

Residential Infill Project

Potential Amendment Concepts – Commissioner Fritz

February 5, 2020

7. Historic Resource Demolition Disincentive Amendment

Prohibit more than 2 dwelling units on sites formerly occupied by a historic resource

To further encourage adaptive reuse of existing historic resources, this amendment limits the development options on a site where a historic resource had been demolished in the previous ten years to a house, house + 1 ADU, or duplex. The limitation will not apply if the demolition was caused by fire or other disaster beyond the control of the owner, or the demolition was approved through demolition review. This amendment would make the single-dwelling zones consistent with the multi-dwelling zones provision Council recently adopted in the Better Housing by Design project and strengthens protections for resources in conservation districts which are not subject to City Council demolition review.

8. Narrow House Garage Amendment

Allow at least a 12-foot-wide garage on the front façade of a house regardless of the width of the facade.

The zoning code that is in effect today limits the width of a garage to 50% of the width of the front façade. The code also has an exception that allows narrow houses (less than 22 feet wide) to have a 12-foot-wide garage. The Residential Infill proposal eliminates the allowance for the street facing garage on narrow houses. This amendment will put the existing garage allowance back into the code.

9. Mandatory replacement of affordable housing

Require one new unit to be affordable at 80% MFI when an 80% MFI house is demolished.

If the existing house was affordable, and the house is demolished to build a duplex, one unit of the duplex must be permanently affordable to HUD standards at 80% MFI if for rent and priced at HUD affordability levels if for sale. The affordability of the existing house is based on its most recent rental price or its sale price of the house.

10. Inclusionary zoning for triplexes and fourplexes

Require one affordable unit at 60% MFI, equivalent to the other units, if the development has 3 or more units.

To ensure that greater density results in affordable housing, one unit of a triplex or quadplex must be permanently affordable at 60% MFI. The affordable unit must be equivalent in size and

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amenities to the other units.

11. Limit 3 or more units to R2.5 zones

Permit developments with 3 or more units only in single-family areas currently zoned R2.5.

This amendment would limit triplexes, quadplexes, and multiple ADU's to R2.5 zones only. This focuses density in areas that the planning process and Comprehensive Plan has already designated as suitable for higher density. R2.5 zones are typically clustered around centers and near transit corridors.

12. Complete anti-displacement action strategy first

Delay action on Residential Infill Project until anti-displacement programs are established.

Before voting on or approving RIP in either its current or revised form, this would require that the city complete, approve, and place into action a robust, fully funded, and adequately staffed Anti-Displacement Program, including systems for tracking and evaluation with annual reporting to the Planning and Sustainability Commission and City Council.

13. Disincentive fee for demolition and/or tree removal

Impose large fees to discourage demolition and tree removal.

Demolition, including deconstruction, of a sound house should require payment of a very significant disincentive fee. This will focus demolition on unsound ("derelict") houses and on unused lots/portions of lots, leaving sound existing houses to be converted to duplex, quadplex, etc. through internal conversion under the streamlined rules now being developed pursuant to HB2001.

Trees should be retained whenever possible, for reasons relating to climate change, urban heat, and quality of life/environment. While large trees within a lot may have to be removed, mature street trees can and should be retained whenever possible. Currently, street trees are routinely removed for parking and driveways. Since on-site parking will not be required under RIP, there is no need to remove these trees, and doing so should require payment of a very significant disincentive fee.

These disincentive fees should be large enough to modify behavior, and to compensate for SDC waivers use to incentivize affordable units.

14. Determine systemwide impacts of SB534

Evaluate areas with substandard size lots (e.g. West Portland Park) to determine "adequacy of sewer infrastructure" for lot confirmations.

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15. Rezone additional R5 area to R2.5

Rezone the area bounded by NE Alberta, NE 33rd, NE Prescott and NE 24th, from R5 to R2.5

To address R5 lots in this area that are 4,000 square feet and thus too small to qualify for triplexes and fourplexes, rezone these lots to R2.5 (which have a minimum lot size threshold of 3,200 square feet).

16. Remove dead end streets for triplex/fourplex development

Amend RIP overlay map to exclude dead end streets that do not have adequate fire truck turnarounds.

17. Increase front setback based on abutting properties.

Increase uniformity of front setbacks by requiring setback to match neighboring house.

When the front setback on an abutting lot is greater than 10', increase the required front setback to match the abutting lot, up to 15' maximum.