



Residential Infill Project

Planning and Sustainability Commission Work Session

Scale and Housing Options Wrap Up

July 24, 2018



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Follow along...

The PSC materials are available on the project website:

www.portlandoregon.gov/bps/76961

Or go to www.portlandoregon.gov/bps/infill

Look for “documents and resources”

and then look for

“Planning and Sustainability Commission Materials”

Agenda

- July 24: Scale and Housing Options Wrap Up
 - Parking Subcommittee
 - Scale Subcommittee
- August 14: NARROW LOTS
 - Cottage clusters
 - Land Divisions



PSC Goals

Generalized Project Goal	Commissioners Mentioned	
Equitable benefits and costs	7	13
Lower displacement	2	
Increased home ownership	4	
More housing options	6	24
Increased range of types	6	
More locations	5	
Internal conversions	5	
Age friendly options	2	
Less expensive options	5	10
Smaller units	2	
More supply	2	
Lower SDCs/costs	1	
Also mentioned:		14
Urban canopy/open space	2	
Flood/hazards protection	1	
Context	2	
Reduce 1:1 demolitions	3	
Infrastructure adequacy	1	
Public involvement/process	1	
Code simplicity	3	
Energy efficiency/climate goals	1	





SCALE OF HOUSES

1. Limit the size of houses

- a. Reduce the maximum allowable size of structures on a lot.
 - Set a max floor FAR for the total development in all structures on a lot.
 - Increase the max FAR as the number of units increases on the site.
- b. Exclude attics and basements from FAR.

Discuss with Proposal #6



2. Revise how height is measured

- a. Measure height from the lowest point near the house, not the highest point.
- b. Clarify that small dormers are excluded from the height measurement.
- c. Continue to allow 2½ story houses (30 feet high) on standard lots.

No changes from Proposed Draft



3. Improve front setbacks

- a. Keep the current minimum front setbacks (10 feet in the R5 zone).
- b. Allow setback to be reduced to align with the house next door in R7, R5 and R2.5 zones.



4. Improve building design

Building features and articulation

- a. Limit how high the front door can be above the ground (exempt lots in floodplains).
- b. Allow eaves to project up to 2 feet into setbacks.
- c. Delete current requirement for corner lot duplex entries to face separate streets.
- d. Delete proposed requirement for covered entry over units.



4. Improve building design

ADUs and accessory structures

- e. Keep current rules for accessory structures (do not further limit height and size)
- f. Delete current requirement that limits the size of a basement ADU conversion
- g. Delete current requirement that restricts the entry door for the primary house and an internal ADUs from being on the same facade.



4. Improve building design

Parking

- h. On a lot abutting an alley, require any on-site parking to be accessed from the alley.
- i. Delete current minimum parking requirements for residential uses in single dwelling zones.

Discuss Parking Subcommittee proposal:

- j. Establish minimum driveway spacing to preserve on street parking

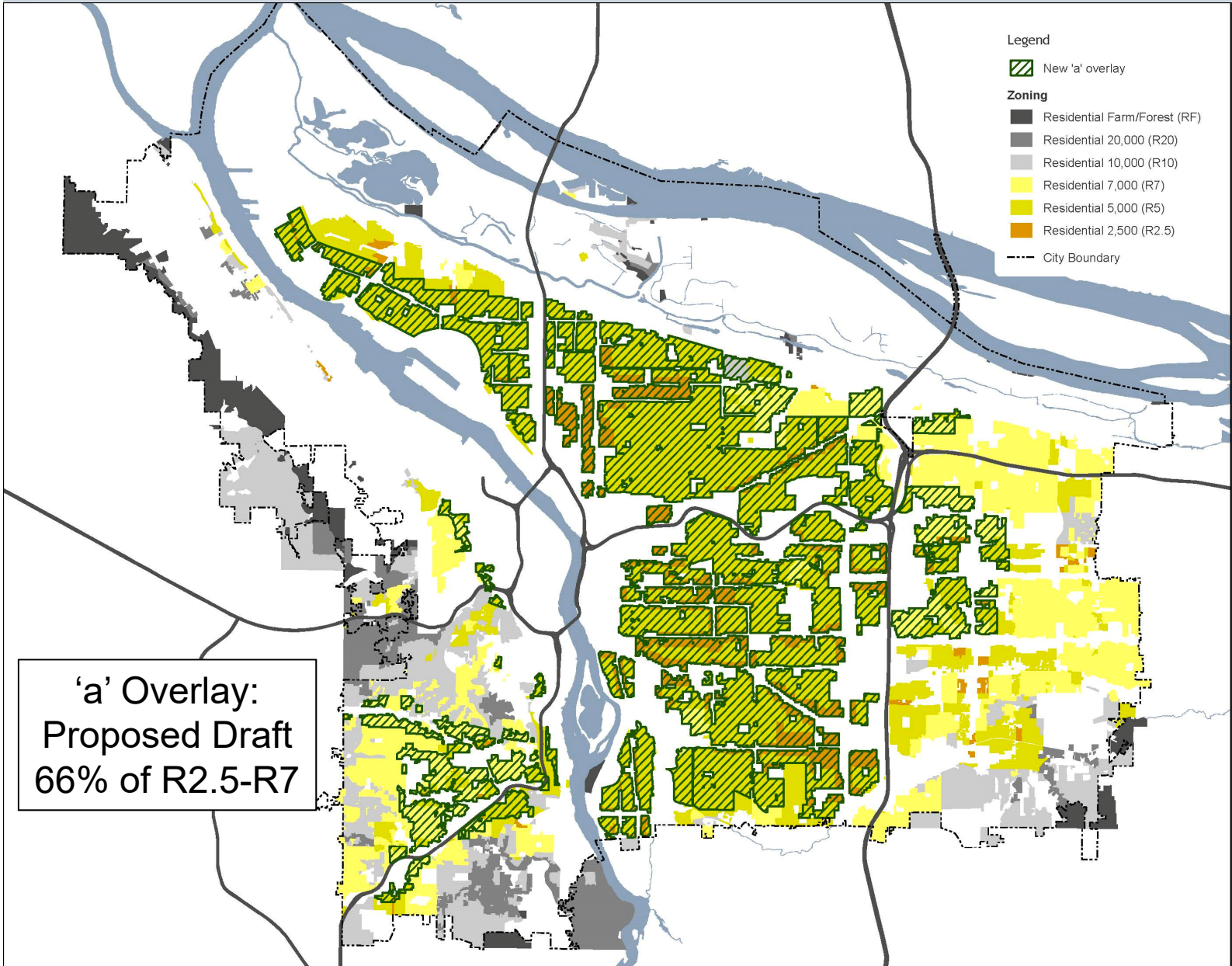


HOUSING CHOICE

5. Apply a new 'a' overlay zone in most areas.

- a. Apply the new 'a' overlay to all properties zoned R7, R5 and R2.5 but exclude the following:
 - i. medium/high NRI
 - ii. stormwater/steep slope/landslide areas
 - iii. sanitary sewer constraints
 - iv. 100-year floodplain
- b. Delete the current 'a' overlay and related zoning code provisions.



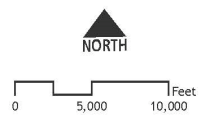


- Legend**
- New 'a' overlay
- Zoning**
- Residential Farm/Forest (RF)
 - Residential 20,000 (R20)
 - Residential 10,000 (R10)
 - Residential 7,000 (R7)
 - Residential 5,000 (R5)
 - Residential 2,500 (R2.5)
 - City Boundary

'a' Overlay:
Proposed Draft
66% of R2.5-R7

July 3, 2018
City of Portland, Oregon
Bureau of Planning & Sustainability
Geographic Information System

Residential Infill Project
Map 9
Single-dwelling
Residential Zones
w/ Overlay Proposal



The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.

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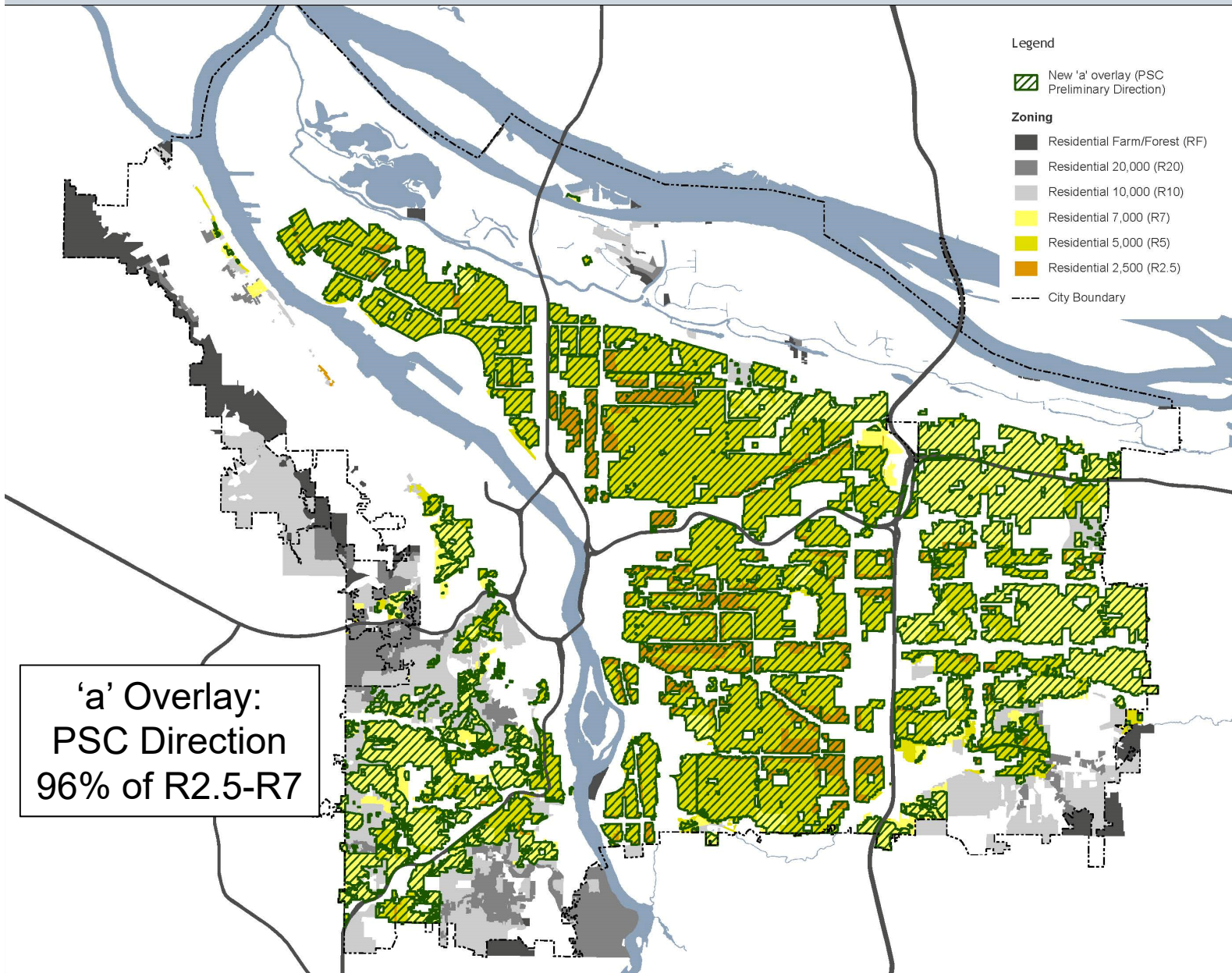
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Legend

New 'a' overlay (PSC Preliminary Direction)

Zoning

Residential Farm/Forest (RF)

Residential 20,000 (R20)

Residential 10,000 (R10)

Residential 7,000 (R7)

Residential 5,000 (R5)

Residential 2,500 (R2.5)

City Boundary

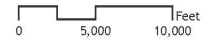
'a' Overlay:
PSC Direction
96% of R2.5-R7

July 16 2018

City of Portland, Oregon
Bureau of Planning & Sustainability
Geographic Information System

Residential Infill Project

PSC Preliminary Direction



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6. Allow up to four units and allow the FAR to increase accordingly

- a. Provide additional FAR if one of the units is affordable at 80% (MFI)
- b. When there are at least three units, require that one be visitable
- c. Lots on non-city maintained streets are not eligible for additional housing types (lots on private streets are eligible)



Size of structures

Units	Type	R7		R5				R2.5	
		FAR		FAR		SF of BLDG* (on 5K SF lot)		FAR	
		Base	Bonus W/ /	Base	Bonus W/ /	Base	Bonus W/ /	Base	Bonus W/ /
1	House	.4	.5	.5	.6	2,500	3,000	.7	.8
2	Duplex or House + ADU	.5	.6	.6	.7	3,000	3,500	.8	.9
3	Triplex, Duplex + ADU, or House + 2 ADUs	.6	.7	.7	.8	3,500	4,000	.9	1.0
4	Fourplex								

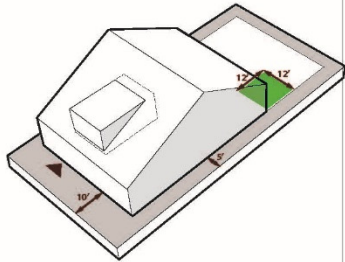
* excludes basement square footage



UNITS

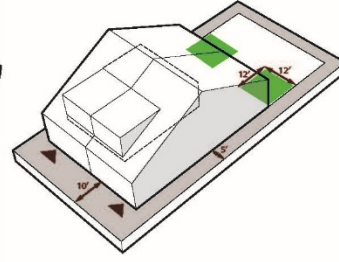
2,500sf
1

Single Family Home Total Site sf: 2500 sf
GF: 2250 sf
UF: 250 sf



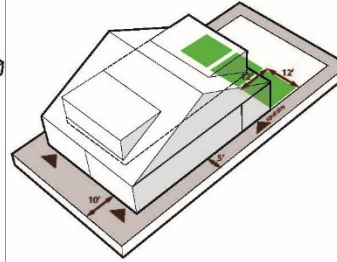
3,000sf
2

Duplex Total SF: 3000
GF: 2250 sf
UF: 750 sf



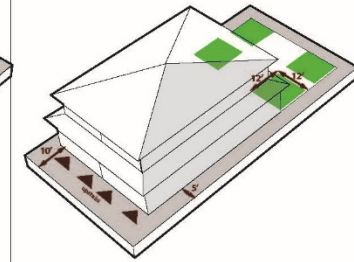
3,500sf
3

Triplex Total SF: 3500
GF: 2250 sf
UF: 1250 sf



4,000sf
4

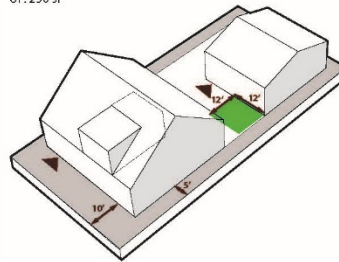
Fourplex Total SF: 4000
GF: 2250 sf
UF: 1750 sf



Single Structure

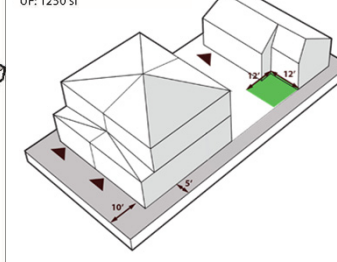
Single Family Home + One Accessory Structure

Primary: 1700 sf Accessory:
GF: 1450 sf GF: 800 sf
UF: 250 sf



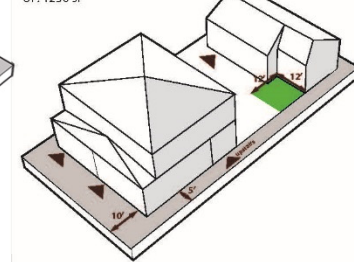
Duplex + One Accessory Structure

Primary: 2700 sf Accessory:
GF: 1450 sf GF: 800 sf
UF: 1250 sf



Triplex + One Accessory Structure

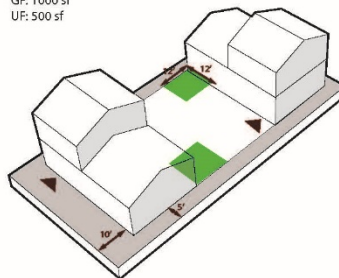
Primary: 2700 sf Accessory:
GF: 1450 sf GF: 800 sf
UF: 1250 sf



Primary Structure +
Accessory Structure

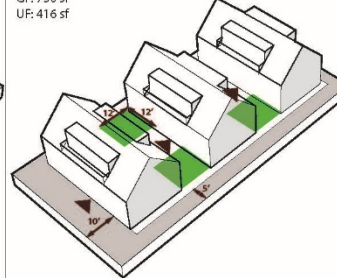
Two Primary Structures

Total SF: 3000 [1500 per unit]
GF: 1000 sf
UF: 500 sf



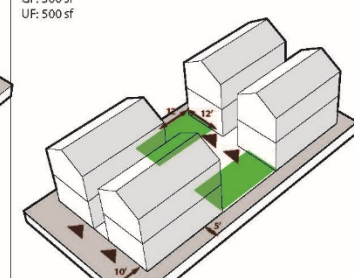
Three Primary Structures

Total SF: 3500 [1166 per unit]
GF: 750 sf
UF: 416 sf



Four Primary Structures

Total SF: 4000 [1000 per unit]
GF: 500 sf
UF: 500 sf



Multiple Primary
Structures

Allowed with Planned Development



Questions

- Q1. Range of sizes. PSC comfortable?
- Q2. Form. One primary w/one accessory or allow multiple primary structures?
- Q3. Visitability. Bonus or a requirement?
- Q4. Affordability. Size bonus or unit bonus?
- Q5. Flexibility. Pay or discretionary review?



Questions

Q6. Confirm these minimum lot sizes:

Minimum lot size	R7	R5	R2.5
3+ units	6,300 sq. ft. 5,000 sq. ft.	4,500 sq. ft.	3,200 sq. ft.
1 or 2 units	4,200 sq. ft.	3,000 sq. ft.	1,600 sq. ft.



7. Provide incentives to retain existing houses that are at least 10 years old

- a. Allow an additional .1 FAR to convert existing houses into multiple units:
 - i. Addition or new detached structure
 - ii. Limit alterations to street façade to 25%
 - iii. More than four units only allowed through design or historic resource review
- b. Allow one 250 sf addition per 5 years
- c. Allow basement ADU conversions to exceed 800 s.f./75% size cap.

