



# Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

Work Session #7

Planning and Sustainability Commission

April 9, 2019



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



# Better Housing by Design Work Session

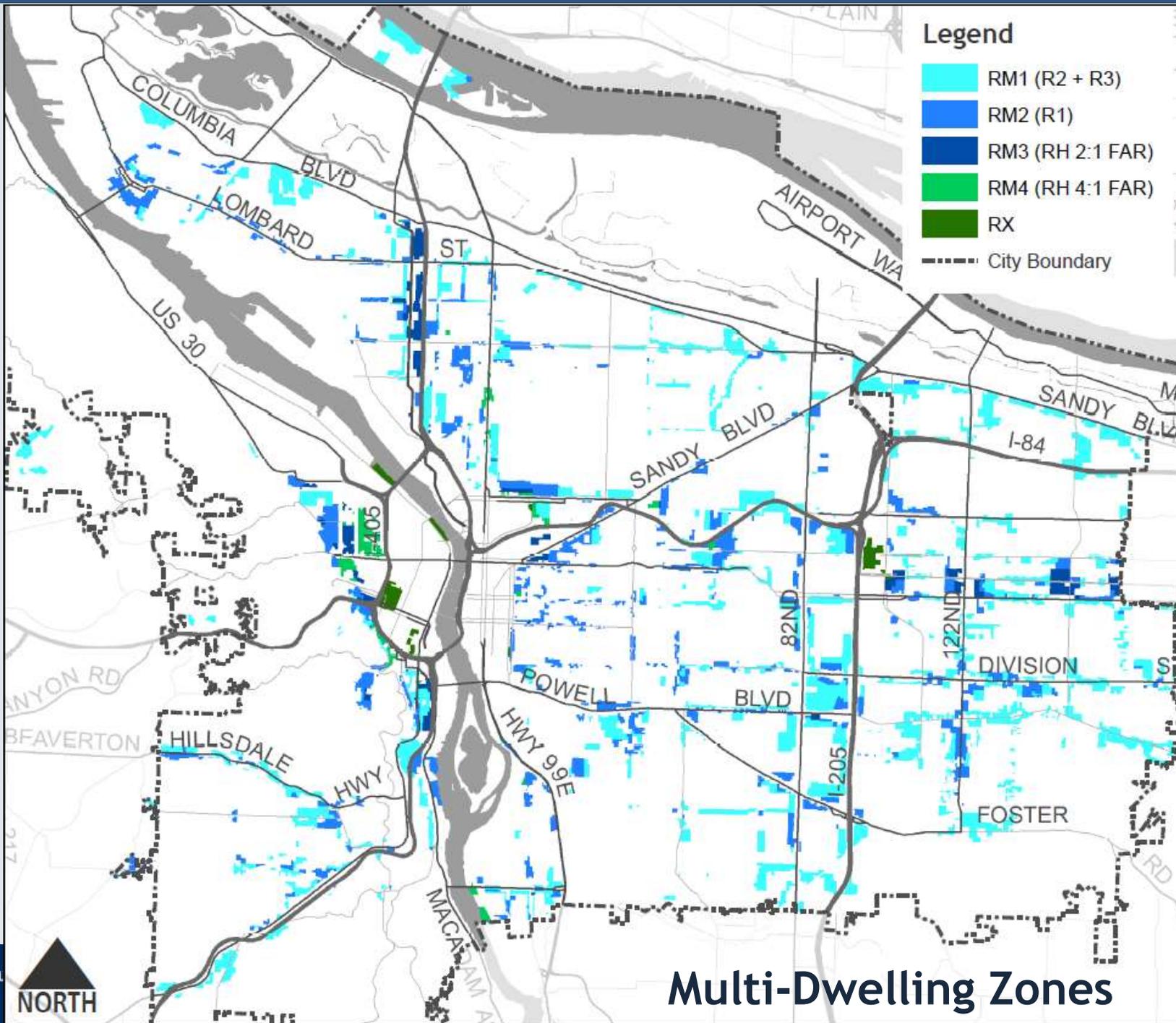
April 9, 2019

## Topics

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1. Revised Proposed Draft: overview of changes
2. Review BHD Displacement Risk Analysis
3. Additional staff-suggested amendments:
  - Eastern Portland minimum site frontage
  - Historic district zoning
  - FAR transfers for seismic upgrades





## Multi-Dwelling Zones



# Revised Proposed Draft Overview of Changes

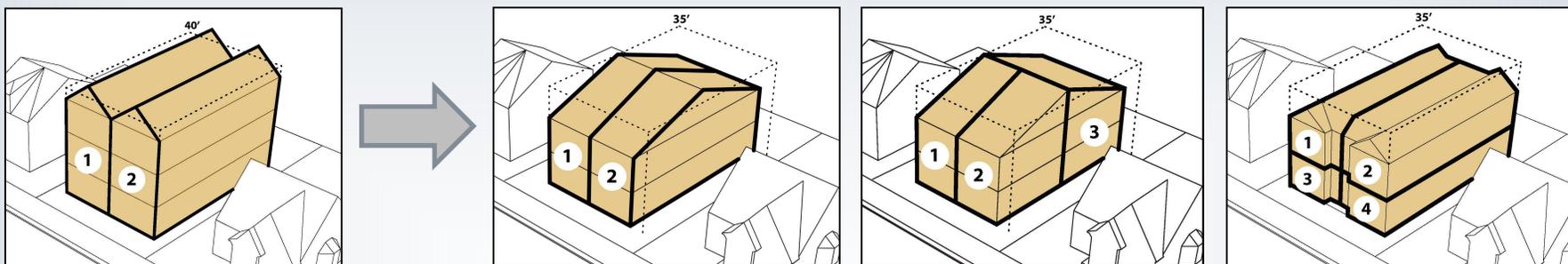
**Table 1: PSC Requested Changes to Proposed Draft**

*Page numbers are for Volume 2, unless indicated as Volume 3 (v.3)*

	<b>Revisions</b>	<b>Code Section</b>	<b>Page</b>
	<b>Diverse Housing Options and Affordability (FAR, bonuses, transfers, commercial uses)</b>		
1	Allow all FAR bonuses and transfer allowances to be used in historic/conservation districts, in both multi-dwelling and commercial/mixed use zones (deleted code language excluding historic districts). Also change the Chapter 33.130 standards to allow FAR transfers citywide (instead of current 2-mile maximum distance), consistent with the multi-dwelling zones.	33.120.211 33.130.205 33.130.212	57, 61 9 (v.3) 21 (v.3)
2	Change the visitability standards into a bonus (instead of a requirement) providing 25% additional FAR when at least 25% of units meet visitability standards. Staff revised the visitability regulations to reference building code standards (Type C and Type A units), instead of using zoning code regulations, per BDS request.	33.120.211.C.4 Table 120-5	65 61
3	Modify the minimum density requirements to reduce the minimum required density by 2 units when an existing residential structure is being preserved.	33.120.213.B.1	69
	<b>Outdoor Spaces and Green Elements (also parking and other site design elements)</b>		
4	Provide a tiered approach to pedestrian circulation system width, based on number of units served. Also amend pedestrian standards so that the minimum width requirements do not apply to connections not required by this section (such as ramps providing visitable/accessible access, when other connections provide required connections).	33.120.255.B.2	129
5	Increase the small site threshold from 7,500 SF to 10,000 SF. Applies to regulations for setback landscaping, requirements for alley access, as well as to exceptions to minimum parking requirements in the multi-dwelling and mixed use zones.	Chapters 33.120 and 33.266.	119 203 209
6	Allow detached accessory structures in required setbacks, regardless of housing type or site size.	33.120.280	157-165
7	Modify the commercial/mixed use zones parking standards to require 1 space for every 2 units for larger sites outside frequent transit buffers (consistent with proposal for multi-dwelling zones).	33.266 (Table 266-2)	205
	<b>Building Design and Scale (including building height, setbacks, garages, etc.)</b>		
8	Expand the 100' building height allowance in the RM4 zone to also apply within 500' of frequent transit lines, and retain the 100' height allowance within 1000' of transit stations. Allow this height in historic/conservation districts within 1000' of transit stations, but not if only close to frequent transit lines.	33.120.215.B	79
9	In the RM2, RM3, RM4, CM2, and CM3 zones, change the step down height across local service streets from single dwelling zones to 45' (instead of 35'). Staff revisions: amend the requirement for height step down across a local service street to not apply within 100' of a transit street (consistent with MUZ) and add alleys to where the height step down applies (per BDS request regarding need for clarity).	33.120.215.B.2.b Table 120-3 33.130.210.B.2.b Table 130-2	79 55 15 (v.3) 17 (v.3)



# Diverse Housing Options and Affordability



## Major Proposals - Continued in Revised Proposed Draft

- **Regulate by building scale** instead of unit density.
- **Expand affordable housing provisions** - increase inclusionary housing development bonus, new deeper affordability bonus, and provide a family housing bonus.
- **Allow FAR transfers for preservation:** existing affordable housing, large trees, or historic resources.
- **Allow small-scale commercial uses on major corridors.**



# New Multi-Dwelling Zones

**New Zone: RM1**  
 Current Zones: R2 and R3

Maximum Height: 35 feet  
 Max. Building Coverage: 50%

**New Zone: RM2**  
 Current Zone: R1

Maximum Height: 45 feet  
 Max. Building Coverage: 60%  
 (70% along major corridors)

**New Zone: RM3**  
 Current Zone: RH (2:1 FAR)

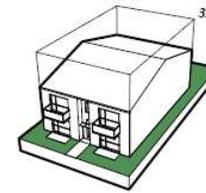
Maximum Height: 65 feet  
 Max. Building Coverage: 85%

**New Zone: RM4**  
 Current Zone: RH (4:1 FAR)

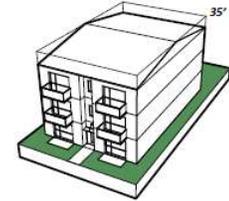
Maximum Height: 75 - 100 feet  
 Max. Building Coverage: 85%

Base FAR

Bonus FAR



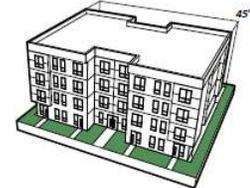
1 to 1



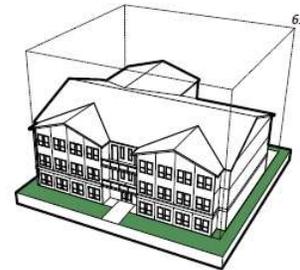
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1.5 to 1



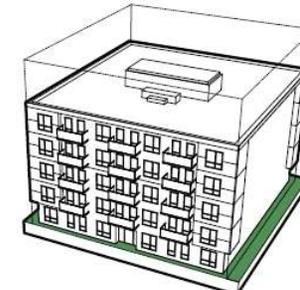
2.25 to 1



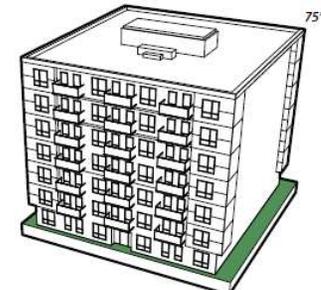
2 to 1



3 to 1



4 to 1



6 to 1



# Diverse Housing Options and Affordability

## Changes

1. Allow all FAR bonus and transfer allowances in historic districts in both multi-dwelling and mixed use zones.
2. Provide a visitable units bonus (instead of a requirement), providing 25% additional FAR when at least 25% of units meet visitability standards.
3. Reduce the minimum required density by 2 units when an existing residential structure is being preserved.



# Diverse Housing Options and Affordability

## Changes

1. Allow all FAR bonus and transfer allowances in historic districts in both multi-dwelling and mixed use zones

Multi-dwelling zones*		
Base FAR	+50%	+100%
Base FAR	Bonus FAR Up to 50% above base	Bonus FAR 100% above base
<ul style="list-style-type: none"> <li>Allowed by right</li> <li>Varies by zone</li> </ul>	<ul style="list-style-type: none"> <li><b>Inclusionary housing:</b> full 50% bonus</li> <li><b>Moderate income family housing:</b> 25% bonus</li> <li><b>Visitable units:</b> 25% bonus</li> <li><b>FAR transfers from sites preserving:</b> <ul style="list-style-type: none"> <li>Existing affordable housing</li> <li>Trees</li> <li>Historic resources</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li><b>Special bonus for deeper housing affordability</b> (At least half of units must be affordable at 60% MFI)</li> </ul> <p><i>Originally excluded from historic districts</i></p>

\*Close PSC straw vote (5-4)

# Outdoor Spaces and Green Elements



## Major Proposals - Continued in Revised Proposed Draft

- **Require residential outdoor areas in high density zones.**
- **Require shared common areas for large sites.**
- **Allow alternatives to conventional landscaping.**
- **Limit large surface parking lots and asphalt paving.**
- **Reduce parking requirements, especially on small sites.**



# Outdoor Spaces and Green Elements

## Changes

4. **Vary the width of pedestrian connections based on numbers of units on site.**
5. **Increase the small site threshold to 10,000 sq.ft. (instead of 7,500 sq.ft.) - applies to parking requirements, landscaping.**
6. **Allow small accessory structures in required setbacks, regardless of housing type or site size.**
7. **Reduce the minimum required parking in mixed use zones, for large sites outside of frequent transit areas, to 1 space per every 2 units.**



# Building Design and Scale



## Major Proposals - Continued in Revised Proposed Draft

- **Limit front garages and front parking.**
- **Require building entrances oriented to streets.**
- **Require front setbacks to reflect neighborhood patterns and limit privacy impacts.**
- **Simplify side setback regulations.**
- **Require height transitions to single-dwelling zones.**
- **Divide large building facades into smaller components.**



# Building Design and Scale

## Changes

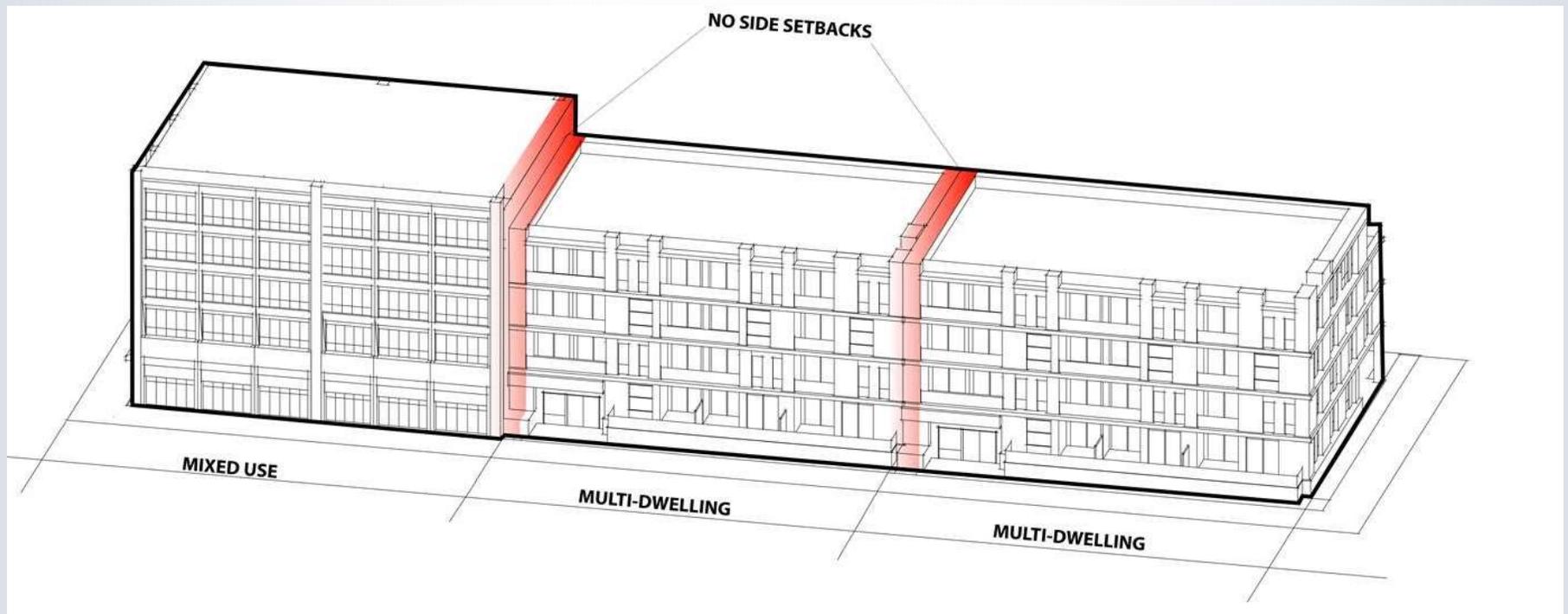
8. Expand the 100' building height allowance in the RM4 zone to also apply within 500' of frequent transit lines (outside historic districts), and keep the 100' height allowance within 1,000 feet of light rail stations.
9. Change step-down height across a local service street from single-dwelling zones to 45' (instead of 35'), in both multi-dwelling and mixed use zones.
10. Do not require height step downs between the CM3 and RM2 zones.



# Building Design and Scale

## Changes

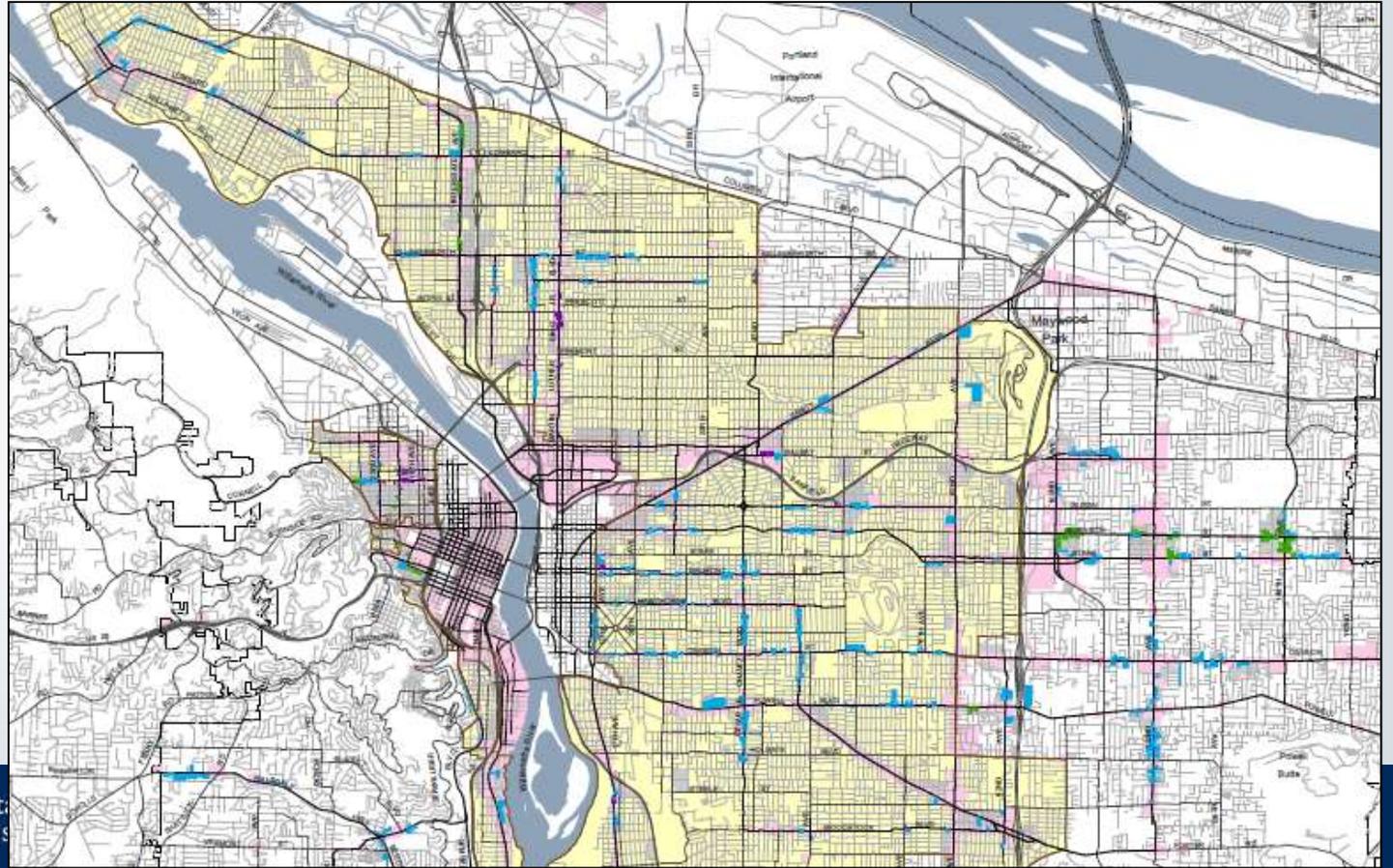
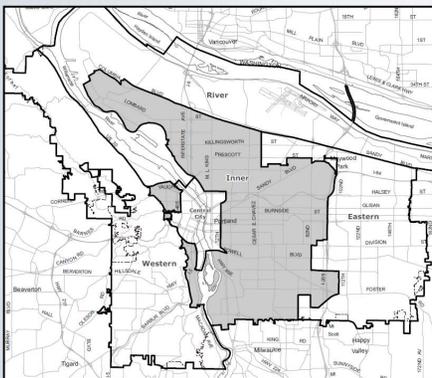
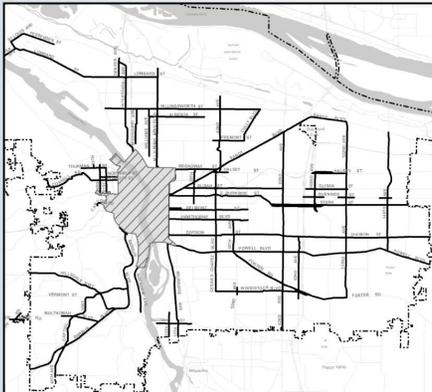
11-12. Allow for no setbacks between properties in multi-dwelling zones (RM2-RM4) on major corridors and abutting mixed use zones. Apply this allowance to Civic and Neighborhood corridors in the Inner Pattern Area.



# Building Design and Scale

## Changes

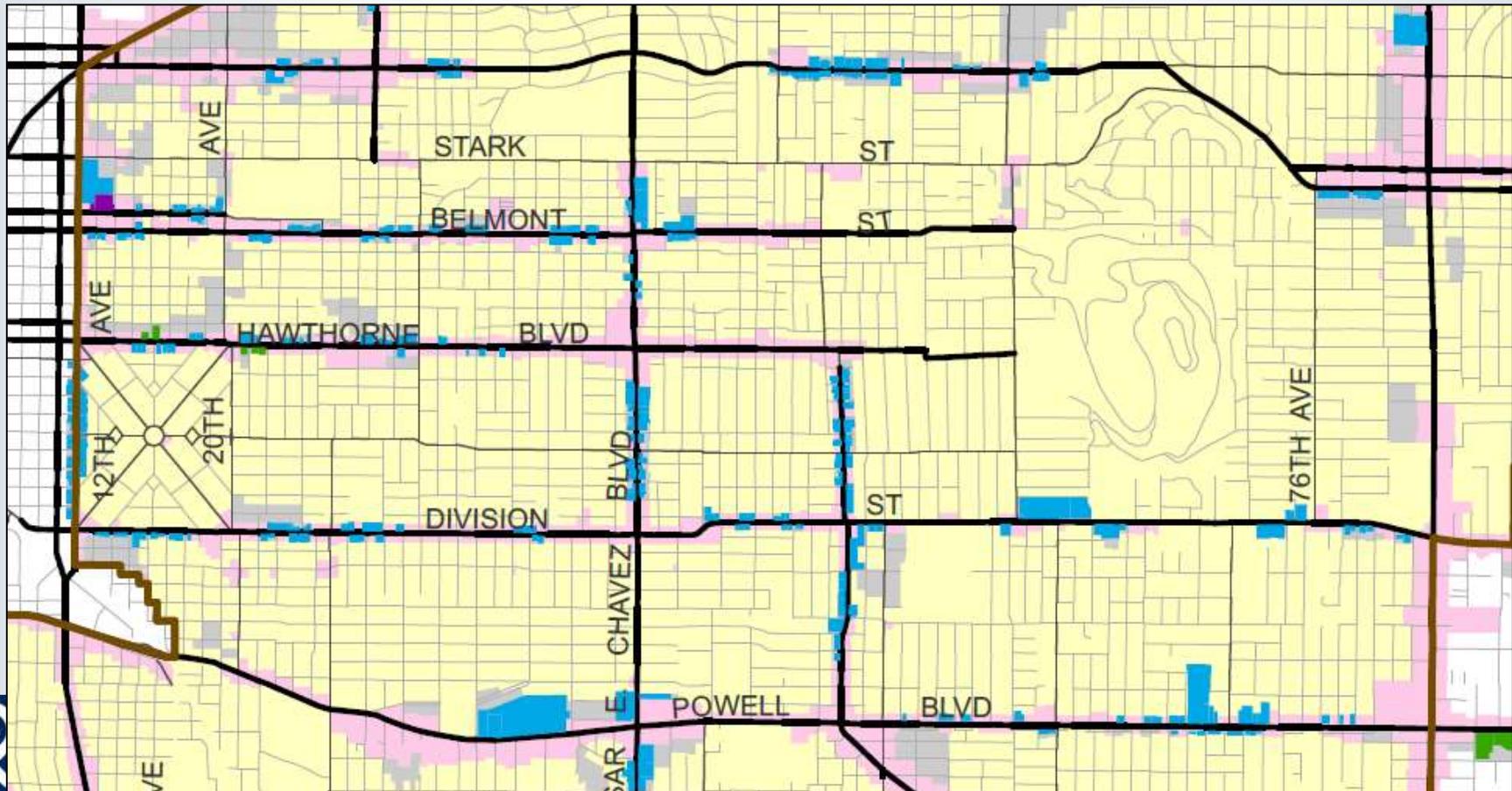
**11-12. Allow for no setbacks between properties in multi-dwelling zones (RM2-RM4) on major corridors and abutting mixed use zones. Apply this allowance to Civic and Neighborhood corridors in the Inner Pattern Area.**



# Building Design and Scale

## Changes

11-12. Allow for no setbacks between properties in multi-dwelling zones (RM2-RM4) on major corridors and abutting mixed use zones. Apply this allowance to Civic and Neighborhood corridors in the Inner Pattern Area.



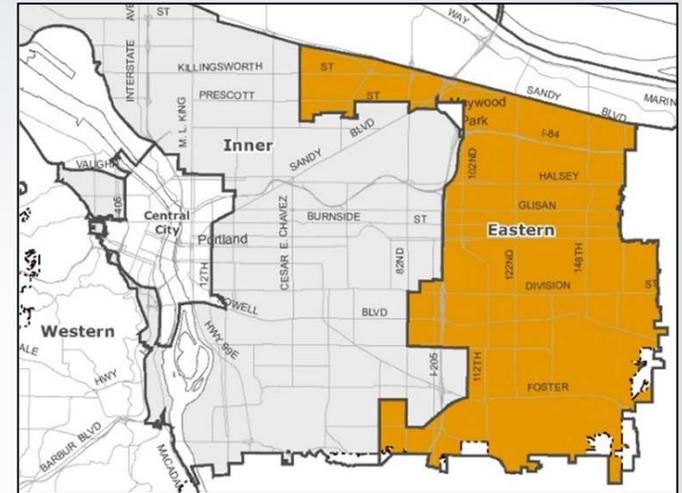
# Building Design and Scale

## Other Changes

13. **Ground floor windows for commercial uses - require 40% window coverage when within 5' of a street lot line.**
14. **Modify limits on front garage and structured parking to be consistent with RIP proposals (50% limit applies to combined width of building or attached houses).**
15. **Disallow parking between a building and a street for small sites (up to 10,000 sq.ft.), providing more flexibility for large sites.**



# East Portland Standards and Street Connections



## Major Proposals - Continued in Revised Proposed Draft

- **Require deep rear setbacks** to continue East Portland mid-block open areas.
- **Require street frontages wide enough for quality site design and new street connections.\***
- **Calculate development allowances prior to street dedication** to facilitate street connections.



# Revised Proposed Draft: Table 2

**Table 2: Technical Changes to Proposed Draft**

Page numbers are for Volume 2, unless indicated as Volume 3 (v.3)

	Revisions	Code Section	Page
	<b>Diverse Housing Options and Affordability</b> (FAR, bonuses, transfers, commercial uses)		
1	Amend existing accessory commercial use allowance to be based on FAR and a maximum size of each commercial use (no more than 2 commercial uses, each no larger than 1,000 SF), per BDS request.	33.120.100.B.2.a (was 33.120.110)	33
2	Add exception to FAR limits to allow for an addition of up to 250 sq. ft. once every 5 years, per BDS request and for consistency with RIP code amendments.	33.120.210.B	57
3	Add language clarifying that if a tree covered by FAR transfer covenant is removed, Tree Review is required (per BDS request).	33.120.210.D.5.b	59
4	Modify three-bedroom bonus to add language: "...and any administrative requirements of the Portland Housing Bureau."	33.120.211.C.3	65
5	Retain the Maximum Density section (previously proposed for deletion) because the RMP zone will retain a maximum density standard. The existing RMP zone density bonus and transfer provisions have been relocated within this code section.	33.120.212	67
6	Delete allowance for reduce minimum density for small sites in the R1 (RM2) zone.	33.120.213.B.1	69
7	Modify nonconforming density allowances to extend the ADU exception to duplexes. Also, provide flexibility in the RMP zone for incremental additions of manufactured homes.	33.258.060.A.1.b	201
	<b>Outdoor Spaces and Green Elements</b> (also parking and other site design elements)		
8	Amend text in Landscaped Areas section so that raised stormwater planters are subject to L1 standards, per BDS request.	33.120.235.B.1.b	117
9	Allow required outdoor space to extend into required front setbacks when: <ol style="list-style-type: none"> <li>a. Separated from street by a 3' landscaped buffer, or</li> <li>b. Raised at least 2' above sidewalk level.</li> </ol>	33.120.240.C.1	121
10	Require outdoor seating for commercial uses to be screened with L3 landscaping (high screen) instead of L2 landscaping (low screen), per BDS request. This would be consistent with mixed use zones screening standards adjacent to residential zones.	33.120.250.D	125
	<b>Building Design and Scale</b> (including building height, setbacks, garages, parking, etc.)		
11	Modify courtyard exception to allow zero setbacks on any street frontage, not just for the front setback. Modify language for clarity (courtyard exception to front setback standards – length of street-facing façade that must be set behind landscaped courtyard). Also correct code paragraph numbering.	33.120.220.B.3.c	87
12	Modify ground floor commercial reduced setback allowance to apply to the <u>street</u> setback (not just "front"), and to apply when at least 50% of the building ground floor is in commercial uses or is indoor community space.	33.120.220.B.3.d	87

13	Allow awnings/canopies to extend up to 5' into a required street setback (aligns with draft DOZA standards), and also provides flexibility given increased front setbacks in some multi-dwelling zones.	33.120.220.D.3	101
14	Provide an exemption from the requirement for entrances to be within 4' of grade for properties in flood hazard areas, providing consistency with RIP code amendments.	33.120.231	107
15	Modify the street lot line setback standards so that the limitations on garages extending in front of the rest of the building also apply to structured parking.	33.120.283.E	173
16	Amend Chapter 33.140 to apply the 50% garage limitation to attached houses, consistent with the other base zones.	33.140.265.F	53 (v.3)
17	Delete the amendments to the parking area Development Standards for Houses and Duplexes section, as the RIP project is making all changes to this section.	33.266.120	NA
<b>East Portland Standards and Street Connections</b>			
18	Minimum Required Site Frontage for Development. Provide additional exception, when abutting sites are already developed with multi-dwelling structures or multi-dwelling development, in response to BDS comments regarding the difficulty in determining if adjacent lots meet minimum density standards (latter exception is being kept to provide an exception for other situations – such as when the adjacent properties are multiple lots resulting from a land division).	33.120.206.C.2	53
19	Change Eastern Portland deep rear setback exemption to being for sites “up to 100’ deep,” instead of “less than 100’ deep (per Commissioner Spevak request).	33.120.220.B.2	85
<b>Other Regulations</b>			
20	Attached houses building setback and coverage standards – modify to be consistent with regulations in single-dwelling zones.	33.120.270.C	139-141
21	Reduced setbacks for detached houses - minor text amendment (change “must be approved” to “must be shown on preliminary land division plans”), per BDS request.	33.120.270.D	141
22	Modify Fences standards for greater clarity and simplicity, and reorganize per BDS request. Also, modify so that fences for attached duplexes are regulated the same way as duplexes and attached houses.	33.120.285.C	183-185
23	Correct the Chapter 33.120 and Chapter 33.130 Pattern Area maps to show the Central City Pattern Area boundaries corresponding entirely with the Central City Plan District boundaries.	Map 120-3 Map 130-2	195 45 (v.3)
24	Add “attached duplex” and “fourplex” to code sections with base zone design standards for small housing types. Change the titles for these sections and paragraphs to refer to “small housing types,” instead of listing all seven housing types in the titles.	Chapters 33.130 and 33.140	35, 39, 41, 51, 53, 59 (all in v.3)
25	Retain the Albina Community Plan District, keeping only the Attached Residential Infill on Vacant Lots in R5 Zoned Areas section (instead of deleting chapter, as was proposed in Proposed Draft).	Chapter 33.505	109-117 (v.3)
26	Add amendments to the Central City Plan District (Chapter 33.510) with updated multi-dwelling zone names and Chapter 33.120 code references.	Chapter 33.510	119-121 (v.3)
27	Modify the list of bonus density housing types in the Johnson Creek Basin Plan District to include housing types that have at least 2 units in each structure. Current language specifies “attached residential development,” for which there is no zoning code definition.	33.537.120.D	141 (v. 3)
28	Remove text reference to minimum density in Chapter 33.150 (CI zones), as these zones do not have minimum residential density requirements (BDS request).	33.612.100.A	227
29	Add Chapter 33.910 definition for “local service street,” per BDS request.	33.910	231

# Displacement Risk Analysis Review



Appendix F  
Better Housing by Design - Displacement Risk Analysis

Bureau of Planning and Sustainability  
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## MEMO

DATE: May 31, 2018  
TO: Bill Cunningham  
FROM: Nick Kobel  
Tom Armstrong  
SUBJECT: Better Housing by Design displacement risk analysis

The 2035 Comprehensive Plan policy 5.15 directs City agencies to evaluate new plans and investments for the potential to cause displacement or increase housing costs in vulnerable communities. This analysis presents the methodology and findings to evaluate the potential for increased risk of displacement due to the proposed changes to the multi-dwelling zones in the Better Housing by Design project.

### Key findings

- The most significant proposed change is in the R3, R2, R1 (RM1 and RM2) zones to move from regulating development intensity by unit density (units per acre of site area) to building scale (floor-area ratio, or FAR) that will allow for a broader range of housing types and potentially more units.
- Most of the development capacity in the multi-dwelling zones is through redevelopment of existing development. Only 16% of the future development capacity is on vacant land.
- The proposed changes could trigger a minor increase in redevelopment sites, especially in vulnerable communities, which could increase the risk of displacement.
- Most of the additional redevelopment sites are single-family houses, where about 60% are owner-occupied.
- The greatest risk for displacement would be with the redevelopment of multi-dwelling structures, but the analysis indicates that very few properties (10 to 24 sites with up to 67 units) have low enough values to be feasible for redevelopment.
- In addition, few (6 to 16) of these multi-dwelling structures are in vulnerable communities on larger lots (greater 8,000 square feet) that might be at greater risk of increased redevelopment.



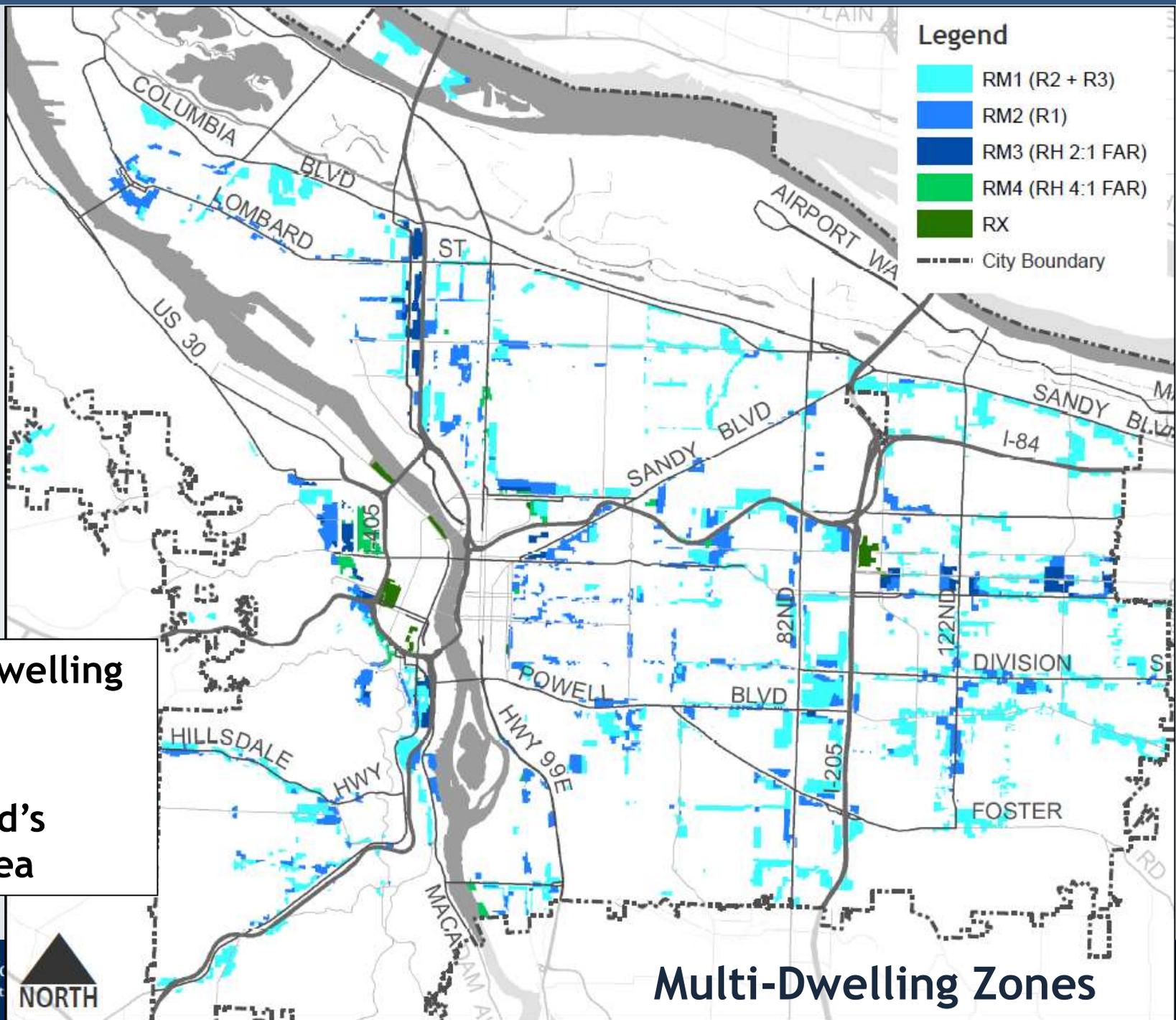
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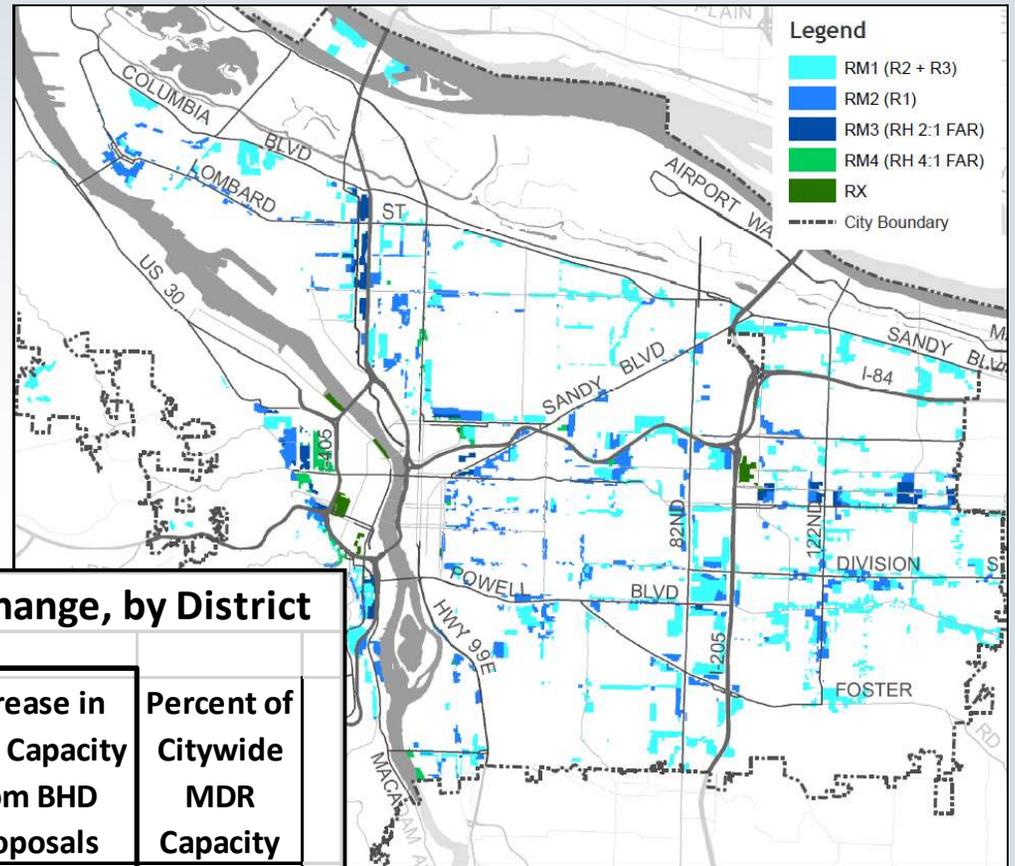
- Legend**
- RM1 (R2 + R3)
  - RM2 (R1)
  - RM3 (RH 2:1 FAR)
  - RM4 (RH 4:1 FAR)
  - RX
  - City Boundary

**Multi-Dwelling  
Zones:  
8% of  
Portland's  
land area**



**Multi-Dwelling Zones**

# Displacement Risk Analysis Background



**Multi-Dwelling Zoning and Housing Capacity Change, by District**

Liaison District	Multi-Dwelling (MDR) Zone Acres	Percent of citywide MDR acres within district	Increase in MDR Capacity from BHD Proposals	Percent of Citywide MDR Capacity
CENTRAL CITY	129	1.8%	60	13%
<b>EAST</b>	<b>2,422</b>	<b>33.6%</b>	<b>12,597</b>	<b>34%</b>
NORTH	849	11.8%	2,654	15%
NORTHEAST	974	13.5%	2,546	12%
SOUTHEAST	1,629	22.6%	6,274	18%
WEST (North)	369	5.1%	315	3%
WEST (South)	828	11.5%	2,471	6%
<b>Total</b>	<b>7,200</b>		<b>26,916</b>	



# Displacement Risk Analysis Burdens

1. Focus on RM1 and RM2 changes (R1/R2/R3)  
Change from units/acre to FAR
2. 85% of development capacity is through redevelopment - very little vacant land
3. Large portion of RM1 and RM2 zoning is in East Portland
4. Most of RM1 and RM2 zoning has existing single-family houses.



# Displacement Risk Analysis Benefits

## Benefits

1. More housing capacity - 27,000 unit increase
2. Better design - outdoor space, limits on parking areas
3. Increase in IH bonus
4. New deeper affordability housing bonus
5. New transfers for preserving affordable housing
6. Bonus for visitable units



# New Multi-Dwelling Zones

## New Zone: RM1

Current Zones: R2 and R3

Maximum Height: 35 feet

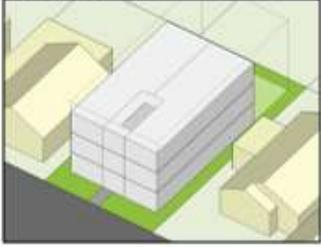
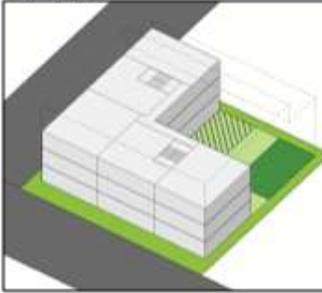
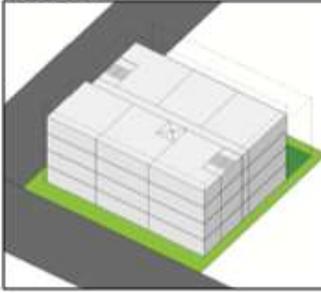
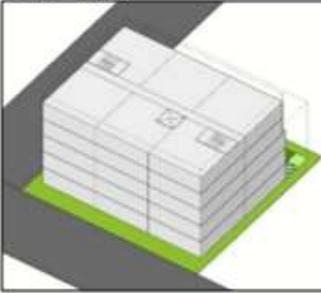
Max. Building Coverage: 50%

## New Zone: RM2

Current Zone: R1

Maximum Height: 45 feet

Max. Building Coverage: 60%  
(70% along major corridors)

Base FAR	Bonus FAR	Special Bonus for Deeper Housing Affordability
1 to 1 	1.5 to 1 	2 to 1 FAR 
1.5 to 1 	2.25 to 1 	3 to 1 FAR 



# Displacement Risk Analysis

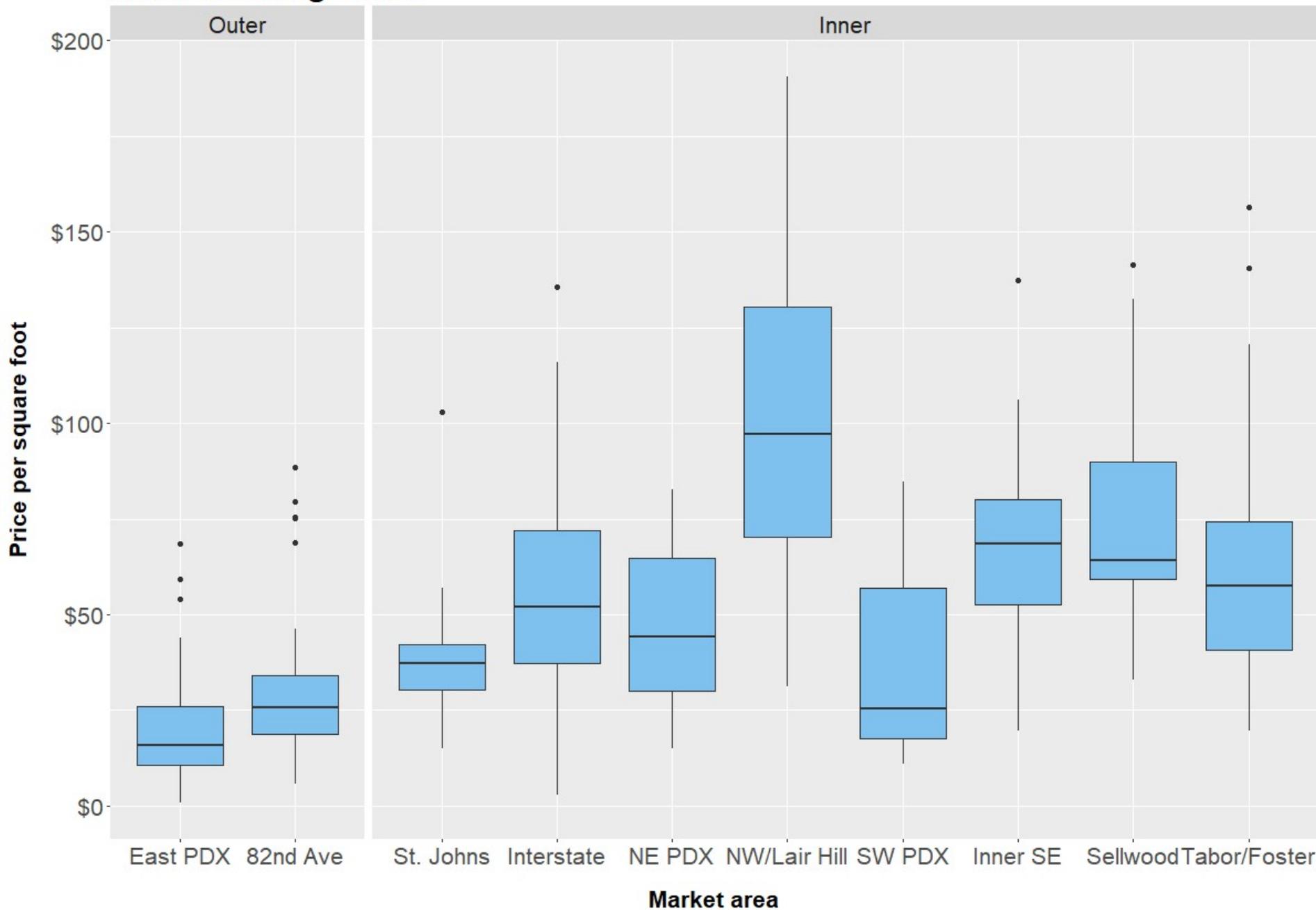
## Methodology

1. Similar to RIP analysis, but different
2. Analyzed incremental impact of BHD changes compared to Comprehensive Plan
3. Based on changes in capacity (not allocation)
4. Based on “strike price” for financial feasibility



# Pre-development transaction land values by market area

## Multi-dwelling zones



# Displacement Risk Analysis

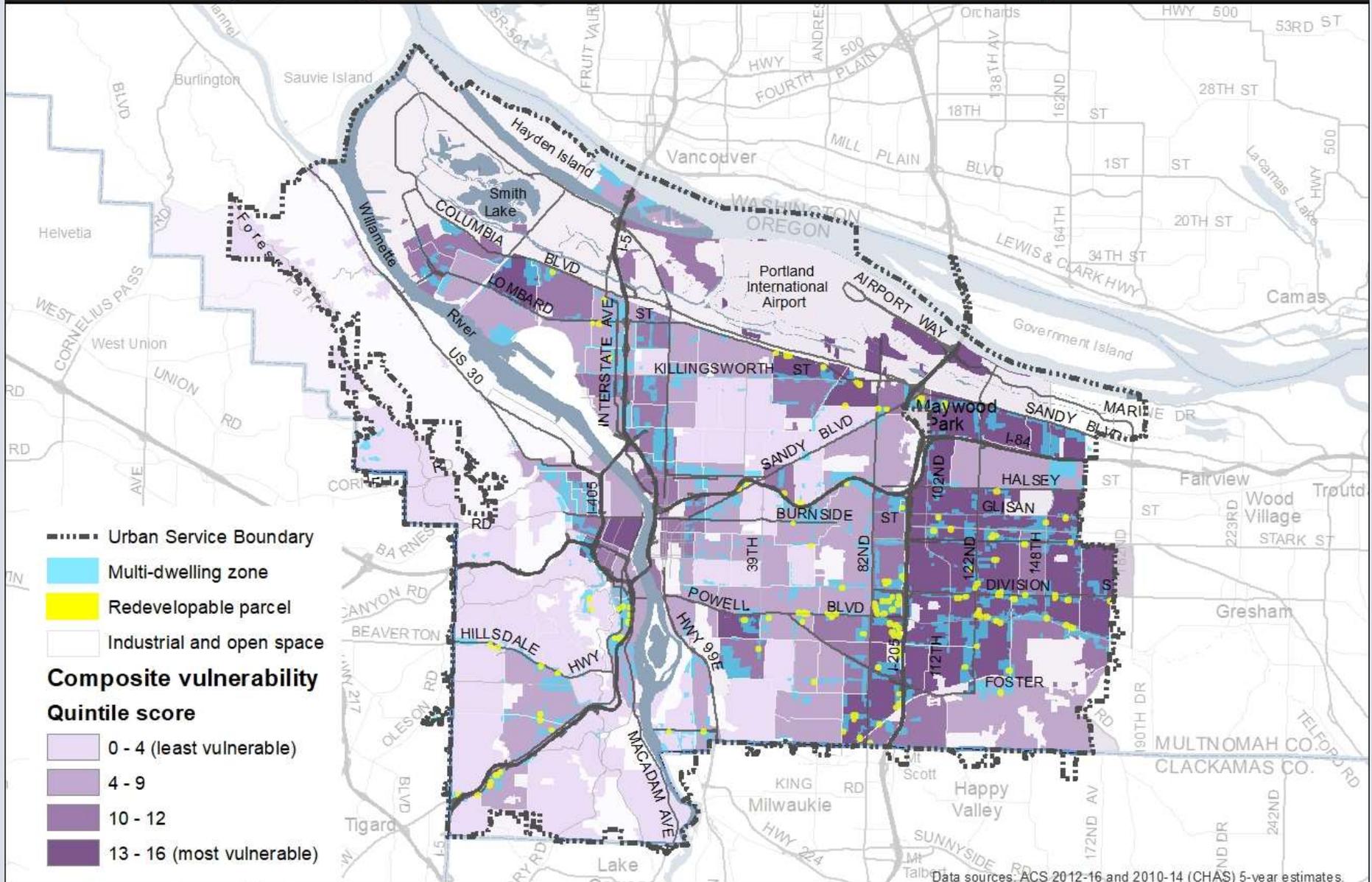
## Results

- **Up to 336 additional sites are financially feasible for redevelopment**
- **Most (95%) are single-family houses**
- **Half of the single-family houses are rentals**
- **Two-thirds of sites are in East Portland**
- **Includes 67 units in existing multi-dwelling buildings**



# Better Housing by Design displacement risk and economic vulnerability

2017-18



May 29, 2018

City of Portland, Oregon |  
Bureau of Planning and Sustainability |  
Housing and Economic Planning



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City of Portland, Oregon  
Ted Wheeler, Mayor • Susan Anderson, Director



The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omission or positional accuracy.

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# Displacement Risk Analysis

## Large Sites (8,000+ sq ft)

- Half of the additional sites are large
- Most (83%) are in vulnerable areas
- Most (88%) are in single-family houses
- 40% of the large-site, single-family houses are rentals



# Better Housing by Design Work Session

## Additional Potential Amendments from Staff

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1. Eastern Portland minimum site frontage requirements
2. Historic district zoning
3. FAR transfer allowances for seismic upgrades

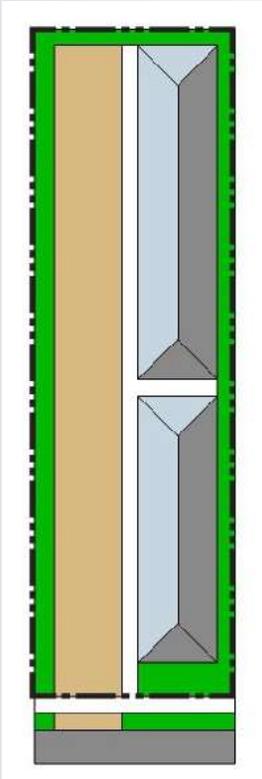


# TOPIC 1: Eastern Portland Minimum Site Frontage

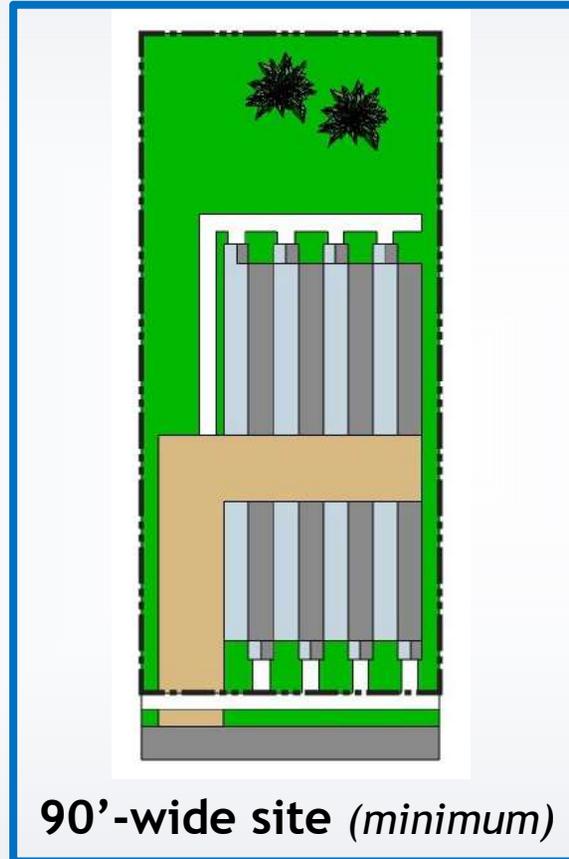


# TOPIC 1: Eastern Portland Minimum Site Frontage

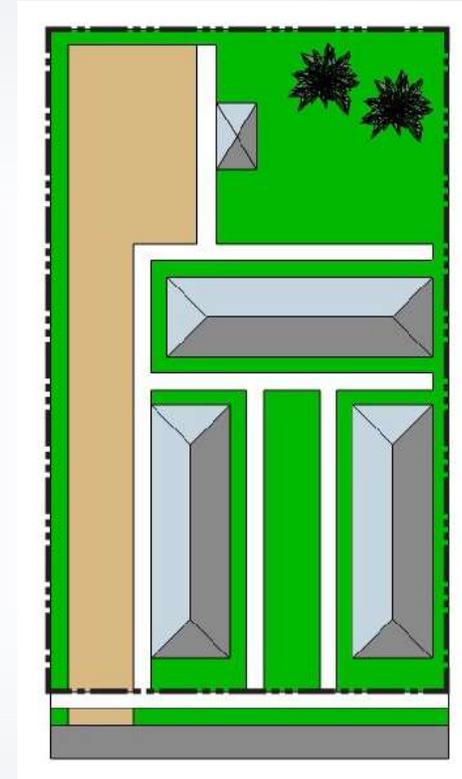
Intent: Require street frontages wide enough for quality site design and to provide space for street connections



60'-wide site



90'-wide site (*minimum*)



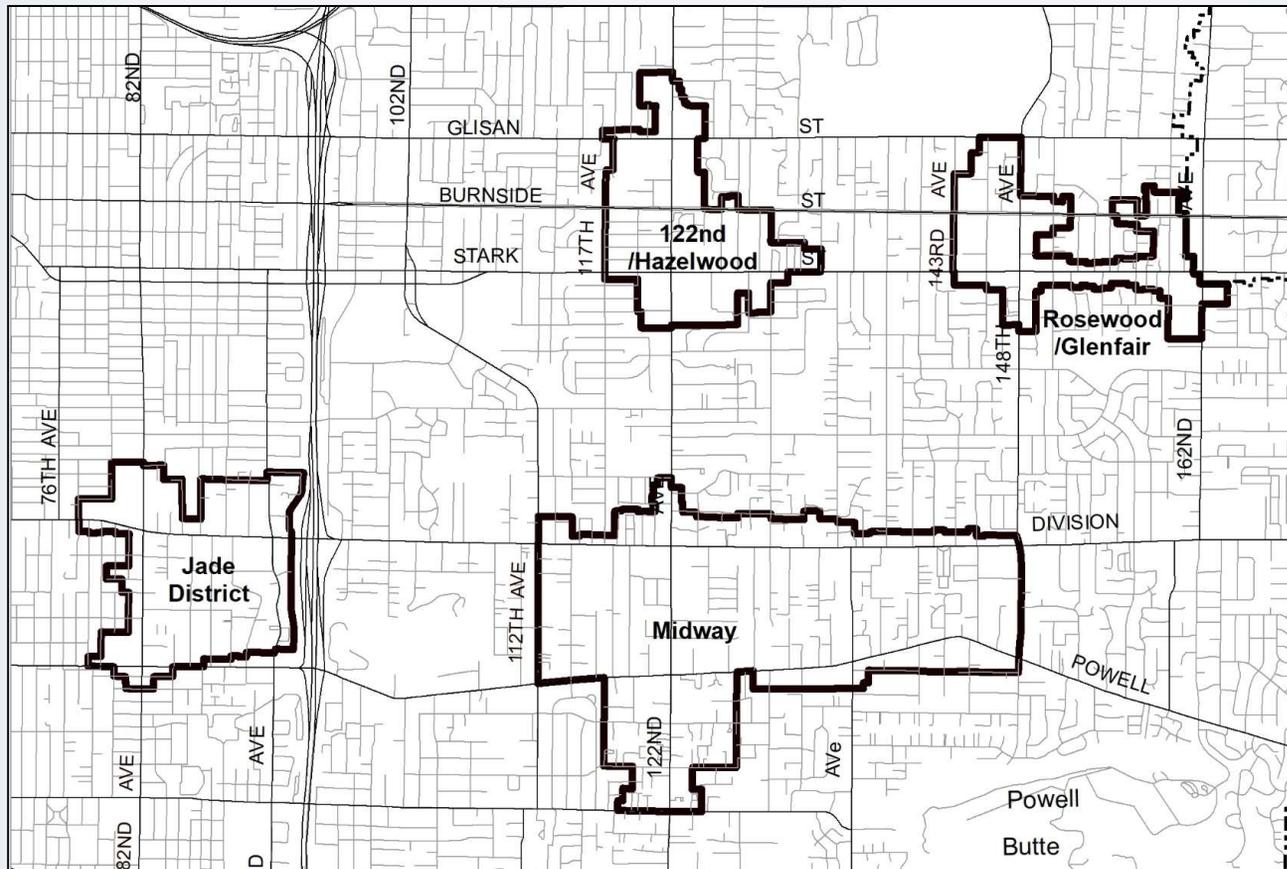
120'-wide site

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



# TOPIC 1: Eastern Portland Minimum Site Frontage

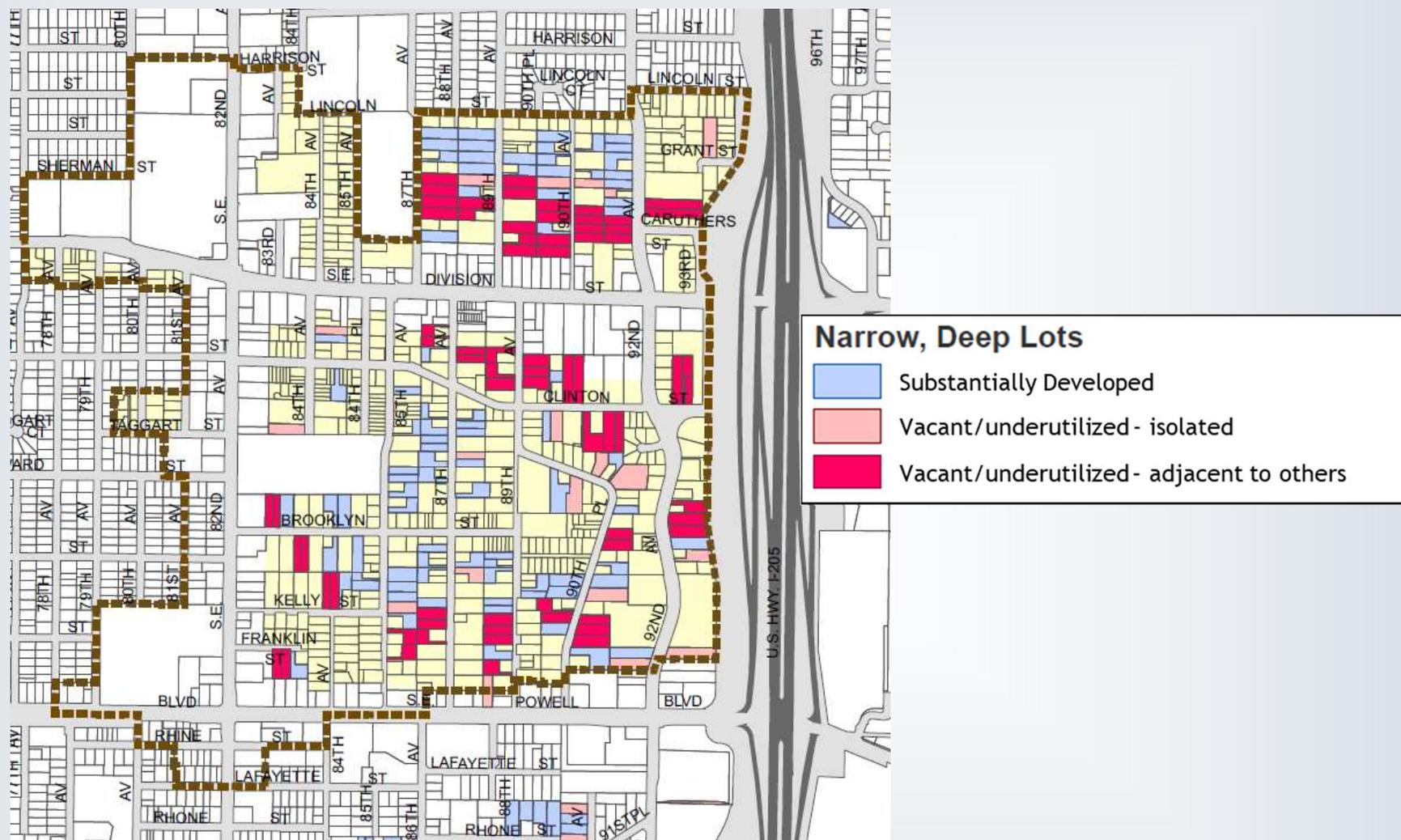
Intent: Require street frontages wide enough for quality site design and to provide space for street connections



East Portland centers where minimum street frontage requirements would apply



# TOPIC 1: Eastern Portland Minimum Site Frontage

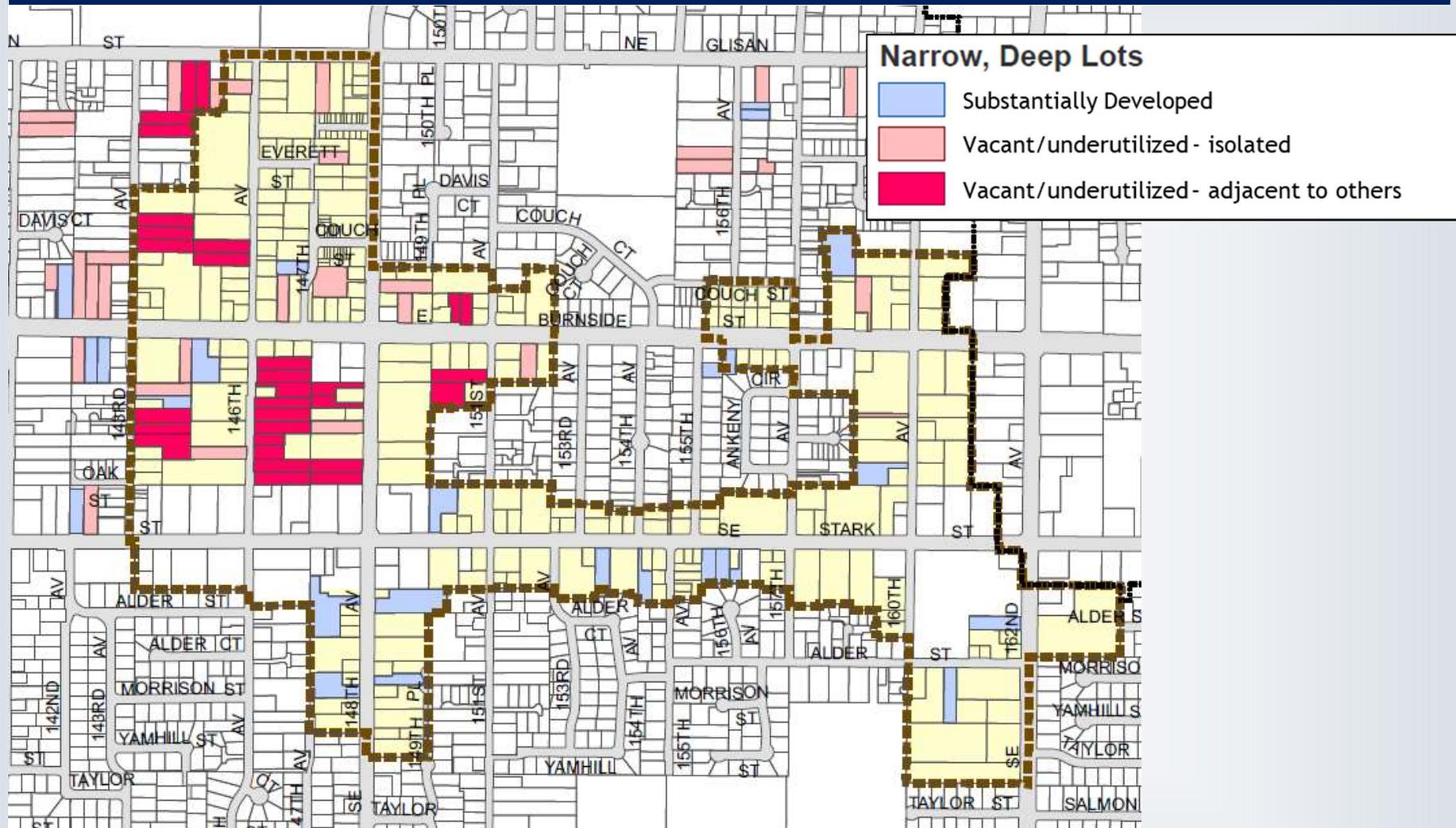


## Analysis Map

Jade District: 175 narrow lots / **40% underutilized and adjacent**



# TOPIC 1: Eastern Portland Minimum Site Frontage

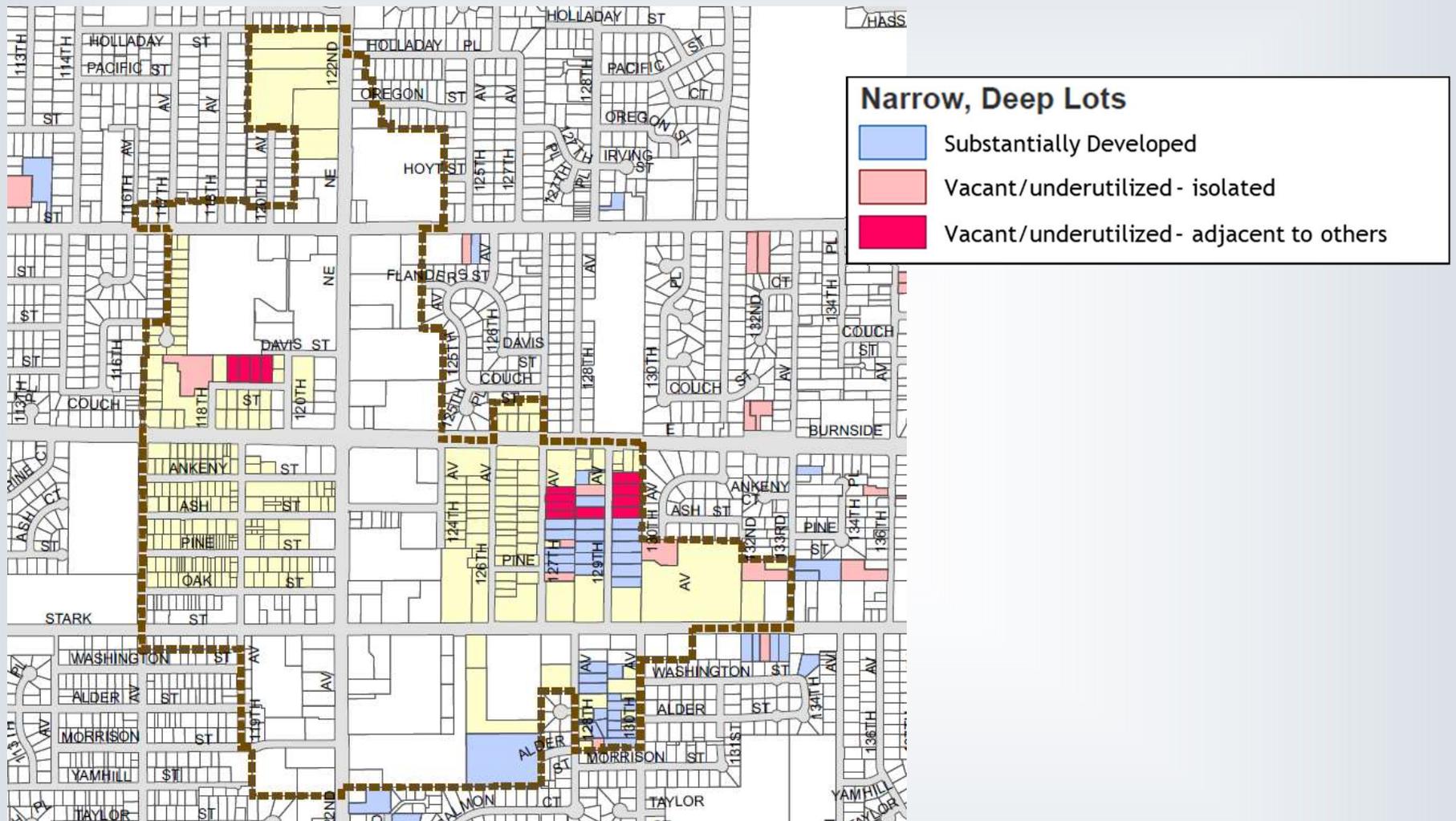


## Analysis Map

Rosewood: 63 narrow lots / 47% underutilized and adjacent



# TOPIC 1: Eastern Portland Minimum Site Frontage

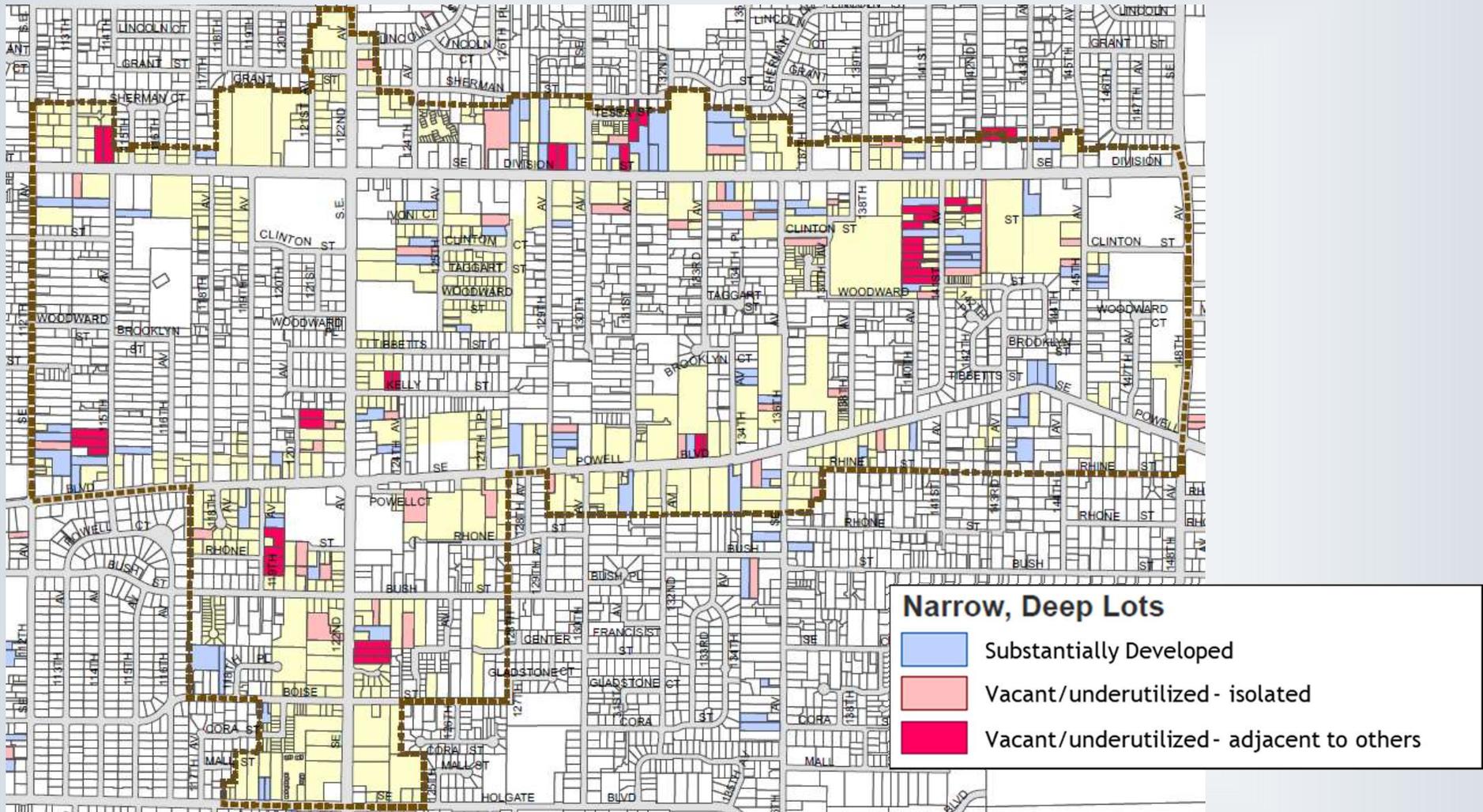


## Analysis Map

122<sup>nd</sup>/Hazelwood: 52 narrow lots / 25% underutilized and adjacent



# TOPIC 1: Eastern Portland Minimum Site Frontage



## Analysis Map

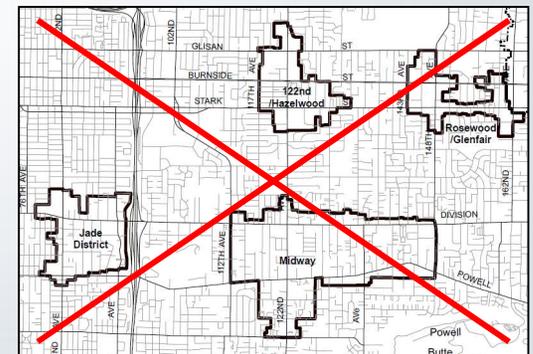
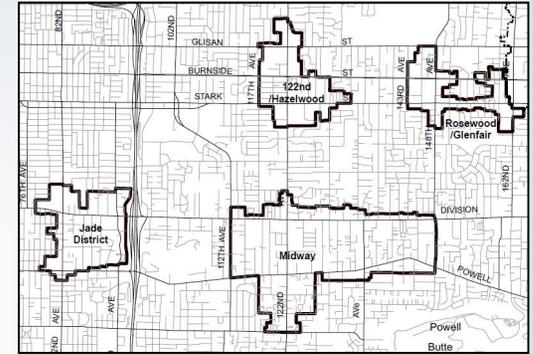
Midway: 162 narrow lots / **24% underutilized and adjacent**



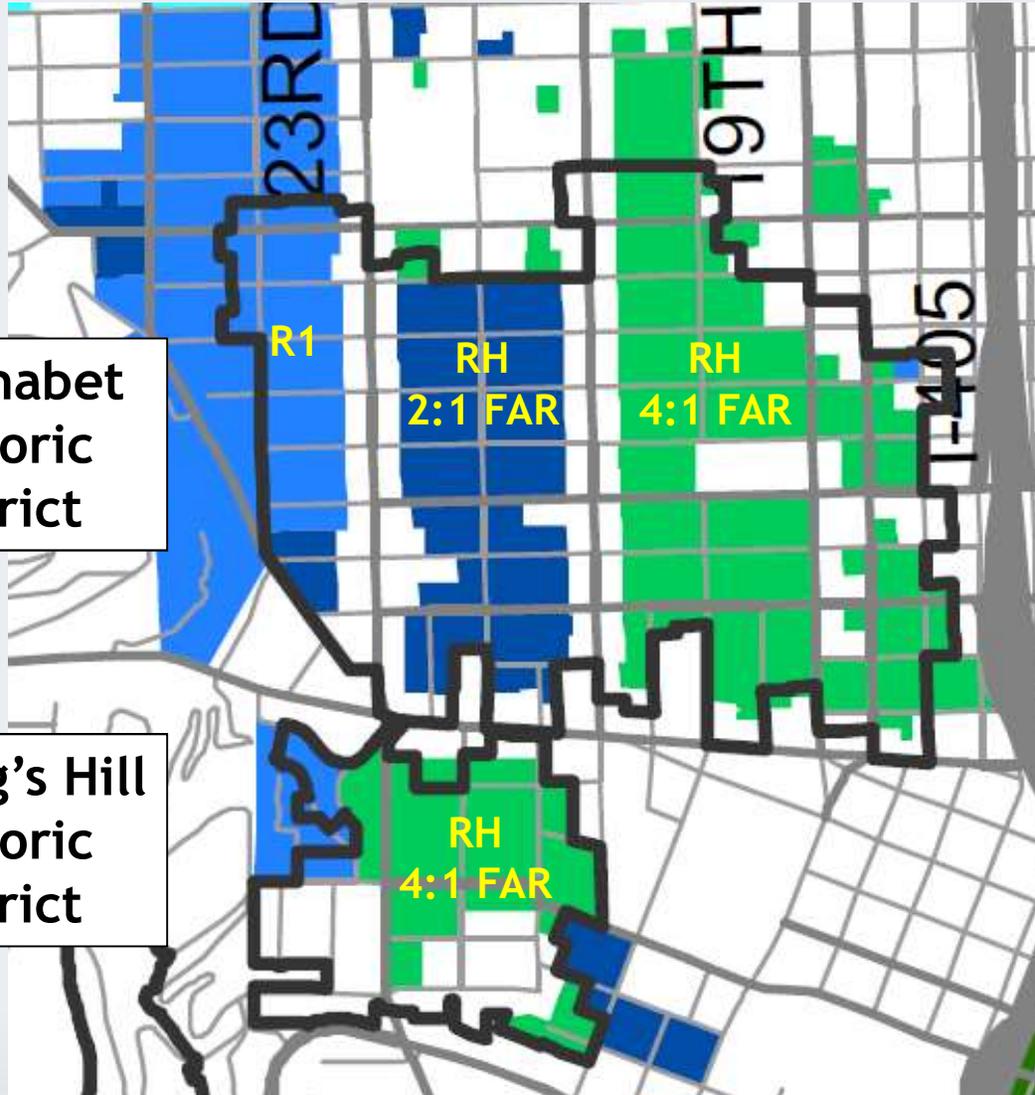
# TOPIC 1: Eastern Portland Minimum Site Frontage

## Options:

1. Retain proposal as is - *keep all four centers*
2. Keep only for Jade District and Rosewood centers - *drop for Midway and 122<sup>nd</sup>/Hazelwood*
3. Drop proposal entirely



# Topic 2: Historic District Zoning



Alphabet  
Historic  
District

King's Hill  
Historic  
District



## Topic 2: Historic District Zoning

### High Density Zones in Historic Districts - Issues:

**1. Historic Landmarks commissioners:**

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

**2. Planning and Sustainability commissioners:**

Important to provide incentives for affordable housing in historic districts.



# Policy Framework

## Comprehensive Plan Policies - Preservation:

### **Policy 4.48 Continuity with established patterns.**

Encourage development that fills in vacant and underutilized gaps within the established urban fabric, while preserving and complementing historic resources.

### **Policy 4.49 Resolution of conflicts in historic districts.**

...Refine base zoning in historic districts to take into account the character of the historic resources in the district.



# Policy Framework

## Comprehensive Plan Policies - Housing in Centers:

*Prioritize housing in centers and high opportunity areas*

- **Goal 3.C - Focused growth.** Household and employment growth is focused in the Central City and other centers, corridors, and transit station areas, creating compact urban development in areas with a high level of service and amenities...
- **Policy 5.23 - Higher-density housing.** Locate higher-density housing, including units that are affordable and accessible, in and around centers to take advantage of the access to active transportation, jobs, open spaces, schools, and various services and amenities.



# Multi-Dwelling Zones in Historic Districts

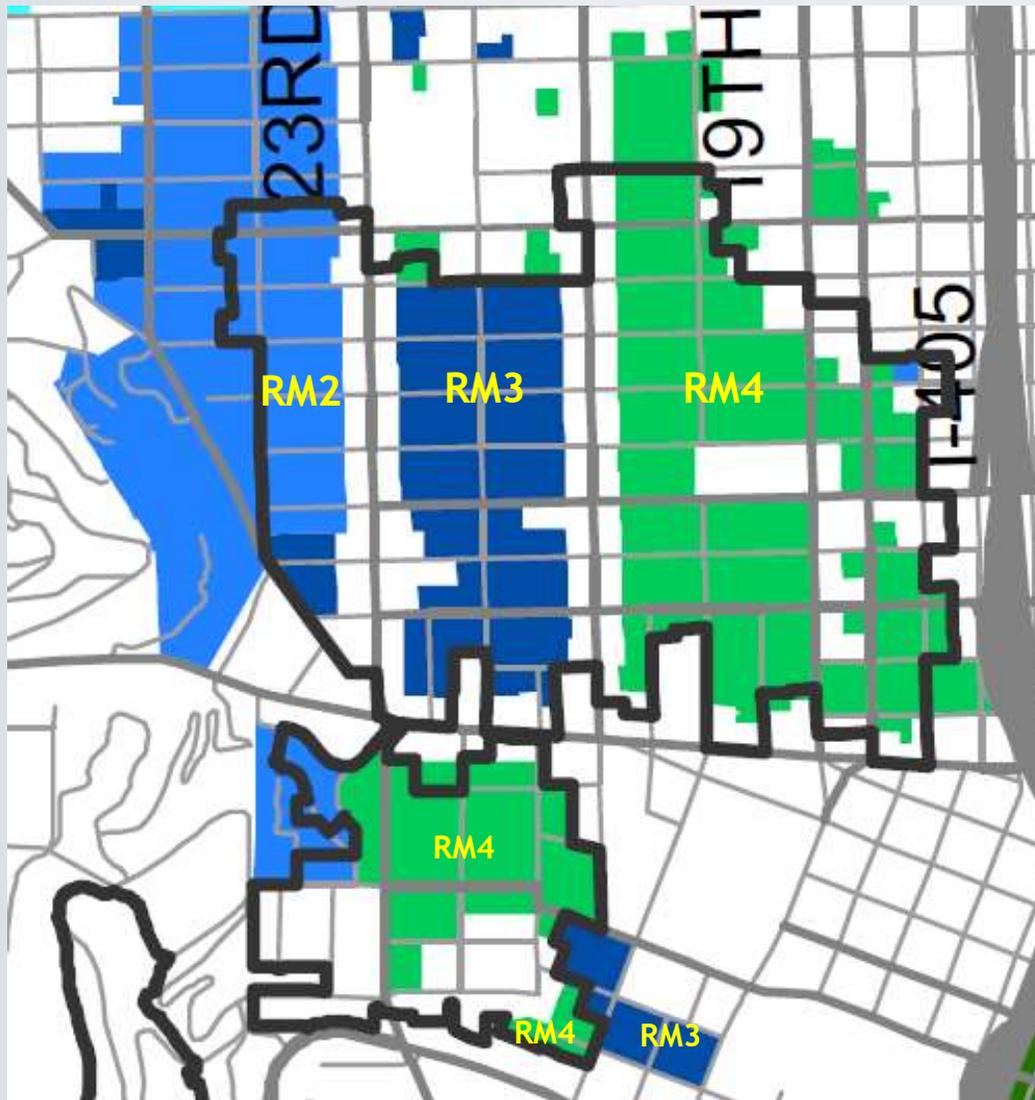
## Consideration of historic district approaches

### *Staff intent:*

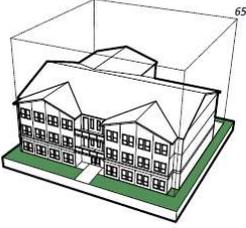
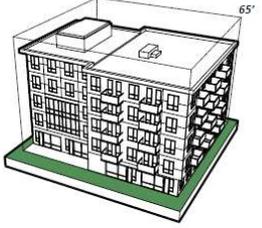
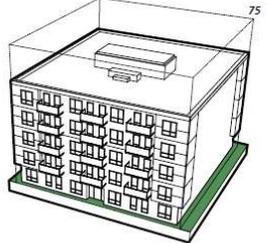
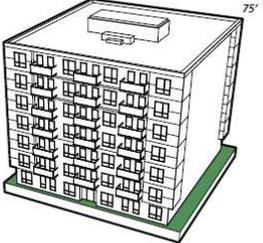
1. Explore ways of balancing...
  - Concerns about appropriate scale
  - Retaining opportunities for new housing
  - Providing incentives for affordable housing
2. Look at how base/bonus FARs compare to scale of larger historic buildings.



# Alphabet and King's Hill Historic Districts



## Proposed Multi-Dwelling Zoning

	Base FAR	Bonus FAR
<b>RM2</b> <i>(R1)</i>	 1.5 to 1	 2.25 to 1
<b>RM3</b> <i>(RH 2:1)</i>	 2 to 1	 3 to 1
<b>RM4</b> <i>(RH 4:1)</i>	 4 to 1	 6 to 1



# Alphabet Historic District



December 10, 2016  
 City of Portland, Oregon  
 Bureau of Planning & Sustainability  
 Geographic Information System

## Existing Building Floor Area Ratios

### Alphabet Historic District

#### Legend

- Alphabet Historic District
- Building FAR**
- Up to 2:1 FAR
- >2:1 to 3:1 FAR
- >3:1 to 4:1 FAR
- More than 4:1 FAR
- Vacant Land
- Contributing Buildings
- Yamhill MAX station buffer
- Zoning Lines
- Comp Plan lines

The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for errors, omissions or positional accuracy.

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# Alphabet Historic District



3.9 to 1 FAR



3.3 to 1 FAR

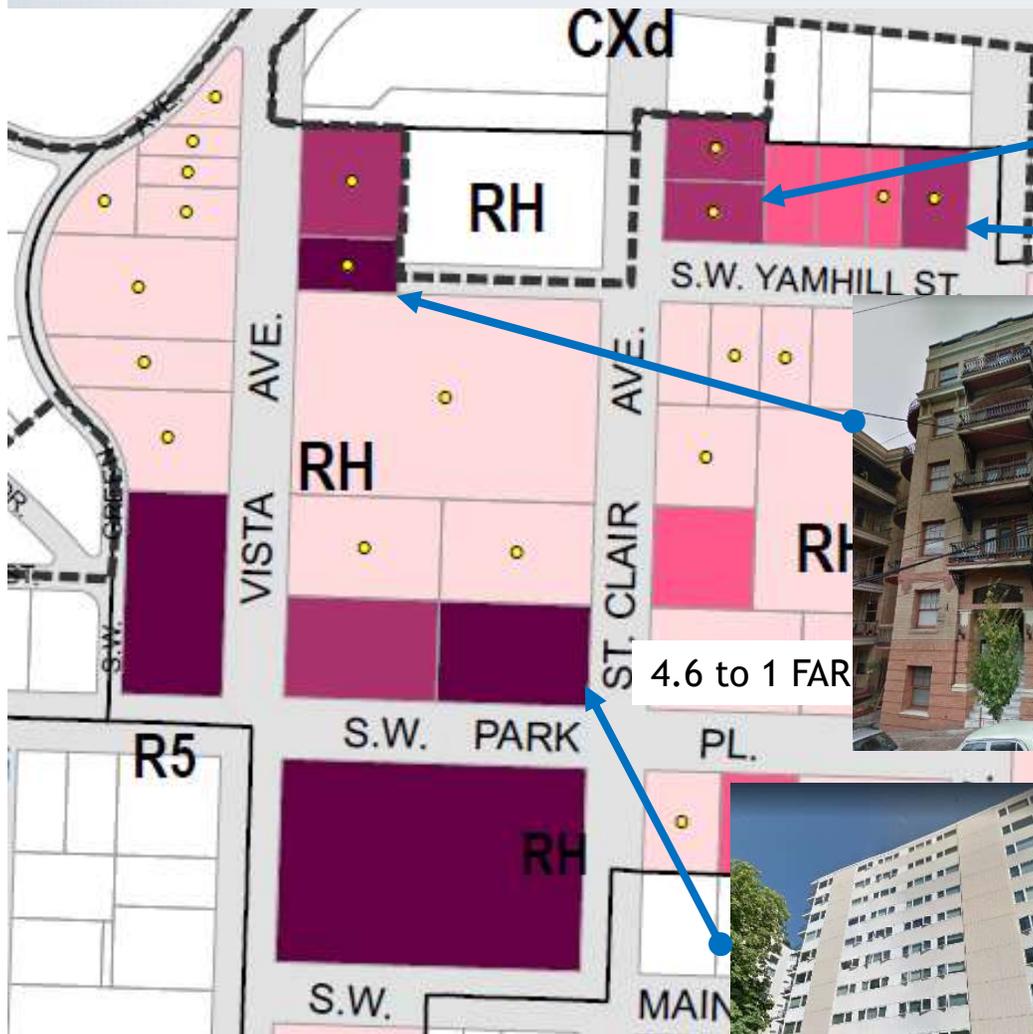
4 to 1 FAR



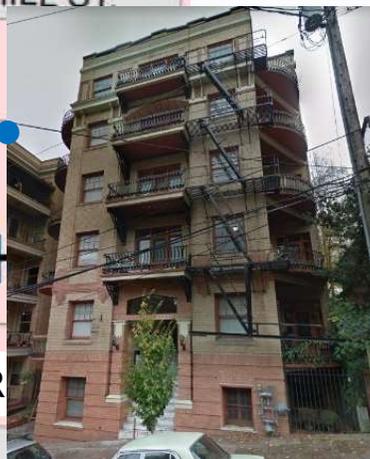
4.3 to 1 FAR



# King's Hill Historic District



3.9 to 1 FAR



4.6 to 1 FAR



3.1 to 1 FAR

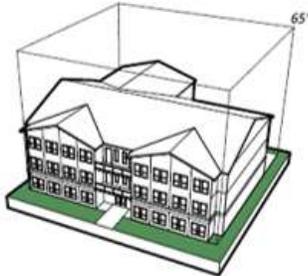
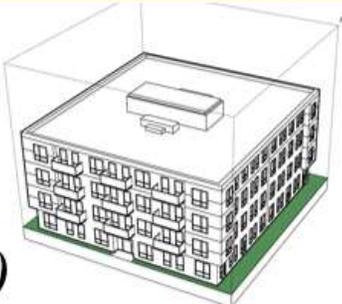
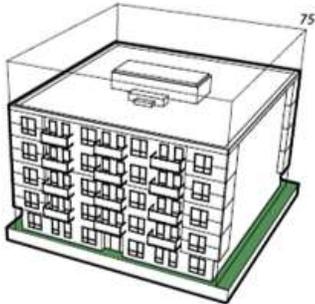


4.3 to 1 FAR



# 2A: Potential Approach for RM4 Zones in Historic Districts

In the RM4 zone in historic districts, provide base and bonus FARs of 3:1 and 4.5:1 (instead of 4:1 and 6:1)

	Base FAR	Bonus FAR	Deeper Affordability Bonus
<b>RM3</b>	 <p>2 to 1</p>	 <p>3 to 1</p>	4 to 1
<b>RM4 (historic districts)</b>	 <p>3 to 1</p>	 <p>4.5 to 1</p>	6 to 1
<b>RM4 (outside historic districts)</b>	 <p>4 to 1</p>	 <p>6 to 1</p>	7 to 1



## 2A: Potential Approach for RM4 Zones in Historic Districts



3 to 1



3.3 to 1



4.3 to 1



3 to 1



3.7 to 1



4.7 to 1

3 to 1 —————→ 4.5 to 1

Base and bonus FARs of 3:1 to 4.5:1 would allow new buildings similar to the scale of larger historic apartment buildings



## 2A: Potential Approach for RM4 Zones in Historic Districts



3.6 to 1



3.6 to 1

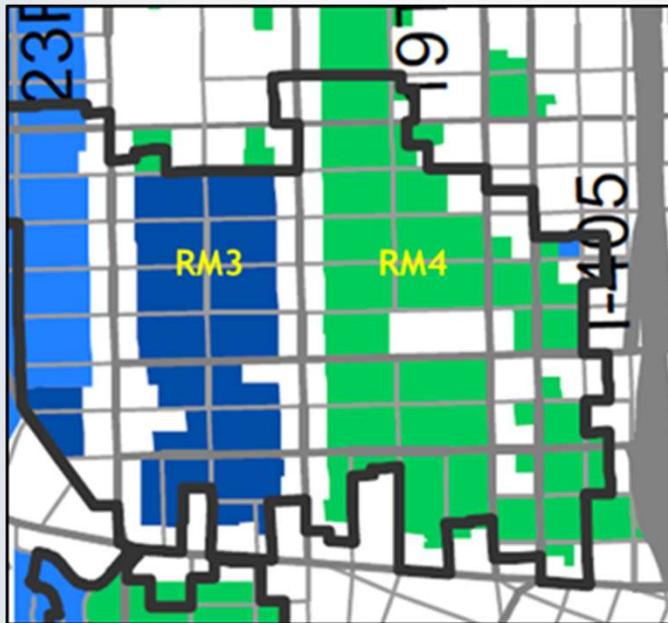


3.9 to 1

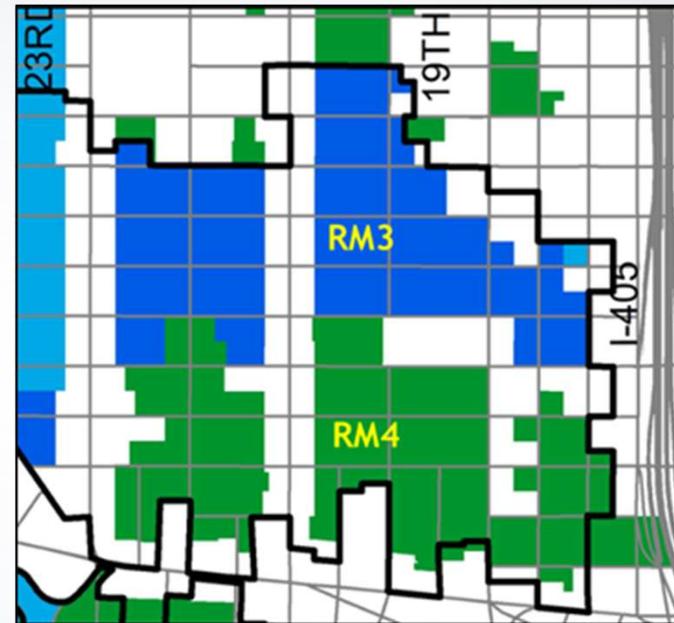
**Recently built or approved large-scale historic district development**  
- All would be allowed by 4.5 to 1 FAR Bonus



## 2B: In the Alphabet Historic District, Assign RM4 & RM3 Zoning to Reflect Historic Patterns



**Original Proposal**  
*(based on existing zoning)*



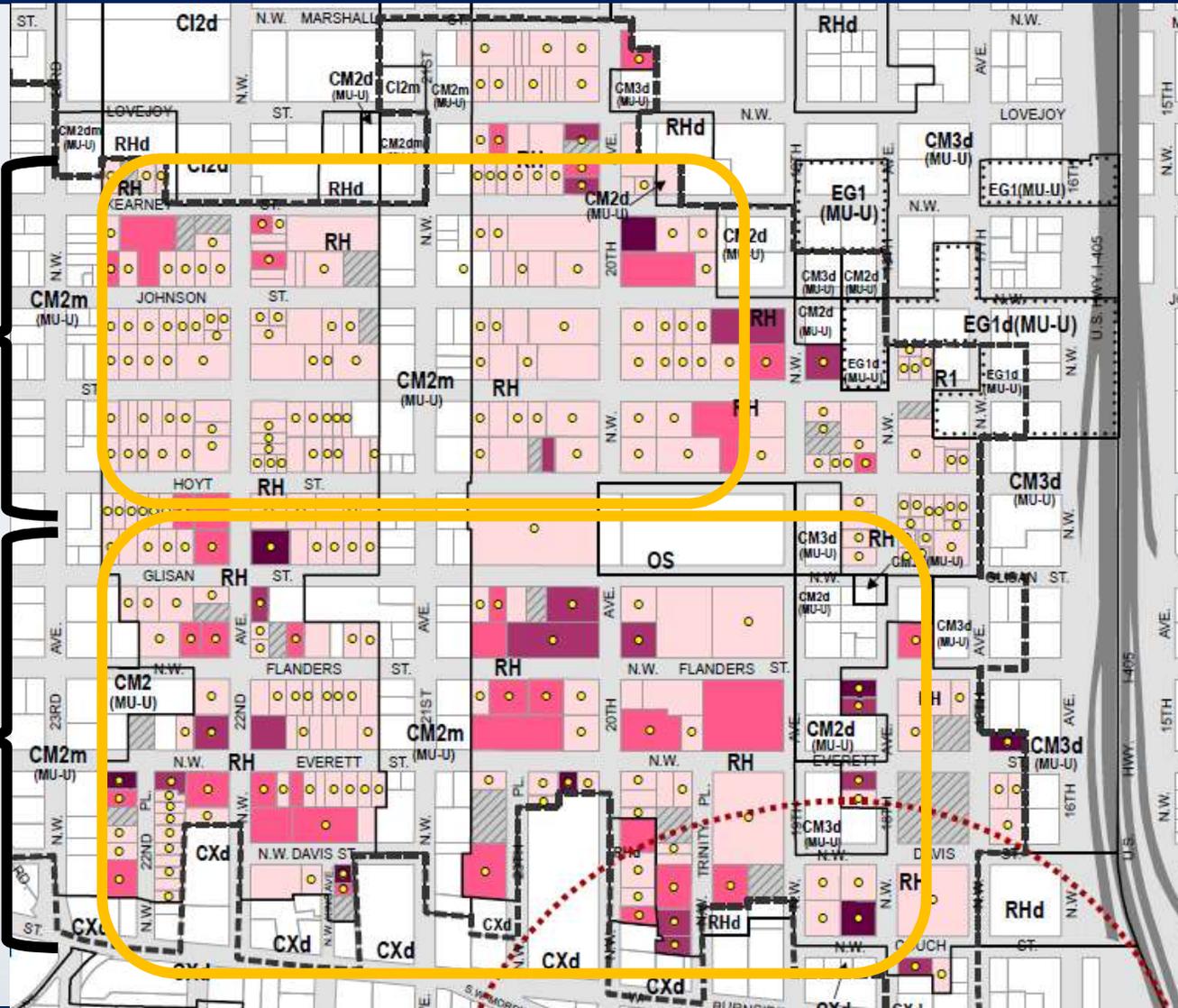
**Recommended Changes**  
*(based on historic patterns)*



# 2B: In the Alphabet Historic District, Assign RM4 & RM3 Zoning to Reflect Historic Patterns

Smaller buildings clustered to north

Larger buildings clustered to south



City of Portland, Oregon  
Bureau of Planning & Sustainability  
Geographic Information System

Existing Building Floor Area Ratios  
Alphabet Historic District

- Legend
- Alphabet Historic District
  - Building FAR**
  - Up to 2:1 FAR
  - >2:1 to 3:1 FAR
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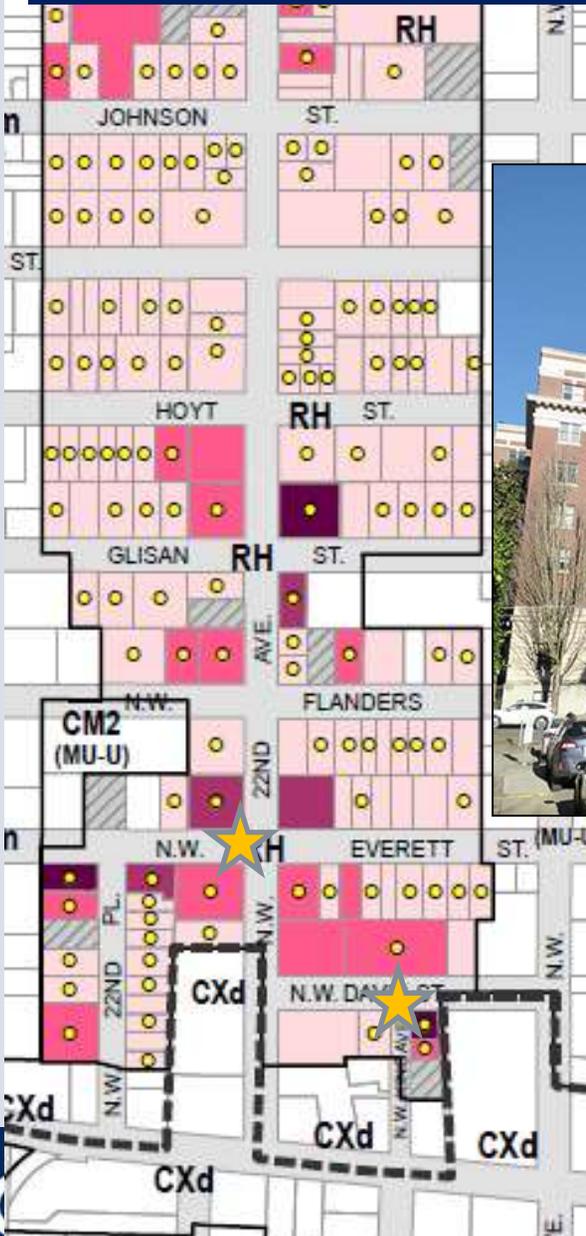
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## 2B: In the Alphabet Historic District, Assign RM4 & RM3 Zoning to Reflect Historic Patterns



NW Davis & King



NW Everett & 20th

**RH zoning between NW 21<sup>st</sup> & NW 23<sup>rd</sup>**  
*(currently base FAR of 2 to 1)*



# 2B: In the Alphabet Historic District, Assign RM4 & RM3 Zoning to Reflect Historic Patterns



4.1 to 1 FAR



3.7 to 1 FAR

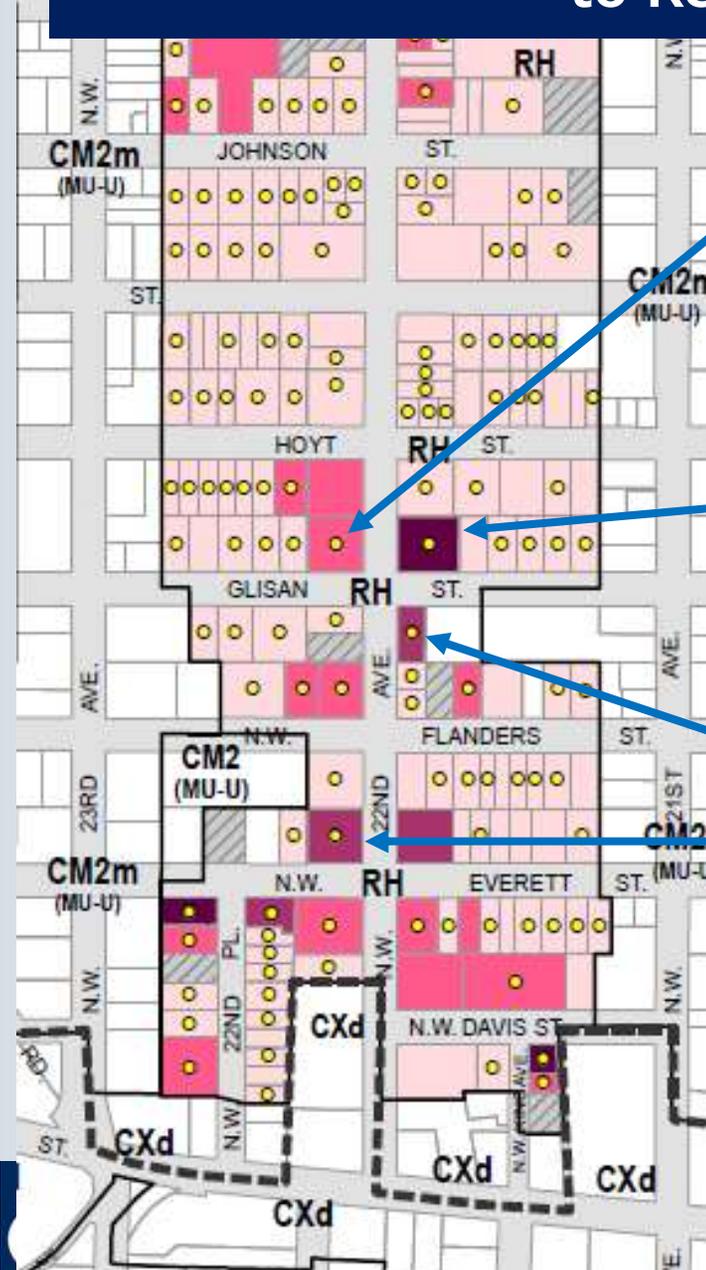
5 to 1 FAR



4.7 to 1 FAR



# 2B: In the Alhabet Historic District, Assign RM4 & RM3 Zoning to Reflect Historic Patterns



2.3 to 1 FAR



3.2 to 1 FAR

3.5 to 1 FAR



3.2 to 1 FAR

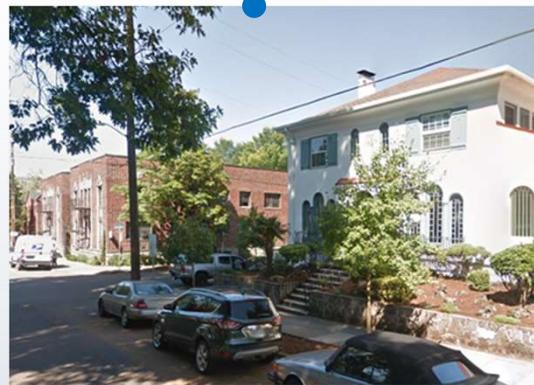


# 2B: In the Alphabet Historic District, Assign RM4 & RM3 Zoning to Reflect Historic Patterns

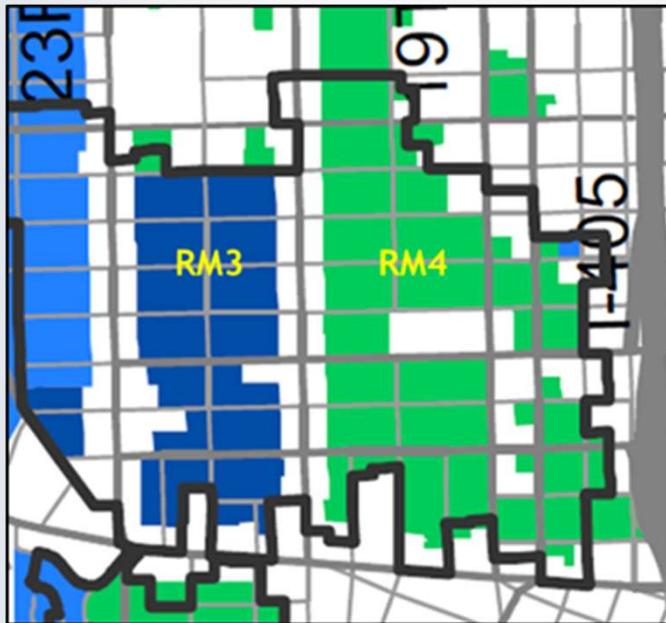


# 2B: In the Alphabet Historic District, Assign RM4 & RM3 Zoning to Reflect Historic Patterns

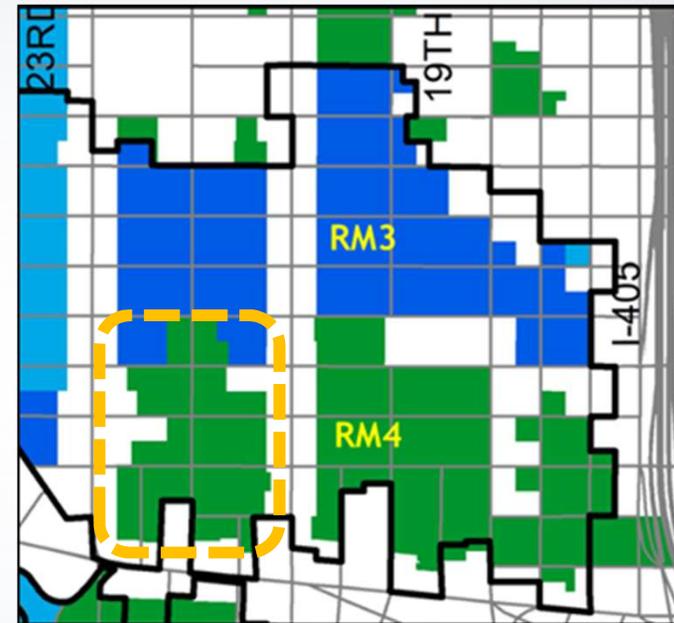
Smaller buildings clustered to north



## 2B: In the Alphabet Historic District, Assign RM4 & RM3 Zoning to Reflect Historic Patterns



*Original Proposal*  
(based on existing zoning)

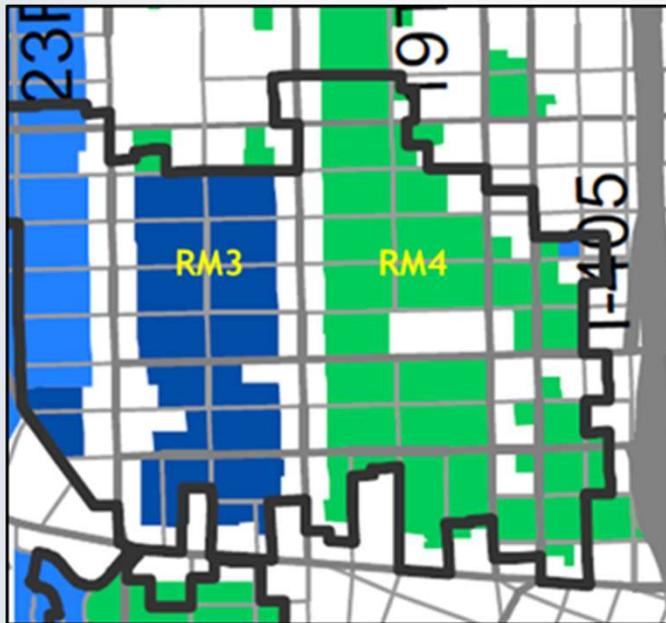


*Recommended Changes*  
(based on historic patterns)

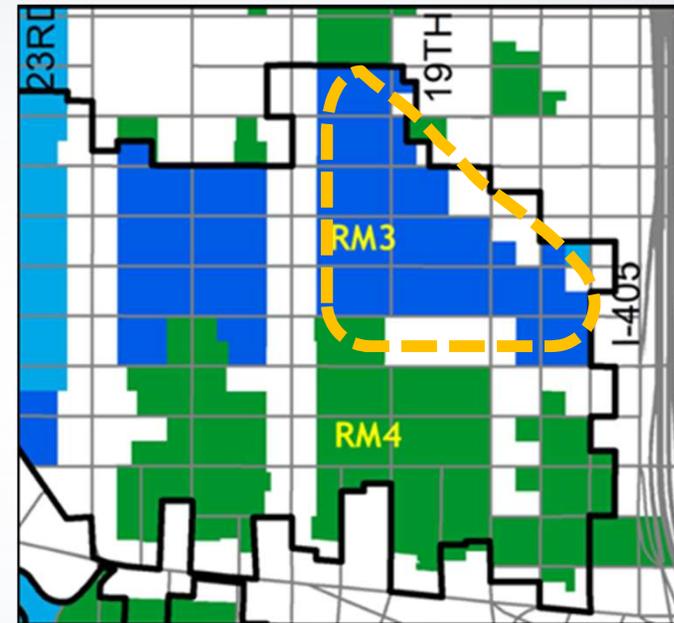
- (1) Apply RM4 zoning between NW 21<sup>st</sup> & NW 23<sup>rd</sup> south of Glisan/Hoyt
- (2) Apply RM3 zoning east of NW 21<sup>st</sup> north of Glisan/Hoyt



## 2B: In the Alphabet Historic District, Assign RM4 & RM3 Zoning to Reflect Historic Patterns



*Original Proposal*  
(based on existing zoning)

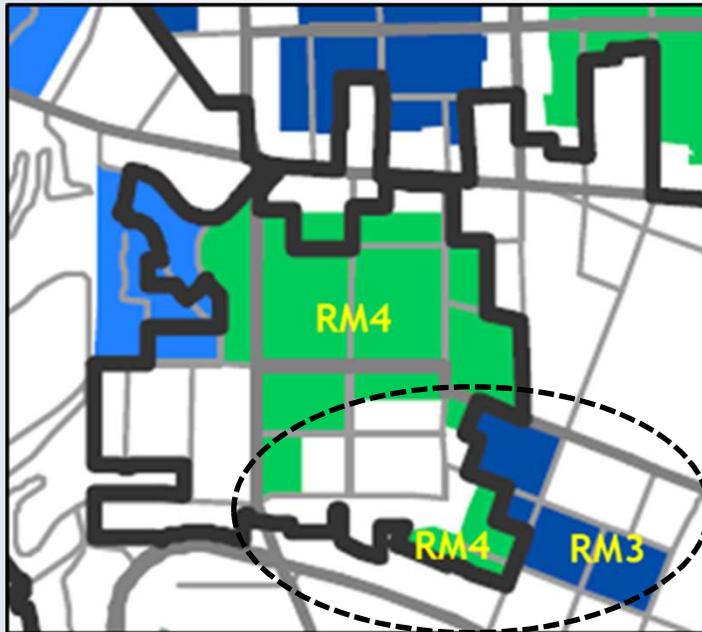


*Recommended Changes*  
(based on historic patterns)

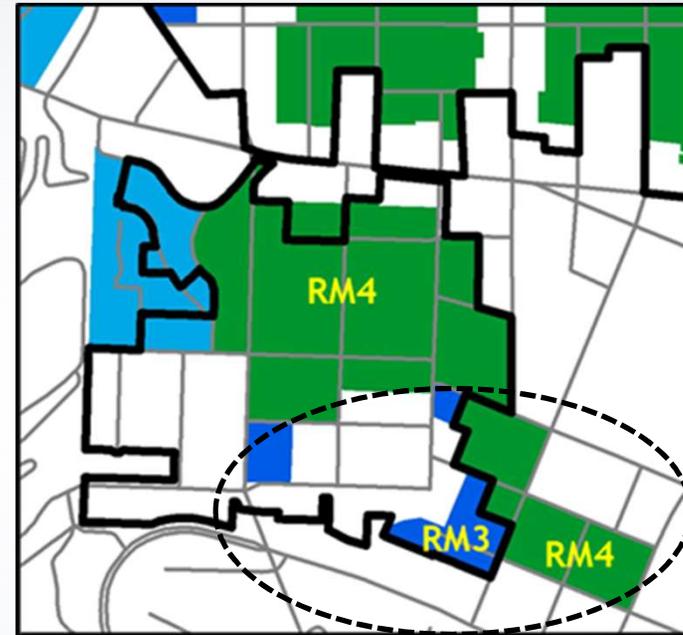
- (1) Apply RM4 zoning between NW 21<sup>st</sup> & NW 23<sup>rd</sup> south of Glisan/Hoyt
- (2) **Apply RM3 zoning east of NW 21<sup>st</sup> north of Glisan/Hoyt**



## 2C: For the King's Hill Historic District, Reassign RM4 & RM3 Zoning at its Southern Edges to Reflect Development Patterns



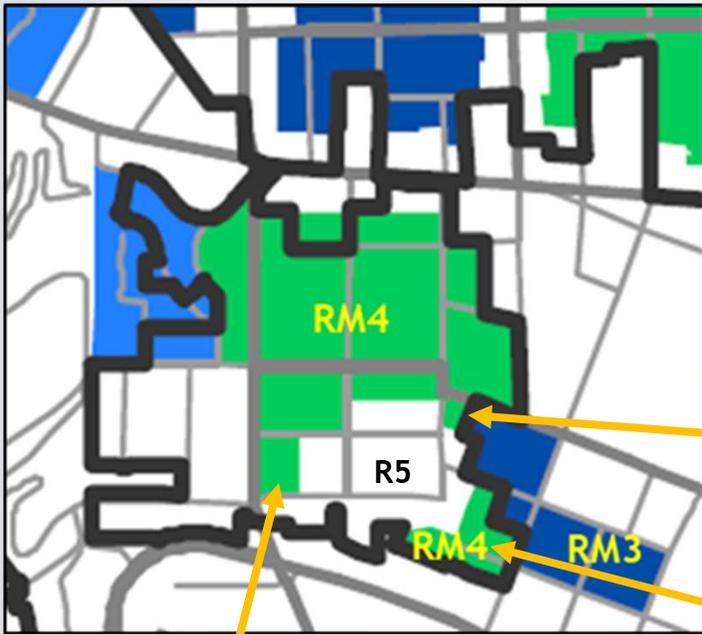
**Original Proposal**  
(based on existing zoning)



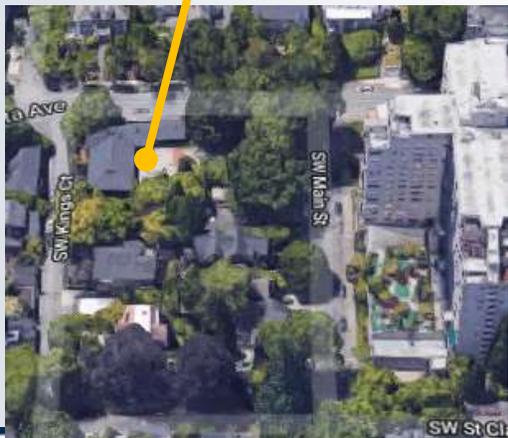
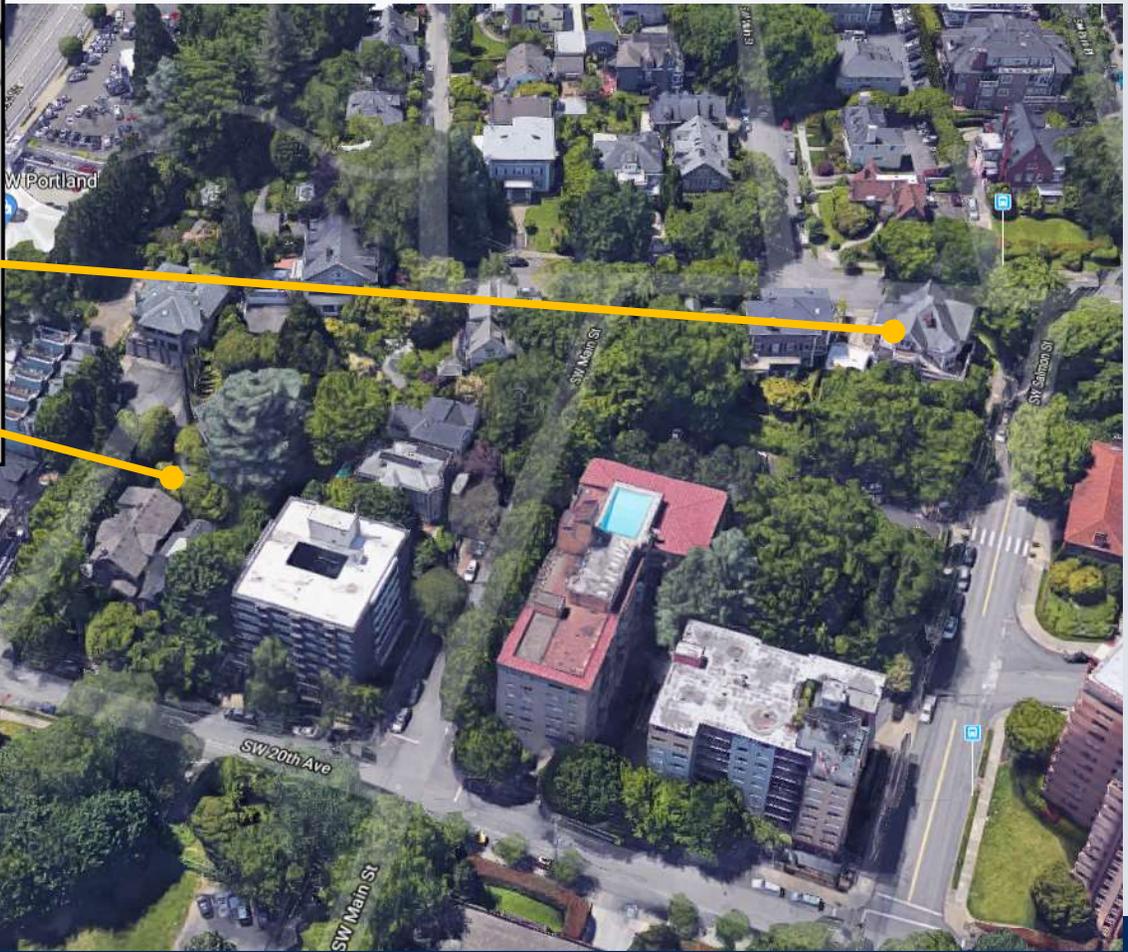
**Recommended Changes**  
(based on existing patterns)



# 2C: For the King's Hill Historic District, Reassign RM4 & RM3 Zoning at its Southern Edges to Reflect Development Patterns



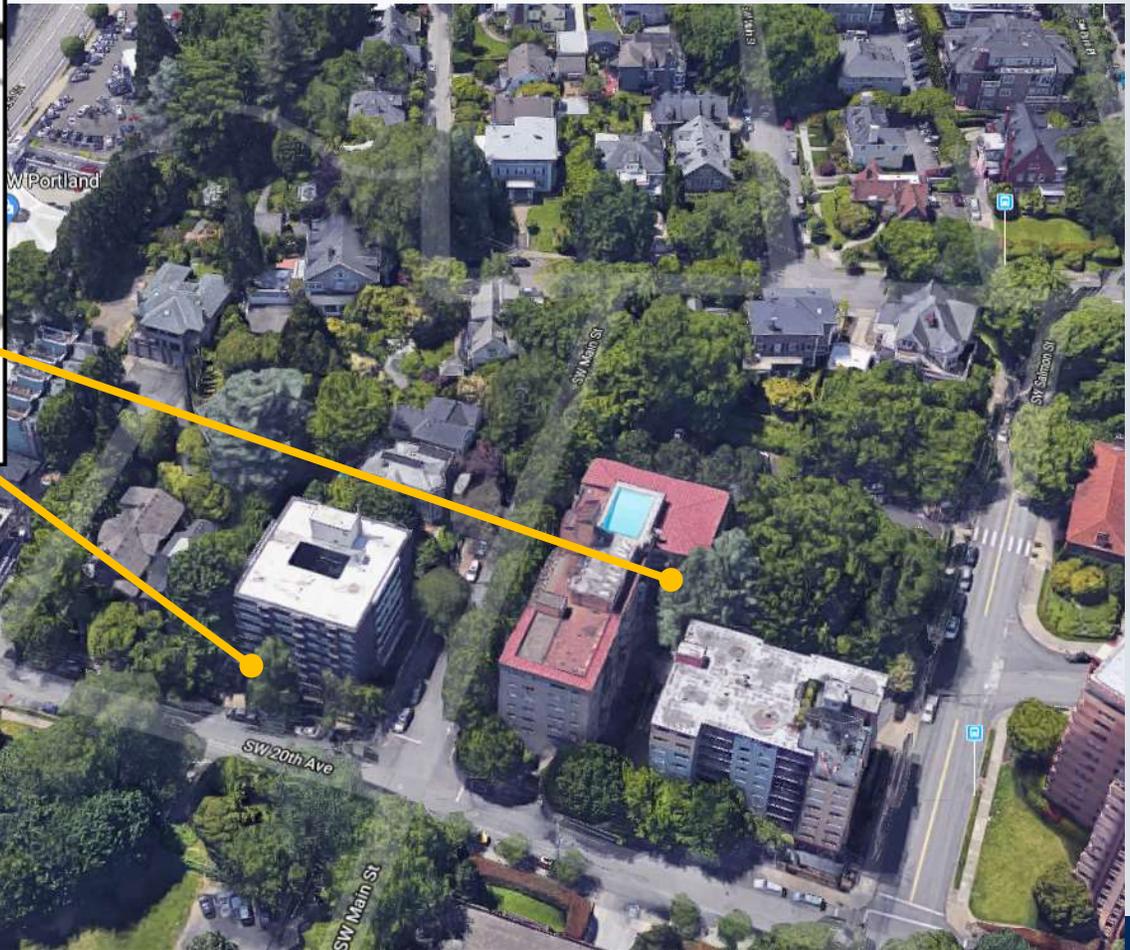
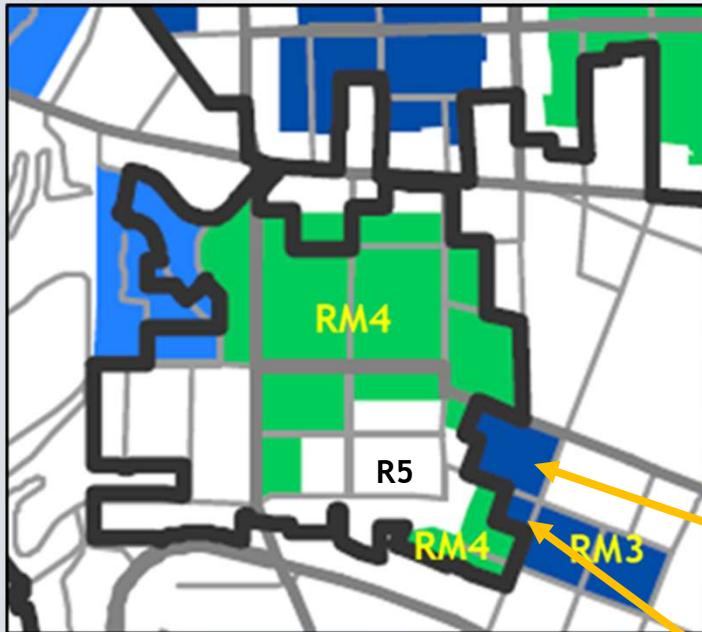
*Original Proposal  
(based on existing zoning)*



# 2C: For the King's Hill Historic District, Reassign RM4 & RM3 Zoning at its Southern Edges to Reflect Development Patterns

Three-block area east of historic district:

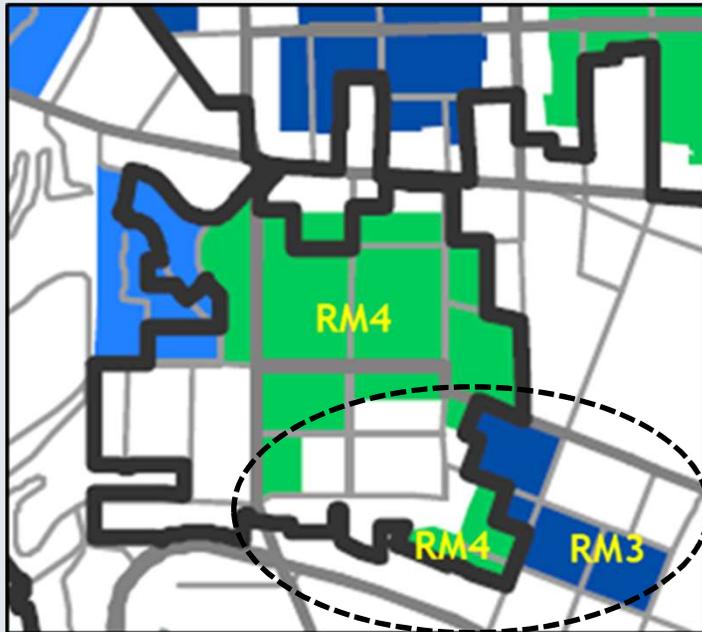
- Currently RH zoning
- Central City Plan District 4:1 FAR
- Two eastern-most blocks currently allow 100' height



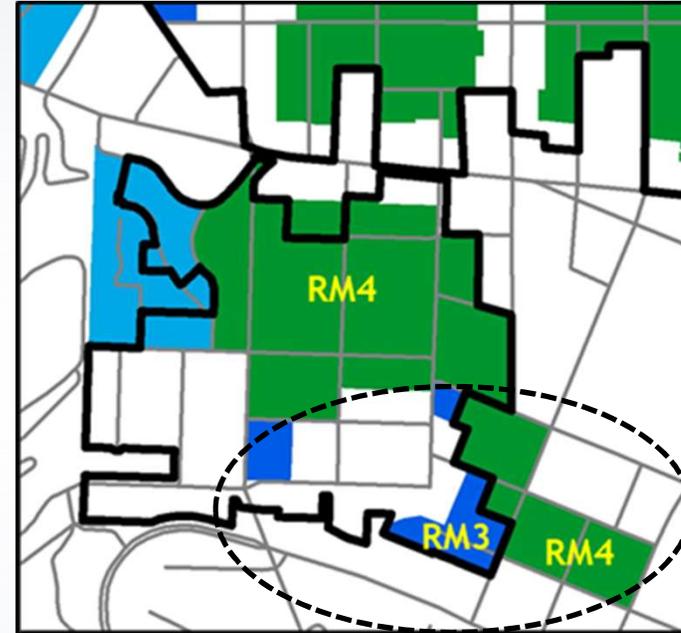
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## 2C: For the King's Hill Historic District, Reassign RM4 & RM3 Zoning at its Southern Edges to Reflect Development Patterns



*Original Proposal*  
(based on existing zoning)



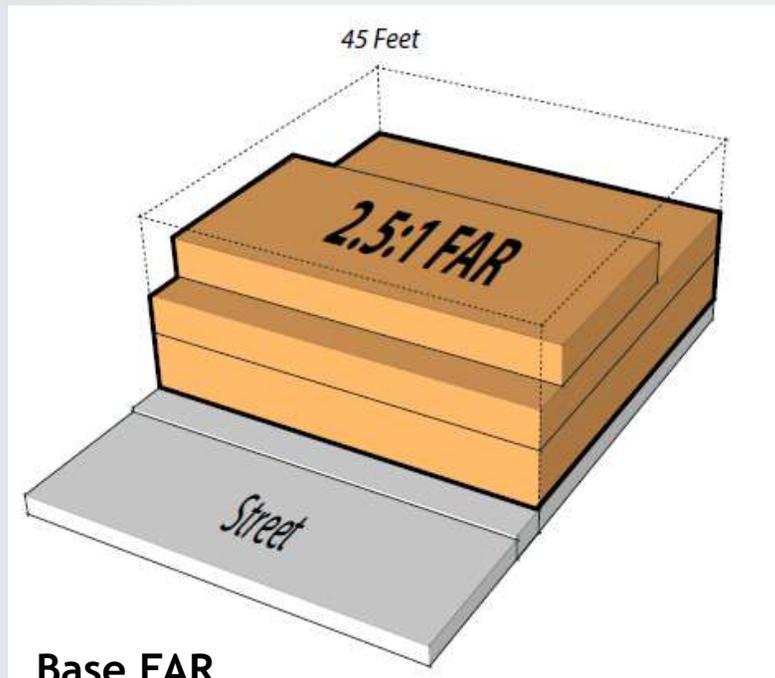
*Recommended Changes*  
(based on existing patterns)

- (1) Apply RM3 zoning to properties in the historic district with small historic structures at southern edge
- (2) Apply RM4 zoning to 3-block area east of the historic district



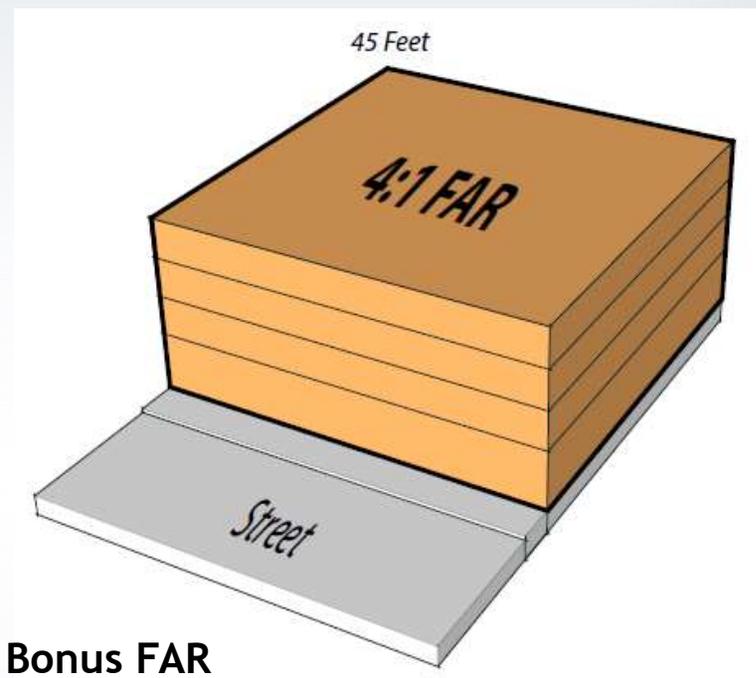
# Topic 2: Historic District Zoning

## CM2 zone example



### Base FAR

*Current maximum in historic districts*



### Bonus FAR

*Achieved through:*

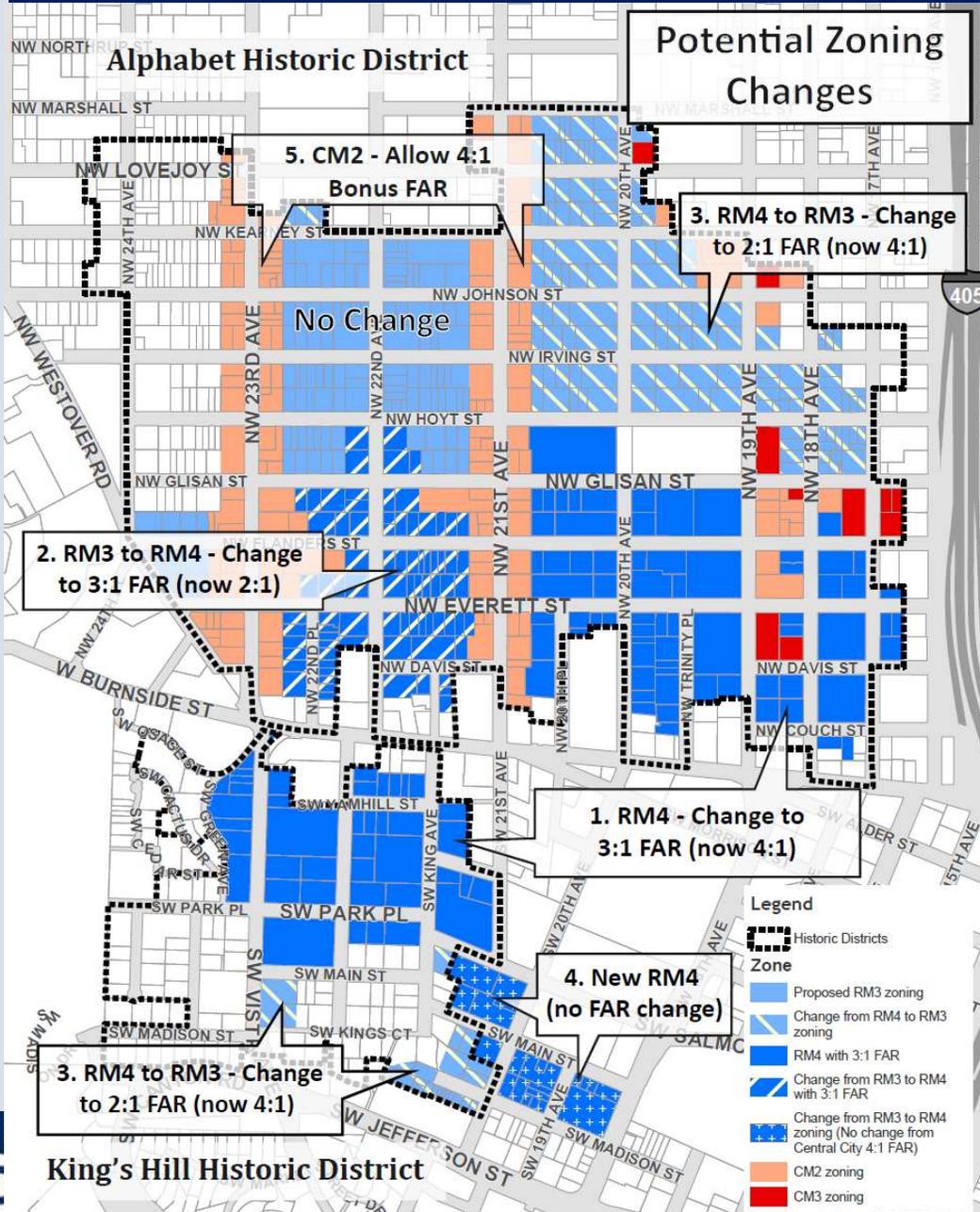
- *Providing affordable units*
- *FAR transfers from other sites*

## Related Revised Proposed Draft Provision

**Allow FAR bonus and transfer allowances in historic districts in mixed use zones (CM2 zone is predominant mixed use zone in historic districts)**



# Topic 2: Historic District Zoning



## Combined Proposals

- 2A. In the RM4 zone in historic districts, provide a base and bonus FARs of 3:1 and 4.5:1 (instead of 4:1 and 6:1).
- 2B. In the Alphet Historic District, apply RM4 zoning south of Glisan/Hoyt and apply RM3 zoning to the north.
- 2C. In the King's Hill Historic District, apply RM3 zoning at its southern edges and apply RM4 zoning to the east of the district.

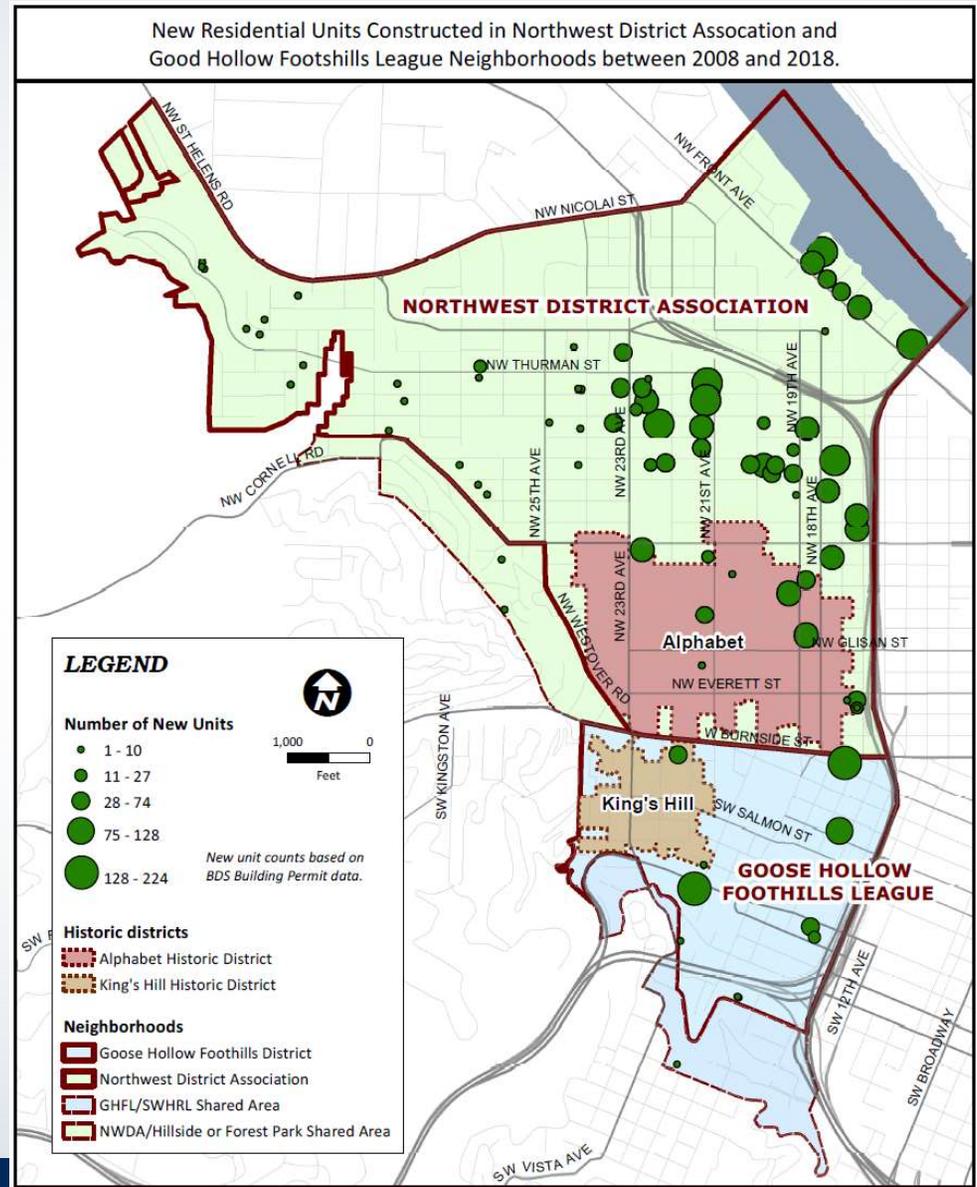
# Topic 2: Historic District Zoning

## Impacts on Housing Capacity

- Capacity for over 12,000 housing units in Northwest District and Goose Hollow.
- Proposals reduce housing capacity by 200 units (*only considering base FAR changes*).
- No loss in capacity if increased bonus FAR capacity considered for large sites.

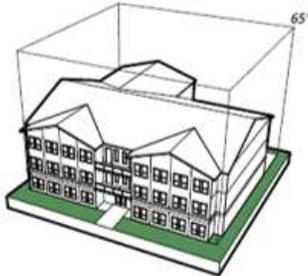
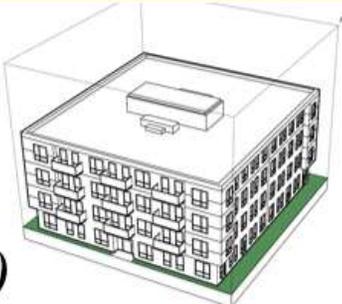
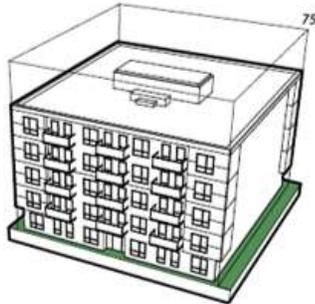
### Past ten-year trend:

The Northwest District and Goose Hollow neighborhoods were the location for over 4,000 new housing units. Only 8% (332 units) have been built in the historic districts.



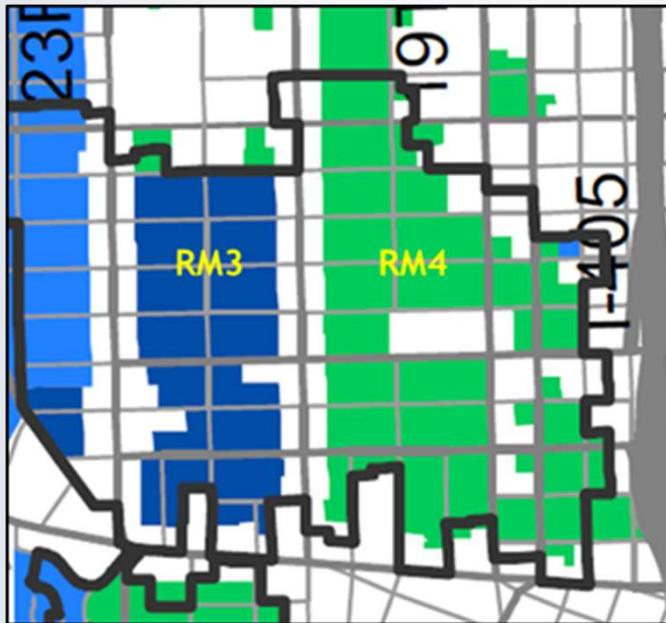
# 2A: Potential Approach for RM4 Zones in Historic Districts

In the RM4 zone in historic districts, provide base and bonus FARs of 3:1 and 4.5:1 (instead of 4:1 and 6:1)

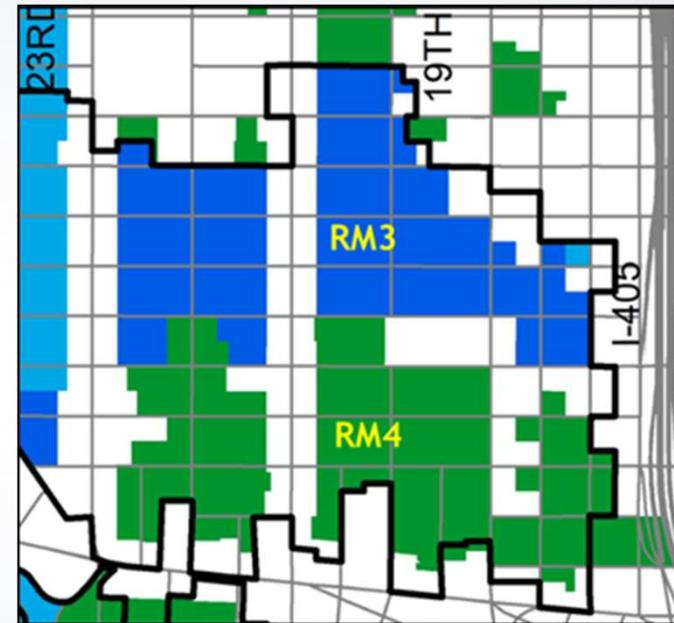
	Base FAR	Bonus FAR	Deeper Affordability Bonus
<b>RM3</b>	 <p>2 to 1</p>	 <p>3 to 1</p>	4 to 1
<b>RM4 (historic districts)</b>	 <p>3 to 1</p>	 <p>4.5 to 1</p>	6 to 1
<b>RM4 (outside historic districts)</b>	 <p>4 to 1</p>	 <p>6 to 1</p>	7 to 1



## 2B: In the Alphabet Historic District, Assign RM4 & RM3 Zoning to Reflect Historic Patterns



*Original Proposal  
(based on existing zoning)*

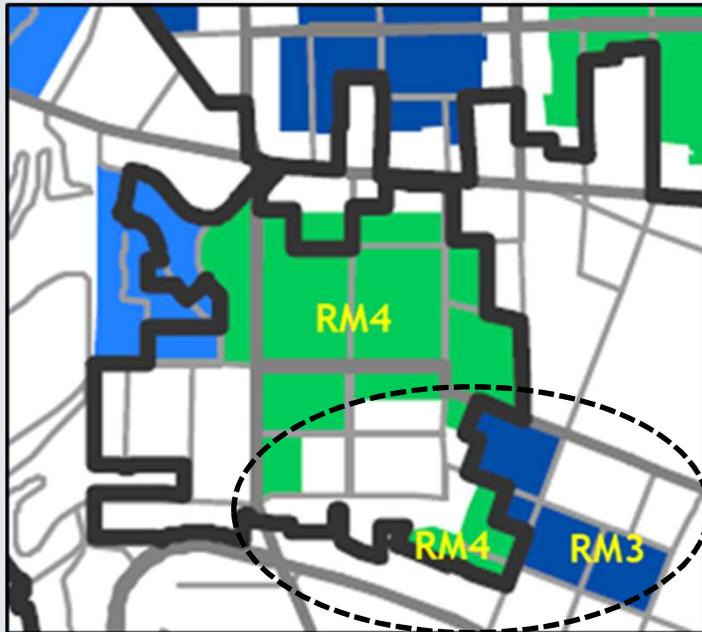


*Recommended Changes  
(based on historic patterns)*

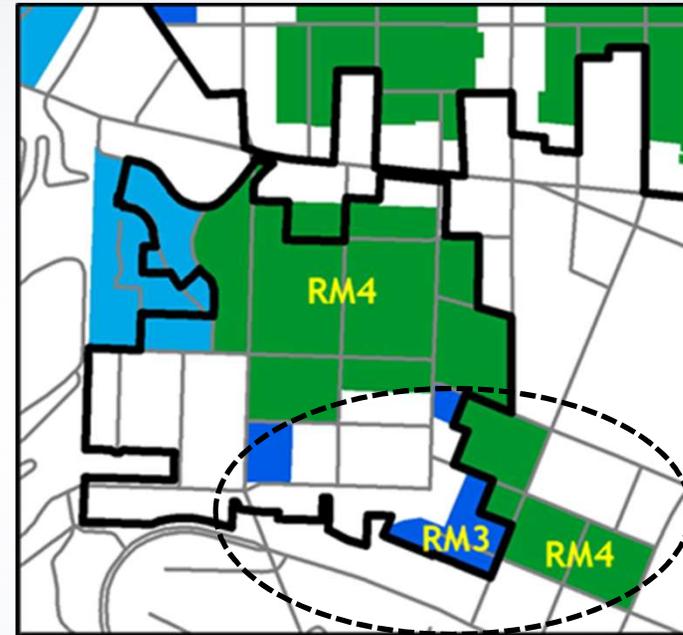
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## 2C: For the King's Hill Historic District, Reassign RM4 & RM3 Zoning at its Southern Edges to Reflect Development Patterns



*Original Proposal*  
(based on existing zoning)

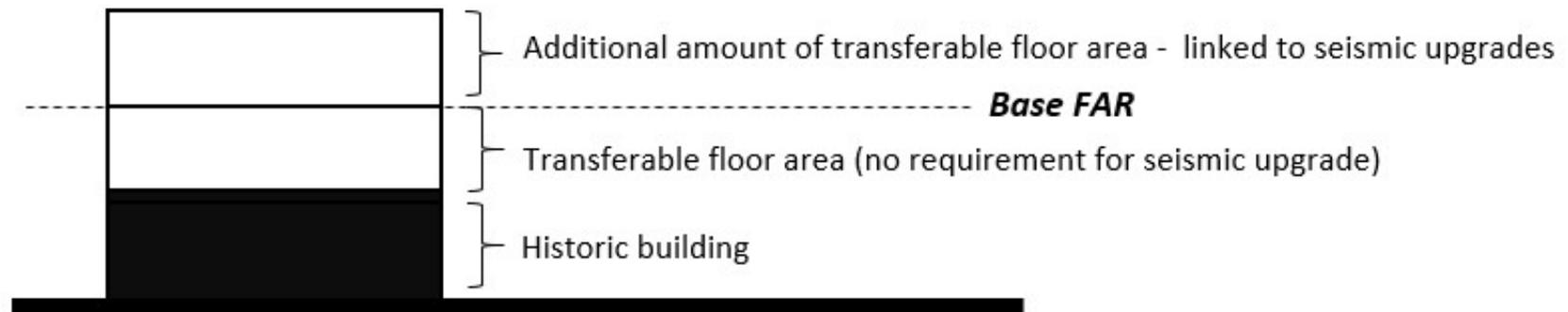


*Recommended Changes*  
(based on existing patterns)

- (1) Apply RM3 zoning to properties in the historic district with small historic structures at southern edge
- (2) Apply RM4 zoning to 3-block area east of the historic district



# TOPIC 3: FAR Transfers for Seismic Upgrades



## Staff Proposal

Allow an additional amount of FAR to be transferred from sites with historic resources, in conjunction with seismic upgrades.

- Additional transferable FAR would be equal to 50% of the base FAR
- Based on provisions adopted for the Central City



# Better Housing by Design Work Session

## Next Steps

---

**April 9<sup>th</sup>:** Today's work session

**April 16<sup>th</sup>:** Deadline for providing additional amendments to staff

**April 30<sup>th</sup>:** PSC deliberations on additional amendments and recommendation





# Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

Work Session #7

Planning and Sustainability Commission

April 9, 2019



Bureau of Planning and Sustainability  
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# Reference Slides



# Diverse Housing Options and Affordability

## Changes

2. Provide a visitable units bonus (instead of a requirement), providing 25% additional FAR when at 25% of units meet visitability standards.
- Townhouses/duplexes/houses would need to meet standards (ICC) for Type C “visitable” units:
    - No-step access to units
    - Bathroom with reinforcement for grab bars
    - Living area at least 70 sq. ft.
    - Doorway clearances at least 31<sup>3/4</sup> inches
    - Lighting controls at accessible level
  - Multi-family buildings would need to meet building code Type A unit standards (*provides higher level of accessibility than more usual Type B standards*)



# Diverse Housing Options and Affordability

## Changes

3. Reduce the minimum required density by 2 units when an existing residential structure is being preserved.



# Outdoor Spaces and Green Elements

## Changes

4. **Vary the width of pedestrian connections based on numbers of units on site:**
  - 3' for up to 4 units
  - 4' for 5 to 20 units
  - 5' for more than 20 units
5. **Increase the small site threshold to 10,000 sq.ft. (instead of 7,500 sq.ft.) - applies to parking requirements, landscaping.**
6. **Allow small accessory structures in required setbacks, regardless of housing type or site size.**
7. **Reduce the minimum required parking in mixed use zones, for large sites outside of frequent transit areas, to 1 space per every 2 units (consistent with multi-dwelling zones proposal).**



# Building Design and Scale

## Changes

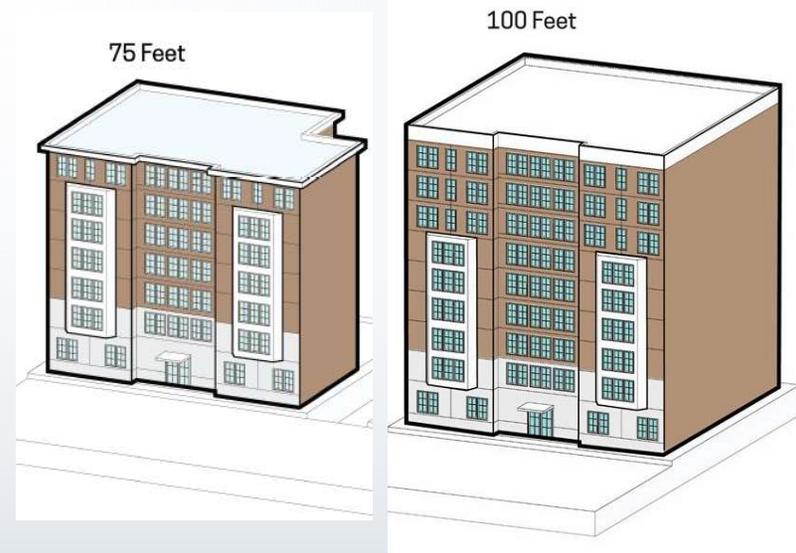
8. Continue to allow 100' building height in the RM4 zone within 1000' of light rail stations (including in historic districts)

Expand the 100' building height allowance in the RM4 zone to also apply within 500' of frequent transit lines (outside historic districts)

### RM4 Zone

Standard maximum height: 75'

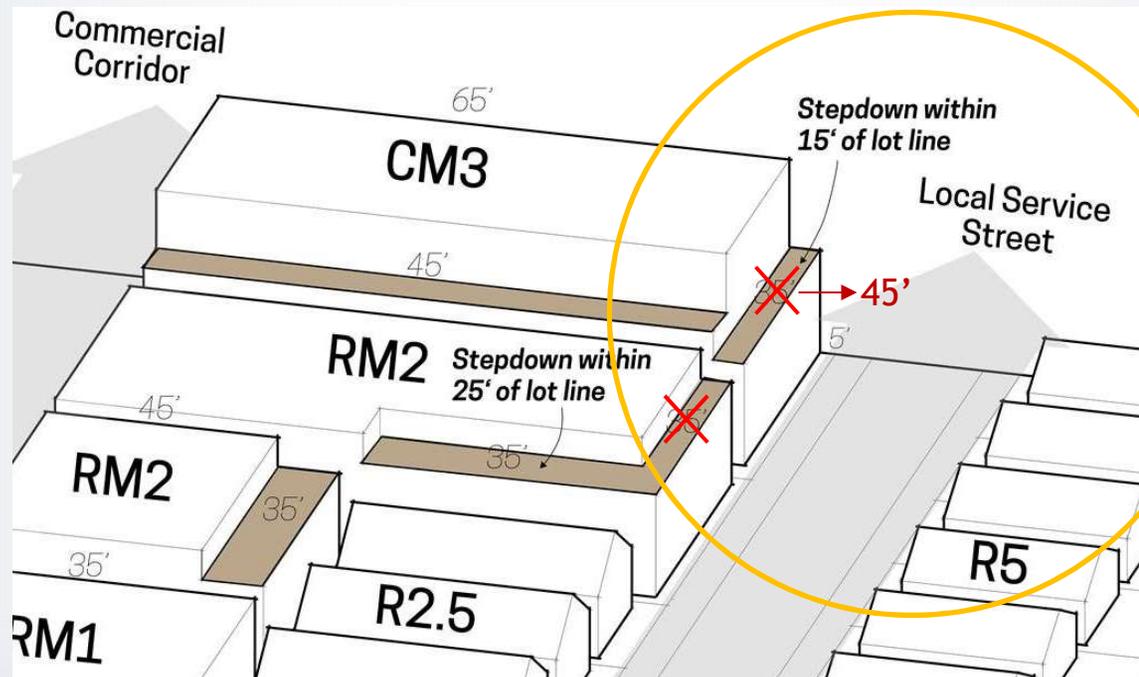
Maximum height near light rail and frequent transit: 100'



# Building Design and Scale

## Changes

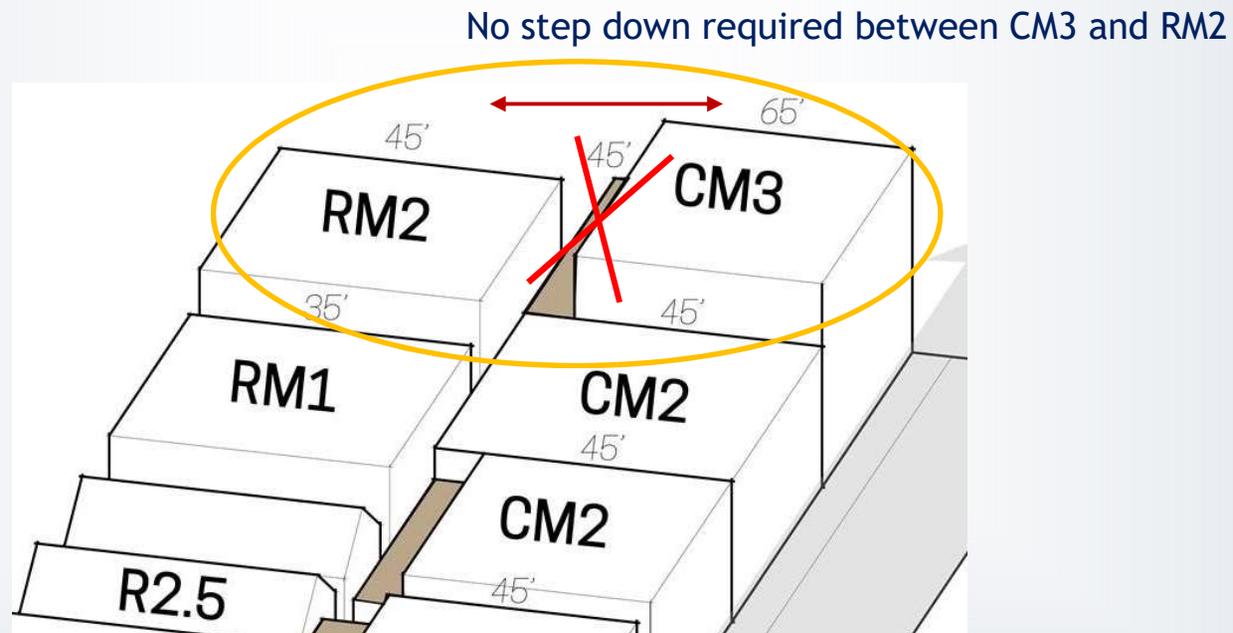
9. Change step-height across a local service street from single-dwelling zones to 45' (instead of 35'), in both multi-dwelling and single dwelling zones



# Building Design and Scale

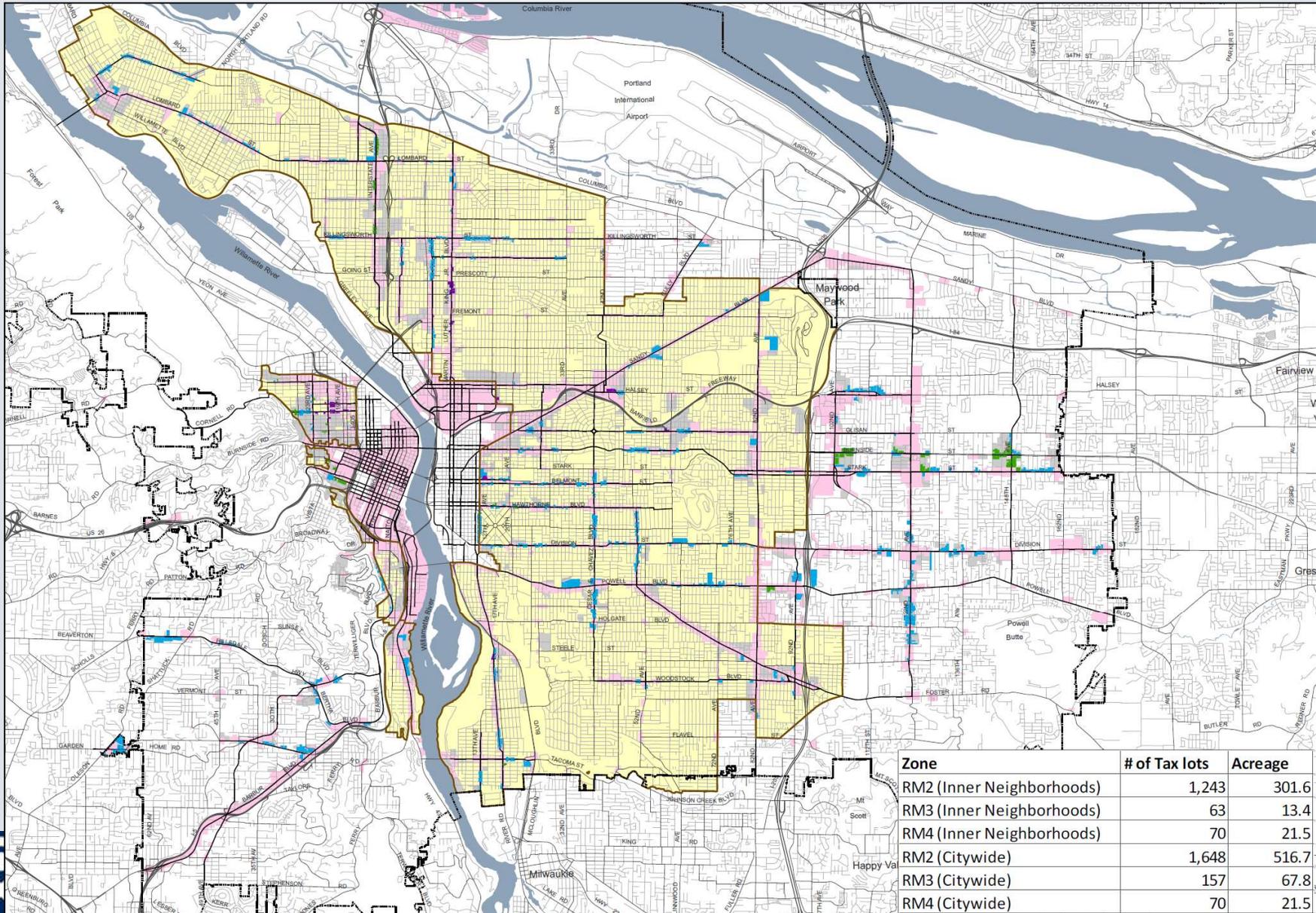
## Changes

10. Change step-height across a local service street from single-dwelling zones to 45' (instead of 35'), in both multi-dwelling and single dwelling zones



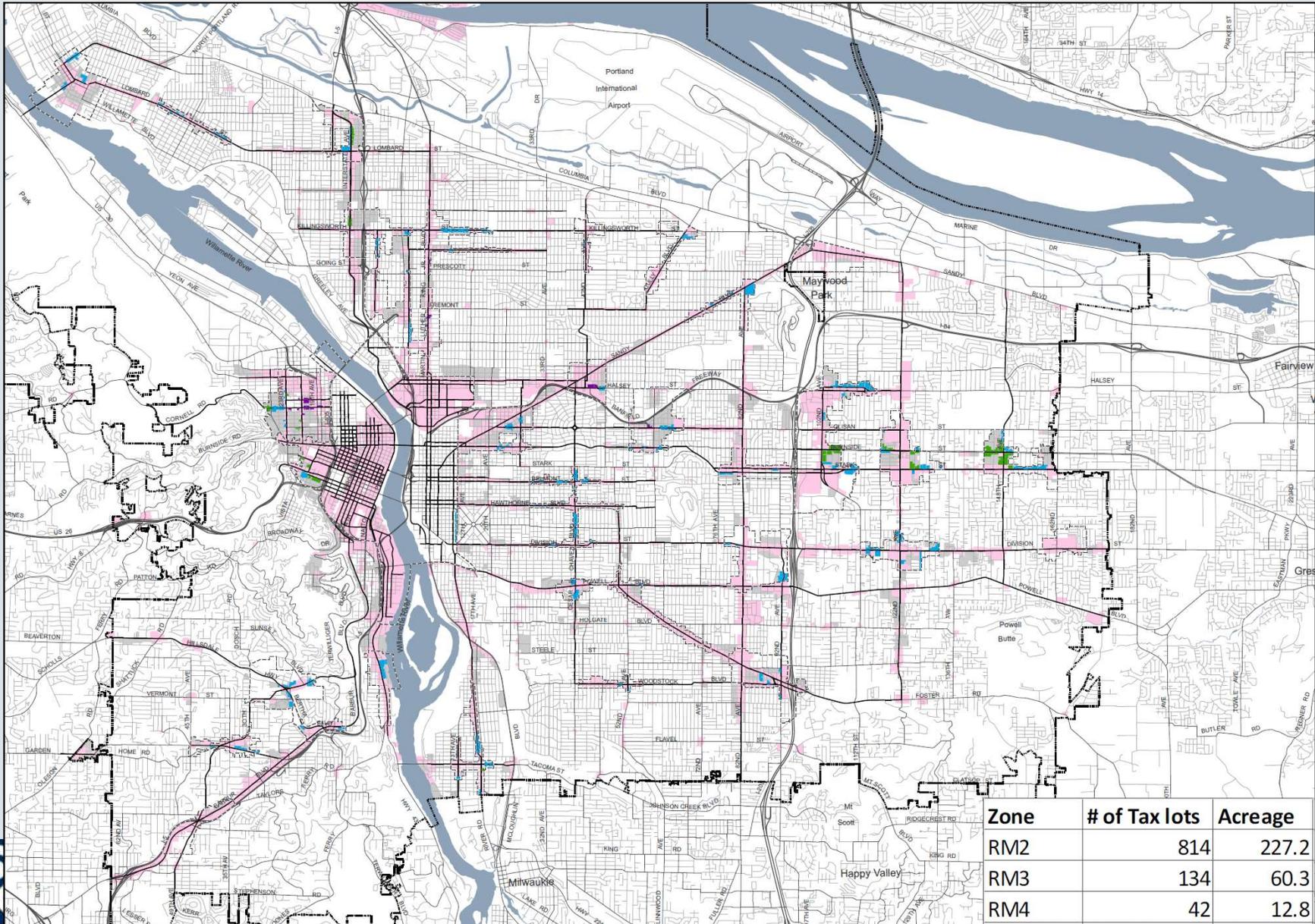
# Corridors Analysis

## Option 1: Civic and Neighborhood Corridors in Inner Pattern Area



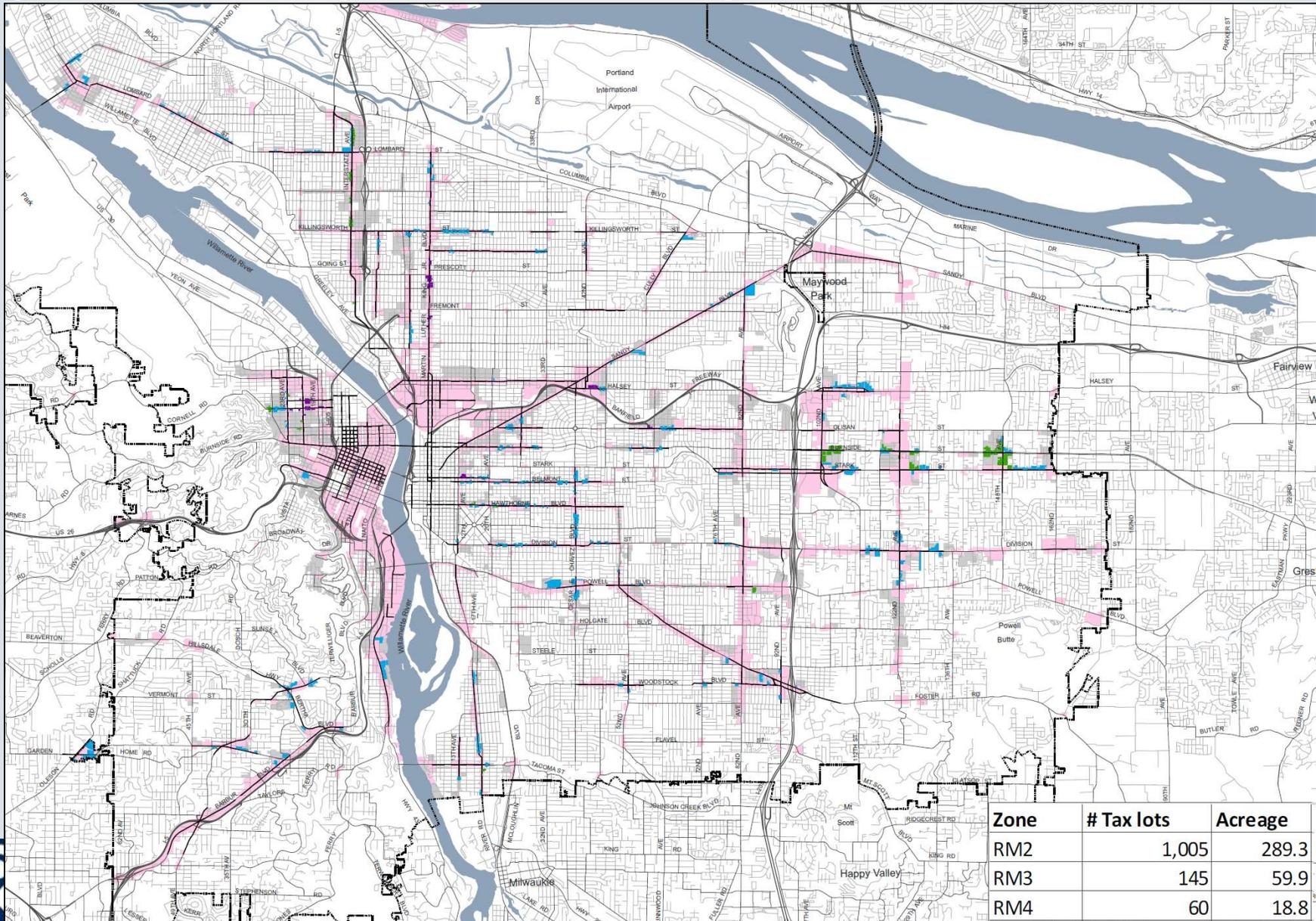
# Corridors Analysis

## Option 2: Civic and Neighborhood Corridors Designated Centers



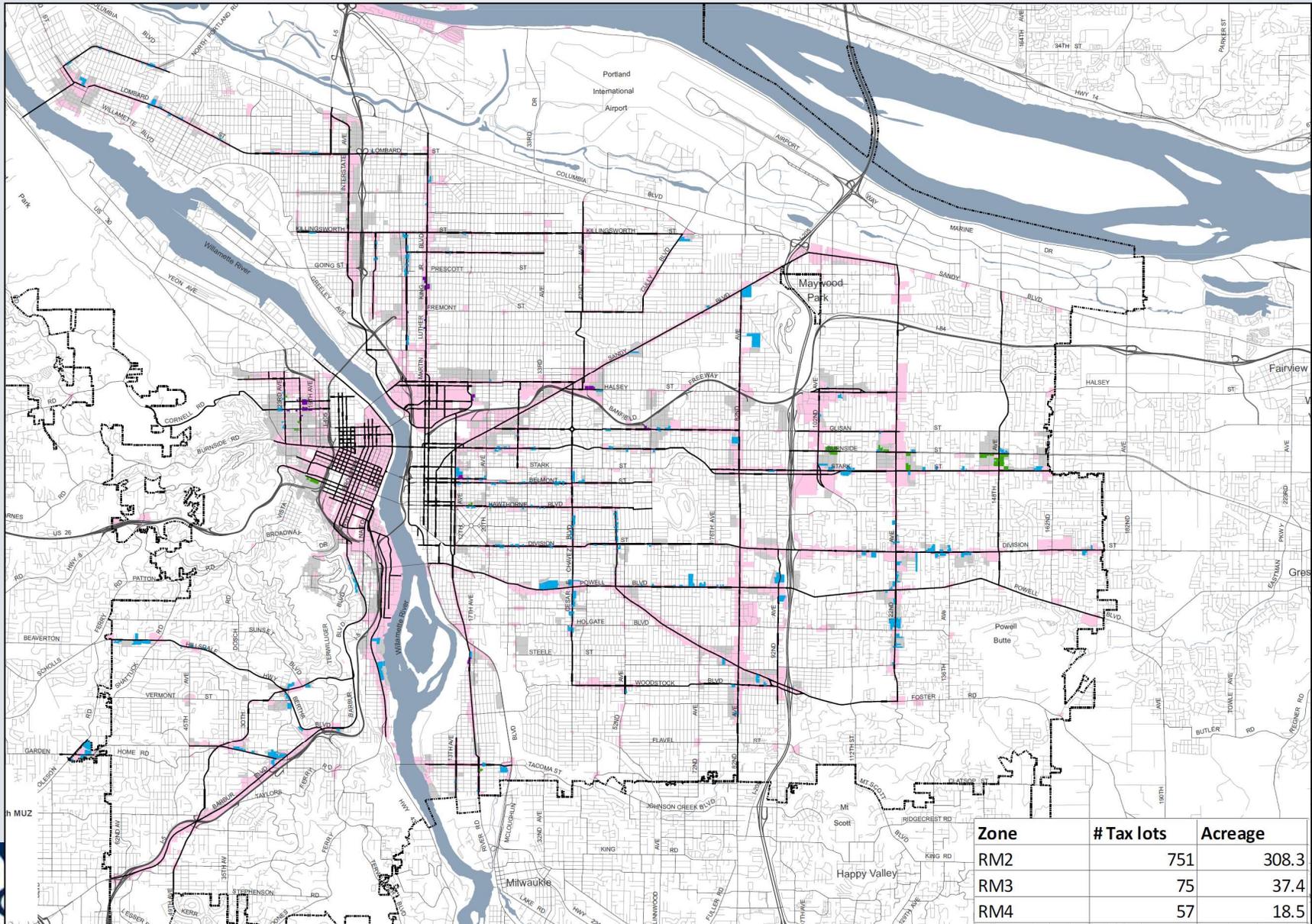
# Corridors Analysis

## Option 3: TSP-Designated Civic and Neighborhood Main Streets



# Corridors Analysis

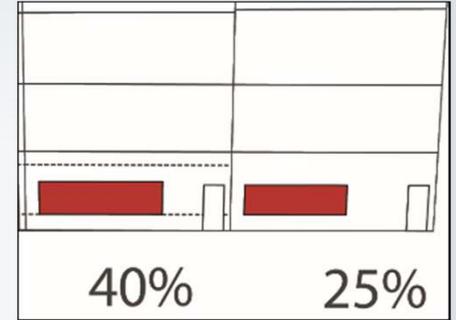
## Option 4: Multi-Dwelling Zoning on Corridor Blocks with Mixed Use Zoning



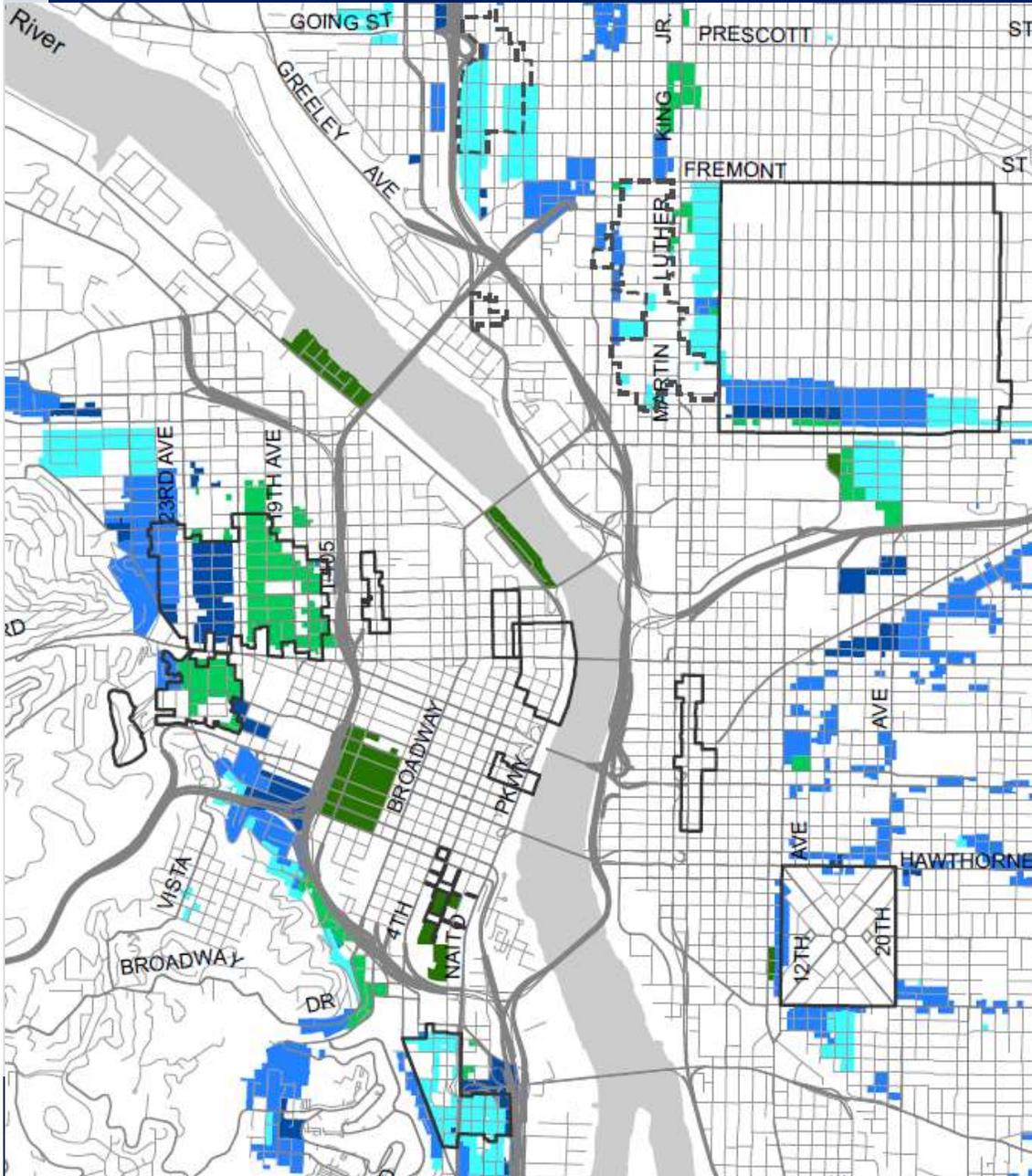
# Building Design and Scale

## Changes

13. Ground floor windows for commercial uses - require 40% window coverage when within 5' of a street lot line.
14. Modify limits on front garage and structured parking to be consistent with RIP proposals (50% limit applies to combined width of building or attached houses).
15. Disallow parking between a building and a street for small sites (up to 10,000 sq.ft.), providing more flexibility for large sites.



# Historic District Bonuses & Transfers



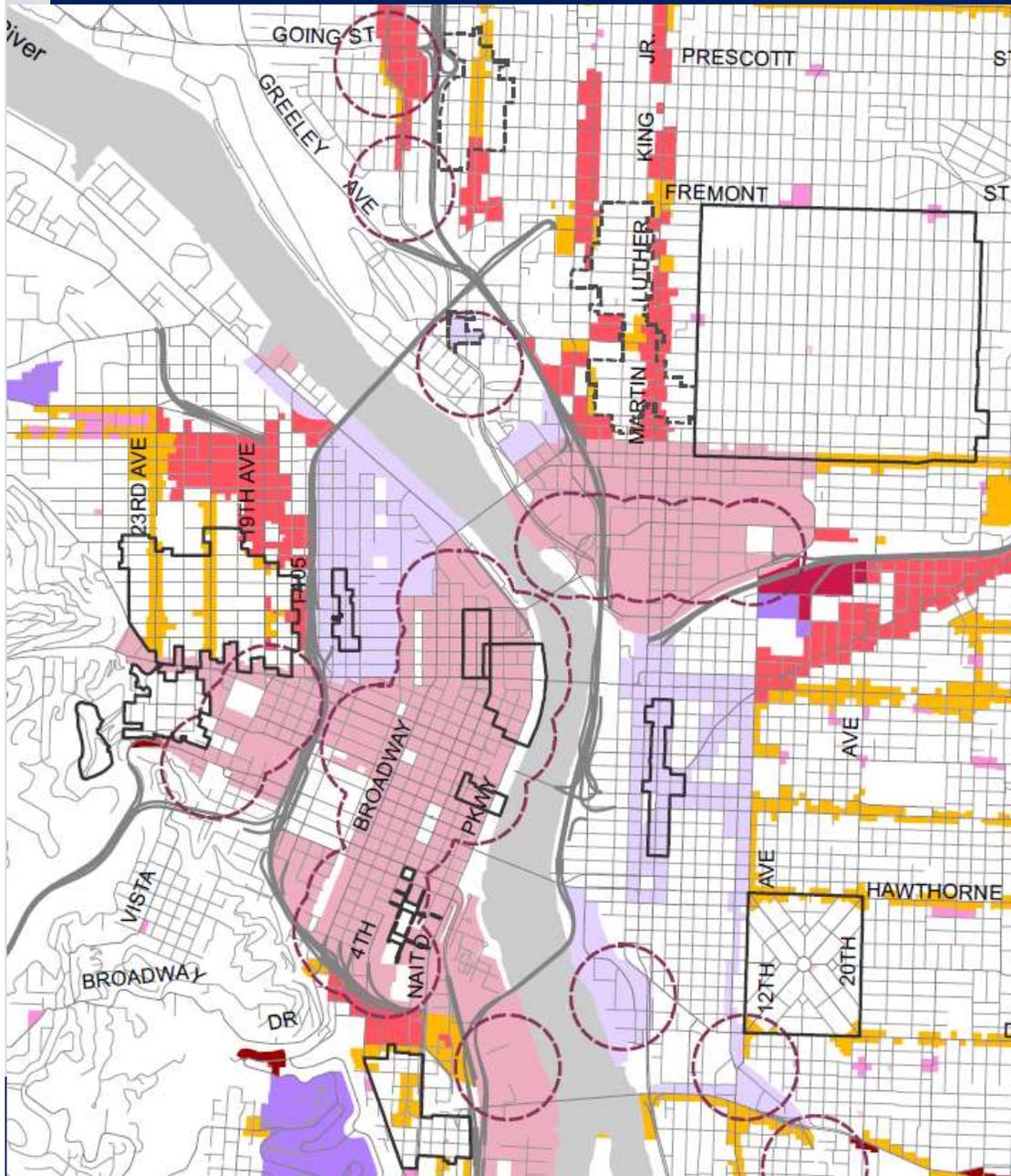
Percentage of Multi-Dwelling Zoning Located in Historic or Conservation Districts

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

**Proposed Multi-Dwelling Zones**

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

# Historic District Bonuses & Transfers



## 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)
<b>Total</b>	<b>2% (90 acres)</b>

## Mixed Use Zoning

- Commercial Residential (CR)
- Commercial Mixed Use 1 (CM1)
- Commercial Mixed Use 2 (CM2)
- Commercial Mixed Use 3 (CM3)
- Commercial Employment (CE)
- Central Commercial (CX)

# Alphabet Historic District - CM2 Zone

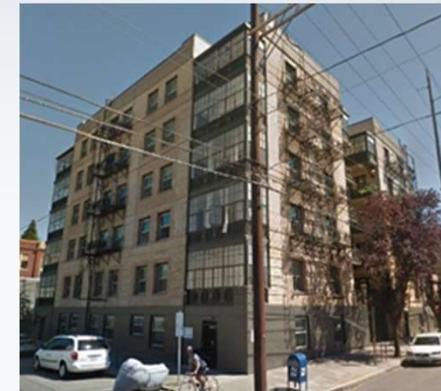
Historic



2.8 to 1



3.7 to 1



5 to 1

Newer



3 to 1



3.2 to 1



3.6 to 1

Examples of larger buildings in the CM2 zone along NW 21<sup>st</sup> and NW 23<sup>rd</sup>



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# Alphabet Historic District - CM2 Zone



New (left) and historic (right) buildings at NW 21<sup>st</sup> Avenue and Irving

