



# 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**

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## 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 23<sup>rd</sup> 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"> <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 <i>(new approach)</i> (at least half of units must have 3 bedrooms affordable at 100% of MFI)</li> <li><b>FAR transfers from sites preserving:</b> <ul style="list-style-type: none"> <li><b>Existing affordable housing</b> <i>(new approach)</i></li> <li><b>Trees</b> <i>(new approach)</i></li> <li><b>Historic resources</b></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) <i>(new approach)</i></li> </ul> <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. 16<sup>th</sup>):

### 1. Landmarks commissioners:

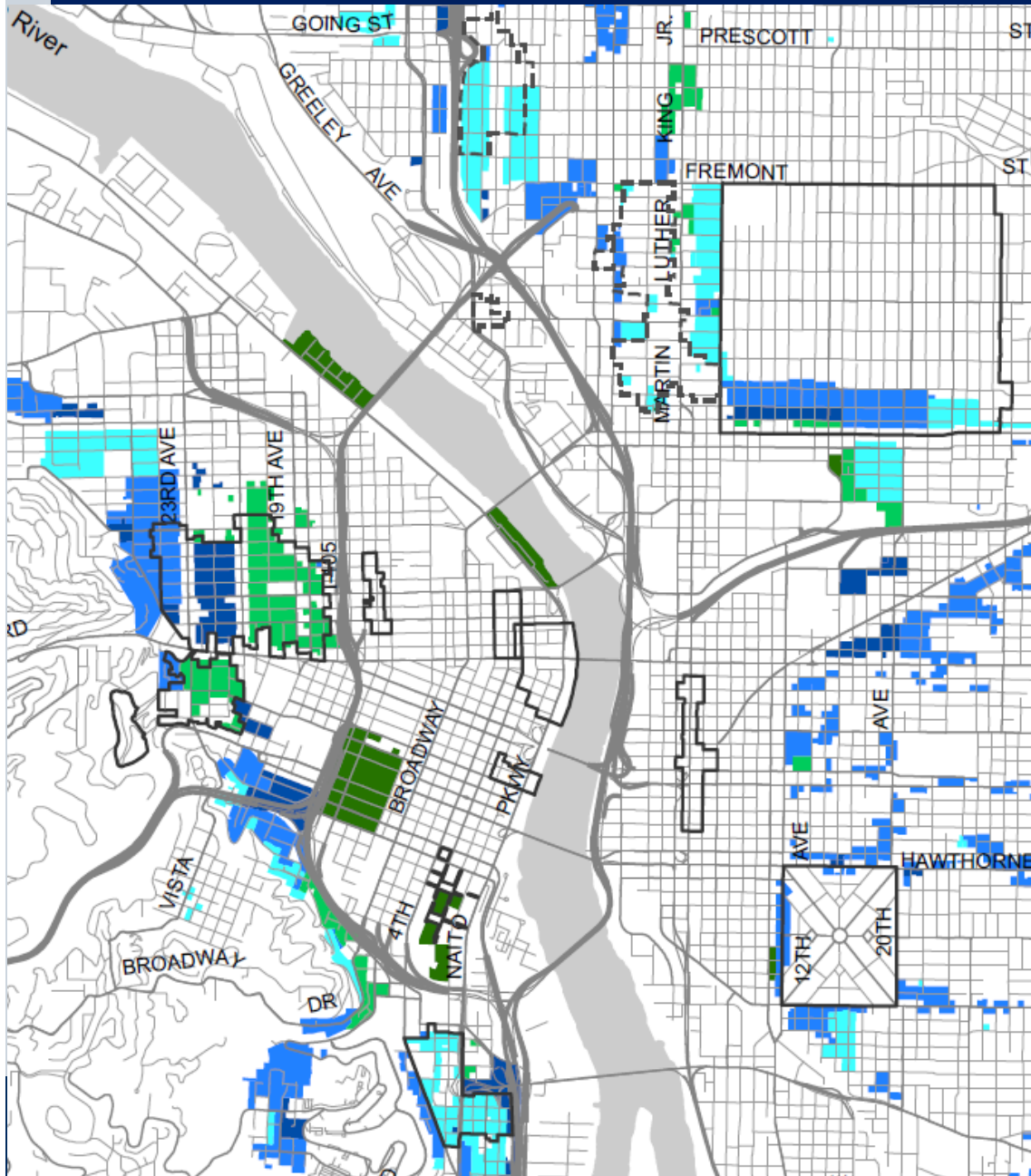
Context is key in their reviews - base/bonus scale may not be approved if out-of-scale with context.

### 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)
<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

# RM4 Zone: Base Scale



## RM4 Zone (Base)

Current Zone: RH (4:1 FAR)

Base FAR: 4 to 1

Maximum Height: 75/100 feet

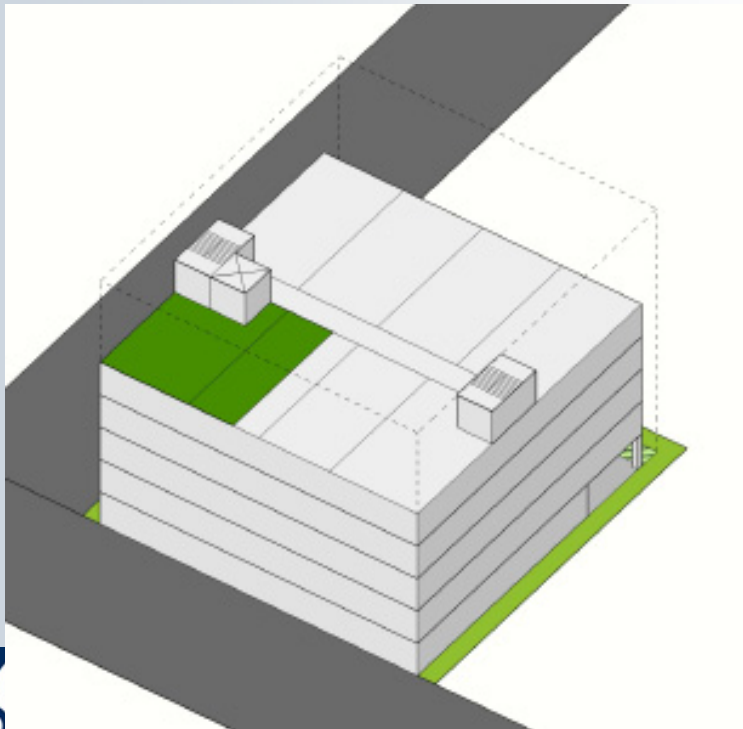
Max. Building Coverage: 85%

*Same base FAR allowances as current RH zoning*

### Potential density:

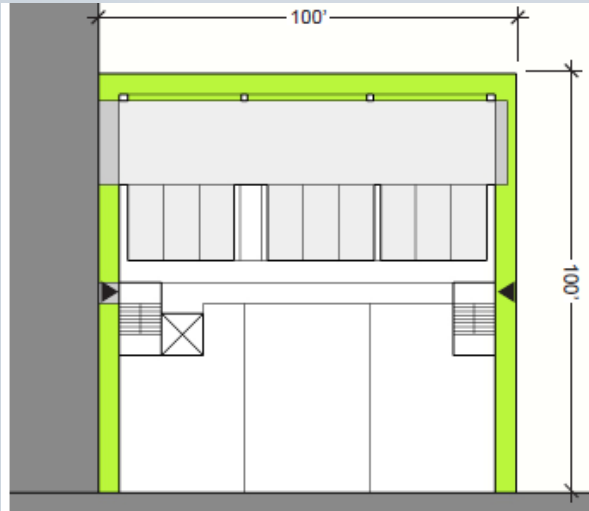
36 or more units on 10,000 SF site

*(40,000 SF of allowed floor area)*





# RM4 Zone: Bonus Scale



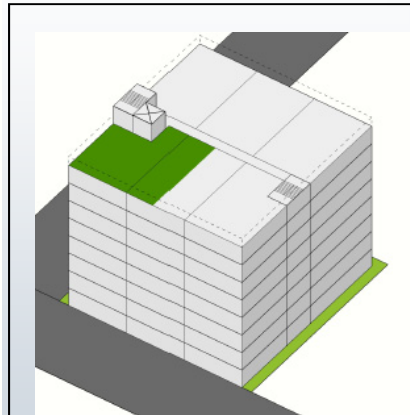
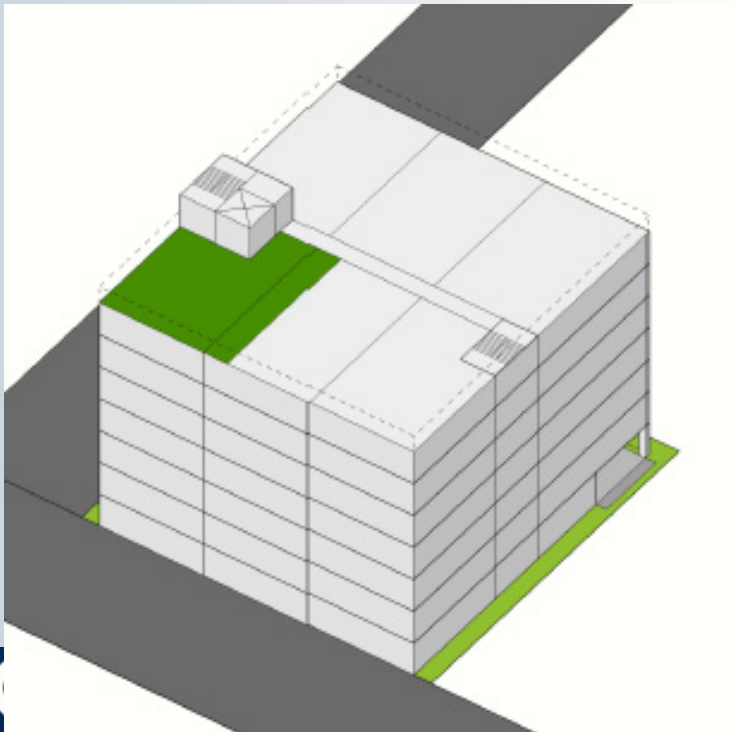
## **RM4 Zone (Bonus)**

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



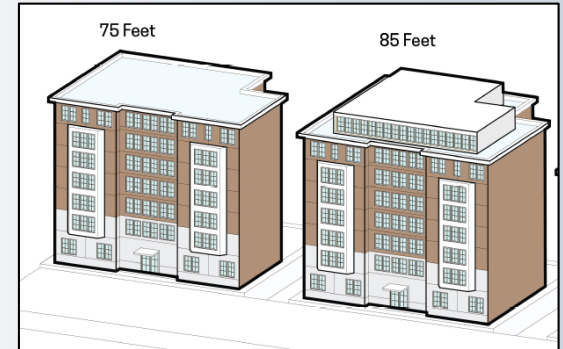
6:1 FAR - 85 Feet



4:1 FAR - 75 Feet



6:1 FAR - 85 Feet



# TOPIC 1: Bonus Scale in Historic Districts

## 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')

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



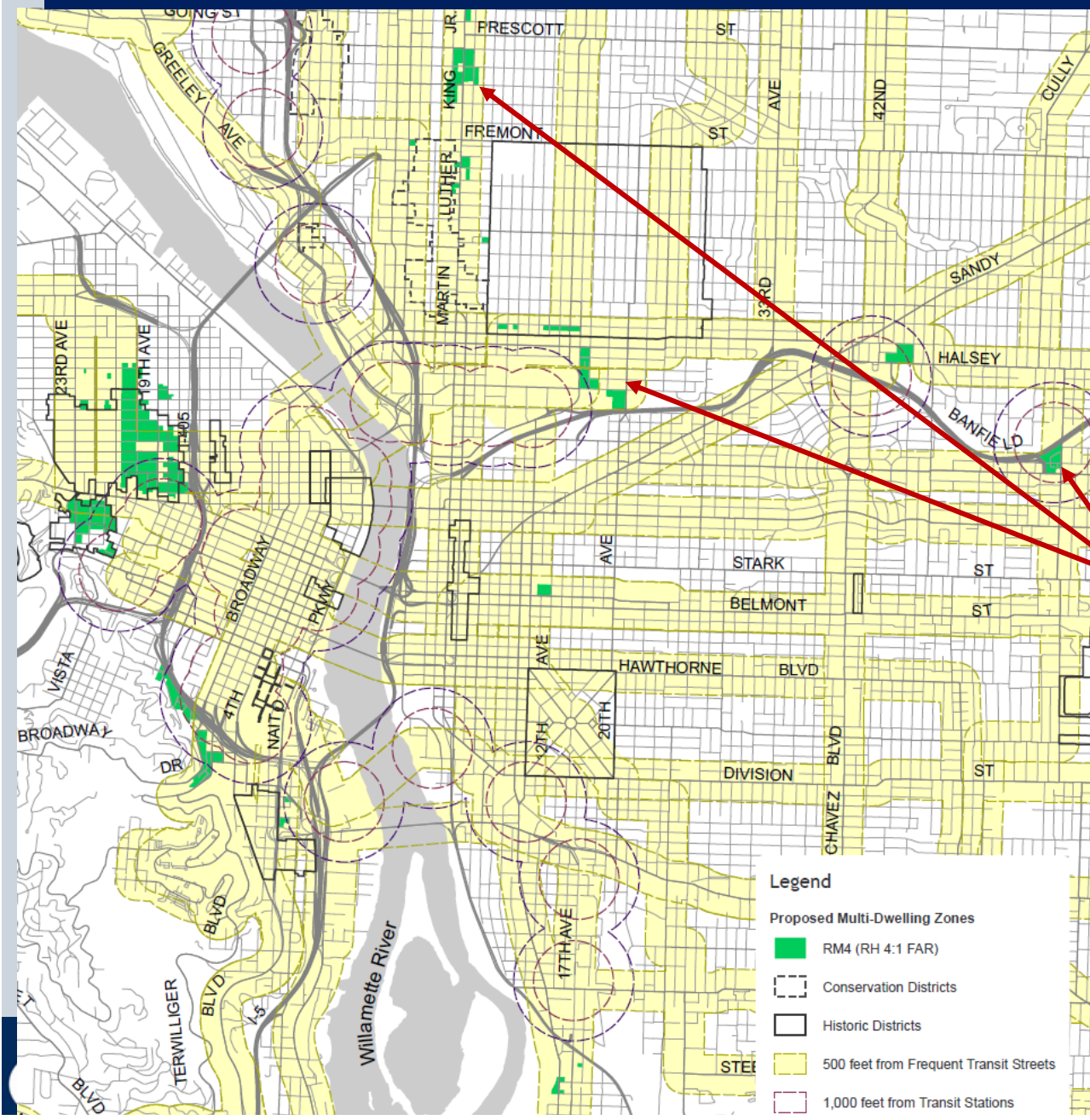
## TOPIC 2: RM4 Zone 100' Height in Historic Districts

### 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:

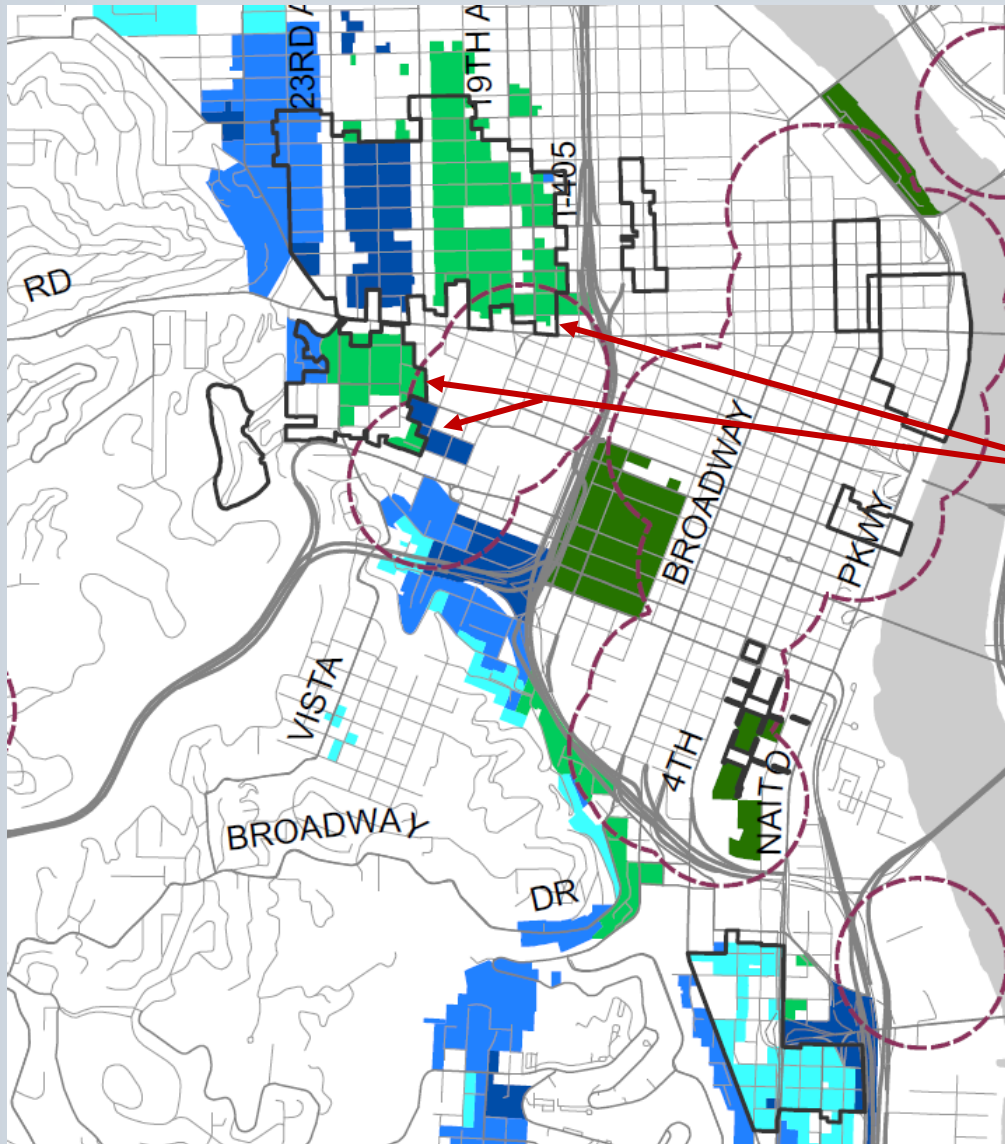
Within 1000' of LRT station, but outside historic: 15 acres

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

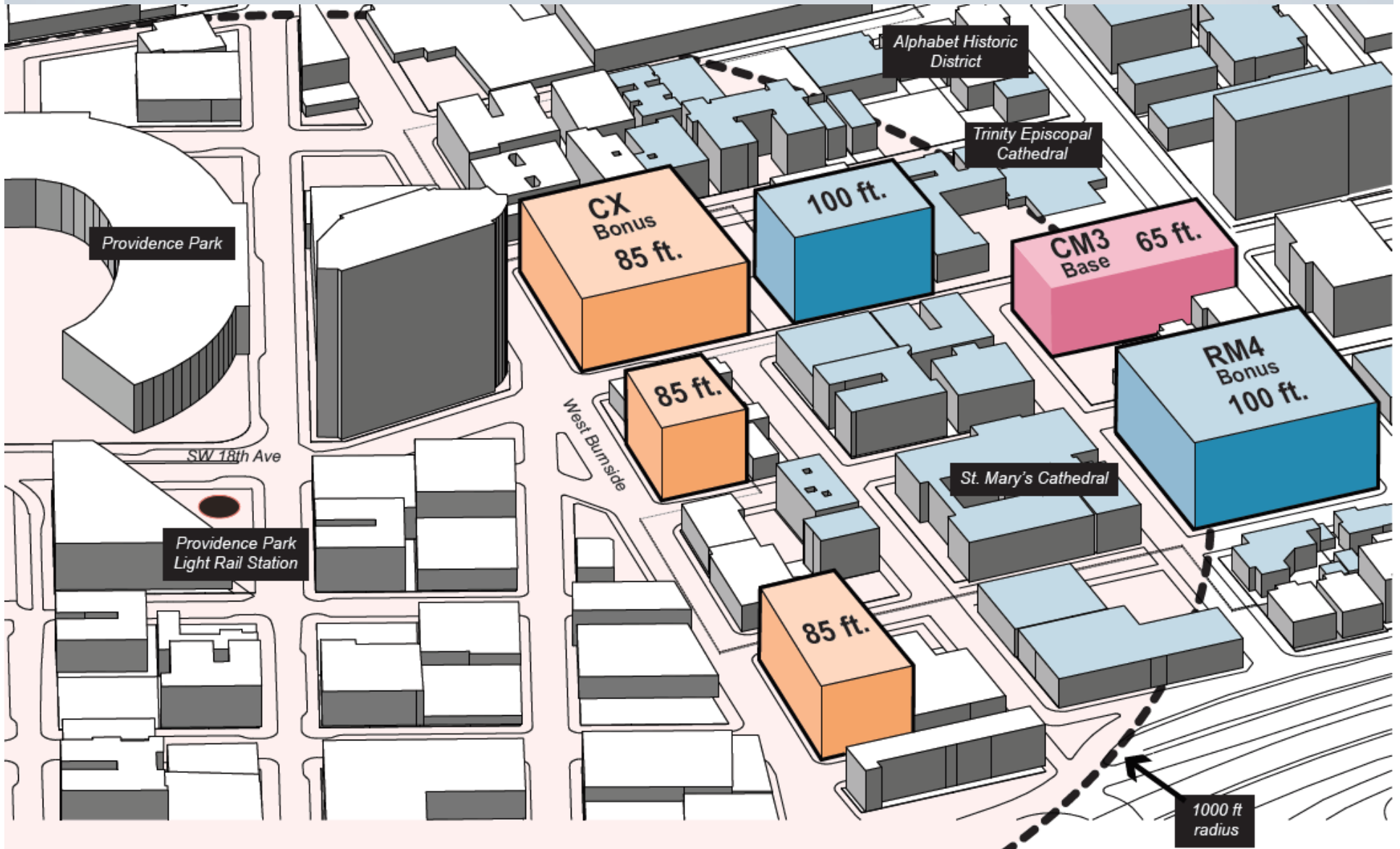
## TOPIC 2: RM4 Zone 100' Height in Historic Districts



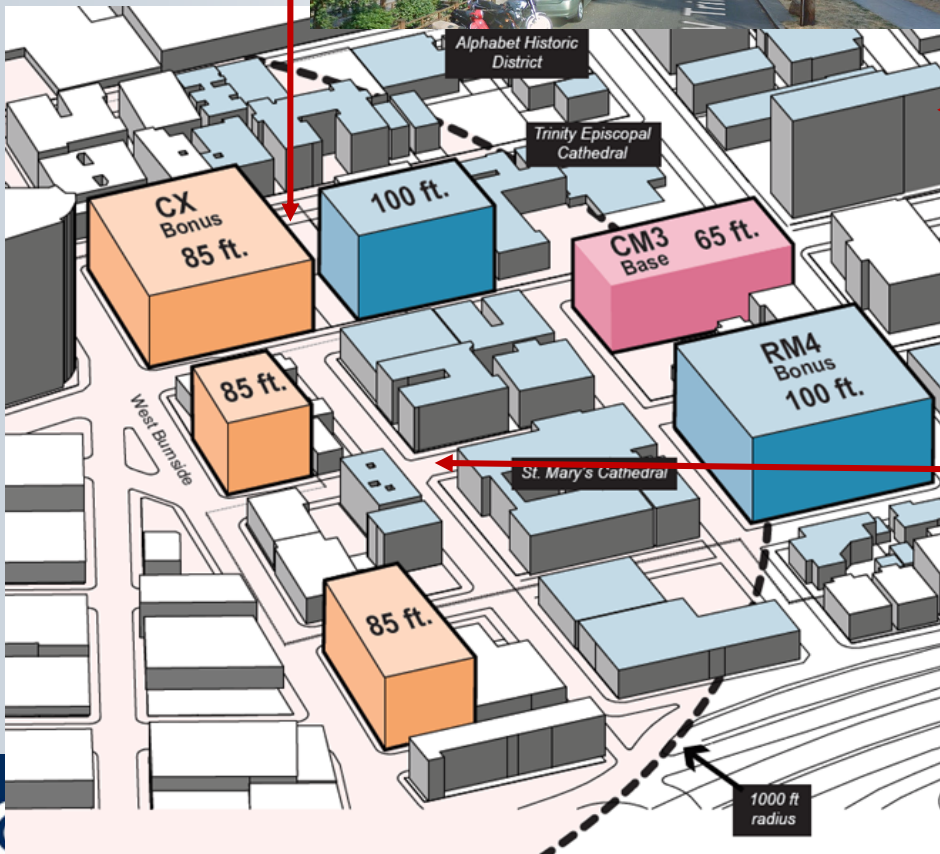
Areas where current RH zoning allows 100' height in historic districts.  
(10 acres)



# 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



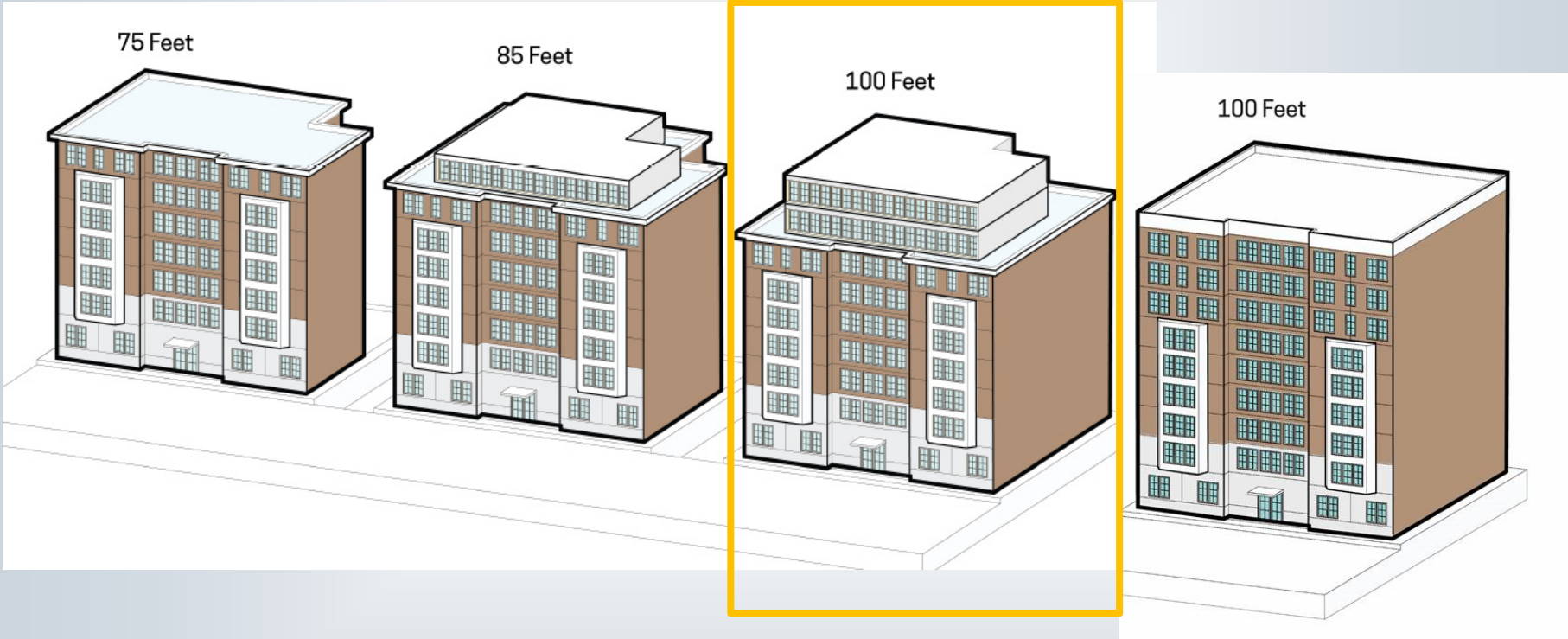
6:1 FAR - 85 Feet



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

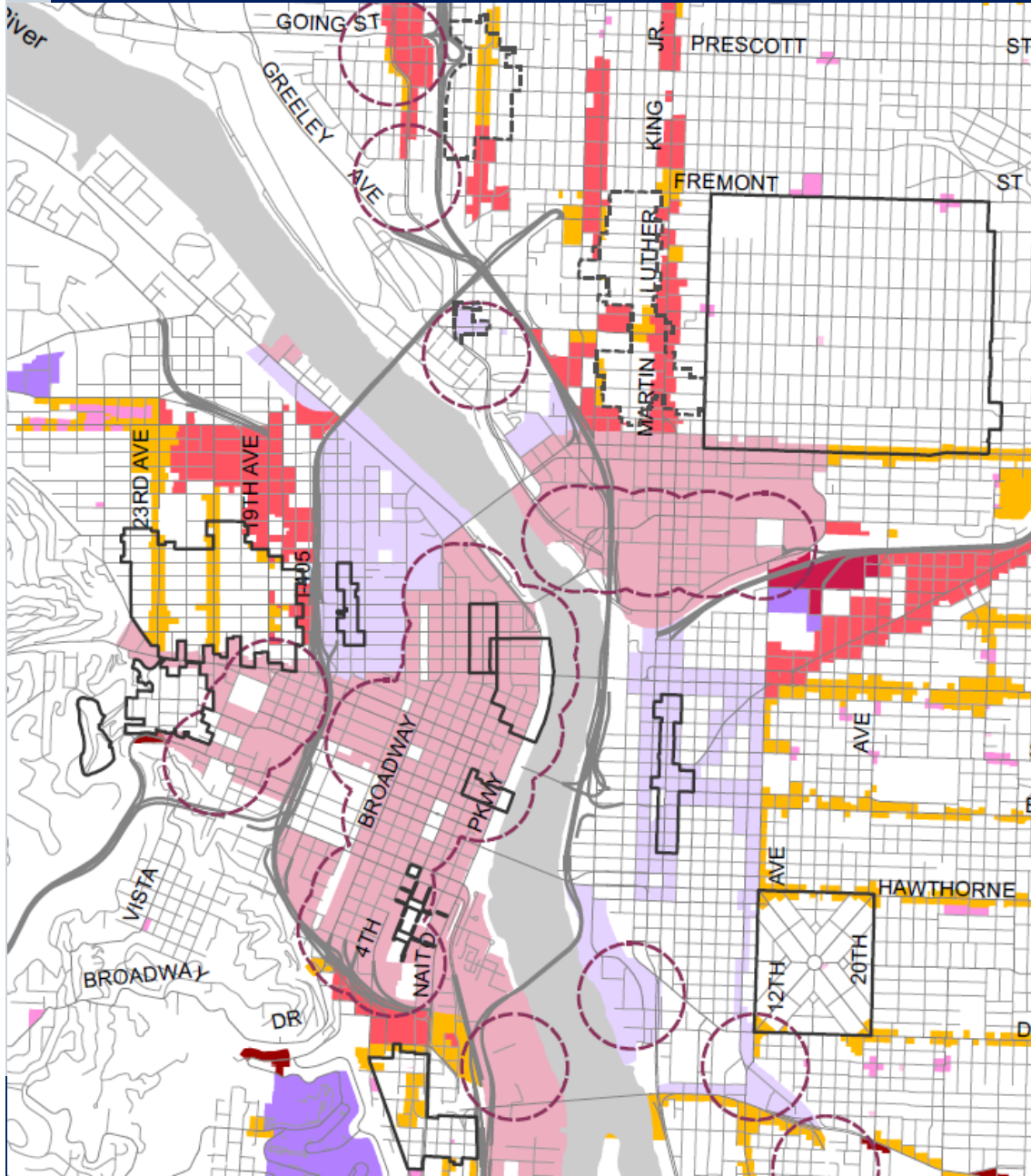
Historic district approaches vary by area and zone (modified BHD proposal):

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

# 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



## 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 4: Visitability Standards

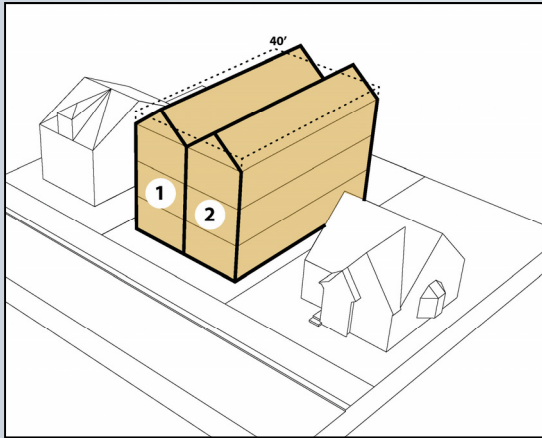
### Options:

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.

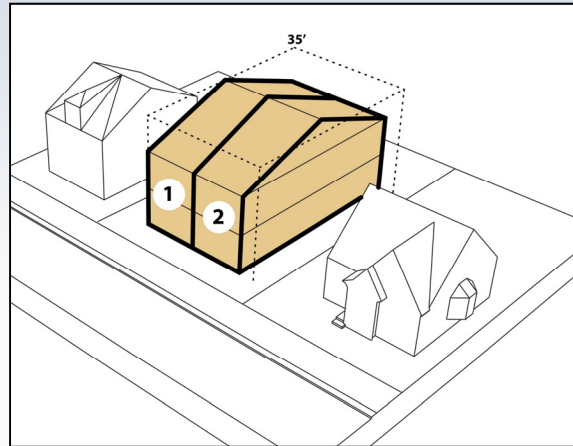


# TOPIC 4: Visitability Standards

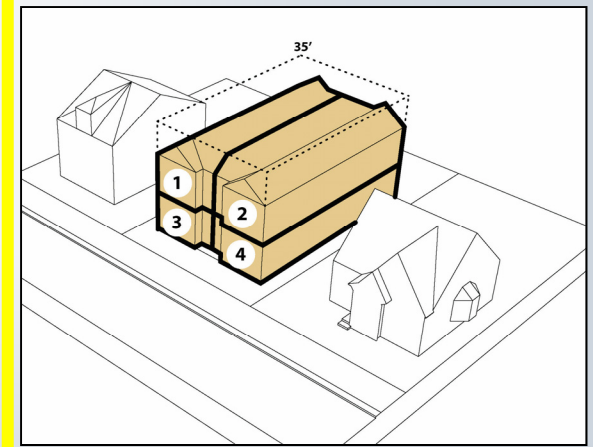
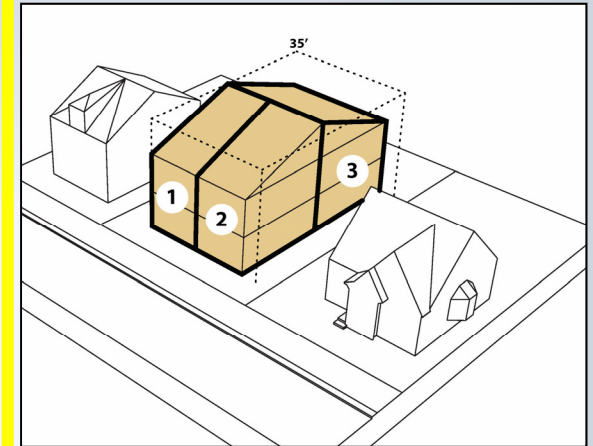
Regulate by building scale instead of unit density



**Current Approach**  
(maximum 2 units)



**Proposed New Approach**



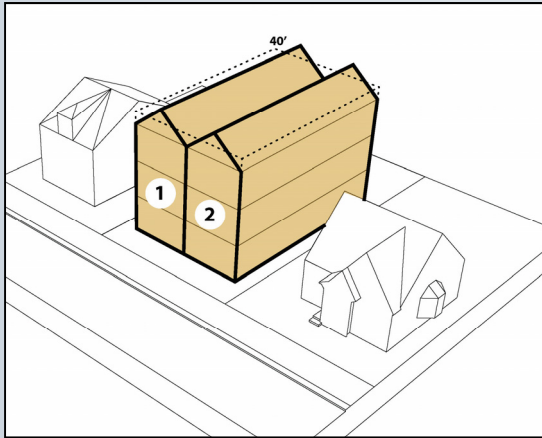
## RM1 zone

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

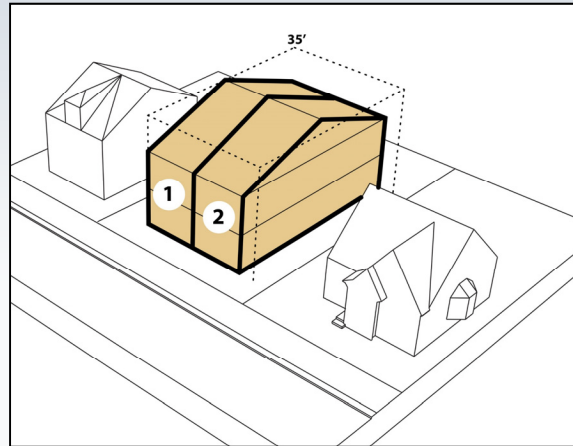


# TOPIC 4: Visitability Standards

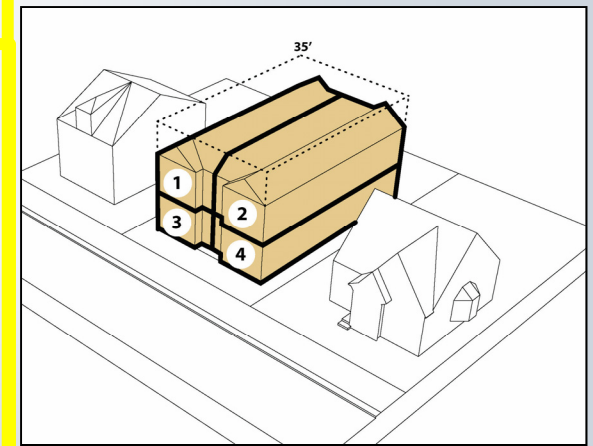
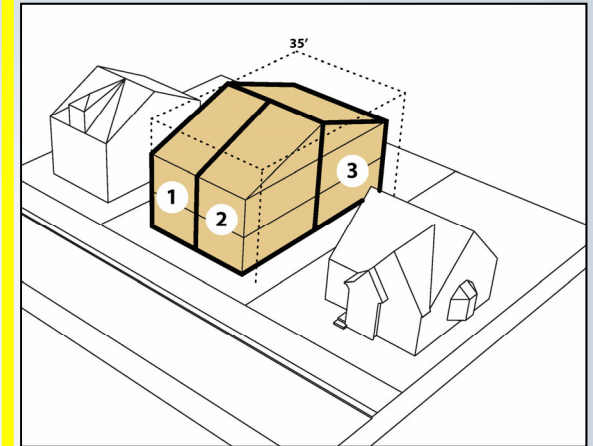
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**Current Approach**  
(maximum 2 units)

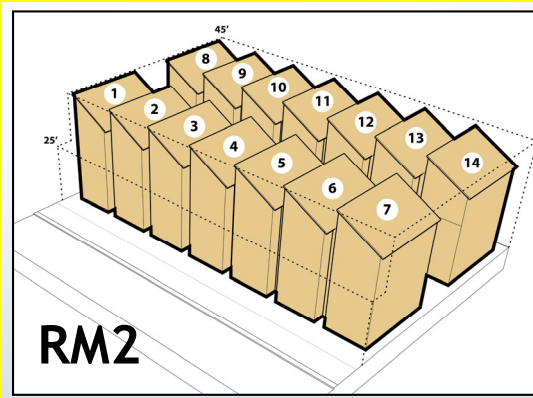


**Proposed New Approach**



RM1 zone

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



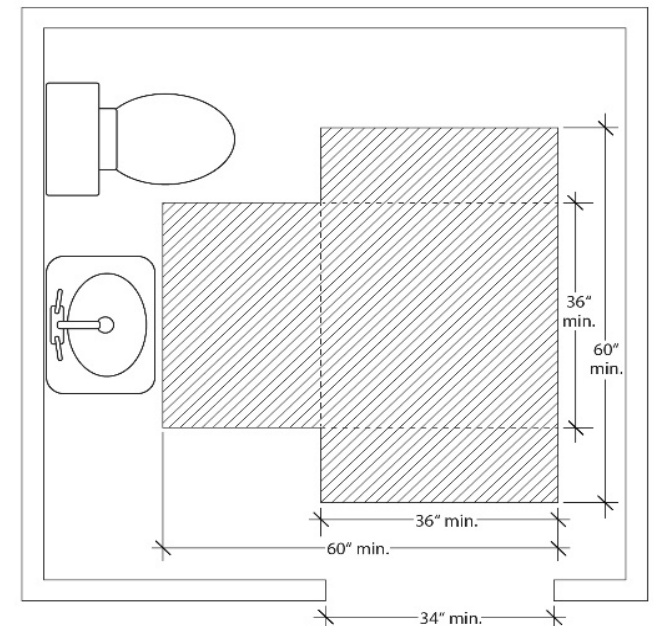
# TOPIC 4: Visitability Standards

## 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
- Visitable living area (minimum 70 sq.ft.)
- **Wider doors and hallways (34" minimum)**
- **Specific dimensions for bathrooms**

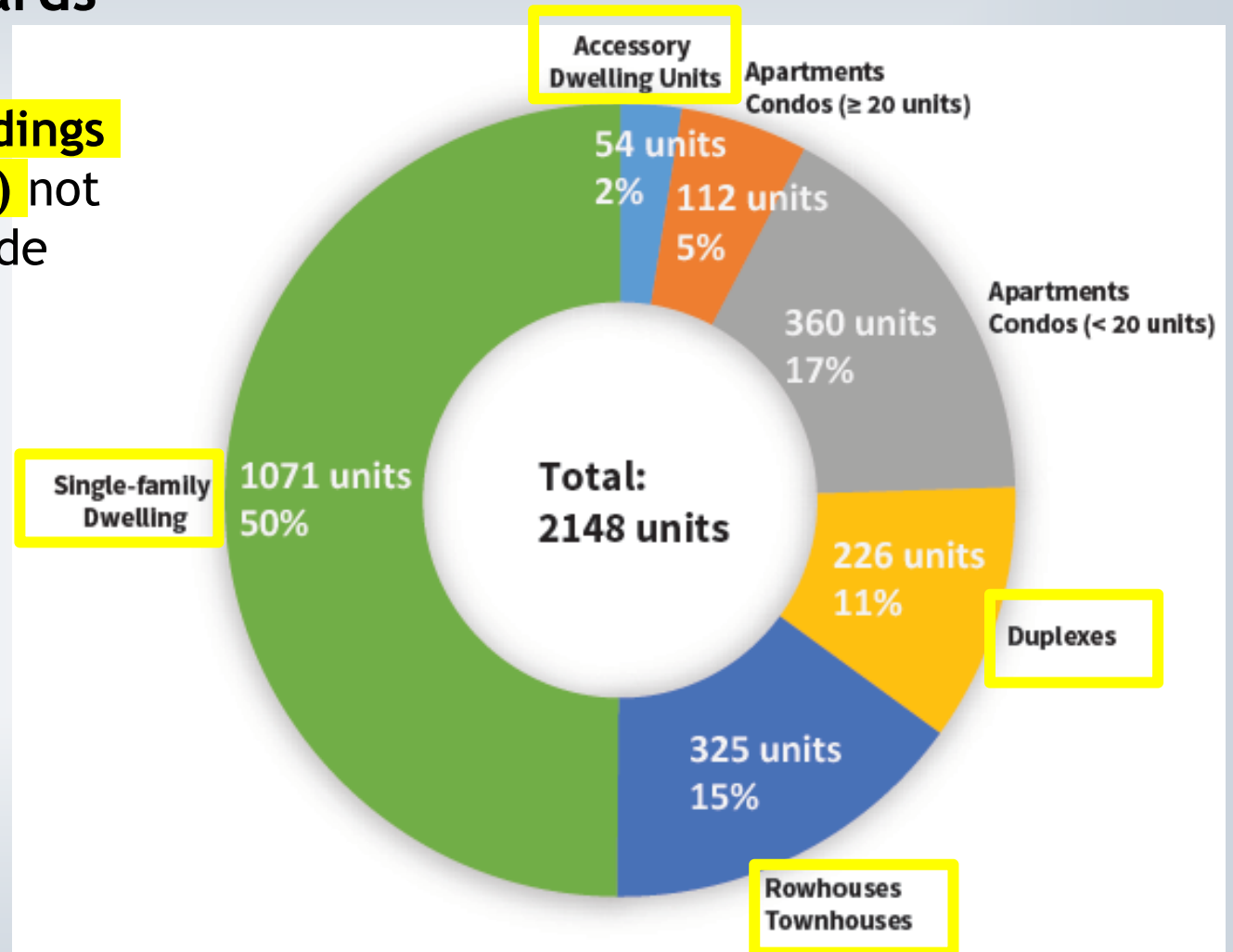
*Implementation dependent on receiving local exception to state building code*



# 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)

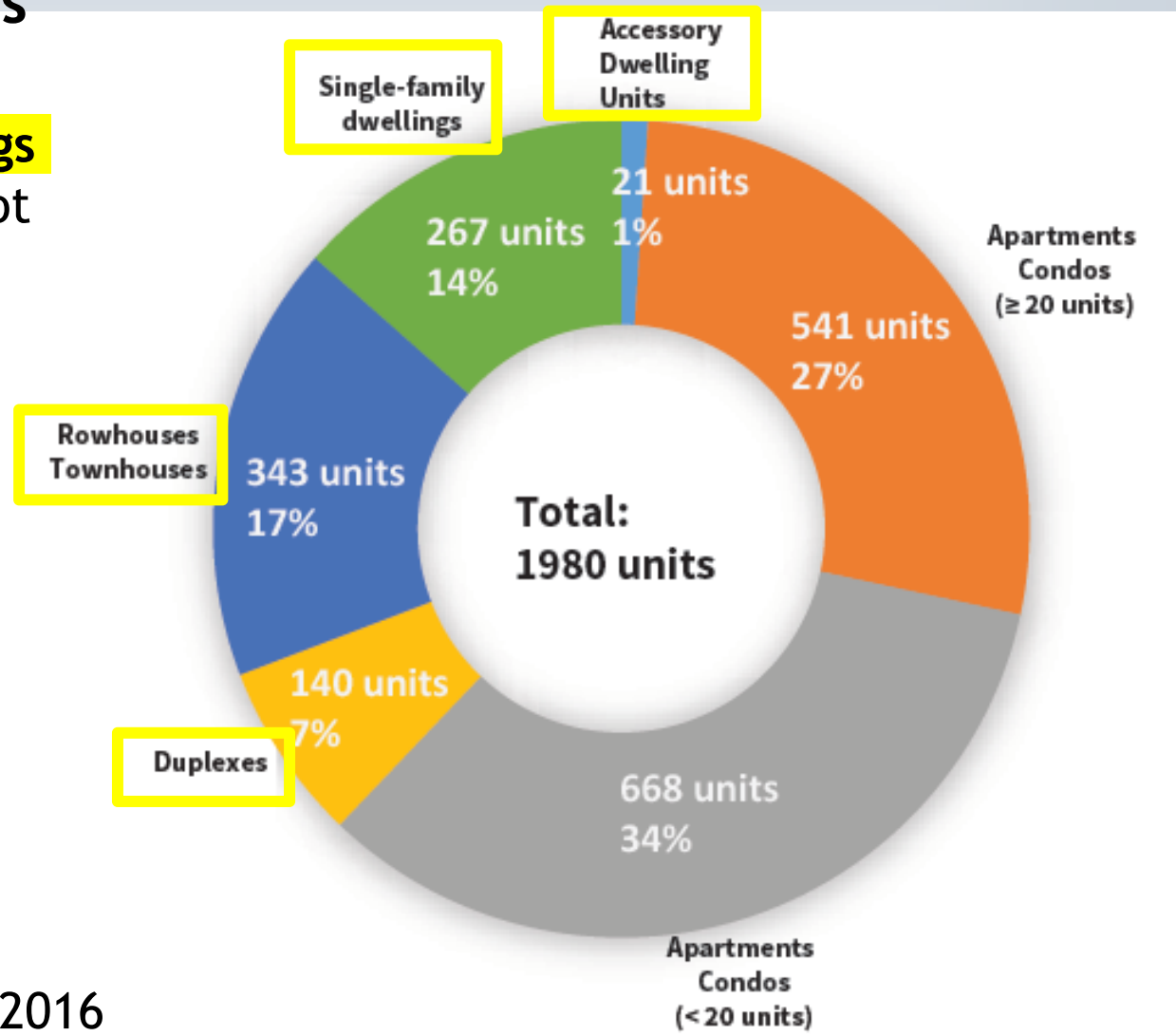
Mix of new housing 2006-2016



# 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



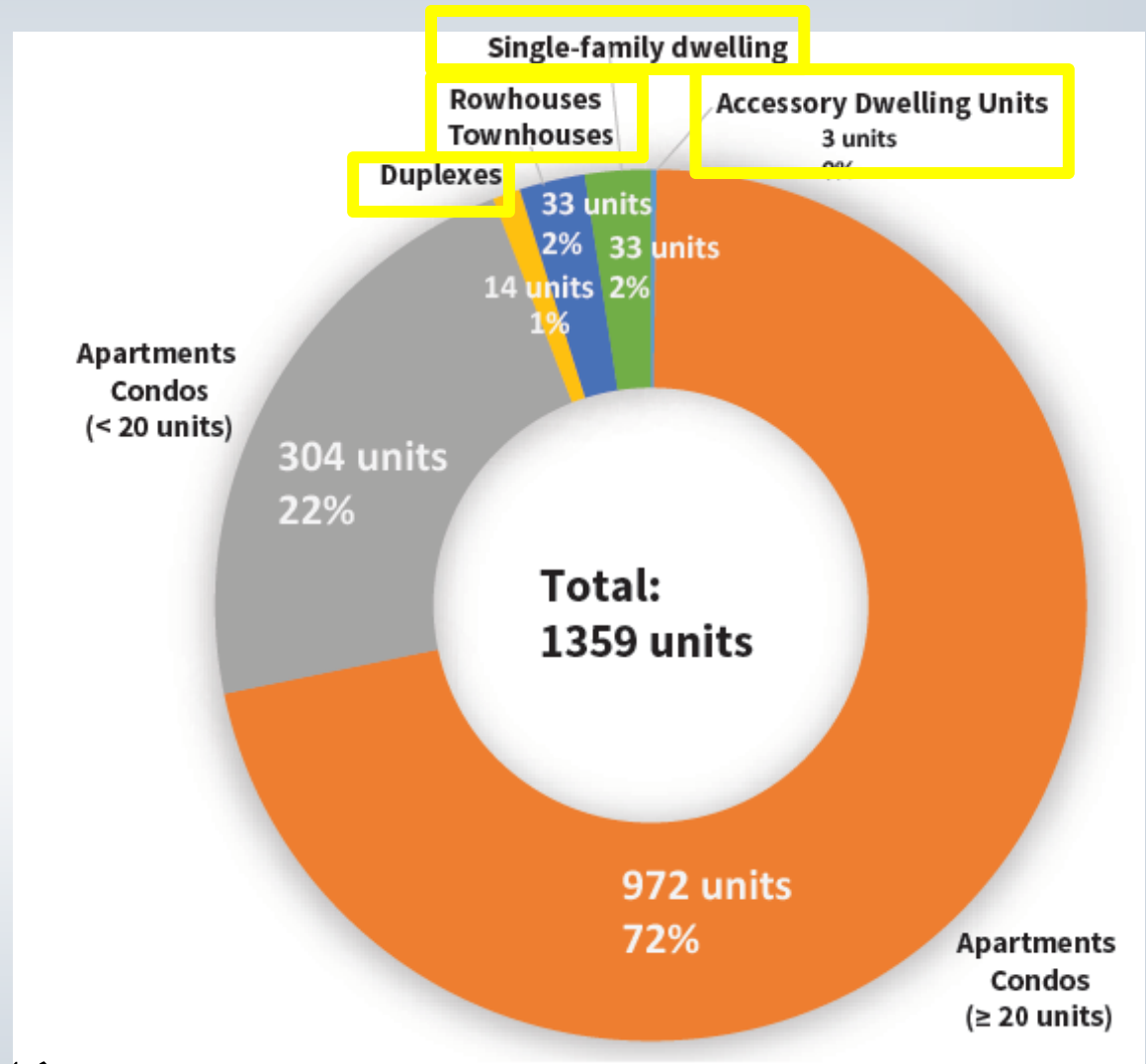
# TOPIC 4: Visitability Standards

## 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***





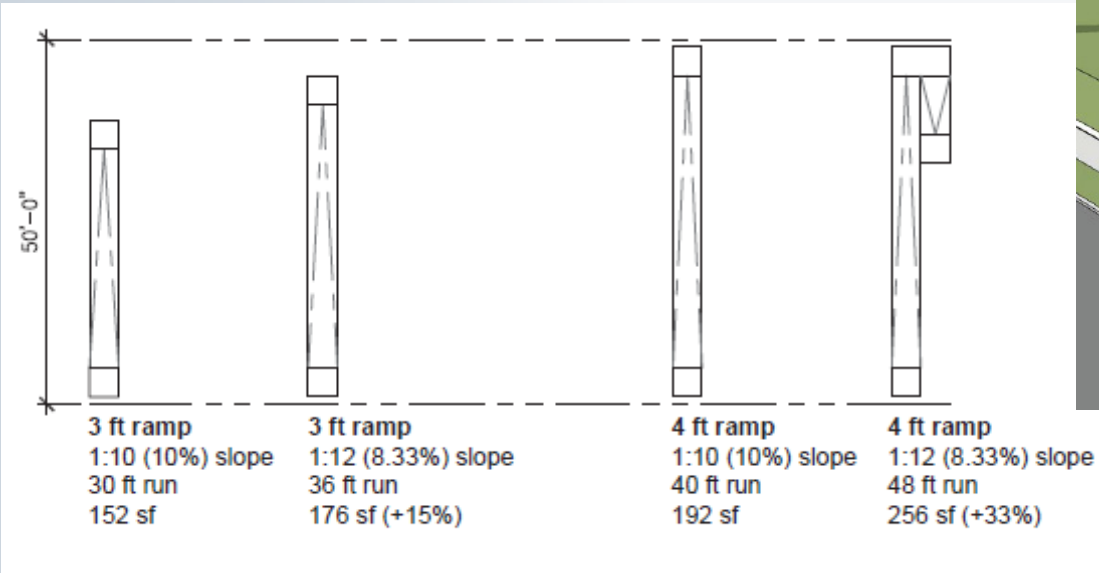
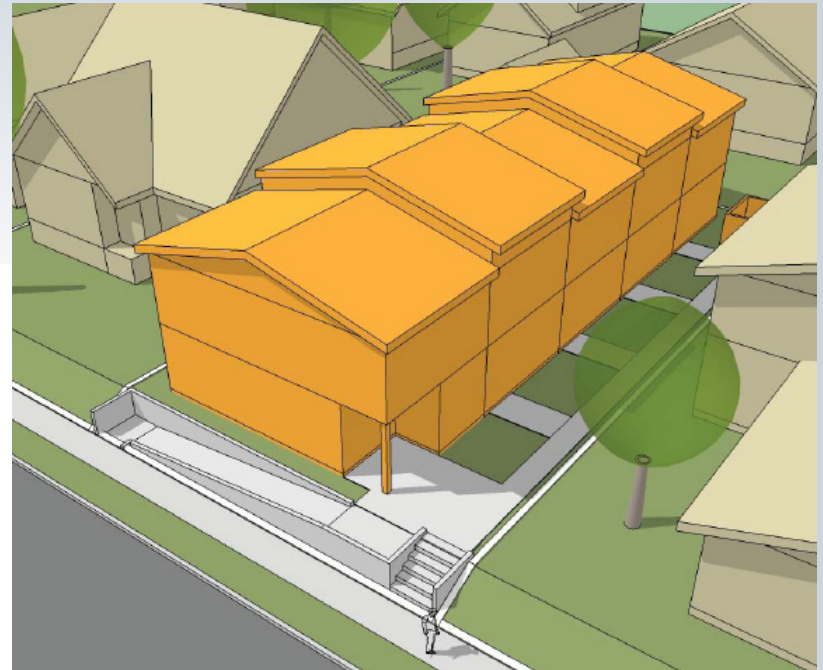
# TOPIC 5: Visitability - Ramp Slope

## 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

## Options:

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**



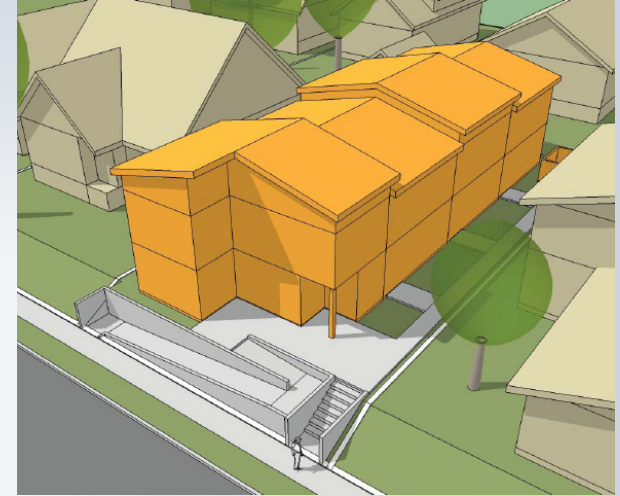
## TOPIC 6: Visitability - Raised Sites



Flat site



Site raised 3'



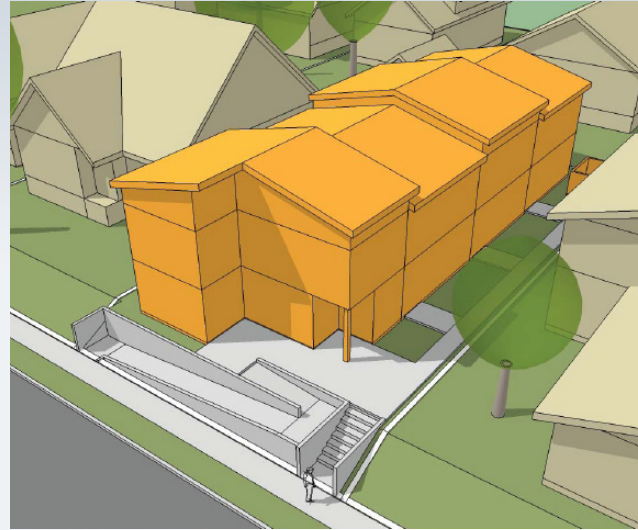
Site raised 4.5'

### Visitability Prototypes Study

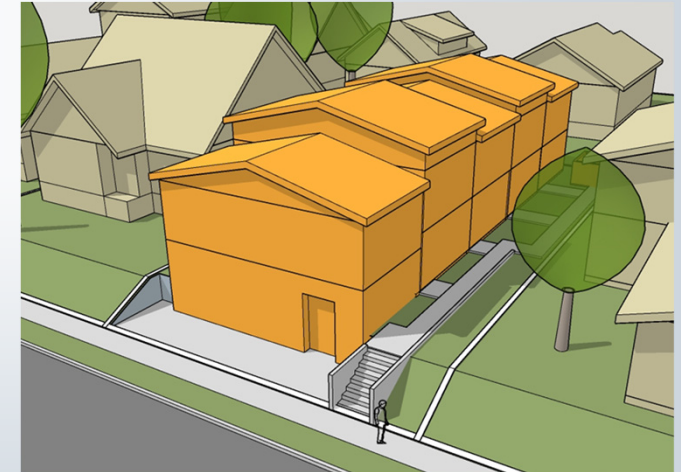
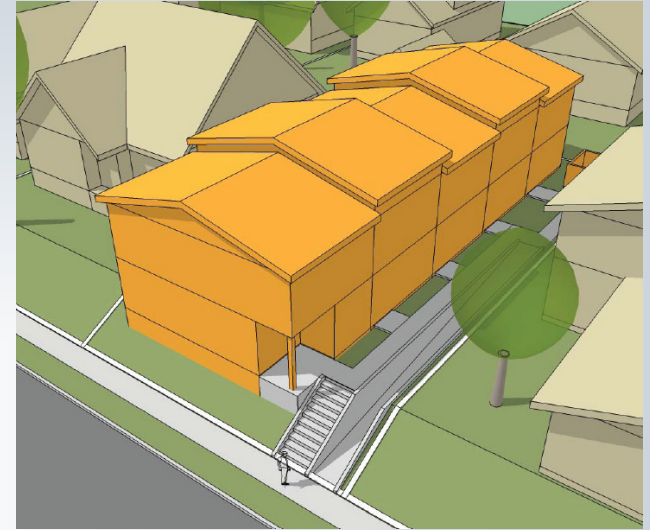
- Barrier-free access feasible on slightly raised sites (up to about 3')
- Above 3', ramp switch backs may be required (impacts unit numbers)
- Costs increase with height/ramp length (\$50,000 for 45'-long ramp)



# TOPIC 6: Visitability - Raised Sites



Ramps



Excavation to bring unit to sidewalk level

Alternative approaches to achieving barrier-free access on raised sites



## 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**



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- Historic district provisions (continued)
- Visitability

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- Building and site design
- Setbacks

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- Additional items related to reconciling BHD and RIP proposals
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- Final reconciliation of decisions
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*(April 23<sup>rd</sup> is also scheduled, in case an additional session is needed)*







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November 13, 2018



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# Reference Slides



# New Multi-Dwelling Zones

## New Zone: RM1

Current Zones: R2 and R3

Maximum Height: 35 feet

Max. Building Coverage: 50%

*(63% of MDR zoning)*

## New Zone: RM2

Current Zone: R1

Maximum Height: 45 feet

Max. Building Coverage: 60% or 70%

*(29% of MDR zoning)*

## New Zone: RM3

Current Zone: RH (2:1 FAR)

Maximum Height: 65 feet

Max. Building Coverage: 85%

*(5% of MDR zoning)*

## New Zone: RM4

Current Zone: RH (4:1 FAR)

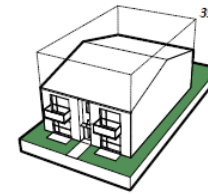
Maximum Height: 75 - 100 feet

Max. Building Coverage: 85%

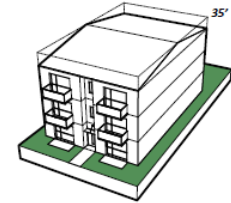
*(3% of MDR zoning)*

Base FAR

Bonus FAR



1 to 1



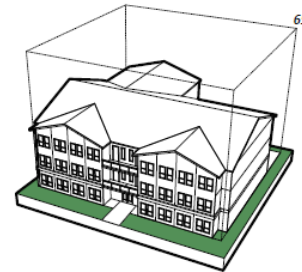
1.5 to 1



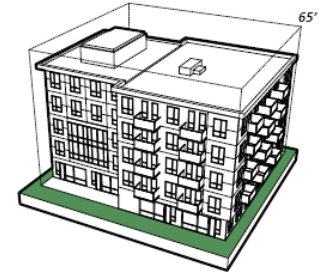
1.5 to 1



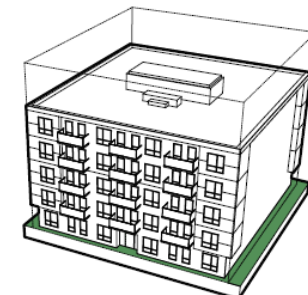
2.25 to 1



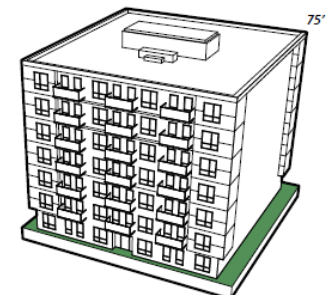
2 to 1



3 to 1

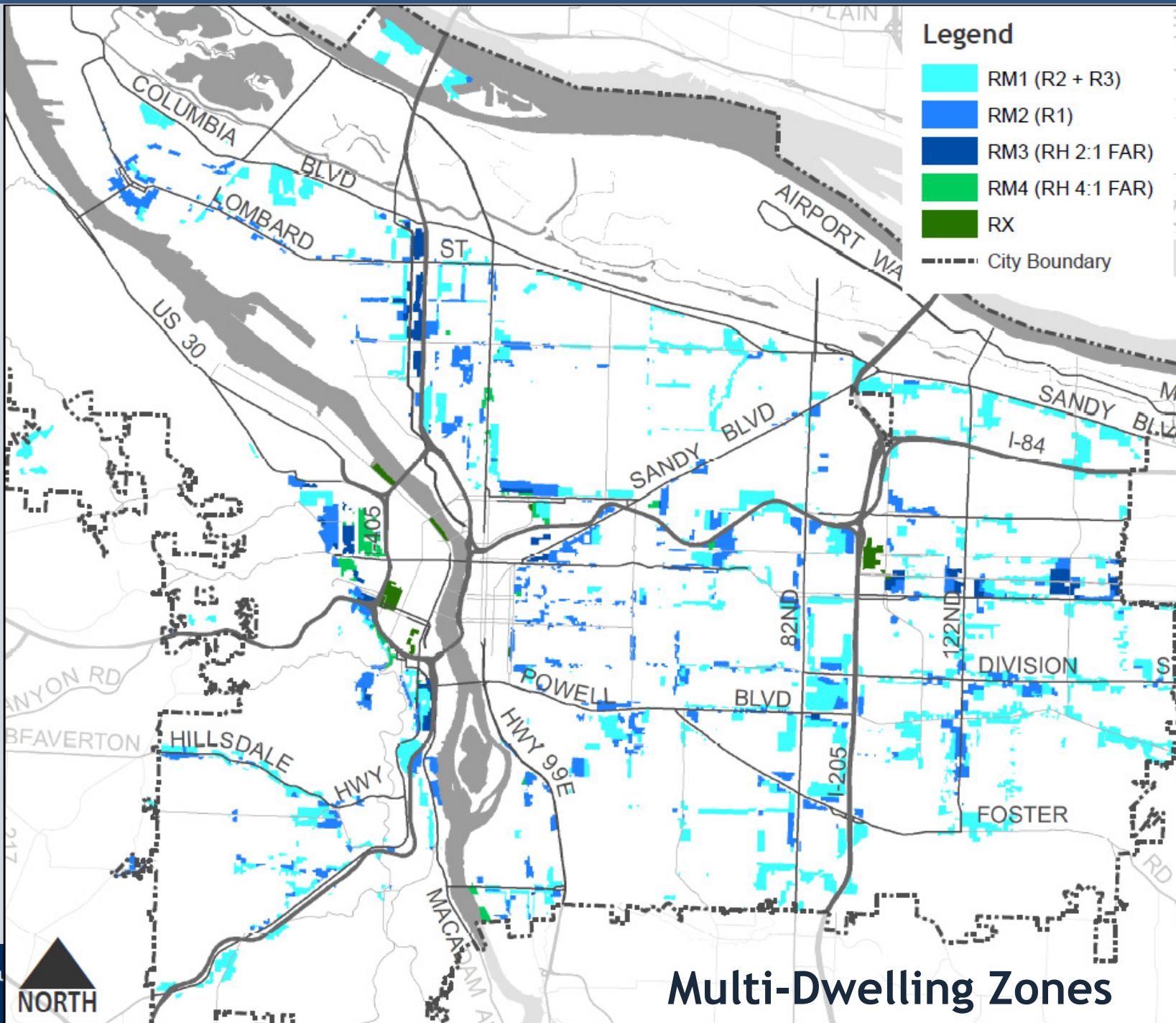


4 to 1



6 to 1

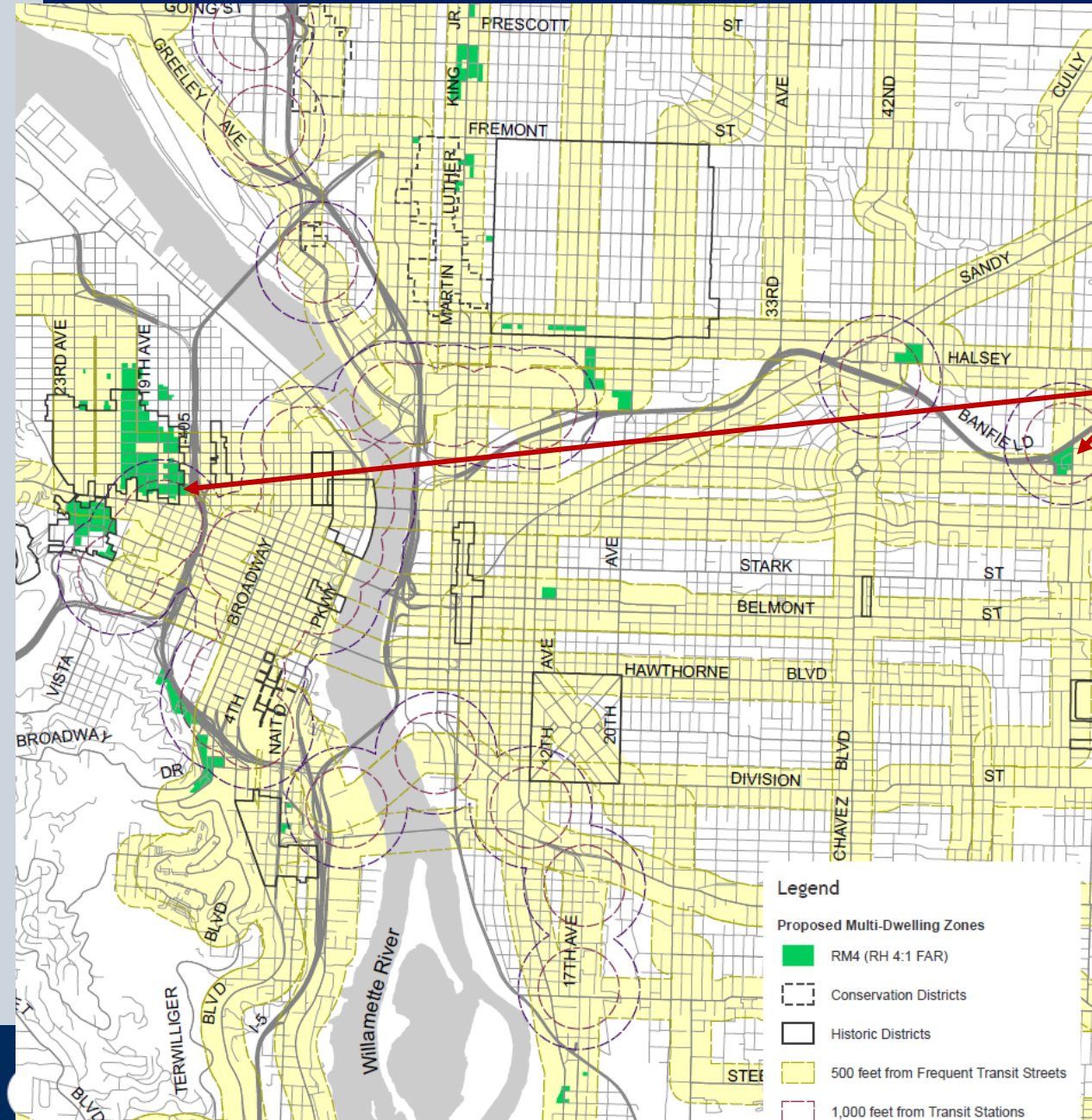




# Multi-Dwelling Zones



# RM4 Zone 100' Height



## RM4 zoning:

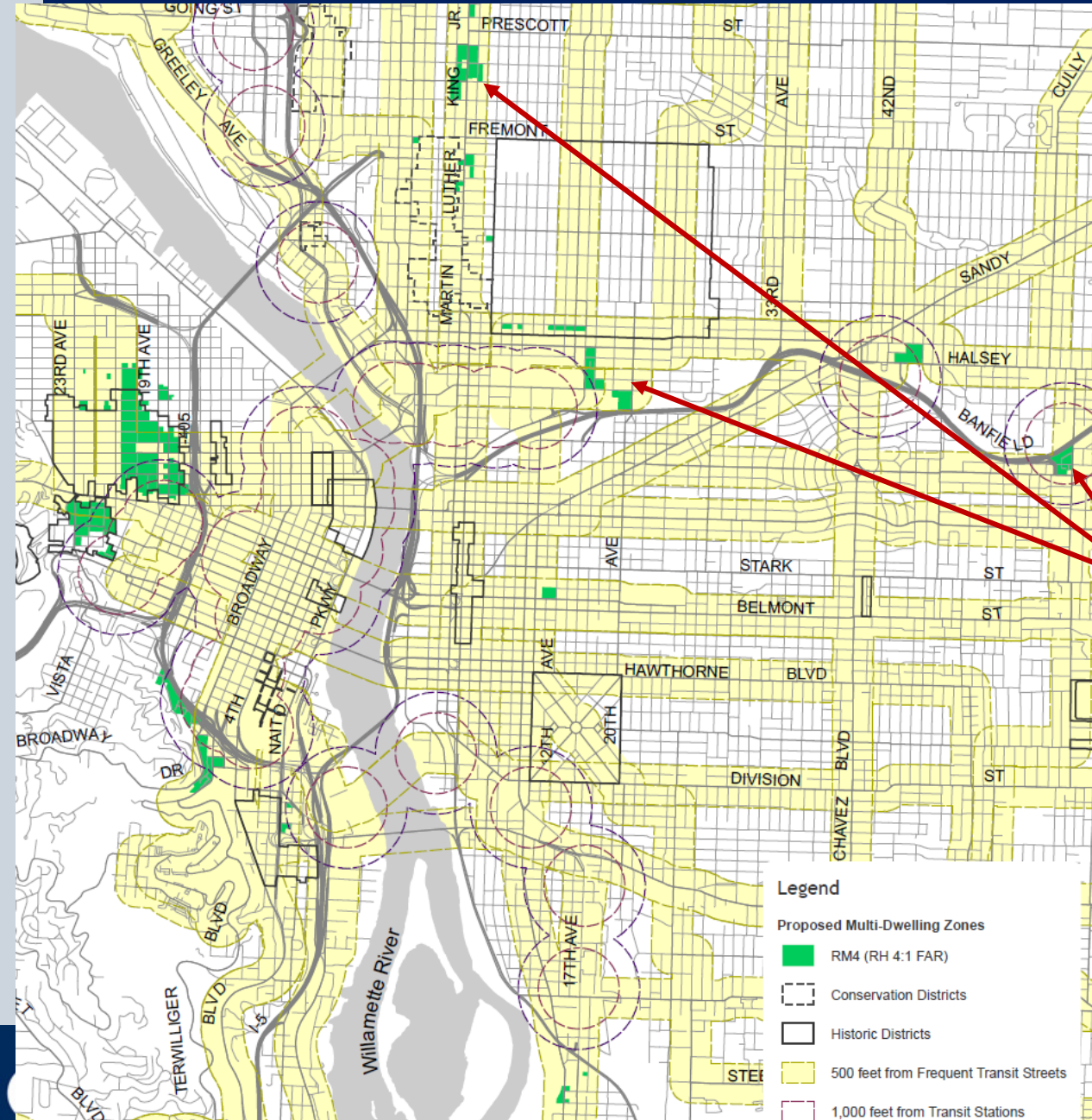
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# RM4 Zone 100' Height



## RM4 zoning:

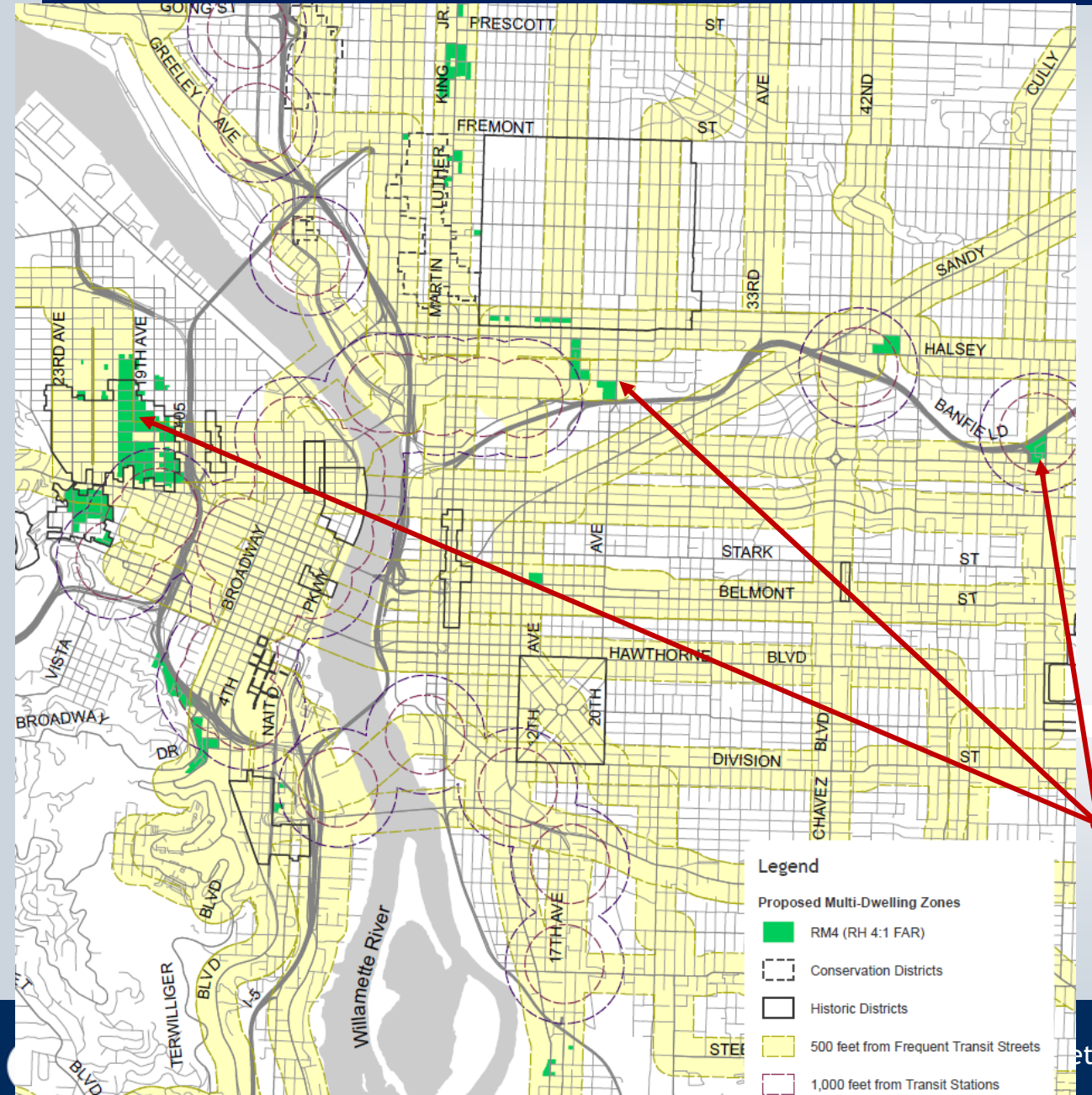
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# RM4 Zone 100' Height



## 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

# RM4 Zone 100' Height

## Examples of recent development in the RH (RM4) zone



Above: NE MLK Corridor



Right:  
Sullivan's Gulch





# RM4 Zone 100' Height

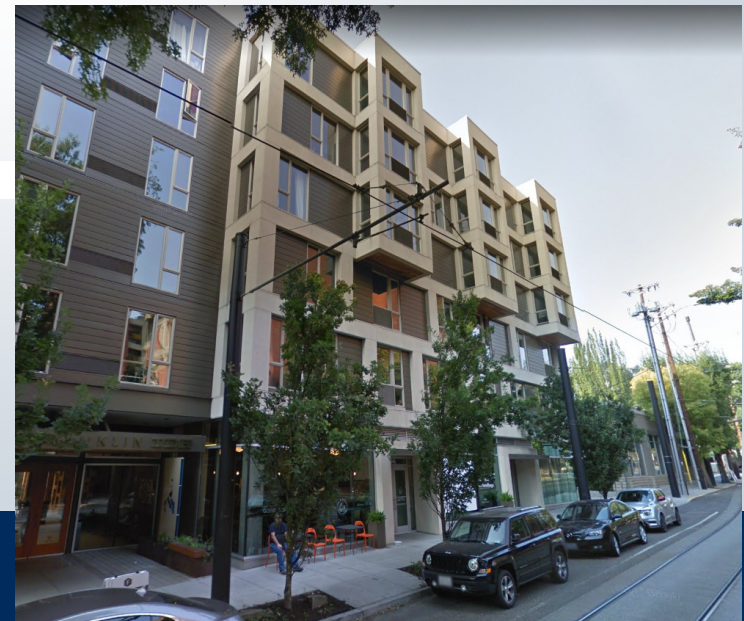
Examples of recent development in the RH (RM4) zone



Above: South Portland (Terwilliger Plaza)



Right:  
Northwest District



# CM2 Zone Models and Examples



No Bonus



With Bonus

