

Better Housing by Design Project
Planning and Sustainability Commission
DRAFT Work Session Schedule and Topics

August 31, 2018

September 11 (1 hour) -- BHD project overview and work session schedule*

- Brief overview of the project proposals
- Work session topics and schedule

September 25 (2.5 hours) – Work Session #1

- Spectrum of residential zones (single-dwelling and multi-dwelling)
- Multi-dwelling zone FAR and scale
- Bonus and FAR transfer provisions

October 9 (1.5 hours) – Work Session #2

- East Portland standards
- Street Connections/Connected Centers

November 13 (2 hours) – Work Session #3

- Visitability
- Building design (setbacks, height transitions, etc.)
- Parking/TDM

December 11 (2.5 hours) – Recommendation

- Final reconciliation of decisions
- Vote on recommendation
(Note: vote on RIP is scheduled for the same session)

*Memo to be sent to PSC members prior to this session (on September 4) will include:

1. Draft work sessions schedule and request for identification of items needing discussion.
2. Summary of public testimony.
3. Staff responses to PSC's initial questions.

Major Better Housing by Design Proposals *(for reference)*

Proposal
Diverse Housing Options and Affordability
1. Regulate by building scale instead of unit density.
2. Require visitable units.
3. Prioritize affordable housing by increasing inclusionary housing development bonuses and through a family housing bonus.
4. Provide incentives for preserving trees and existing affordable housing through transfers of development rights.
5. Allow small-scale commercial uses on major corridors.
Outdoor Spaces and Green Elements
6. Require residential outdoor areas in high density zones.
7. Require shared common areas for large sites.
8. Allow alternatives to conventional landscaping.
9. Limit large surface parking lots and asphalt paving.
10. Reduce parking requirements, especially on small sites.
Building Design and Scale
11. Limit front garages and parking along street frontages.
12. Require building entrances to be oriented to streets or to courtyards.
13. Require front setbacks that reflect neighborhood patterns and limit privacy impacts.
14. Simplify side setback regulations and reduce barriers to development on small sites.
15. Require building height transitions to single-dwelling zones.
16. Require large building facades to be divided into smaller components.
East Portland Standards and Street Connections
17. Continue East Portland mid-block open areas through requirements for deep rear setbacks.
18. Require street frontages wide enough for quality site design and to provide space for new street connections in East Portland centers.
19. Calculate development allowances prior to street dedication to facilitate street connections.
Other Major Proposed Amendments
20. Strengthen minimum density requirements.
21. Require transportation and parking demand management approaches in the multi-dwelling zones.