



Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

Planning and Sustainability Commission Briefing
March 14, 2017

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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

Relationship to other Zoning Code projects



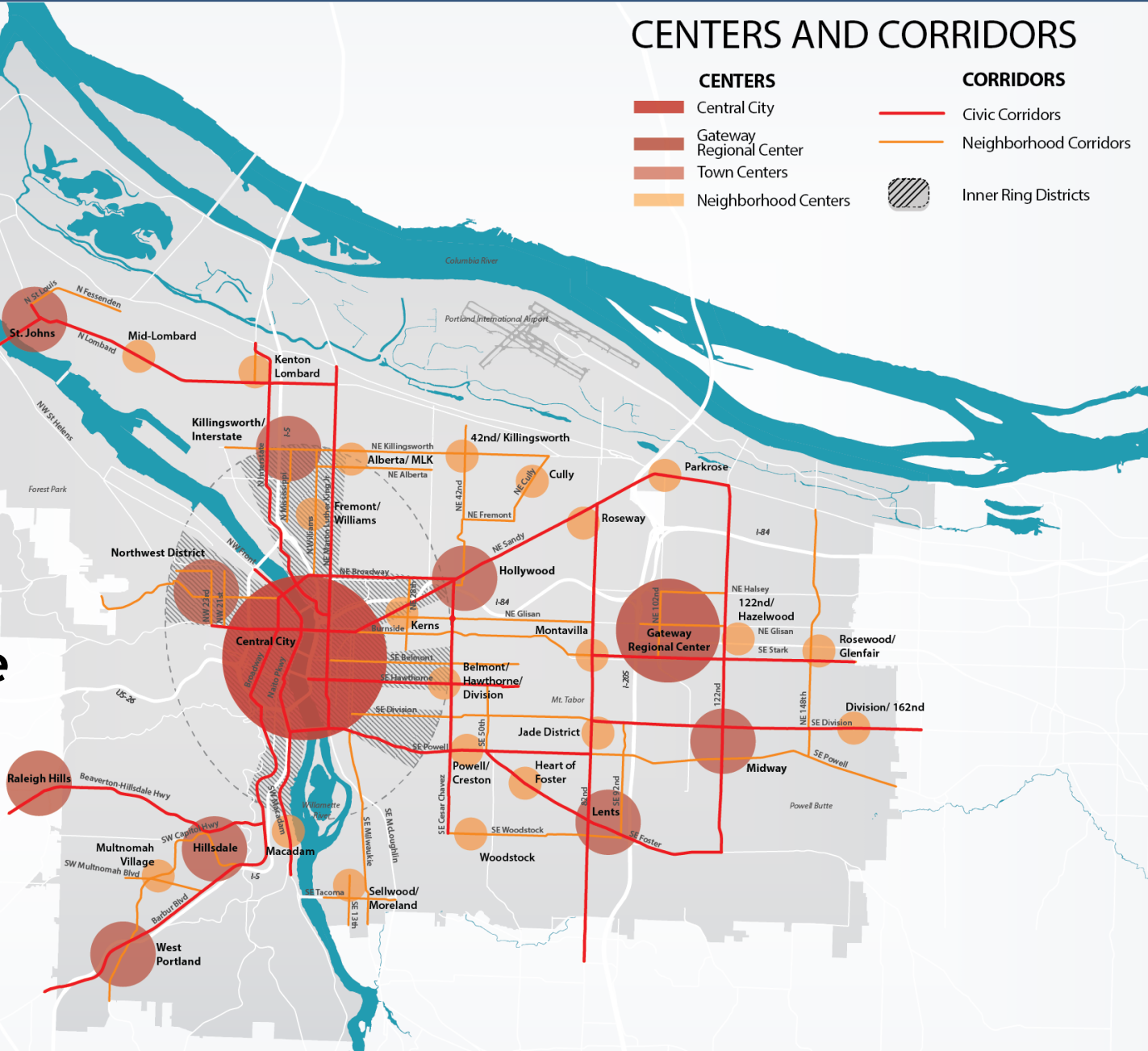
Residential Infill
Project
Single-Dwelling Zones

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 | |

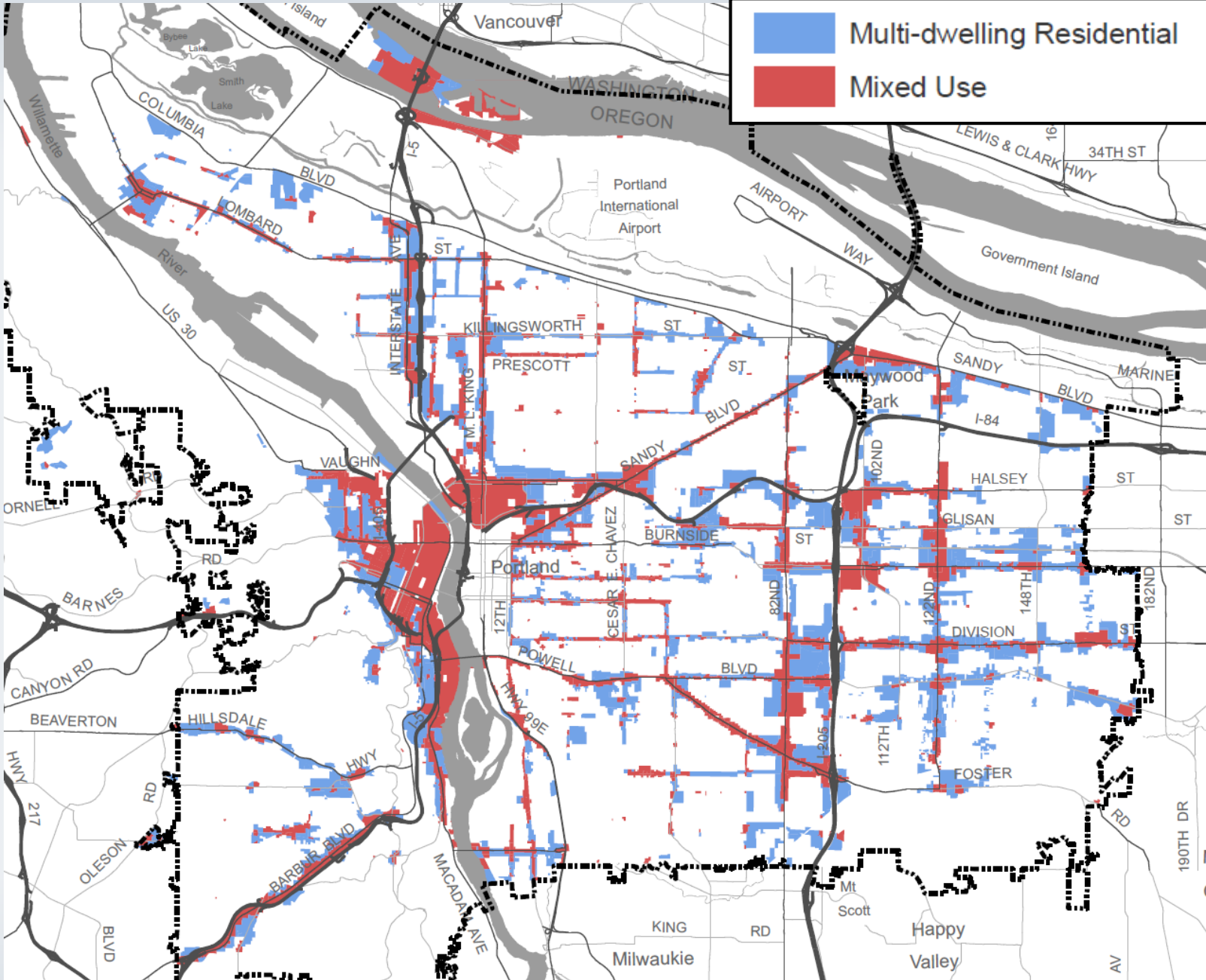


Comprehensive Plan

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



1. Site design and healthy active living

- open space for residents and green elements

Project Topics



2. Building design and scale

- relationship of development to streets and context

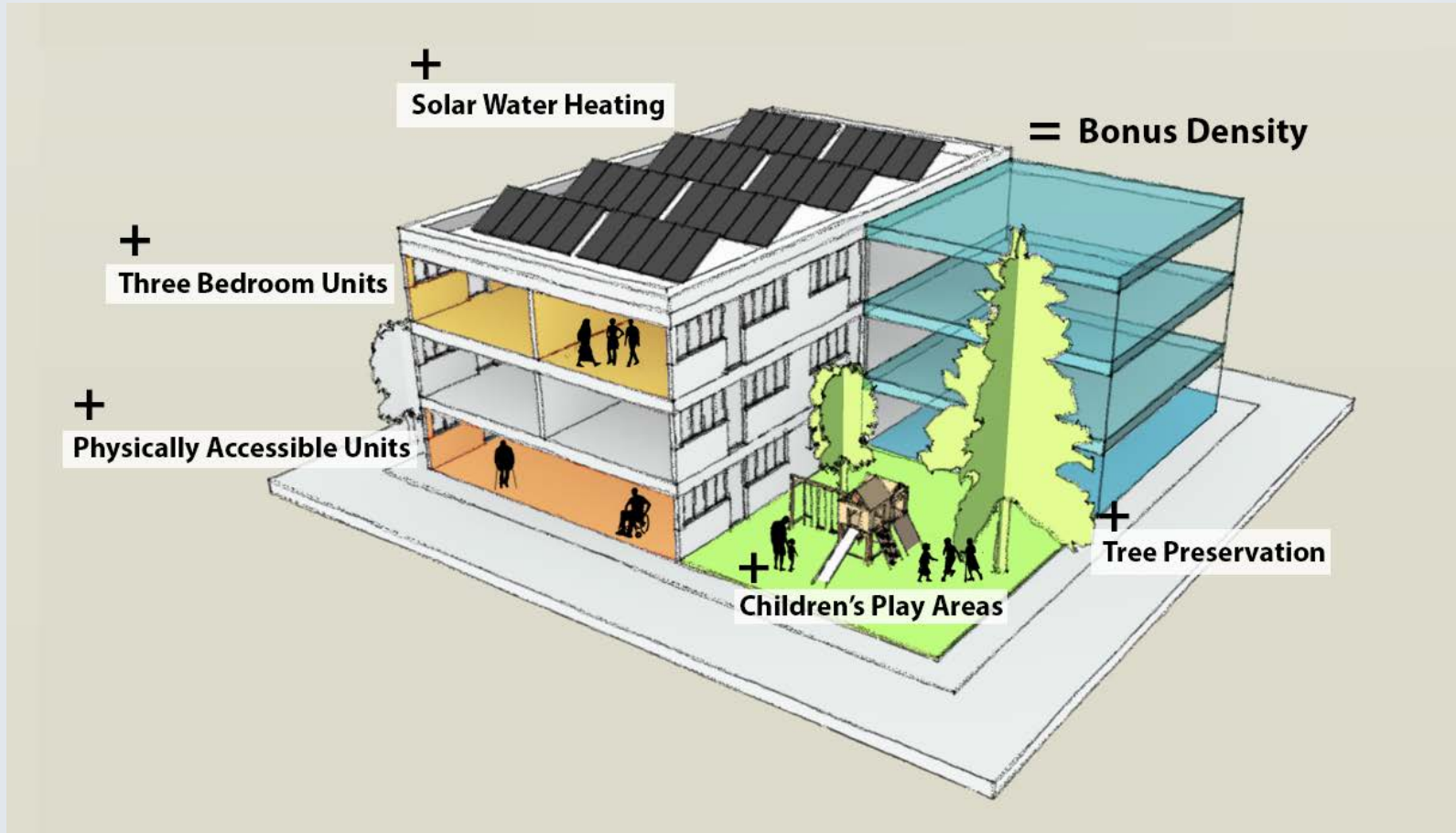
Project Topics



3. Street connectivity

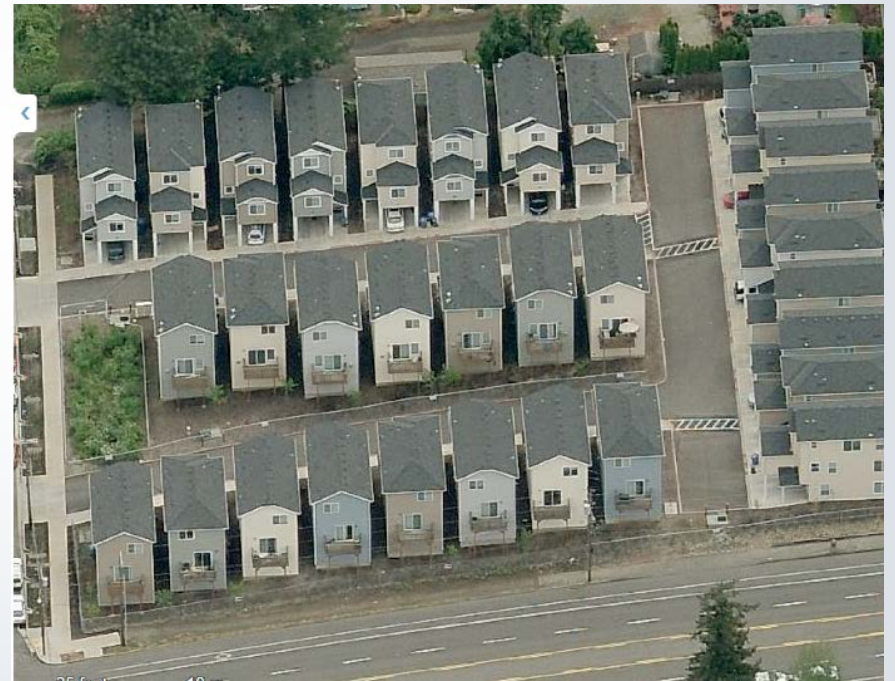
- New implementation approaches
- Street plans for Jade District and Rosewood centers

Project Topics



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

Issues: Site Design



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

Issues: Site Design



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

Issues: Site Design



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

Issues: Building Design and Scale



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

Issues: Building Design and Scale



Consider regulating by size of buildings, instead of unit density
- Variety of smaller housing types along neighborhood side streets

Issues: Building Design and Scale



Consider regulating by size of buildings, instead of unit density
- Larger scale along corridors

Issues: Building Design and Scale



Transitions in scale to lower-density zones

Issues: East Portland



Rosewood/148th Ave. area

East Portland

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



Some Development and Design Issues



Jade District

East Portland

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



Issues: East Portland



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

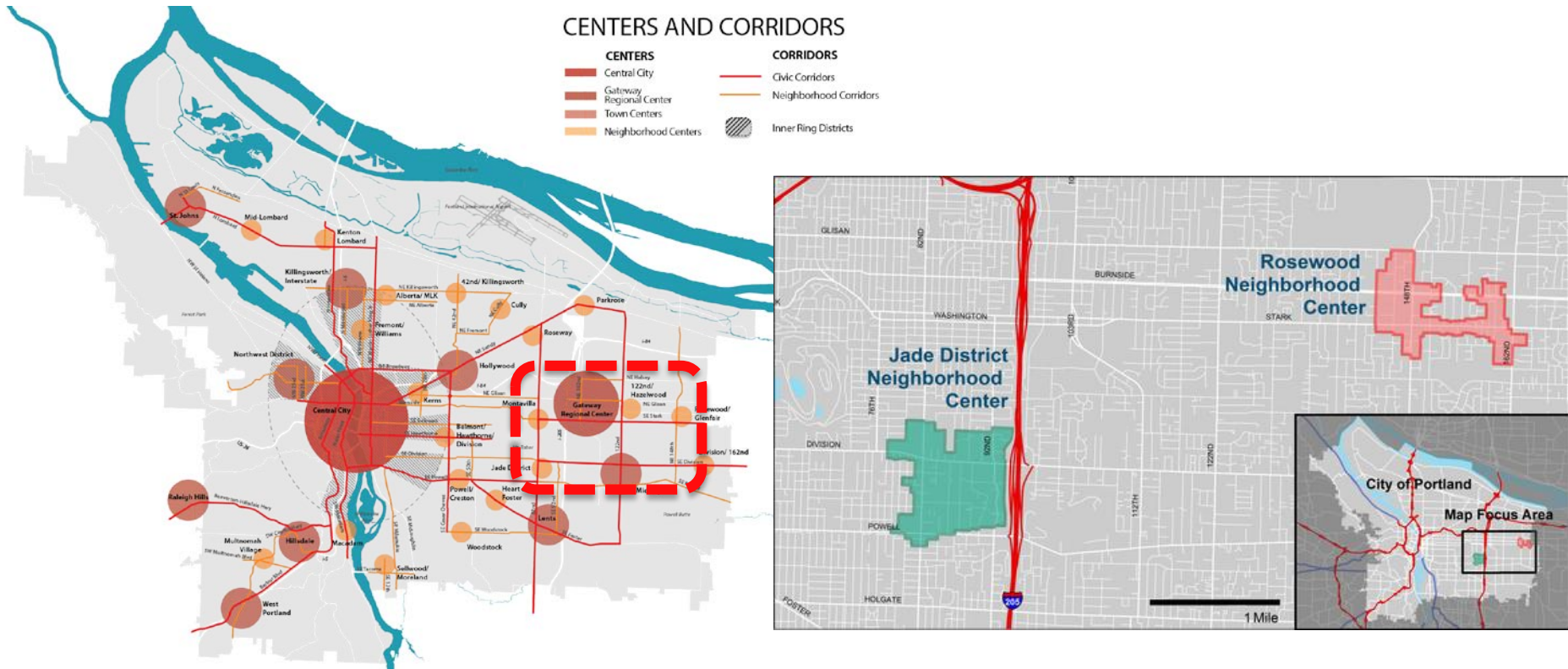
Connected Centers Street Plan



PBOT

Focus on centers

Jade District and Rosewood



What problems are we hoping to address?



Few connections

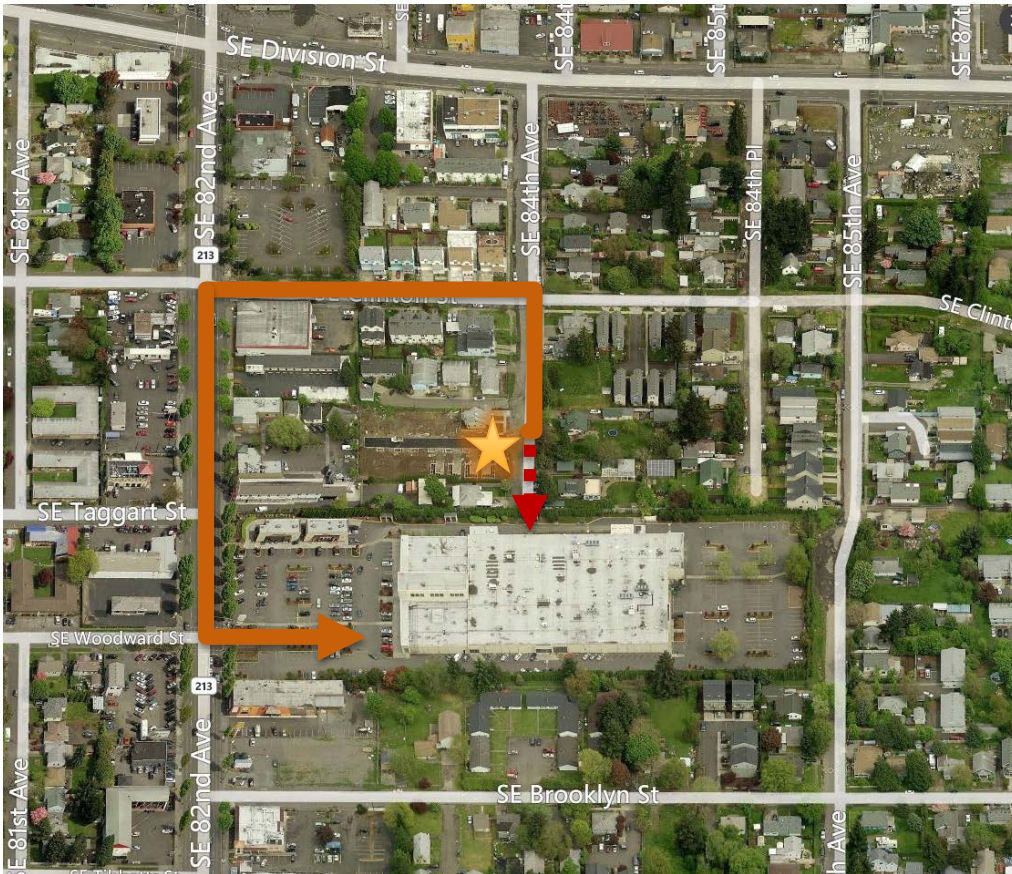
schools

shops

bus stops

What problems are we hoping to address?

Large block lengths



Lack of route options



What problems are we hoping to address?

Poor accessibility



What problems are we hoping to address?



Limited roadway space

What problems are we hoping to address?



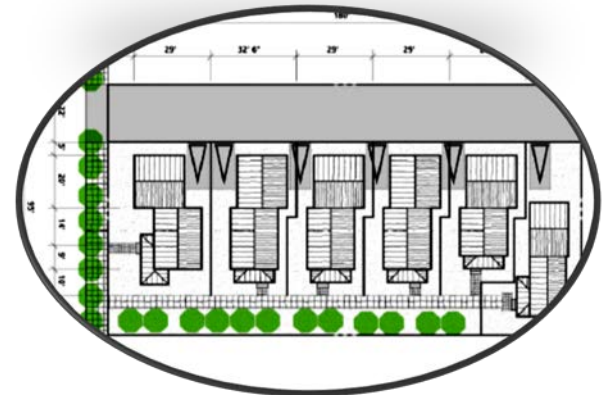
Preserving trees

Connected Center Street Plan

Potential Outcomes

Tailored Street Plan

- New connections
- Code amendments
- Development tools
- Incentives



Project Schedule

February 25: Kick-off public workshop

Stakeholder working group meetings: Discussion of issues and solutions

March 7: East Portland issues, development bonuses

March 23: Outdoor spaces, building scale

April 6: Street connections, Jade District focus

April 19: Street frontage design, inner area development options

May 3: Street connections, Rosewood focus

June 3: Public workshop on compiled code concepts





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