

Better Housing by Design

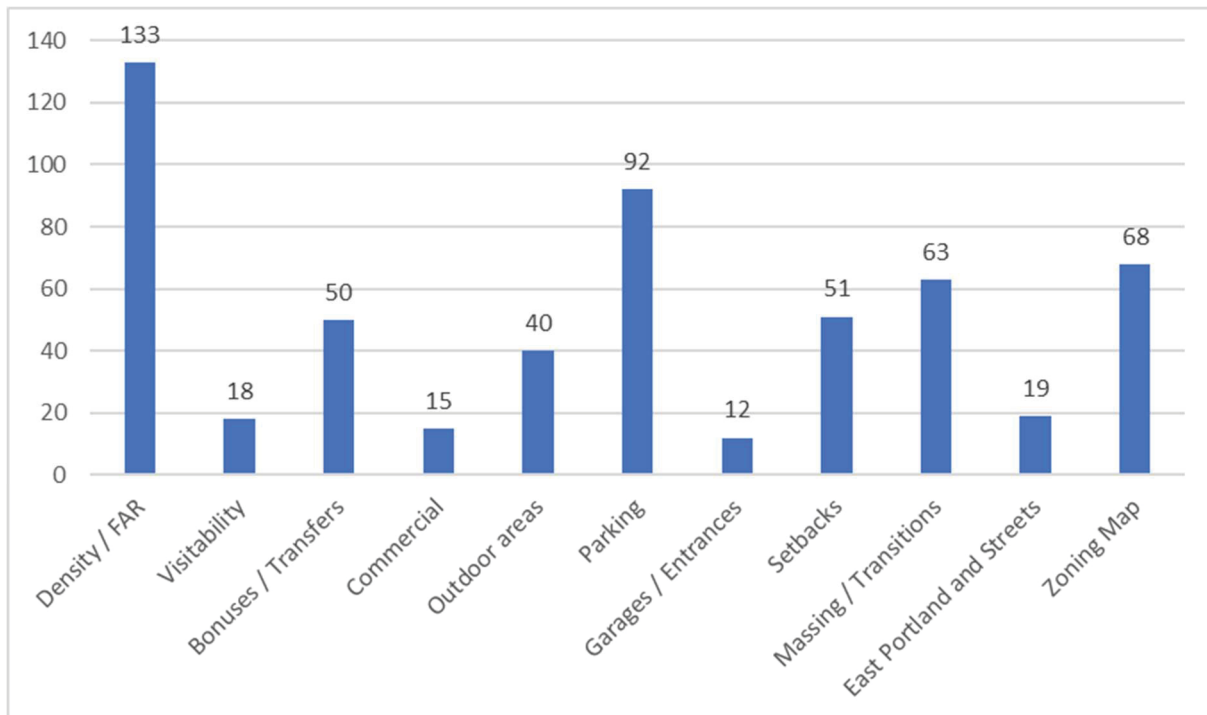
Summary of Public Testimony on the Proposed Draft

The Better Housing by Design Proposed Draft was published and posted online on May 11, 2018. The public testimony period lasted from that date until June 25, 2018 (a total of 45 days).

Written testimony (primarily via the Map App):	238
Verbal testimony at hearing on June 12, 2018:	32
Total pieces of testimony:	270

Amount of Testimony by Topic

Staff labeled testimony based on the major proposal topics they addressed. This chart indicates how much testimony was received for each topic (some pieces of testimony mentioned multiple topics).



For each of the above topics, the following table summarizes the types and amount of testimony received. Note that this listing is not comprehensive; it focuses on frequently-received types of testimony (only listing those issues identified by at least five testers). For complete testimony, see the Map App: <https://www.portlandmaps.com/bps/testimony/#proposal=mdz>.

Summary of Types of Testimony

Topics and Types of Testimony	Amount of Testimony
Density / FAR	
Support the proposals	25
Support the proposals, but allow more FAR	29
Against the proposals (will allow too much density or cause demolitions)	71
Visitability	
Support or request expansion of the proposal	7
Support, but modify to be more practical / less costly	6
Bonuses and Transfers	
Support the proposed bonuses	14
Support, but increase amount of bonus	14
Support proposals for FAR transfers	12
Against bonuses (allow too much building scale)	9
Commercial Use Allowances	
Support the proposal (some request commercial space not count against FAR limits)	9
Outdoor Areas	
Support proposals to expand outdoor area requirements	20
Against or request modification of proposed outdoor area requirements	9
Support proposals for flexible landscaping regulations	7
Parking	
Support reduced parking requirements or request eliminating parking requirements	23
Against reduction of parking requirements / concerned about lack of parking	52
Support proposal for TDM requirements	11
Support limiting surface parking	6
Garages and Building Entrances	
Support limiting front garages	10
Setbacks	
Support proposals for front setbacks	18
Support proposal for 5' side setbacks	5
Against proposals (should reduce front and side setback requirements)	30
Building Massing and Scale Transitions	
Support proposal for building height step downs	13
Against proposal for building height step downs	7
Proposals allow buildings that are too big	22
Should allow more building height (especially in RM1)	18
Should allow greater building coverage	8
East Portland and Streets	
Support proposal for outdoor area / deep rear setbacks in East Portland	5
Support new street approaches (including not counting street dedications against development allowances)	6

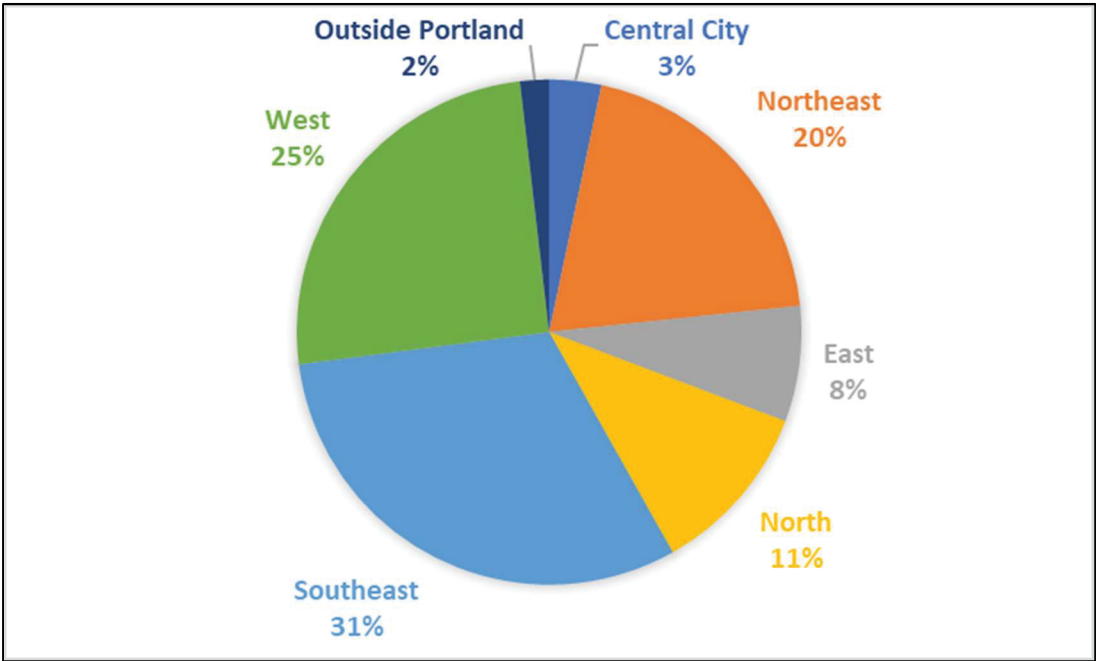
Zoning Map*	
Should downzone areas in historic districts (most frequently, testimony called for applying the RM3 zone [instead of RM4] in the Alphabet and King’s Hill historic districts; also testimony regarding the Ladd’s Addition and Irvington historic districts)	32
Upzone corridors (primarily from RM1 to RM2)	16
Rezone specific properties	11
Against multi-dwelling zoning for ODOT freewayside land near Sandy & I-205 (SAN lot)	5

*The BHD proposals do not involve a major remapping component, other than replacing existing multi-dwelling zoning with the closest comparable new multi-dwelling zones.

For properties with existing RH zoning, areas currently mapped with an FAR of 4 to 1 were assigned the new RM4 zone (same 4 to 1 FAR); other areas with RH zoning were assigned the new RM3 zone (retaining the existing 2 to 1 FAR). Areas in the Alphabet and King’s Hill historic districts proposed for RM4 zoning already have FAR allowances of 4 to 1.

Distribution of Testimony by District

This chart shows what percentage of testimony came from people in each district of Portland, based on the addresses testifiers submitted for the record.



Other Communications

- On May 11, 2018, Measure 56 notices were sent out to 33,629 owners of properties in the multi-dwelling zones.
- Through a call center helpline and other communications, Bureau of Planning and Sustainability staff fielded questions and explained the BHD proposals to over 500 callers during the public testimony period.