



Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

Work Session #3

Planning and Sustainability Commission

November 13, 2018



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



Better Housing by Design Work Session

November 13, 2018

Topics: historic district provisions, visitability

Specific items under consideration:

1. Bonuses and scale in historic districts
2. RM4 zone 100' height in historic districts
3. Historic district provisions in mixed use zones
4. Visitability standards
5. Visitability - ramps and raised lots



Remaining Work Sessions and Topics

November 13 (2 hours) – Work Session #3

- Historic district provisions (continued)
- Visitability

November 27 (2 hours) – Work Session #4

- Parking design
- Building and site design
- Setbacks

December 11 (2.5 hours) – Work Session #5

- Additional items related to reconciling BHD and RIP proposals
- Carry-over items from previous work sessions

April 9 (2 hours) – Recommendation

- Final reconciliation of decisions
- Vote on recommendation

(April 23rd is also scheduled, in case an additional session is needed)



TOPIC 1: Bonus Scale in Historic Districts

Options:

1. Allow all bonus and FAR transfer options in historic districts, with no specific design provisions
2. Allow all bonus and FAR transfer options in historic districts, but require bonus height in RM4 zone to be set back 10' from roof edges (above 75')



Bonus and FAR Transfer Options

**Base
FAR**

+50%

+100%

Base FAR	Bonus FAR Up to 50% above base	Bonus FAR (+10' height) 100% above base
<ul style="list-style-type: none"> Allowed by right Varies by zone 	<ul style="list-style-type: none"> Inclusionary housing: full 50% bonus Moderate income family housing: 25% bonus <i>(new approach)</i> (at least half of units must have 3 bedrooms affordable at 100% of MFI) FAR transfers from sites preserving: <ul style="list-style-type: none"> Existing affordable housing <i>(new approach)</i> Trees <i>(new approach)</i> Historic resources 	<ul style="list-style-type: none"> Special bonus for deeper housing affordability (At least half of units must be affordable at 60% MFI) <i>(new approach)</i> <div data-bbox="1413 1159 1913 1386" style="border: 1px solid black; padding: 5px;"> <p>Yellow = excluded from historic districts in Proposed Draft, but to be included as per PSC</p> </div>



TOPIC 1: Bonus Scale in Historic Districts

Joint Landmarks-PSC Work Group Meeting (Oct. 16th):

1. Landmarks commissioners:

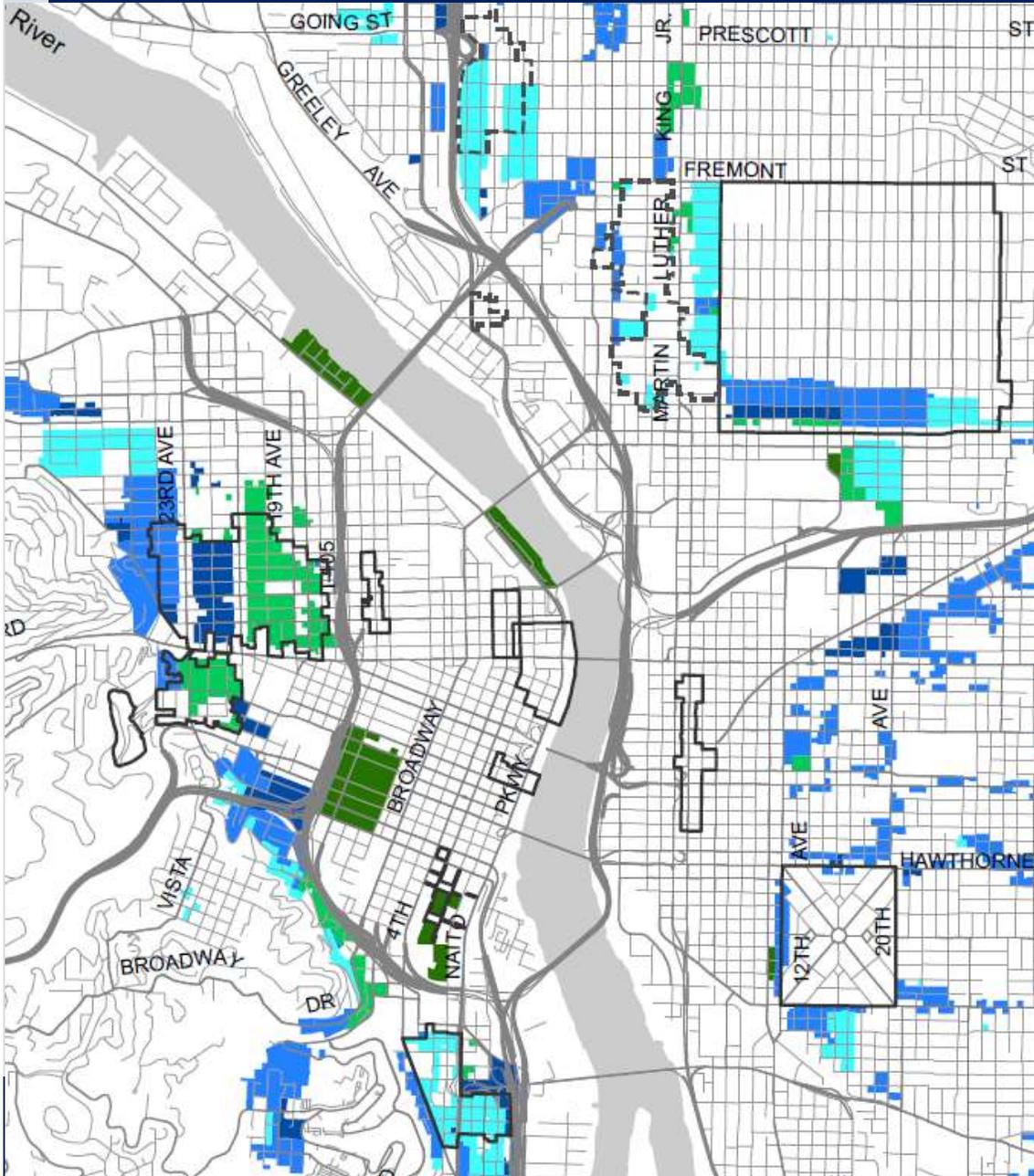
Context is key in their reviews - base/bonus scale may not be approved if out-of-scale with context.

2. PSC commissioners:

Important to provide incentives/bonuses for affordable housing in historic districts.



TOPIC 1: Bonus Scale in Historic Districts



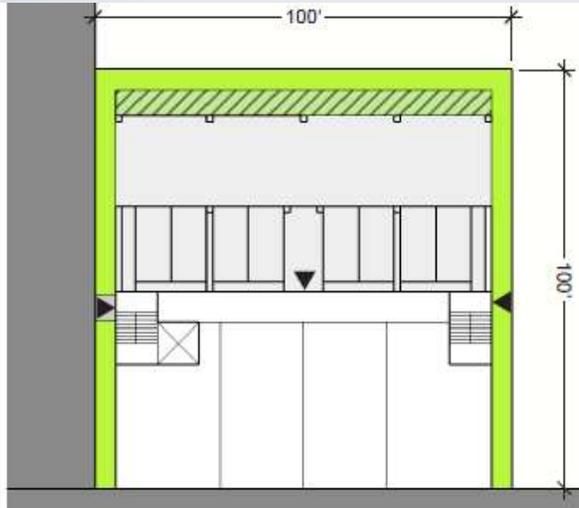
Percentage of Multi-Dwelling Zoning Located in Historic or Conservation Districts

Zone	% and Acres
RM1	2% (70 acres)
RM2	5% (69 acres)
RM3	13% (35 acres)
RM4	41% (55 acres)
Total	4% (229 acres)*

Proposed Multi-Dwelling Zones

- RM1 (R2 + R3)
- RM2 (R1)
- RM3 (RH 2:1 FAR)
- RM4 (RH 4:1 FAR)
- RX
- Conservation Districts
- Historic Districts

RM4 Zone: Base Scale



RM4 Zone (Base)

Current Zone: RH (4:1 FAR)

Base FAR: 4 to 1

Maximum Height: 75/100 feet

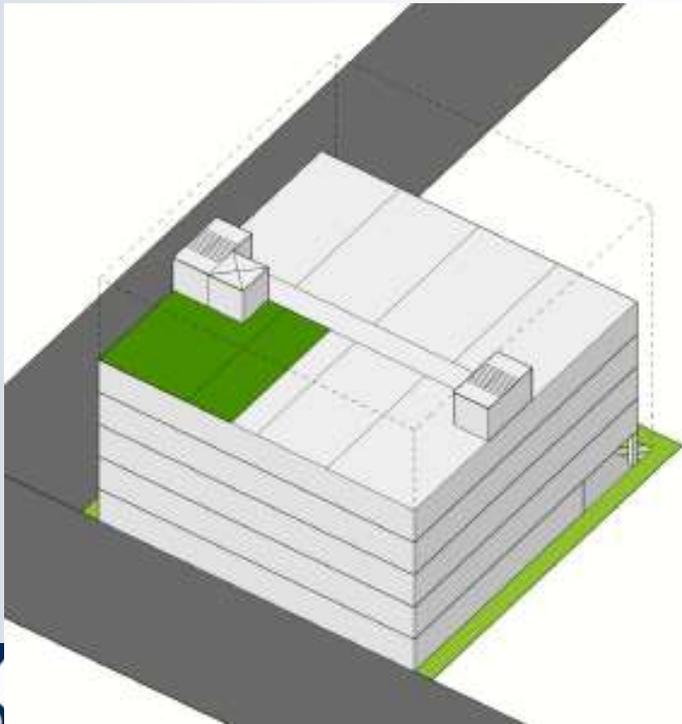
Max. Building Coverage: 85%

Same base FAR allowances as current RH zoning

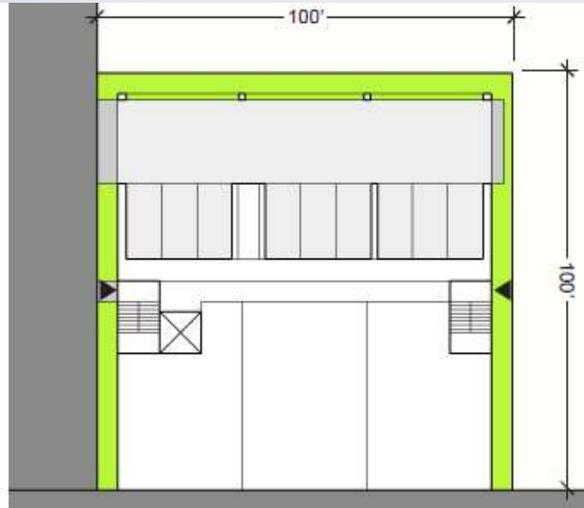
Potential density:

36 or more units on 10,000 SF site

(40,000 SF of allowed floor area)



RM4 Zone: Bonus Scale



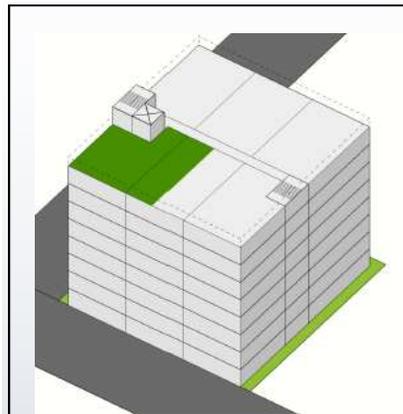
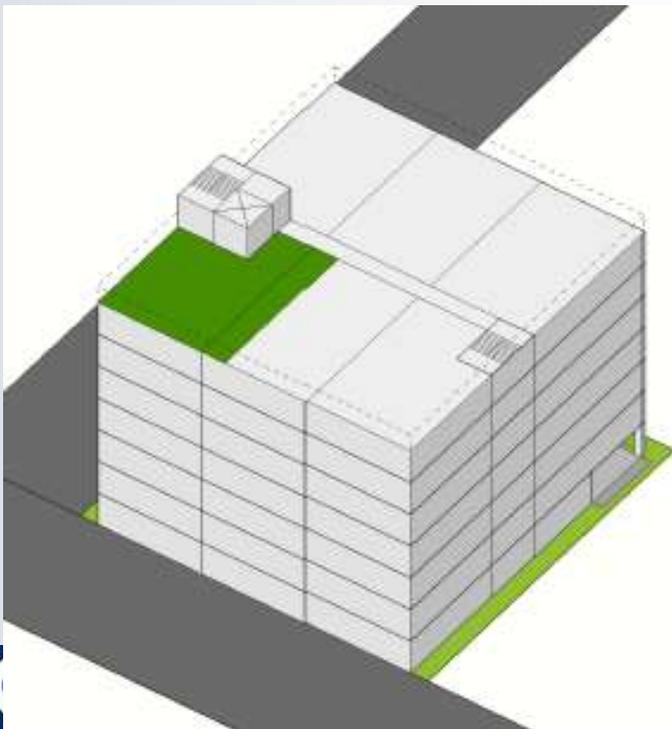
RM4 Zone (Bonus)

Current Zone: RH (4:1 FAR)

Bonus FAR: 6 to 1
Maximum Height: 75/100 feet
Max. Building Coverage: 85%

Potential density:

52 or more units on 10,000 SF site
(60,000 SF of allowed floor area)



Deeper Affordability Bonus

Bonus FAR: 7 to 1
Maximum Height: 85 feet

Potential density:

64 or more units on 10,000 SF site
(70,000 SF of allowed floor area)

RM4 Zone: Upper Level Stepbacks

75-foot Height

85-foot Height with Stepback



4:1 FAR - 75 Feet



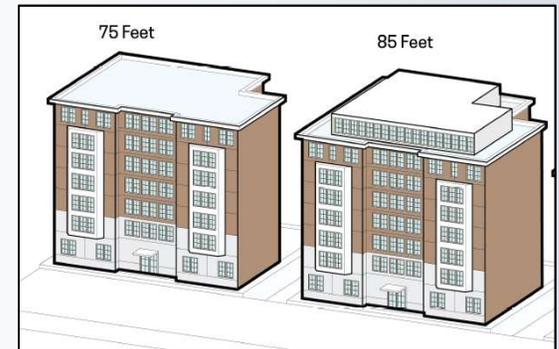
6:1 FAR - 85 Feet



4:1 FAR - 75 Feet



6:1 FAR - 85 Feet



TOPIC 1: Bonus Scale in Historic Districts

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2. Allow all bonus and FAR transfer options in historic districts, but require bonus height in RM4 zone to be set back 10' from roof edges (above 75')

Also: continue discussion with joint Landmarks-PSC work group on refinements to historic district approaches.



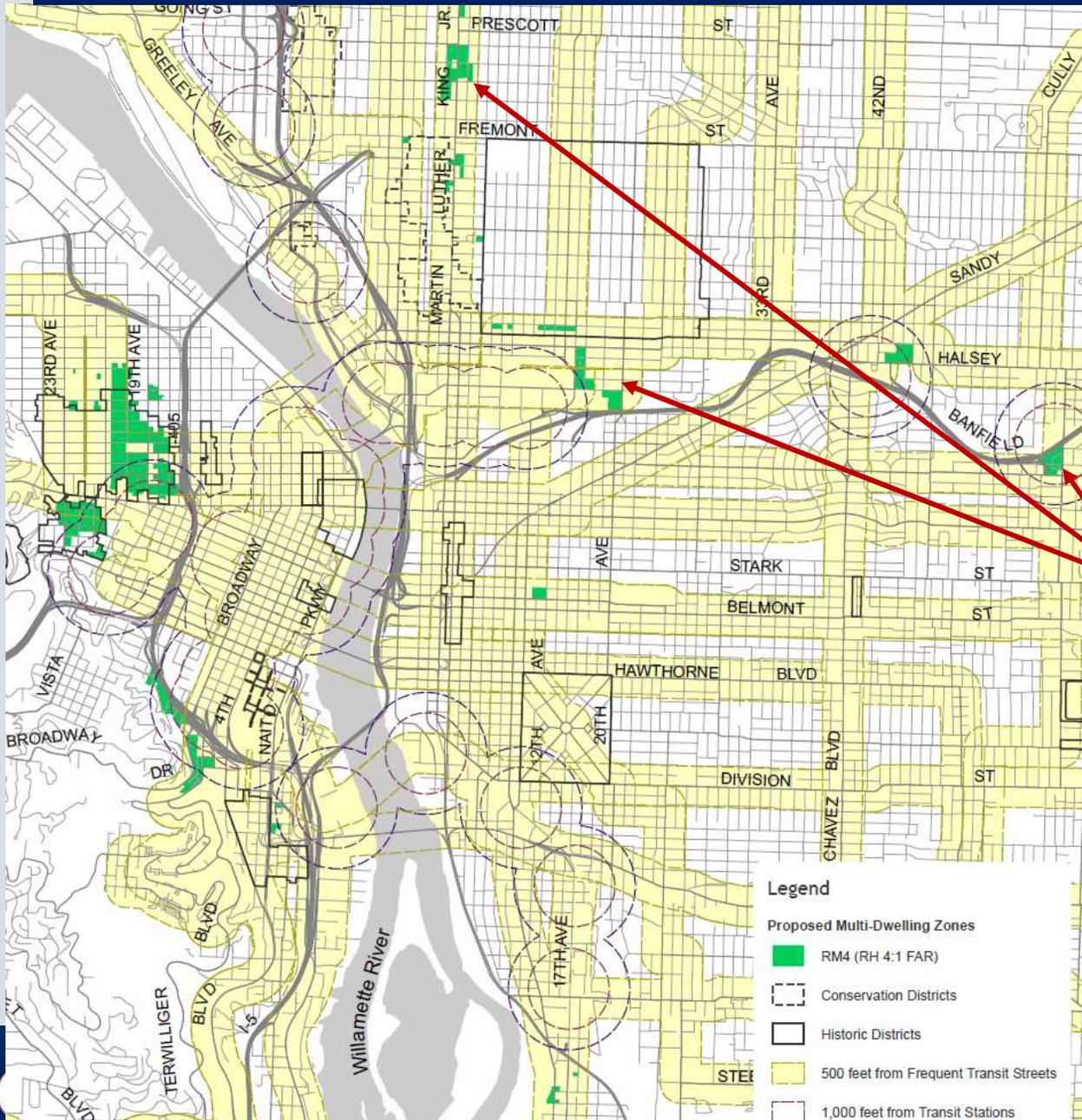
TOPIC 2: RM4 Zone 100' Height in Historic Districts

Options:

1. Exclude historic districts from RM4 zone 100' height allowance (*both along frequent transit bus lines and near transit stations*).
2. Allow 100' building height in historic districts within 1000' of transit stations. Require this additional height to be set back 10' from roof edges (above 75').



TOPIC 2: RM4 Zone 100' Height in Historic Districts



RM4 zoning:

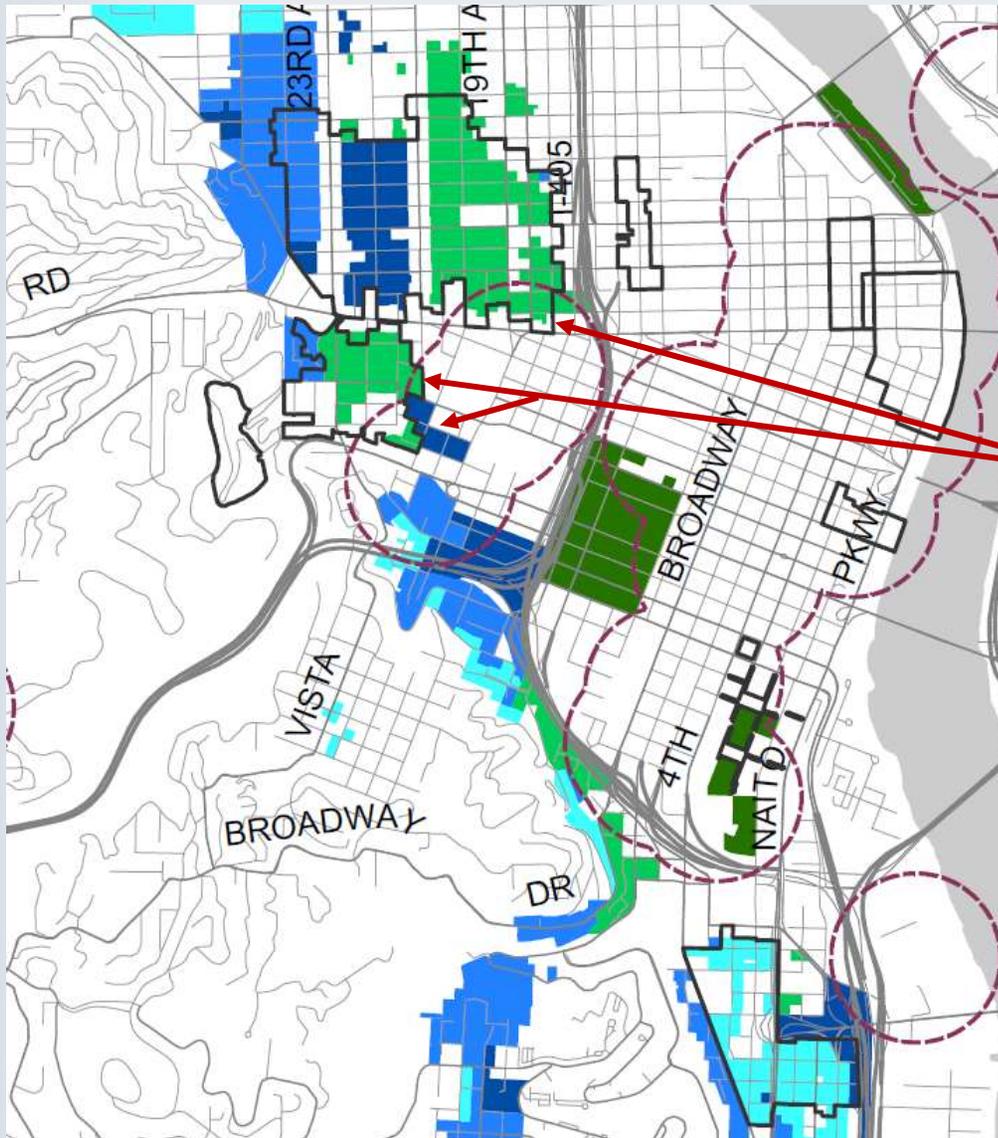
Within 1000' of LRT station, but outside historic: 15 acres

Within 1000' of LRT station: 25 acres

Within 1000' of LRT station or within 500' of frequent transit, but outside historic: 68 acres

Within 1000' of LRT station or within 500' of frequent transit street: 122 acres

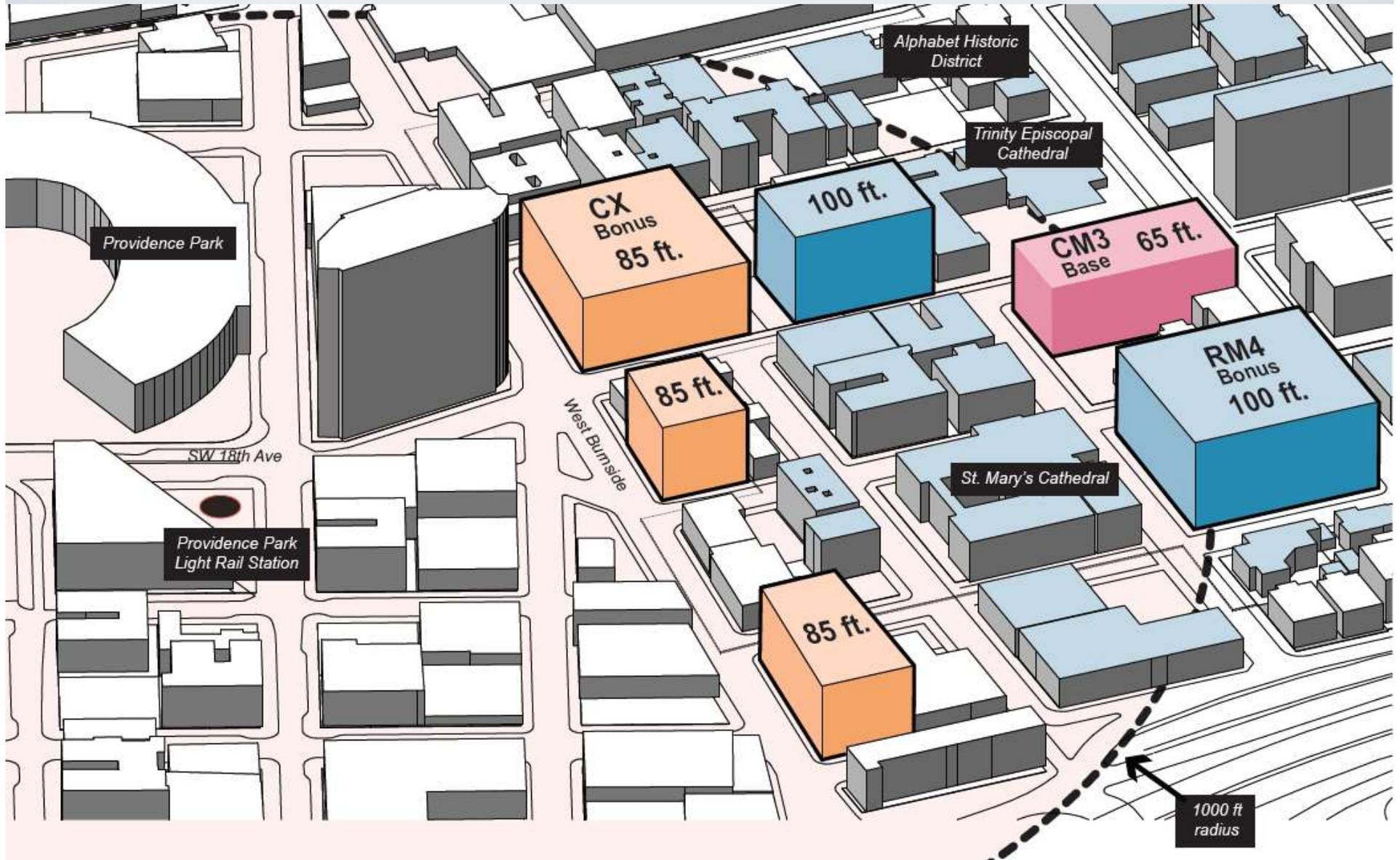
TOPIC 2: RM4 Zone 100' Height in Historic Districts



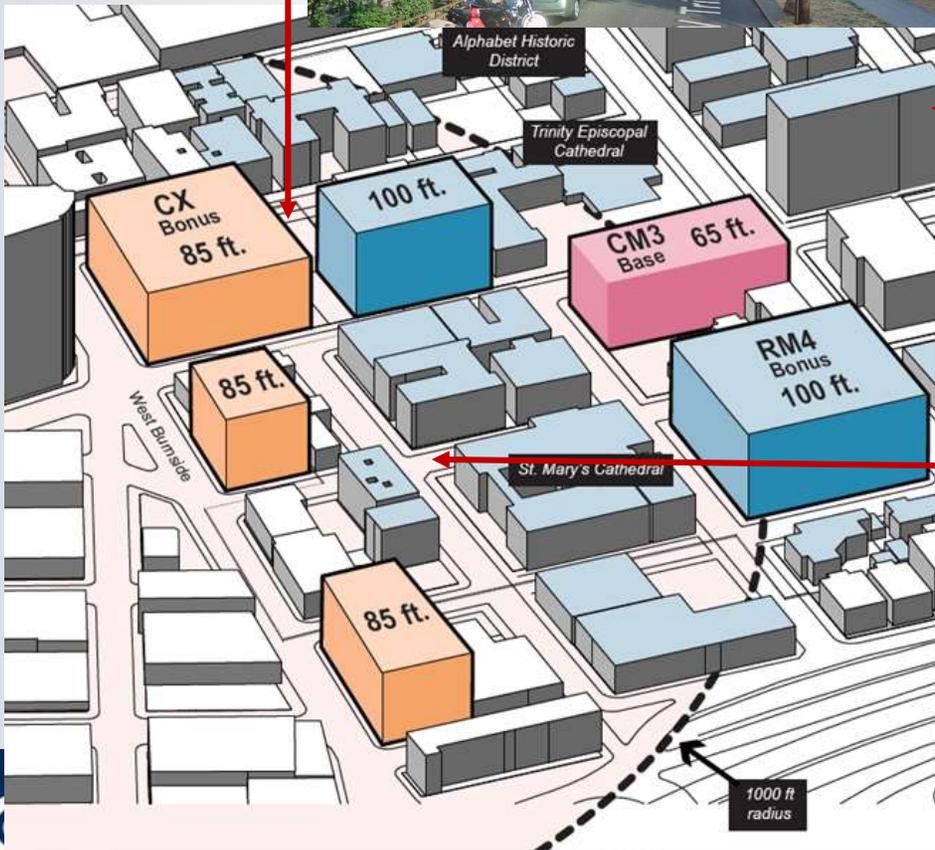
Areas where current RH zoning allows 100' height in historic districts.
(10 acres)



TOPIC 2: RM4 Zone 100' Height in Historic Districts



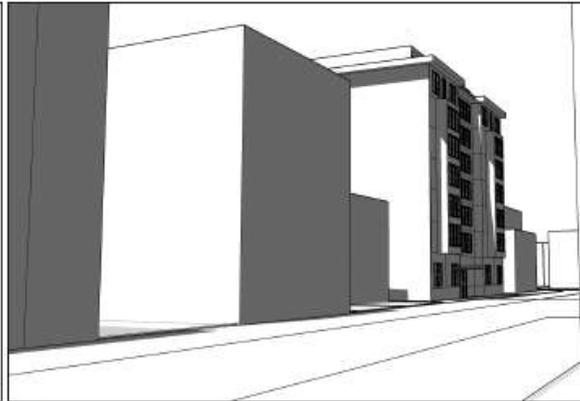
TOPIC 2: RM4 Zone 100' Height in Historic Districts



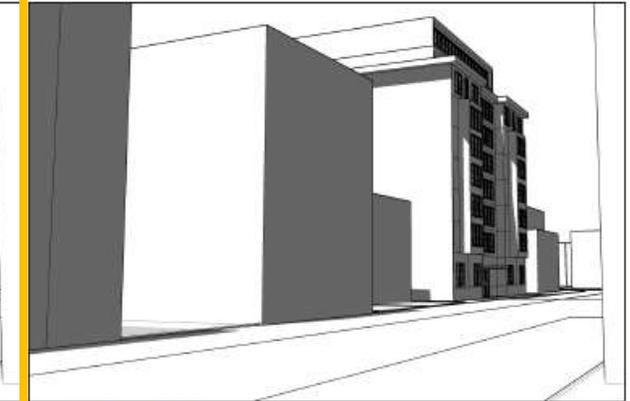
RM4 Zone 100' Height: Upper Level Stepbacks



4:1 FAR - 75 Feet



6:1 FAR - 85 Feet



7:1 FAR - 100 Feet



4:1 FAR - 75 Feet



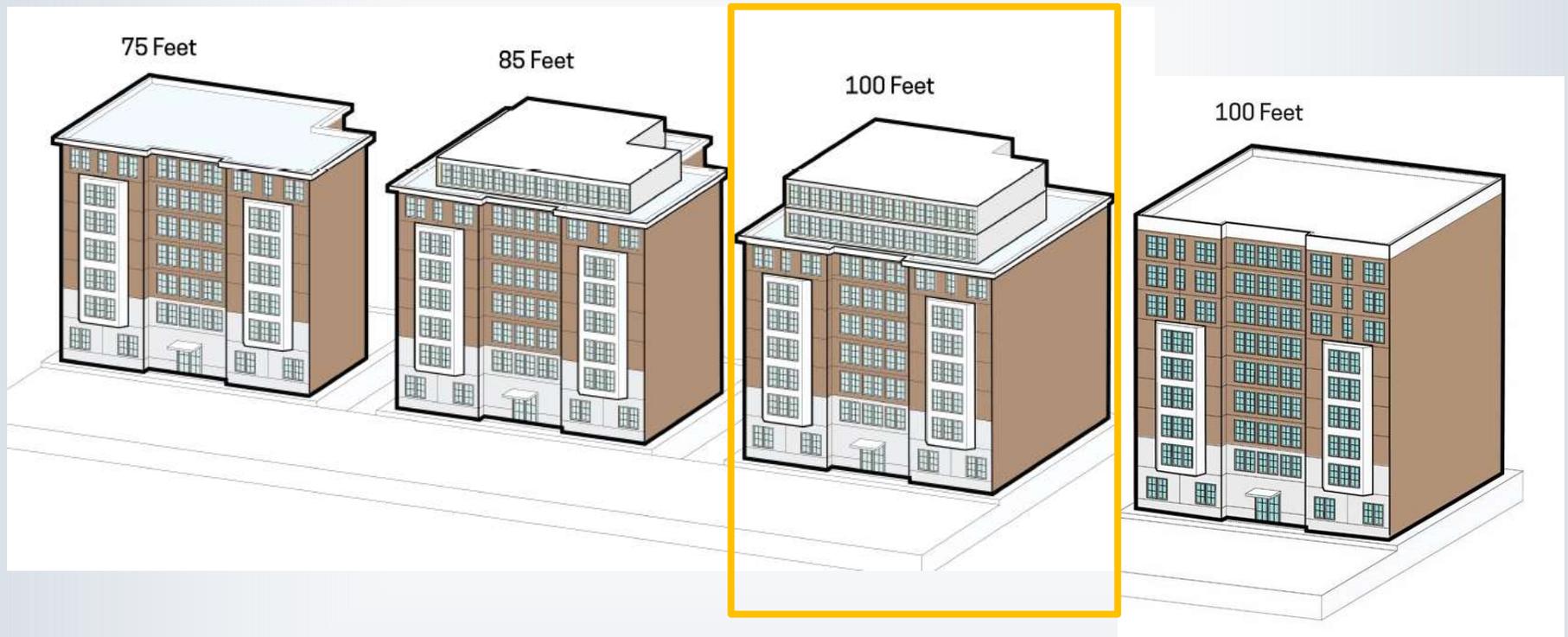
6:1 FAR - 85 Feet



7:1 FAR - 100 Feet



RM4 Zone 100' Height: Upper Level Stepbacks



TOPIC 2: RM4 Zone 100' Height in Historic Districts

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TOPIC 3: Historic Districts in Mixed Use Zones

Options:

1. Bring consistency between historic district allowances in multi-dwelling and mixed use zones.
 - a. Allow bonuses and FAR transfers in historic districts in mixed use zones.
 - b. Allow FAR to be transferred citywide in mixed use zones (instead of current 2-mile limit)
2. No change - do not allow bonus or FAR transfers in historic districts in mixed use zones.



TOPIC 3: Historic Districts in Mixed Use Zones

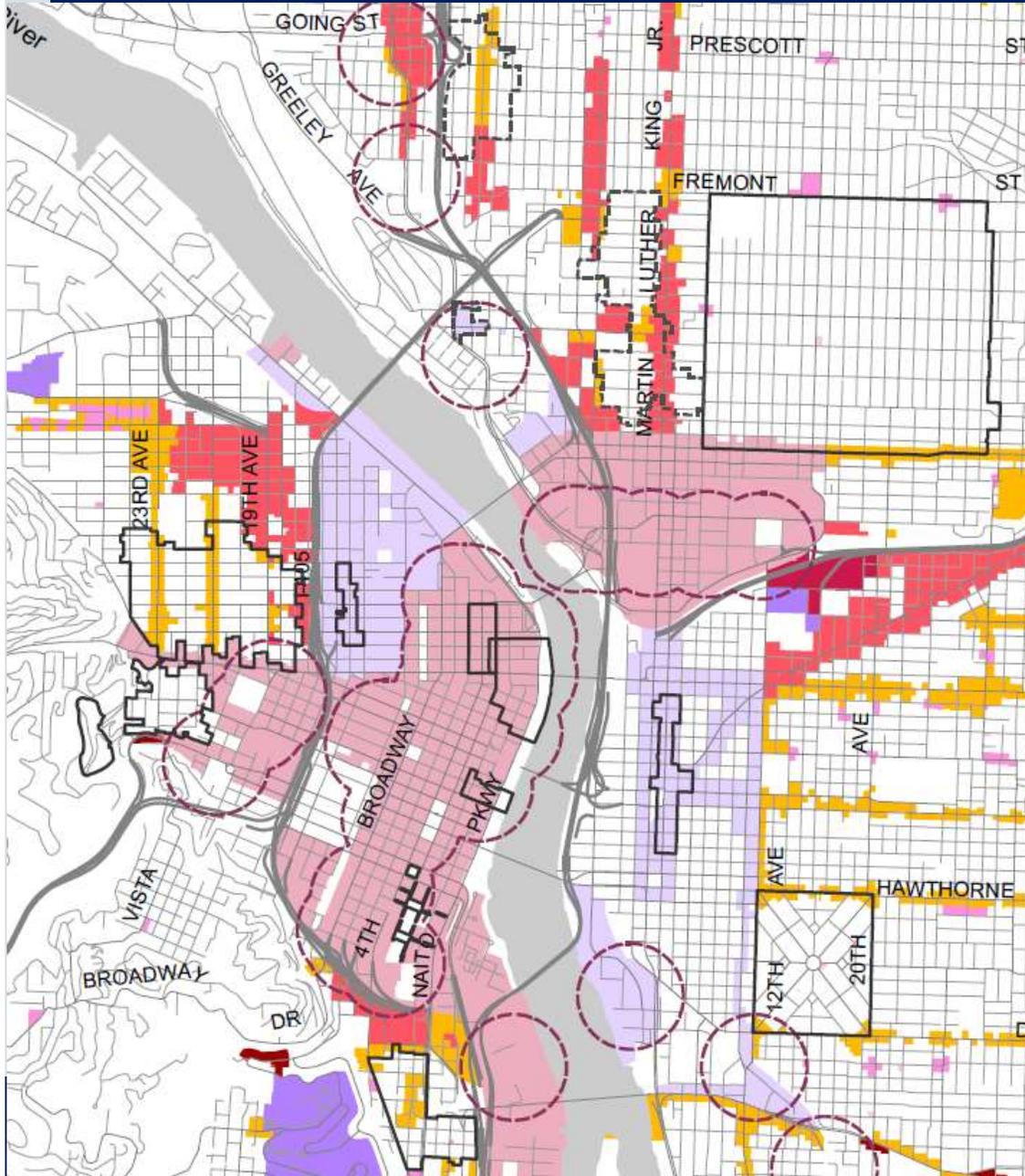
Historic district approaches vary by area and zone (modified BHD proposal):

	FAR bonuses and transfers	Additional Height
Central City	Allows FAR bonuses and transfers	Not allowed
Mixed Use Zones*	None allowed	Not allowed
Multi-Dwelling Zones (BHD) Proposal	<p>Allow FAR bonuses (<i>including for IH and 3-bedroom units</i>)</p> <p>Allow FAR transfers</p> <p>Allow deeper affordability bonus (<i>provides additional FAR, height, coverage</i>)</p>	10' additional height for deeper affordability bonus

*Bonuses in mixed use zones are primarily for inclusionary housing and affordable commercial space.



TOPIC 3: Historic Districts in Mixed Use Zones



Percentage of Mixed Use Zoning Located in Historic or Conservation Districts

Zone	% and Acres
CR	9% (.5 acre)
CM1	.4% (2 acres)
CM2	5% (75 acres)
CM3	3% (12 acres)
CE	0% (0 acres)
Total	2% (90 acres)

TOPIC 3: Historic Districts in Mixed Use Zones

Base and bonus allowances

	Commercial Residential (CR)	Commercial Mixed Use 1 (CM1)	Commercial Mixed Use 2 (CM2)	Commercial Mixed Use 3 (CM3)	Commercial Employment (CE)
Examples					
Height Limit* FAR	30' 1:1	35' 1.5:1	45' 2.5:1	65' 3:1	45' 2.5:1
Bonus Ht. Limit Bonus FAR	N/A	35' 2.5:1	45' 4:1	75' 5:1	45' 3.5:1



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TOPIC 4: Visitability Standards

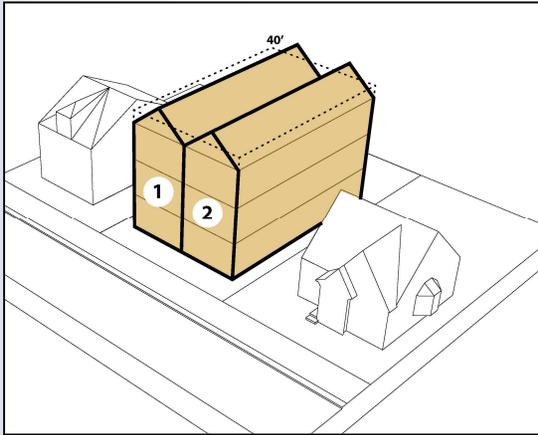
Options:

1. No change - keep visitability standards as proposed.
2. Replace with requirements for “barrier-free entrances.” *Sub-options:*
 - a. Only require barrier-free entrances to units.
 - b. Also require these entrances to provide access to living space.

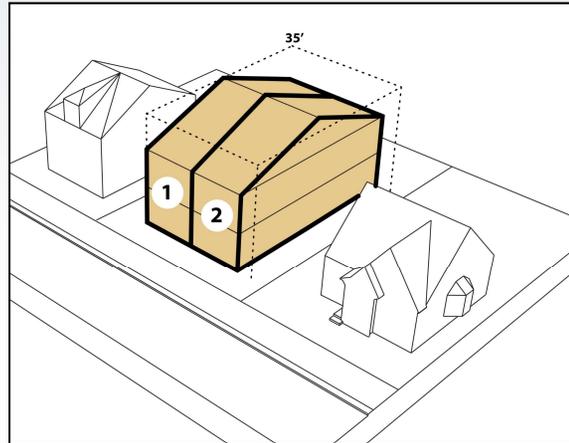


TOPIC 4: Visitability Standards

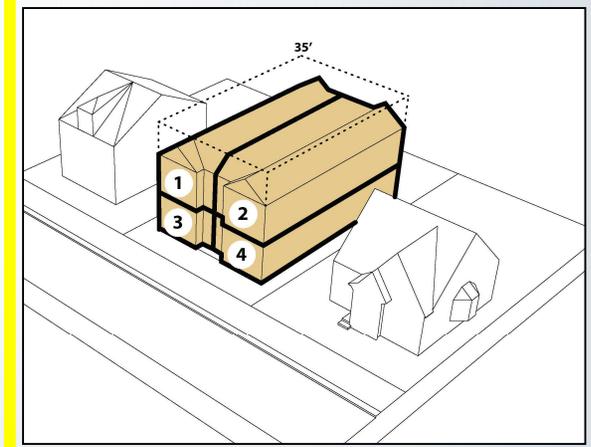
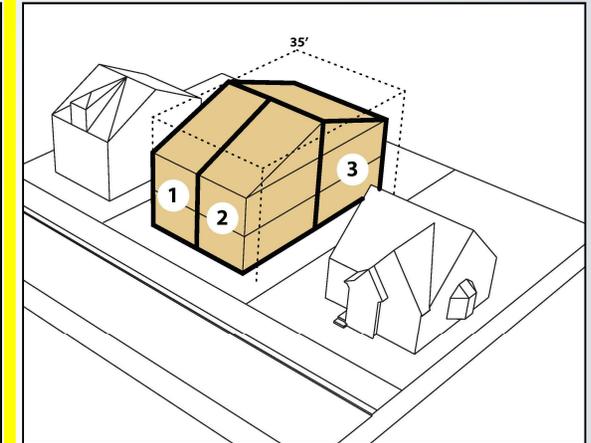
Regulate by building scale instead of unit density



Current Approach
(maximum 2 units)



Proposed New Approach



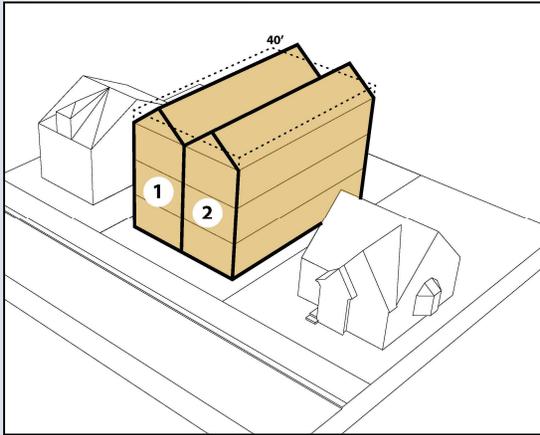
RM1 zone

- 1 to 1 FAR, 35' building height
- **Require visitable units (20% of units) with greater density**

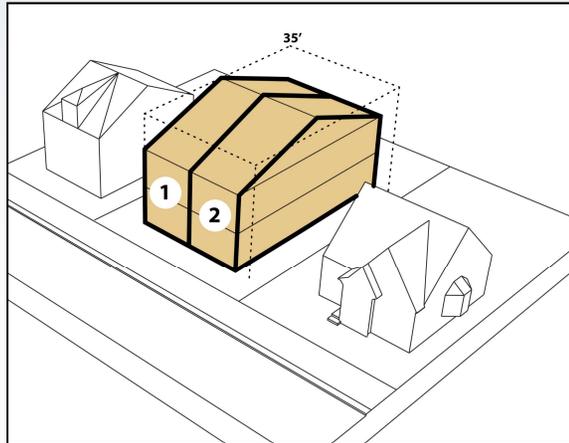


TOPIC 4: Visitability Standards

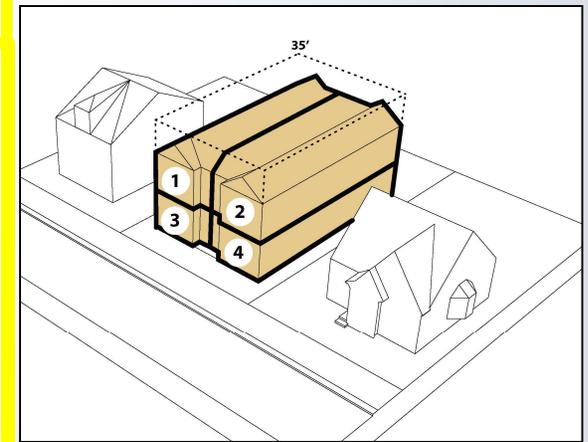
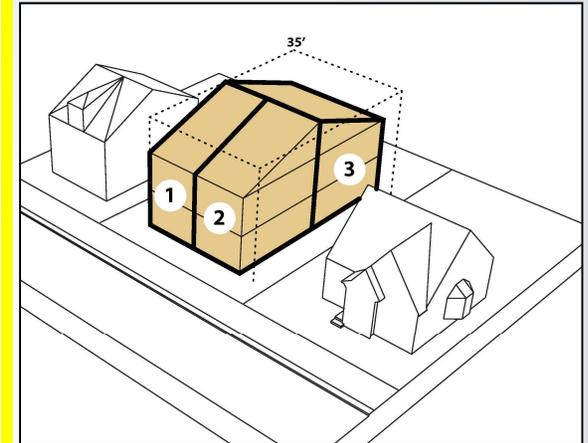
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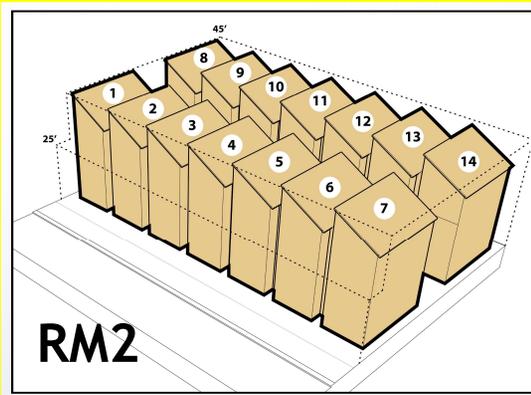


Proposed New Approach



RM1 zone

- 1 to 1 FAR, 35' building height
- **Require visitable units (20% of units) with greater density**



RM2



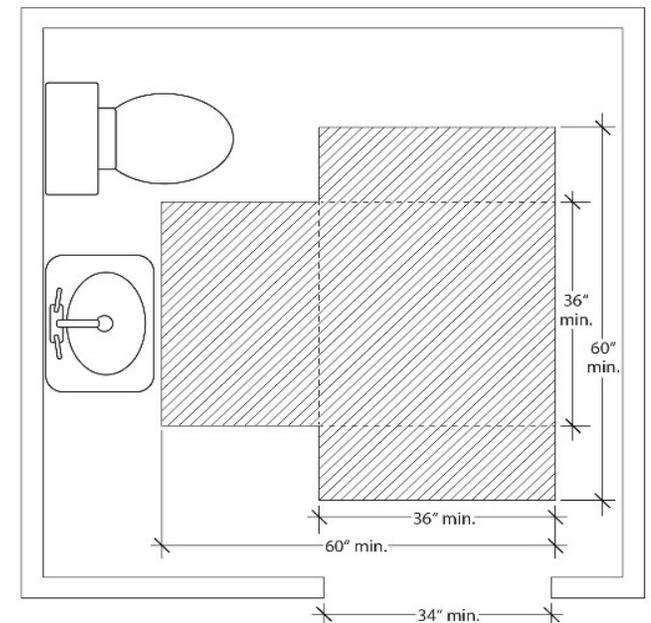
TOPIC 4: Visitability Standards

Visitability Standards

Required at densities more than 1 unit per 2,000 sq. ft. of site area
(3 or more units on a 5,000 sq. ft. site)

- Must be met by 20% of units
- No steps between street and entrance
- VISIBLE living area (minimum 70 sq.ft.)
- **Wider doors and hallways (34" minimum)**
- **Specific dimensions for bathrooms**

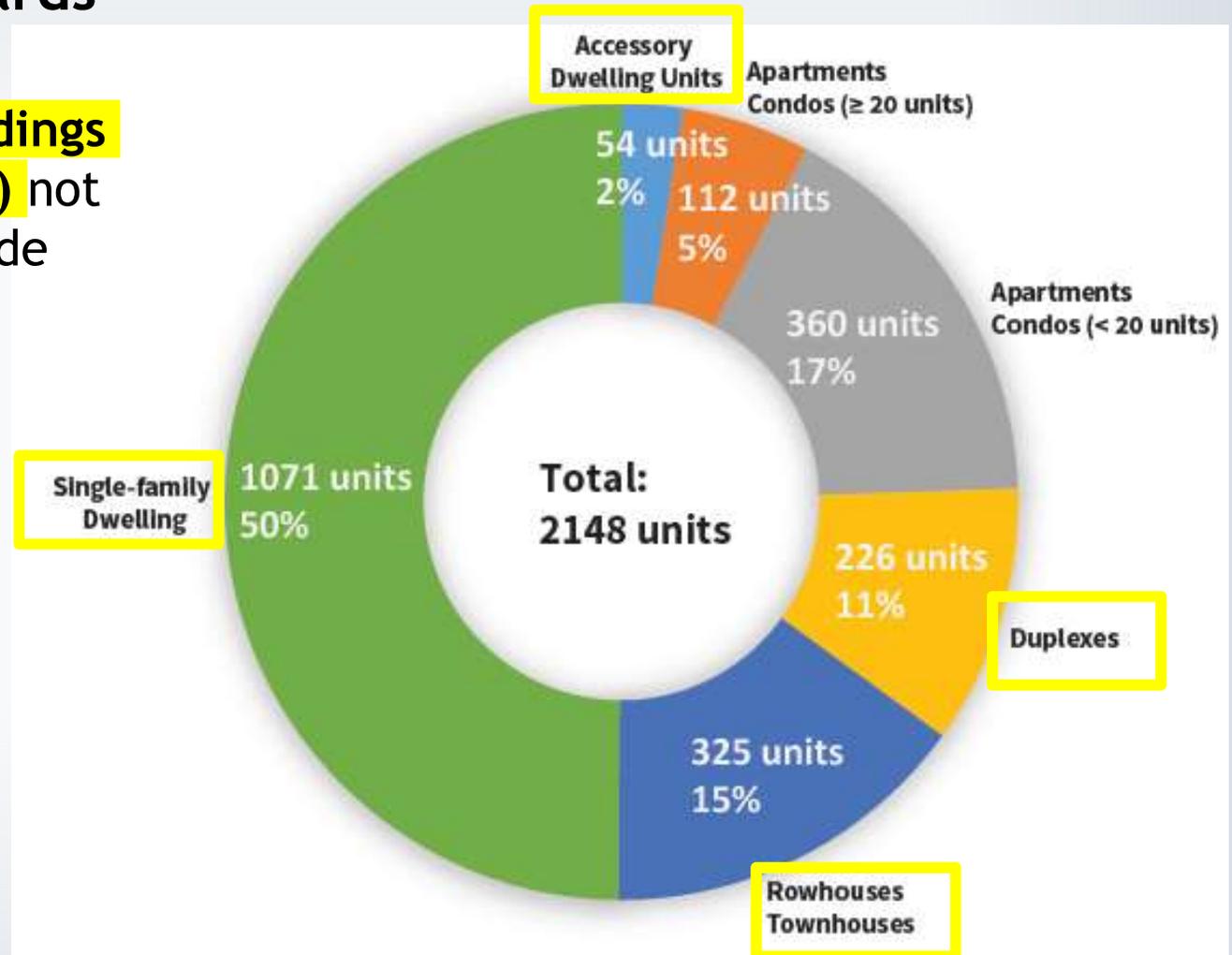
Implementation dependent on receiving local exception to state building code



TOPIC 4: Visitability Standards

Visitability Standards

Mostly applies to **residential code buildings (townhouses, houses)** not subject to building code requirements for accessible units.



R2 zone (RM1)

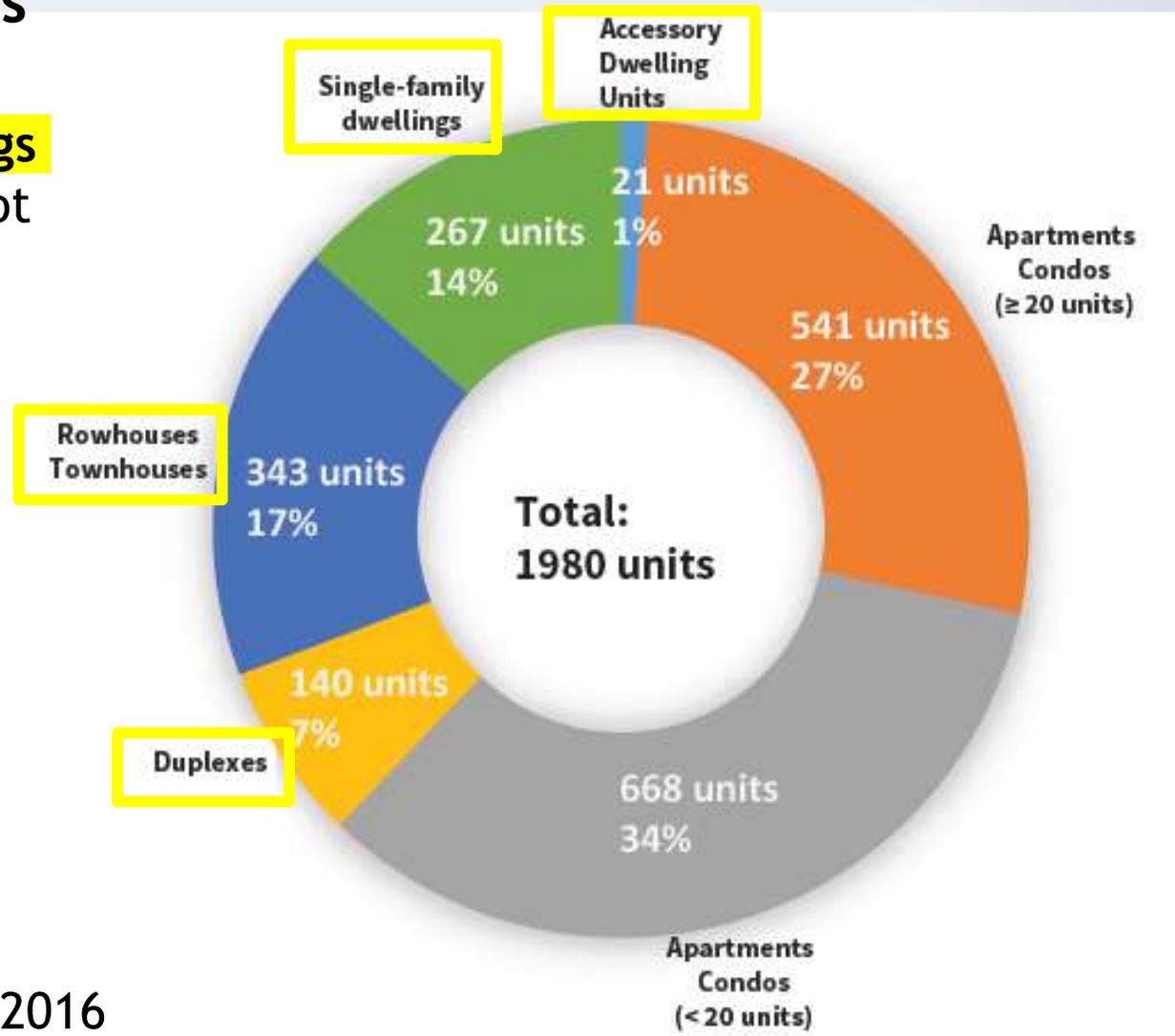
Mix of new housing 2006-2016



TOPIC 4: Visitability Standards

Visitability Standards

Mostly applies to **residential code buildings (townhouses, houses)** not subject to building code requirements for accessible units.



R1 zone (RM2)

Mix of new housing 2006-2016



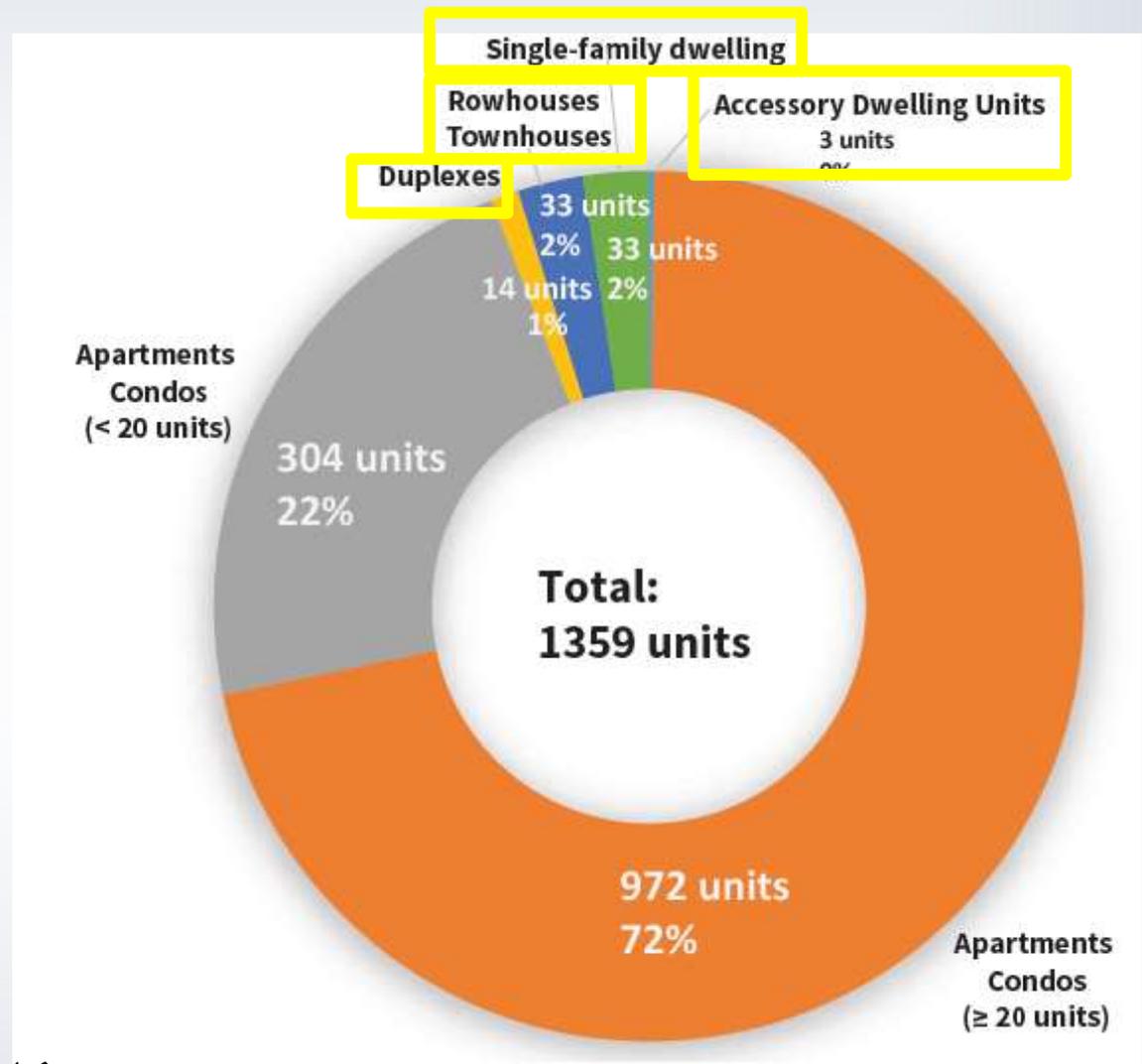
TOPIC 4: Visitability Standards

Visitability Standards

Mostly applies to **residential code buildings (townhouses, houses)** not subject to building code requirements for accessible units.

RH zone (RM3 & RM4)

Mix of new housing 2006-2016



TOPIC 4: Visitability Standards

Options:

1. No change - keep visitability standards as proposed.
2. Replace with requirements for “barrier-free entrances.” *Sub-options:*
 - a. Only require barrier-free entrances to units.
 - b. Also require these entrances to provide access to living space.

Follow up: advocate for visitability standards as part of state building code



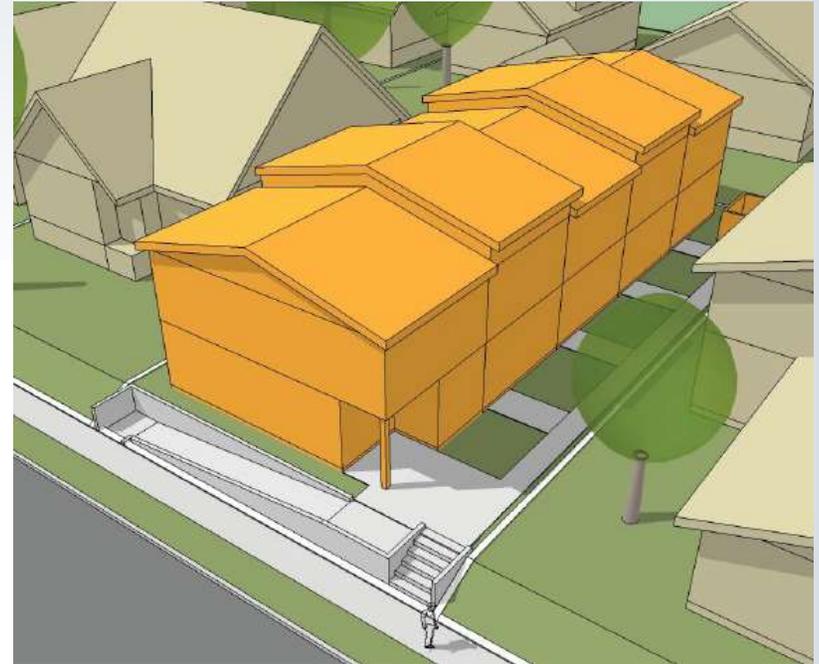
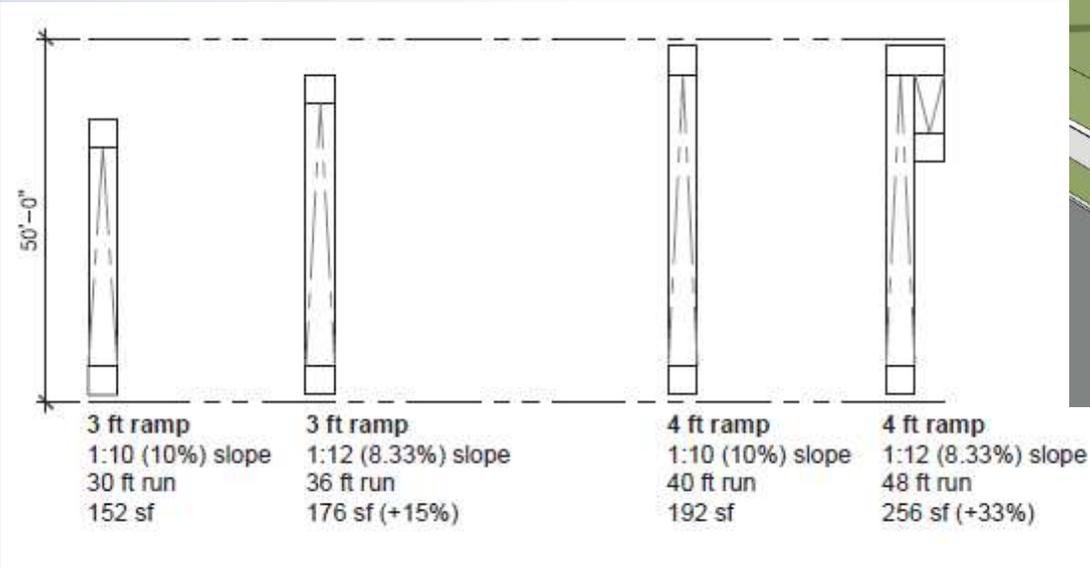
TOPIC 5: Visitability - Ramp Slope

Options:

1. No change - keep maximum slope at 1:10
2. Change maximum slope to 1:12
(consistent with building code)



TOPIC 5: Visitability - Ramp Slope



1:10 slope = 10' vertical distance for each 1' rise

1:12 slope = 12' vertical distance for each 1' rise



TOPIC 5: Visitability - Ramp Slope

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1. No change - keep maximum slope at 1:10
2. Change maximum slope to 1:12
(consistent with building code)



TOPIC 6: Visitability - Raised Sites

Options:

1. **No change - no exemption for raised sites**
2. **Exempt small sites (up to 10,000 sq.ft) raised more than 3' above sidewalk level**



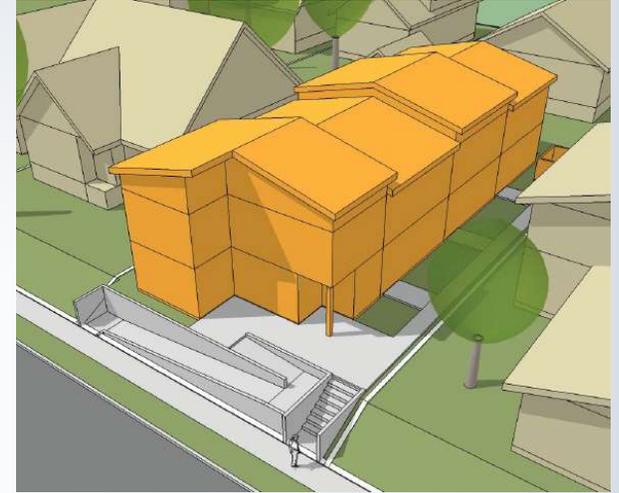
TOPIC 6: Visitability - Raised Sites



Flat site



Site raised 3'



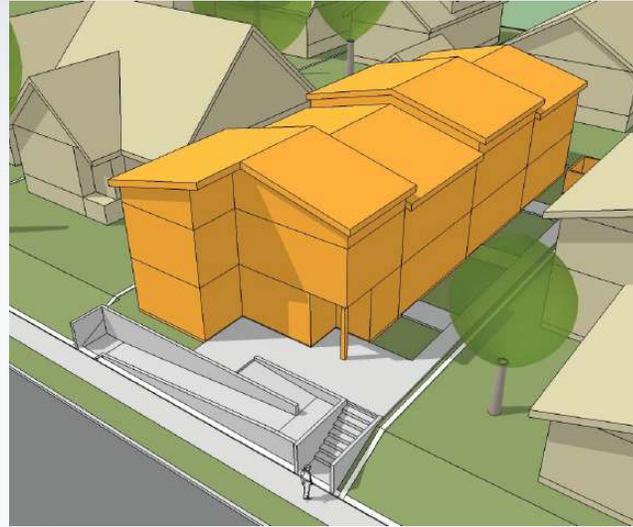
Site raised 4.5'

Visitability Prototypes Study

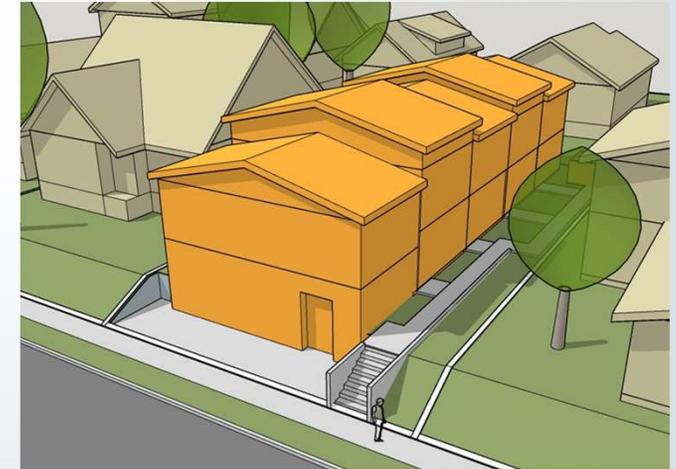
- Barrier-free access feasible on slightly raised sites (up to about 3')
- Above 3', ramp switch backs may be required (impacts unit numbers)
- Costs increase with height/ramp length (\$50,000 for 45'-long ramp)



TOPIC 6: Visitability - Raised Sites



Ramps



Excavation to bring unit to sidewalk level

Alternative approaches to achieving barrier-free access on raised sites



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Options:

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2. **Exempt small sites (up to 10,000 sq.ft) raised more than 3' above sidewalk level**



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