



Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

TAG Overview

December 7, 2016



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



Overview

- Project purpose and scope
- Background: Comprehensive Plan Update
- Issues to address
- Linkages to PBOT's Connected Centers Street Plan
- Process steps/timeline
- TAG role
- Questions/comments
- TAG members' identification of issues

Project Purpose and Scope

- Revise Zoning Code development and design standards to improve outcomes in Portland's multi-dwelling zones (R3, R2, R1, and RH) outside the Central City.
- Align implementing Zoning Code regulations with new Comprehensive Plan policies.
- Develop new approaches to creating street and pedestrian connections in places that lack them.

Funded in part by a Metro Community Planning and Development Grant

Relationship to other Zoning Code projects



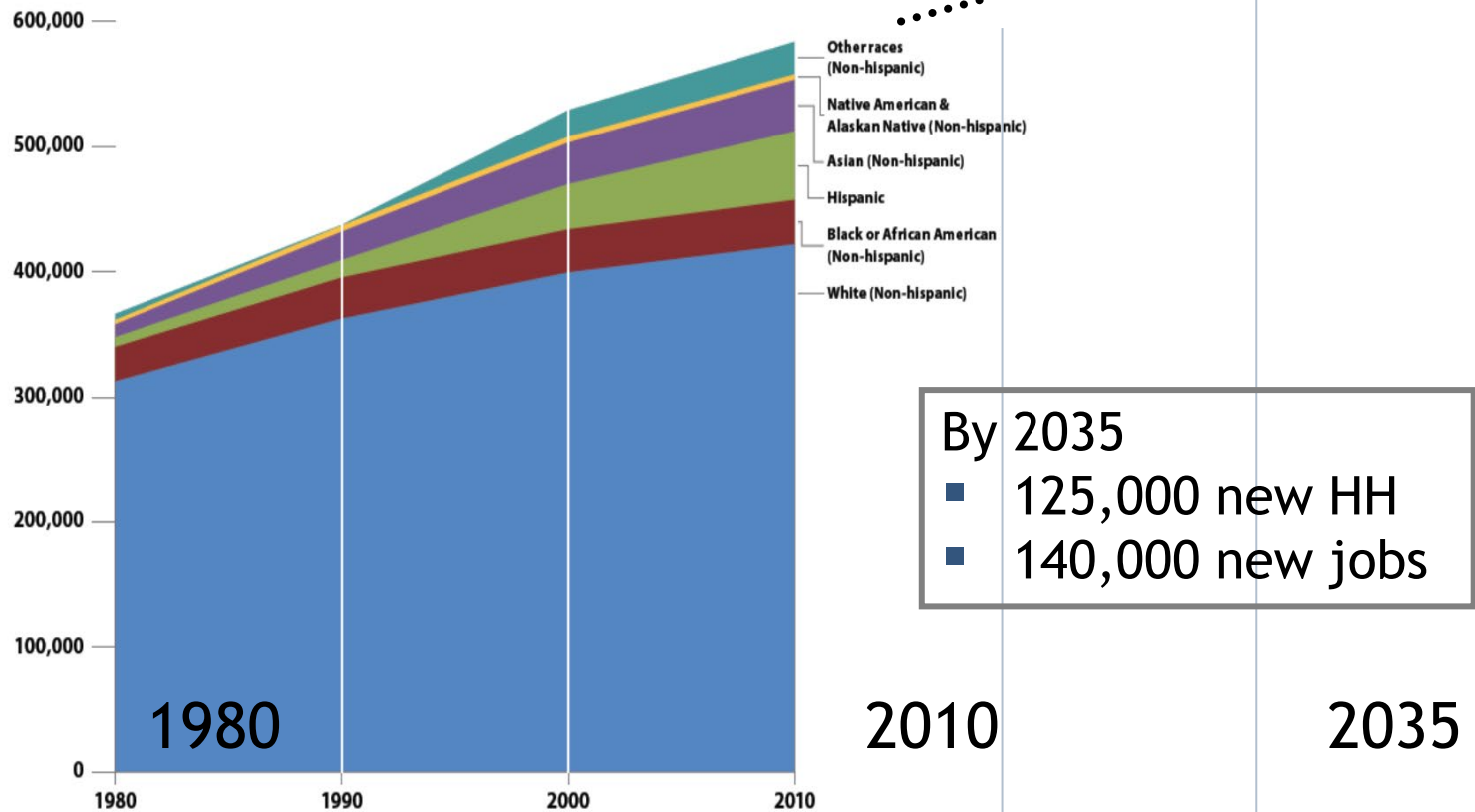
Residential Infill
Project
Single-Dwelling Zones

Better Housing
by Design
Multi-Dwelling Zones

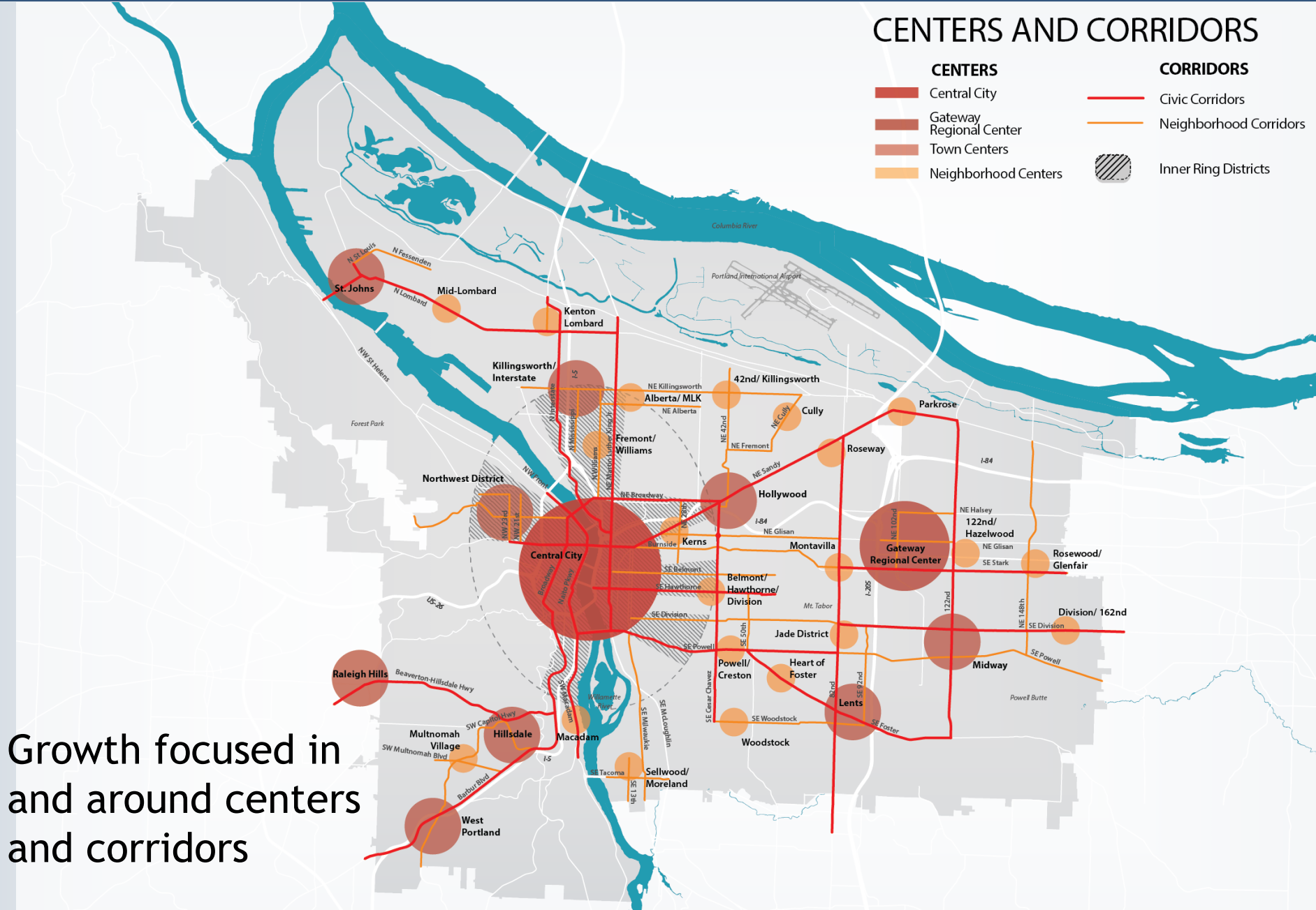
Mixed Use Zones
Project
Commercial/mixed
use zones

Background: Growth Trends and Forecasts

Growth in population diversity in Portland



CENTERS AND CORRIDORS



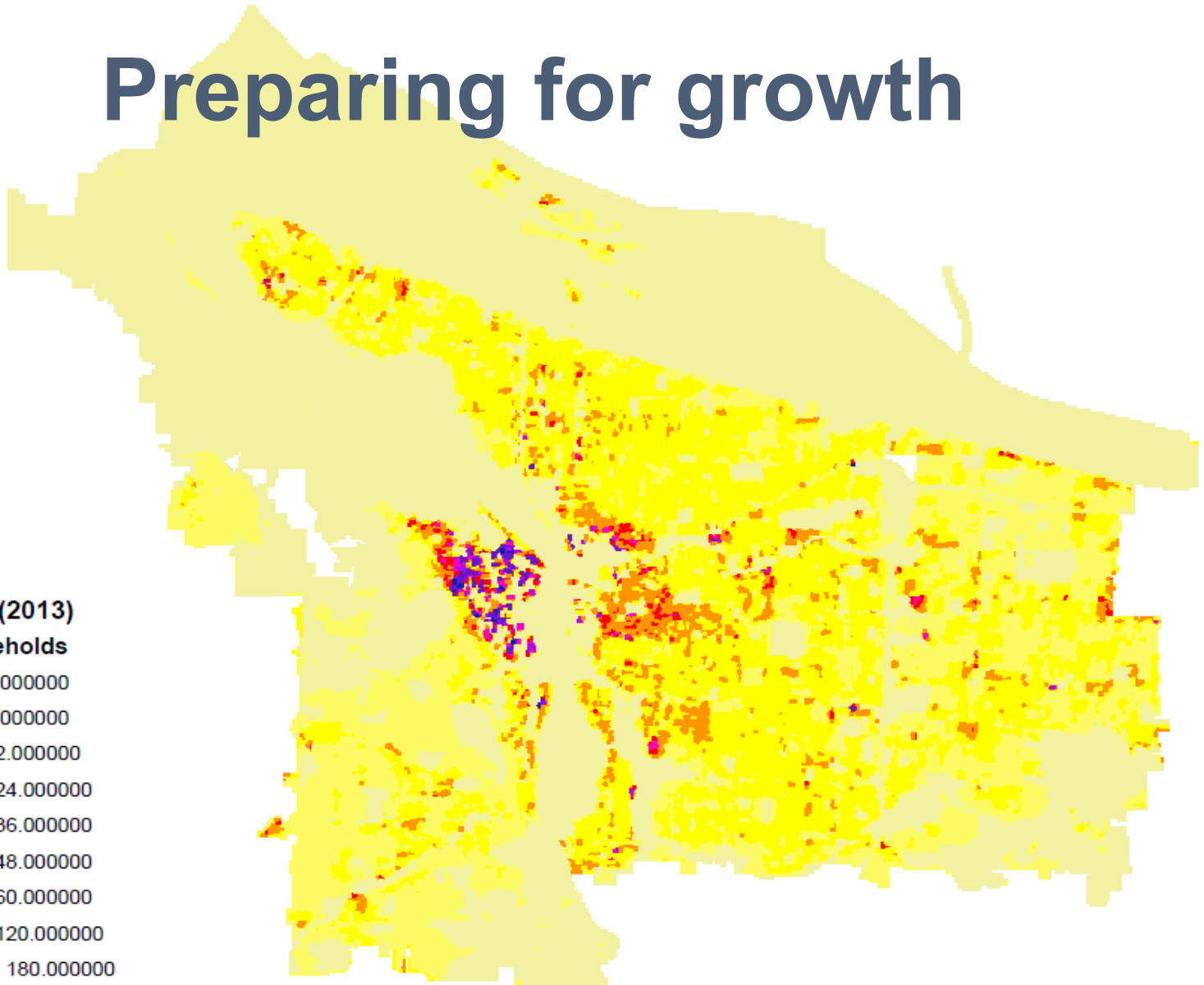
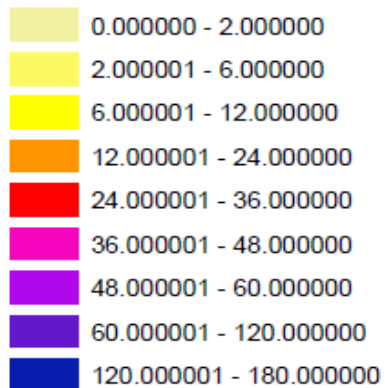
Growth focused in
and around centers
and corridors

Preparing for growth

Legend

BLI Allocation (2013)

Total 2010 Households

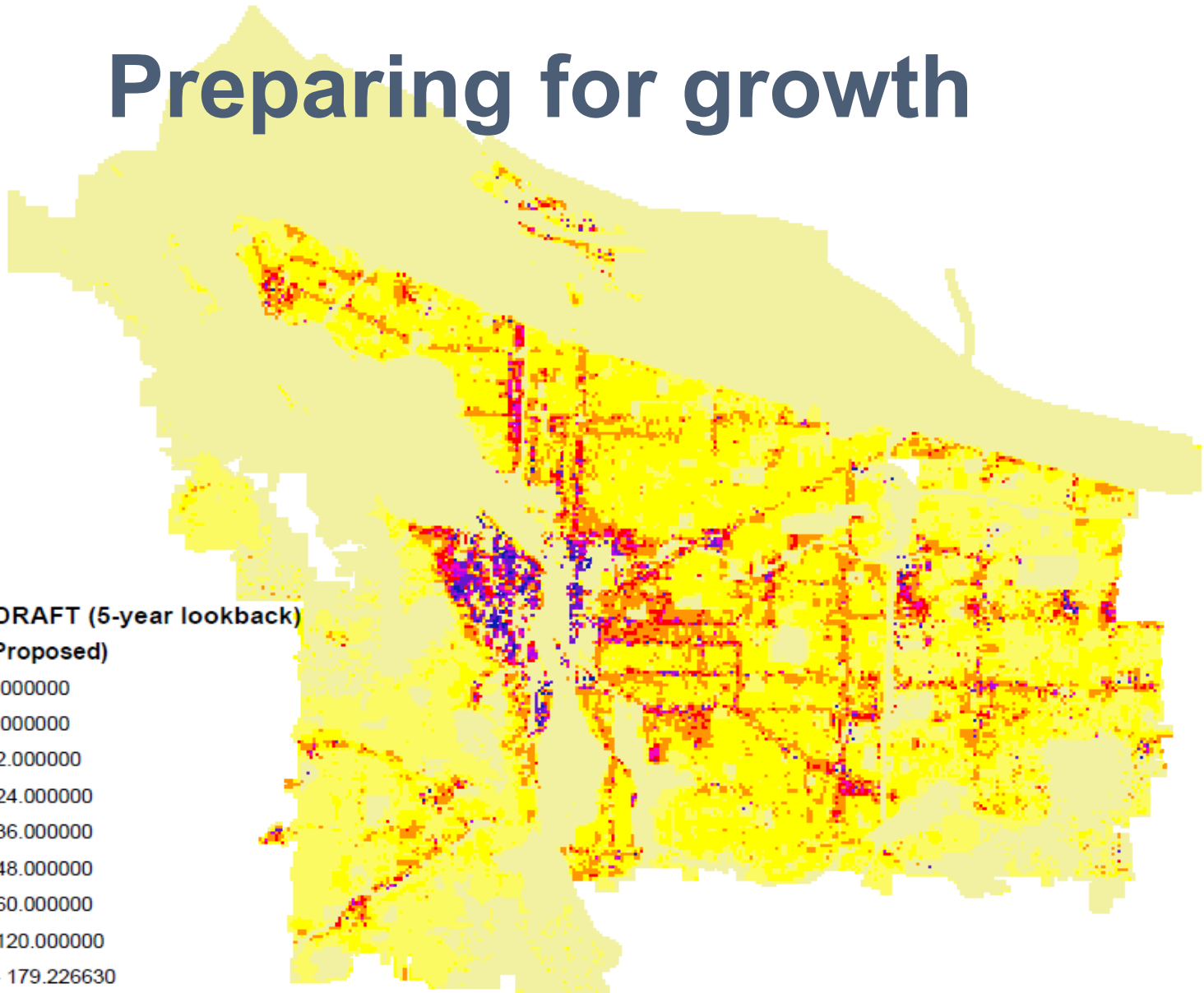
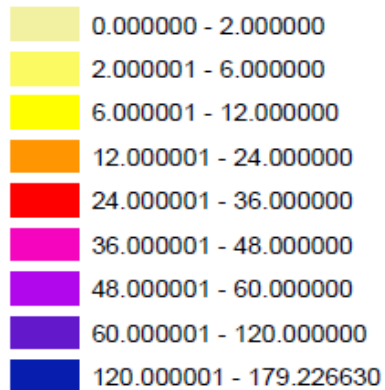


Preparing for growth

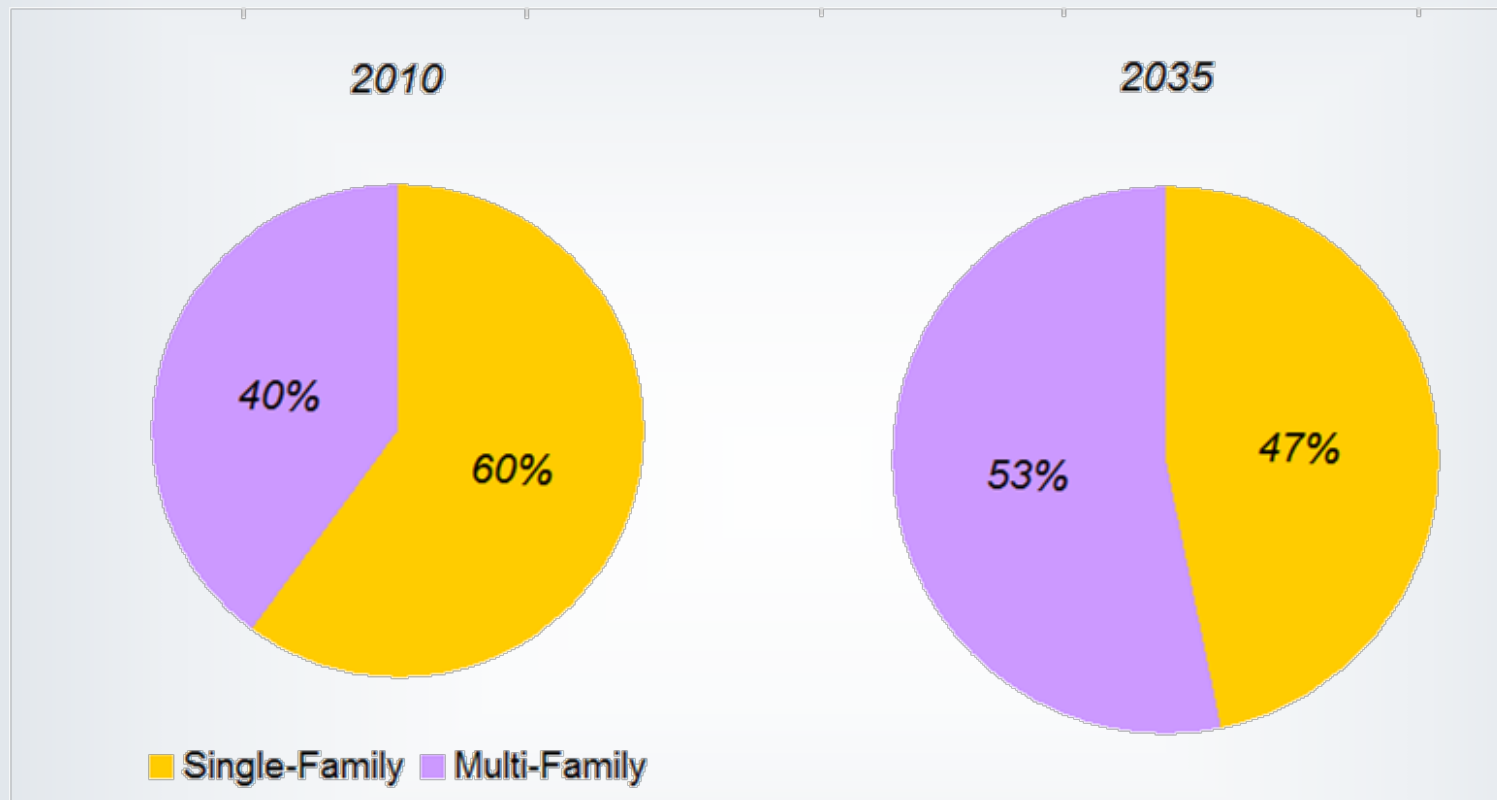
Legend

BLI Allocation DRAFT (5-year lookback)

Forecast Units (Proposed)

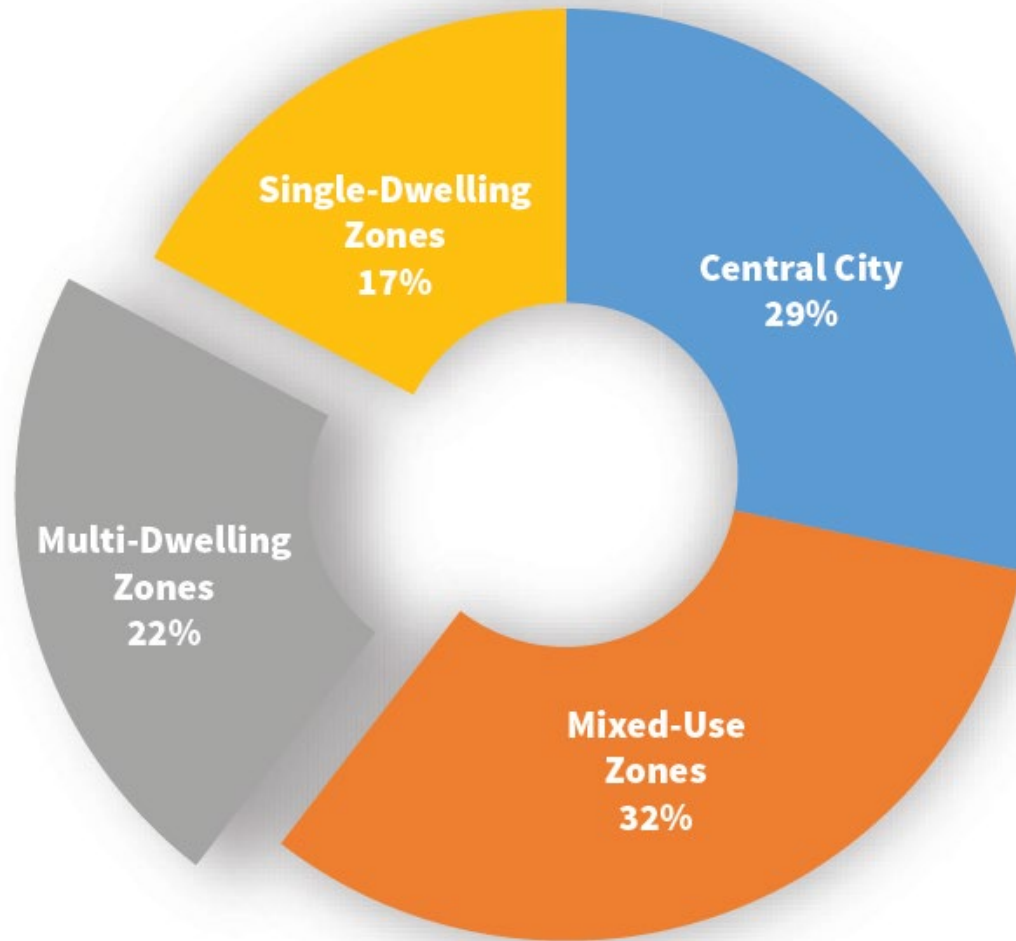


Changing Housing Mix

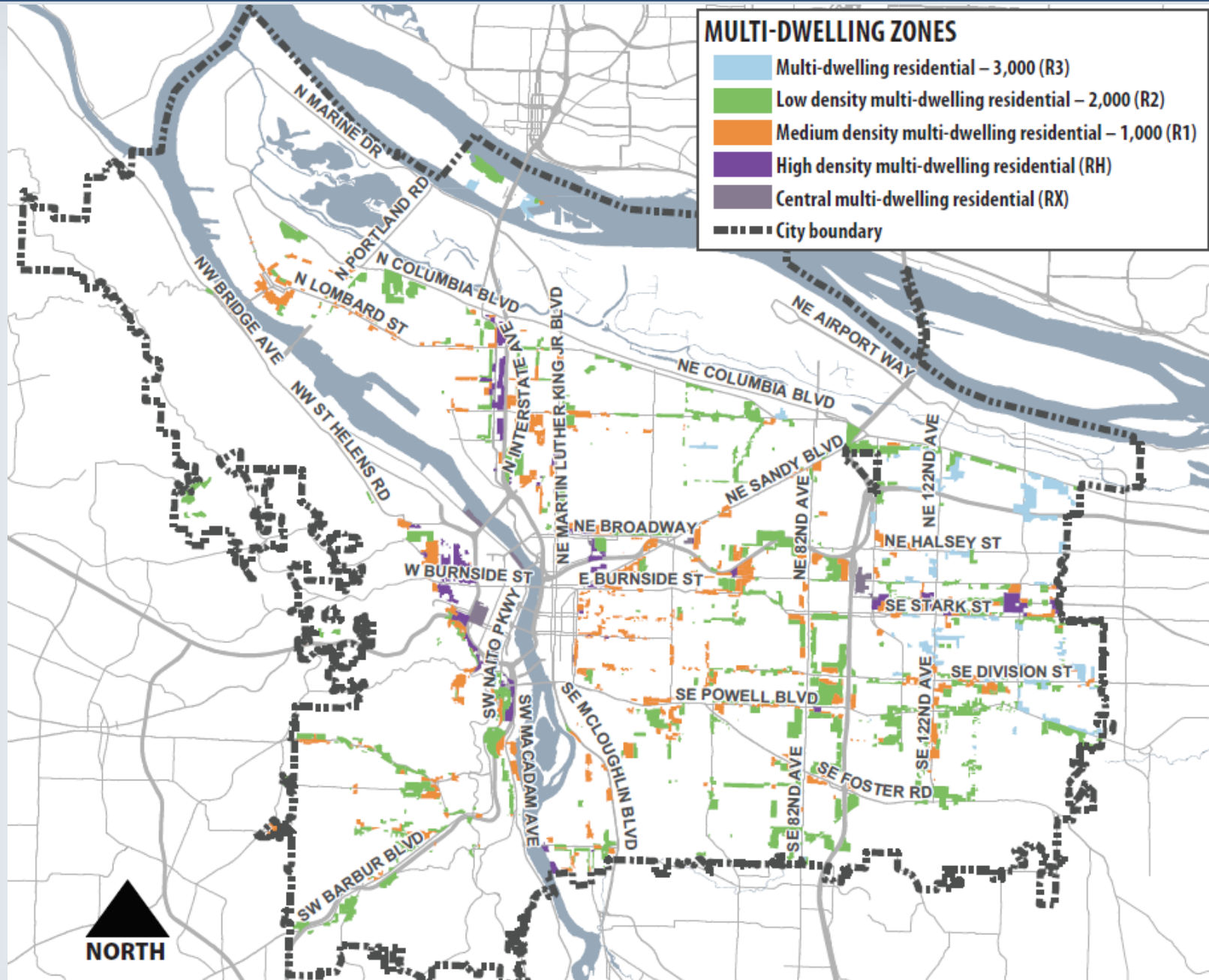


80% of new housing expected to be multifamily housing types

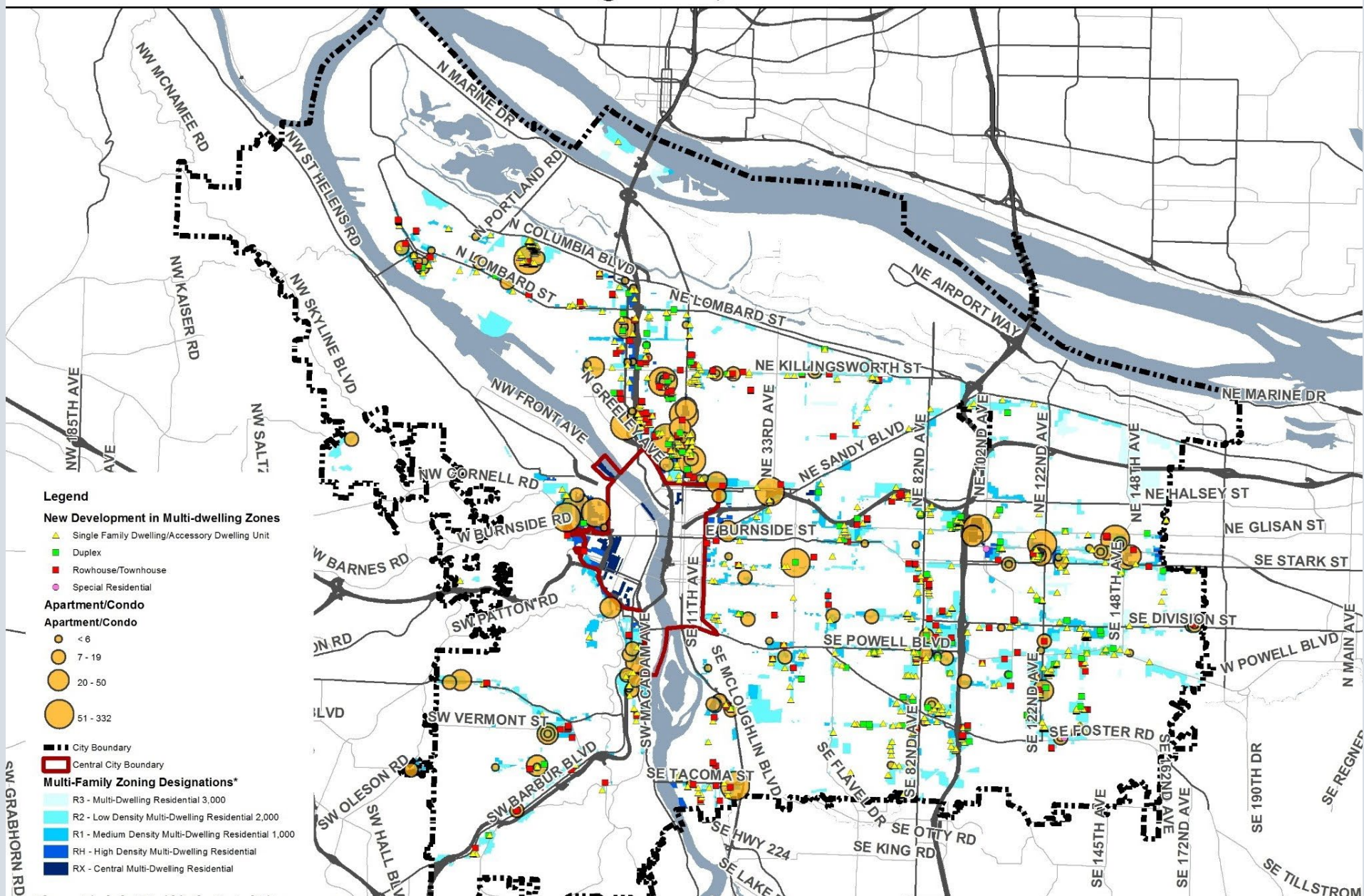
Role of Multi-Dwelling Zones in Growth



Share of total additional housing (125,000) estimated within each type of zone



New Construction in the Multi-Dwelling Zones, 2006 - 2016



Comprehensive Plan

Key policy directions for multi-dwelling zones

- **Accommodate housing growth**, especially in and around centers, corridors, and transit station areas;
- Contribute to a **diversity of housing types**, including an adequate supply of affordable housing and physically-accessible housing;
- Provide **healthy and safe environments** for residents, with design that supports active living;
- Provide a network of safe and accessible **street and pedestrian connections** – esp. around centers and transit stations;

Comprehensive Plan

Key policy directions for multi-dwelling zones

- Foster **pedestrian-oriented street environments** through building and site design;
- Design development to **respect positive qualities of context** (distinct Inner, Eastern, and Western neighborhoods);
- **Integrate nature and green infrastructure** into the urban environment, avoid environmental impacts, and minimize impervious surfaces and urban heat island effects; and
- Use **resource-efficient design and development** approaches.

Project responds to community input from previous planning projects

- The Infill Design Project
- East Portland Review and Action Plan
- 122nd Avenue Planning Study
- Eastside MAX Station Communities Project
- Healthy Active Communities for Portland's Affordable Housing Families Initiative
- Promoting Health Through Multi-Family Housing Project
- Various PBOT street/bicycle/pedestrian connectivity studies

General Topics

- **Site design and healthy active living** - open space for residents and requirements for green elements.
- **Building design and scale** - relationship of development to streets and neighborhood context
- **Street connectivity** - development of new implementation approaches and street plans
- **Development bonuses** – refinement of affordable housing bonuses, consideration of incentives for accessible housing and existing range of amenity bonuses
- **Focus areas**
 - East Portland – Jade District and Rosewood/NE 148th centers
 - Inner Portland – Middle-density zones (60th Avenue LRT area) and high-density zones (Interstate Corridor)

Key Equity Considerations

- **Function for residents, especially features supportive of healthy active living** (not just focusing on how development looks to neighbors)
- **Impacts of regulations on costs/affordability**
- **Potential incentives for affordable housing and physically-accessible units**

Some Development and Design Issues



East Portland

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

Some Development and Design Issues



East Portland - Jade District

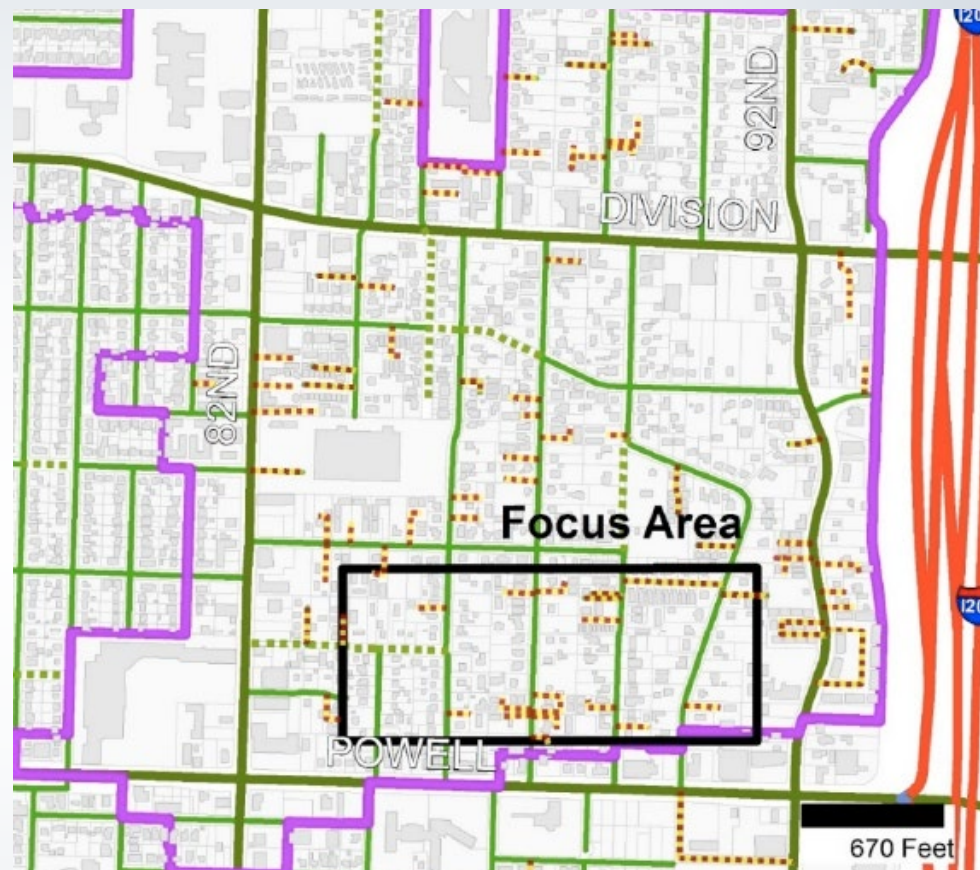
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Some Development and Design Issues



East Portland: side-by-side accessways

Some Development and Design Issues



East Portland - Jade District

- Distinct characteristics
- Narrow, deep lots
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Some Development and Design Issues



East Portland - Rosewood/148th Avenue Area

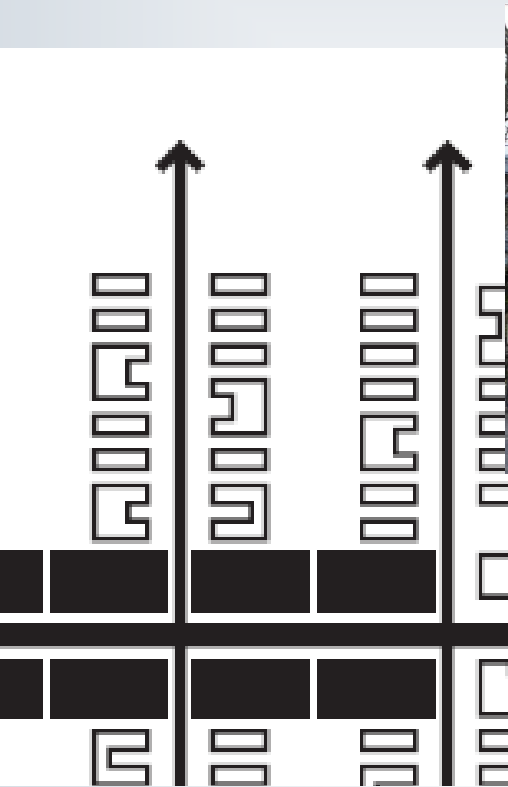
- Distinct characteristics
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Some Development and Design Issues



Possibility of development standards responsive to the distinct characteristics and needs of Portland's neighborhood pattern areas

Some Development and Design Issues



Urban form:

Possibility of differing approaches for development on **corridors** versus **neighborhood side streets**

Some Development and Design Issues



Pedestrian orientation - consider potential limits on front garages

Some Development and Design Issues



Consideration of allowances for limited commercial uses near light rail stations and along major corridors

Some Development and Design Issues



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

Some Development and Design Issues



- Possibilities for urban green options (ecoroofs, raised courtyards, others)
- Minimization of paved surfaces and urban heat islands

Some Development and Design Issues



Transitions to lower-density zones (scale, street frontage characteristics)

Some Development and Design Issues

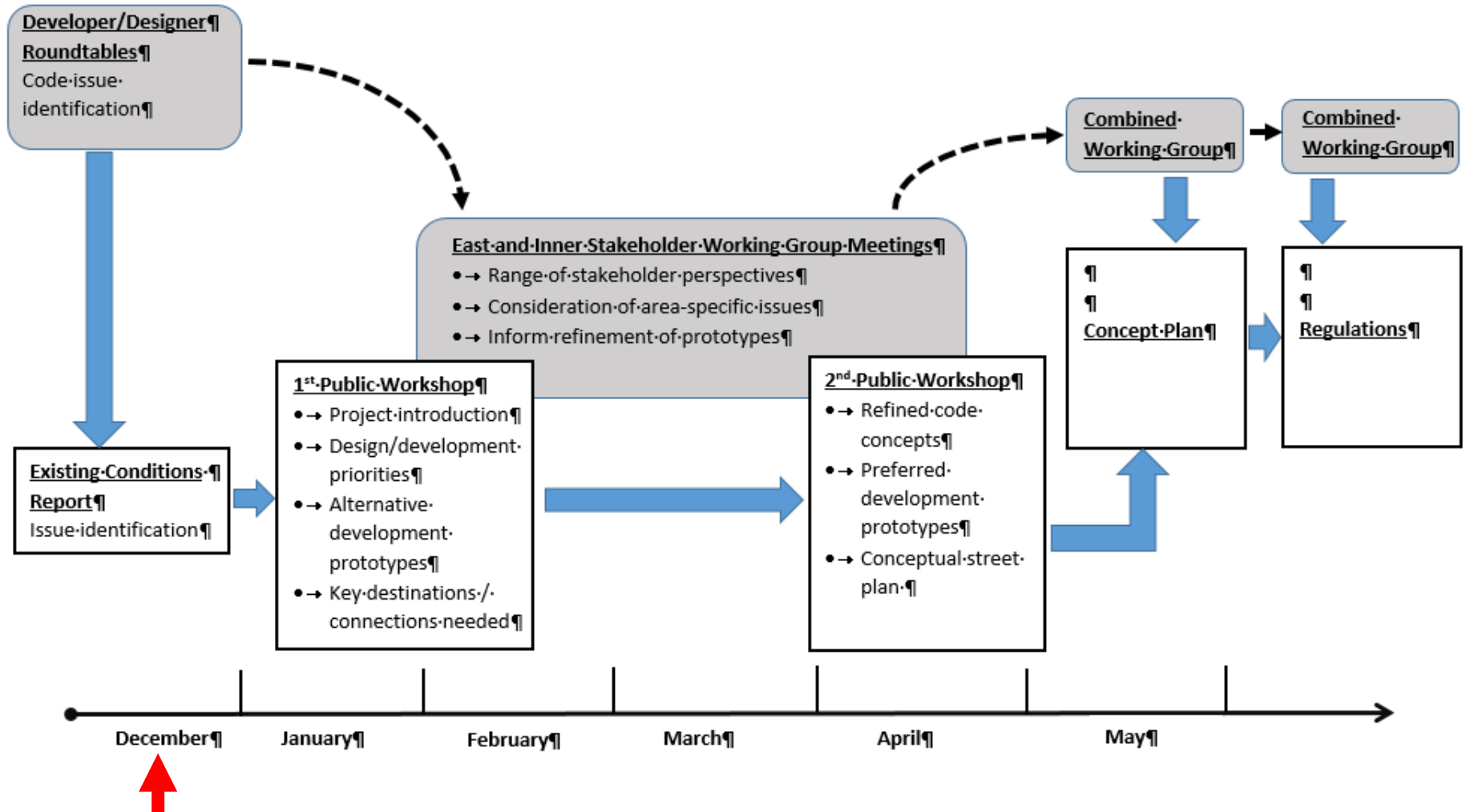
- **Lack of incentives for accessible housing** - consideration of bonuses or requirements.
- **Possibility of refinements to affordable housing bonuses** (proposed as part of Inclusionary Housing Project)
- **Reconsideration of existing range of amenity bonuses:**
 - Outdoor recreation facilities
 - Play areas
 - 3-bedroom units
 - Storage areas
 - Sound insulation
 - Crime prevention
 - Solar water heating
 - Large outdoor areas
 - Tree preservation



PBOT: Connected Centers Street Plan



Process and Timeline



Technical Advisory Group Role

- Includes representatives of agencies with an interest in multi-dwelling zoning and development issues.
- Assist with identification of regulatory and implementation issues.
- Provide feedback on proposals that may affect agencies and their role in implementation.
- Should TAG meet monthly? Or, at key milestones in review of proposals/documents?

Questions and Comments?

- Are there existing multi-dwelling regulations that raise concerns for your agency?
- What multi-dwelling development issues are of concern to you?



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