Missing Middle Housing Walking Tour
Portland, OR – October 6, 2016

Route Map: This covers our entire walking area. We will all convene in front of Epworth United Methodist Church on SE 28th Ave. & Madison at 3:00pm. After a brief orientation, we’ll walk the route, ending at SE Caruthers between 24th & 25th for a quick Q&A at about 4:30pm. Depending on numbers and weather, we’ll either go as a full group or divide into two smaller groups (one led by Dan, and one led by Eli).

Starting location: Epworth United Methodist Church (SE 28th Ave & Madison)

Ending Location: Cluster (SE Caruthers at 24th)

If you are also headed to the Happy Hour, from Seven Corners on SE Division at 20th, you can catch either the 9 or 4 bus downtown. Get off just before Burnside, and walk SE to Kell’s at SE 2nd & Pine.
Missing Middle Housing Walking Tour

Portland’s Comprehensive Plan zoning map (2016)

Yellow (R5): Single Dwelling (1 unit per 5,000 square feet)
Light Orange (R2.5): Single Dwelling (1 unit per 2,500 square feet)
Blue (R1): Medium Density Multifamily (1 unit per 1,000 square feet)
Dark Orange (CM2): Commercial / Mixed Use

Draft of Portland’s first zoning map (1923)
Support “Missing Middle” housing types. Large single family homes and 4+ story apartments are sprouting up all over town, but how about anything in-between? Portland’s walkable neighborhoods have a rich history of affordable and beautiful small-plexes, courtyard apartments, internally converted large homes, townhomes… that are rarely ever built today. Let’s (re)introduce these “Missing Middle” housing types that provide the affordable, right-sized, human-scale housing we so need. Some examples of specific code changes to do this include:

1. **Allowing internal conversions of older homes** to 2 or more units in single dwelling zones, so long as their exterior is minimally altered and they retain their single dwelling appearance.
2. **Supporting small house ‘Pocket Neighborhood’ or ‘cottage cluster’ development** by offering density bonuses in subdivisions or planned developments in exchange for house size and bulk limits.
3. **Supporting Accessory Dwelling Units** (ADUs) as a popular, affordable, flexible, and discreet form of in-fill housing.
4. **Removing the definition of ‘household’ from the zoning code** to open up spare rooms for occupancy in larger homes.
5. **Allowing a second home to be built on the same lot as an older home**, so long as the existing home is preserved and the combined square footage of both homes is no more than the size of an average new home (about 2,400 square feet).
6. **Expanding the availability of density transfers** in multi-dwelling and single-dwelling zones.
7. **Increasing residential densities** along the perimeters of urban parks well served by transit and within a block on two of centers and corridors
8. **Adjusting zoning codes to encourage attached townhomes** rather than detached skinny homes on narrow lots.
### Missing Middle Housing Scavenger Hunt

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Address</th>
<th>Unit Count</th>
<th>Notes/Description</th>
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<tbody>
<tr>
<td>Accessory Dwelling Unit</td>
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<tr>
<td>“Mansion Apartment” (internally divided home)</td>
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<tr>
<td>Duplex (side-by-side)</td>
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<td>Duplex (stacked)</td>
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<tr>
<td>Triplex / Fourplex</td>
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<tr>
<td>Courtyard Apartment</td>
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<tr>
<td>Townhomes</td>
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**Dwelling Units per acre = (# of units) / (Length) / (Width) x 43,560**

**Sample DU/acre calc**
- 8.5 - Single Family home on 5,000sf lot (Example: Cully Grove)
- 23 – Sabin Green (2 houses, 2 ADUs on 75’x100’ lot)
- 29 – Peninsula Park Commons (courtyard 6-plex + 3 apts on 100’x135’ lot)
- 35 - Typical small courtyard 8-plex on 100’x100’ lot
- 46 – Woolsey Corner (8 homes in one building on a 75’x100’ lot)