



Better Housing by Design

City Council Amendments Discussion

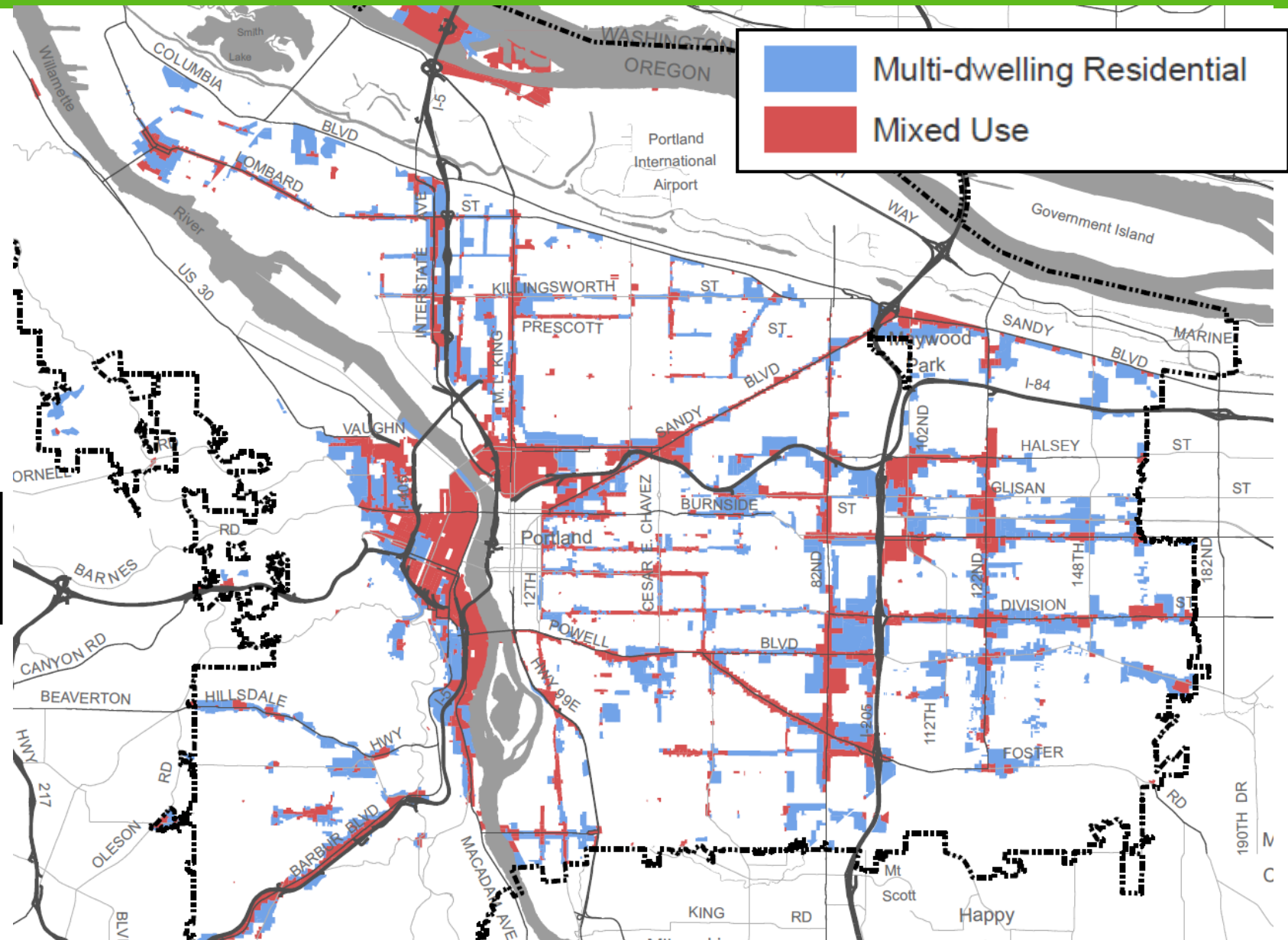
November 21, 2019



Multi-dwelling zoning



**Multi-dwelling zones:
8% of Portland's land area**





Deeper Housing Affordability Amendments

- At least half of units affordable at **60% of median income**
- Add homeownership option – affordable at **80% of median income**

Intent:

Provide options that can help expand opportunities for affordable ownership housing.

Components:

1a: Zoning code amendment to reference Title 30.

1b: Title 30 amendment that provides the 80% MFI ownership option.

1c: Amend BHD ordinance to incorporate the Title 30 amendments.



Affordable Housing Parking Exemption

- Exempt projects providing affordable housing from minimum parking requirements citywide.
- (Currently applies within 500' of frequent transit lines or 1,500' from light rail stations)

Intent:

Reduce costs to support the feasibility of projects providing affordable units by making parking optional.

Considerations:

- 95% of multi-dwelling and mixed use zones are within a quarter mile of frequent-service transit.
- Parking requirements affect feasibility of projects with affordable units.



Development Bonuses & Demolitions of Historic Buildings

- Disallow bonuses or FAR transfers from being used on sites where a historic building has been demolished.
- Apply in multi-dwelling and mixed-use zones.

Intent:

Prevent development bonuses and transfers from serving as incentives for demolition of historic buildings.

Considerations:

- National Register historic district demolitions require City Council approval.
- Locally-designated conservation districts only have demolition delay.



Development Bonuses & Transit Access

- Disallow bonuses or FAR transfers from being used on sites further than a 1,500-foot walking distance from frequent transit.
- Apply in multi-dwelling and mixed-use zones.

Intent:

Ensure that additional development provided by bonuses and transfers takes place in areas well-served by transit.

Considerations:

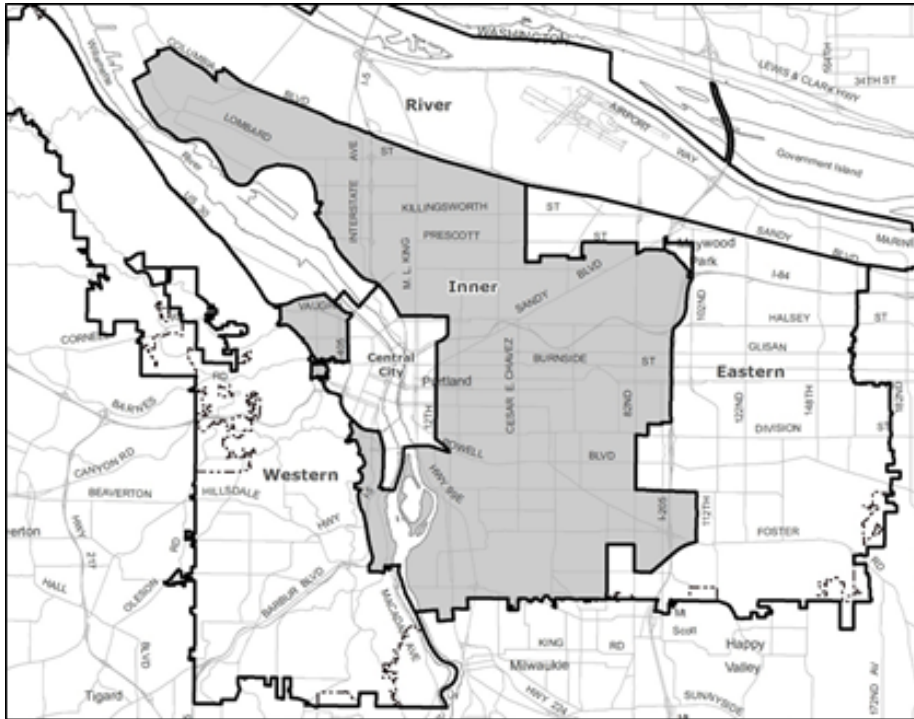
- 89% of multi-dwelling zone and 93% of mixed-use zone properties are within this distance.
- Most development could still use bonuses, but will require more process and documentation.

Amendment 4

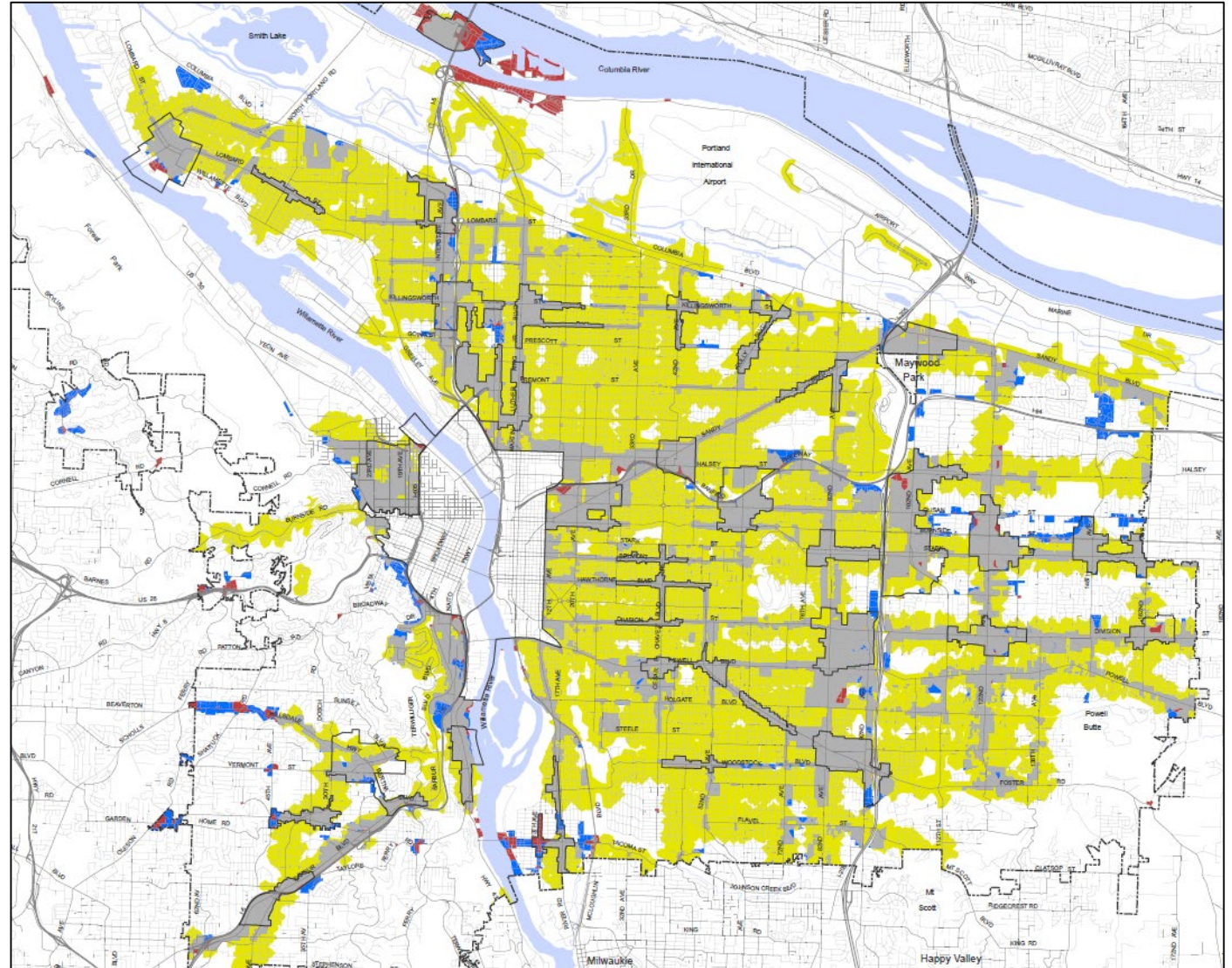
Sponsor: Commissioner Fritz



Development Bonuses & Transit Access



Require documentation of transit distance in Western, Eastern, and River areas – where there are gaps in transit access





100-foot Height in Historic Districts

- In historic districts, remove existing allowance for 100-foot building height in the RM4 zone near light rail stations.

Intent:

Prevent new development from being out-of-scale with historic districts.

Considerations:

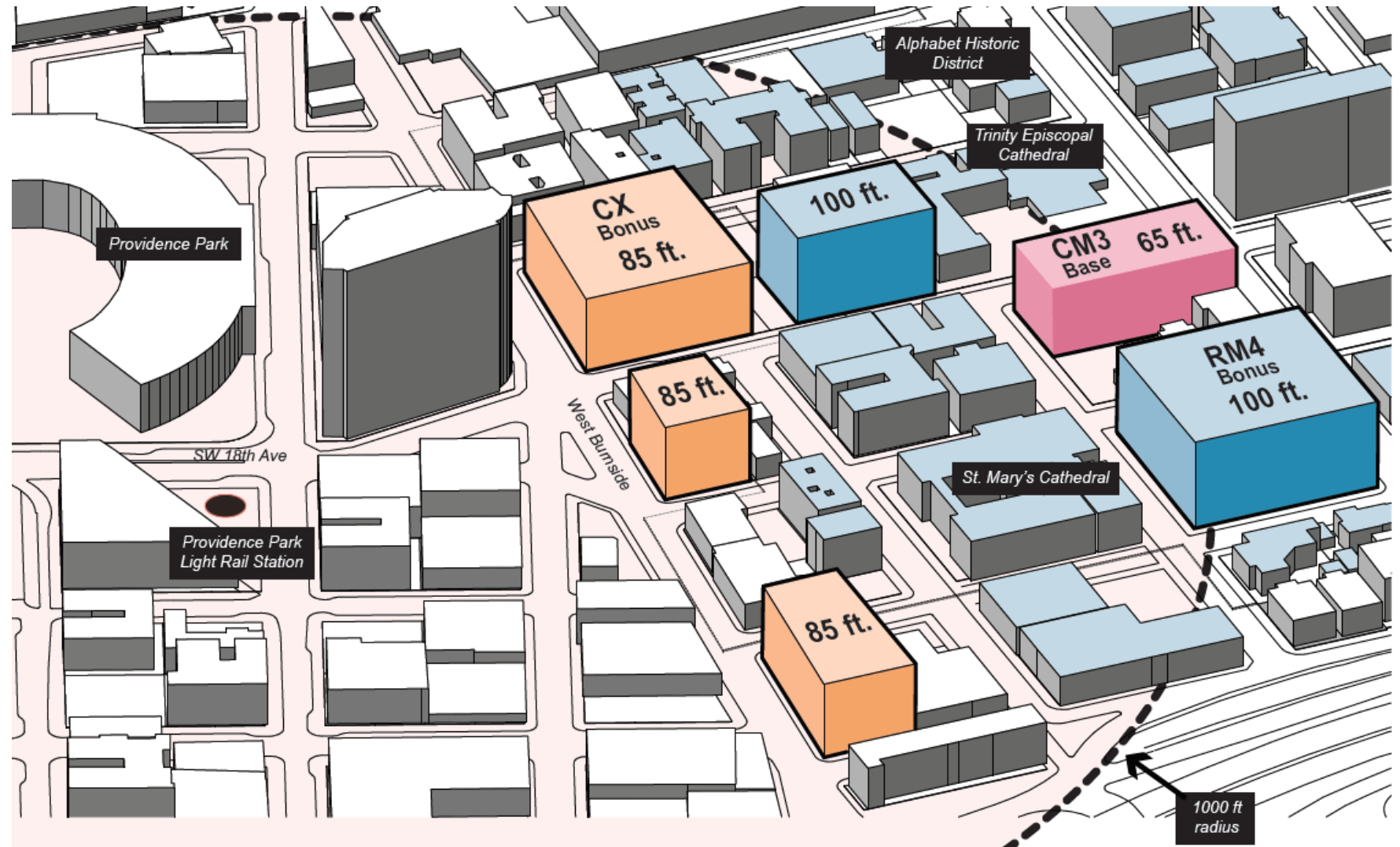
- Building scale subject to approval by Historic Landmarks Commission.
- No new buildings in historic districts have used this allowance.

Amendment 5

Sponsor: Commissioner Fritz



100-foot Height in Historic Districts



Primarily applies in the
Alphabet and King's
Hill Historic Districts
(10 blocks)

Amendment 5

Sponsor: Commissioner Fritz



100-foot Height in Historic Districts





Indoor Common Area Requirement

- Require that large sites (more than 20,000 sq. ft.) include an indoor common area, in addition to proposed requirements for outdoor common areas.
- Minimum size of 300 sq. ft., but not more than 25% of required common area.

Intent:

Provide opportunities for activity and social interaction during times of the year when outdoor activity is limited.

Considerations:

- Recommended Draft allows indoor community space as a common area *option*, but does not require this.
- Issues for housing types that do not have on-site managers, such as townhouses and clusters of houses.



Indoor Common Area Requirement

- Require that development of **large buildings (20+ units)** on large sites include an indoor common area (minimum 300 sq. ft.).
- Exempt indoor common areas from FAR calculations.

Intent:

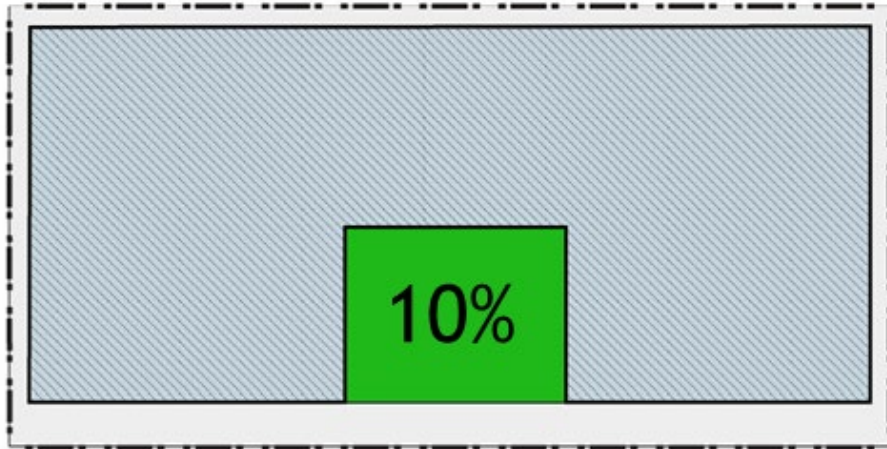
Provide opportunities for activity and social interaction during times of the year when outdoor activity is limited. Indoor common area includes spaces such as community or recreation rooms.

Considerations:

- Recommended Draft requires sites larger than 20,000 sq. ft. to include common area equivalent to 10% of site area.
- Recommended Draft allows indoor community space as a common area *option*, but does not require this.

New Amendment 6a

Sponsor: Commissioner Fritz



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Considerations:

- Recommended Draft requires sites larger than 20,000 sq. ft. to include common area equivalent to 10% of site area.
- Recommended Draft allows indoor community space as a common area *option*, but does not require this.



Indoor Common Area Limitation

- Limit indoor common area to 25% of required common area.

Intent:

Ensure the majority of common area is outdoor common area, such as courtyards, play area or gardens.

Considerations:

- Recommended Draft allows up to 50% of required common area to be indoor common area.



Indoor Common Area FAR Exemption

- Exempt indoor common areas from FAR (building floor area) calculations.

Intent:

Ensure that indoor common area does not reduce building space available for housing units.

Considerations:

- In Recommended Draft, building floor area used for indoor common areas reduces floor area available for housing.
- Amendment would apply in the multi-dwelling and mixed-use zones.



FAR Transfers

- Allow FAR to be transferred between multi-dwelling and mixed-use zones.

Intent:

Facilitate transfer opportunities from sites preserving historic buildings, existing affordable housing, or large trees.

Considerations:

- Transfers now only allowed between sites in the same type of zone.
- Multi-dwelling zones only **8%** of land area, mixed-use zones are **7%**.
- Transfers not allowed to larger projects subject to inclusionary housing.



Anna Mann House Rezoning – 1021 NE 33rd Avenue

- Zoning: R5 to RM1
- Comp Plan: R5 to Multi-Dwelling Neighborhood

Intent:

Support the use of this historic property for affordable multi-dwelling housing and help accommodate its preservation.

Considerations:

- On National Register of Historic Places
- Portland Affordable Housing Bond Project
- Close to NE Sandy Boulevard and adjacent to multi-dwelling zoning

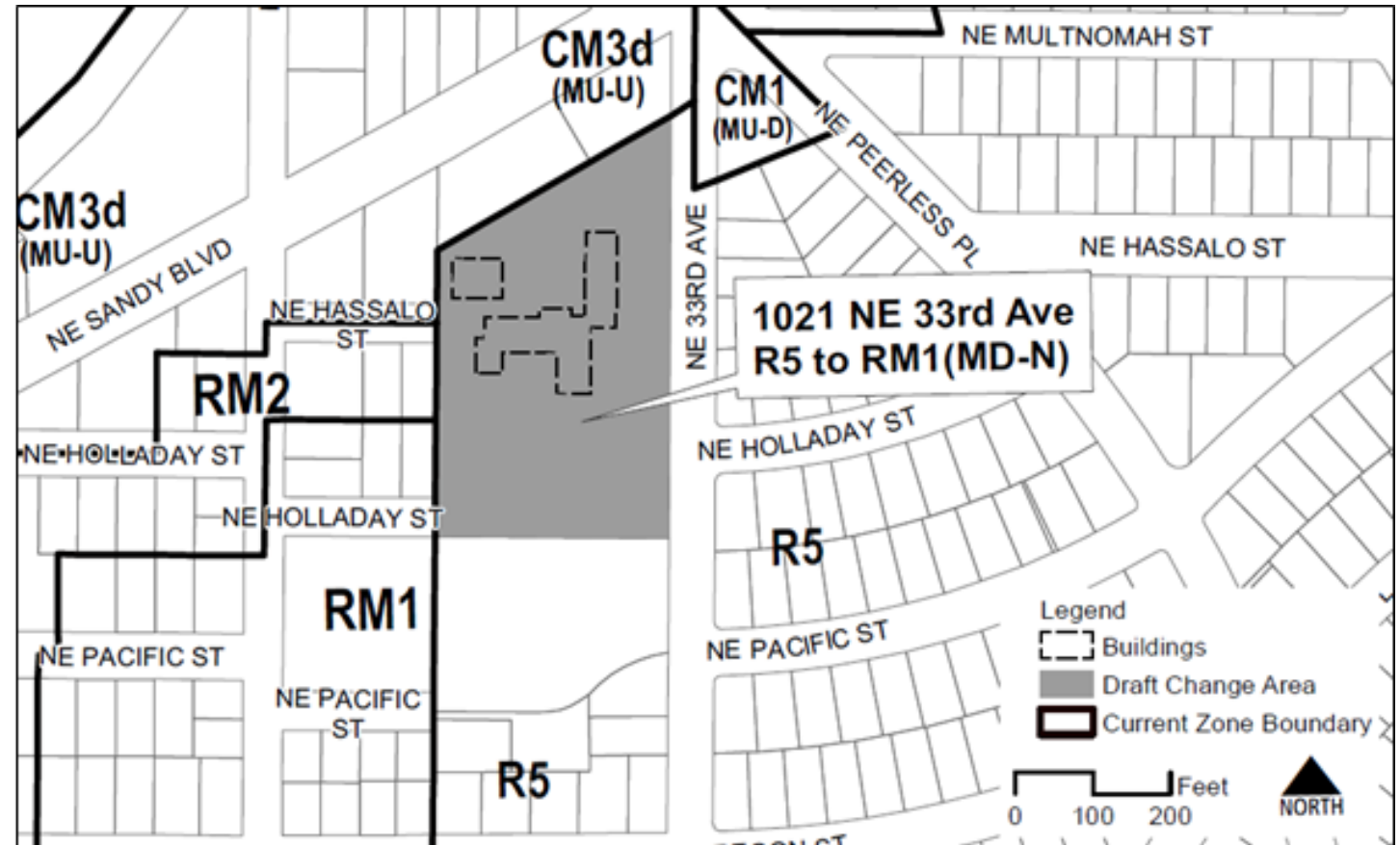
Map Amendment M1

Sponsor: Mayor Wheeler



Anna Mann House Rezoning – 1021 NE 33rd Avenue

- Zoning: R5 to RM1
- Comp Plan: R5 to Multi-Dwelling Neighborhood





5631 SE Belmont Zoning Line Shift

- Zoning: R5 to RM1 (*majority of property already in RM1*)
- Comp Plan: R5 to Multi-Dwelling Neighborhood
- Shifts zoning line so that entire house is in the same zone

Intent:

Reduce barriers to the use of this 1903 house that are currently limited due to the split zoning.

Considerations:

- Currently in process of seeking designation on the National Register of Historic Places

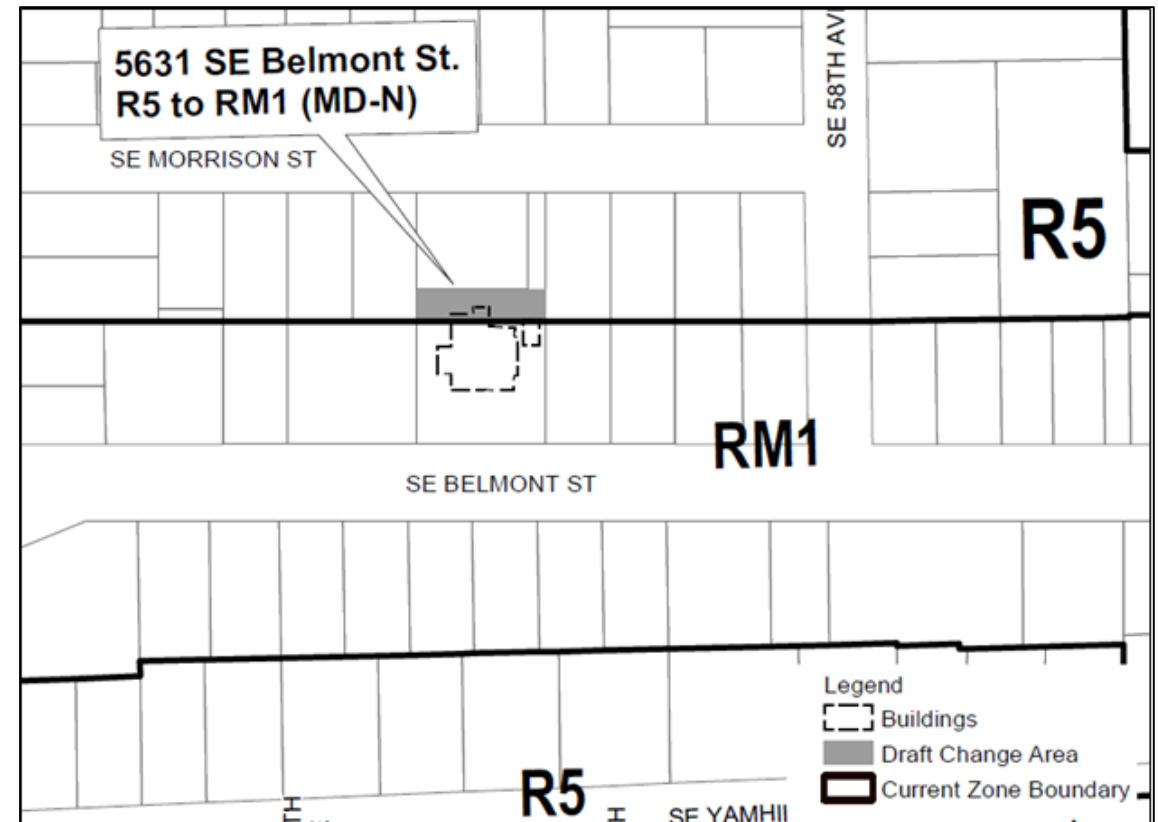
Map Amendment M2

Sponsor: Commissioner Fritz



5631 SE Belmont Zoning Line Shift

- Zoning: R5 to RM1 (majority of property already in RM1)
- Comp Plan: R5 to Multi-Dwelling Neighborhood
- Shifts zoning line so that entire house is in the same zone





King's Hill Historic District Zone Changes

- Currently RH zone (4:1 FAR)
- Assign RM3 zone (2:1 FAR) instead of proposed RM4 zone (3:1 FAR)

Intent:

Reduce the allowed scale of new development in part of this historic district to better match the scale of historic buildings.

Considerations:

- Predominant scale of historic buildings on these blocks is 2 to 3 stories with FARs mostly under 2:1
- Recommended Draft proposes reducing FAR from current 4:1 to 3:1

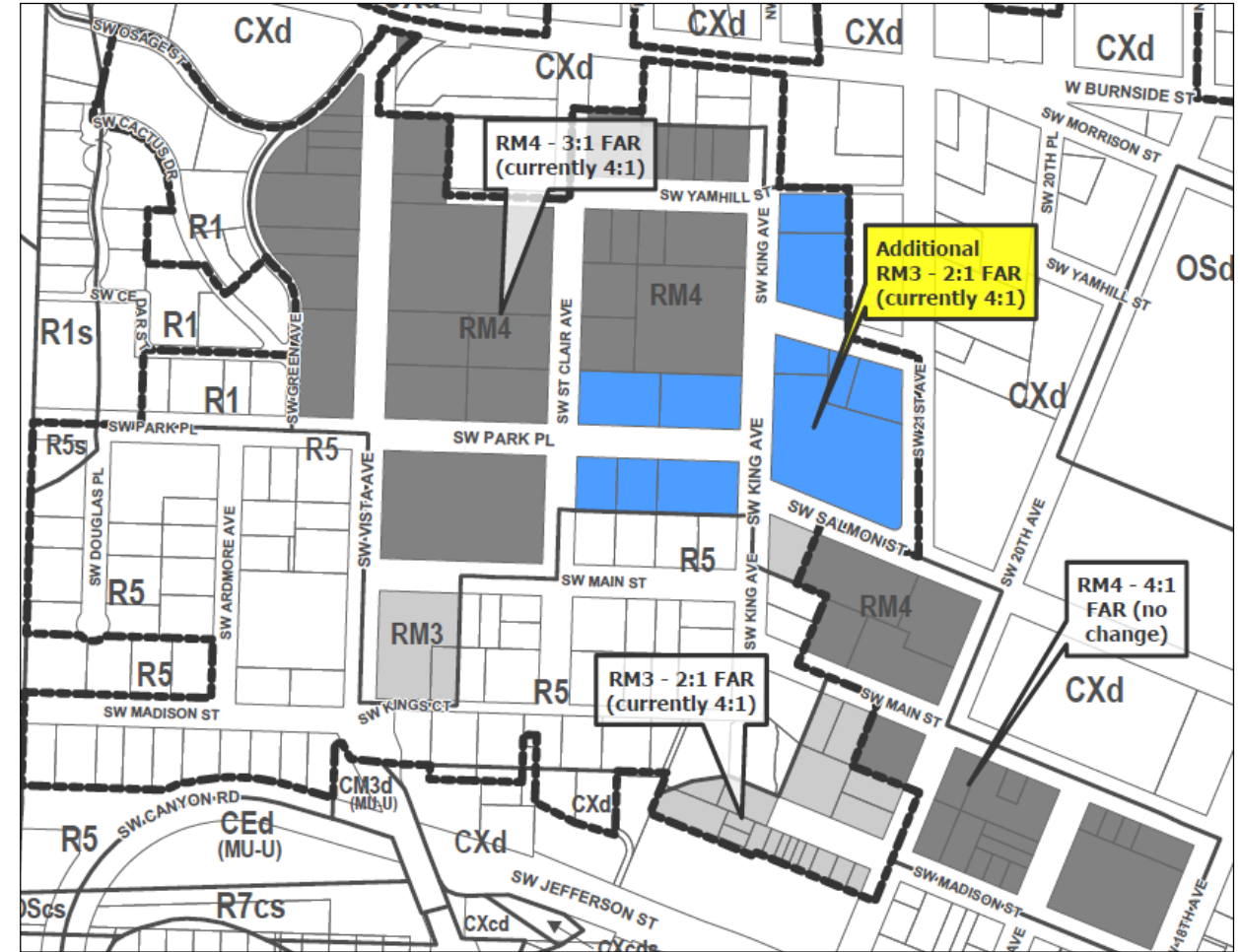
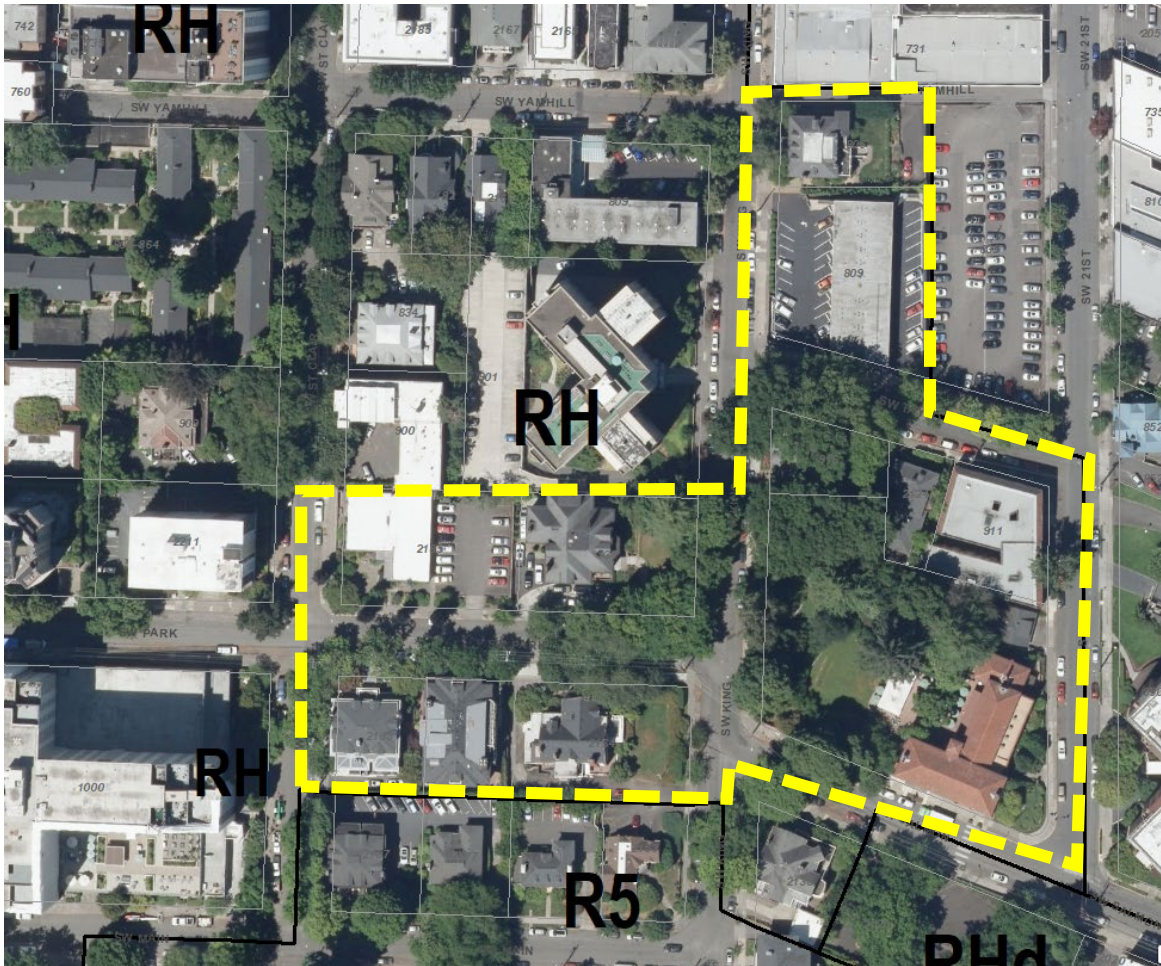
Map Amendment M3

Sponsor: Commissioner Fritz



King's Hill Historic District Zone Changes

- Assign RM3 zone (2:1 FAR) instead of proposed RM4 zone (3:1 FAR)



Minor Amendments

Sponsor: Mayor Wheeler



- A. Amend minimum lot dimensions for duplexes, triplexes, fourplexes.
- B. Add the Deeper Housing Affordability Bonus to the affordable housing parking exception.
- C. Amend the tree preservation FAR transfer provision so amount of transfer is not more than unused FAR on the site.
- D. Correct terms related to tree health.
- E. Correct paragraph numbering.
- F. Correct zone name and code section references.

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- F. Correct zone name and code section references.

Proposed Addition

- G. Amend bicycle parking FAR exemption for consistency with code in Bicycle Parking Code Update

Minor Amendments

Sponsor: Mayor Wheeler



A. Amend minimum lot dimensions for duplexes, triplexes, fourplexes.



Duplex on small lot
(less than 2,000 sq. ft.)

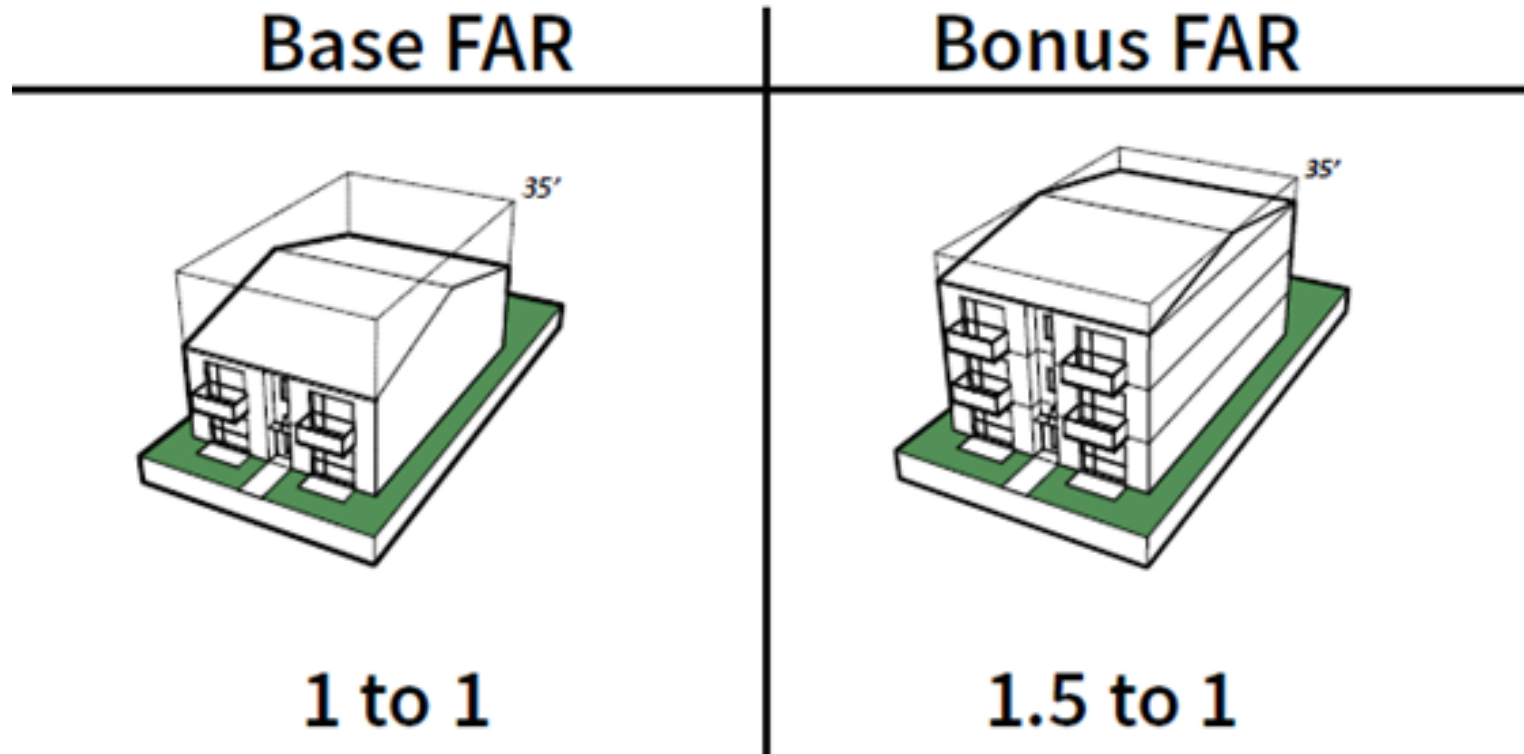
Table 612-1 Minimum Lot Dimensions								
	R3	RM1R2	RM2R1	RM3RH	RM4	RX	RMP	IR (1)
Lots to be developed with: Multi-Dwelling Structures or Development:								
Minimum Lot Area	6,000 sq. ft.	4,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	<u>10,000 sq. ft.</u>	None	10,000 sq. ft.	10,000 sq. ft.
Minimum Lot Width	50 ft.	33 ft.	70 ft.	70 ft.	<u>70 ft.</u>	None	70 ft.	70 ft.
Minimum Lot Depth	70 ft.	70 ft.	70 ft.	100 ft.	<u>100 ft.</u>	None	100 ft.	100 ft.
Minimum Front Lot Line	50 ft.	30 ft.	70 ft.	70 ft.	<u>70 ft.</u>	10 ft.	70 ft.	70 ft.
Attached Houses and Attached Duplexes								
Minimum Lot Area	1,600 sq. ft.	1,600 sq. ft.	None	None	<u>None</u>	None	NA	None
Minimum Lot Width	15 ft.	15 ft.	15 ft.	None	<u>None</u>	None	NA	None
Minimum Lot Depth	None	None	None	None	<u>None</u>	None	NA	None
Minimum Front Lot Line	15 ft.	15 ft.	15 ft.	10 ft.	<u>10 ft.</u>	10 ft.	NA	10 ft.
Detached Houses and Duplexes								
Minimum Lot Area	1,600 sq. ft.	1,600 sq. ft.	None	None	<u>None</u>	None	NA	None
Minimum Lot Width	25 ft.	25 ft.	25 ft.	None	<u>None</u>	None	NA	None
Minimum Lot Depth	None	None	None	None	<u>None</u>	None	NA	None
Minimum Front Lot Line	25 ft.	25 ft.	25 ft.	10 ft.	<u>10 ft.</u>	10 ft.	NA	10 ft.
Triplexes and Fourplexes Duplexes								
Minimum Lot Area	4,000 sq. ft.	2,000 sq. ft.	None	None	<u>None</u>	None	NA	2,000 sq. ft.
Minimum Lot Width	50 ft.	33 ft.	None	None	<u>None</u>	None	NA	None
Minimum Lot Depth	50 ft.	50 ft.	None	None	<u>None</u>	None	NA	None
Minimum Front Lot Line	50 ft.	30 ft.	10 ft.	10 ft.	<u>10 ft.</u>	10 ft.	NA	30 ft.



Resource Slides



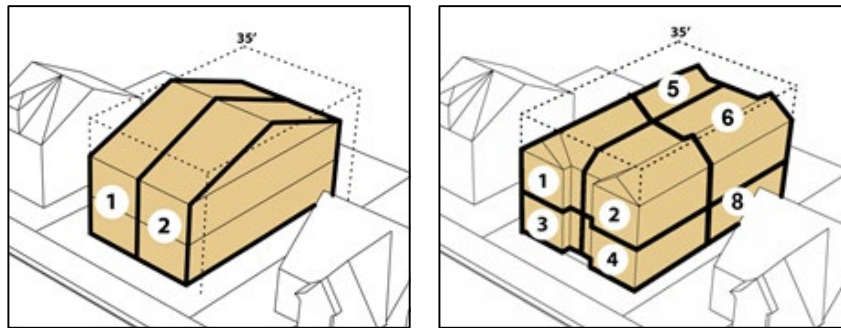
“Floor to Area Ratio” (FAR)



- Relationship between **building floor area** and **site area**.
- FAR of 1 to 1 = 5,000 sq. ft of building floor area on 5,000 sq. ft. site.
- FAR of 1.5 to 1 = 7,500 sq. ft of building floor area on 5,000 sq. ft. site.



Expand Housing Options



- More housing diversity
- Address affordability

Improve Design



- Outdoor spaces
- Design for community



Development Bonuses

1. Affordable units

(households earning 60-80% of median income)

- **Prioritizes deeper affordability**



**60% of area
median income**



Income: \$37,000

Rent: \$900



Income: \$53,000

Rent: \$1,400

Diverse and less expensive housing options



Today: Townhouses in R2 zone
(maximum allowed density)



2 townhouses
2,400 sq. ft. units

\$685,000



2 townhouses
1,991 sq. ft. units

\$572,000

Amendments: allow a variety of low-rise housing types in the new RM1 zone



6 townhouses (RH zone)
1,097 sq. ft. units

\$380,000

Examples of development on 5,000 sq. ft. sites (North Portland)