



Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

Public Open House Presentation
Draft Code Concepts

June 2017



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



Project Purpose and Scope

- **Revise Zoning Code development and design standards** to improve outcomes in Portland's multi-dwelling zones outside the Central City.
 - *Better Housing by Design Project (BPS)*
- **Develop new approaches to creating street and pedestrian connections** in places that lack them.
 - *Connected Centers Street Plan (PBOT)*

Funded in part by a Metro Community
Planning and Development Grant

Workshops and Stakeholder Working Group Meetings

Feb. 25: Initial public workshop

March 7: East Portland issues, development bonuses

March 23: Outdoor spaces, scale and housing diversity

April 6: Street connections, Jade District focus

April 19: Street frontage design, inner area development options

May 3: Street connections, Rosewood focus

➔ June 1 & 3: Public workshops on compiled code concepts



Relationship to other Zoning Code projects



Residential Infill
Project
Single-Dwelling Zones

Better Housing
by Design
Multi-Dwelling Zones

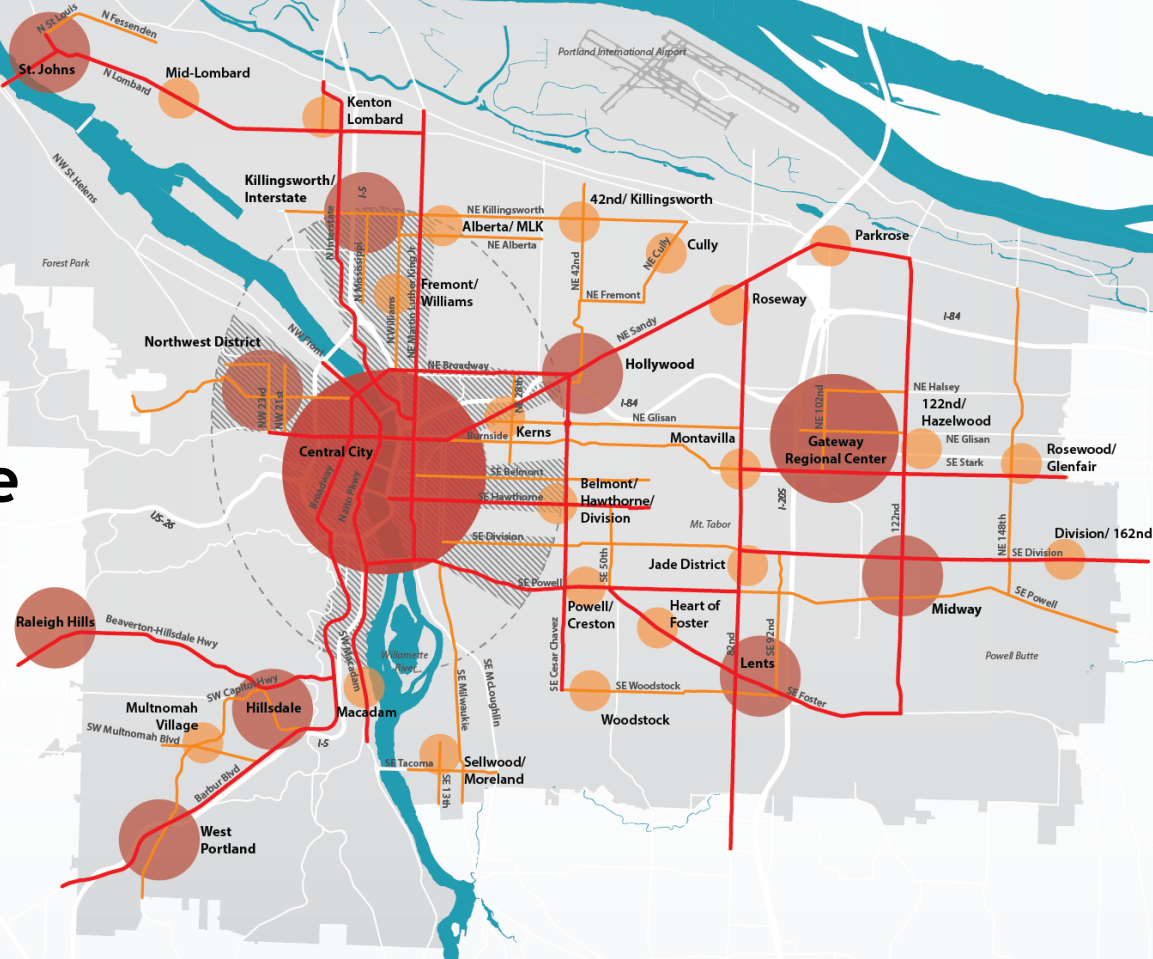
Mixed Use Zones
Project
Commercial/mixed
use zones

CENTERS AND CORRIDORS

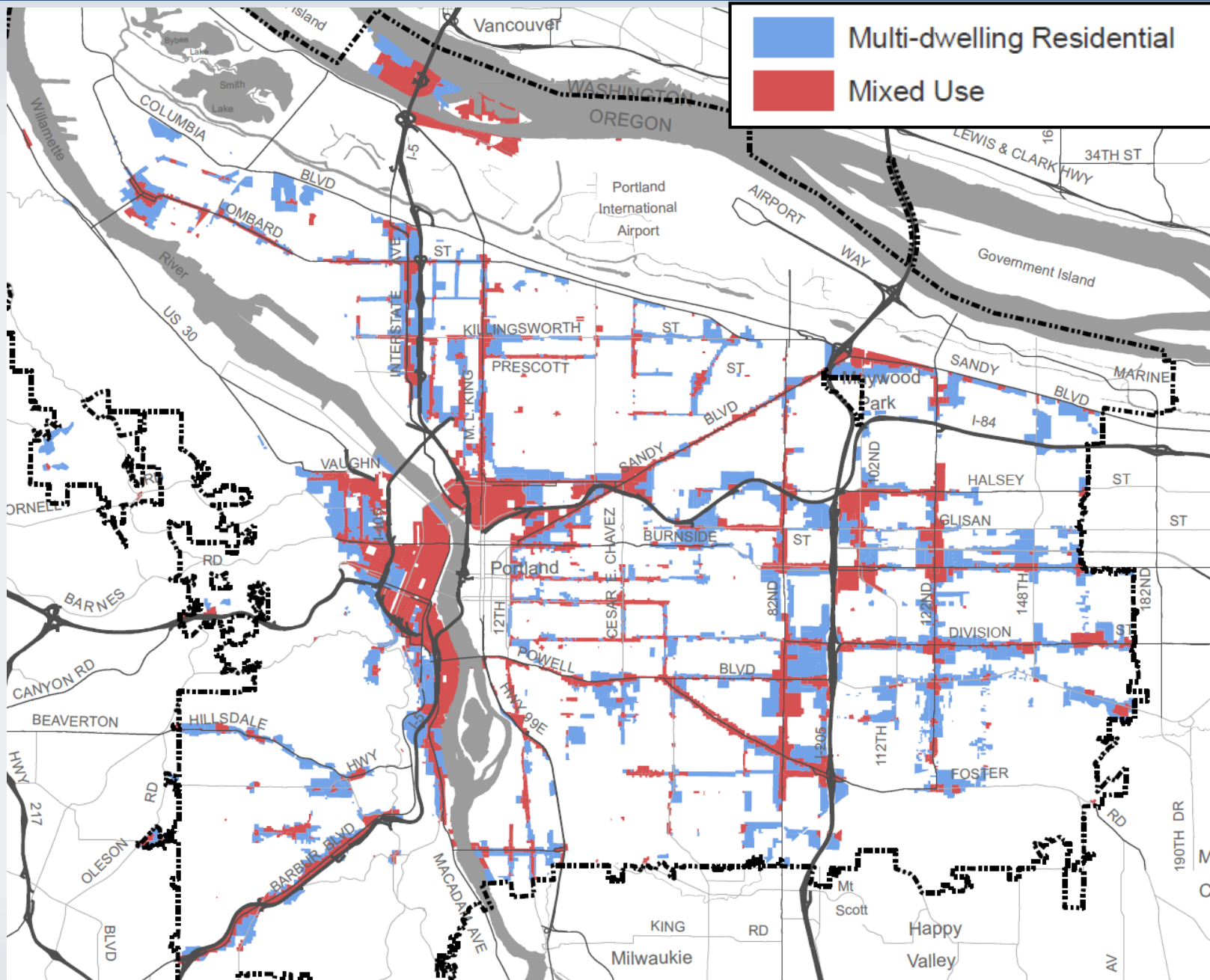
CENTERS	CORRIDORS
 Central City	 Civic Corridors
 Gateway Regional Center	 Neighborhood Corridors
 Town Centers	 Inner Ring Districts
 Neighborhood Centers	

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**

Project Topics



Site design and healthy active living

- Outdoor space for residents and green elements

Outdoor Spaces



High-Density Residential Zone (RH)

- No outdoor space currently required

➡ **New direction: require outdoor space in the RH zone**

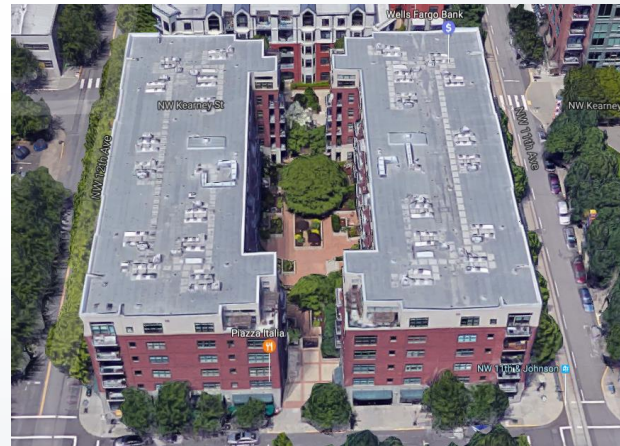
Outdoor Spaces



Shared outdoor spaces - interest from:

- Healthy Active Living projects
- East Portland community discussions

Outdoor Spaces



Shared outdoor spaces

➔ **New direction: require shared outdoor space for large sites (20,000 sq.ft. and larger)**

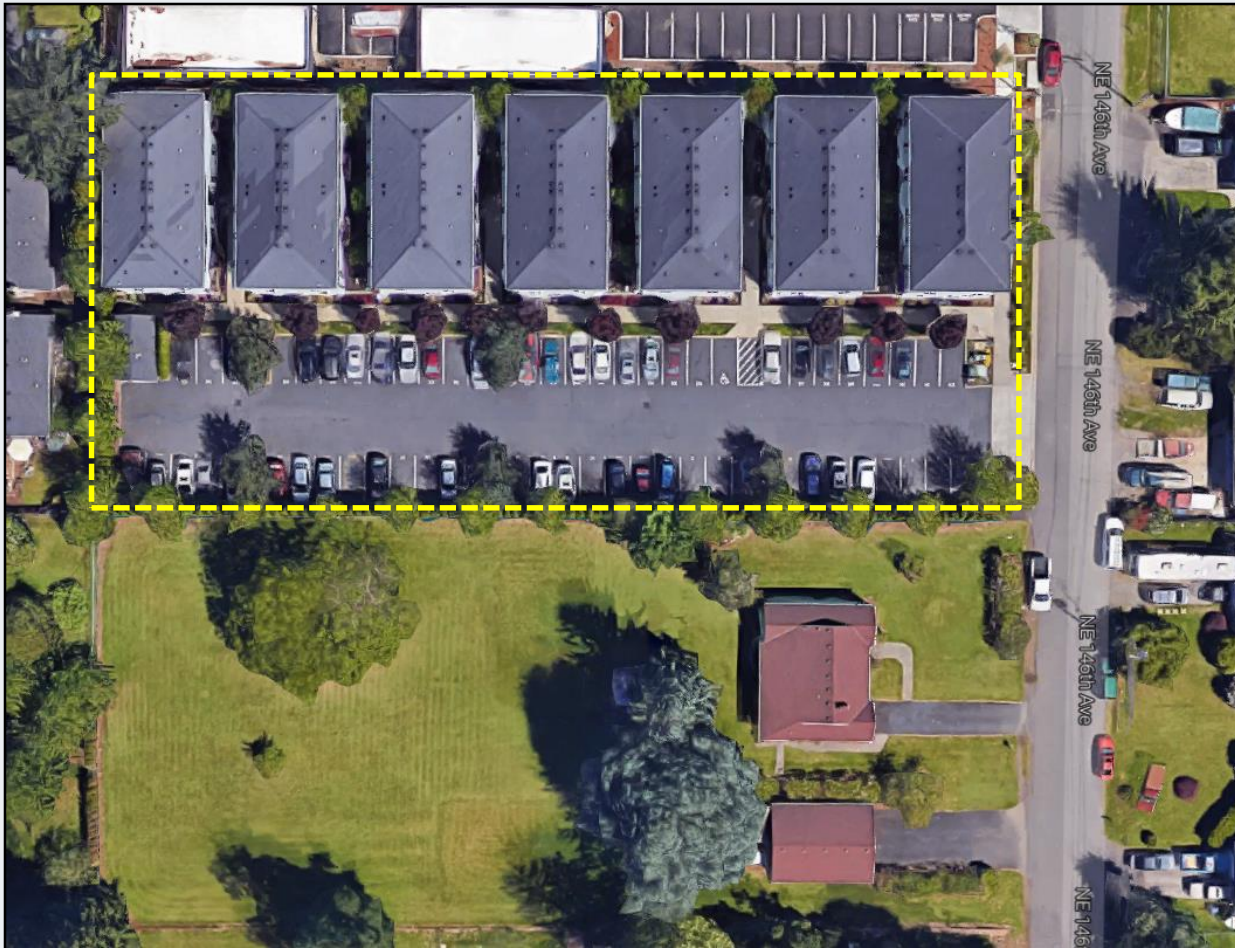
Site Design



➔ New Direction

- Allowances for urban green options (ecoroofs, raised courtyards, others)
- Limit vehicle area impervious surfaces (potentially limit to 30% of site)

Site Design



Impervious surfaces

- Example of development with large amounts of surface parking
- Can contribute significantly to urban heat islands

Site Design



➡ **New Direction:** allow for raised courtyards, capping parking areas

Project Topics



Building design and scale

- Relationship of development to streets and context
- Focus on scale - with flexibility for diverse housing

Street Frontages - Pedestrian Orientation



➔ New Direction:

- Limit front garages (no more than 50% of building frontage)
- Require parking access from alleys (where exist)

Street Frontages: Garages



Allow:

- Rear or no parking options
- Front parking when no more than 50% of frontages
- Tuck-under parking (raised basement level)

Street Frontages: Garages



Also apply limitation to ground-level structured parking.

Street Frontages - Pedestrian Orientation



Currently:
No front entrances
required



➡ New Direction:

- Requirements for front entrances
- Facing public streets or pathways, or to courtyards

Front Setbacks

(higher density zones)

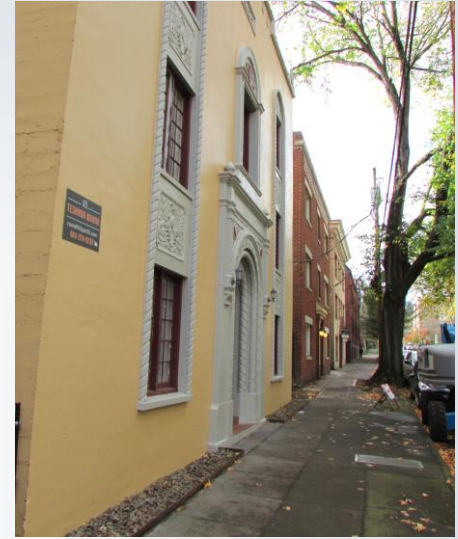


Roles in providing privacy and continuing neighborhood characteristics.
(current requirements are 3' in R1 and zero in RH)

➡ New direction: require 10' front setbacks in the R1 and RH zones

Front Setbacks

(higher density zones)



- 10' setbacks - continuity with existing residential character
- Allowances for smaller setbacks based on adjacent properties

Scale Based Zoning



Consider regulating by size of buildings, instead of units

- Variety of smaller housing types along **neighborhood side streets**
- Promote housing diversity, including single-level accessible units

Scale Based Zoning



Historic examples of multi-dwelling housing
- Wide variety of housing with a 2-3 story scale

Scale Based Zoning



Duplex



Fourplex



Courtyard Apartments (12 units)



Duplex - small lot



Apartments (9 units)



Courtyard Apartments (39 units)

Historic examples of multi-dwelling housing
- Wide variety of housing with a 2-3 story scale

Allowed in R2 zone



Scale Based Zoning



Duplex



Fourplex



Courtyard Apartments (12 units)



Duplex - small lot



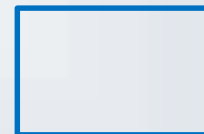
Apartments (9 units)



Courtyard Apartments (39 units)

Historic examples of multi-dwelling housing
- Wide variety of housing with a 2-3 story scale

Allowed in R1 zone



Scale Based Zoning



Duplex



Fourplex



Courtyard Apartments (12 units)



Duplex - small lot



Apartments (9 units)



Courtyard Apartments (39 units)

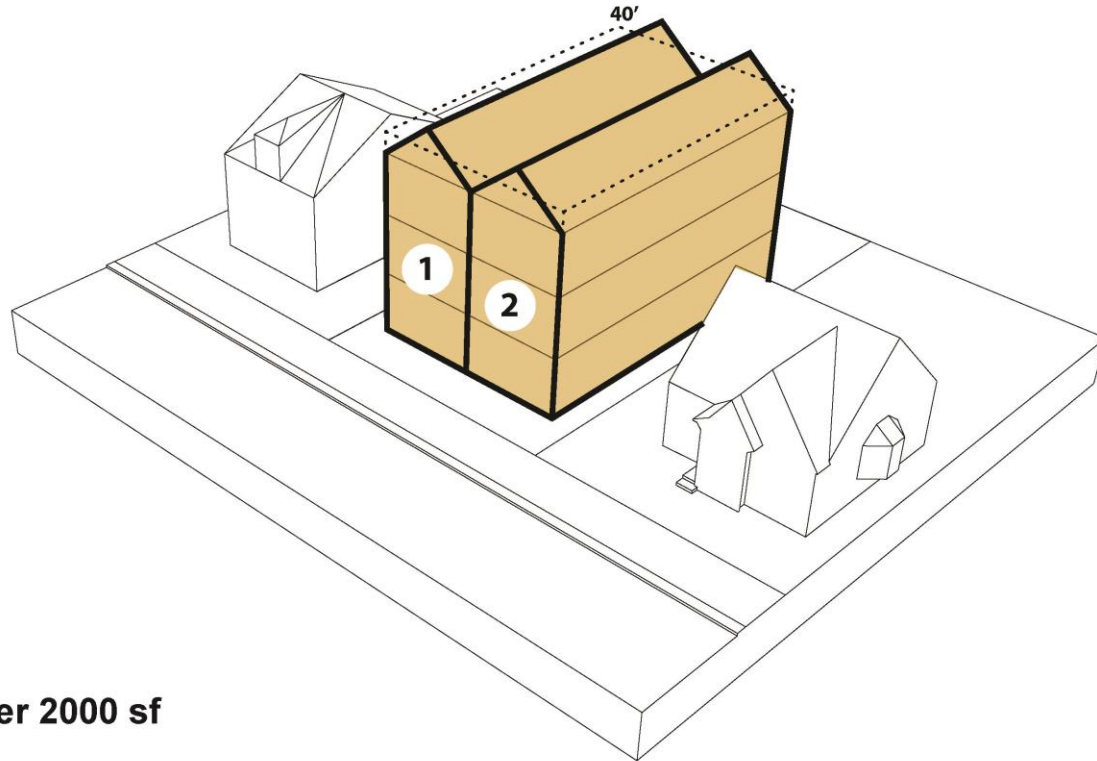
Historic examples of multi-dwelling housing
- Wide variety of housing with a 2-3 story scale

Allowed in RH zone



Scale Based Zoning

DUPLEX

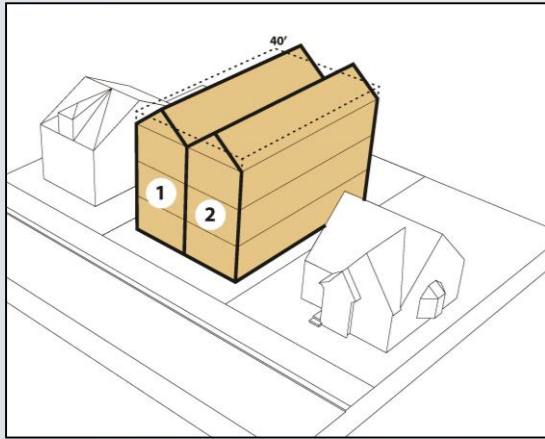


Zone: **R2**
Lot size: **5000 sf**
Height: **40 ft**
Density: **1 unit per 2000 sf**
Units: **2 units**

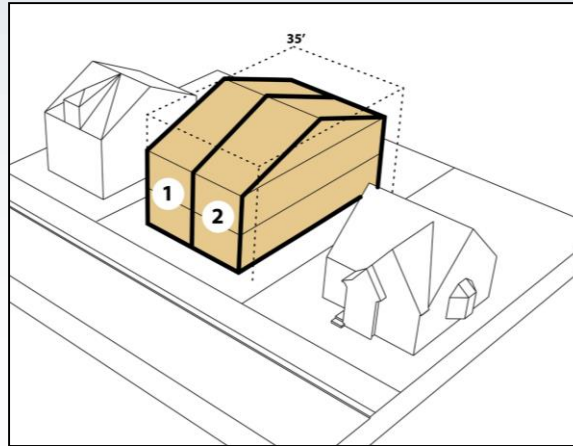
Existing Approach - R2 zone

- Intensity controlled by unit count, generous height allowance (40')
- 5,000 SF lot = 2 units (allows 1 unit per 2,000 of site area)

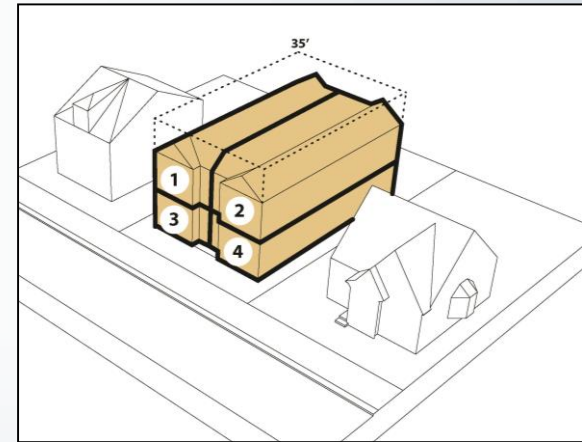
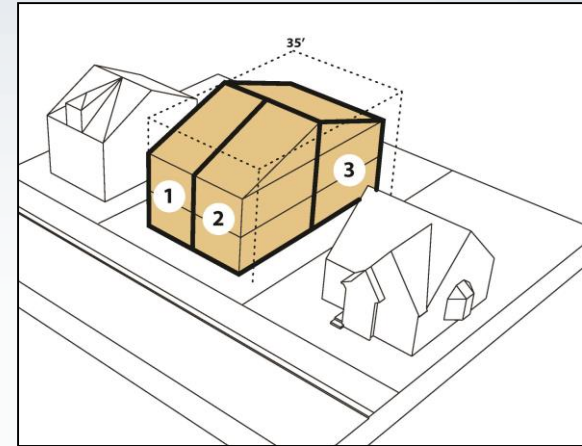
Scale Based Zoning



Current Approach



Potential New Approach



➡ New Direction - R2 zone

- Regulate by building scale, with flexibility for what happens inside
- Initial concept: 1 to 1 FAR, 35' building height
- **Require accessible units along with greater density**

Scale Based Zoning

Corridors



Both in R1 zone



34 units on 10,000 SF site



18 units on 18,000 SF site

Consider regulating by size of buildings, instead of units

- Larger scale along corridors
- Promote housing diversity, including single-level accessible units

Scale Based Zoning

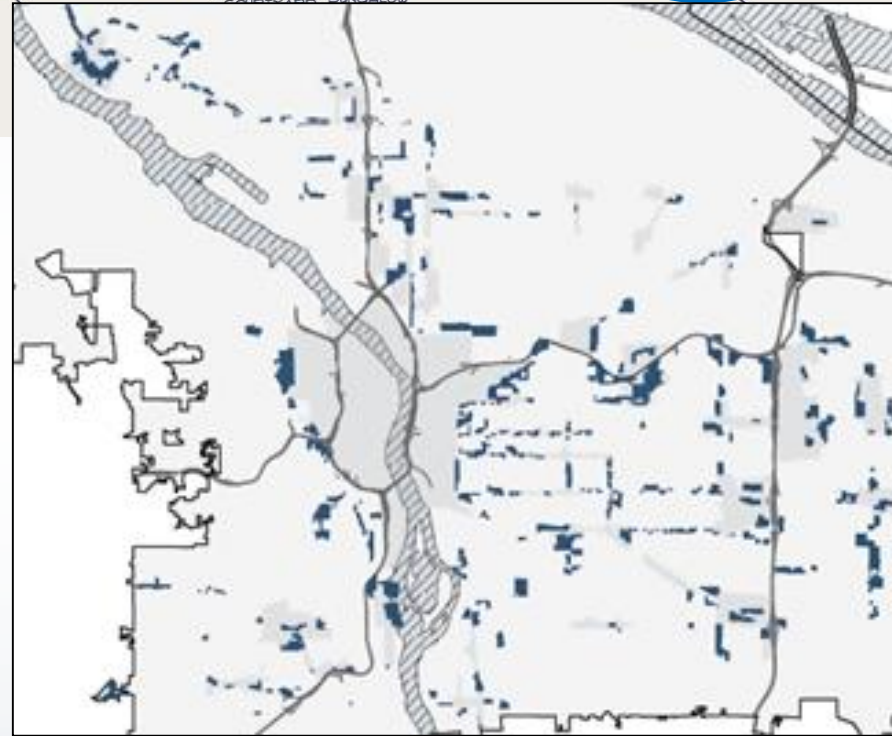
Corridors



Both in R1 zone



34 units on 10,000 SF site

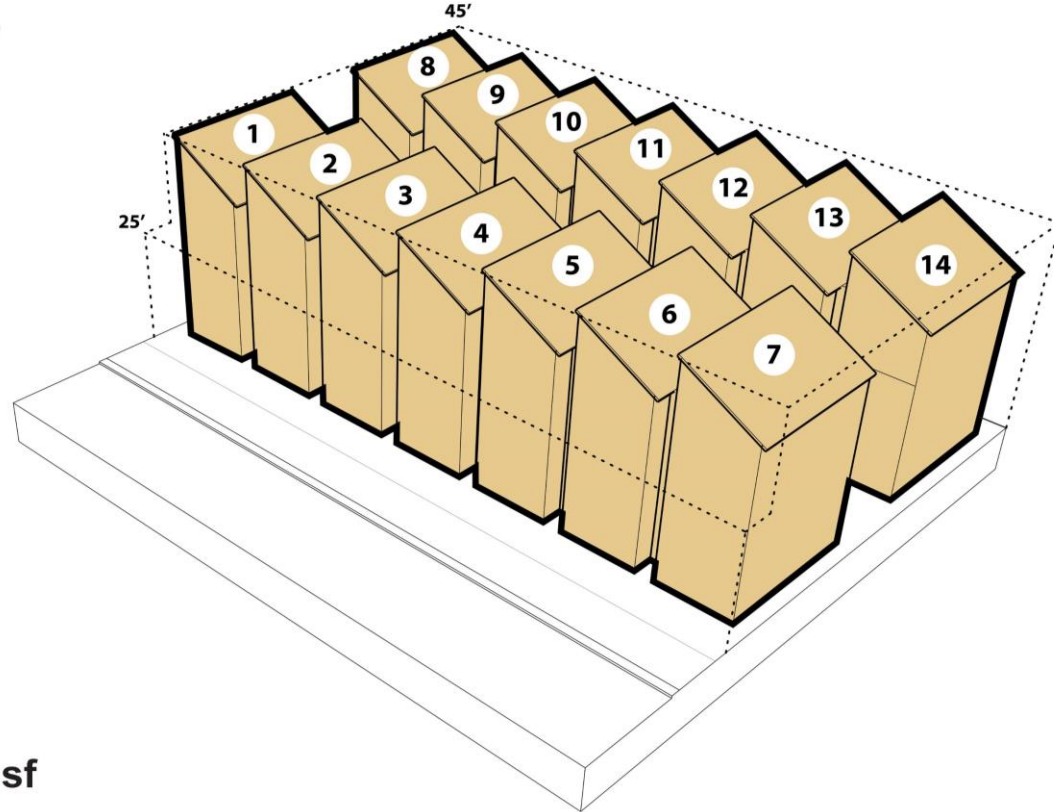


Consider regulating by size of buildings, instead of units

- Larger scale along corridors
- Promote housing diversity, including single-level accessible units

Scale Based Zoning

TOWNHOUSES



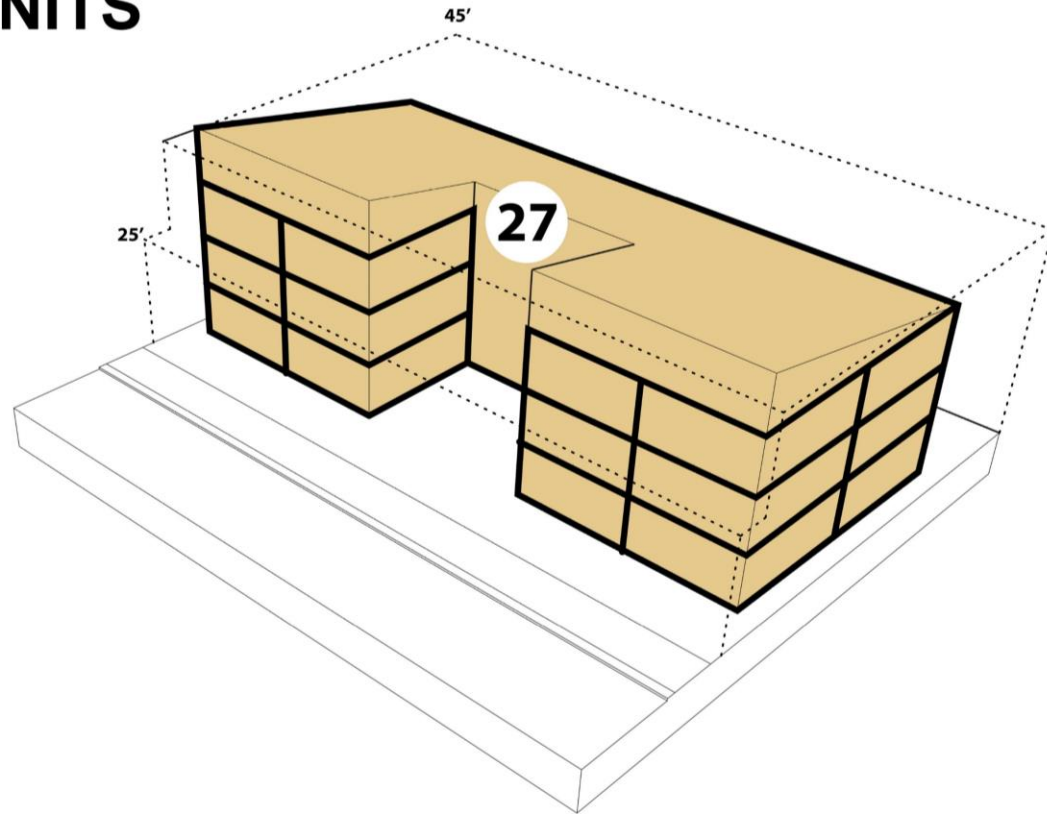
Zone: **R1**
Lot size: **15000 sf**
Height: **45 ft**
Density: **1 unit per 1,000 sf**
Units: **14 units**

Existing Approach - R1 zone

- Intensity controlled by unit count, 45' height allowance
- 15,000 SF lot = up to 15 units (allows 1 unit per 1,000 of site area)

Scale Based Zoning

STACKED UNITS



Zone: **R1**
Lot size: **15000 sf**
Height: **45 ft**
Density: **1.5:1 FAR**
Units: **27 units**

➡ New Direction - R1 zone

- Regulate by building scale, with flexibility for what happens inside
- Initial concept: 1.5 to 1 FAR, keep 45' building height
- Require accessible units (25%)

Scale - Transitions to Lower-Density Zones

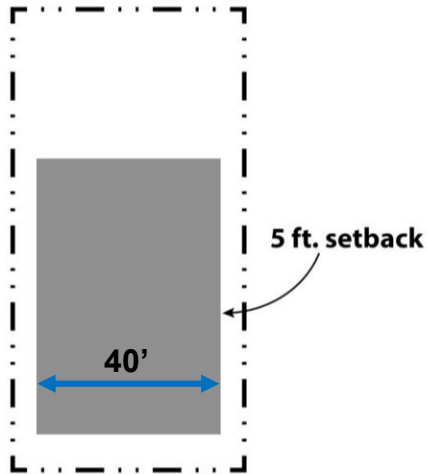


➔ New Direction

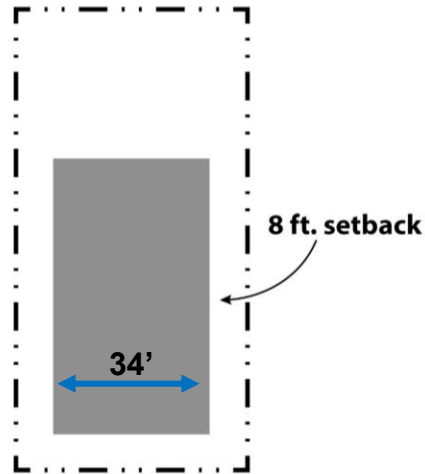
- Require transitions in scale adjacent to single-dwelling zones

Barriers to Small-Site Development

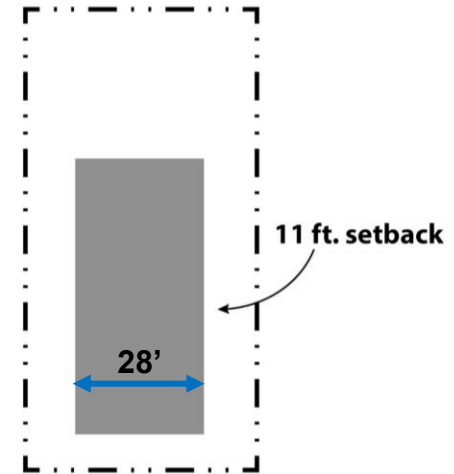
Single-Dwelling Development
Height: 30 ft.



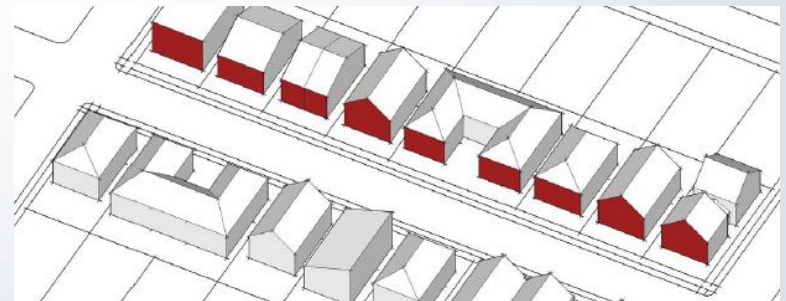
Multi-Dwelling Development
Height: 30 ft.



Multi-Dwelling Development
Height: 45 ft.



Current approach to setbacks in multi-dwelling zones



➔ New Direction

- Revise setback requirements to facilitate development on small sites

Development Bonuses:

Interest in Prioritizing Affordable Housing

EXISTING BONUSES

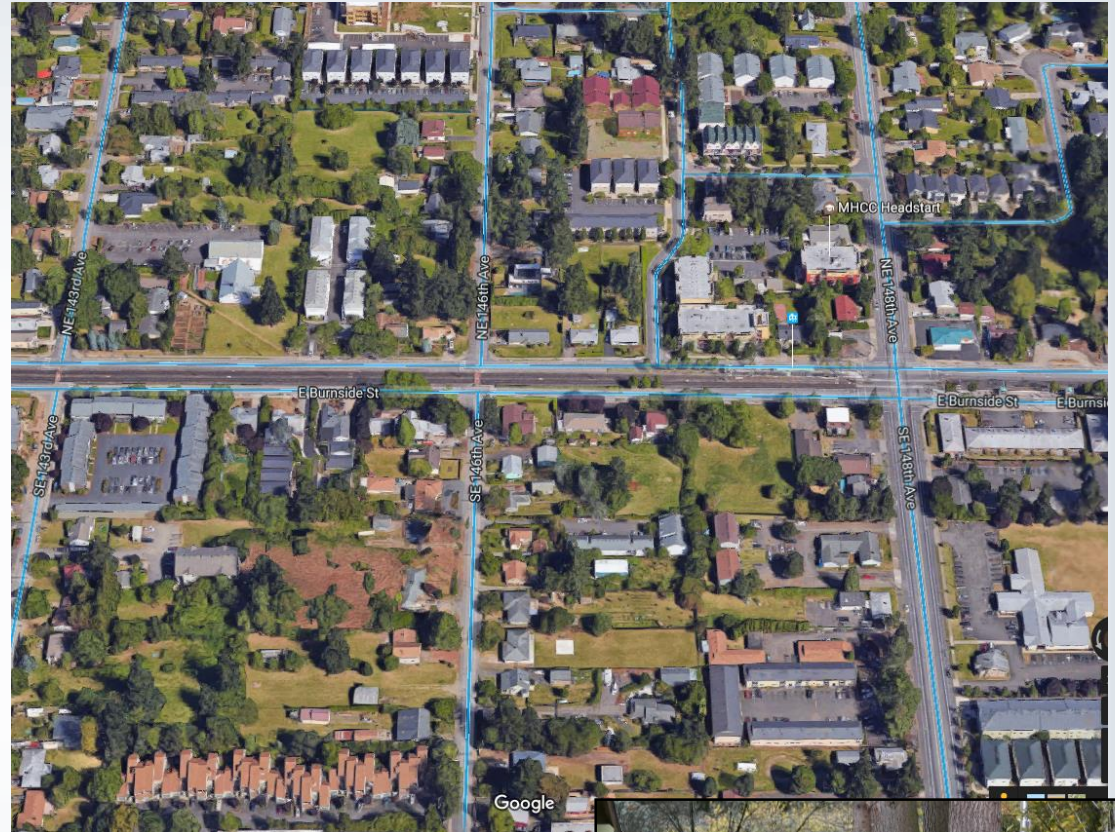
- Affordable housing
- Outdoor recreation facilities
- Children's play areas
- Three bedroom units
- Storage areas
- Sound insulation
- Crime prevention
- Solar water heating
- Larger required outdoor areas
- Tree preservation

➡ New Direction:

- Discontinue all development bonuses, except affordable housing.
- Increase affordable housing development bonus (beyond existing 25% bonus)

➡ Becomes Transfer of Development Rights (TDR) allowance
(along with historic preservation)

Project Topics

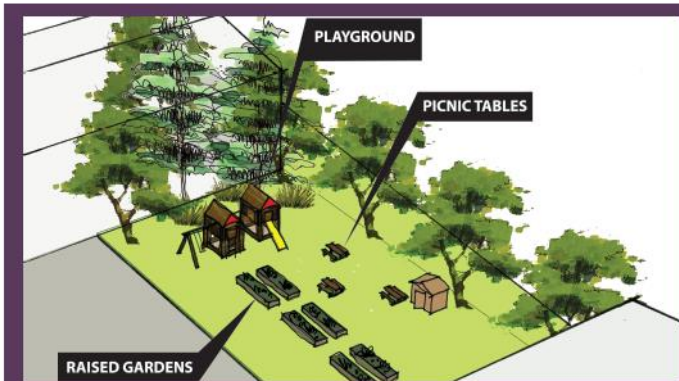


East Portland

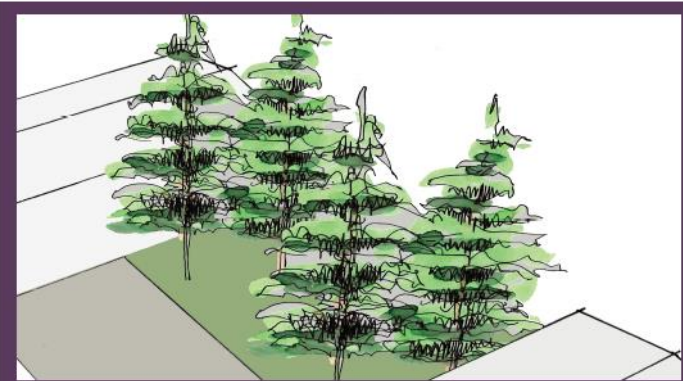
- Distinct characteristics
- Large blocks, deep lots
- Lack of street connectivity
- Many families
- Big arterial streets



Site Design - East Portland



Common open space areas



Space for large trees



Landscaped front setbacks



Mid-block open space

Community interest in including these elements as part of development in Eastern Portland

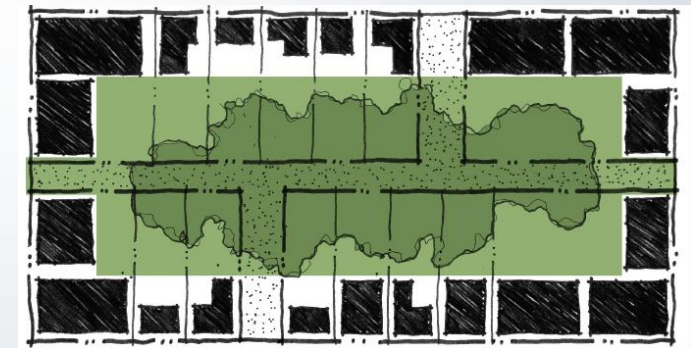
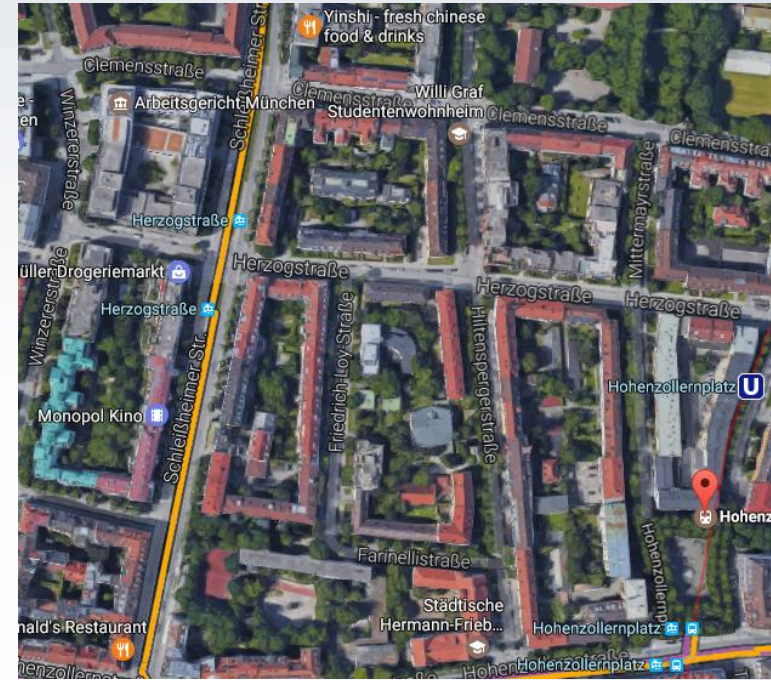
Site Design - East Portland



Recent development:

- Large amounts of paved area
- Little green space

Site Design - East Portland

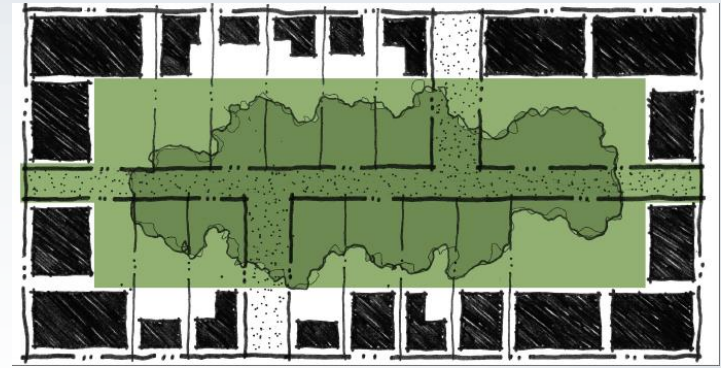


➡ New Direction
East Portland mid-block open areas - keep mid-block areas greener, less built up

Site Design - East Portland

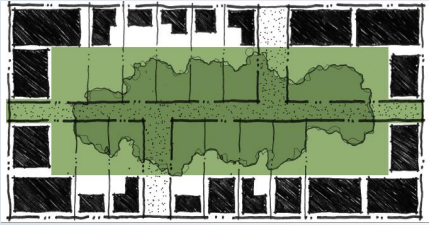


Example of recent development

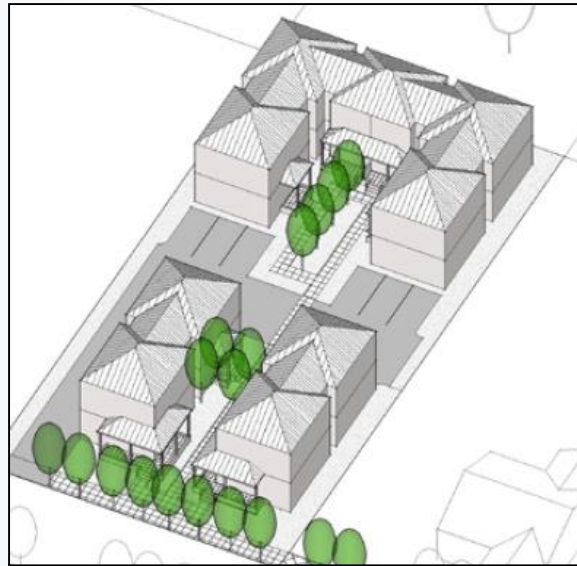


Example of mid-block open area approach

Site Design - East Portland



Mid-block open space



Examples of centralized open space

Or, is it more important to have open spaces central to units?

East Portland & Major Corridors



➔ New Direction

- Provide allowances for small commercial uses in multi-dwelling zones along major corridors and near light rail stations

Project Topics



Street connectivity

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

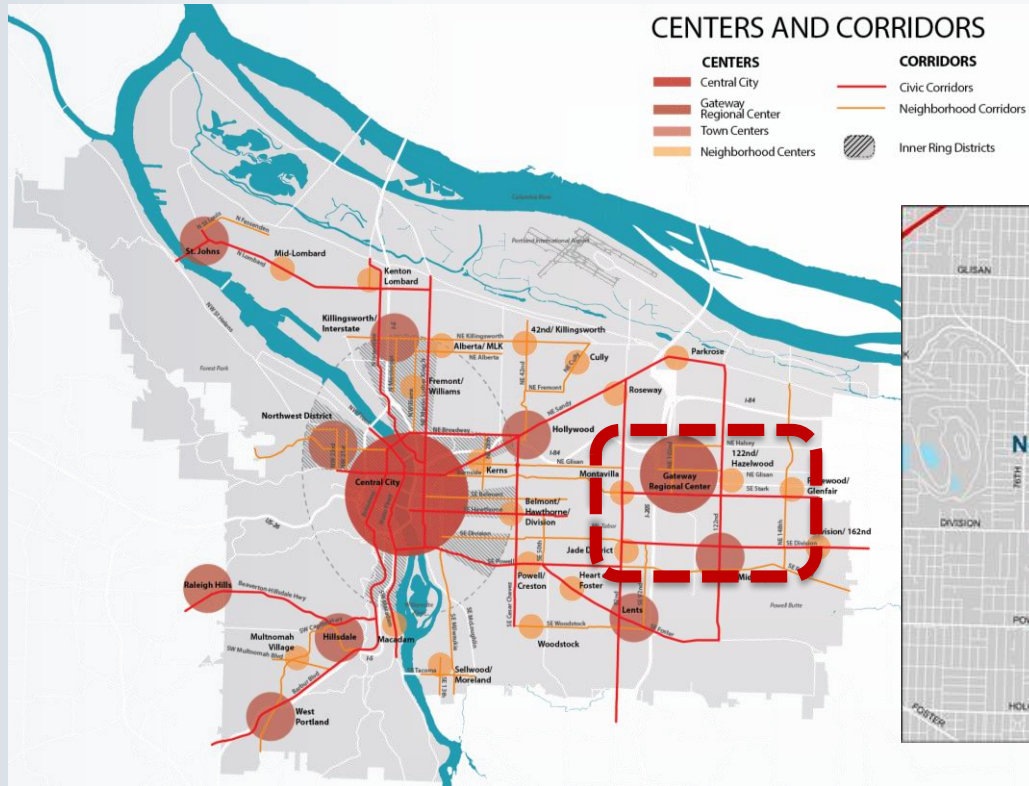
Connected Centers Street Plan



PBOT

Focus on centers

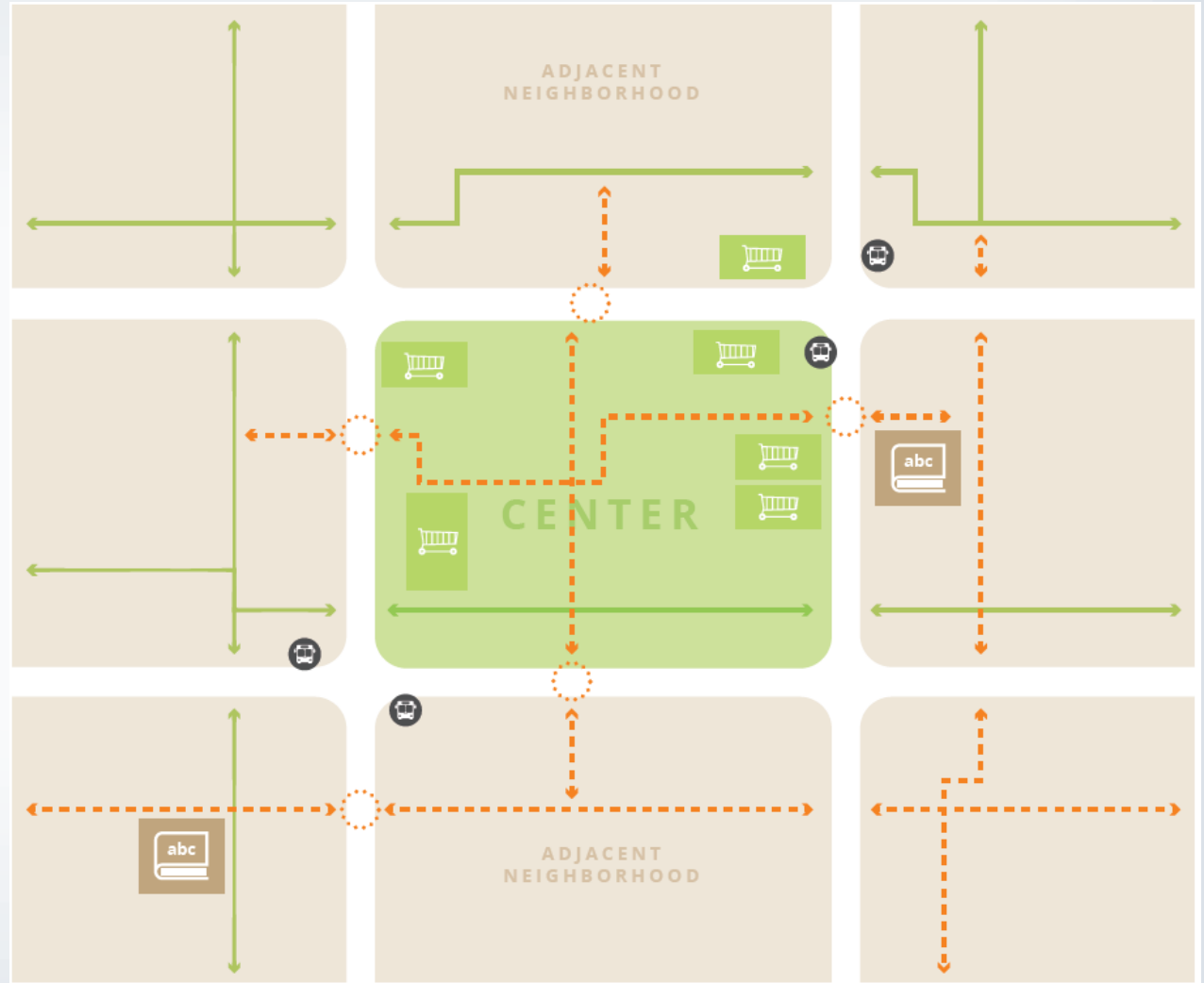
Jade District and Rosewood



Connected Centers

New connections within centers

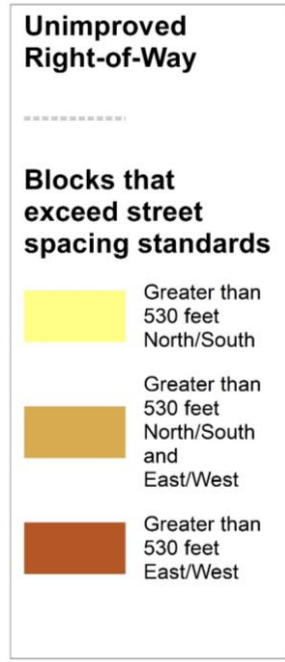
Access from neighborhoods within walking distance



Neighborhood Center: Jade District blocks

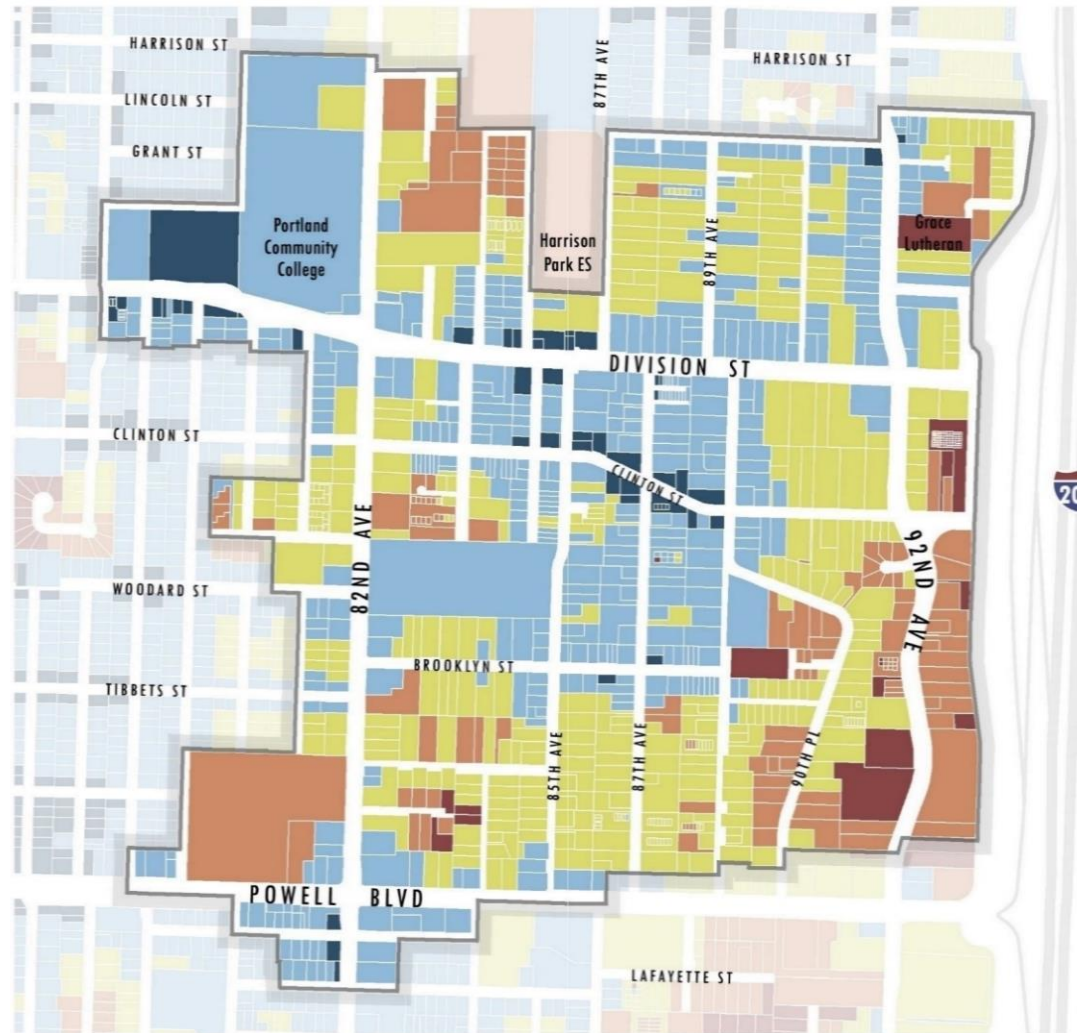
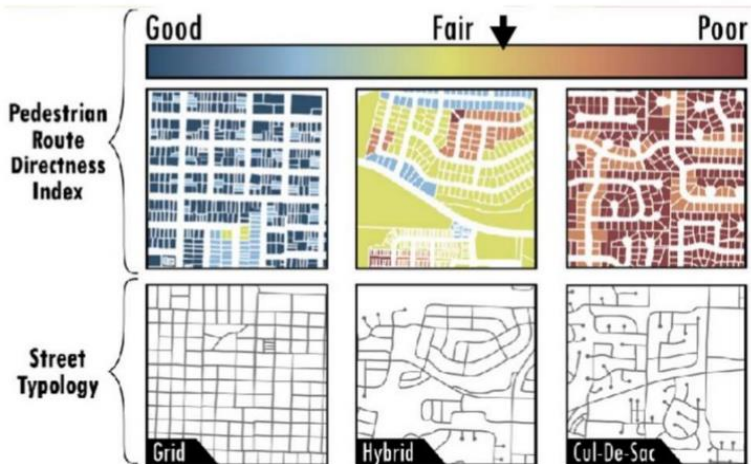
Blocks that exceed street spacing standards:

- North/South
- East/West
- Both

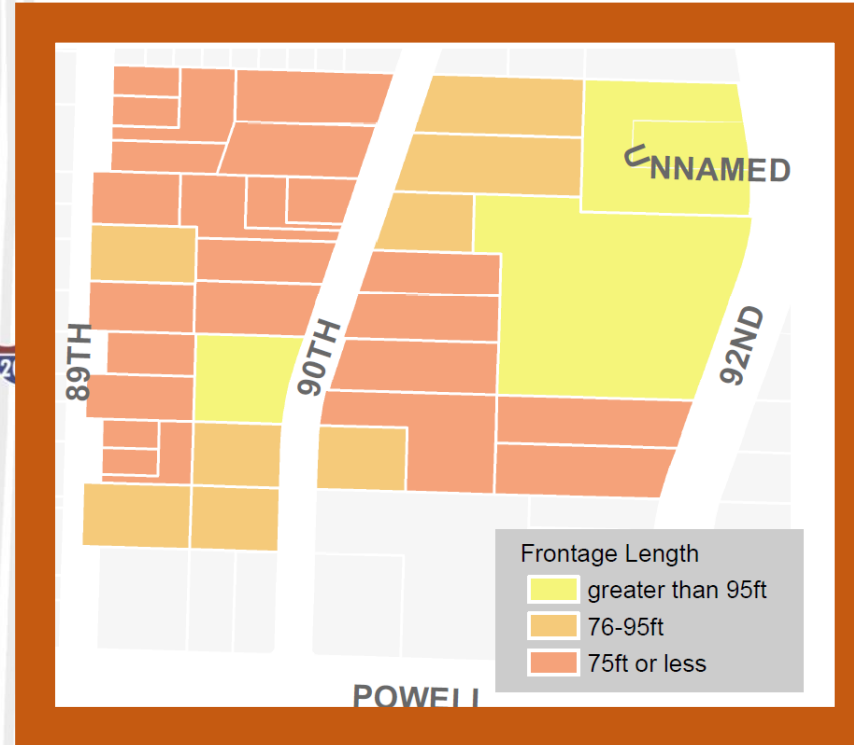
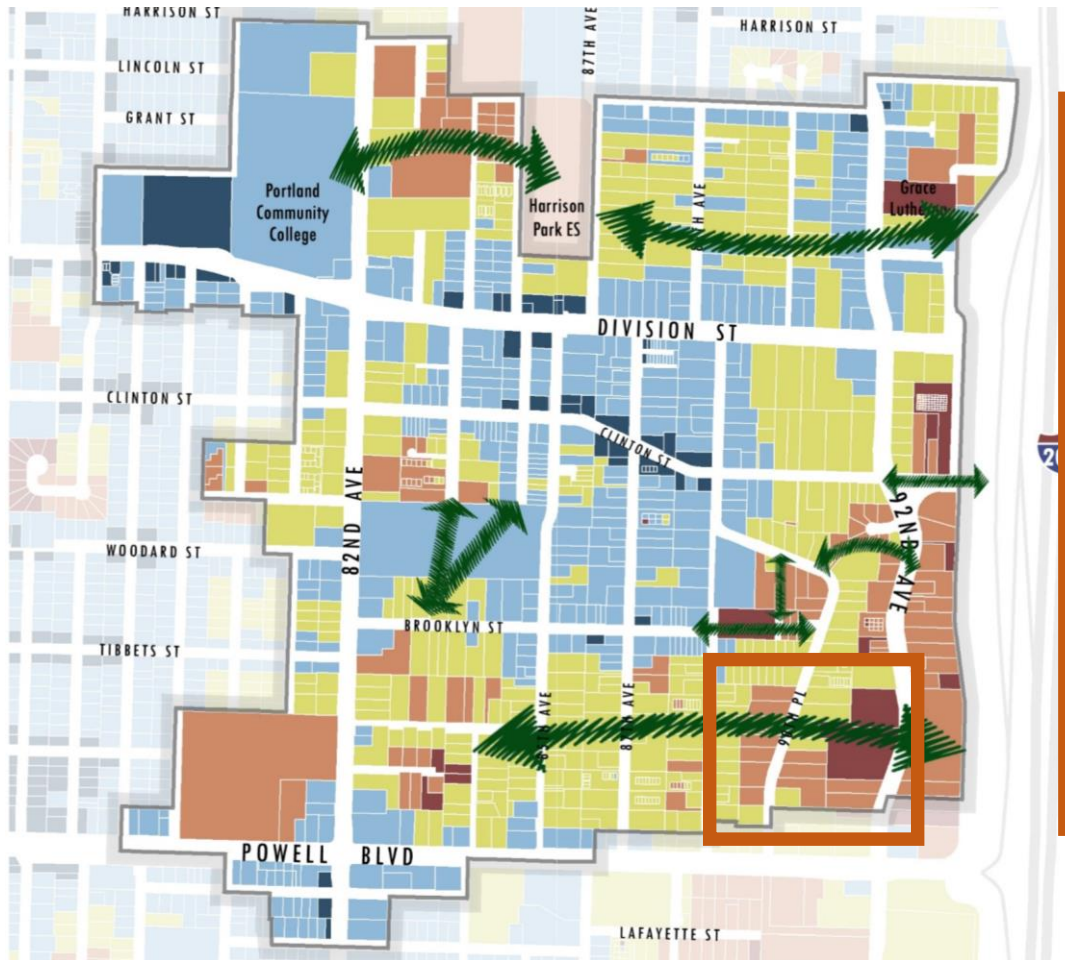


Pedestrian connectivity

- Good
- Fair
- Poor



Future connections?



Street connection



- Typical ROW: 50-60 ft
- Full Street: 46 ft min
- $\frac{3}{4}$ Street: 36 ft min

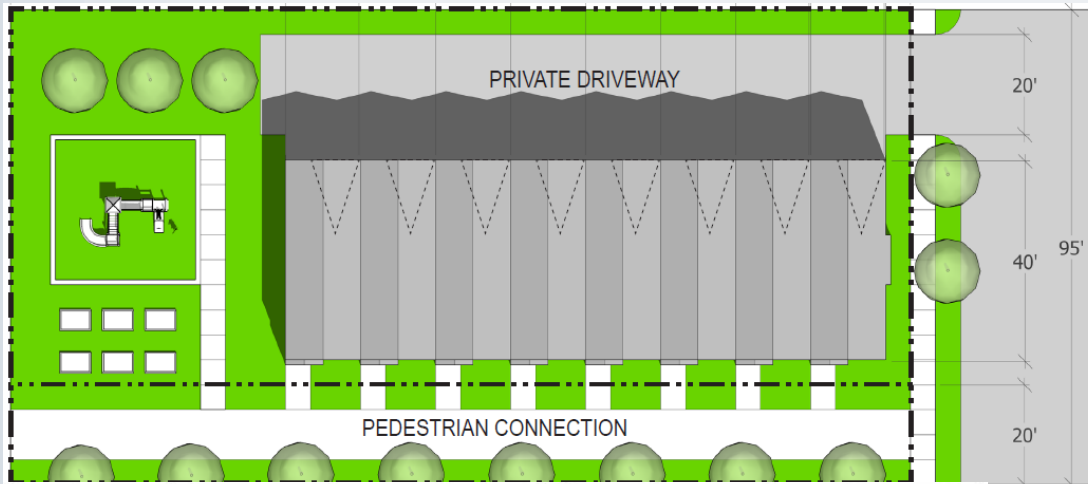
Public street



Private street/driveway

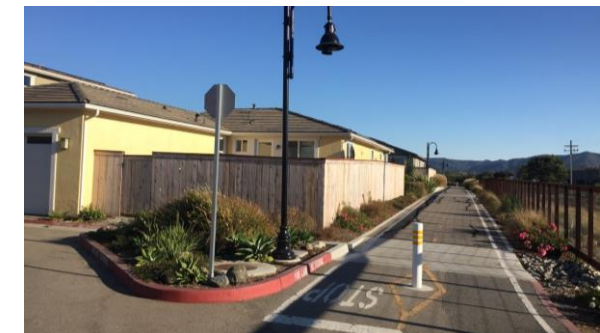
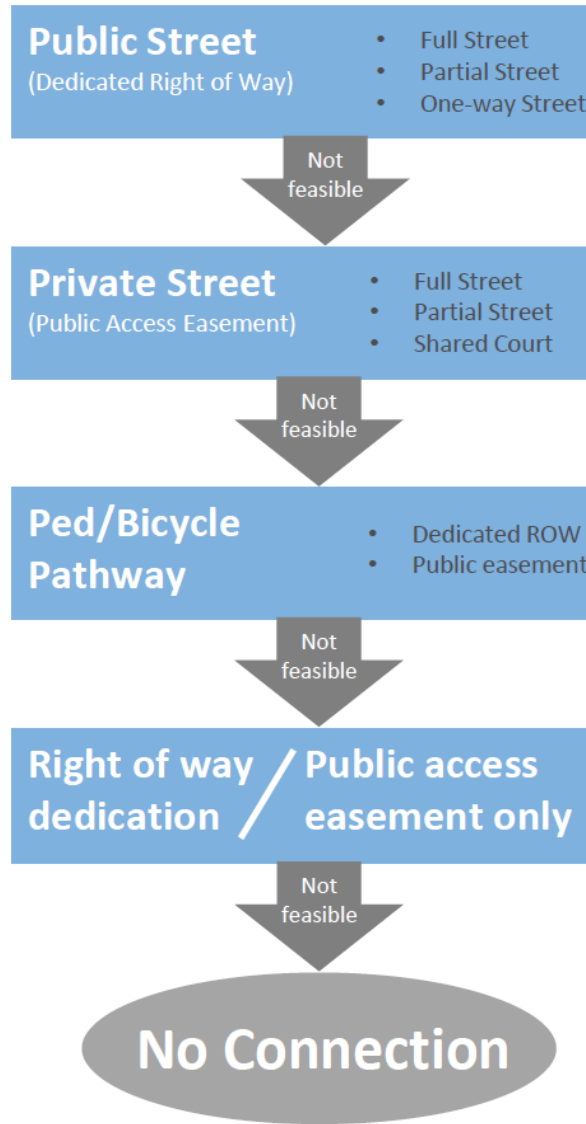


Pedestrian connection



Connection Types

order of
priority



Separate driveways



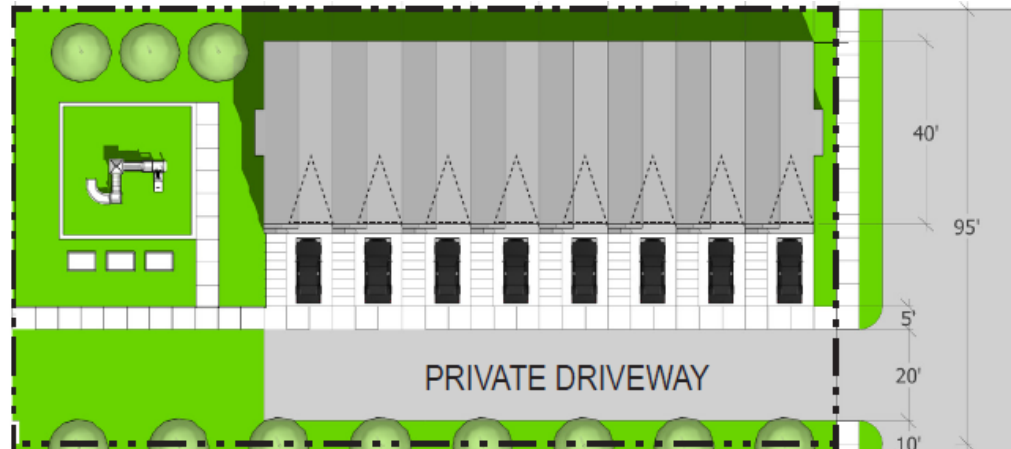
Separate Driveways



Density allowances

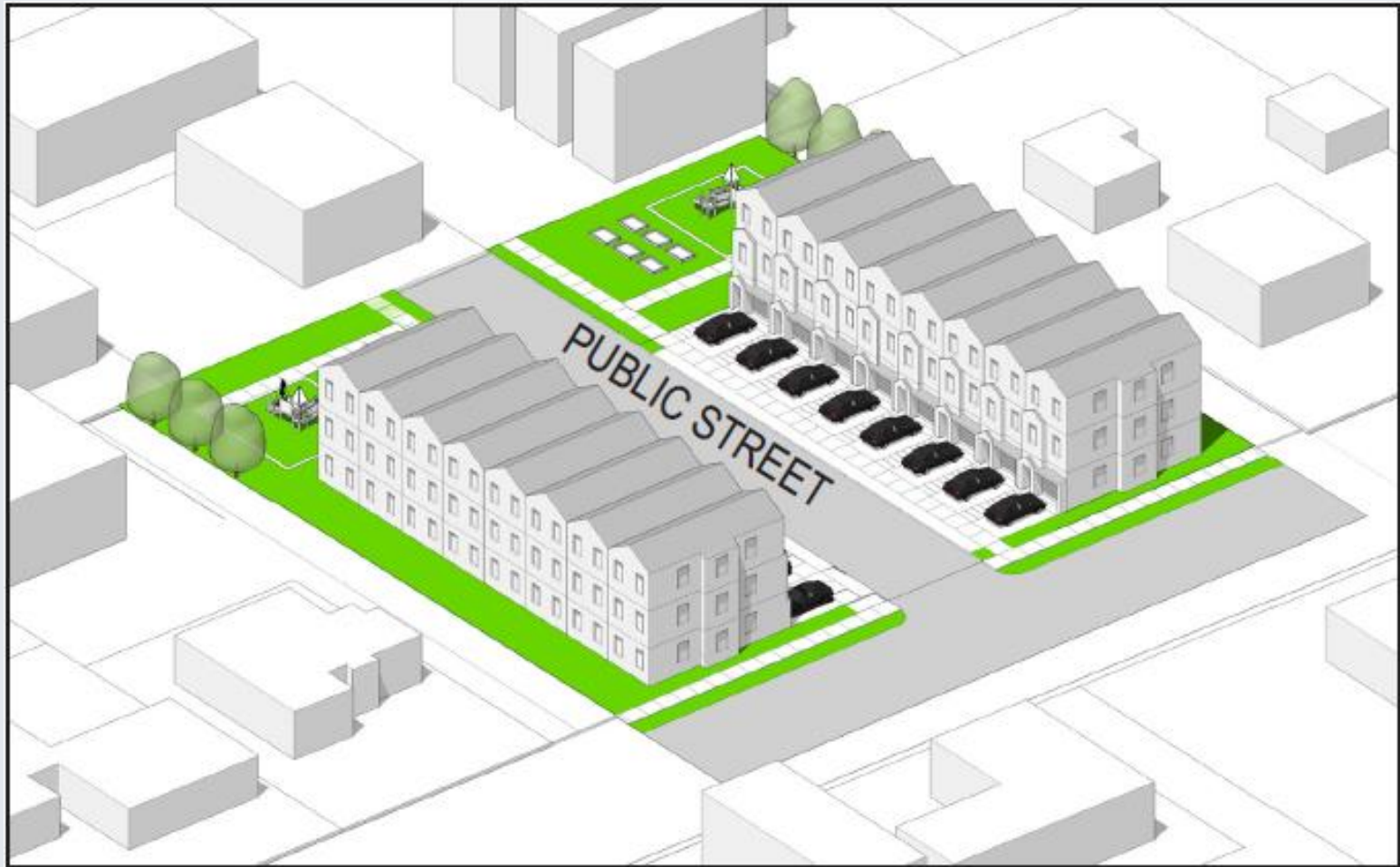


Public Street



Private Driveway

Site consolidation



Next Steps

- Comments on today's draft concepts: **by June 12th**
- Concept Report available: **July 3rd / first week of July**
- Concept Report comment period: **through August 7th**
- Code Amendments Discussion Draft: **Fall 2017**





Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

Public Open House Presentation
Draft Code Concepts

June 2017



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

