Residential Infill Project

Planning and Sustainability Commission Work Session

Revised Proposed Draft

March 12, 2019

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Follow along...

The PSC materials are available on the project website:

www.portlandoregon.gov/bps/67730

Or go to www.portlandoregon.gov/bps/infill
Look for "documents and resources"

PSC Goals

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

Today's Agenda

1. Infrastructure analysis

2. Potential Amendments

3. Letters to City Council

4. Vote

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Infrastructure Analysis

Using the "BLI"

- Buildable Lands Inventory model
  - Zoned capacity ("potential")
  - Household allocation ("likelihood")
- Fixed household control total (123,000)
- Determines where units are likely
  - Development trends and market factors
  - Available capacity

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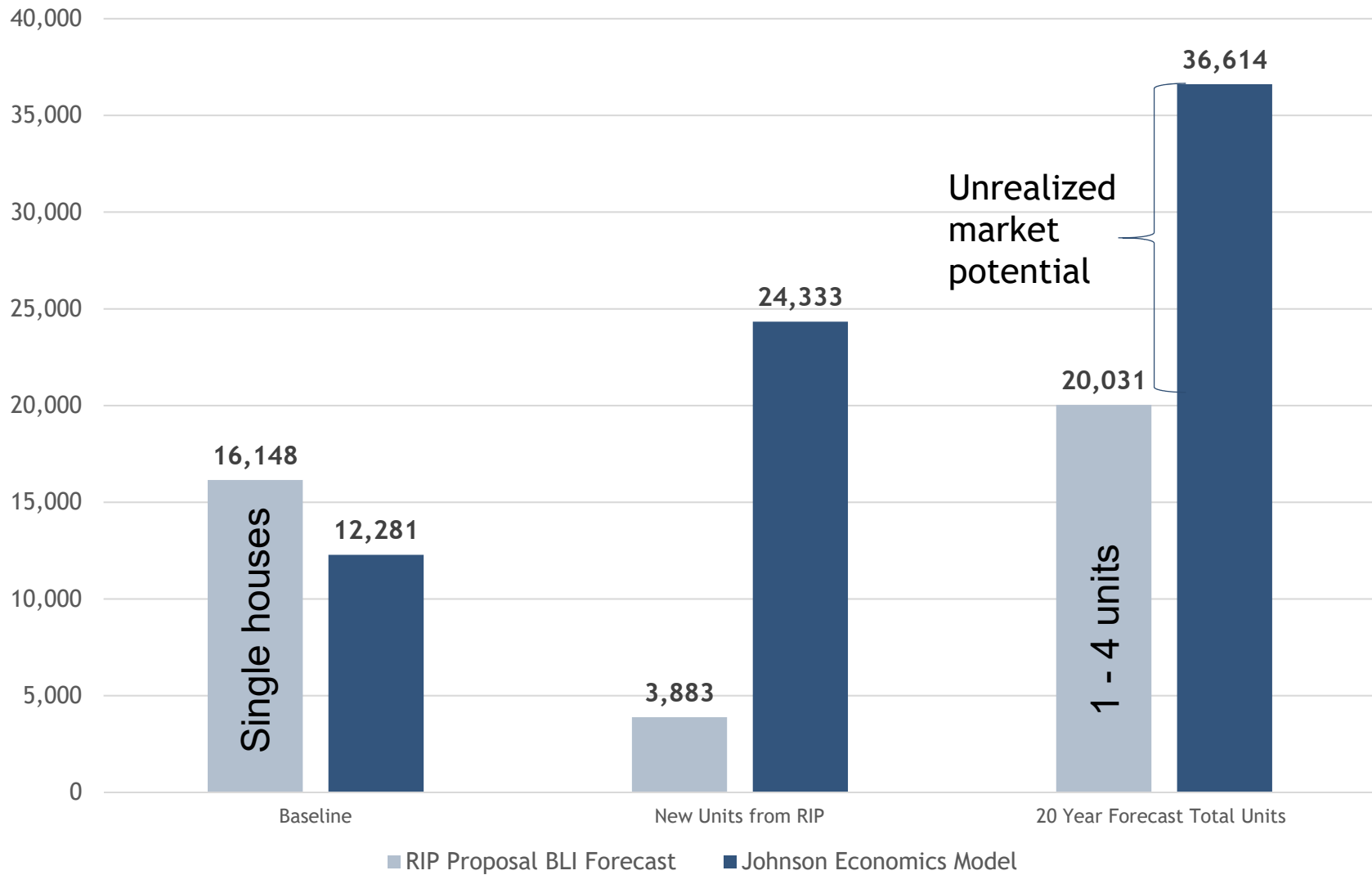Innovation. Collaboration. Practical Solutions.

Household Allocation

- Proposed changes create a shift of both number AND type of units in R2.5-R7 zones:
  - Baseline: 16,000 large single family units
  - Proposal: 20,000 mixed type units (1-4 units)
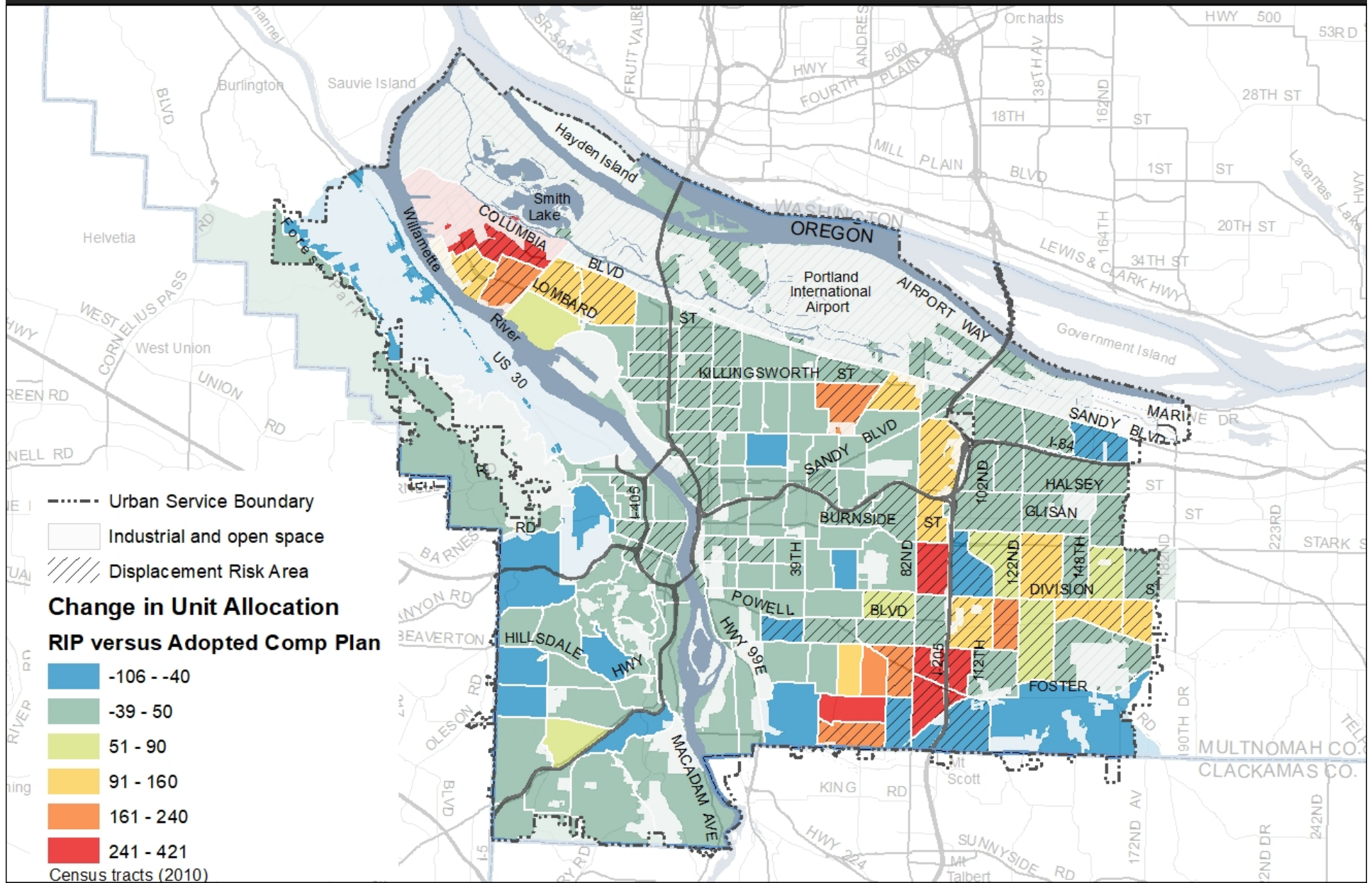
- Proposed changes also shift where units will occur

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20 Year Forecast Comparison

Legend:

- ---·--- Urban Service Boundary
- Industrial and open space
- /// Displacement Risk Area

Change in Unit Allocation

RIP versus Adopted Comp Plan

- -106 - -40
- -39 - 50
- 51 - 90
- 91 - 160
- 161 - 240
- 241 - 421

Census tracts (2010)

NORTH

0   1   2 Miles

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City of Portland, Oregon
Ted Wheeler, Mayor • Susan Anderson, Director

Transportation Analysis

Key findings:

- Small and localized impacts
- Affects some roads of concern

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Transportation Analysis

Mitigation approaches:

- Capital projects in TSP
- Small-scale multimodal investments
- TDM strategies
  - Eliminate minimum parking requirements
  - Expand area parking permit program
  - Smart trip education and outreach
  - Safe routes to schools
  - Update bicycle parking code / expand incentives

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Sewer and Stormwater

- ## Sewers – unlikely significant affect

- ## Stormwater

  - ### No increases in allowed building coverage

  - ### Some areas currently challenging

  - ### Citywide stormwater systems plan is in development, will help address existing challenges and inform future stormwater management manual requirements

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Water

- Demand unlikely to significantly affect system
- System is sized for fire suppression
- Infrastructure improvements may be required with new development in some cases.

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Amendments

Substantive Amendments
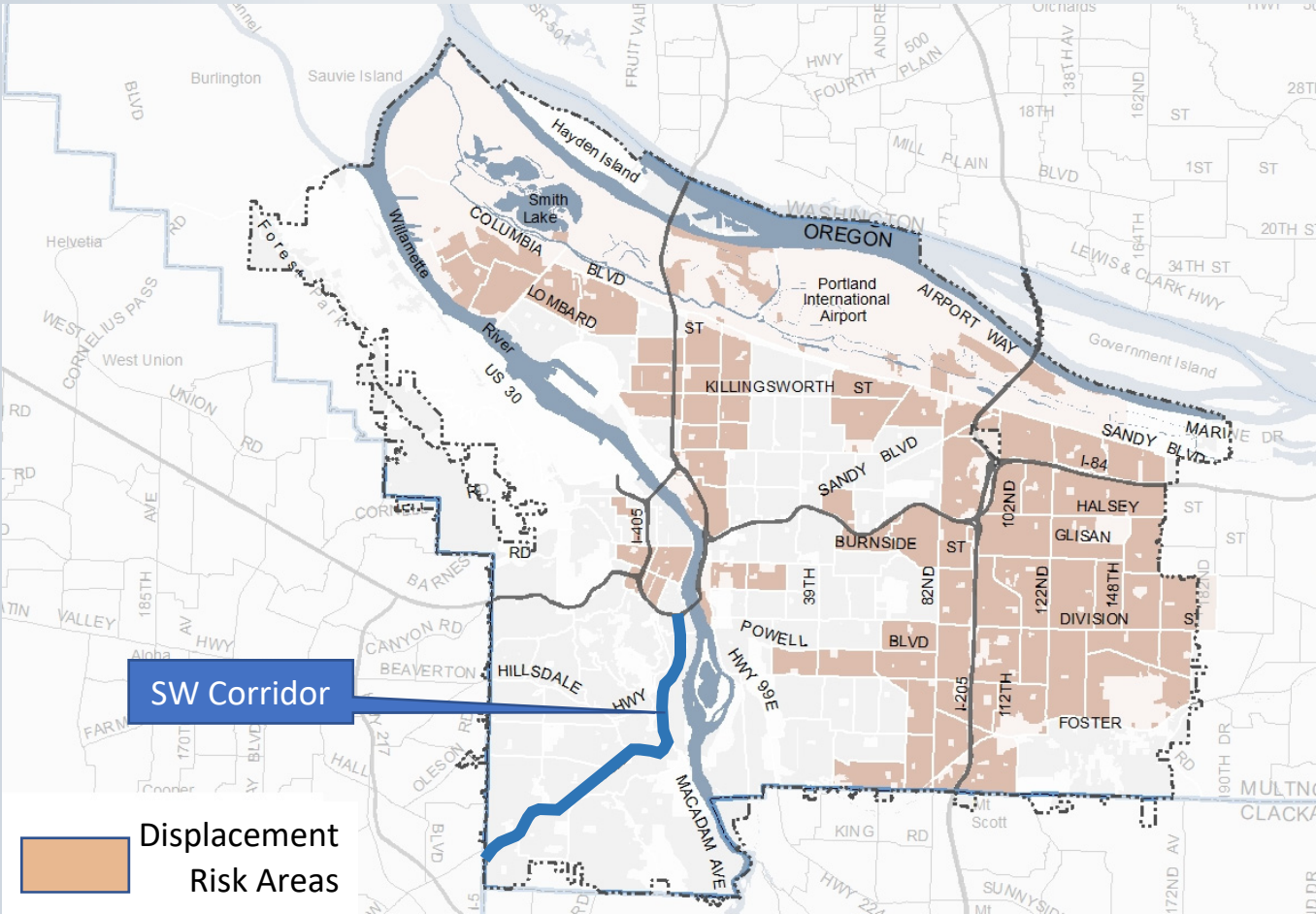
1. Restrict housing options in some areas
2. Match windows on duplex facades
3. House size on R5 historically narrow lots
4. Subsequent building additions
5. Retain Albina R5 provisions
6. ADU size with a duplex
7. Flag lots and alley access
8. Fourplex parking standards

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1. Restrict housing options in some areas

SW Corridor

Displacement Risk Areas

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2. Match windows on duplex facades

- Limit the standard that requires windows on both units to match, to only apply to street-facing windows

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3. Historically narrow lot house size

- Increase the FAR on R5 historically narrow lots from .5 to .6 for attached houses

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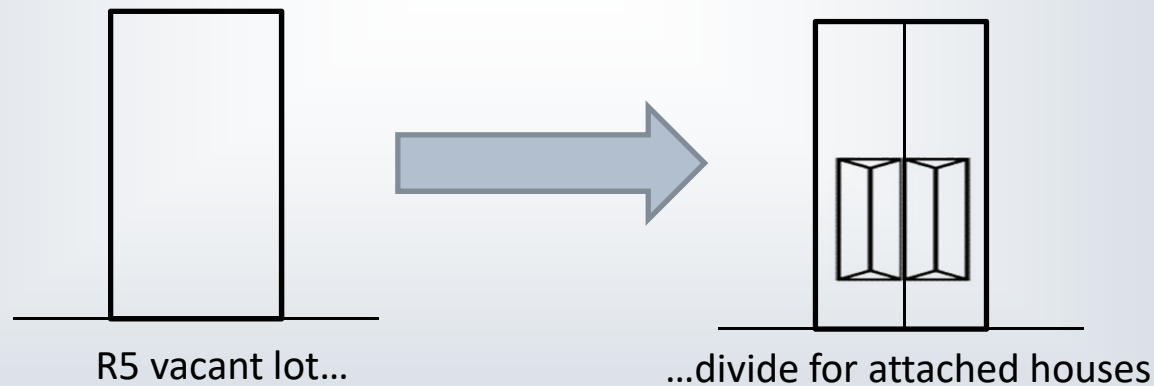
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4. Subsequent building additions

- Allow houses that are at least 5 years old to add up to 250 square feet without having to calculate (or comply with) FAR
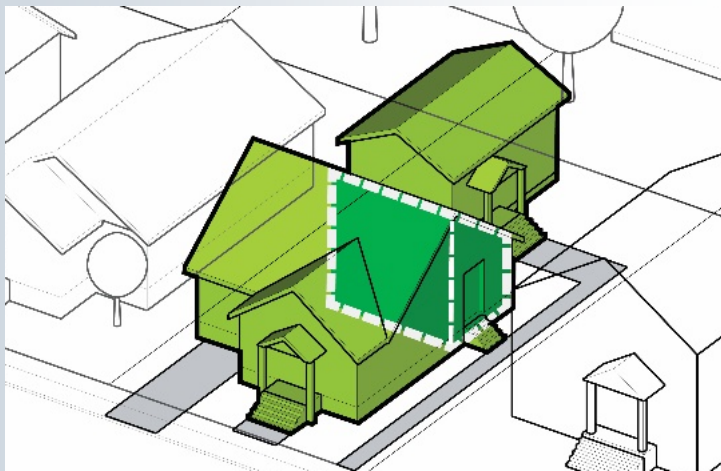

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5. Retain Albina R5 provisions

- Retain current provisions that allow attached houses on vacant R5 lots in the Albina Plan District

R5 vacant lot…   …divide for attached houses

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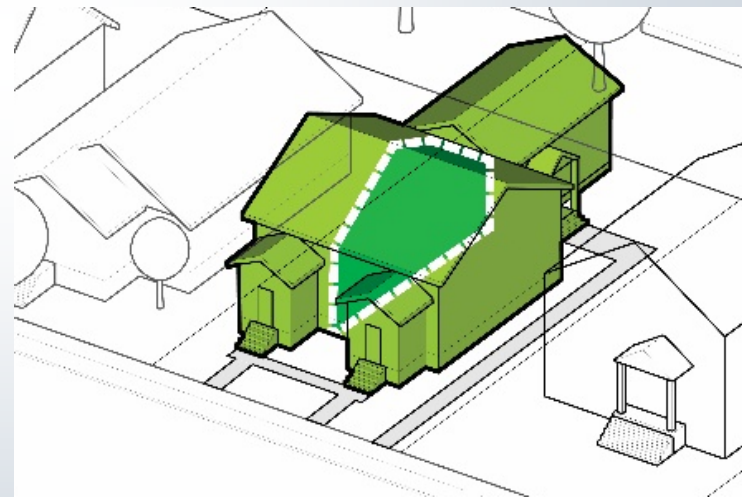Innovation. Collaboration. Practical Solutions.

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6. ADU size with a duplex

- Base the size of the detached ADU on the larger, not smaller, duplex unit.

House + 2 ADUs

Duplex + ADU

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7. Flag Lots and Alley Access

Create an exception for property line adjustments that create a small flag lot to remove alley frontage for an existing house (33.677.100.A and D.) [Spevak]

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8. Fourplex parking standards

- Regulate the parking for a fourplex in the same way the zoning code regulates parking for house, duplex and triplex.

Technical Amendments

- Nine amendments addressing wording revisions and standards that were inadvertently omitted. See table

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Letters to City Council

Transmittal Letters

1. PSC Residential Infill Project recommendation to City Council
2. Additional topics for City Council's consideration

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Topics for Council's Consideration

- Parking permit program

- Curb cut fee/curb tax proposal

- State building code exception to allow visitability requirement

- Coordinated ADU program (SDC waivers etc)

- Streamlined partition process

- Tree code changes for small lot development

- Pursue additional displacement mitigation

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Motion (part 1)

Direct staff to:

1. Revise Appendix H: Displacement Risk Analysis to incorporate staff analysis, dated February 22, 2019 and;

2. Revise the staff report and code commentary to clarify proposals and findings, as necessary.

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Motion (part 2)

Recommend that City Council:

3. Adopt the Residential Infill Project *Revised Proposed Draft* Volumes 1-3, as amended;

4. Amend the Zoning Map and Comprehensive Plan Map as shown in Volume 1;

5. Amend the Zoning Code and the Comprehensive Plan as shown in Volume 2.

Thank you!