



# Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

## TAG Overview

### December 7, 2016



Bureau of Planning and Sustainability  
Innovation. Collaboration. Practical Solutions.



# Overview

- Project purpose and scope
- Background: Comprehensive Plan Update
- Issues to address
- Linkages to PBOT's Connected Centers Street Plan
- Process steps/timeline
- TAG role
- Questions/comments
- TAG members' identification of issues

# Project Purpose and Scope

- Revise Zoning Code development and design standards to improve outcomes in Portland's multi-dwelling zones (R3, R2, R1, and RH) outside the Central City.
- Align implementing Zoning Code regulations with new Comprehensive Plan policies.
- Develop new approaches to creating street and pedestrian connections in places that lack them.

Funded in part by a Metro Community Planning and Development Grant

# Relationship to other Zoning Code projects



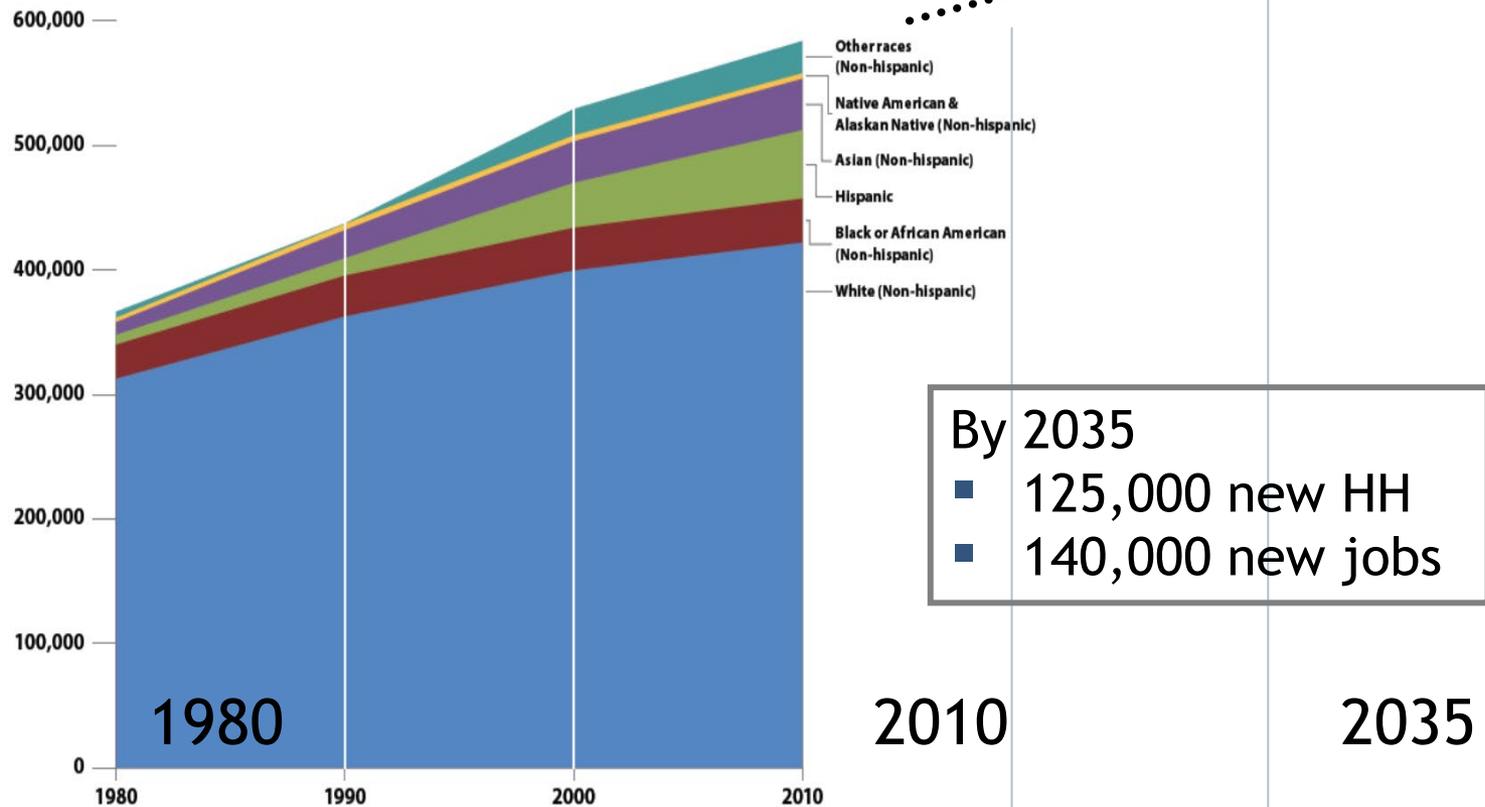
Residential Infill  
Project  
Single-Dwelling Zones

Better Housing  
by Design  
Multi-Dwelling Zones

Mixed Use Zones  
Project  
Commercial/mixed  
use zones

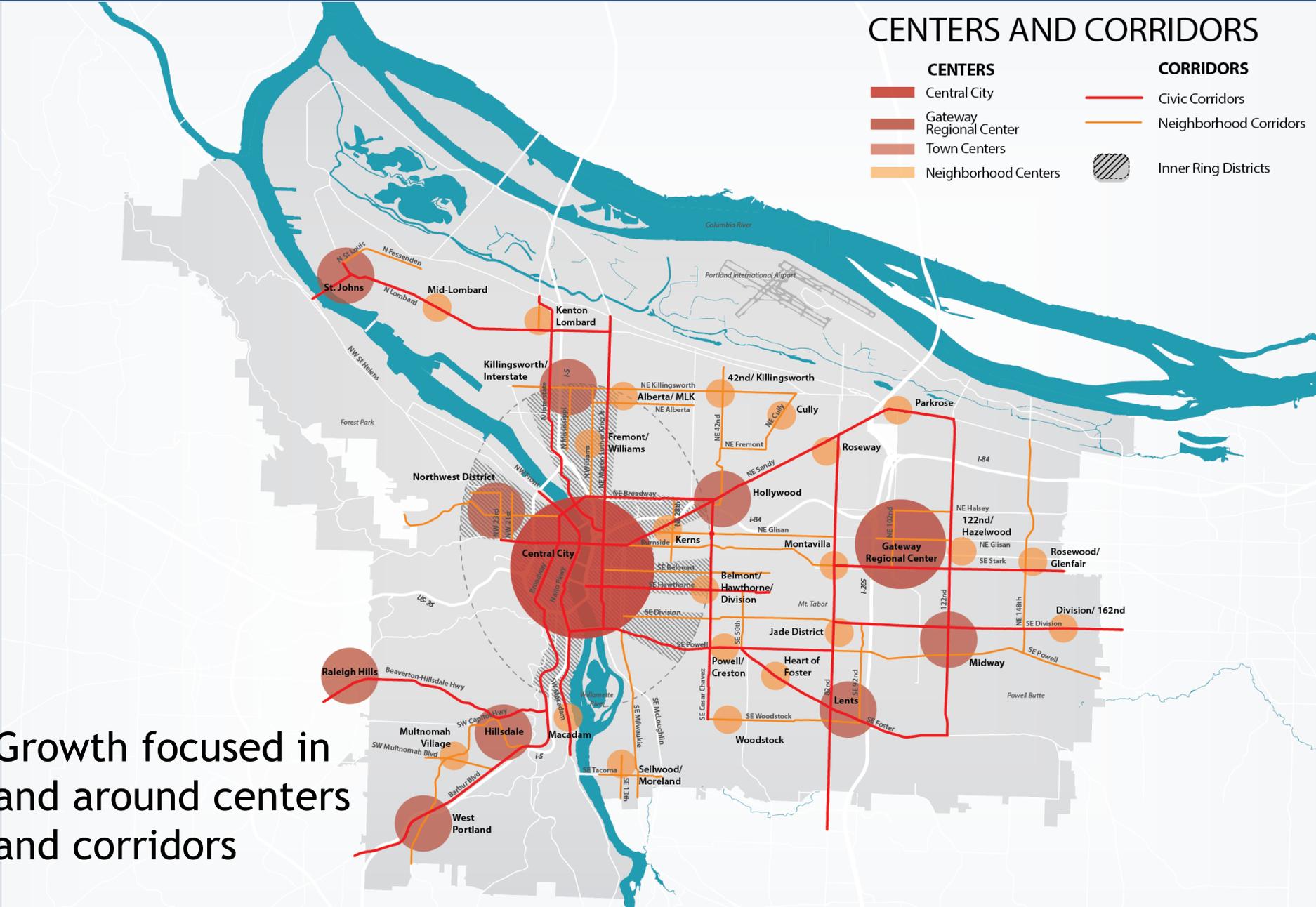
# Background: Growth Trends and Forecasts

Growth in population diversity in Portland



# CENTERS AND CORRIDORS

- | CENTERS   | CORRIDORS  |
|---|--|
|  Central City            |  Civic Corridors        |
|  Gateway Regional Center |  Neighborhood Corridors |
|  Town Centers            |  Inner Ring Districts   |
|  Neighborhood Centers    |  |



Growth focused in and around centers and corridors

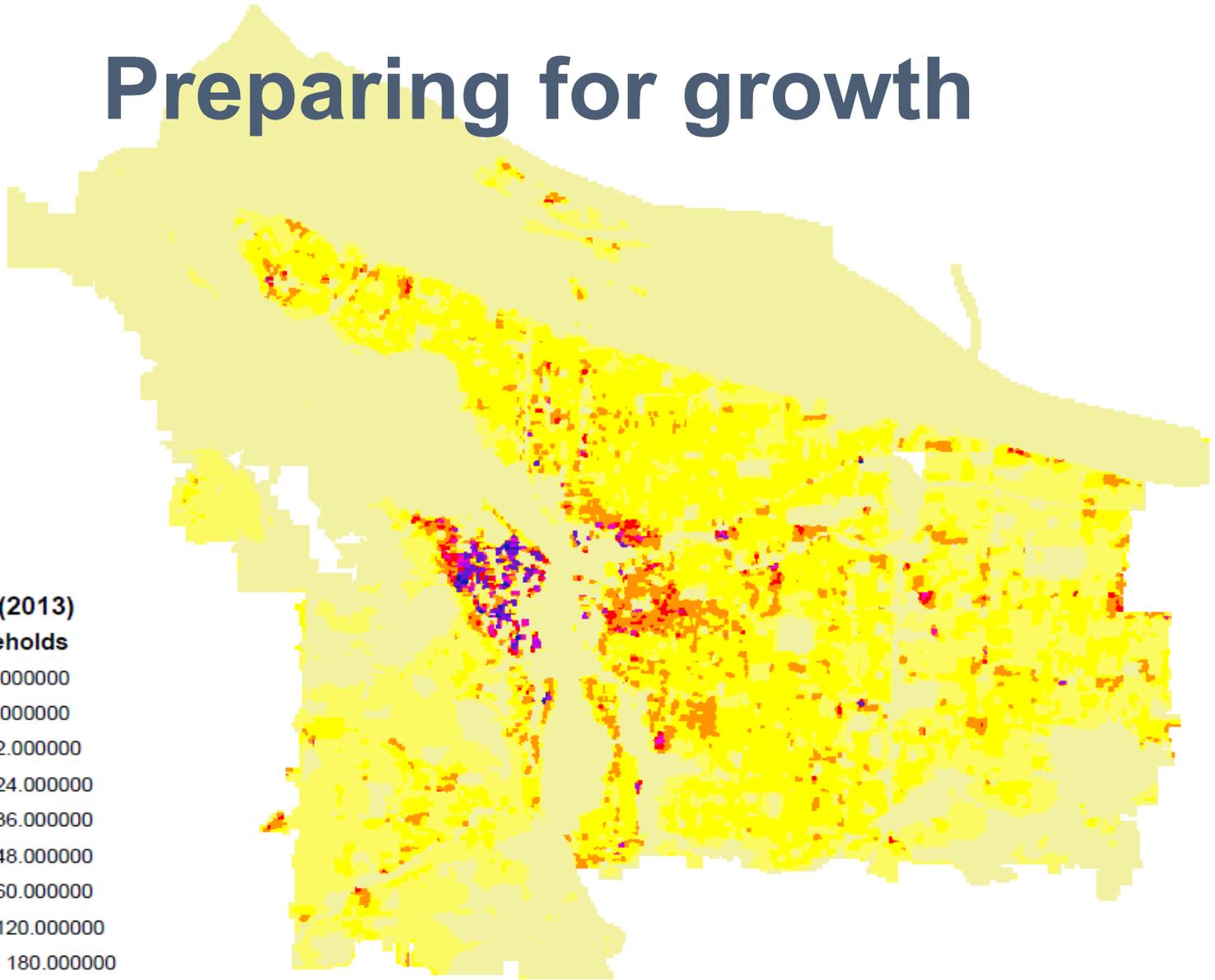
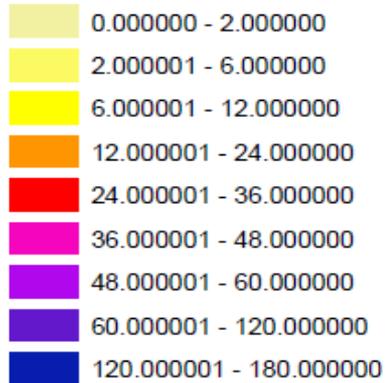


# Preparing for growth

## Legend

### BLI Allocation (2013)

### Total 2010 Households

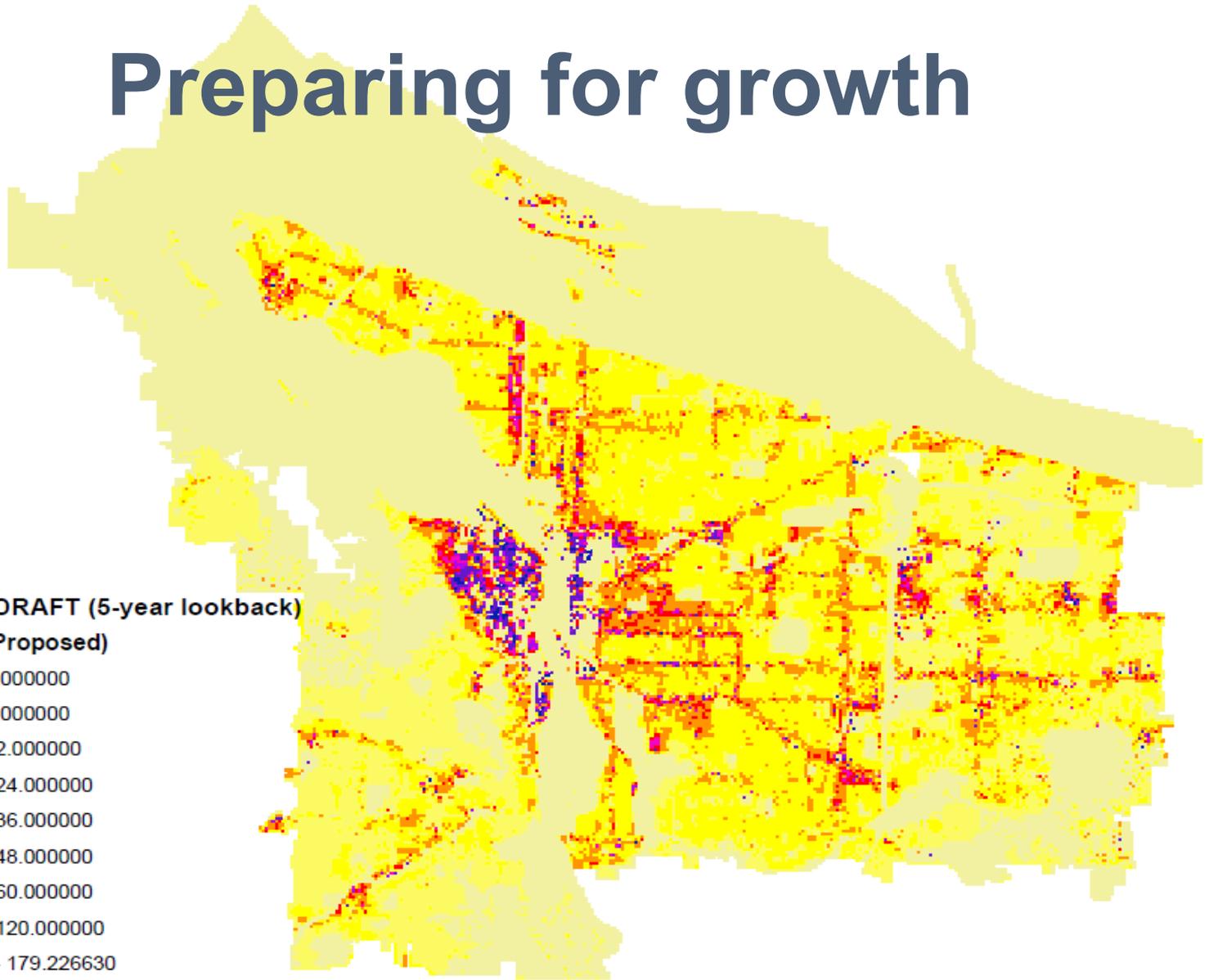
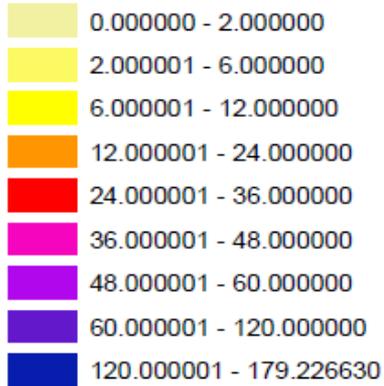


# Preparing for growth

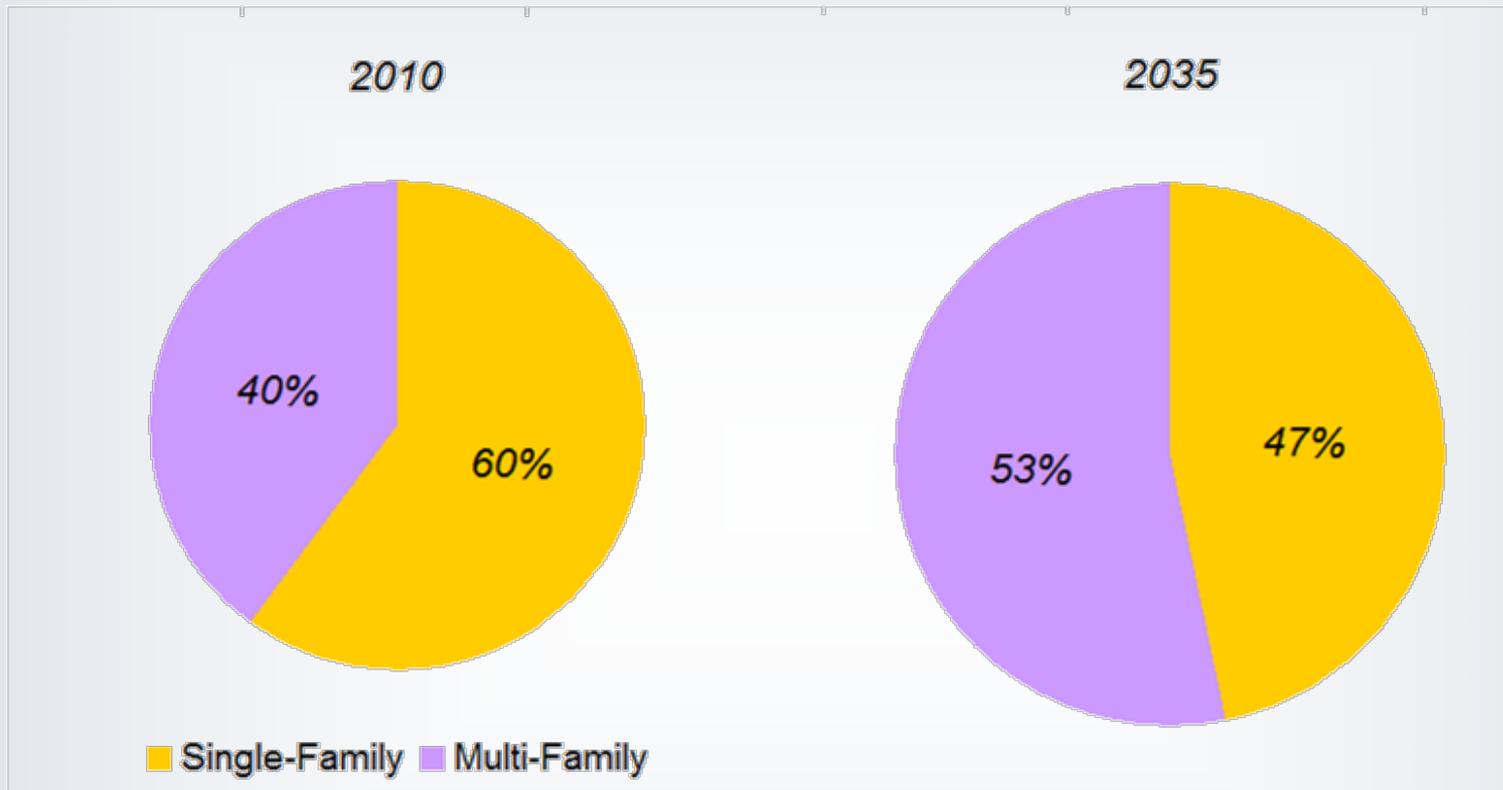
## Legend

BLI Allocation DRAFT (5-year lookback)

Forecast Units (Proposed)

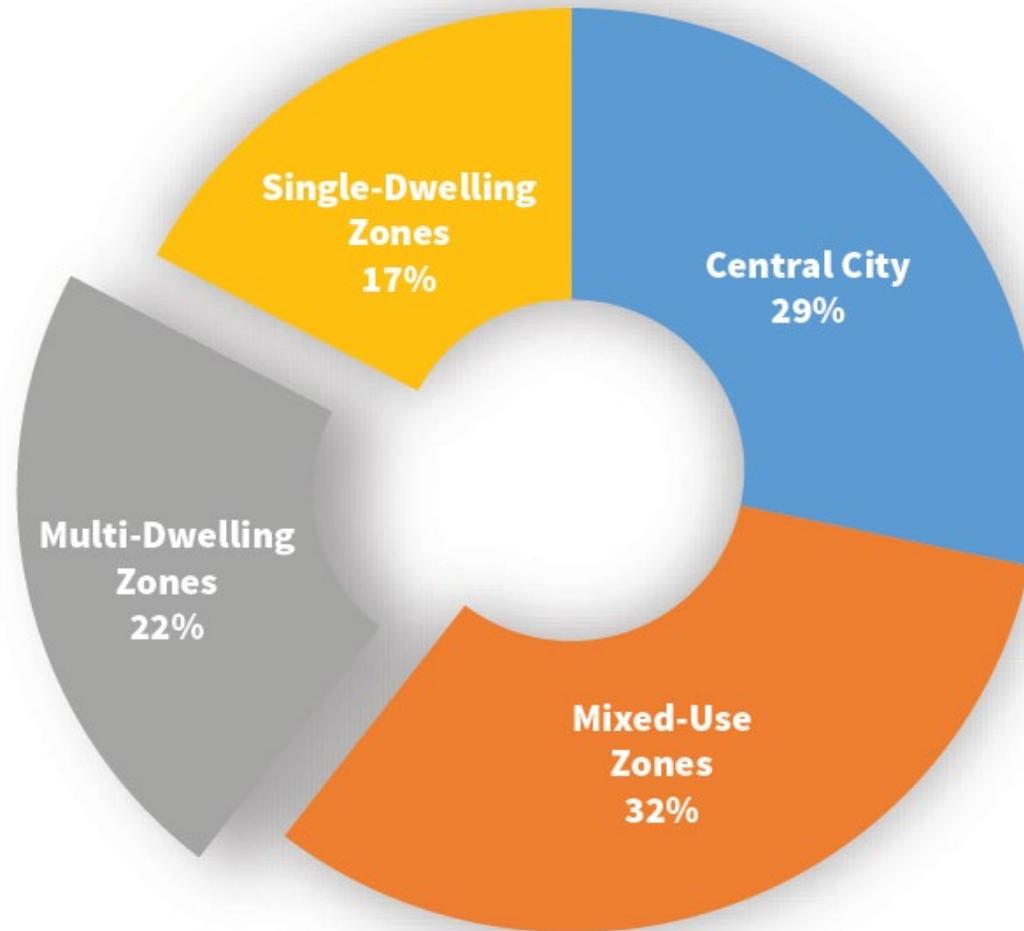


# Changing Housing Mix



80% of new housing expected to be multifamily housing types

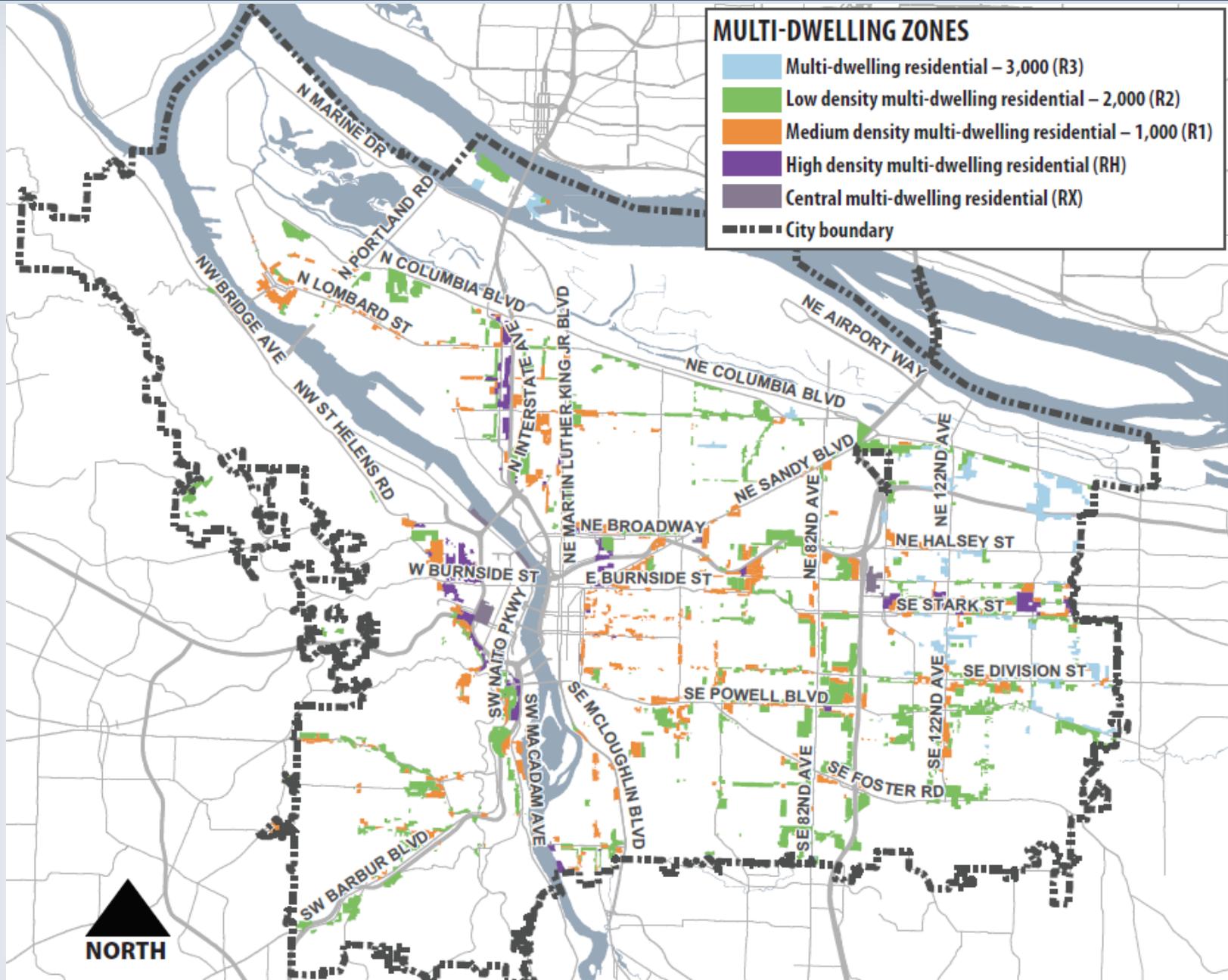
# Role of Multi-Dwelling Zones in Growth



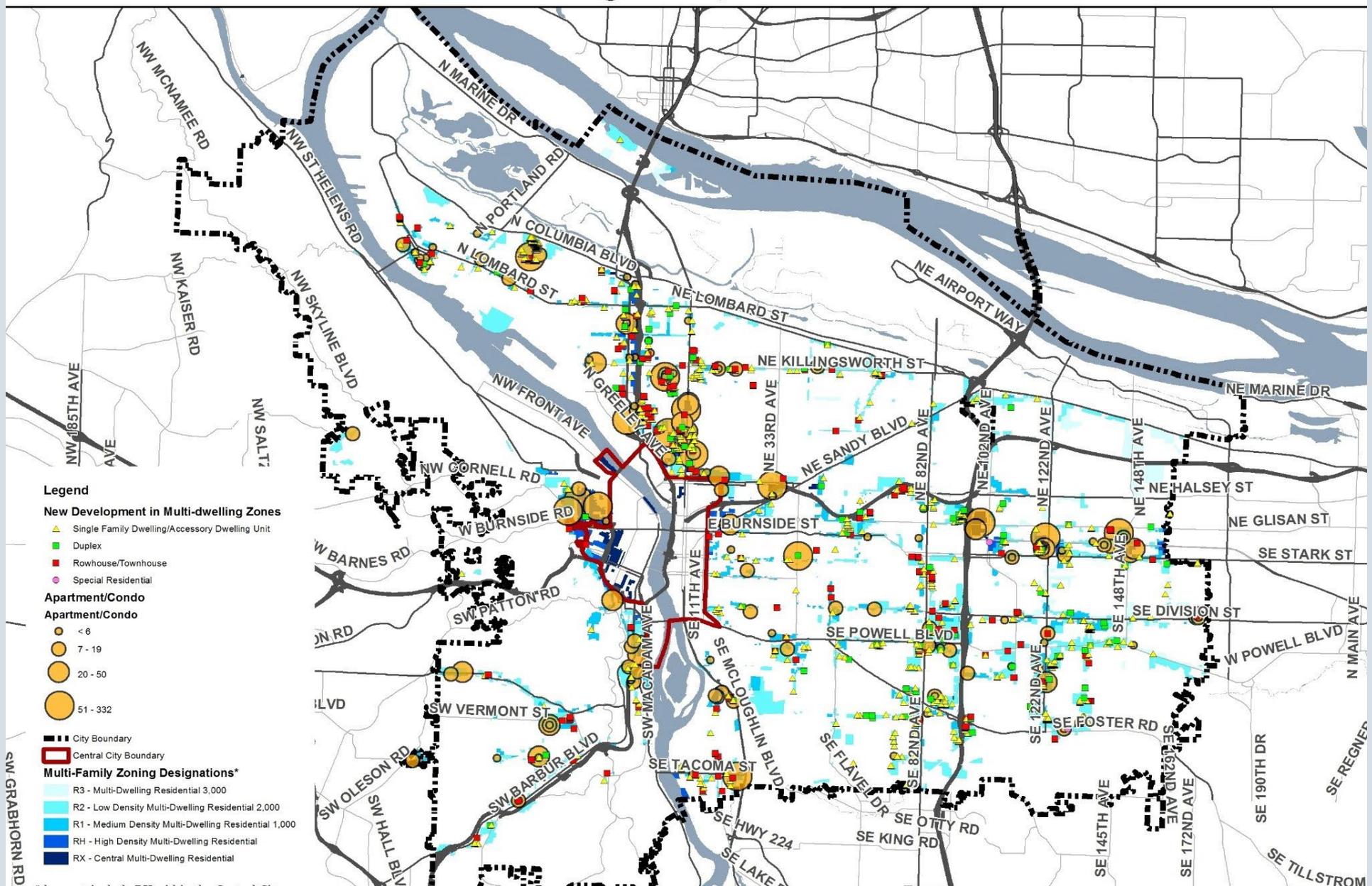
Share of total additional housing (125,000) estimated within each type of zone

## MULTI-DWELLING ZONES

- Multi-dwelling residential – 3,000 (R3)
- Low density multi-dwelling residential – 2,000 (R2)
- Medium density multi-dwelling residential – 1,000 (R1)
- High density multi-dwelling residential (RH)
- Central multi-dwelling residential (RX)
- City boundary



# New Construction in the Multi-Dwelling Zones, 2006 - 2016



# Comprehensive Plan

## Key policy directions for multi-dwelling zones

- **Accommodate housing growth**, especially in and around centers, corridors, and transit station areas;
- Contribute to a **diversity of housing types**, including an adequate supply of affordable housing and physically-accessible housing;
- Provide **healthy and safe environments** for residents, with design that supports active living;
- Provide a network of safe and accessible **street and pedestrian connections** – esp. around centers and transit stations;

# Comprehensive Plan

## Key policy directions for multi-dwelling zones

- Foster **pedestrian-oriented street environments** through building and site design;
- Design development to **respect positive qualities of context** (distinct Inner, Eastern, and Western neighborhoods);
- **Integrate nature and green infrastructure** into the urban environment, avoid environmental impacts, and minimize impervious surfaces and urban heat island effects; and
- Use **resource-efficient design and development** approaches.

# Project responds to community input from previous planning projects

- The Infill Design Project
- East Portland Review and Action Plan
- 122<sup>nd</sup> Avenue Planning Study
- Eastside MAX Station Communities Project
- Healthy Active Communities for Portland's Affordable Housing Families Initiative
- Promoting Health Through Multi-Family Housing Project
- Various PBOT street/bicycle/pedestrian connectivity studies

# General Topics

- **Site design and healthy active living** - open space for residents and requirements for green elements.
- **Building design and scale** - relationship of development to streets and neighborhood context
- **Street connectivity** - development of new implementation approaches and street plans
- **Development bonuses** – refinement of affordable housing bonuses, consideration of incentives for accessible housing and existing range of amenity bonuses
- **Focus areas**
  - East Portland – Jade District and Rosewood/NE 148<sup>th</sup> centers
  - Inner Portland – Middle-density zones (60<sup>th</sup> Avenue LRT area) and high-density zones (Interstate Corridor)

# Key Equity Considerations

- **Function for residents, especially features supportive of healthy active living** (not just focusing on how development looks to neighbors)
- **Impacts of regulations on costs/affordability**
- **Potential incentives for affordable housing and physically-accessible units**

# Some Development and Design Issues



## East Portland

- Distinct characteristics
- Narrow, deep lots
- Lack of street connectivity

# Some Development and Design Issues



## East Portland - Jade District

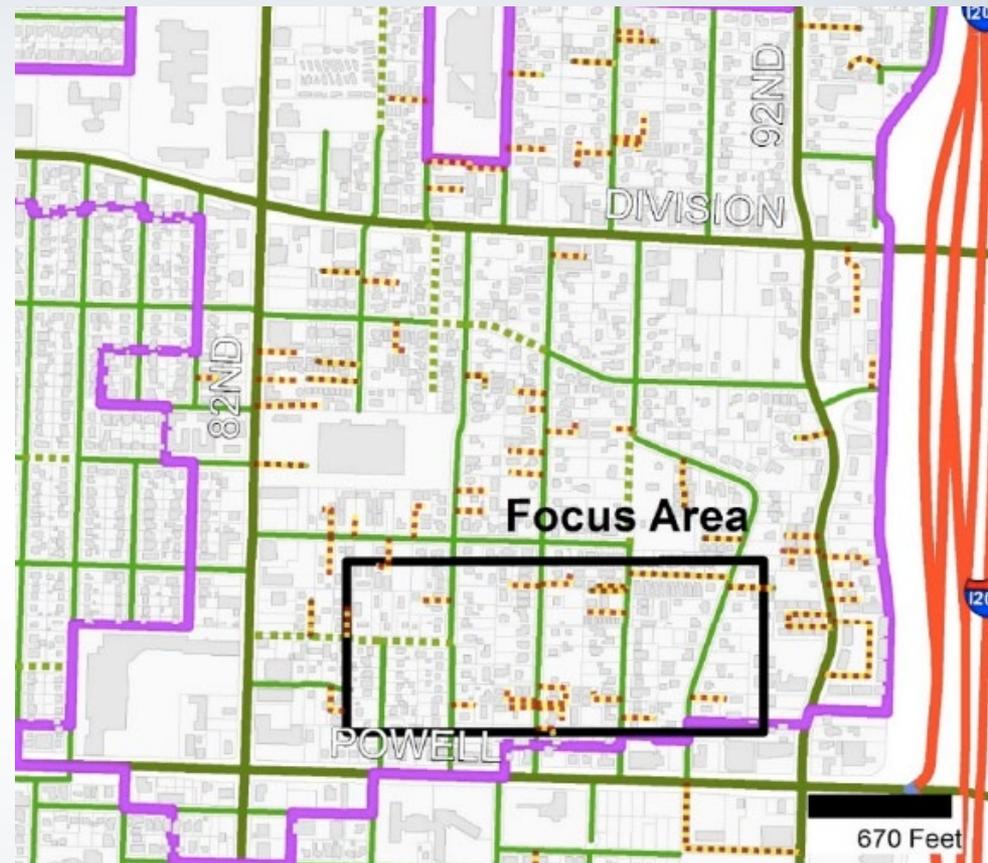
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# Some Development and Design Issues



East Portland: side-by-side accessways

# Some Development and Design Issues



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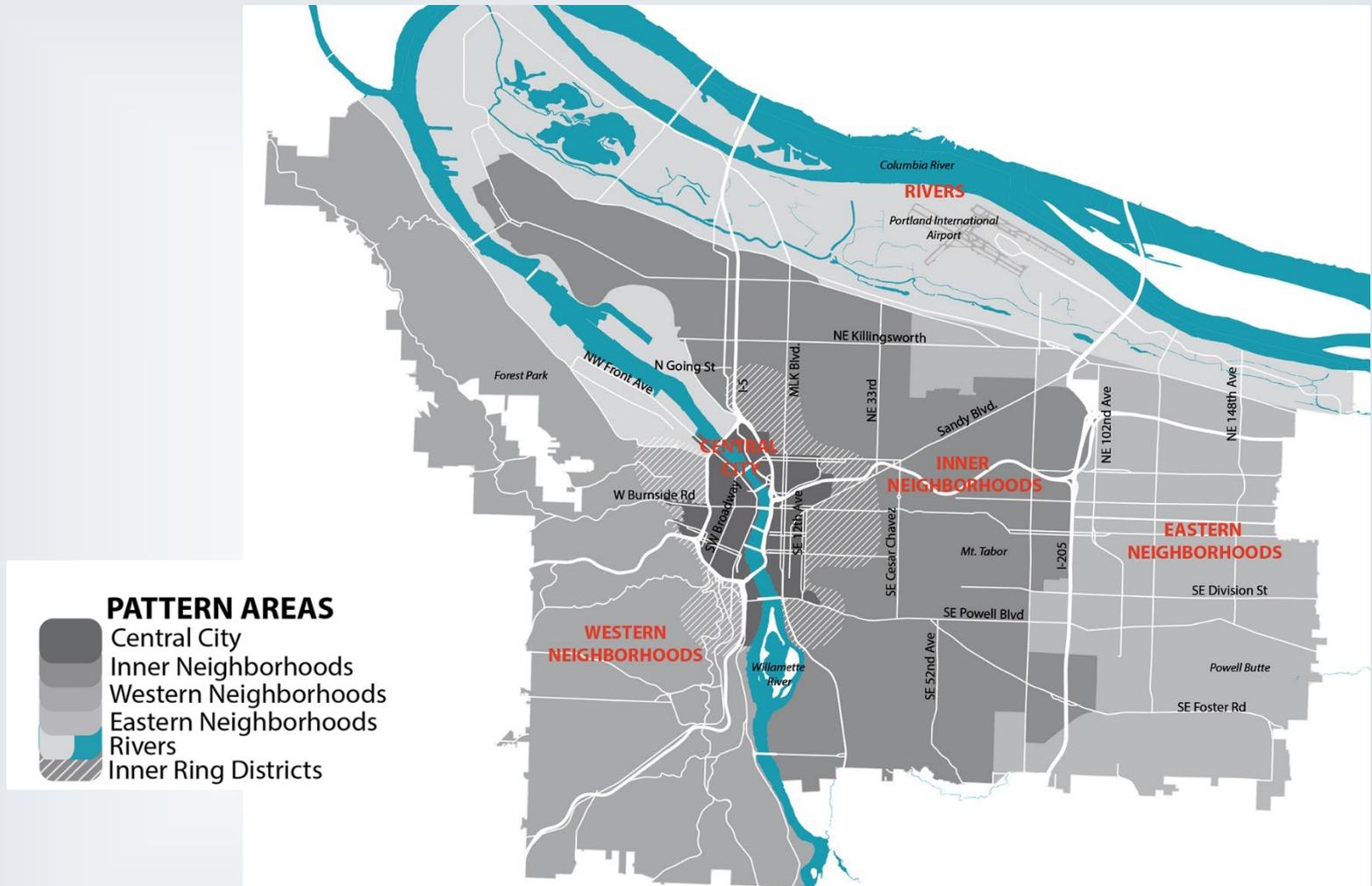
# Some Development and Design Issues



## East Portland - Rosewood/148<sup>th</sup> Avenue Area

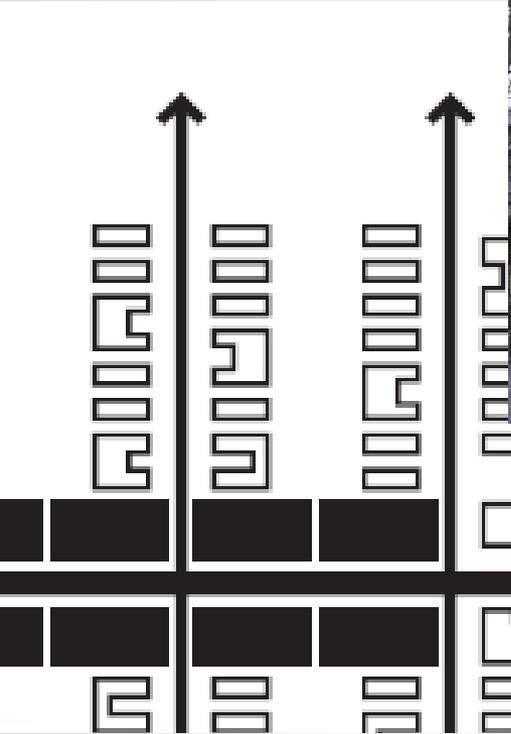
- Distinct characteristics
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# Some Development and Design Issues



Possibility of development standards responsive to the distinct characteristics and needs of Portland’s neighborhood pattern areas

# Some Development and Design Issues



Urban form:  
Possibility of differing approaches for development on **corridors** versus **neighborhood side streets**

# Some Development and Design Issues



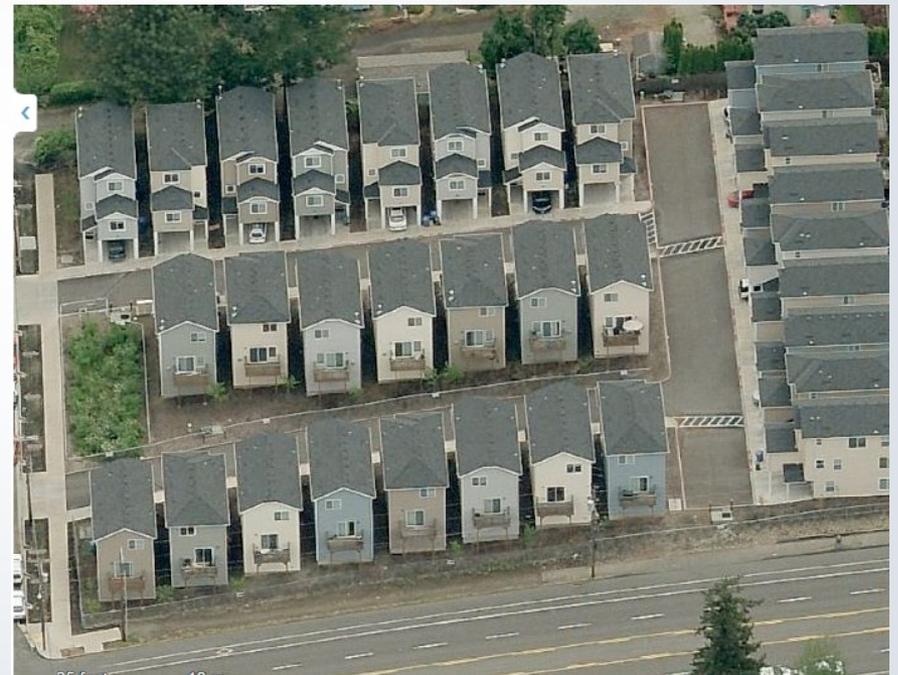
Pedestrian orientation - consider potential limits on front garages

# Some Development and Design Issues



Consideration of allowances for limited commercial uses near light rail stations and along major corridors

# Some Development and Design Issues



Outdoor spaces - need for spaces for recreation, growing food, trees

# Some Development and Design Issues



- Possibilities for urban green options (ecoroofs, raised courtyards, others)
- Minimization of paved surfaces and urban heat islands

# Some Development and Design Issues



Transitions to lower-density zones (scale, street frontage characteristics)

# Some Development and Design Issues

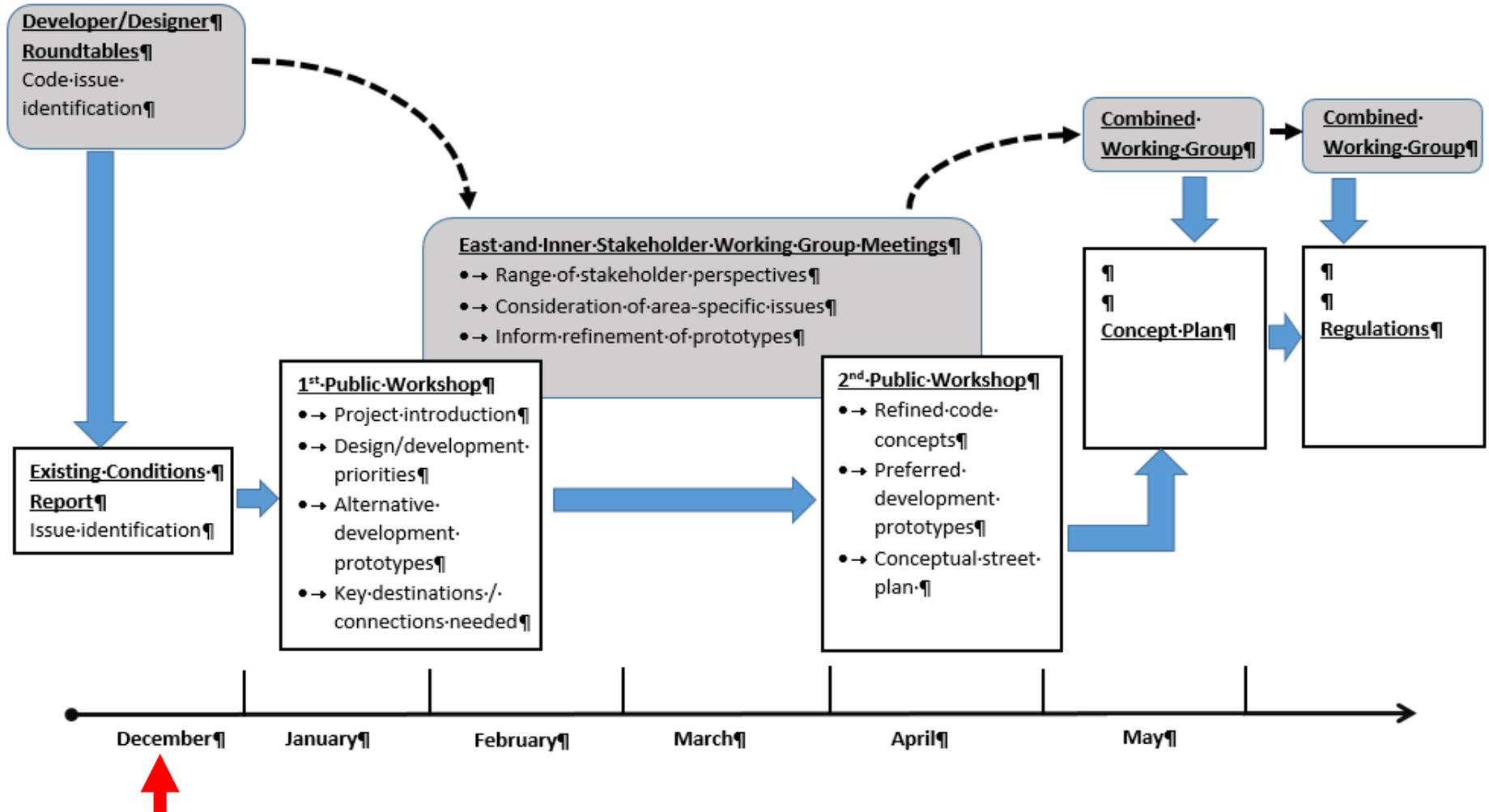
- **Lack of incentives for accessible housing** - consideration of bonuses or requirements.
- **Possibility of refinements to affordable housing bonuses** (proposed as part of Inclusionary Housing Project)
- **Reconsideration of existing range of amenity bonuses:**
  - Outdoor recreation facilities
  - Play areas
  - 3-bedroom units
  - Storage areas
  - Sound insulation
  - Crime prevention
  - Solar water heating
  - Large outdoor areas
  - Tree preservation



# PBOT: Connected Centers Street Plan



# Process and Timeline



# Technical Advisory Group Role

- Includes representatives of agencies with an interest in multi-dwelling zoning and development issues.
- Assist with identification of regulatory and implementation issues.
- Provide feedback on proposals that may affect agencies and their role in implementation.
- Should TAG meet monthly? Or, at key milestones in review of proposals/documents?

# Questions and Comments?

- Are there existing multi-dwelling regulations that raise concerns for your agency?
- What multi-dwelling development issues are of concern to you?



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