



BIL

Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

Stakeholder Working Group Meeting
March 7, 2017



Bureau of Planning and Sustainability
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Project Purpose and Scope

- **Revise Zoning Code development and design standards** to improve outcomes in Portland's multi-dwelling zones outside the Central City.
- **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

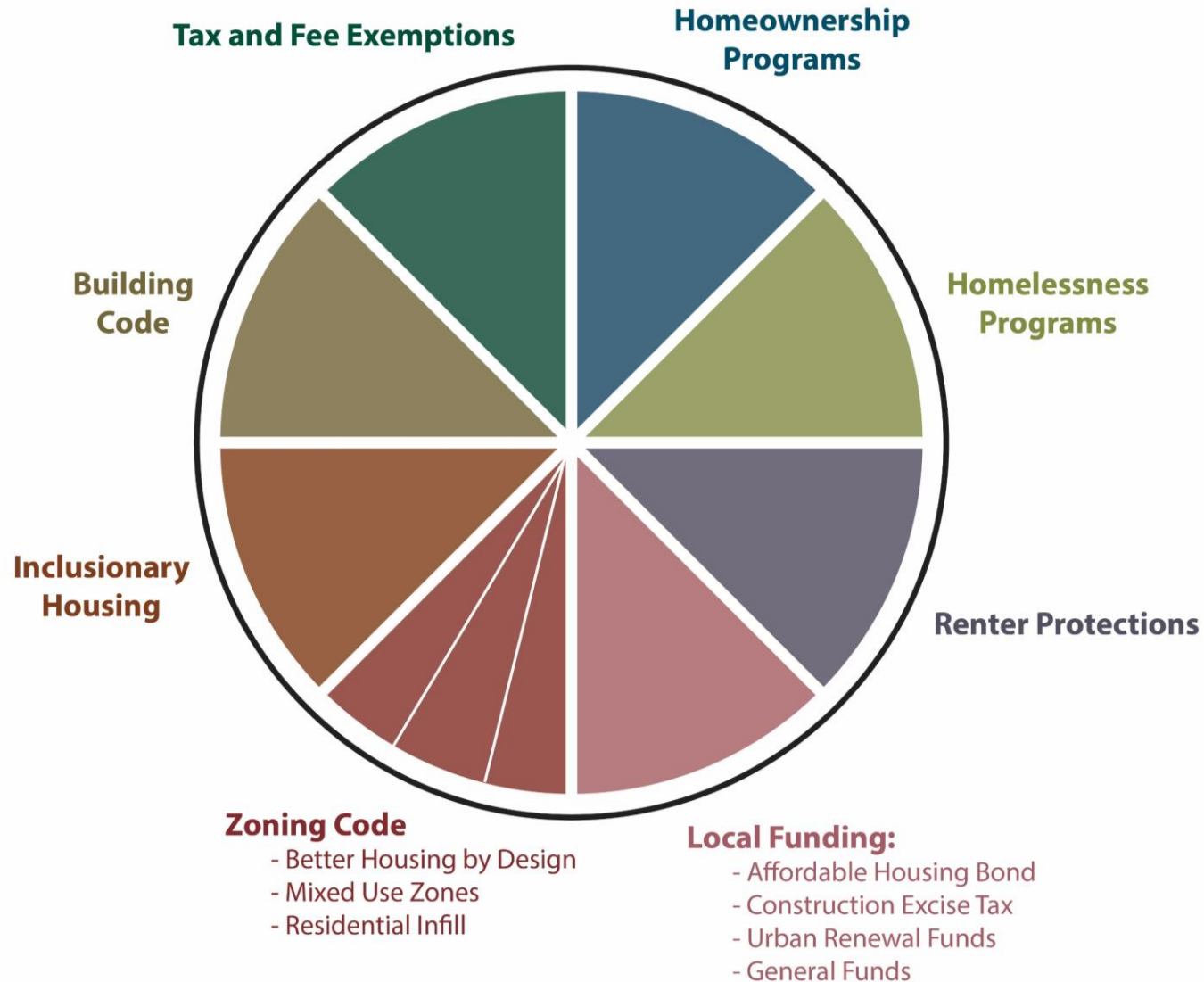


Residential Infill
Project
Single-Dwelling Zones

Better Housing
by Design
Multi-Dwelling Zones

Mixed Use Zones
Project
Commercial/mixed
use zones

Part of a Range of Housing Strategies and Tools

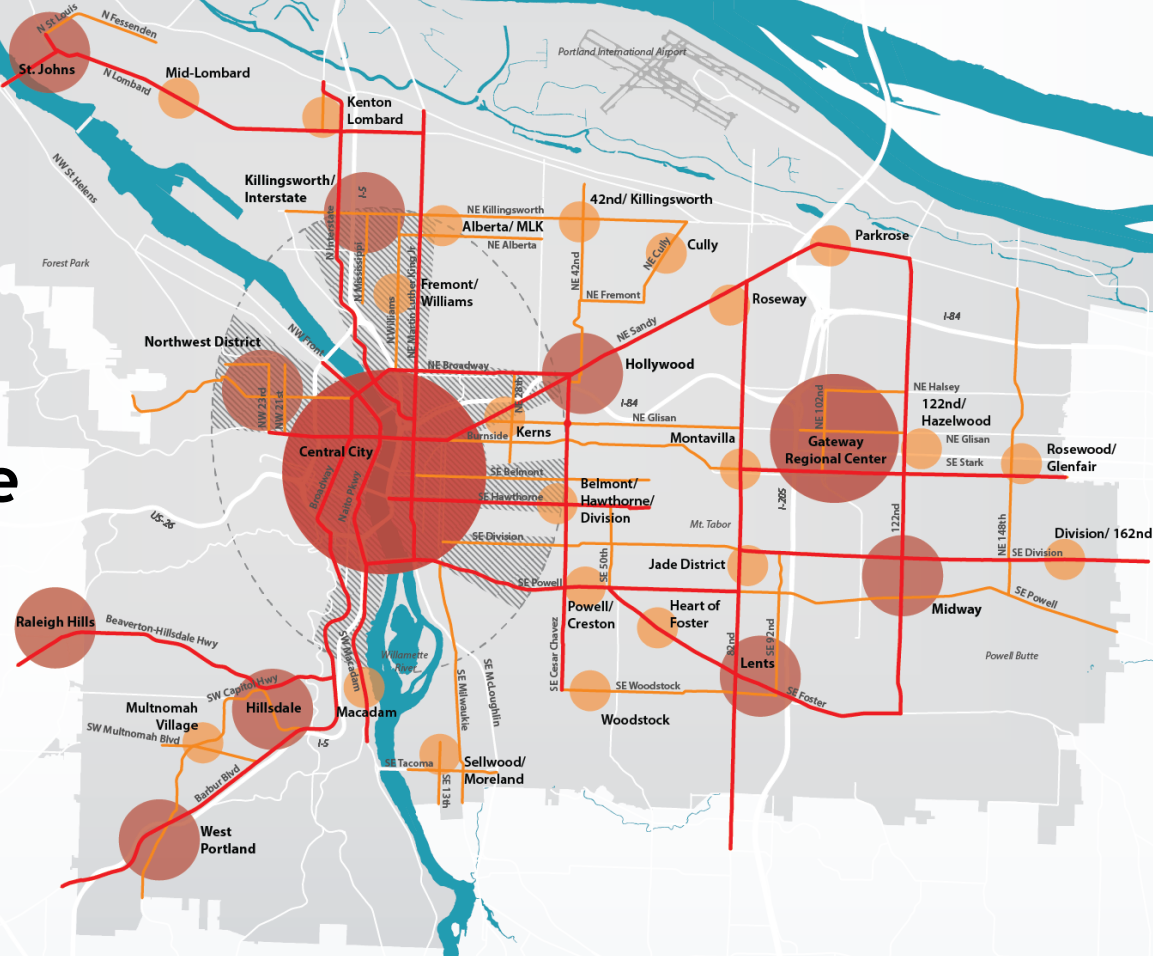


CENTERS AND CORRIDORS

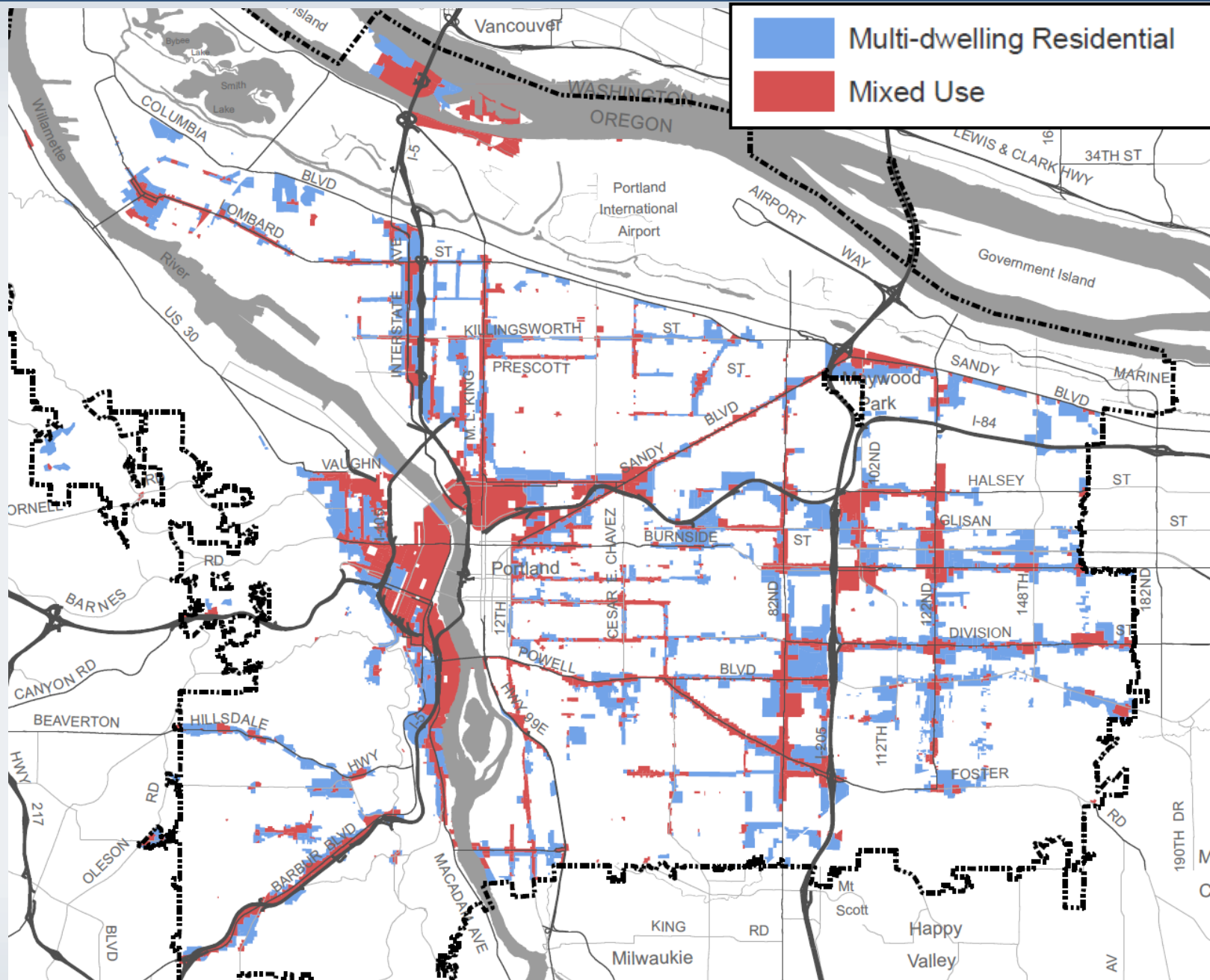
CENTERS	CORRIDORS
 Central City	 Civic Corridors
 Gateway Regional Center	 Neighborhood Corridors
 Town Centers	 Inner Ring Districts
 Neighborhood Centers	

Comprehensive Plan

80% of growth focused in and around centers and corridors



Zoning



What's the problem we're trying to solve?

- Policies guide us to make rules to encourage:
 - **Housing diversity**, including **affordable** and **accessible** housing
 - **Pedestrian-oriented street environments**
 - Respect for **neighborhood context**
 - Housing that supports residents' **health and active living**
 - **Nature and green infrastructure** in the urban environment
 - **Resource-efficient design and development**
 - **Street and pedestrian connections** that are safe and convenient
- Gap between these goals and what is being built.

Key Equity Considerations

- **Impacts of regulations on costs/affordability**
- **Incentives for affordable housing and physically-accessible units**
- **Function for residents, especially features supportive of healthy active living**

Equity:

When is everyone has access to the opportunities necessary to satisfy their essential needs, advance their well-being and achieve their full potential.

Project responds to community input from previous planning projects

- East Portland Review and Action Plan
- 122nd 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
- The Infill Design Project
- Various PBOT street/bicycle/pedestrian connectivity studies

Project Topics



- 1. Site design and healthy active living**
 - open space for residents and green elements

Project Topics



2. Building design and scale

- relationship of development to streets and context

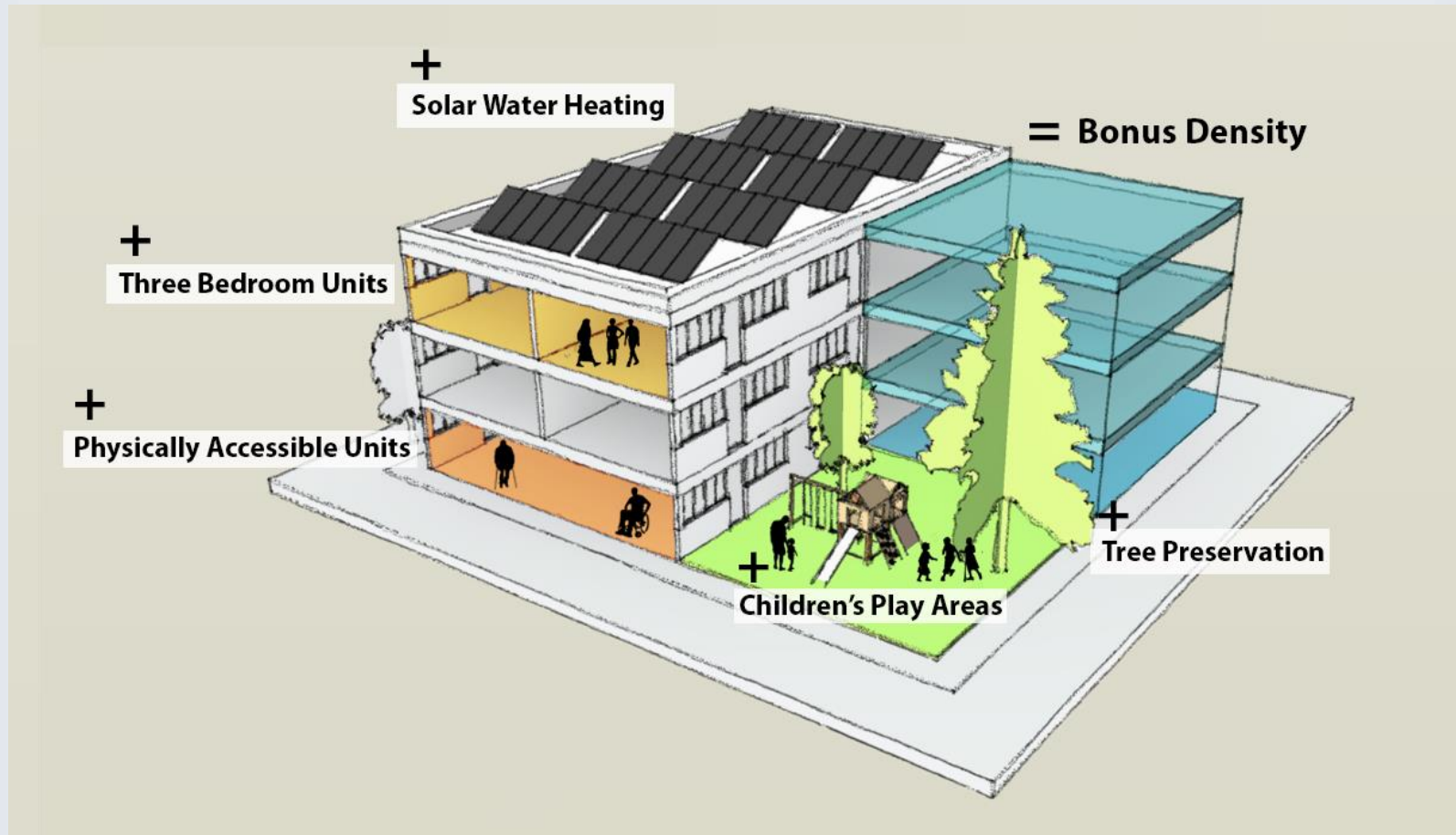
Project Topics



3. Street connectivity

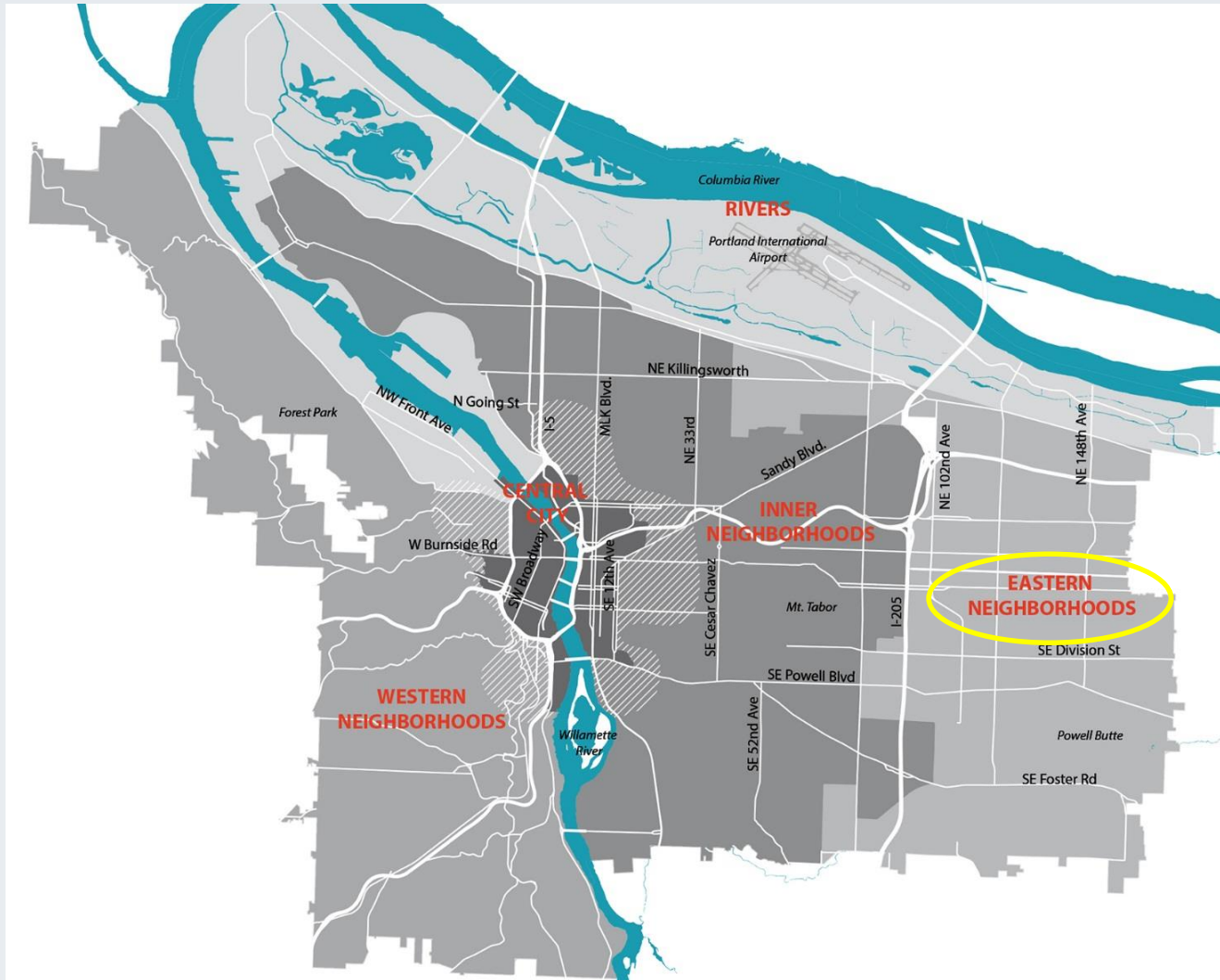
- New implementation approaches
- Street plans for Jade District and Rosewood centers

Project Topics



4. **Development bonuses** – refinement of affordable housing bonuses, incentives for accessible housing, reconsider existing amenity bonuses

Project Topics



5. Eastern Portland Focus

Stakeholder Working Group Meetings

Purpose

- Forum for discussing issues and potential solutions
- Include a range of community stakeholders and perspectives
- Help inform City staff as they develop concepts and regulations

Meetings and discussions open to general public

Stakeholder Working Group Meetings

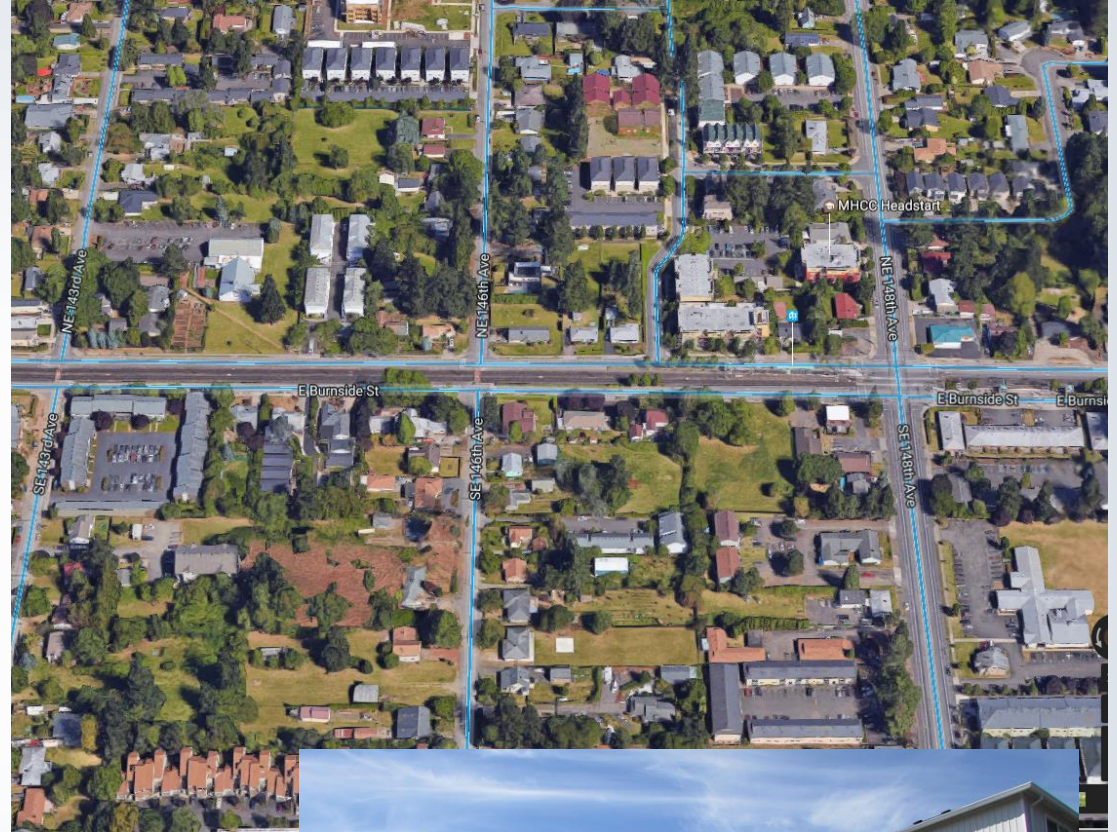
- March 7:** East Portland issues, development bonuses
- March 23:** Outdoor spaces, building scale
- April 6:** Street connections, **Jade District** focus
- April 19:** Street frontage design, inner area development options
- May 3:** Street connections, **Rosewood** focus
- June 3:** Public workshop on compiled code concepts



Project Overview

Questions?

Issues: East Portland



East Portland

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



Issues: East Portland



East Portland

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Issues: East Portland



East Portland

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Issues: East Portland



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

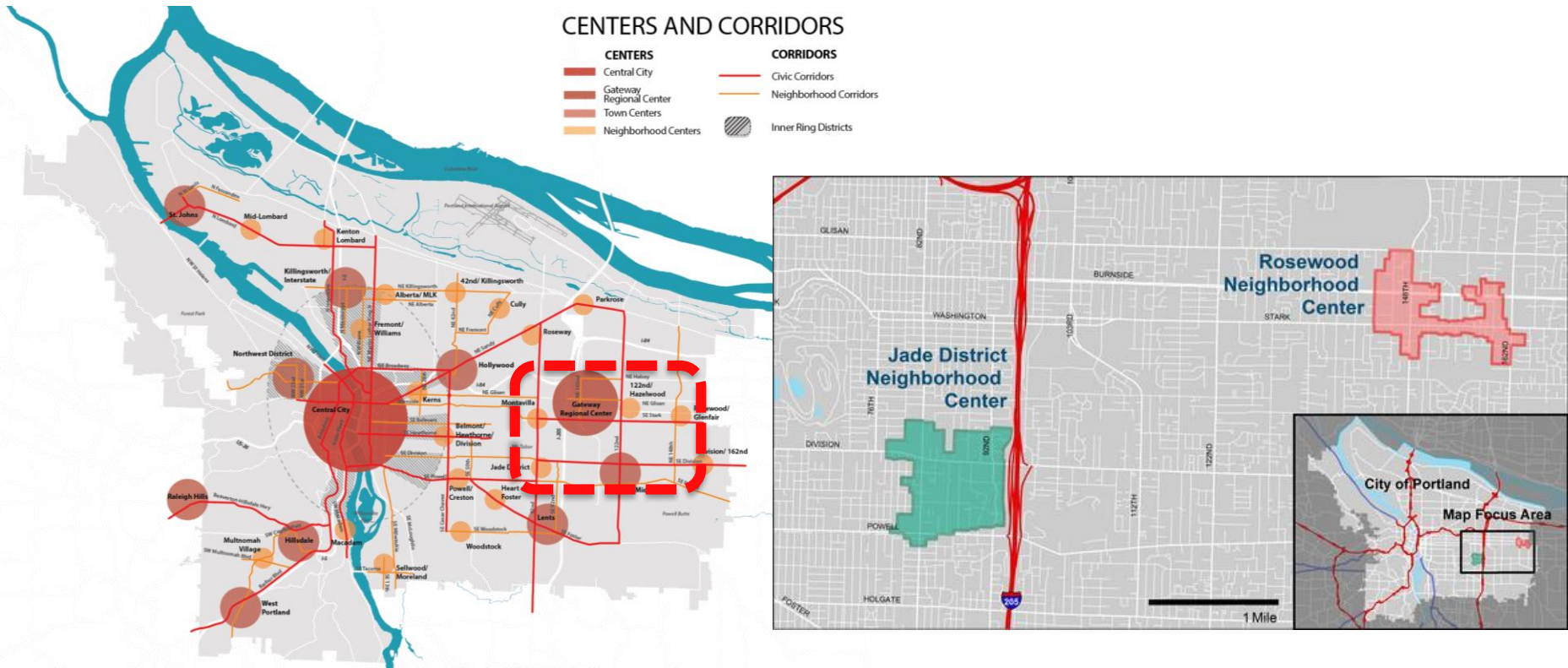
Connected Centers Street Plan



PBOT

Focus on centers

Jade District and Rosewood



What problems are we hoping to address?



Few connections

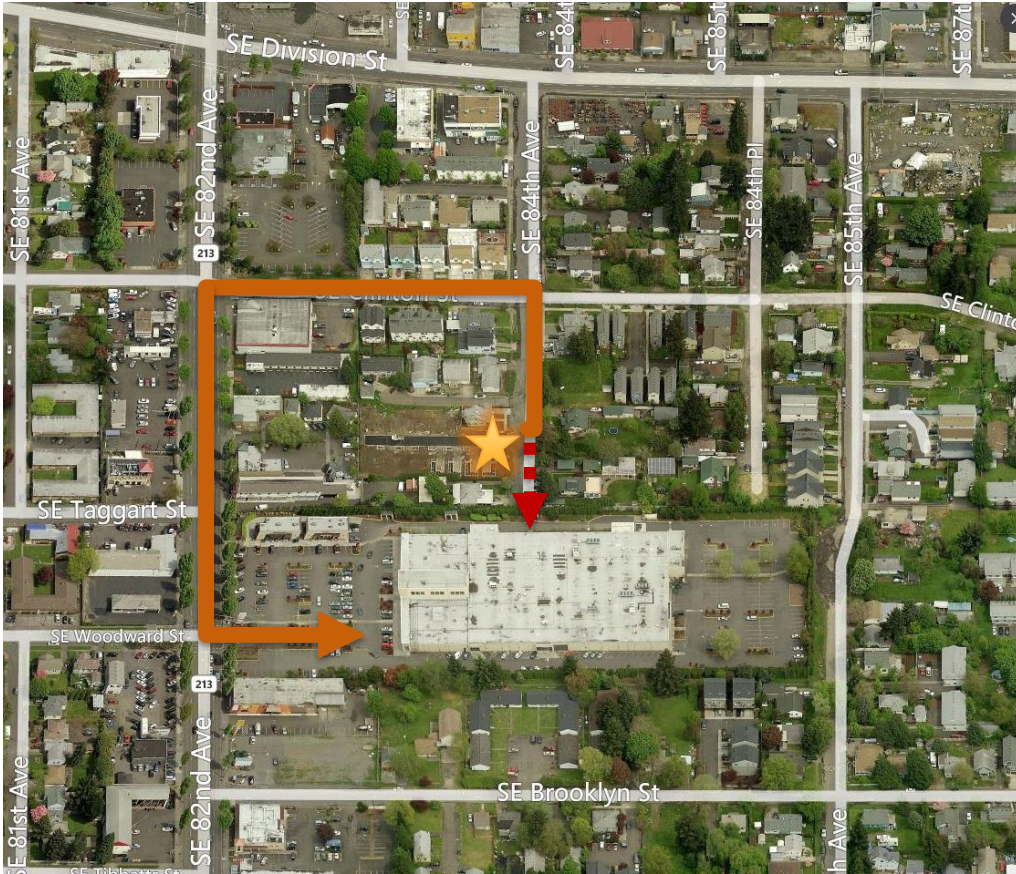
schools

shops

bus stops

What problems are we hoping to address?

Large block lengths



Lack of route options



What problems are we hoping to address?

Poor accessibility



What problems are we hoping to address?



Limited roadway space

What problems are we hoping to address?

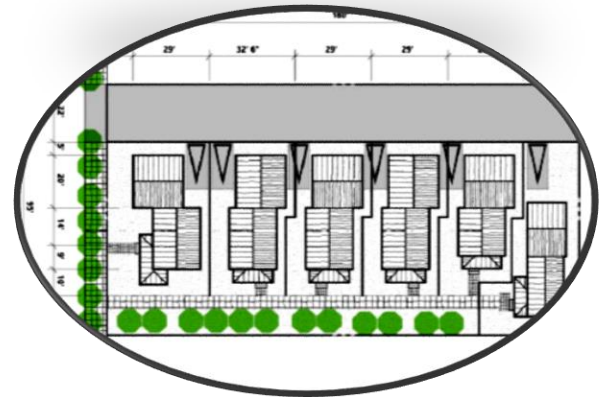
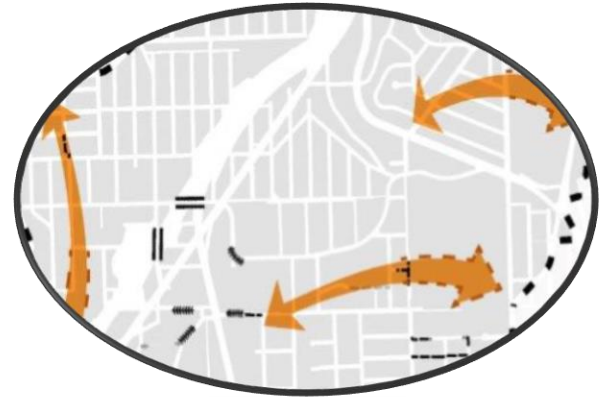


Connected Center Street Plan

Potential Outcomes

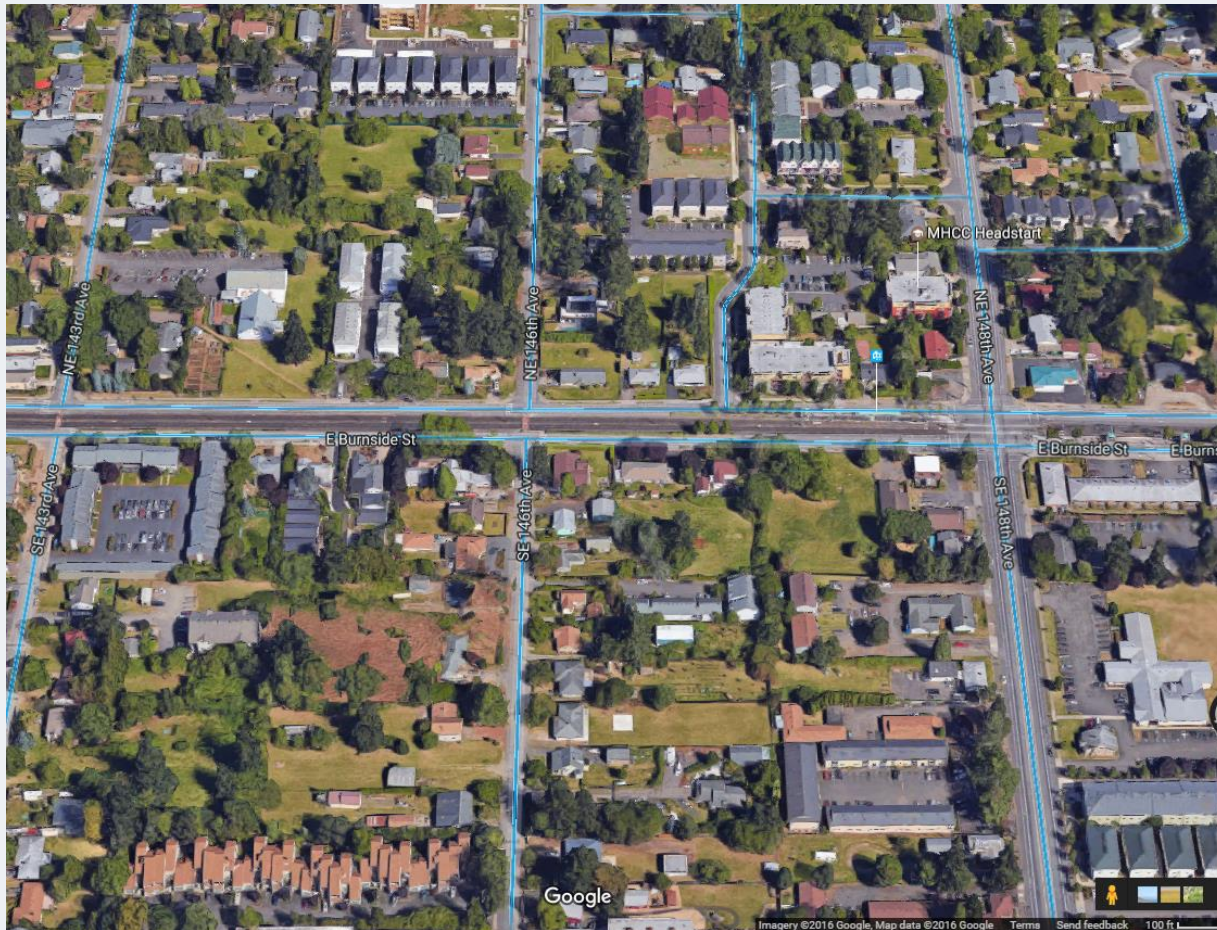
Tailored Street Plan

- New connections
- Code amendments
- Development tools
- Incentives



East Portland:

Ideas for key features to include with new development



What features will help new multifamily development better respond to East Portland's characteristics and needs?

East Portland:

Ideas for key features to include with new development



Space for large trees - Continue area's heritage of Douglas Fir groves

East Portland:

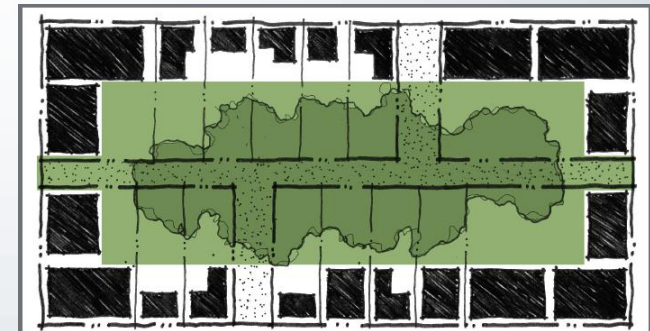
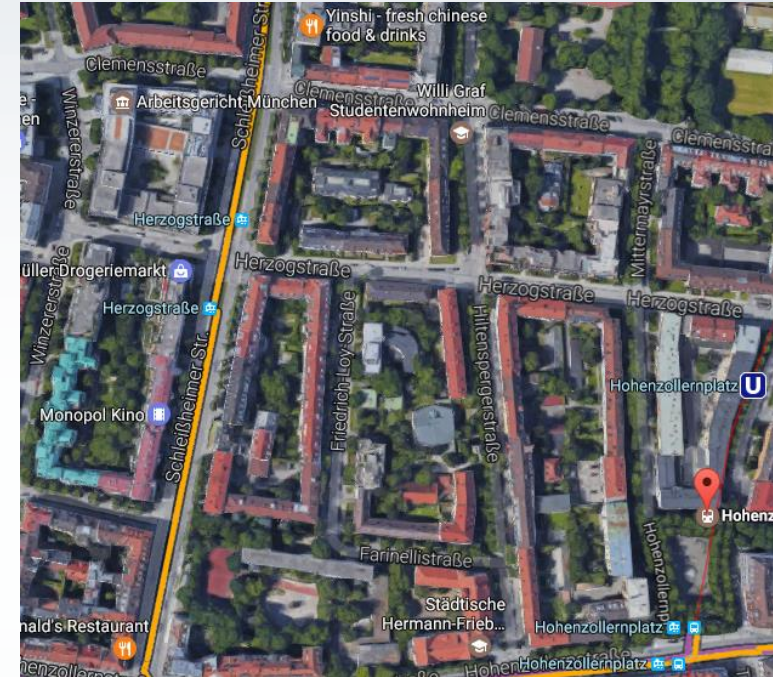
Ideas for key features to include with new development



Common open space areas - Places for play, gardening, socializing

East Portland:

Ideas for key features to include with new development



Mid-block open spaces - keep mid-block areas greener, less built up

East Portland:

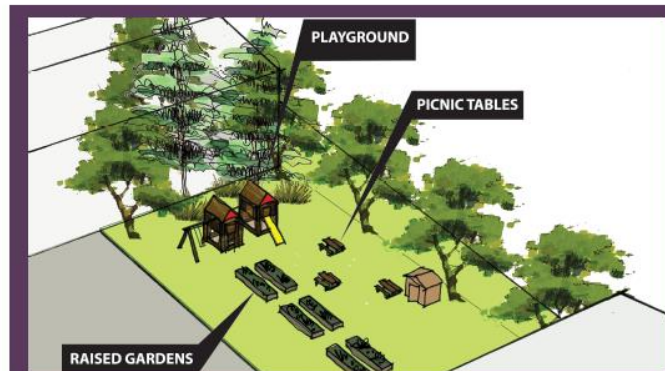
Ideas for key features to include with new development



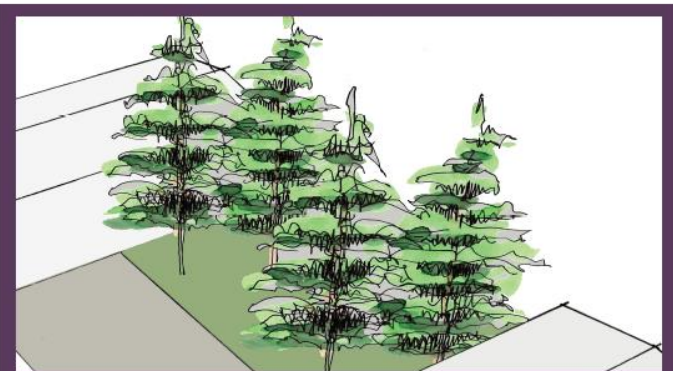
Landscaped building setbacks - provide privacy and reflect neighborhood characteristics

East Portland:

Ideas for key features to include with new development



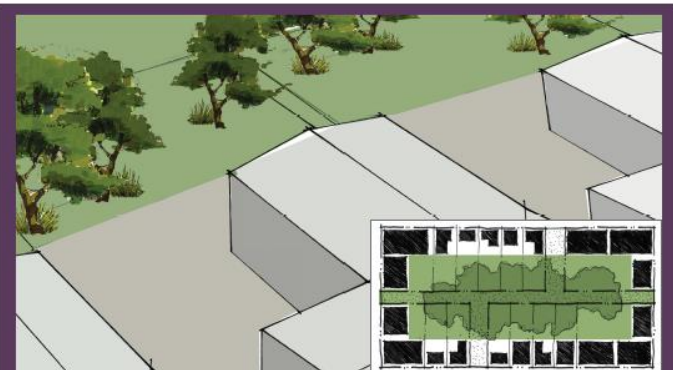
Common open space areas



Space for large trees



Landscaped front setbacks



Mid-block open space

Discussion

- Key features for East Portland
- Which are the most important?

Issues: East Portland



Big streets - Negative impacts of traffic to residential livability

East Portland: Approaches to corridor locations



Ideas

- Require deeper setbacks along corridor frontages
- Consider allowances for small businesses along major corridors, and near light rail stations



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Development Bonuses

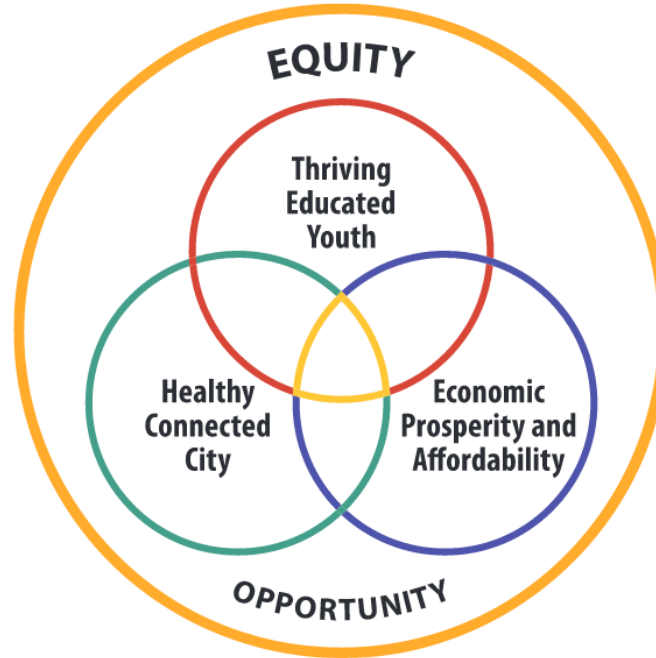
March 2017



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Comprehensive Plan



Mixed Use Zones Project

ORIGINAL
PROPOSAL:

Bonus Element (All TBD)	Maximum amount of bonus FAR achievable with bonus (All TBD)
Affordable housing units	100%
Affordable commercial space	50%
Historic preservation	50%
Public plaza or open space	50%
Community services	33%
High performance green features	TBD
Design Review/Community Agreement	TBD

FINAL
PLAN:

Prioritized incentives for provision of affordable housing and commercial space

EXISTING BONUSES

- Outdoor recreation facilities
- Children's play areas
- Three bedroom units
- Storage areas
- Sound insulation
- Crime prevention
- Solar water heating
- Larger required outdoor areas
- Tree preservation
- Affordable housing (New Addition)

POTENTIAL NEW BONUSES

- Accessible Housing
- Street Connections

Inclusionary Housing Policy

Inclusionary Housing Zoning Code Project

As-Adopted Report

Ordinance #188162

Adopted December 21, 2016

Effective February 1, 2017

Outdoor Recreation Facilities



Children's Play Areas



Three Bedroom Units



Storage Areas



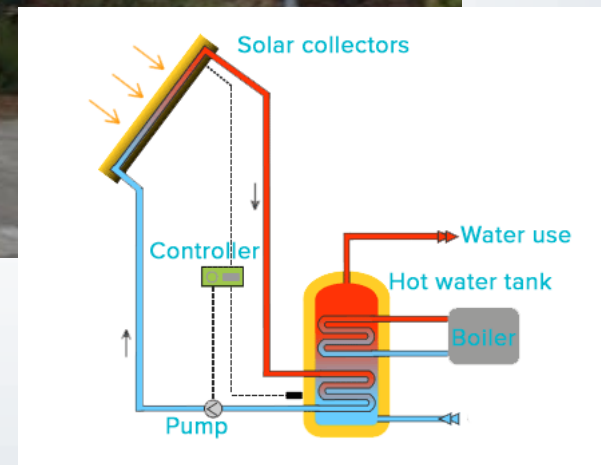
Sound Insulation



Crime Prevention



Solar Water Heating



Larger Required Outdoor Areas



Tree Preservation



Example

- Larger outdoor areas
- Children's play areas
- Three bedroom units
- Sound insulation
- Crime prevention



EXISTING BONUSES

- Affordable housing (New Addition)
- Outdoor recreation facilities
- Children's play areas
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- Solar water heating
- Larger required outdoor areas
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POTENTIAL NEW BONUSES

- Accessible Housing
- Street Connections

PLEASE RANK YOUR TOP FIVE OPTIONS LISTED ABOVE

Next Stakeholder Working Group Meeting

March 23rd (Thursday), 6-8pm. Citywide Topics

4815 NE 7th Avenue (Northeast Coalition of Neighborhood Office / King School)

Topics

- Outdoor space requirements
- Regulating development by size/scale, instead of unit density
- Step-down height adjacent to single-dwelling zoning





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