



Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

Stakeholder Working Group Meeting
April 19, 2017



Bureau of Planning and Sustainability
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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

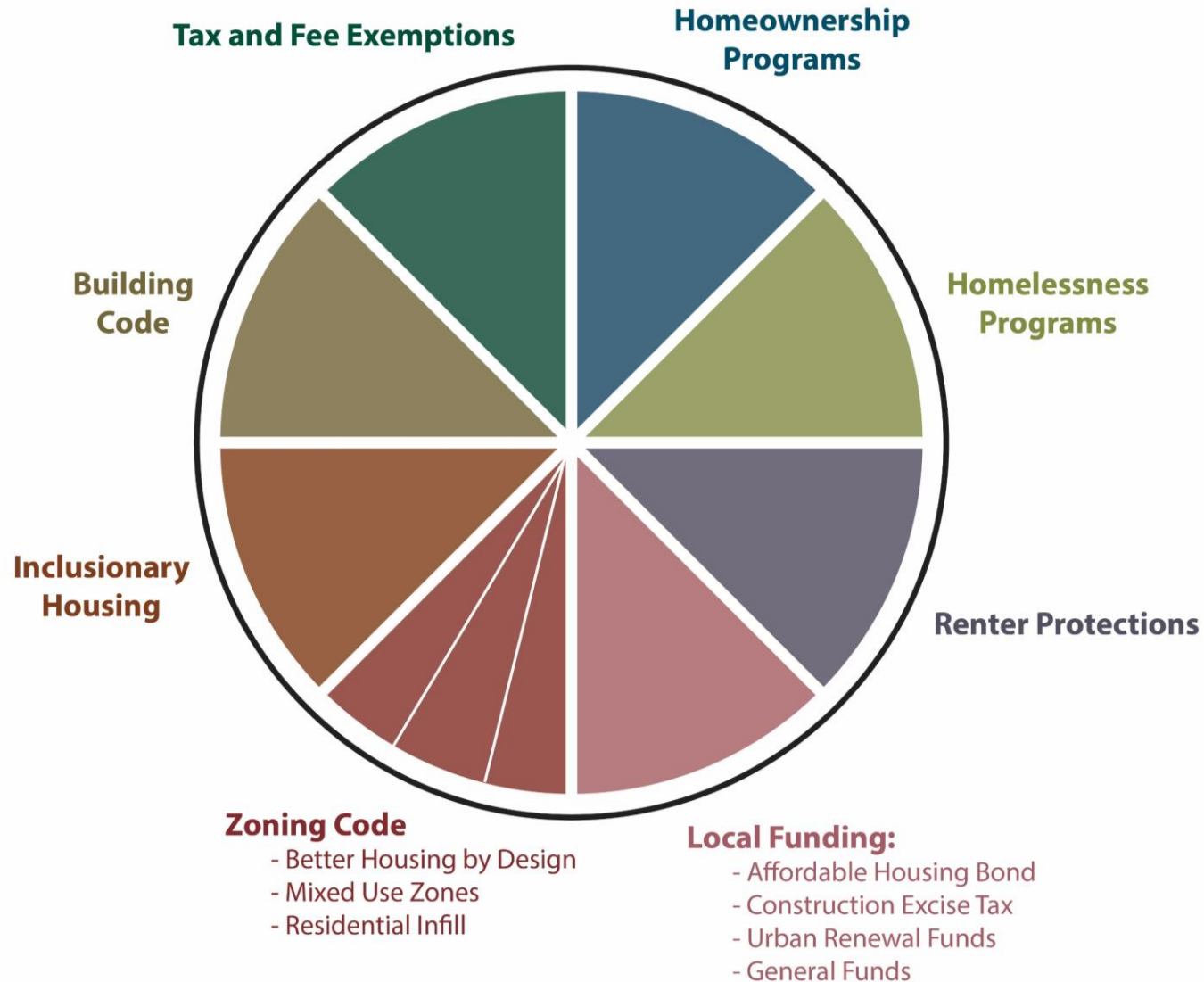


Residential Infill
Project
Single-Dwelling Zones

Better Housing
by Design
Multi-Dwelling Zones

Mixed Use Zones
Project
Commercial/mixed
use zones

Part of a Range of Housing Strategies and Tools

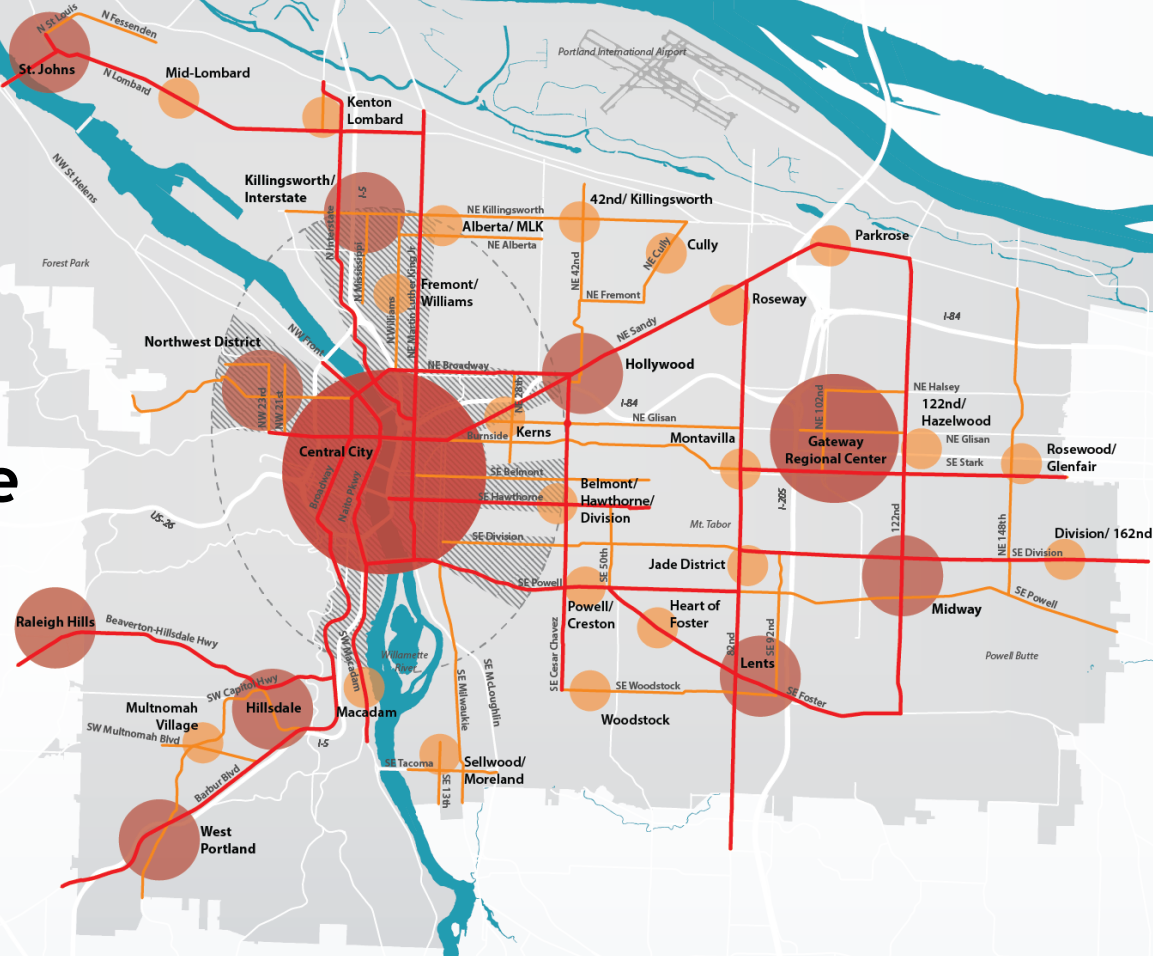


CENTERS AND CORRIDORS

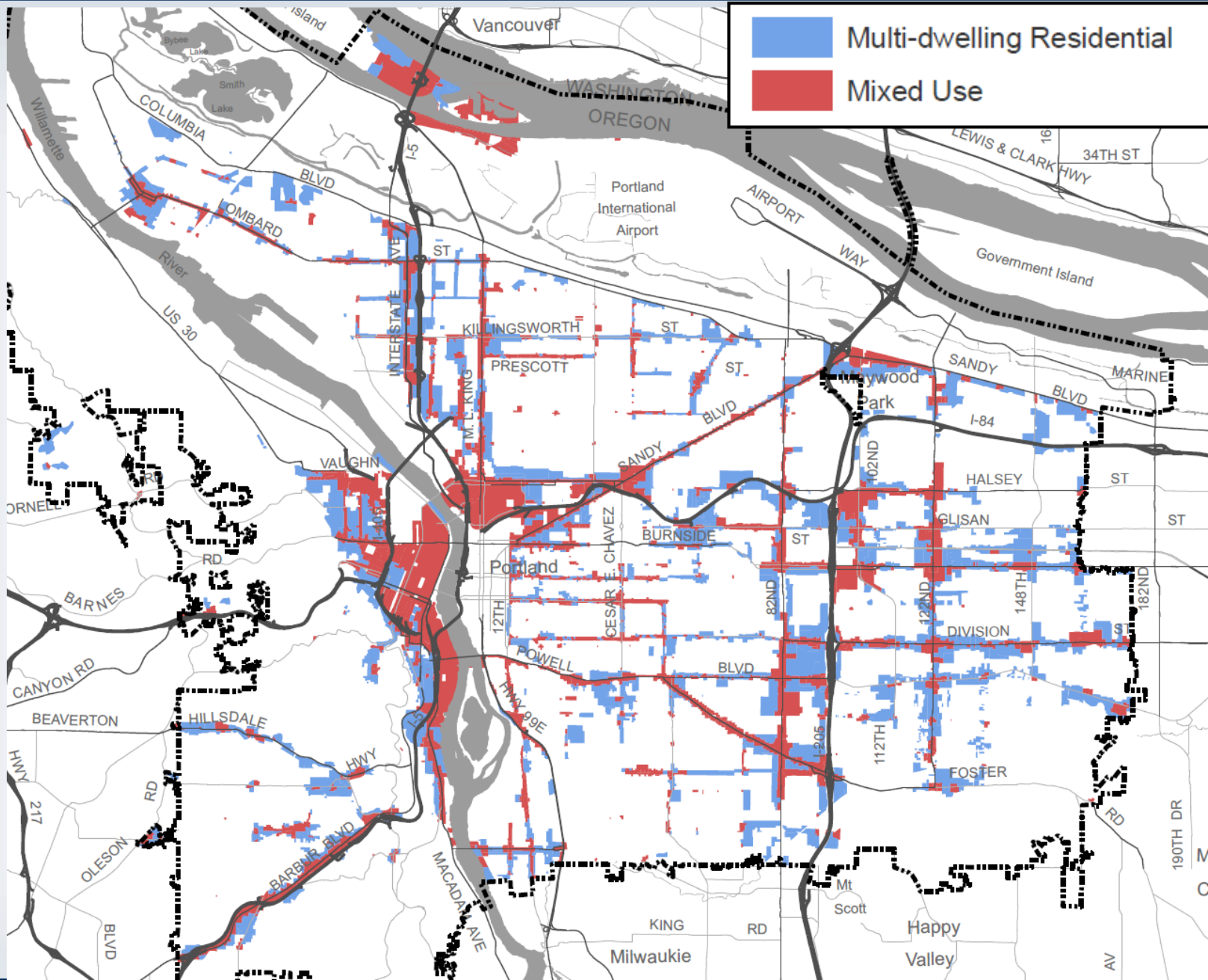
CENTERS	CORRIDORS
 Central City	 Civic Corridors
 Gateway Regional Center	 Neighborhood Corridors
 Town Centers	 Inner Ring Districts
 Neighborhood Centers	

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**

Equity:

When is everyone has access to the opportunities necessary to satisfy their essential needs, advance their well-being and achieve their full potential.

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

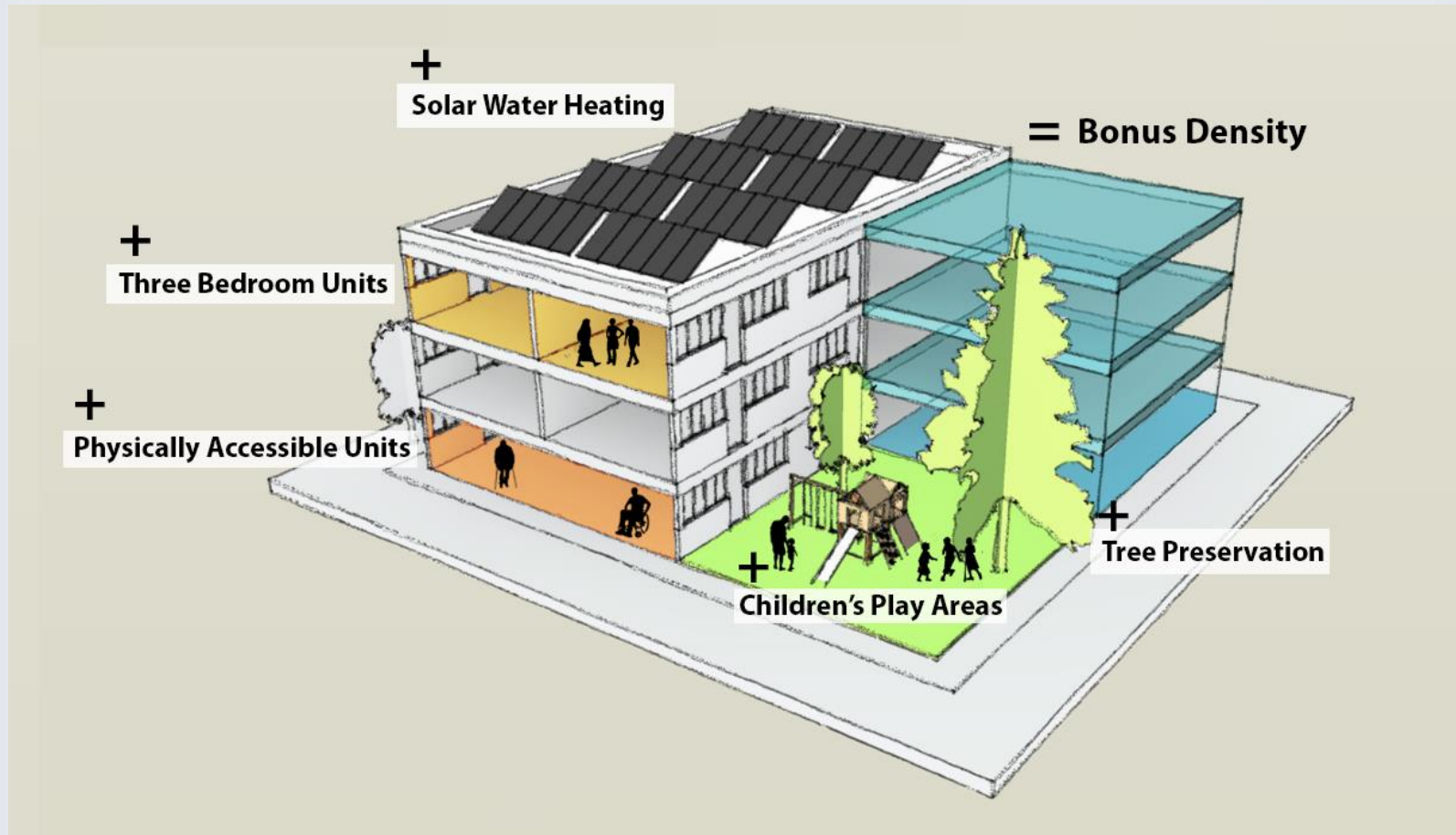
Project Topics



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

Stakeholder Working Group Meetings

Purpose

- Forum for discussing issues and potential solutions
- Include a range of community stakeholders and perspectives
- Help inform City staff as they develop concepts and regulations

Meetings and discussions open to general public

Stakeholder Working Group Meetings

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



Project Overview

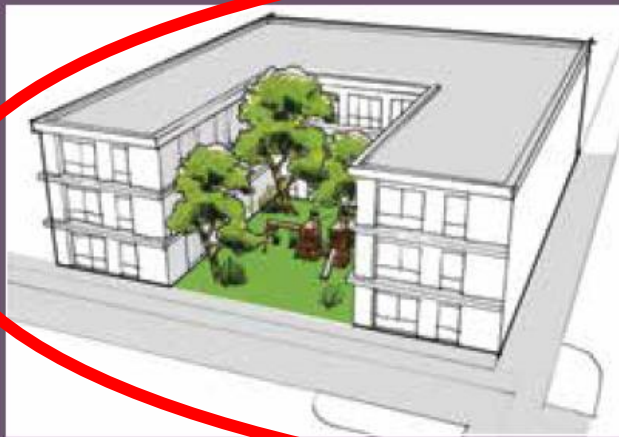
Questions?

March 23rd Meeting

Private spaces,
such as patios,
balconies, or
small yards.



Private Spaces



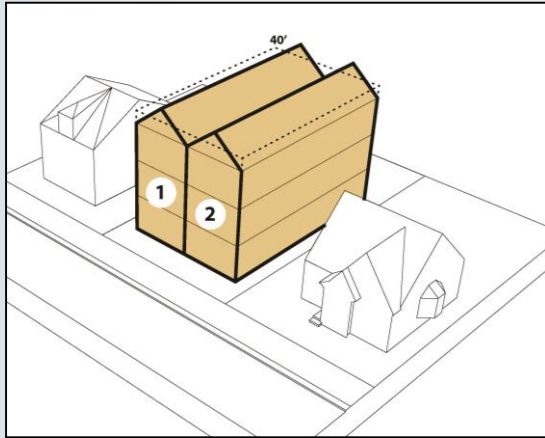
Larger shared
spaces, such
as courtyards,
children's play
areas and other
shared recreation
space.

Shared Spaces

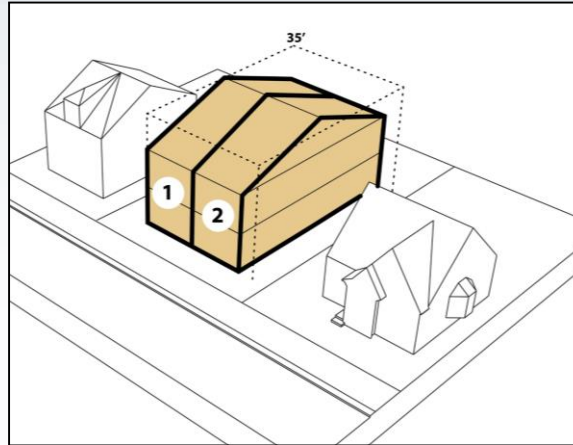


Interest in prioritizing shared outdoor/community spaces.

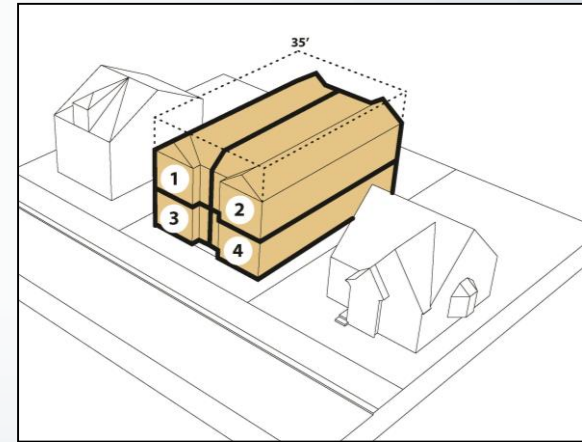
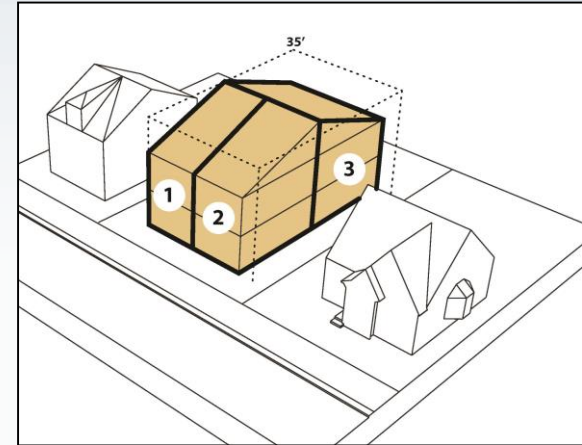
March 23rd SWG Meeting



Current Approach



Potential New Approach



**Interest in regulating by building scale,
with flexibility for what happens inside.**

March 23rd SWG Meeting



Historic examples of multi-dwelling housing
- Wide variety of housing with a 2-3 story scale



Today's Topics:

- Front garages and entrances
- Setbacks
- Inner Neighborhood development approaches



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Street Frontages: Garages



Issues: pedestrian environment

Street Frontages: Garages



Issues: continuity with context

Street Frontages: Garages

Multi-unit buildings especially should contribute to the street.



Issues: direction from plans and policies

Street Frontages: Garages

Multi-unit buildings especially should contribute to the street.



Issues: direction from plans and policies
- contrast with what's built

Street Frontages: Garages



Alternatives and trade offs: front parking

Street Frontages: Garages



Alternatives and trade offs: rear parking

Street Frontages: Garages



Alternatives and trade offs: no off-street parking

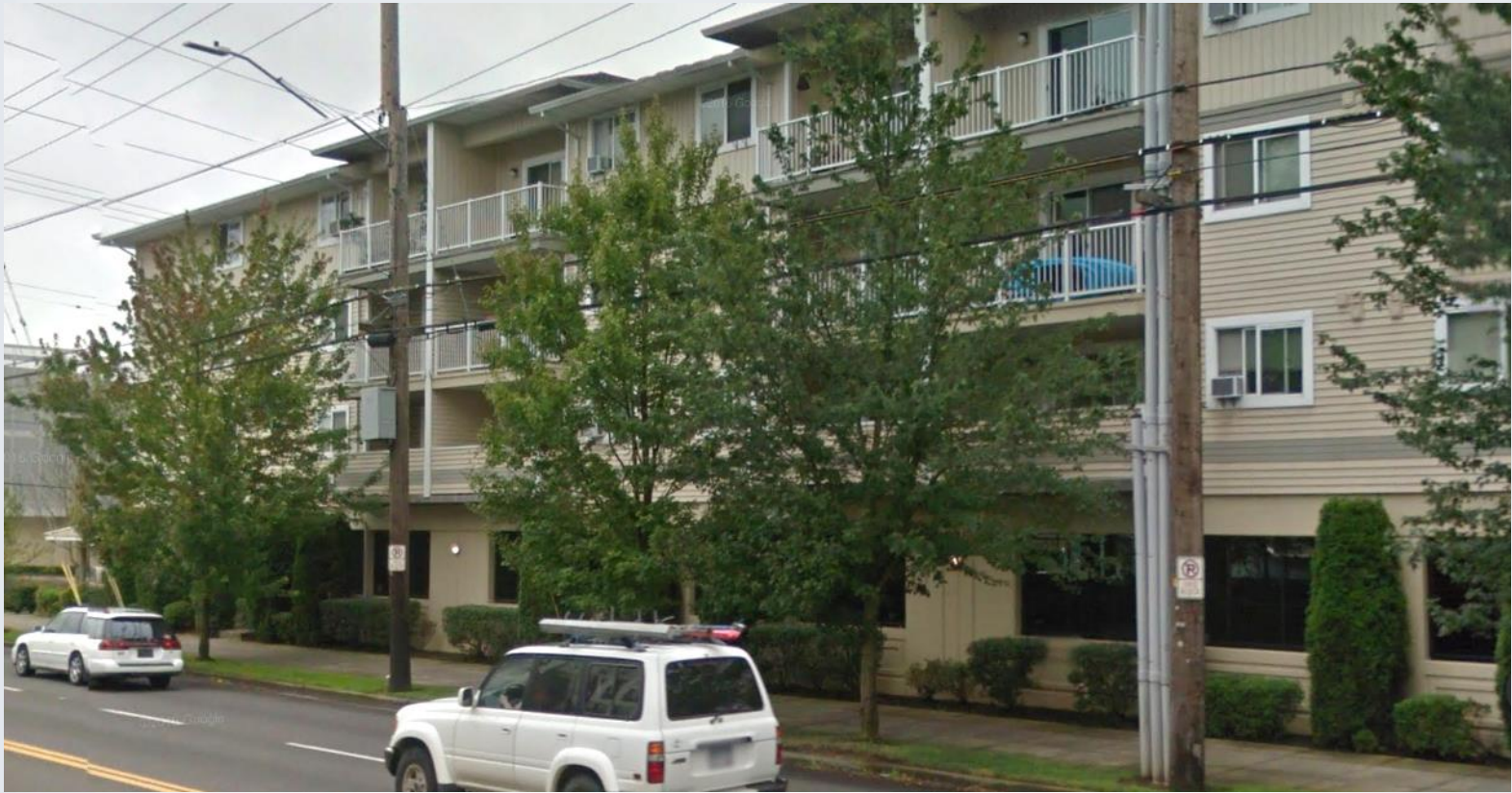
Street Frontages: Garages

Question 1:

- Should the amount of ground-level street frontage that can be garages be limited?

Potential approach is the 50% limit that applies to most development in the single-dwelling zones

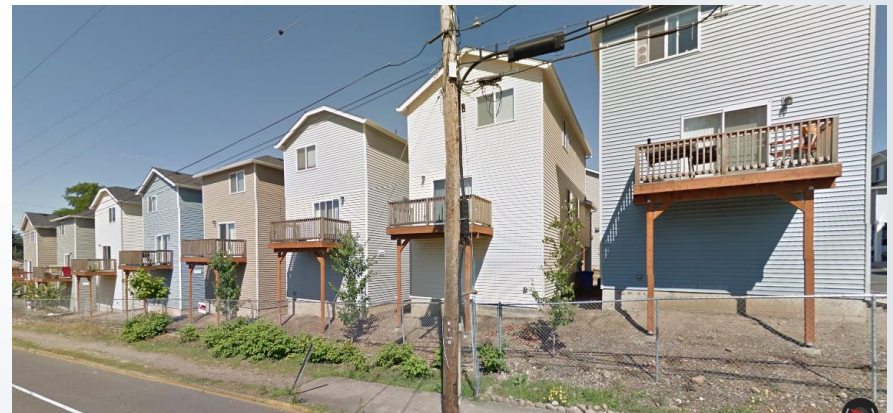
Street Frontages: Garages



Question 2:

- Should a similar limit on garages apply to ground-level structured parking for larger multi-dwelling buildings?

Street Frontages: Entrances



Question 3:

- Should street-facing entrances be required for multi-dwelling development?

Front Setbacks

(higher density zones)



- Roles in providing privacy and continuing neighborhood characteristics.
- Interest in requiring front setbacks in the RH zone in East Portland.

Front Setbacks: Background



RH zone (4:1 FAR)

- No front setback



RH zone (2:1 FAR)

- No front setback
- Height limited to 25' within 10' of front of property

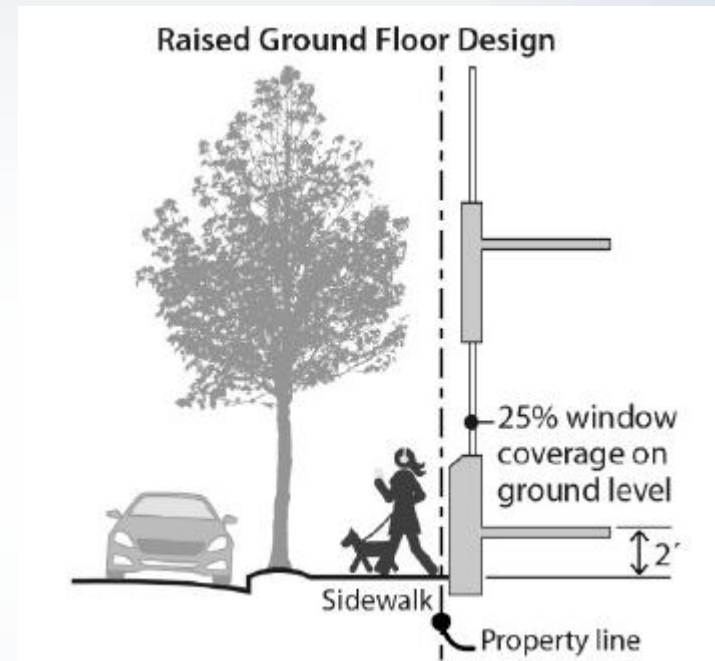
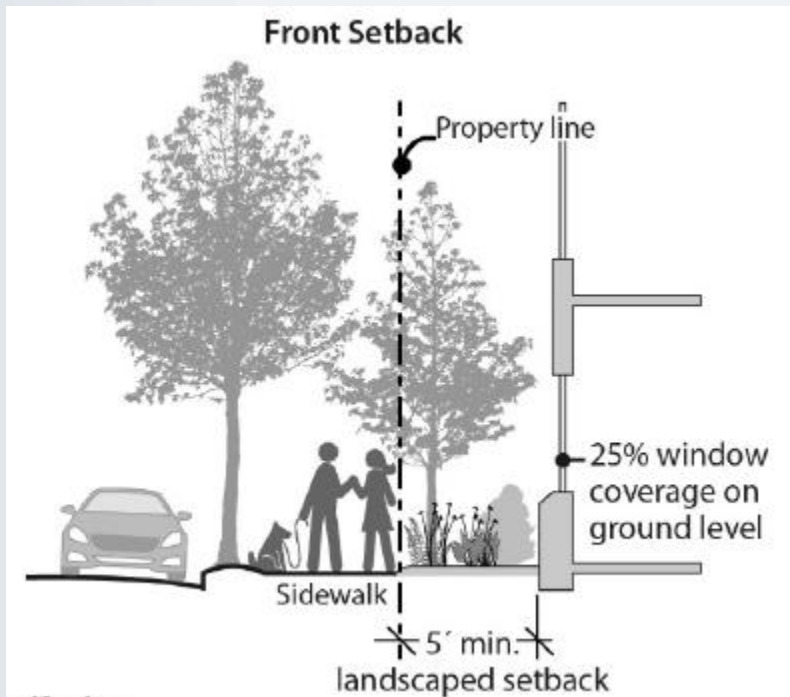


R1 zone

- 3' front setback
- Height limited to 25' within 10' of front of property

Existing regulatory approach - setbacks and step downs

Front Setbacks: Background



Mixed Use Zones

5' setback for residential units, unless raised above grade

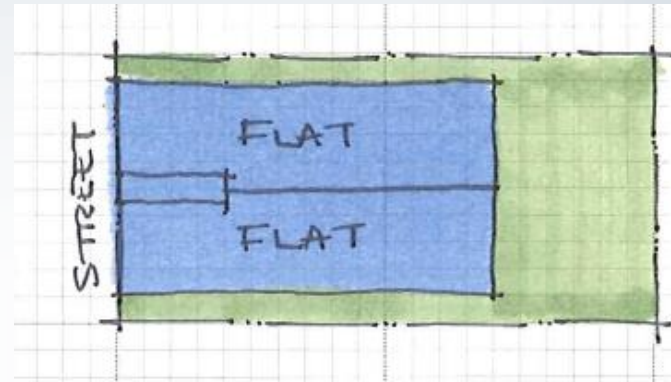
Front Setbacks: Background



Vancouver, BC:

Landscaped setbacks required for most multifamily zones.

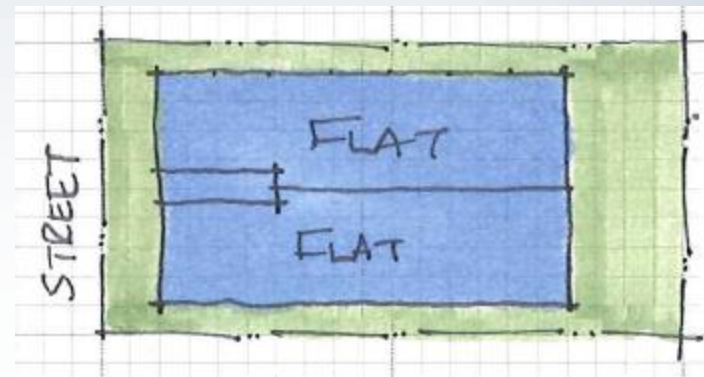
Front Setbacks: Background



Alternatives and trade offs:

- No setback

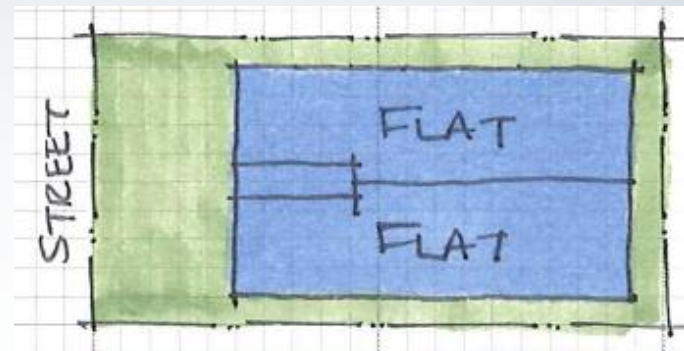
Front Setbacks: Background



Alternatives and trade offs:

- Small setback (3' shown)

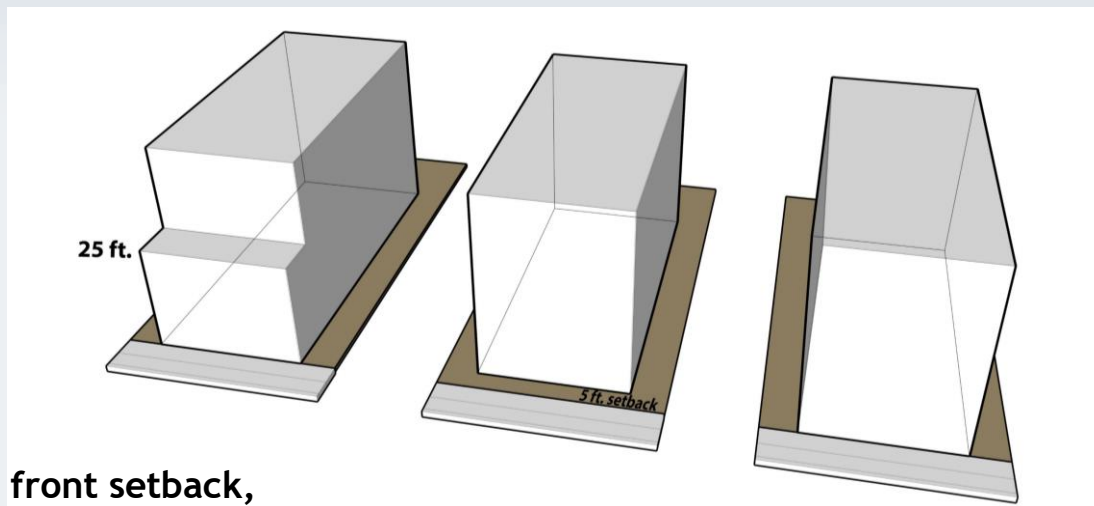
Front Setbacks: Background



Alternatives and trade offs:

- Deeper setback

Front Setbacks



No front setback,
Required step down
(current approach)

Small front setback,
No step down

No front setback,
No step down

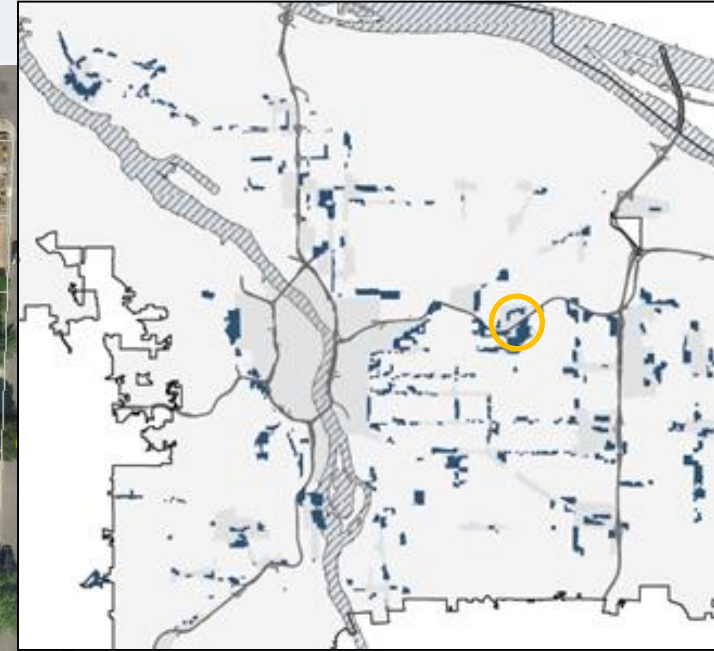
Question 3:

- A. Should small setbacks be required in the higher-density multi-dwelling zones?
- B. Is it important to limit height to 25' within 10' of the street?

Potential approach is 5' for the RH and R1 zones in Inner Neighborhoods (similar to approach used for residential units in the mixed use zones).

Alternative Development Approaches

Inner Neighborhoods



Are some outcomes better than others?

Medium Density Residential Zone
(primarily R1)

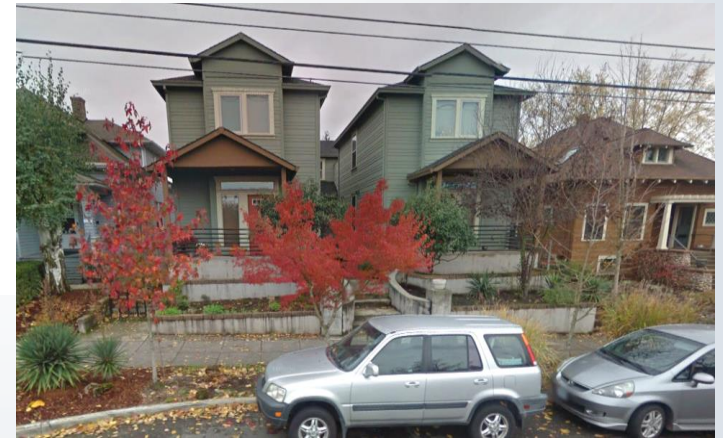
Alternative Development Approaches: Medium Density



- ☐ Preferred
- ☐ OK/Acceptable
- ☐ Should Discourage

Family size townhouse units

Alternative Development Approaches: Medium Density



- ☐ Preferred
- ☐ OK/Acceptable
- ☐ Should Discourage

Small-scale buildings along street

Alternative Development Approaches: Medium Density



- ☐ Preferred
- ☐ OK/Acceptable
- ☐ Should Discourage

House-like plex

Alternative Development Approaches: Medium Density



- ☐ Preferred
- ☐ OK/Acceptable
- ☐ Should Discourage

Central driveway
Off-street parking

Alternative Development Approaches: Medium Density



- ☐ Preferred
- ☐ OK/Acceptable
- ☐ Should Discourage

Courtyard
No off-street parking

Alternative Development Approaches: Medium Density

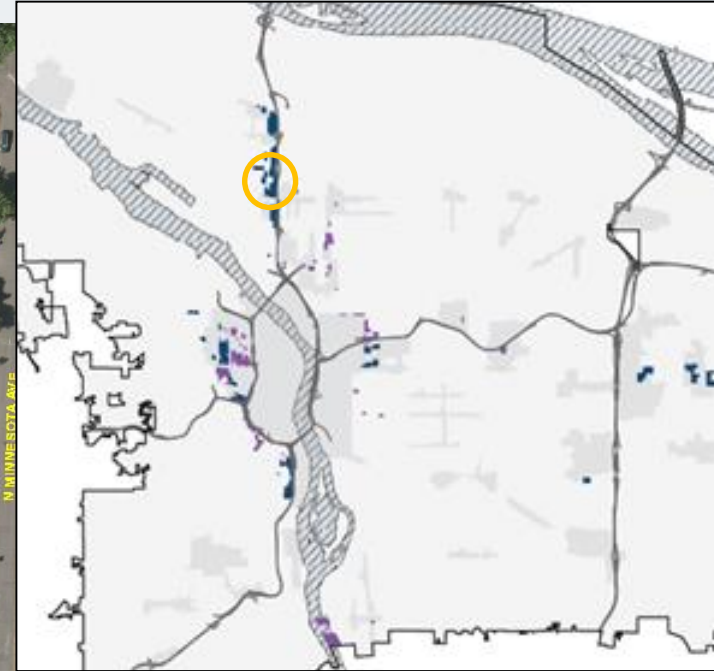


**Courtyard cap over
Driveway/parking**

- ☐ Preferred
- ☐ OK/Acceptable
- ☐ Should Discourage

Alternative Development Approaches

Inner Neighborhoods



Are some outcomes better than others?

High Density Residential Zone
(RH, 2:1 FAR)

Alternative Development Approaches: High Density



- ☐ Preferred
- ☐ OK/Acceptable
- ☐ Should Discourage

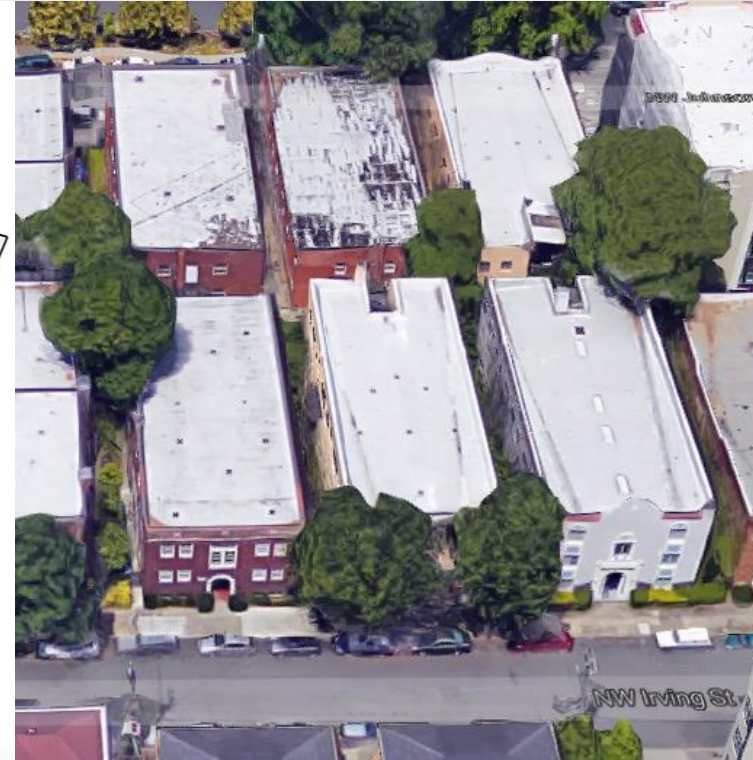


Single-lot development

Alternative Development Approaches: High Density



Example of multiple
property development



Single-lot development

Alternative Development Approaches: High Density



- ☐ Preferred
- ☐ OK/Acceptable
- ☐ Should Discourage

Central Courtyard

Alternative Development Approaches: High Density



Example of multiple
property development



Central Courtyard

Alternative Development Approaches: High Density



- ☐ Preferred
- ☐ OK/Acceptable
- ☐ Should Discourage

Perimeter Block

Alternative Development Approaches: High Density

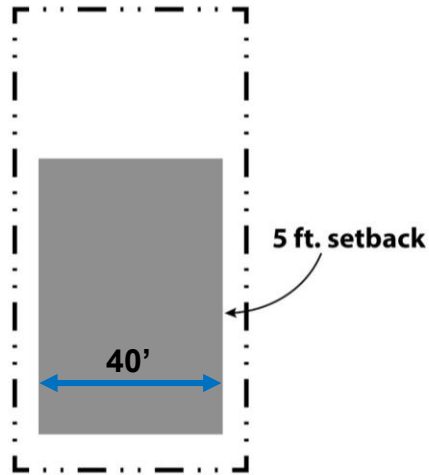


Example of multiple
property development

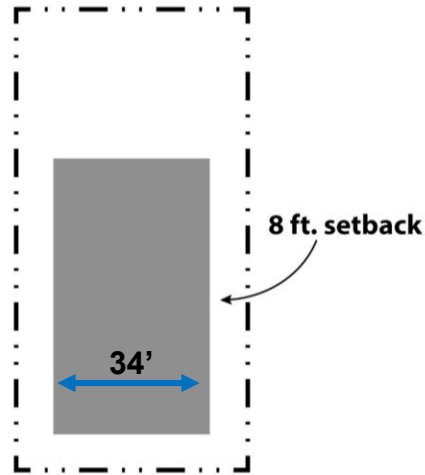
Perimeter Block

Barriers to Small-Site Development

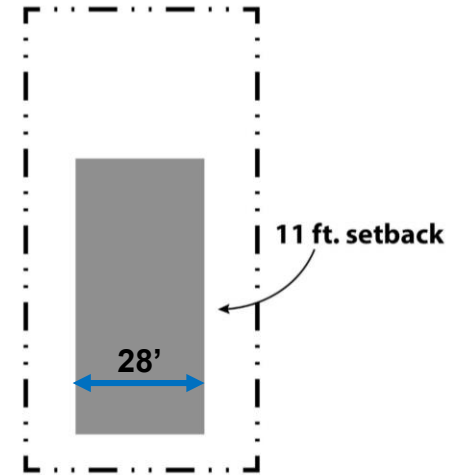
Single-Dwelling Development
Height: 30 ft.



Multi-Dwelling Development
Height: 30 ft.



Multi-Dwelling Development
Height: 45 ft.



Question:

- Should side setback requirements be revised to facilitate development on small sites?

Potential approach could be to use the same 5' setback requirement that applies to single-dwelling zones.

Next Stakeholder Working Group Meeting

**May 3rd (Wednesday), 6-8pm. Eastern Portland Focus –
Rosewood/Glenfair**

16126 SE Stark Street (Rosewood Initiative Space)

Topics

- Street/pedestrian connections
- Alternative development options for Rosewood / East Portland





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