



# Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

Bill Cunningham, BPS  
Denver Igarta, PBOT



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



# Welcome!

- Today's agenda:
  - Welcome!
  - Slideshow
  - Visual survey
  - Small-group discussions
  - Thanks!

# Slideshow Overview

- Why are we doing this project?
- Key issues
- PBOT's Connected Centers Street Plan
- Process steps/timeline

# What's built in the multi-dwelling zones?



# Project Purpose and Scope

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

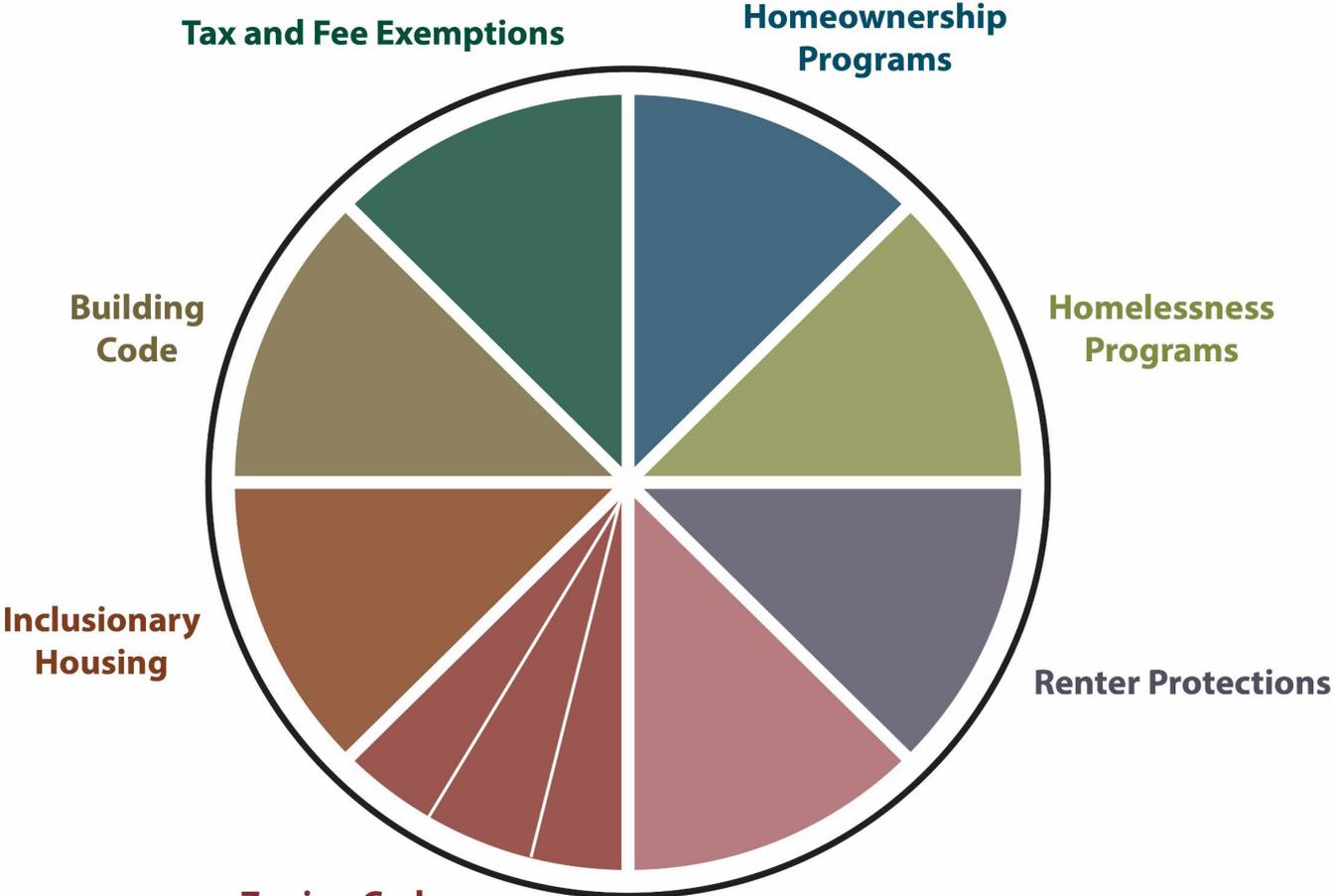


Residential Infill Project  
Single-Dwelling Zones

Better Housing by Design  
Multi-Dwelling Zones

Mixed Use Zones Project  
Commercial/mixed use zones

# Part of a Range of Housing Strategies and Tools



### Zoning Code

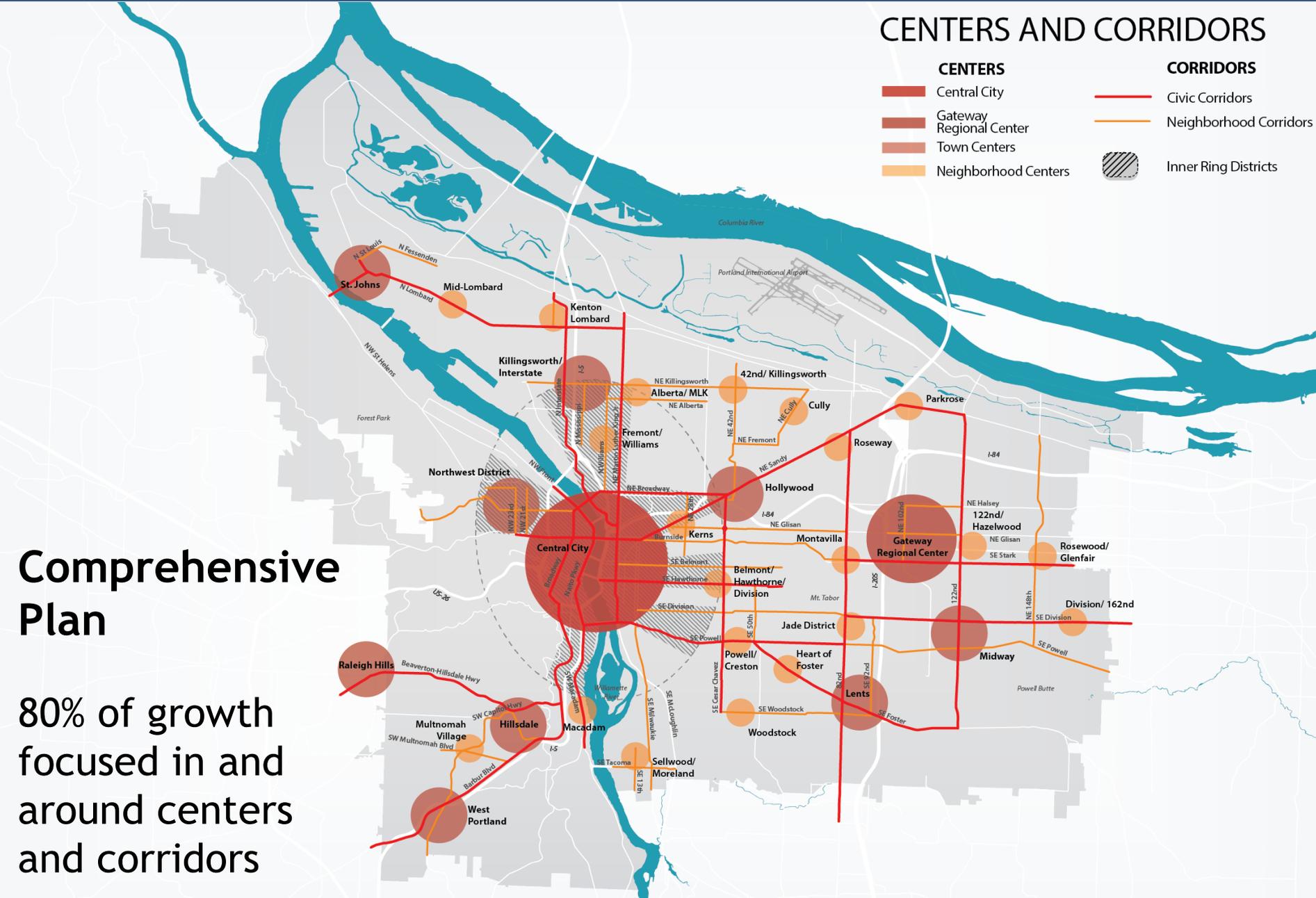
- Better Housing by Design
- Mixed Use Zones
- Residential Infill

### Local Funding:

- Affordable Housing Bond
- Construction Excise Tax
- Urban Renewal Funds
- General Funds

# CENTERS AND CORRIDORS

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

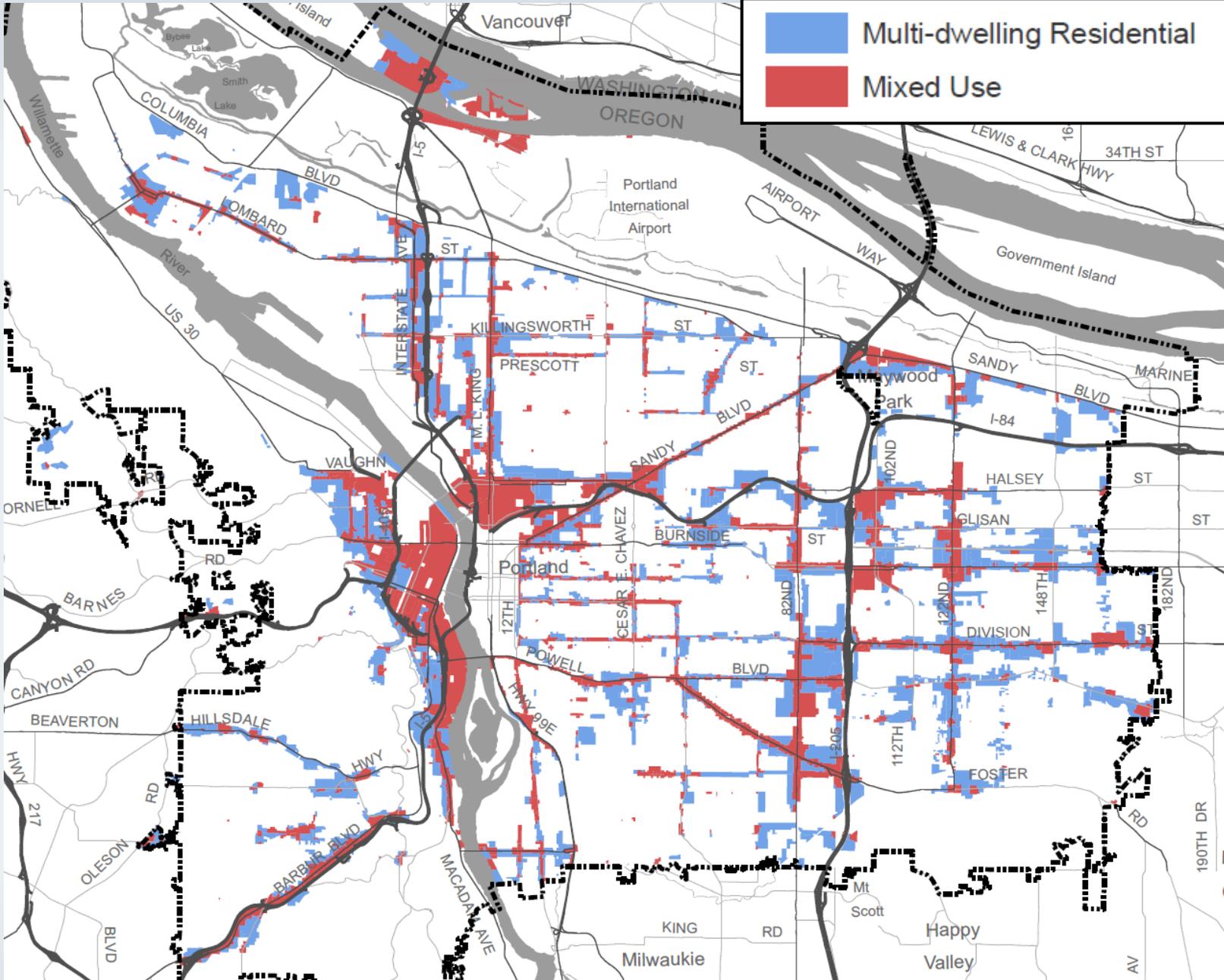


## Comprehensive Plan

80% of growth focused in and around centers and corridors

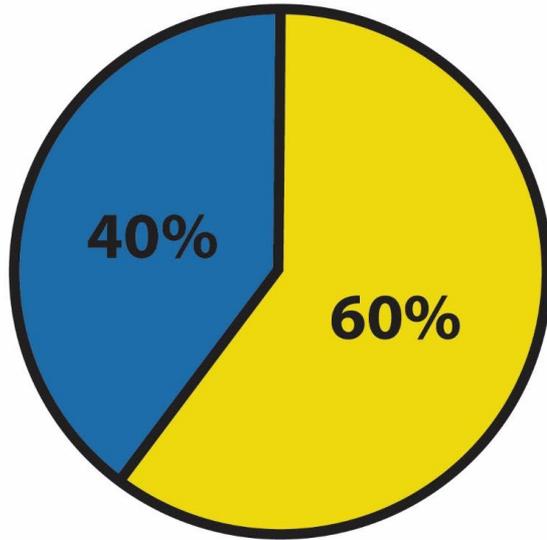


# Zoning

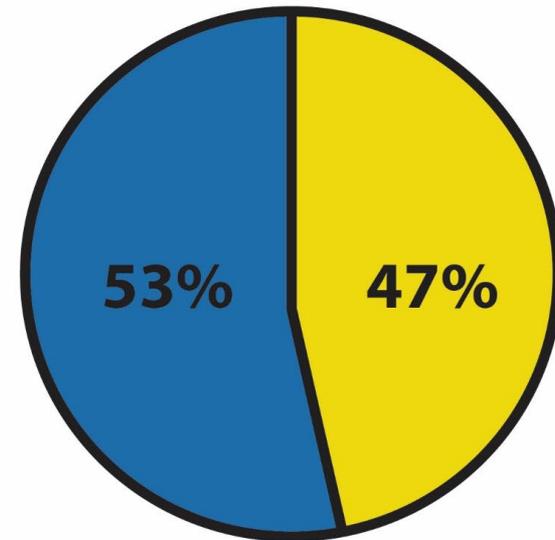


# Changing Housing Mix

2010



2035



■ Single-Family ■ Multi-Family

# 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**

# 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

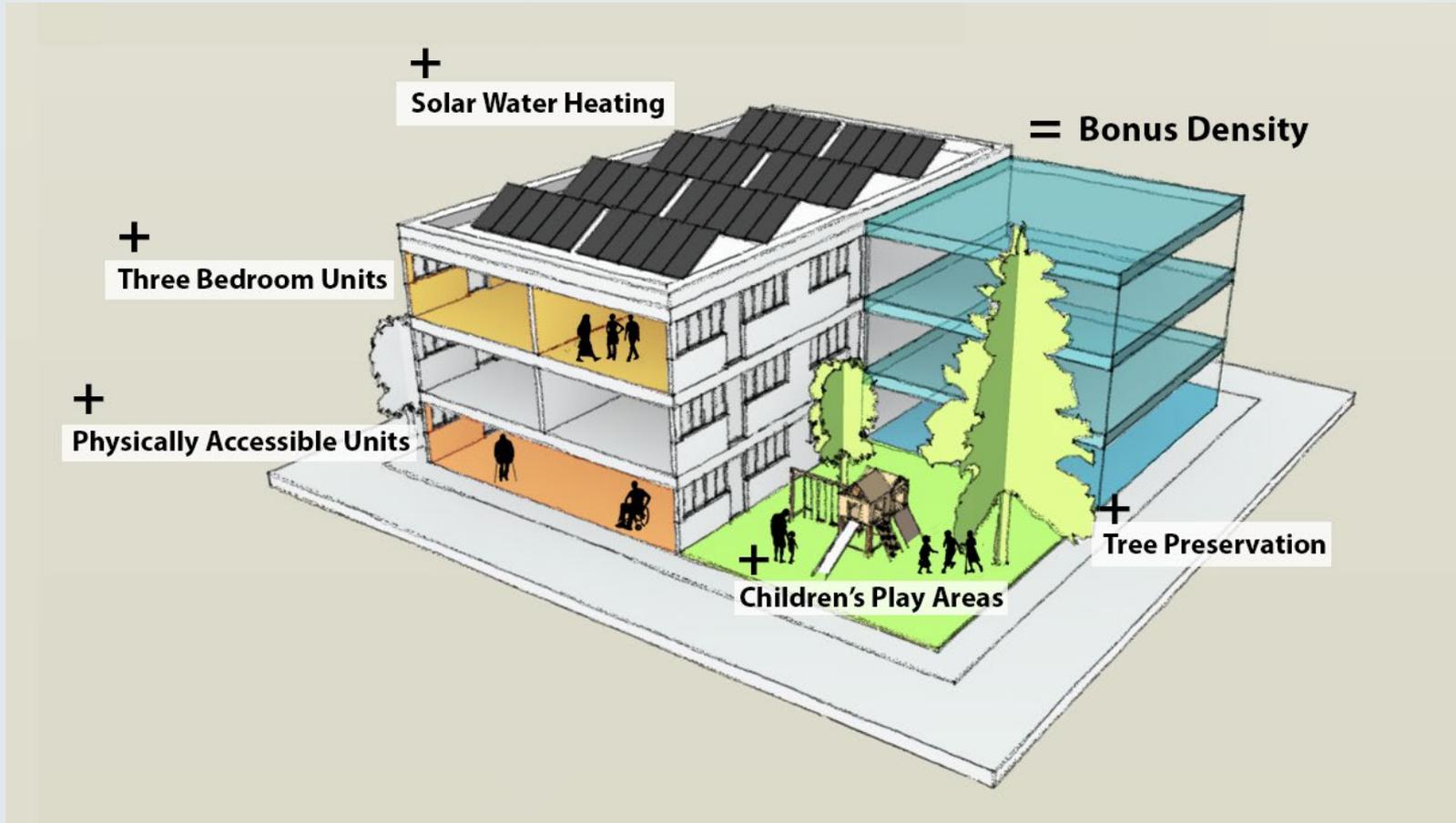
# Project Topics



## 3. Street connectivity

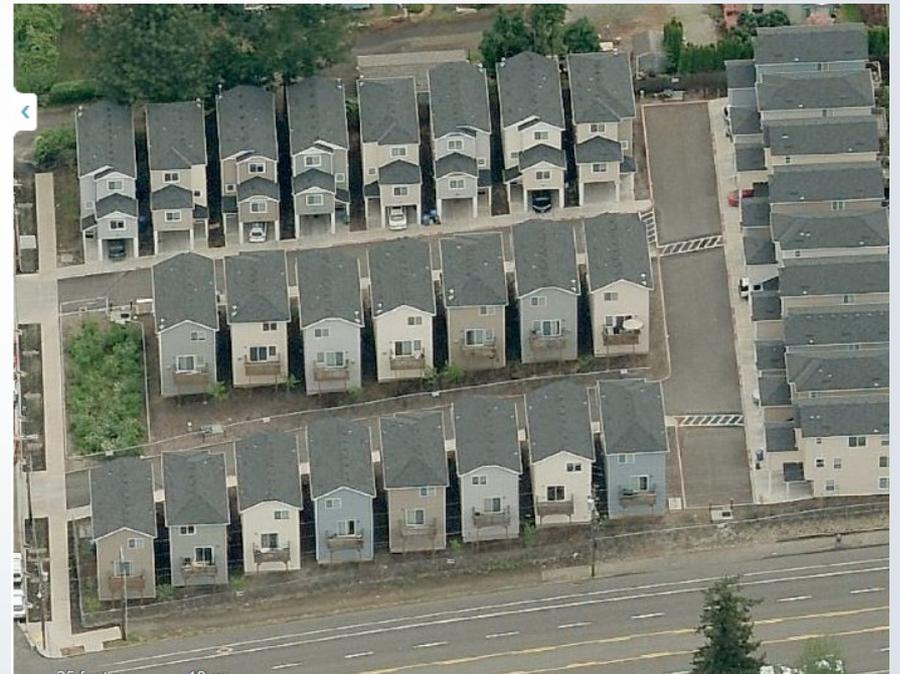
- New implementation approaches
- Street plans for Jade District and Rosewood centers

# Project Topics



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

# Issues: Site Design



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

# Issues: Site Design



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

# Issues: Site Design



**Building setbacks** - consider roles in providing privacy and continuing neighborhood characteristics.

# Issues: Building Design and Scale



**Pedestrian orientation** - potential limits on front garages  
- requirements for front entrances

# Issues: Building Design and Scale



Consider regulating by size of buildings

- Variety of smaller housing types along neighborhood side streets

# Issues: Building Design and Scale



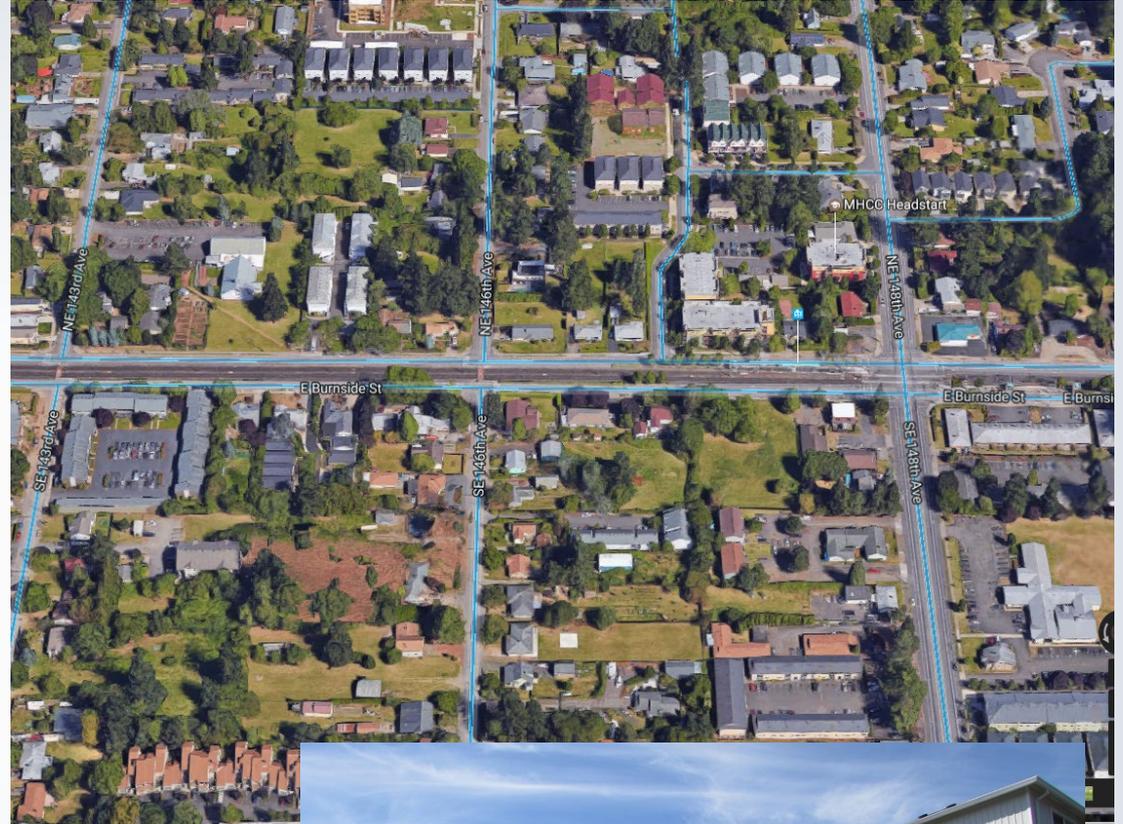
**Consider regulating by size of buildings**  
- Larger scale along corridors

# Issues: Building Design and Scale



Transitions in scale to lower-density zones

# Issues: East Portland



## East Portland

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



# Issues: East Portland



**Big streets** - Design approaches, consider allowances for small businesses along major corridors and near light rail stations

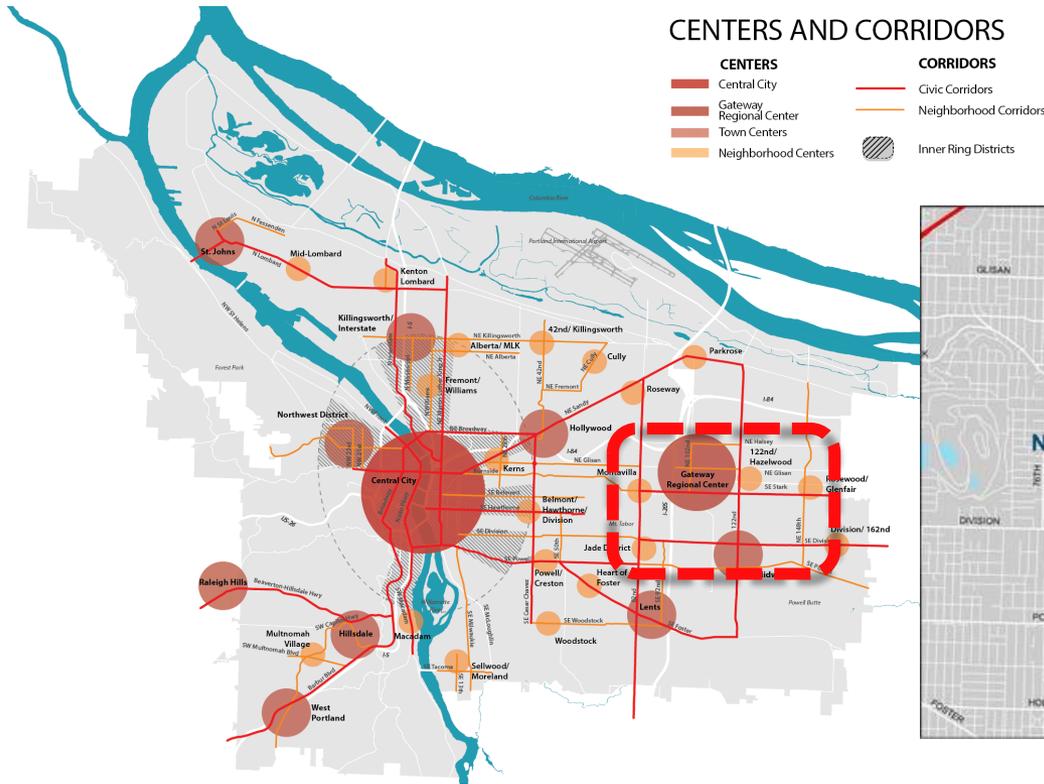
# Connected Centers Street Plan



**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?



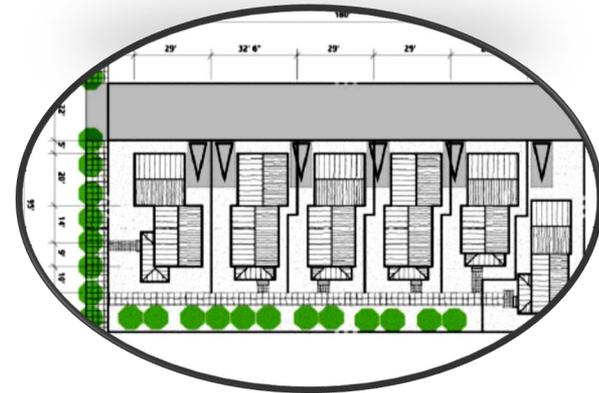
Preserving trees

# Connected Center Street Plan

## Potential Outcomes

### Tailored Street Plan

- New connections
- Code amendments
- Development tools
- Incentives



# Next Steps

**Today:** Kick-off public workshop

**Stakeholder working group meetings:** Discussion of issues and solutions

**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



# Design Preferences Activity

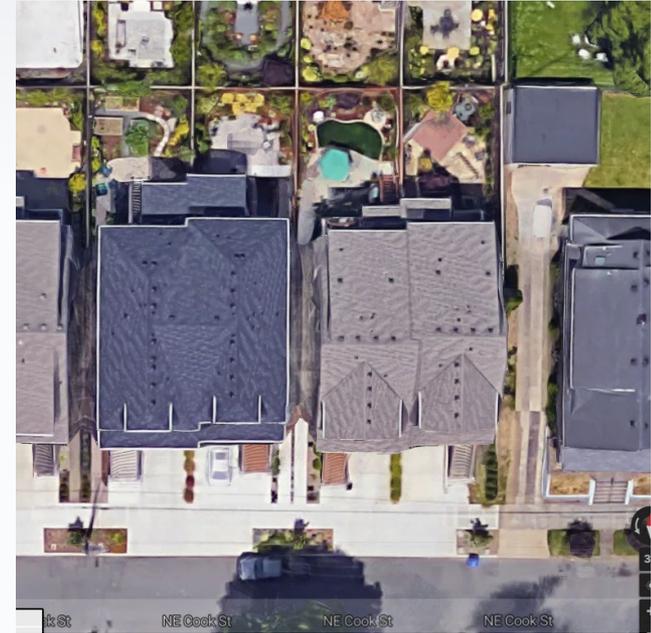


# 1. Street Frontages and Parking



## A. Rear Parking

# 1. Street Frontages and Parking



## B. Front Parking

# 1. Street Frontages and Parking



## C. No Parking

# 1. Street Frontages and Parking



**A. Rear Parking**

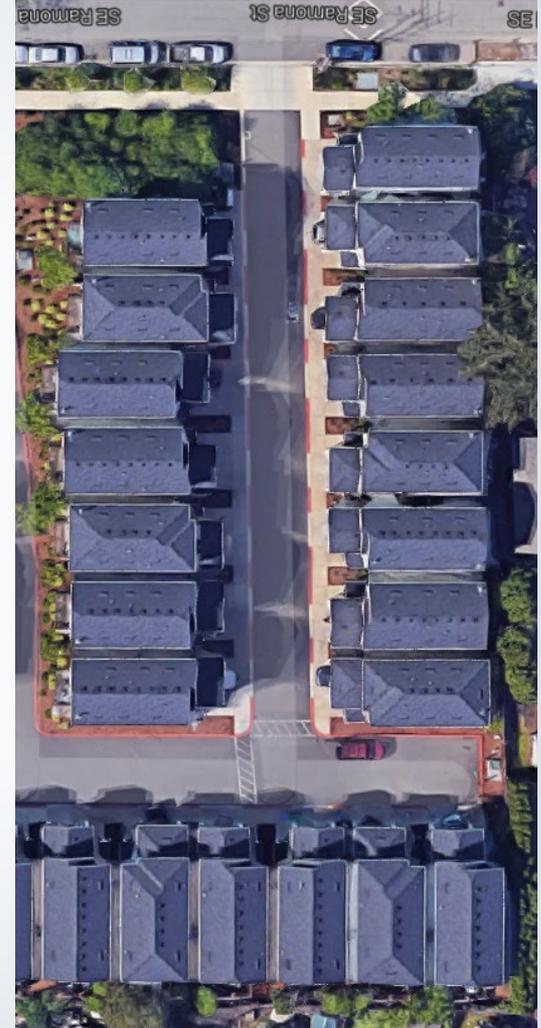


**B. Front Parking**



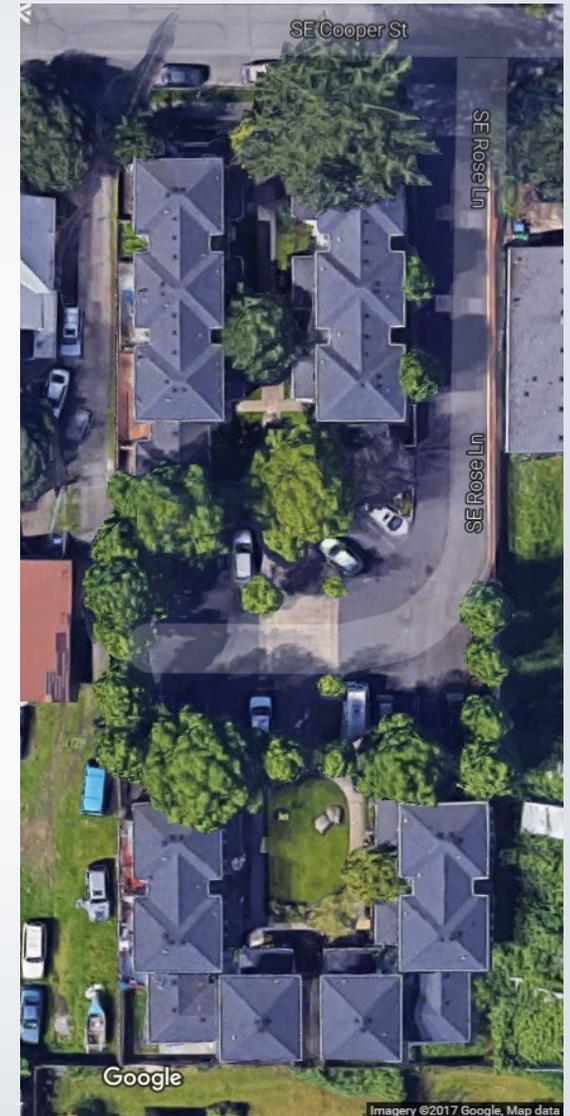
**C. No Parking**

# 2. Site Design



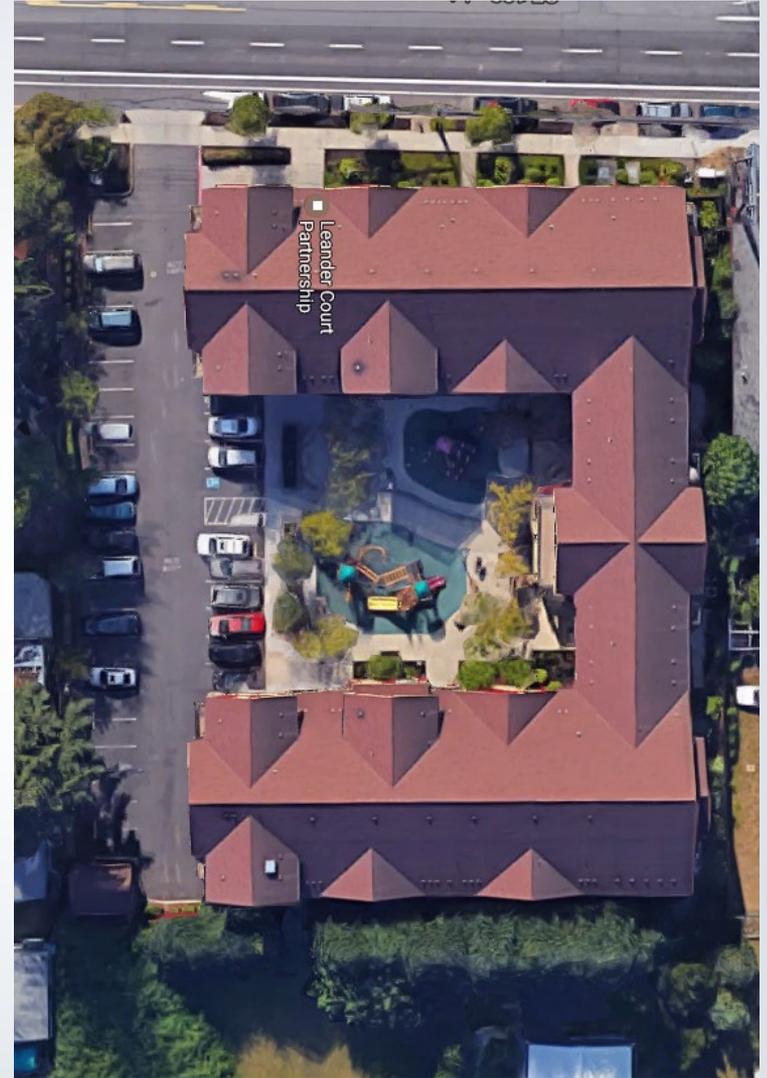
## A. Detached Houses

# 2. Site Design



## B. Attached Townhouses

# 2. Site Design



## C. Stacked Units

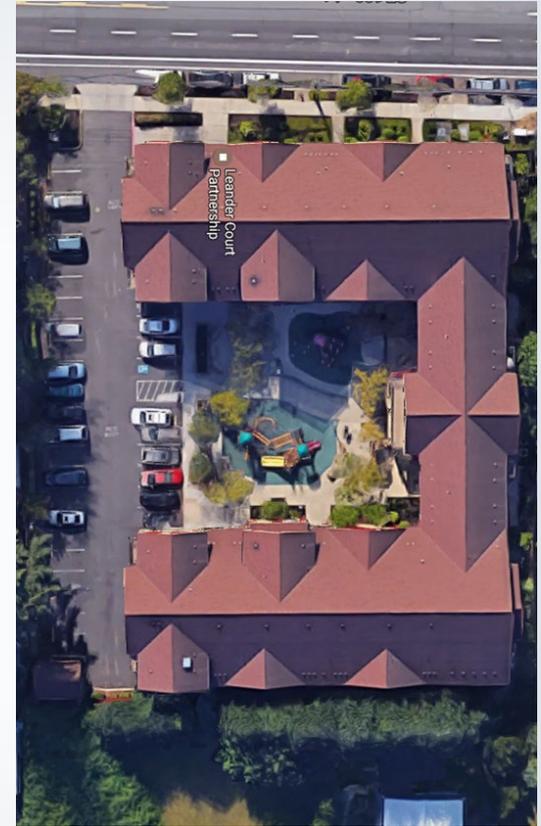
## 2. Site Design



A. Detached Houses



B. Attached Townhouses



C. Stacked Units

# 3. Outdoor Spaces



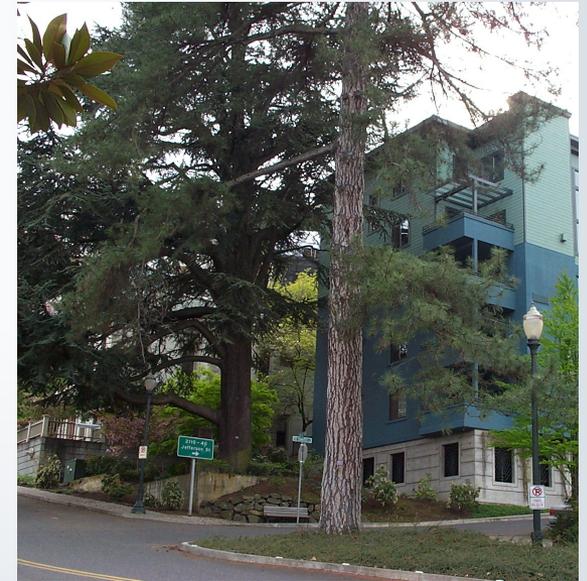
## A. Private spaces

# 3. Outdoor Spaces



## B. Shared spaces

# 3. Outdoor Spaces



## C. Space for large trees

# 3. Outdoor Spaces



**A. Private Spaces**



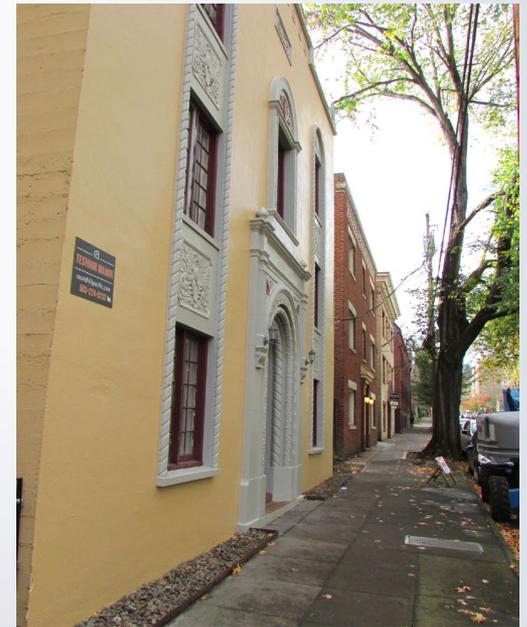
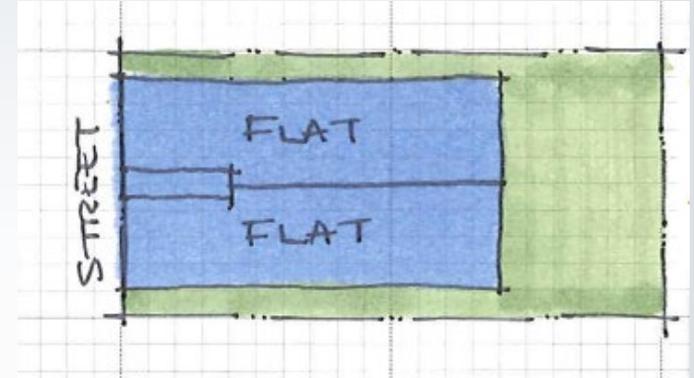
**B. Shared Spaces**



**C. Space for Trees**

# 4. Front Setbacks

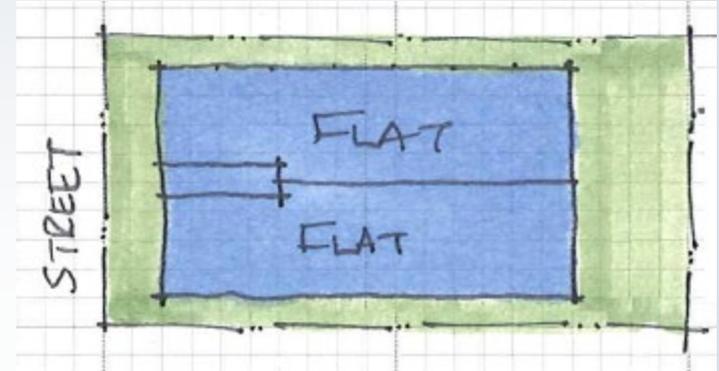
(high density areas)



## A. No setback

# 4. Front Setbacks

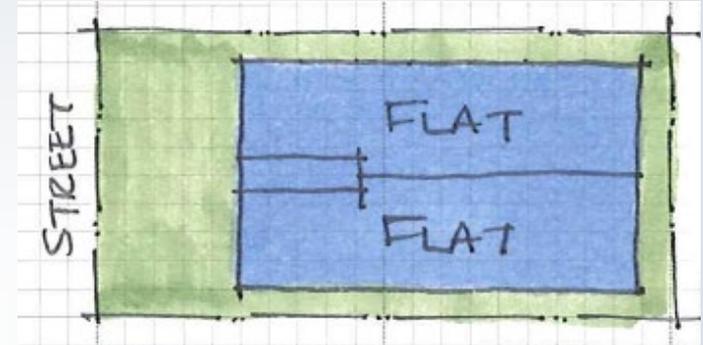
(high density areas)



## B. Small setback

# 4. Front Setbacks

(high density areas)



## C. Deep setback

# 4. Front Setbacks

(high density areas)



**A. No Setback**



**B. Small Setback**



**C. Deep Setback**

# Design Preferences

## Streets

**PBOT**

# Design preference: street elements

A



- Pave the street

# Design preference: street elements

B



- Install sidewalk

# Design preference: street elements



- Improve drainage

# Design preference: street elements

D



- Install lighting

# Design preference: street elements

E



- Provide on-street parking

# Design preference: street elements

F



- Plant trees

# Street elements



**PBOT**

# Design preference: pathways



- Walkway
- Min. width
- Open space
- Lighting
- Eyes on pathway
- Shrubs not overgrown

# Design preference: pathways

B



- Walkway
- Min. width
- Open space
- Lighting
- Eyes on pathway
- Shrubs not overgrown

# Design preference: pathways

C



- Walkway
- Min. width
- Open space
- Lighting
- Eyes on pathway
- Shrubs not overgrown

# Design preference: pathways

D



- Walkway
- Min. width
- Open space
- Lighting
- Eyes on pathway
- Shrubs not overgrown

# Design preference: pathways

E



- Walkway
- Open space
- Lighting
- Homes facing
- Shrubs not overgrown

# Visual preference: pathways

F



- Walkway
- Min. width
- Open space
- Lighting
- Eyes on pathway
- Shrubs not overgrown

# Pathways



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