

“SUMDD”

Seismically Upgraded Multifamily Dispersed Density



SE Harrison – duplex



SE Belmont – 19th century skinny houses

Keeping Portland Livable for Future Generations

Current North Tabor Infill: 68th and NE Davis Zoned R5 on a Corner



This lot is also zoned R5.

Currently Zoned, this could be demolished, Clear cut and replaced.



Single Family Housing Problems

- Demolitions of historic structures
- Affordable units being replaced by “McMansions”
- Minimal step-down from new R1 developments to existing R5 structures
- R2.5 zoning resulting in widely disliked “skinny houses”
- New development commonly clear-cuts tree canopy
- Required parking and driveways dominate new structures
- Seismically unsound foundations in old houses will result in significant loss of housing stock in case of a seismic event



Multi-Family Housing Problems

- Most newly constructed multi-family housing is in large cookie-cutter developments along arterial streets
- Most new units are too small for families with children
- Housing on corridors experience increased air, light, and noise pollution relative to traditional residential streets
- Most new multi-family developments in SE located far from city parks

SE Morrison



- Current zoning regulations prohibit multi-family housing in most areas of SE
- Multifamily housing is being “ghettoized” along commercial corridors

Seismic and Economic Resiliency Problems

- Most old structures will require full foundation replacement to survive “the big one” as habitable structures
- Many smaller houses lack proper foundations completely
- The more buildings retrofitted, the quicker the rebound after the Cascadia Subduction Zone ruptures
- Portland needs an alternative to the philosophy that “if old homes are going to be destroyed in the earthquake anyway, it’s better to raze and replace them with new construction now”



SE Ankeny – built in 1904, 4 units (twin duplexes) on 5000 sq ft lot



SE Yamhill

Examples of
“non-intrusive”
infill within
primarily
residential areas



NE 62nd

Further examples
of “non-intrusive”
infill within
primarily
residential areas

NE Davis



SE Clinton

Extra livable floor = room for
workforce housing



R1.5: The New “Missing Middle”

Proposal: the creation of an R1.5 (1 unit per 1500 sq ft) zone, to be used for a residential design overlay. It would apply to residential areas zoned R1-R5 in inner neighborhoods with old houses in need of seismic upgrades.

Purpose 1: increase affordable density in a non-intrusive way by integrating it into existing residences and neighborhoods

Purpose 2: reduce pressure for mixed use zones to absorb most of the city’s increased residential density

Purpose 3: protect older residential structures against seismic events by exchanging the development of extra units in the structure for seismic upgrade subsidies

Purpose 4: protect residential tree canopy from clear-cutting

"SUMDD R1.5" Overlay Zone Requirements



- Salvage an existing structure that is of local historical or cultural significance; retrofit structure to withstand and be habitable following a seismic event
- Require additional unit to convert to full duplex, triplex, etc; encourage side units, basement, and top floor additions
- Protect large trees on property
- Maximum units: one unit per 1500 sq ft (=3 units for a typical 5000 sq ft lot), opportunity for bonus units
- Minimum units: one additional non-ADU unit

What can the city do to encourage “seismically upgraded multifamily dispersed density” (SUMDD)?

- Offer city subsidies: permit and development fee discounts
- Loosen regulations regarding: internal subdivision, parking, auxiliary dwelling units, etc.
- Encourage banks to offer cooperative mortgages, low-interest loans, etc.
- Integrate R1.5 overlay into existing increased-density zoning overlays that are currently underutilized

NE 57th – Century-old bungalow and trees replaced by the skinny houses on the next slide



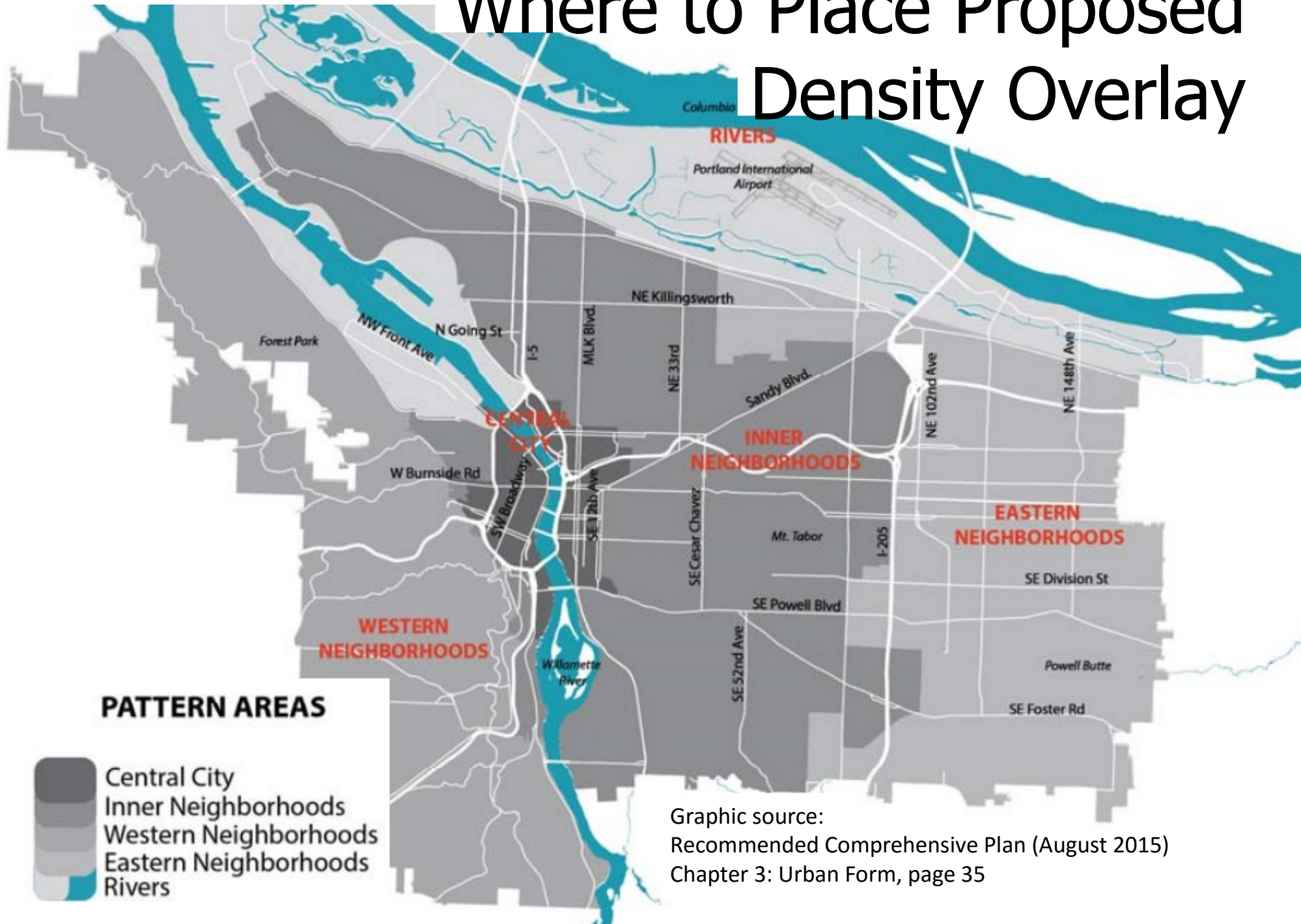
SUMDD Long Range Benefits

- Allowing more varied, scale-appropriate buildings along mixed use corridors by better distributing density
- Providing multiple housing types for rent and purchase
- Protecting historic structures throughout the city, from both demolition and seismic events
- Keeping people in rapidly gentrifying areas in their homes and neighborhoods
- Dispersing rental housing versus “ghettoizing” it
- Creating market for local architects and designers

NE 57th – former site of a completely habitable bungalow (previous slide); bulldozed for skinny houses



Where to Place Proposed Density Overlay



How do we finance this?

Portland Development Commission could finance through low interest Loans creating land trusts. This would create long term workforce Housing, while creating small communities.

A public city financial system

Small construction loans through credit unions

Easing of SDC changes combined with affordable housing



A North Tabor ADU that could be a Small House or Duplex



With R1.5 Zoning we can Save these Houses while
Keeping the Tree Canopy.
Each of these Lots could be Split, clear cut, demolished
and replaced with two “McMansions”

