



Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

East Portland Residential Outdoor Spaces Discussion

March 14, 2018



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

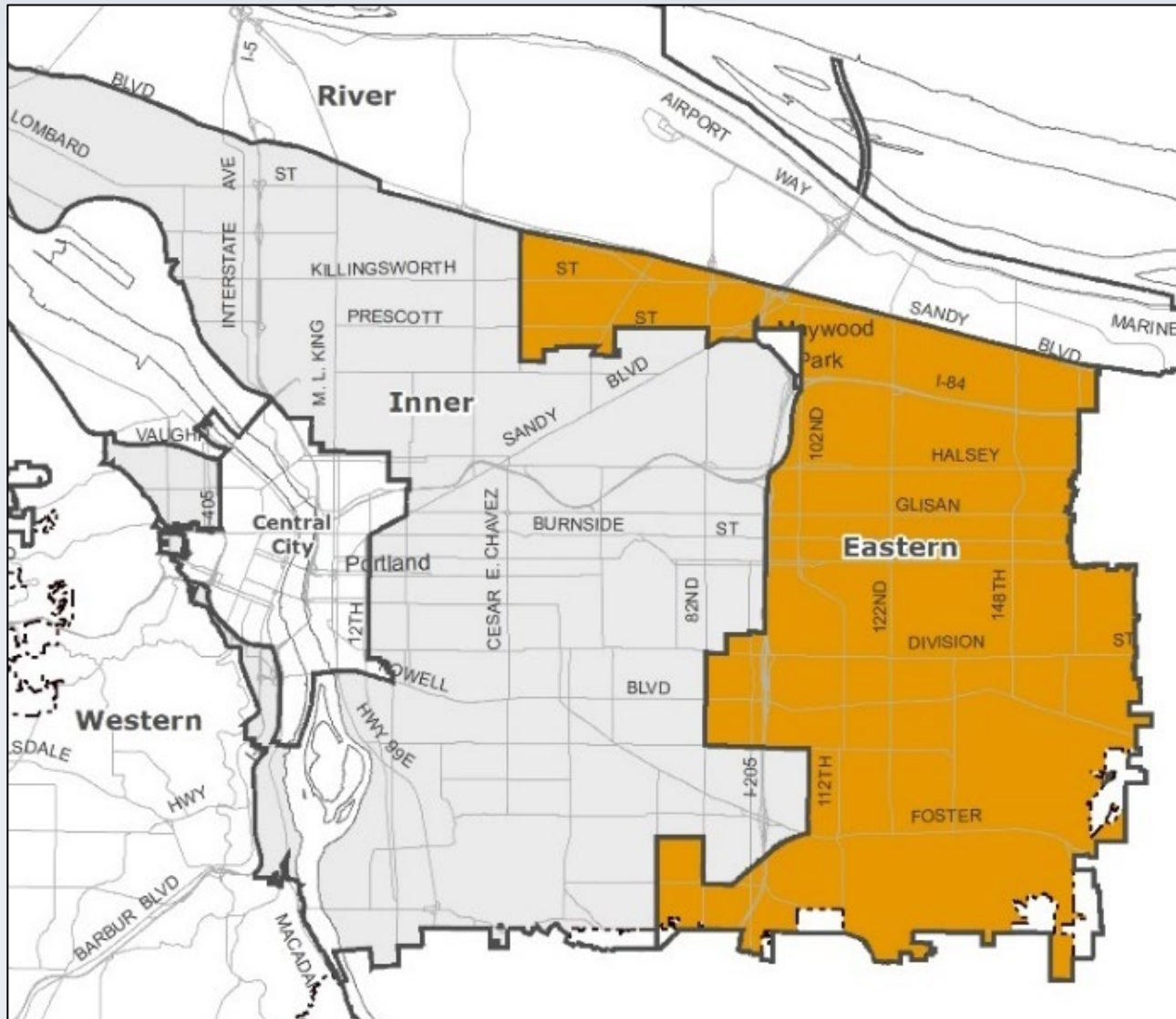


Purpose of tonight's discussion:

Discuss proposal to keep the centers of East Portland's blocks greener and less built up.

- Keep the proposal?
- Keep, but improve?
- Drop the proposal.



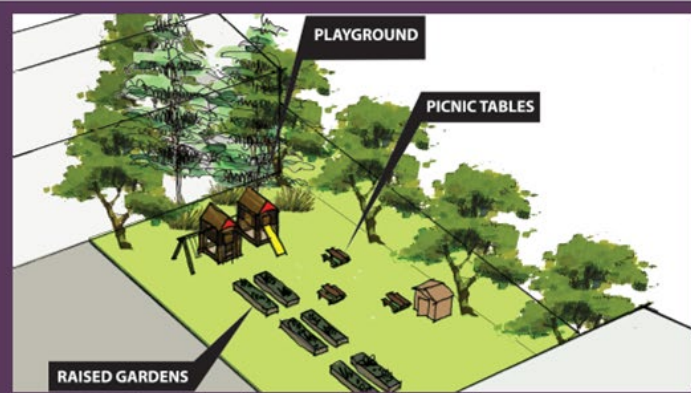


East Portland

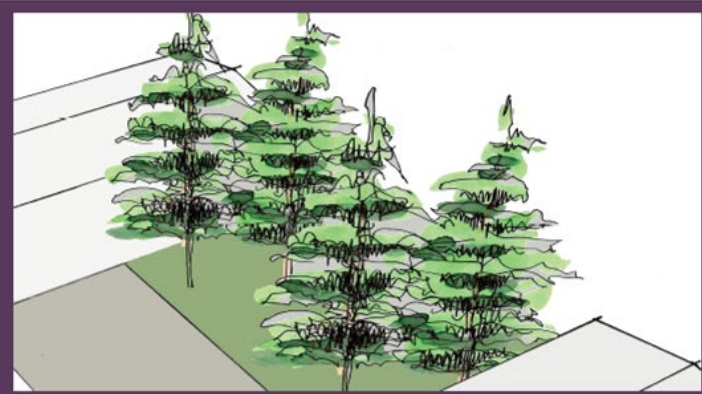


East Portland – distinct characteristics

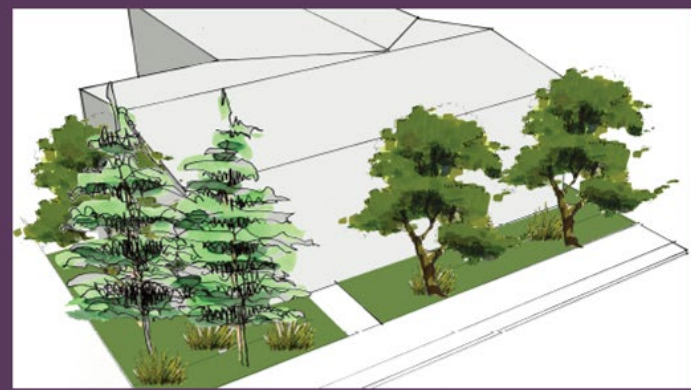
East Portland Standards - Background



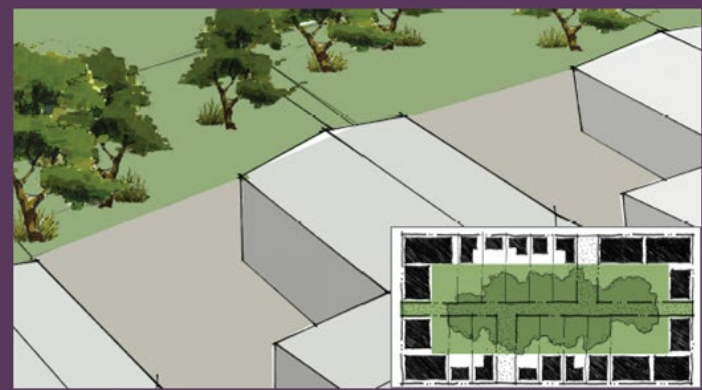
Common open space areas



Space for large trees



Landscaped front setbacks



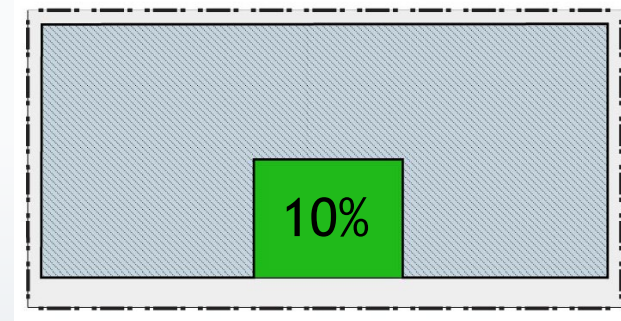
Mid-block open space

**East Portlanders:
desired multi-dwelling development site design elements**

East Portland Standards - Background



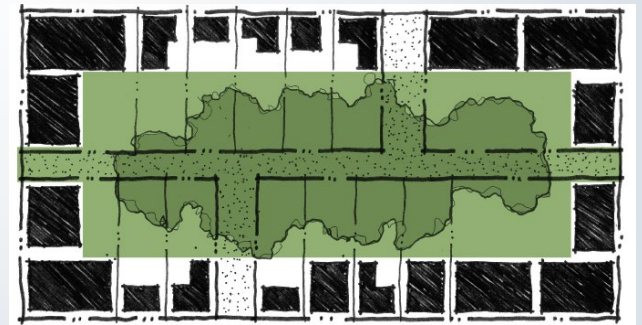
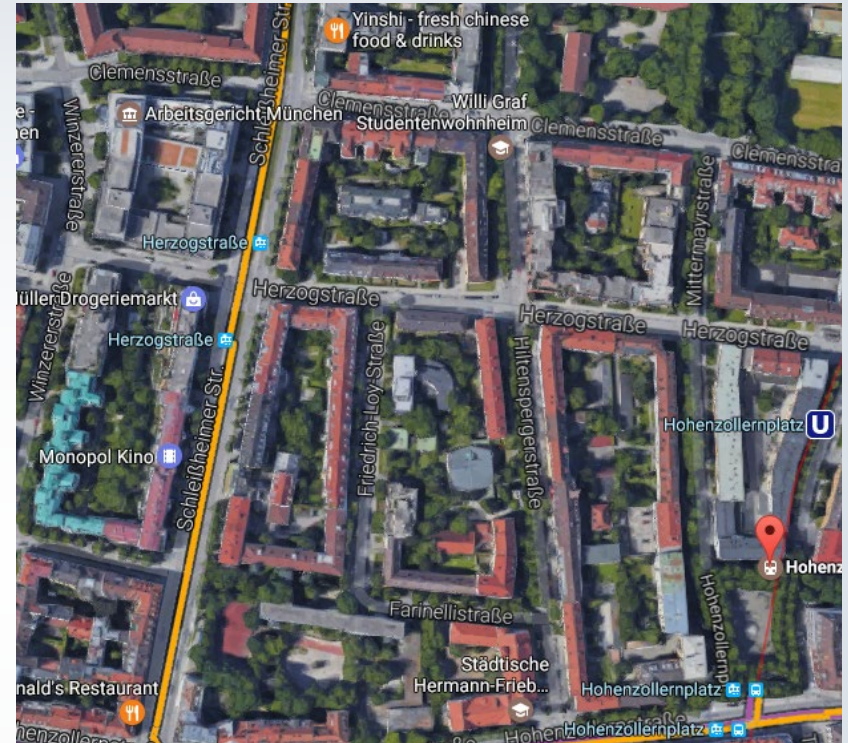
Examples of courtyards using about 10% of site area



Common Open Space

- **Proposal:** Require common areas for large sites (more than 20,000 sq.ft.) - equivalent to 10% of total site area.

East Portland Standards - Background



Community interest in keeping mid-block areas greener, less built up

Background: East Portland Infill Development



Jade District - R2 Zone

Background: East Portland Infill Development



Jade District - R2 Zone

Background: East Portland Infill Development



What about the future?

Are some outcomes better than others?

East Portland Rear Setbacks



Example of recent development



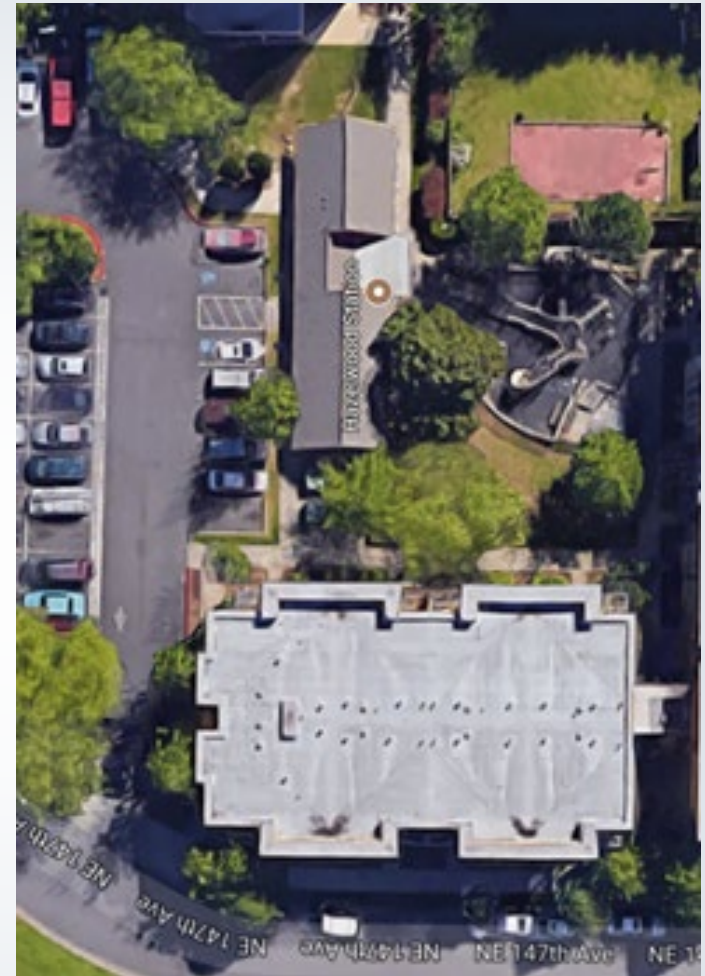
Example of 25% depth-of-site setback

Proposal:

Require rear setbacks equivalent to 25% of site depth.

East Portland Rear Setbacks

- *At least 50% of setback must be landscaped.*
- *Rest of setback can include buildings with indoor common area, or parking.*
- *Exemptions for tree preservation, new street connections, corner sites, and sites less than 100' deep.*



Proposal:

Require rear setbacks equivalent to 25% of site depth.

East Portland Blocks

Jade District - R2 Zone



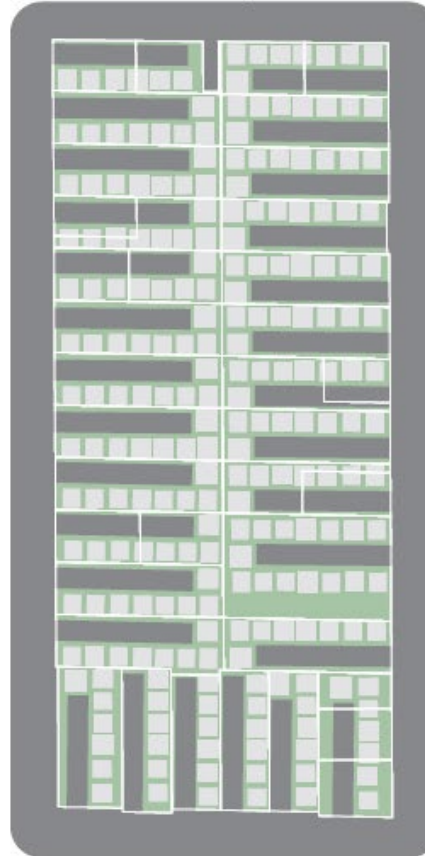
East Portland Blocks - Possible Futures

Existing Condition
Jade District Block



Typical
development
pattern

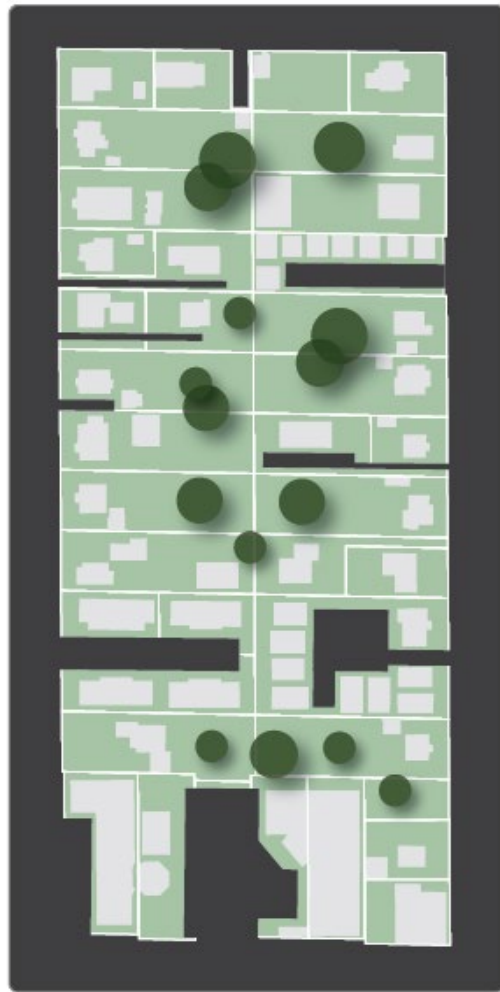
Future Infill
Under Status Quo



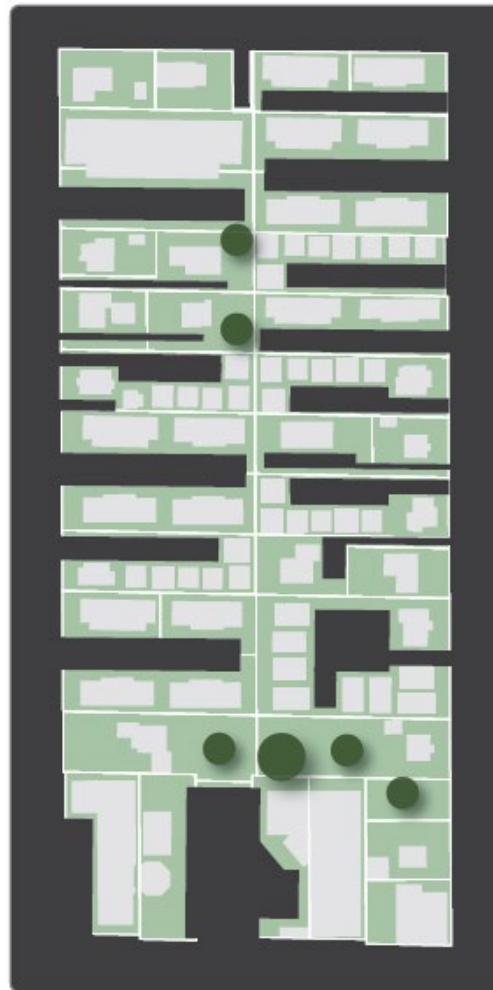
Possible Future
Under New Standards



East Portland Blocks - Possible Futures



Existing



Continuation of
current trends



Mid-block
open areas

Perimeter Block Examples



Perimeter Block Examples



Perimeter Block Examples



Perimeter Blocks

Portland Examples



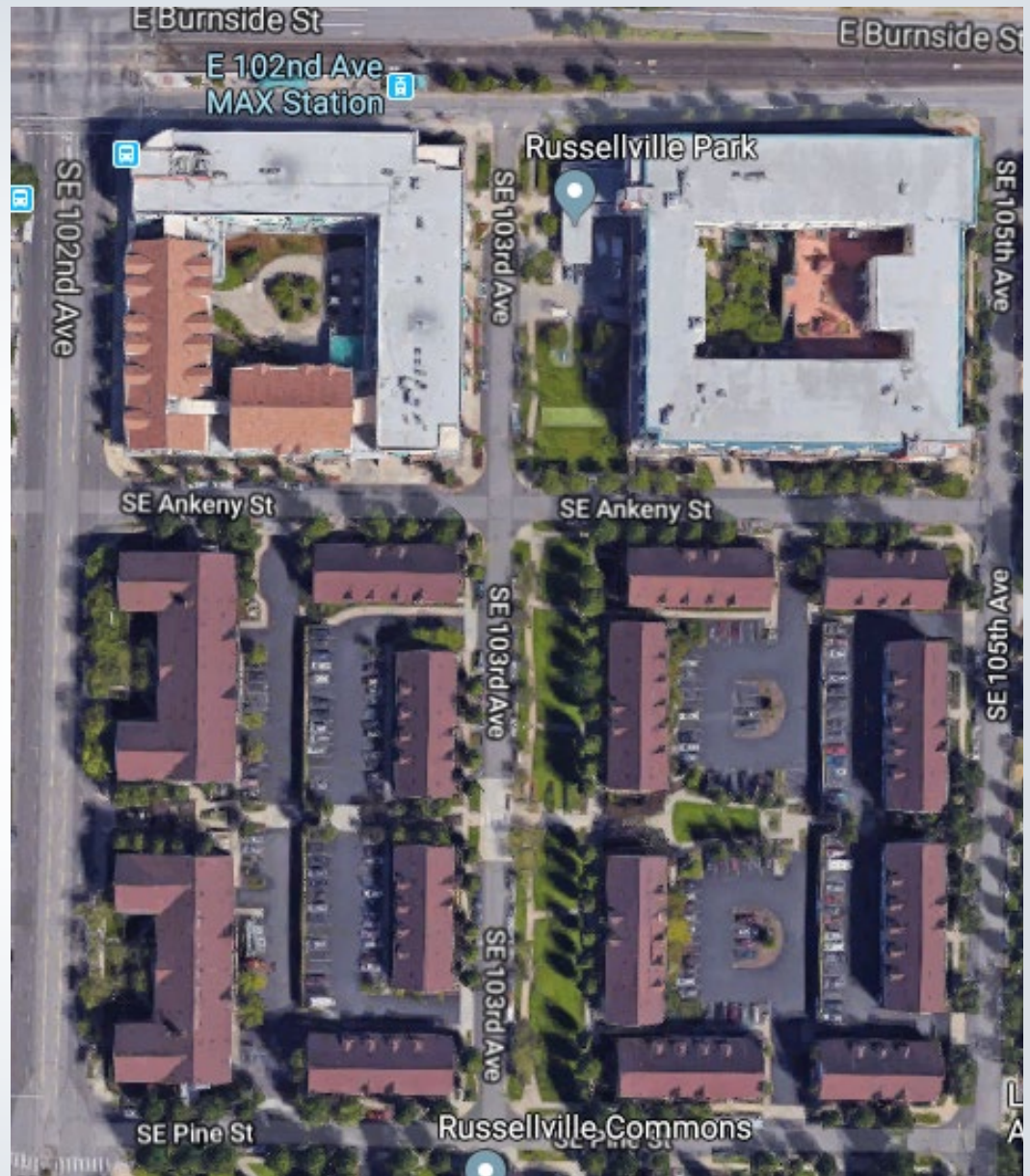
Perimeter Blocks

Portland Examples

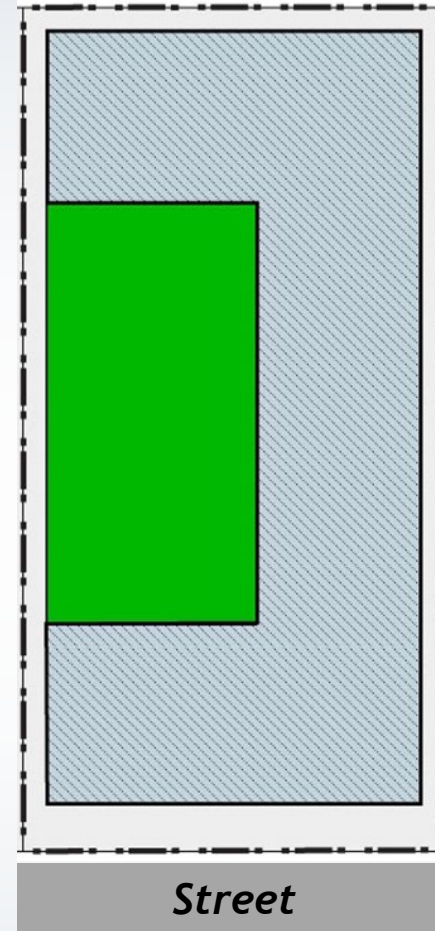
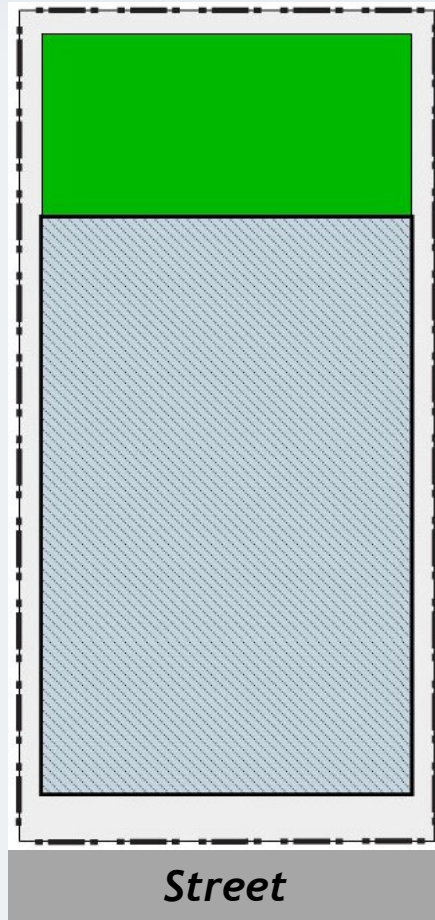


Perimeter Blocks

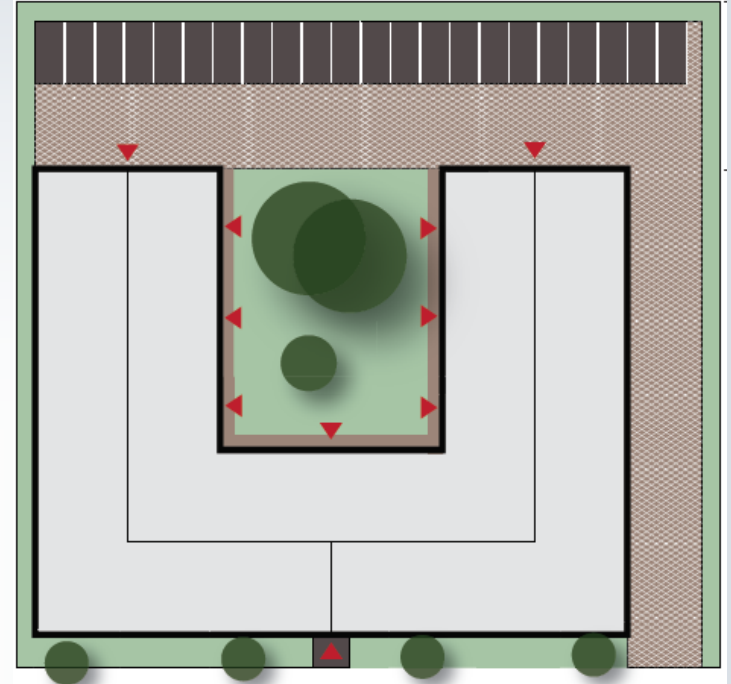
Portland Examples



Mid-block open space or centralized courtyards?



Centralized courtyards



Centralized courtyards



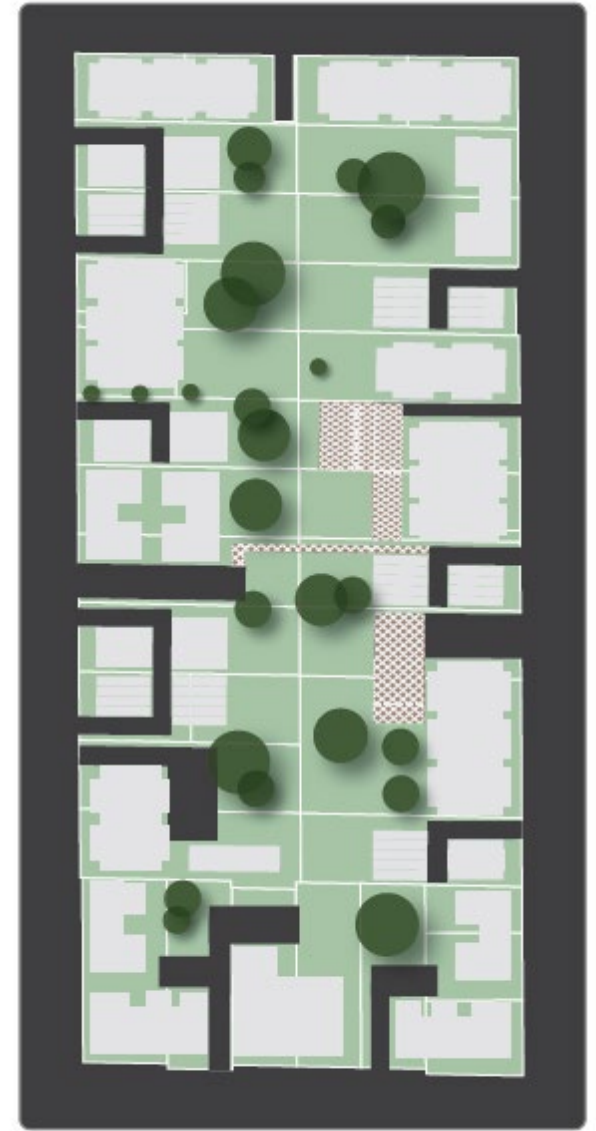
Mid-block Open Area Approach

Pros

- Long term – large open area for the block
- Fewer rear property privacy impacts
- Better fire management possibilities

Cons

- Open space less central for residents
- Difficult to do detached houses



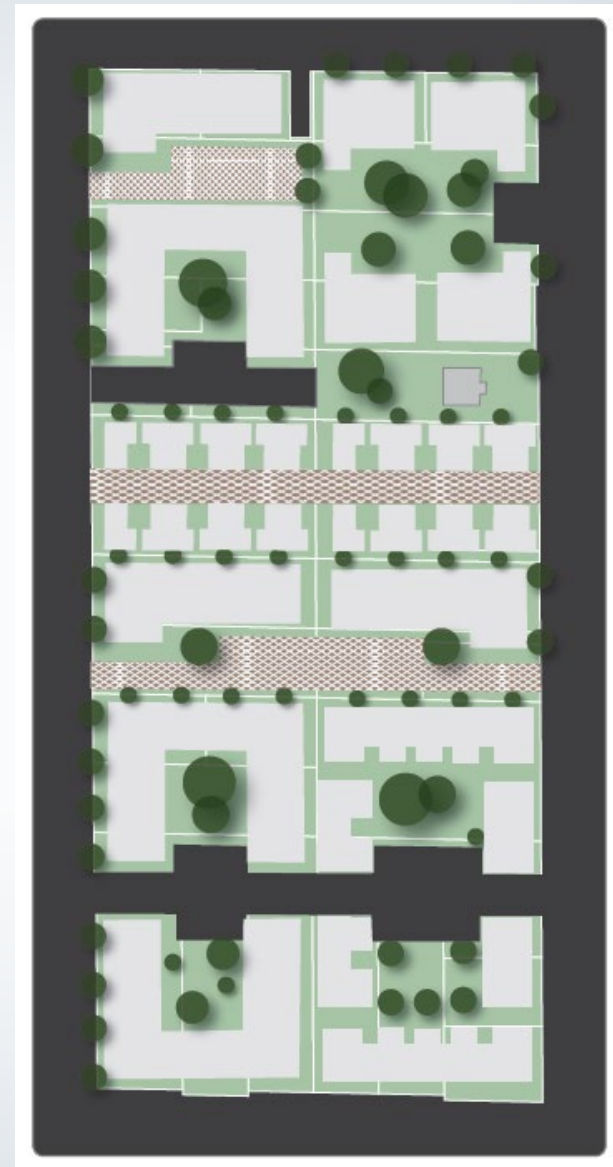
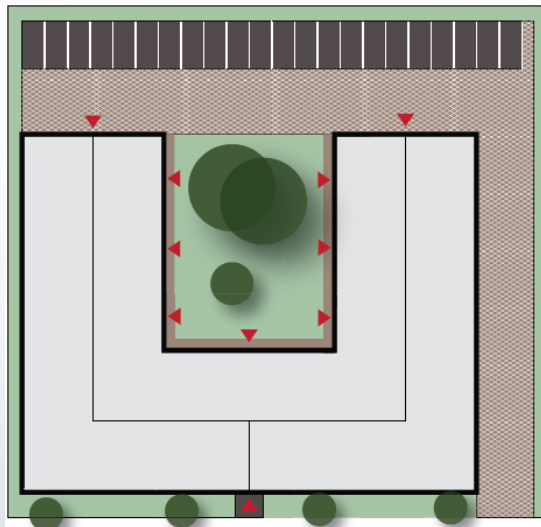
Central Outdoor Areas

Pros

- Convenient to residents
- More flexible site design

Cons

- More property edge privacy impacts
- Smaller, less connected open areas
- Need larger sites



Choices - your thoughts



Continuation of
current trends



Mid-block
open areas



Mix of mid-block open
areas and central
courtyards

Drop mid-block open area proposal

- Avoids barriers to existing development approaches

Choices - your thoughts



Continuation of
current trends



Mid-block
open areas



Mix of mid-block open
areas and central
courtyards

Keep mid-block open area proposal

Choices - your thoughts



Continuation of
current trends



Mid-block
open areas



Mix of mid-block open
areas and central
courtyards

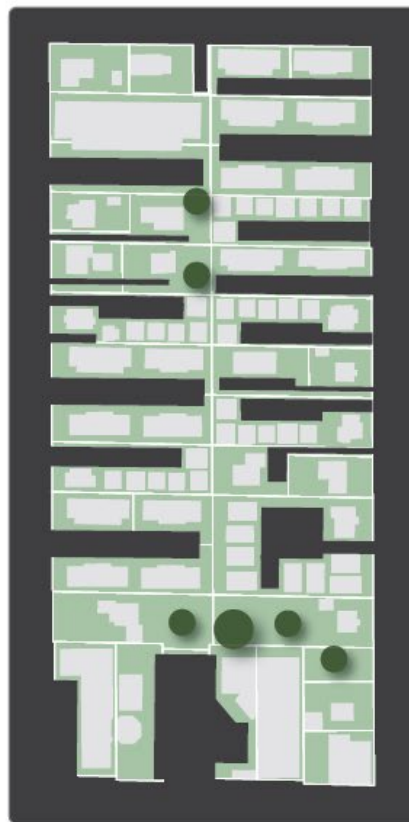
Keep mid-block open area proposal

- But provide exemption for projects with central courtyards

Choices - your thoughts



Existing



Continuation of
current trends



Mid-block
open areas



Mix of mid-block open
areas and central
courtyards

Other ideas?

East Portland Blocks

Gateway - R2 Zone



East Portland Blocks

Gateway - R2 Zone



East Portland Blocks

Jade District - R2 Zone



East Portland Blocks

Midway/122nd - R1 Zone



East Portland Blocks

Rosewood/148th - RH Zone



East Portland Blocks

Rosewood/148th - RH Zone



Choices - your thoughts



- Drop proposal
- Keep proposal
- Keep, but provide exemption for central courtyards
- Other ideas?



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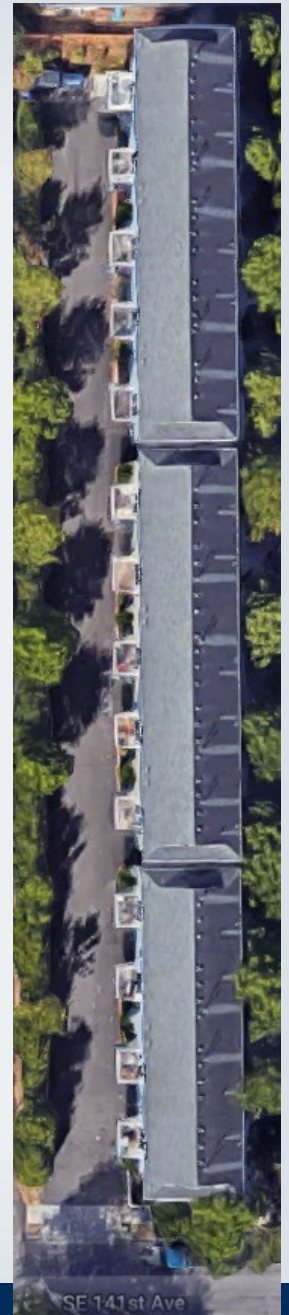
East Portland Narrow Sites



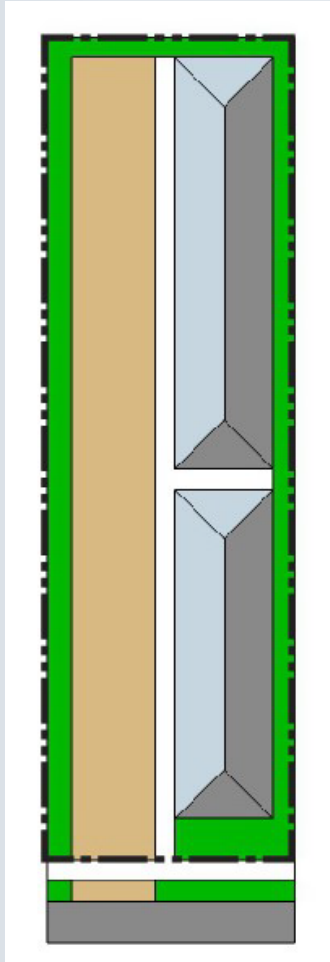
East Portland Narrow Sites

Problems with narrow sites:

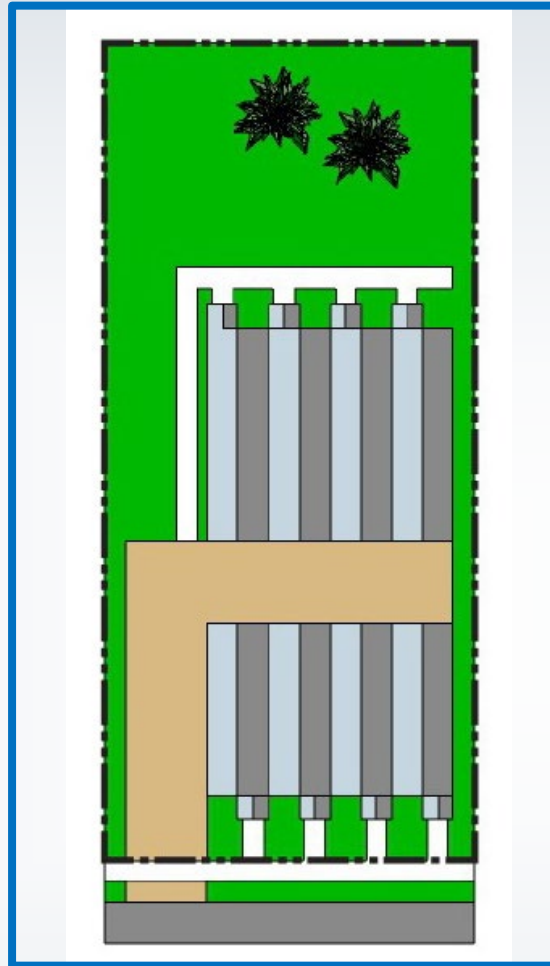
- Driveways/parking often occupy a large portion of site area
- No space for street connections
- Little orientation to public streets
- Limited room for outdoor spaces or trees
- Lack of efficiencies of scale and infrastructure



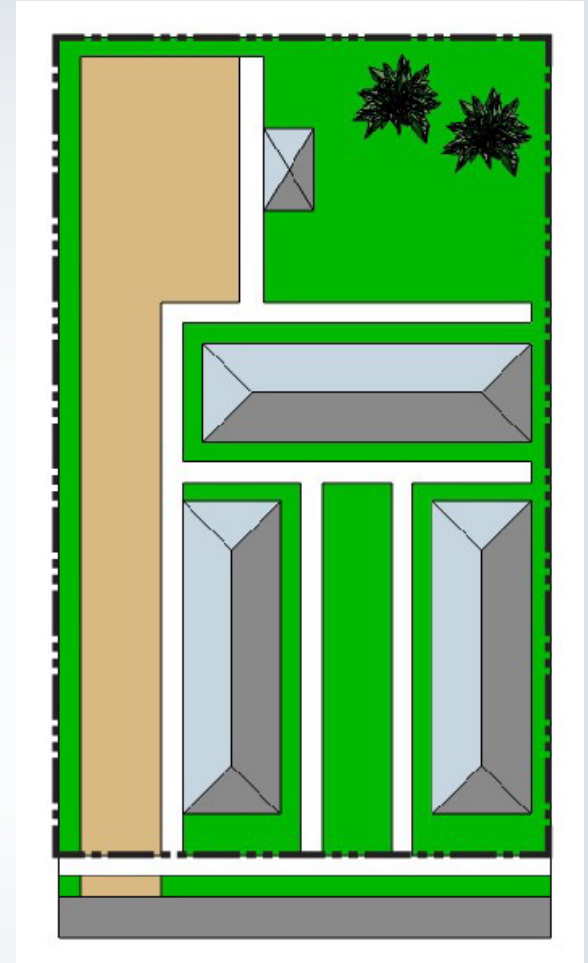
East Portland Narrow Sites



60'-wide site



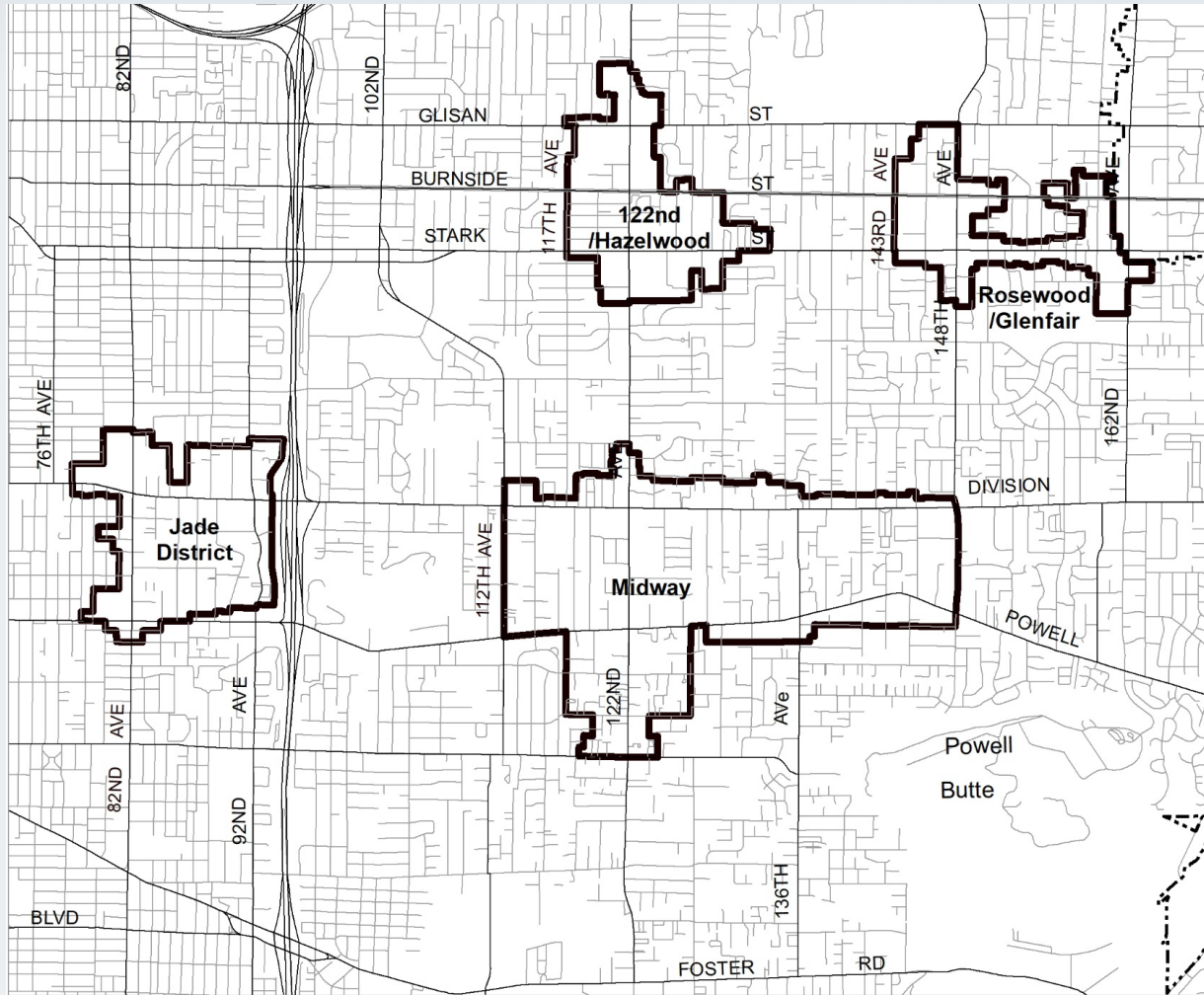
90'-wide site (*minimum*)



120'-wide site

Proposal: For sites more than 160' deep within East Portland centers, require a minimum street frontage of 90' for new development.

Limitations on Narrow Site Development in East Portland



Proposal: For sites more than 160' deep within East Portland centers, require a minimum street frontage of 90' for new development.

Reduce Disincentives to Providing Street Connections



Public Street

Currently, street space is subtracted from development allowances

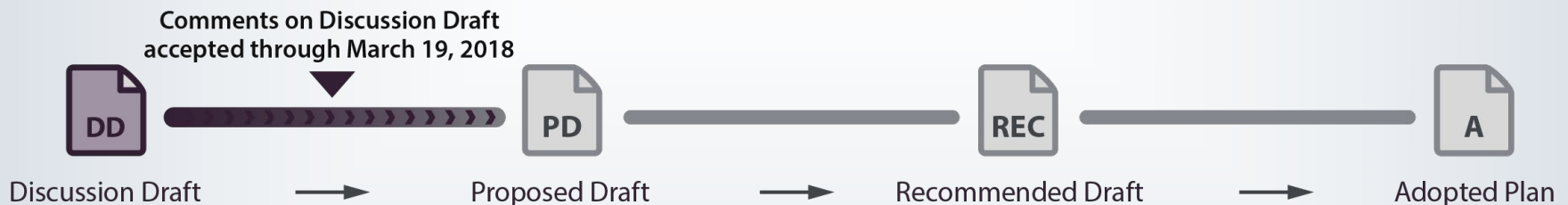
Private Driveway

Proposal

Calculate development allowances (FAR) prior to street dedication.

Next Steps

- Discussion Draft Available: **January 22nd**
- Public Comment Period: **Jan. 22nd – March 19th**
- Proposed Draft: **May 2018**
- Planning & Sustainability Commission: **Summer 2018**



Project website: www.portlandoregon.gov/bps/betterhousing