

Concordia Request

- Testimony received from Concordia neighborhood
- Zoning of R2.5, and R5.
- 25' x 100' platting
- Infill “skinny” houses
- In some cases, houses have been removed and replaced with two dwellings.

Concordia Request

- The Concordia Neighborhood Association did not take a position
- Some residents have requested the removal of the R2.5 designation and zoning, and to down-zone the R2.5 area to R5, and the R5 area to R7, likening the situation to that of Eastmoreland.

Examples of Narrow Homes in Concordia













R5 lots
platted at 25x100
(blue)

R2.5 lots
platted at 25x100
(orange)

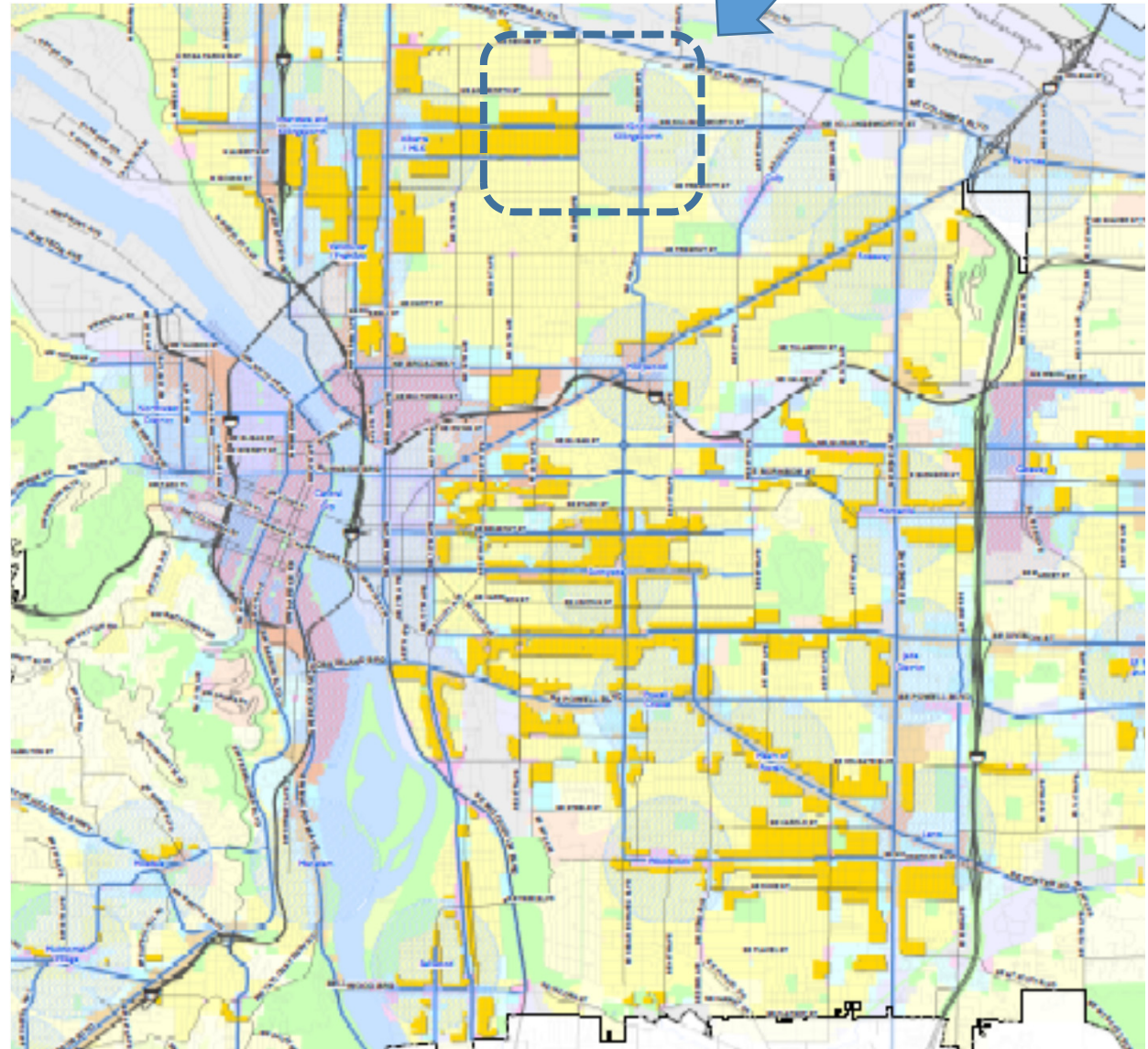


Background

- Concordia was mapped with the Attached Residential (R2.5) designation during the Albina Community Plan.
- Between the Killingsworth and Alberta Street corridors, and north of Killingsworth Street
- Applied as a buffer from the mixed use corridors.
- This is a fairly typical pattern found in proximity to neighborhood commercial corridors in the inner neighborhoods.

R2.5 highlighted in gold

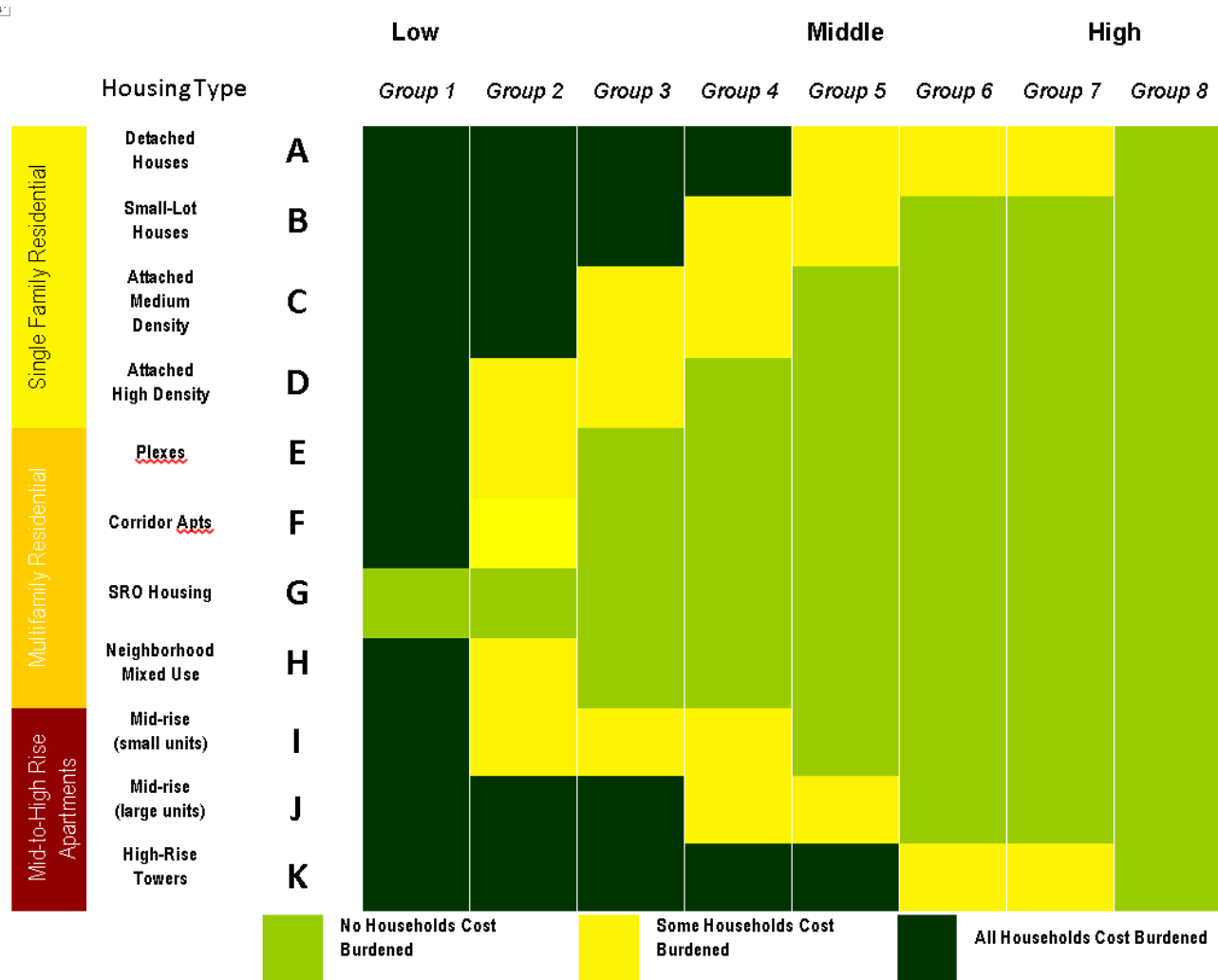
Concordia



Development Constraint Analysis

Constraints	% of Concordia Impacted
Floodway, Slopes, Landslide Hazards	0%
Water Service Limitations	2%
Sewer Service Limitations	0%
Stormwater Limitations	5%
Traffic Volumes Exceed Capacity	0%
Unimproved Streets	7%
Access to Frequent Transit	76%

Housing Supply Context



SINGLE FAMILY RESIDENCES



Detached House

A one- to three-story detached, single family dwelling on its own lot. Typically, lot size is more than 5,000 square feet.



Small Lot Single Family Residence

A one- to three-story detached, single family dwelling on its own lot, but a smaller (2500 sqfoot) lot.



Attached House (Medium Density)

Characterized by individual units that share a common wall, with each unit on its own lot. Examples include townhomes and rowhouses.



Attached House (High Density)

Characterized by individual units that share a common wall. Many high-density attached houses include shared open space amenities in backyards or courtyards. Examples include duplexes, triplexes and units with shared courtyards.

CORRIDOR APARTMENTS



Plex

A dwelling having apartments with separate entrances to six or more units. This includes two-story houses having a complete apartment on each floor and side-by-side apartments on a single lot that share a common wall.



Corridor Apartment

A four-story residential apartment building, typically with one on-street entrance and internal entrances to individual units.



Neighborhood Mixed Use

A four-story residential apartment building with commercial uses on the ground floor.



Single Room Occupancy Unit (SRO)

A studio apartment that does not have its own washing, laundry and kitchen facilities. Examples include affordable housing projects, assisted living facilities and college dormitories.

For Example:

Household Group 6

- \$60,000-75,000 total annual income
- Two adults with well-paying jobs, one working full-time, the other part-time, raising elementary-school-age children and living in a home they own.

Small-lot single family or attached house building types on 1,600 to 3,000 square foot lots will be their only option if they want to avoid being cost burdened, want to have a yard, and want to own their own home.

