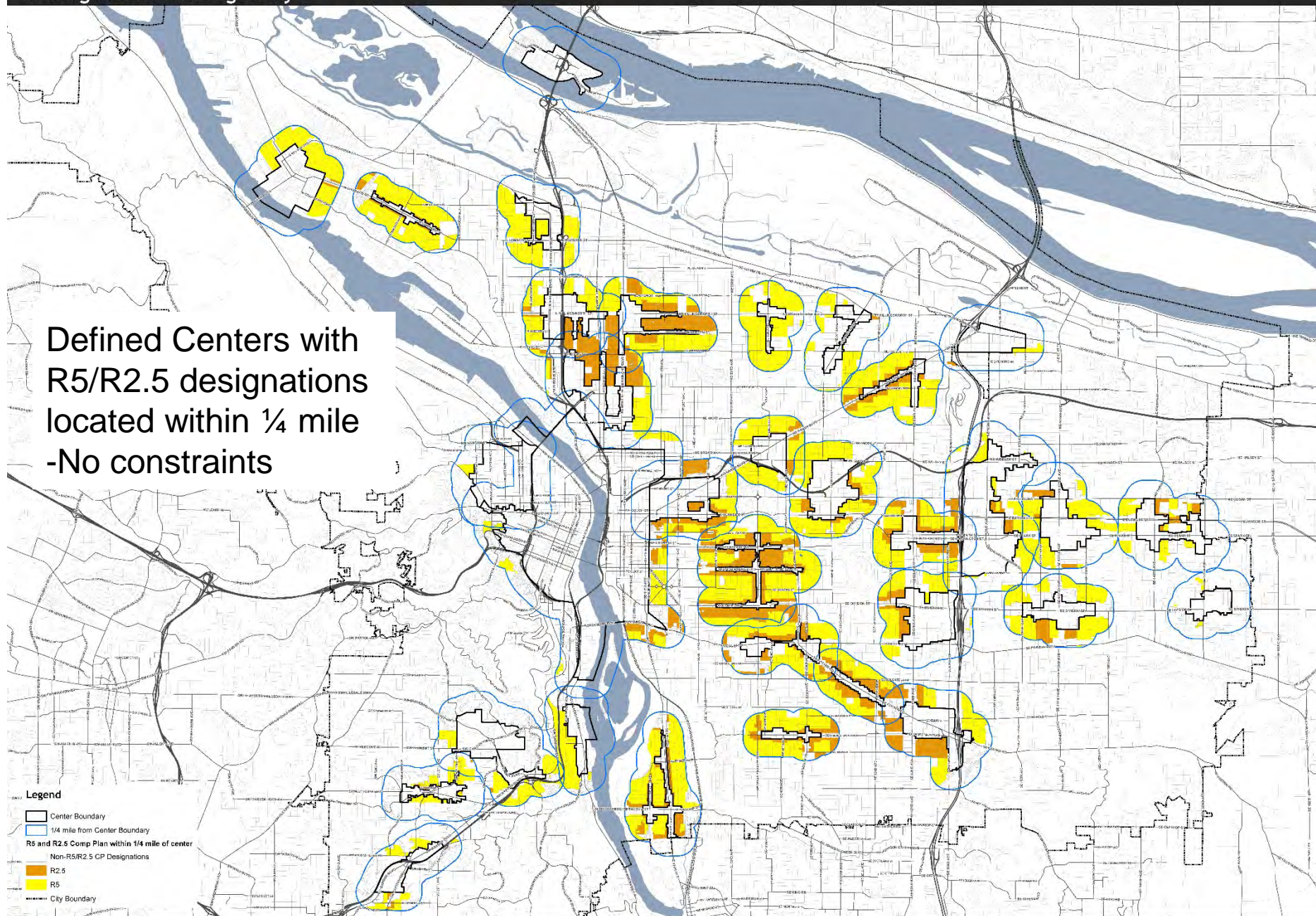


0 3,000 6,000 9,000 feet

Constraints

- However, there are constrained areas where this may not be appropriate:
 - Sensitive natural resource areas
 - Land hazard areas
 - Water service constraints
 - Sewer/Storm system connection limits
 - School district capacity deficiencies

Defined Centers with
R5/R2.5 designations
located within ¼ mile
-No constraints



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0 3,000 6,000 9,000 feet

Defined Centers with
R5/R2.5 designations
located within ¼ mile
-Minus utility, slopes,
landslides, school
constraints

Legend

- Center Boundary
- ¼ mile from Center Boundary
- BLI Constraints and David Douglas SD
- R5 and R2.5 Comp Plan within ¼ mile of center
- Non-R5/R2.5 CP Designations
- R2.5
- R5
- City Boundary

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0 3,000 6,000 9,000 feet

Alternative Housing Options

Guiding Principles	Existing Code	Middle Housing Overlay
Fit context	●	▽
Diverse housing	●	▲
Adaptable over time	●	▲
Privacy, Sunlight, Open Space, Natural Features	●	—
Resource efficient	●	▲
Housing affordability	●	▲
Economically feasible	●	△
Clear rules for development	●	▽
Key: Existing Code ● Supports, ● Allows ○ Does not support Scenario ▲ Improves △ Slight improvement — No change ▽ Slight reduction ▼ Reduction		

Clarifying Questions (Large Group)

Break (15 minutes)

Questions (Small Groups)

1. What specific feedback do you have related to number of units, overlay location, building form, lot size and applicable zoning?
2. What else should BPS consider?

Reflection

(Following Report Outs)

1. Where are you on this scenario—
 - doesn't go far enough/
 - close but not quite/
 - goes too far
2. How would you modify it to better address infill needs?