



# 2035 Comprehensive Plan

Planning and Sustainability Commission  
Work Session

## Residential Densities - Part 2

March 24, 2015



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



# What's the appropriate residential density, considering each area's:

- Existing land use patterns and density
- Historical development patterns
- Housing affordability
- Historic and cultural resources: streetscape and architecture
- Sustainability and resilience criteria
- Access to transit
- Access to services



# Today's agenda:

1. Natural hazards, drainage concerns and infrastructure constraints
2. Residential area fronting on a truck route
3. Distance from centers and corridors, and prevalent lot pattern



# PSC recommendations:

- Do you support staff's general approach?
- Do you recommend any modifications to this approach?
- Do you want to hold over any of these for further discussion?





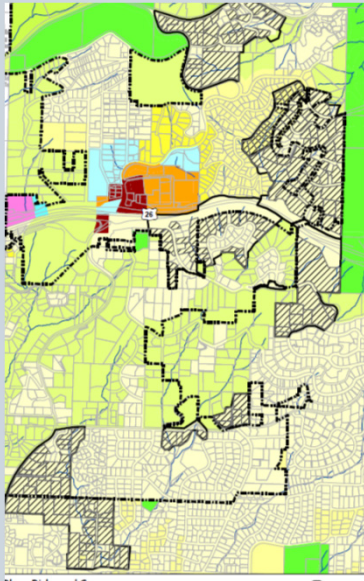
# 1. Natural Hazards, Drainage Concerns and Infrastructure constraints

**Purpose:** Reduce future risks, impacts, and costs of development:

- Public health and safety
- Infrastructure
- Property

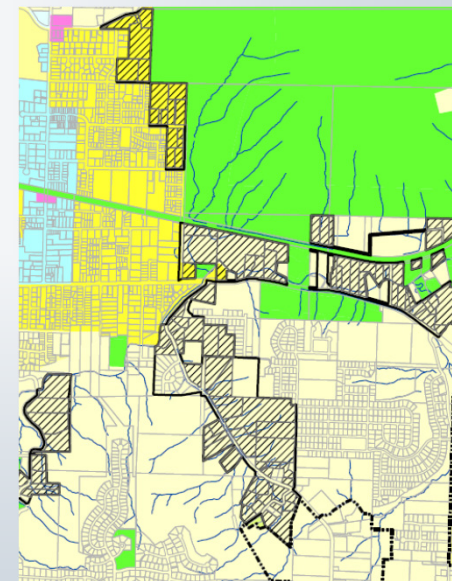
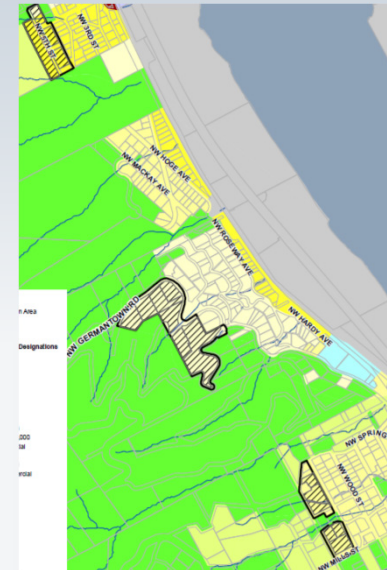
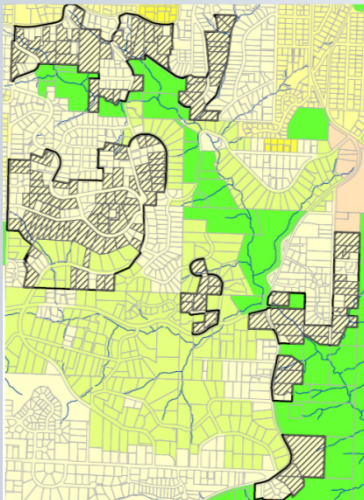






## Proposed down-designation areas:

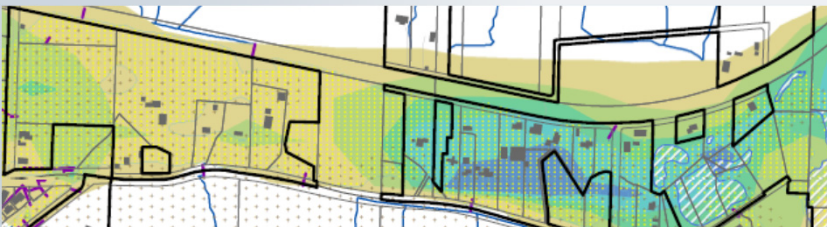
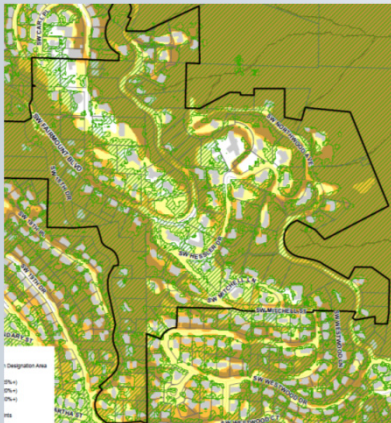
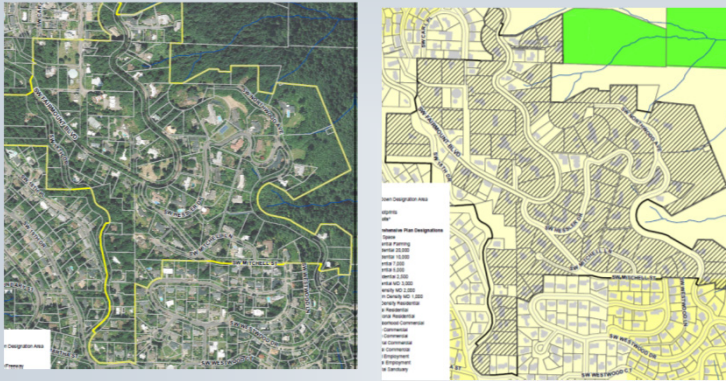
- Linnton hillside  
R5, R7, & R10 → R20
- Southwest Hills  
primarily R10 → R20
- Southeast near Powell  
Butte and south of SE  
Foster Rd R5 & R10 →  
R20



# Proposal reflects:

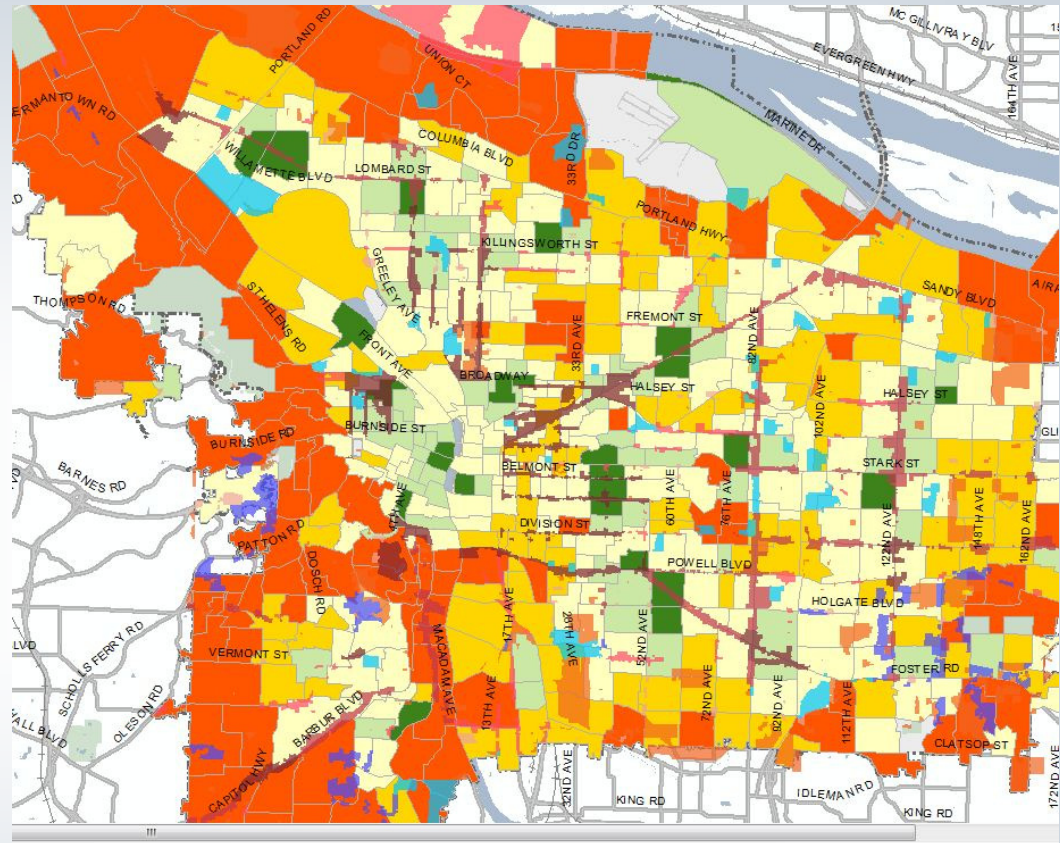
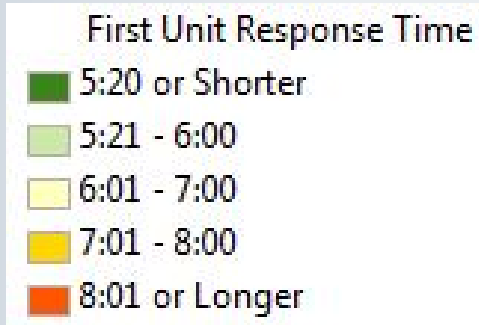
## ■ Area-scale GIS analysis

- Development potential
- Steep slopes - LiDAR
- Landslide hazard/historic slides
- Wildfire hazard
- Earthquake hazard/liquefaction
- Poorly draining soils
- Floodplain/1996 flooded areas
- Groundwater depth
- Infrastructure systems
- Surrounding land use/zoning
- Proximity to centers and services





# Code 3 Emergency Response Times 2013-14 *Portland Fire & Rescue*



## Working with bureaus







# Field Visits





# Comprehensive Plan policy context:

The proposal supports:

- Centers and corridors growth concept - prioritizing investments in these areas and in areas with disparities affecting vulnerable communities.
- Improved resilience to natural hazards and climate change.
- Neighborhood stability and would not significantly impact housing supply or choices of housing type.
- Green infrastructure, and innovative infrastructure improvements, e.g., street-by-street.

The proposal also comports with Oregon law sanctioning local ordinances to protect public health and safety.

Post-Comp Plan investment, regulatory improvement, and partnerships



# What we heard in testimony:



- Mixed support and opposition from ~30 individuals (~935 properties affected)
- Support from:
  - BES, PF&R and PBEM
  - Urban Forestry Commission
  - Powellhurst-Gilbert and Linnton NAs
  - Audubon Society of Portland
- Suggestions from BDS and PBOT helped refine the proposal







## 2. Residential area fronting on a truck route



St John's  
neighborhood, NW  
edge of Lombard

Proposed changes:  
R1, R2 → R2.5,  
except where built to  
R1, R2







# Single Family Homes



single family, detached	43
attached homes	11
total duplex	14
condos/apartments	9
commercial	1
parking/vacant lot	2
church	1
<b>TOTAL PROPERTIES</b>	<b>81</b>

# Multi Family Homes



Freight





- R1, R2
- R2.5



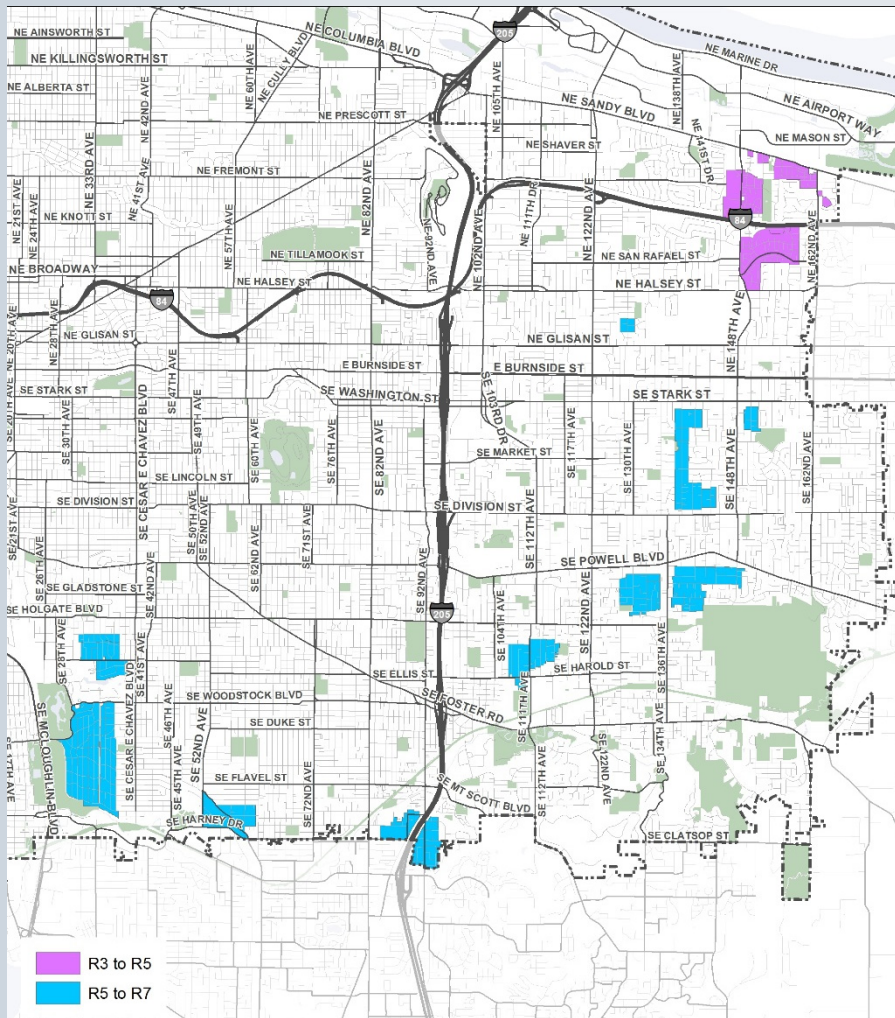
# PSC recommendations:

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# 3. Distance from centers and corridors, and prevalent lot patterns



R5 → R7	Eastmoreland, Reed, Brentwood-Darlington, Portsmouth, Kenton & pockets in East Portland
R2.5 → R5	Brentwood-Darlington & Mt. Scott-Arleta
R3 → R5	Wilkes

# Similar themes, but different local conditions...





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# PSC recommendations:

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# Similar themes, but different local conditions...



# Understanding the testimony

- Eastmoreland
- South Burlingame
- Concordia

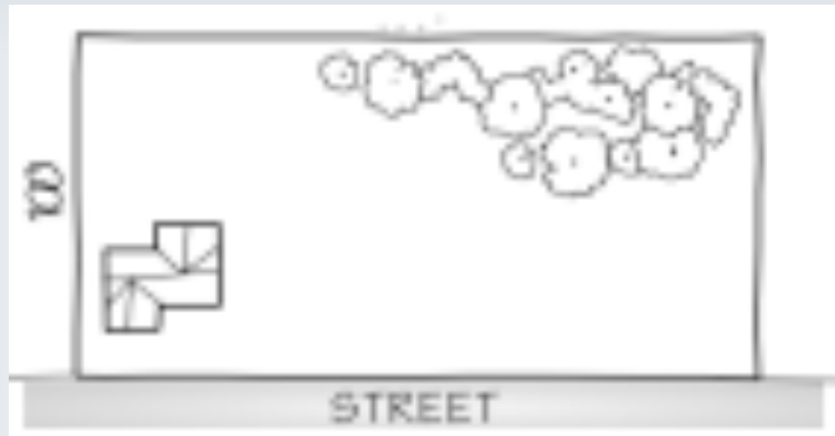


# Concerns about “truth in zoning”

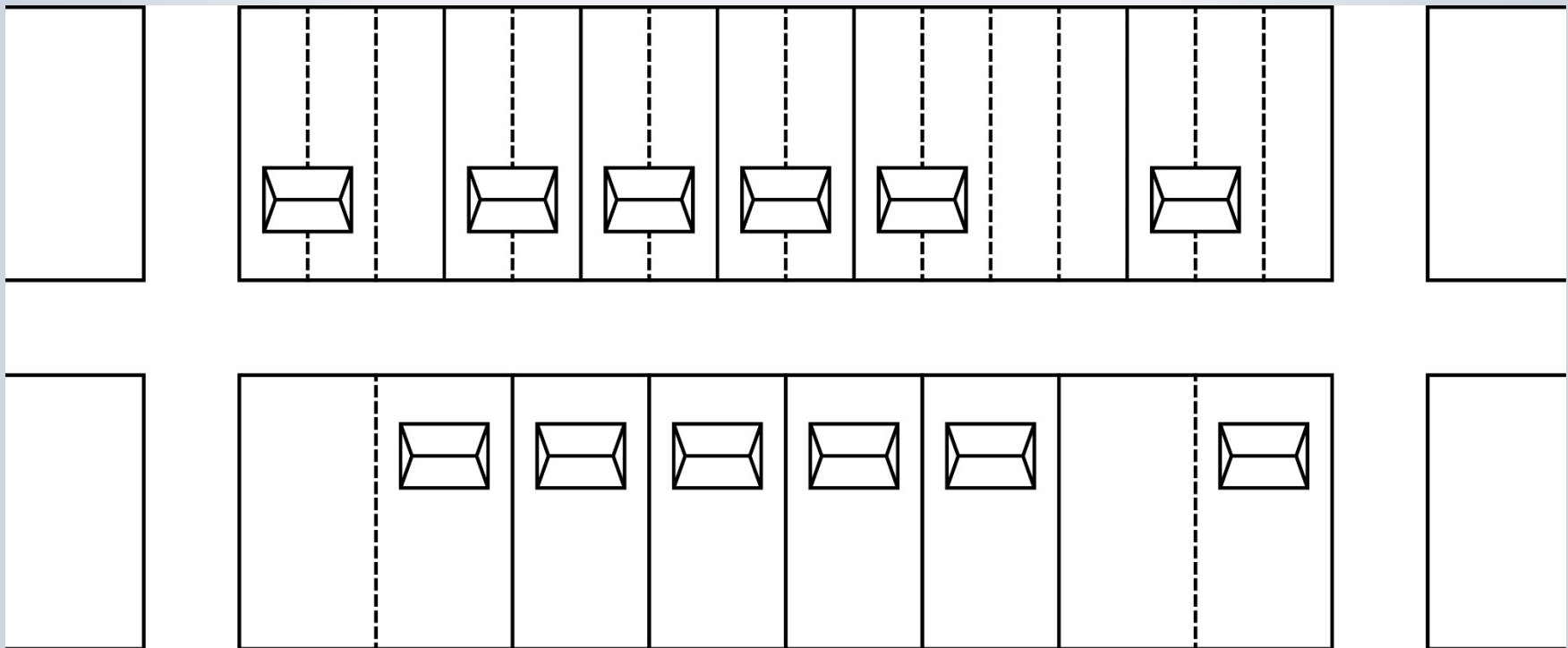
- Prior to 2002, density and lot size were coupled:  
R5 = 5,000 sf  
R7 = 7,000 sf
- After 2002, density and lot size were decoupled:  
R5 = 5,000 sf density and 3,000 sf lot  
R7 = 7,000 sf density and 4,200 sf lot



# Flexible lot sizes



# Lot Confirmations $\neq$ Land Divisions



# R5 “confirmable” lot example



13 lots, 11 “skinny lots”



# R7 “confirmable” lot example



5 lots, all 36+ feet wide



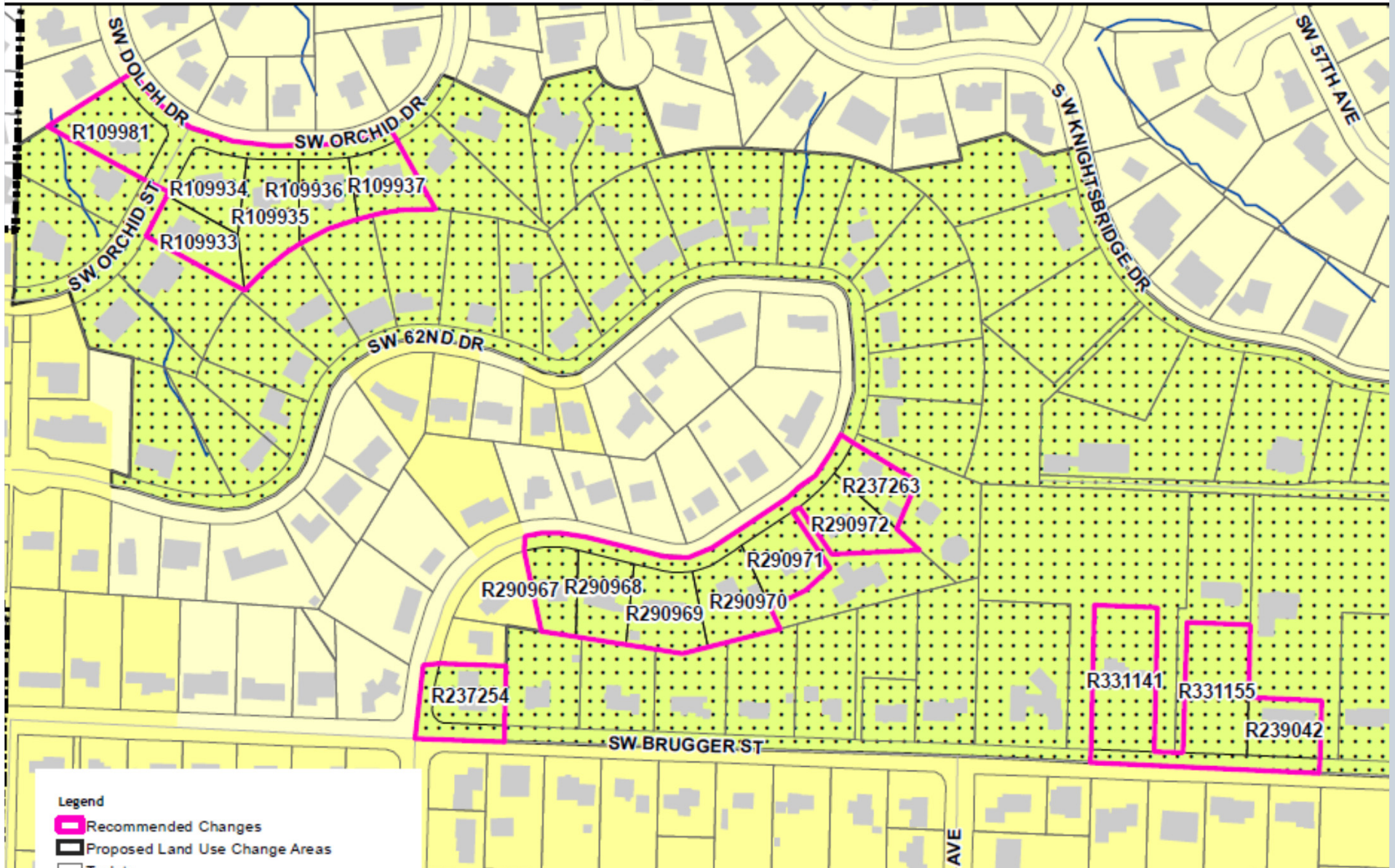


- **Questions & discussion**
- **Next steps**



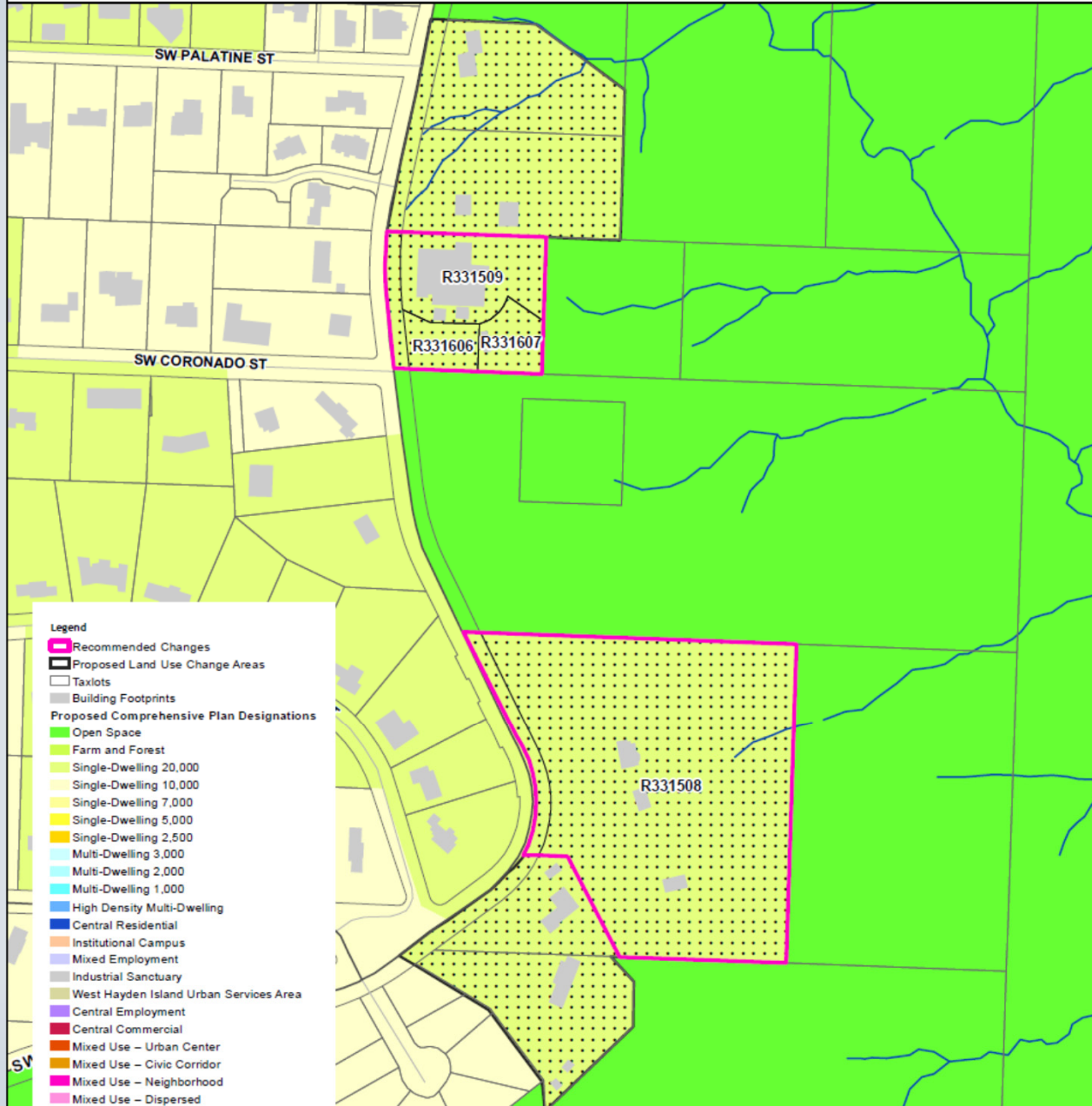
# Staff Recommended Changes to Proposed Draft

February 20, 2015



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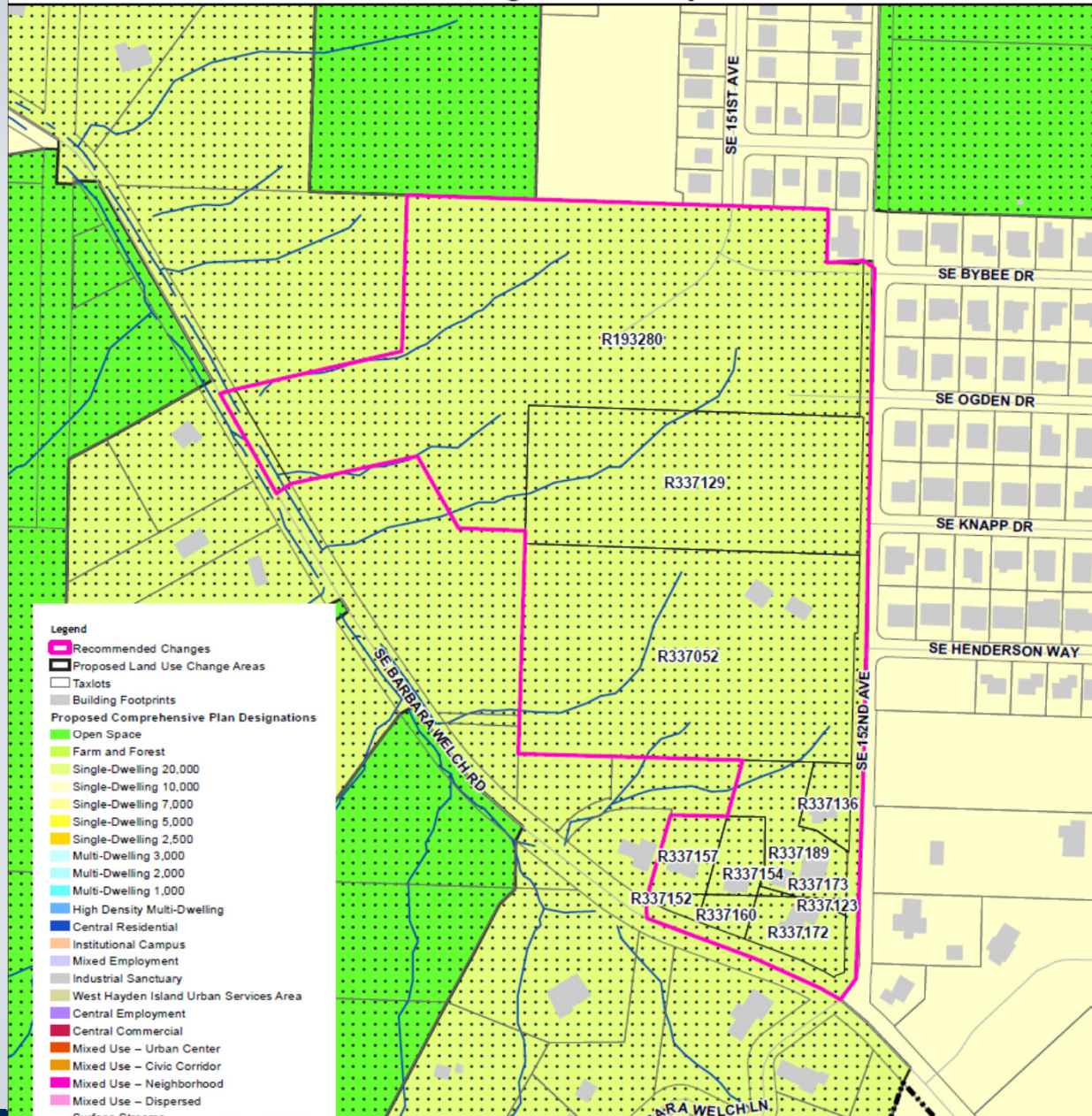
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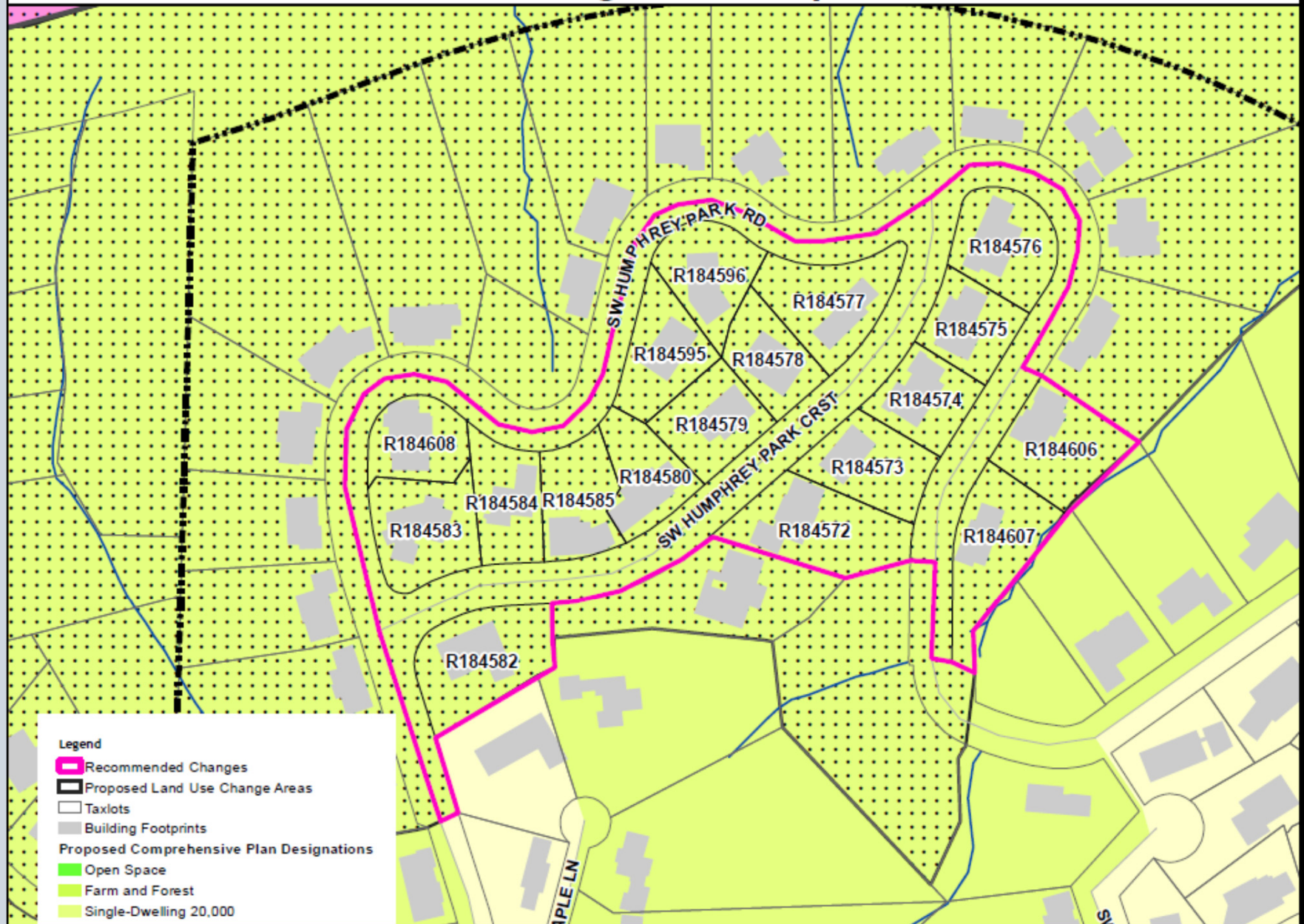
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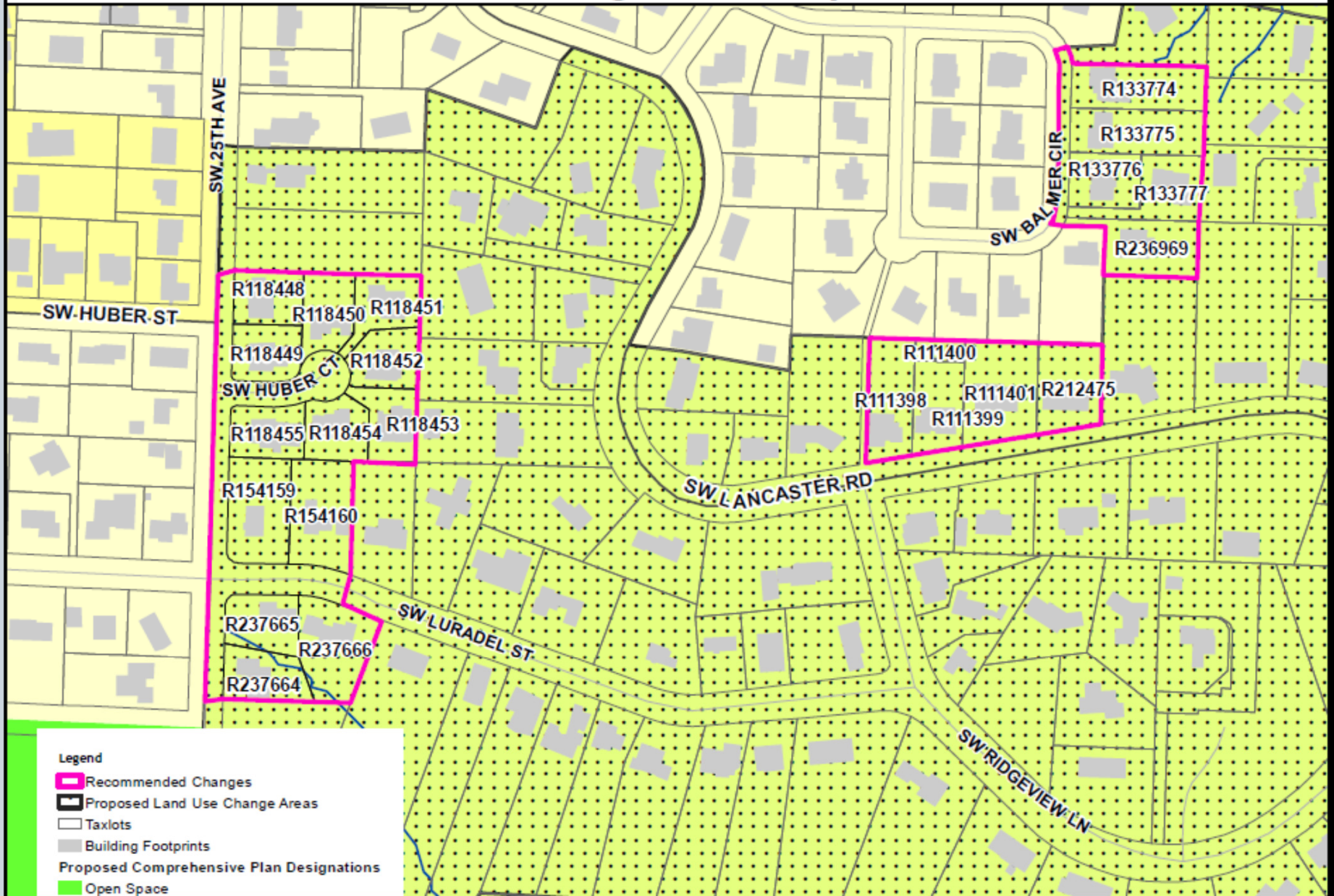
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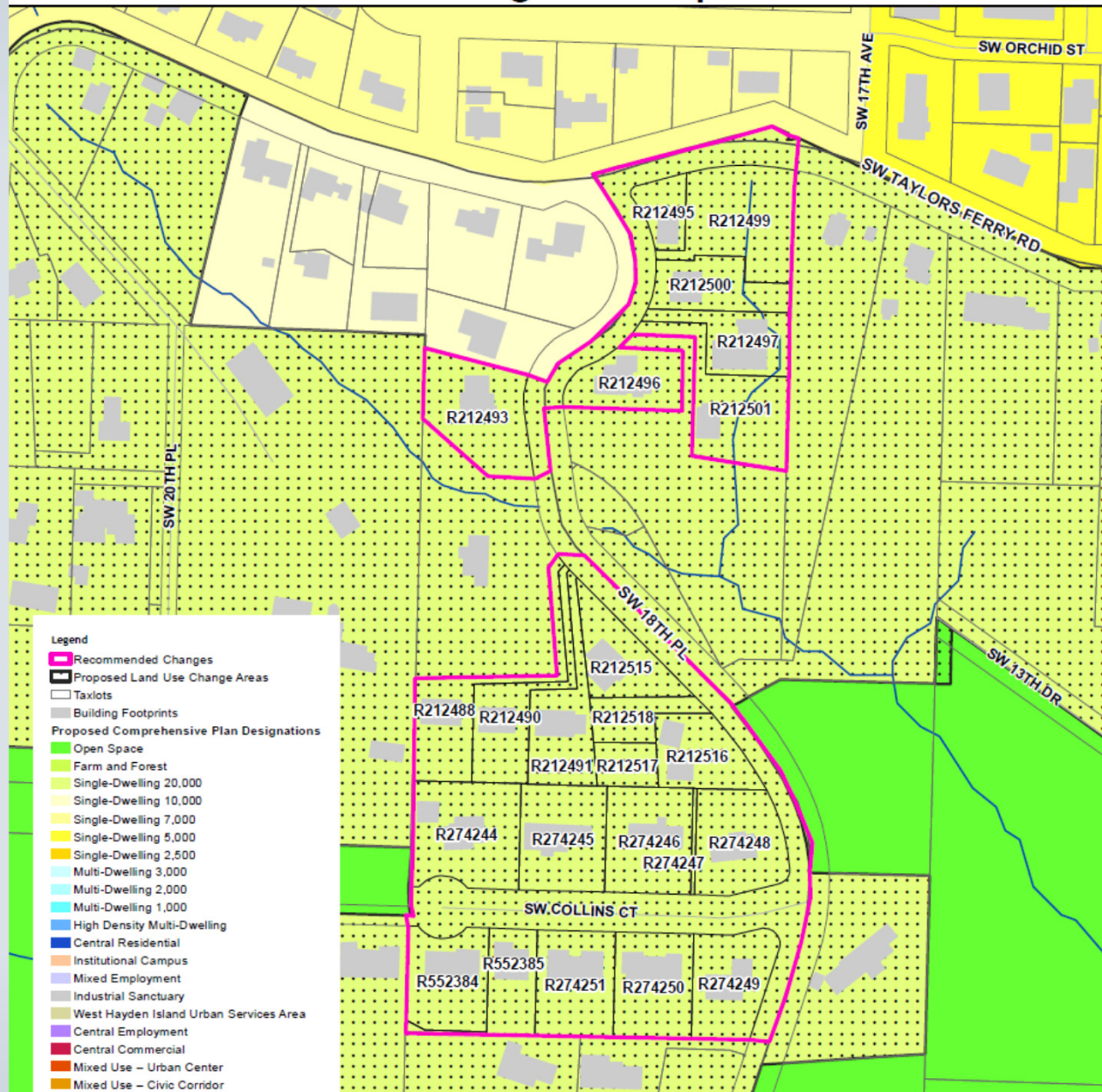
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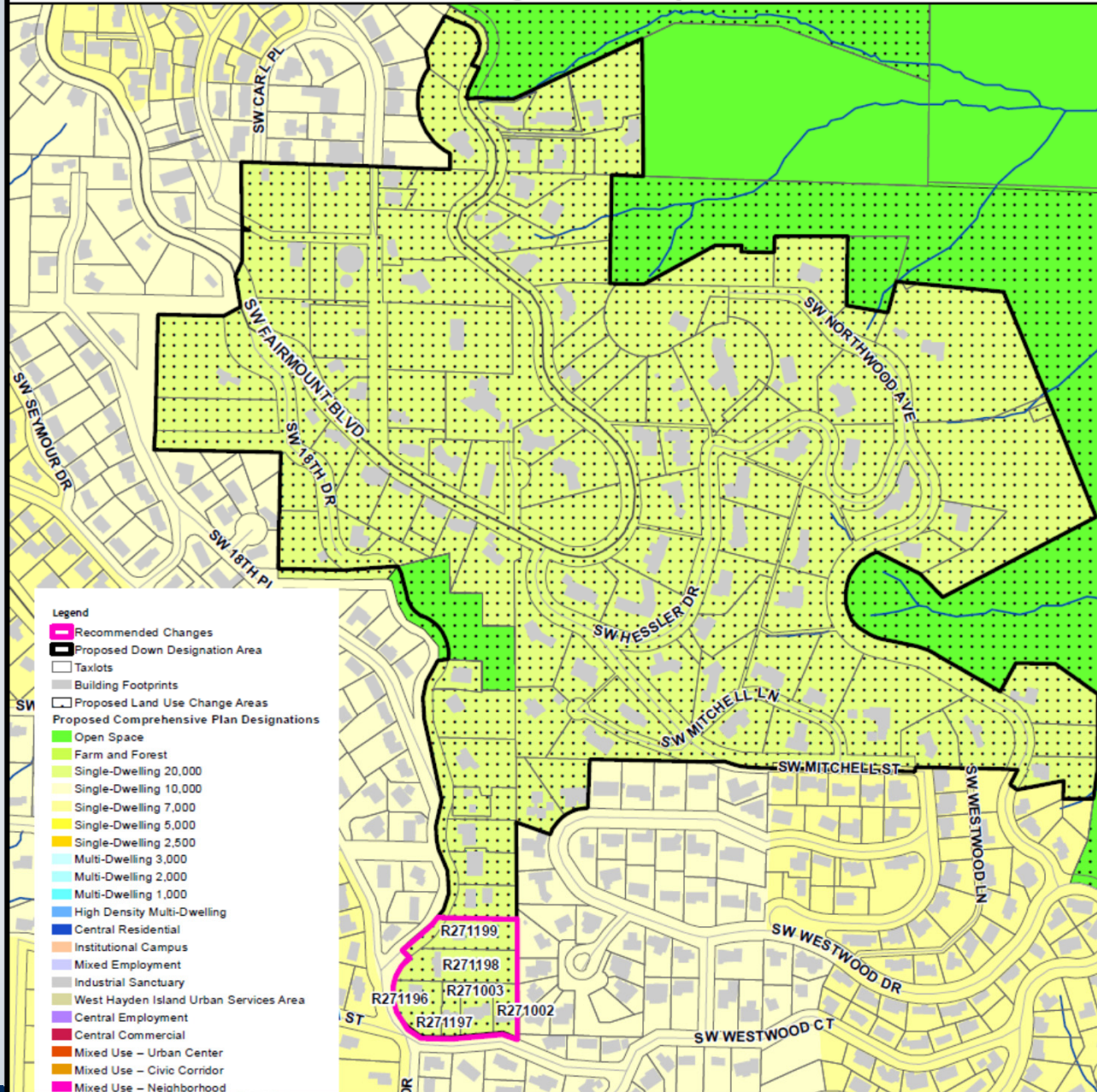
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