

**Sunnyside Neighborhood Association**  
**DRAFT Choices for the Residential Infill Project comments**  
**To be discussed at 8-11-16 meeting**

This is a guide to a discussion by the SNA board on a letter to the City regarding the Residential Infill project. For ease of discussion, the board can refer to one letter (A through D) for each of the topics listed (or add to the list) or choose not to comment.

Key for discussion, showing origins of each position:

- A. Existing Zoning Code
- B. "Neighborhood Context" perspective group on SAC, United Neighborhoods for Reform
- C. City Staff Proposal
- D. Portland for Everyone proposal, "Housing Diversity" perspective on SAC

**Key points that Sunnyside Neighborhood Association could testify on:**

**I. Scale of Houses**

Maximum Square footage of house

- A. Limited by current setbacks and height limits,
- B. 2500 s.f. house on 5000 s.f. lot, 1750 s.f. on 2500 s.f. lot, or determined locally, neighborhood specific.
- C. Sliding scale, 2500 s.f. on 5000 s.f. lot, 1750 s.f. on 2500 s.f. lot, more on larger lots
- D. Sliding scale, 2500 s.f. on 5000 s.f. lot, 1750 s.f. on 2500 s.f. lot, more on larger lots (same as C.)

**II. Housing Types**

What Alternative Types are allowed, and where:

("House" refers to square footage listed above, e.g. 2500 s.f)

- A. In R-5, Single house, and Duplexes on Corner lots, and one internal or external ADU per lot  
In R-2.5, Duplexes and Rowhouses, one internal or external ADU
- B. In R-5 Single house only, plus ADU  
In R-2.5, row houses, duplexes, internal conversions, but only within 400-600 ft. of "center of Centers" (i.e. not measured from outer boundaries), plus ADU.
- C. In R-5 and R-2.5, a duplex within house, plus external ADU,  
or House, with one internal and one external ADU.  
Triplex allowed on corner lot, but no ADU.  
Max 3 units on lot.  
All this, only within ¼ mile of boundaries of Centers and Corridors.

D. In R-5 and R-2.5, a duplex within house, plus external ADU  
or, House with one internal and one external ADU.  
Triplex allowed on corner lot, but no ADU.  
One extra unit within house, if “affordable” or “accessible”, for max. 4 units on lot.  
All this, allowed in all Single-family zones.

**III. Narrow Lots**

Which lots can be built on:

- A. Any historically platted lot at least 25’ wide, in any single-family zone, no lot remnants
- B. Only in R-2.5 zones, on historically platted lots 25’ wide, no remnants
- C. On historically narrow lots 25’ wide, near Centers and Corridors, no remnants
- D. Narrow lots everywhere, including lot remnants (produced when lots are divided) at least 25’ wide.

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The choices made here are proposed to be included in an SNA Letter, before Aug. 15, to Morgan Tracy, Bureau of Planning and Sustainability, stating: “The Sunnyside Neighborhood supports the following concepts for the Residential Infill Project:  
.....”

...(and listing the choices made from the above list, or others)

To be Signed by Tony Jordan, Chair, SNA