



# Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

Stakeholder Working Group Meeting  
May 3, 2017

Street Connectivity & Multi-Dwelling Development Issues  
Rosewood Area



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

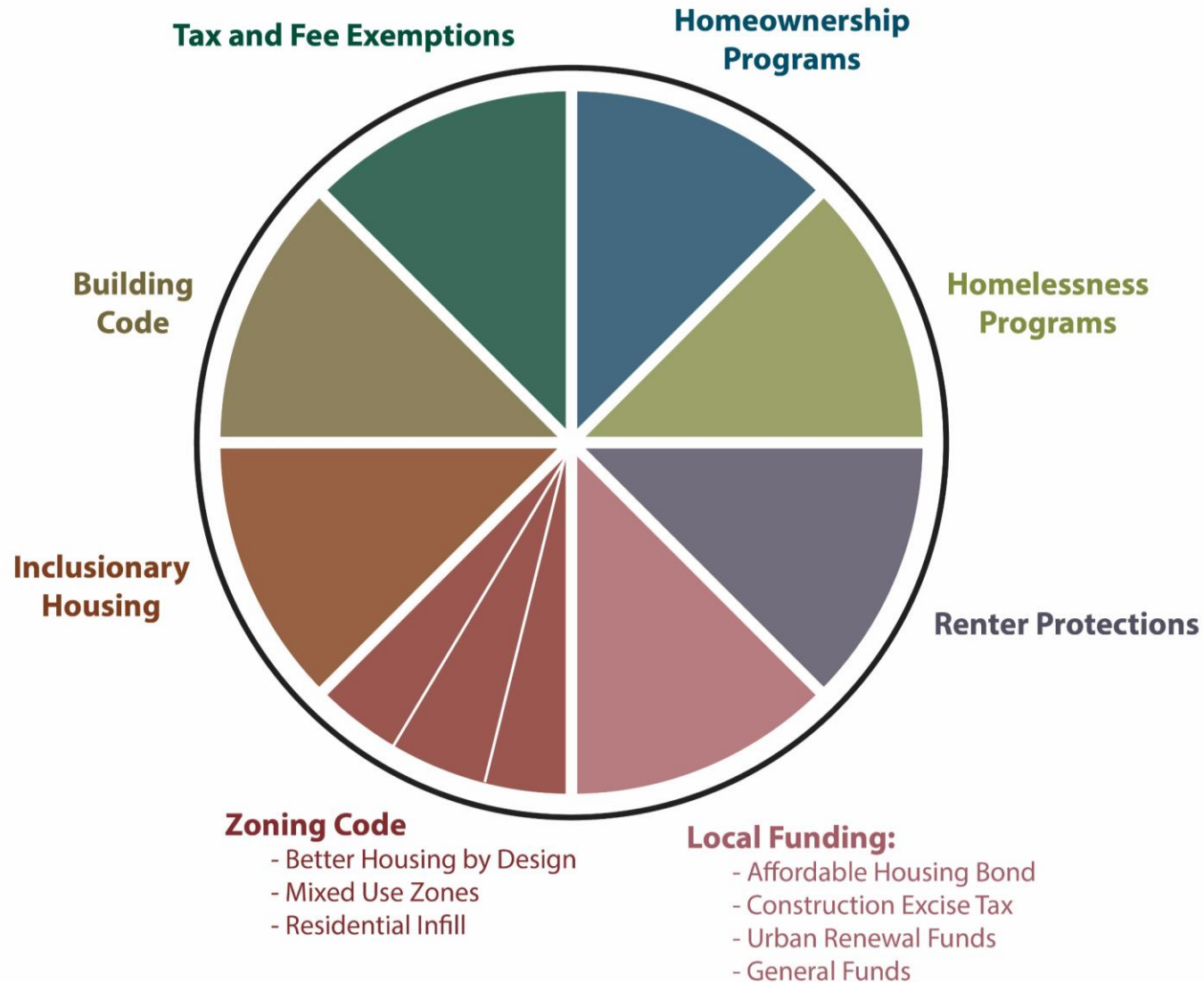


Residential Infill  
Project  
Single-Dwelling Zones

Better Housing  
by Design  
Multi-Dwelling Zones

Mixed Use Zones  
Project  
Commercial/mixed  
use zones

# Part of a Range of Housing Strategies and Tools



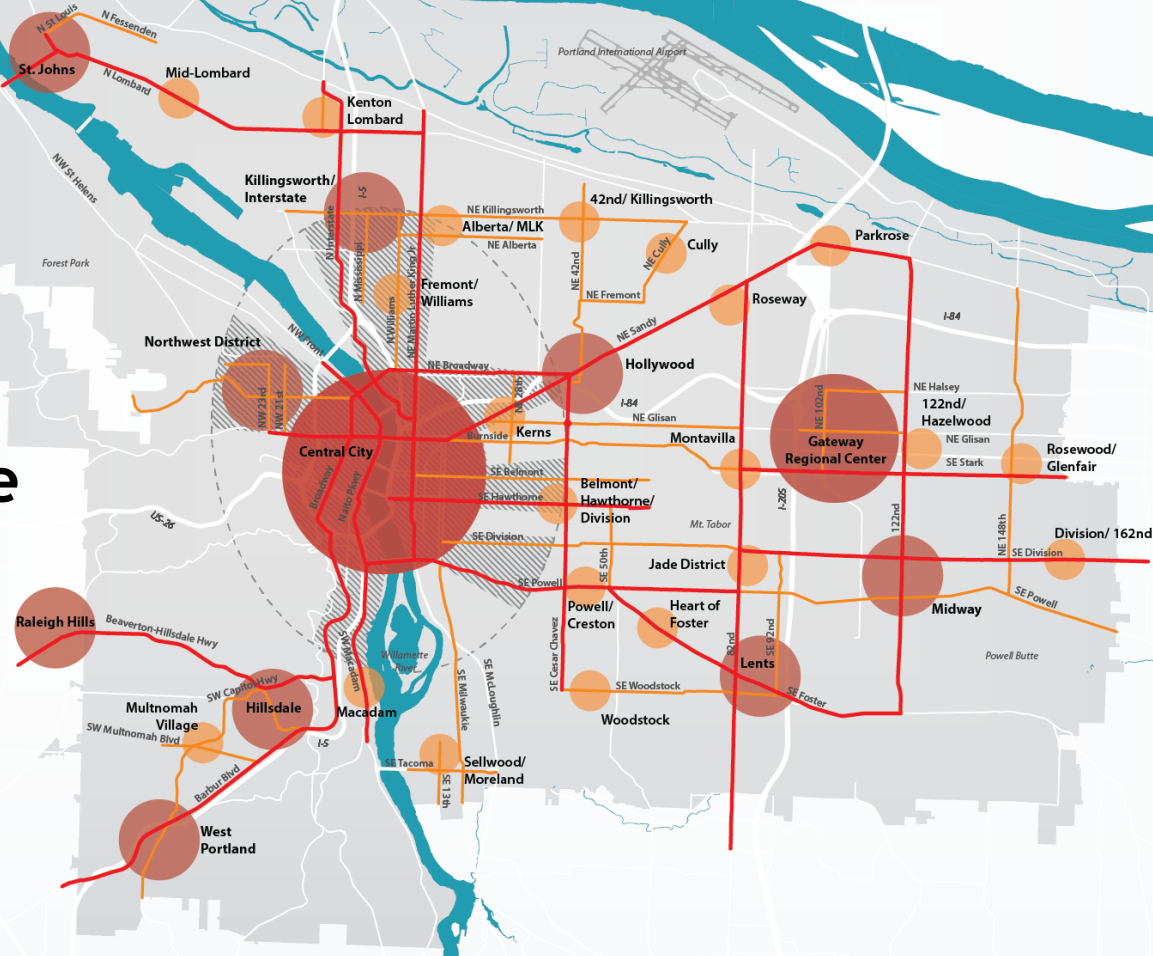


# CENTERS AND CORRIDORS

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

The map displays the city of Portland, Oregon, with various zoning designations. A legend in the top right corner indicates that blue areas represent 'Multi-dwelling Residential' and red areas represent 'Mixed Use'. The map shows a dense network of streets and highways, including I-5, I-84, and I-205. Key landmarks such as the Willamette River, Portland International Airport, and Government Island are labeled. Surrounding areas like Vancouver, Happy Valley, and Milwaukie are also shown. The map highlights the distribution of these two zoning types across the city, with Mixed Use areas often concentrated in the downtown and central urban areas, and Multi-dwelling Residential areas more prevalent in the surrounding urban areas.

**Legend:**

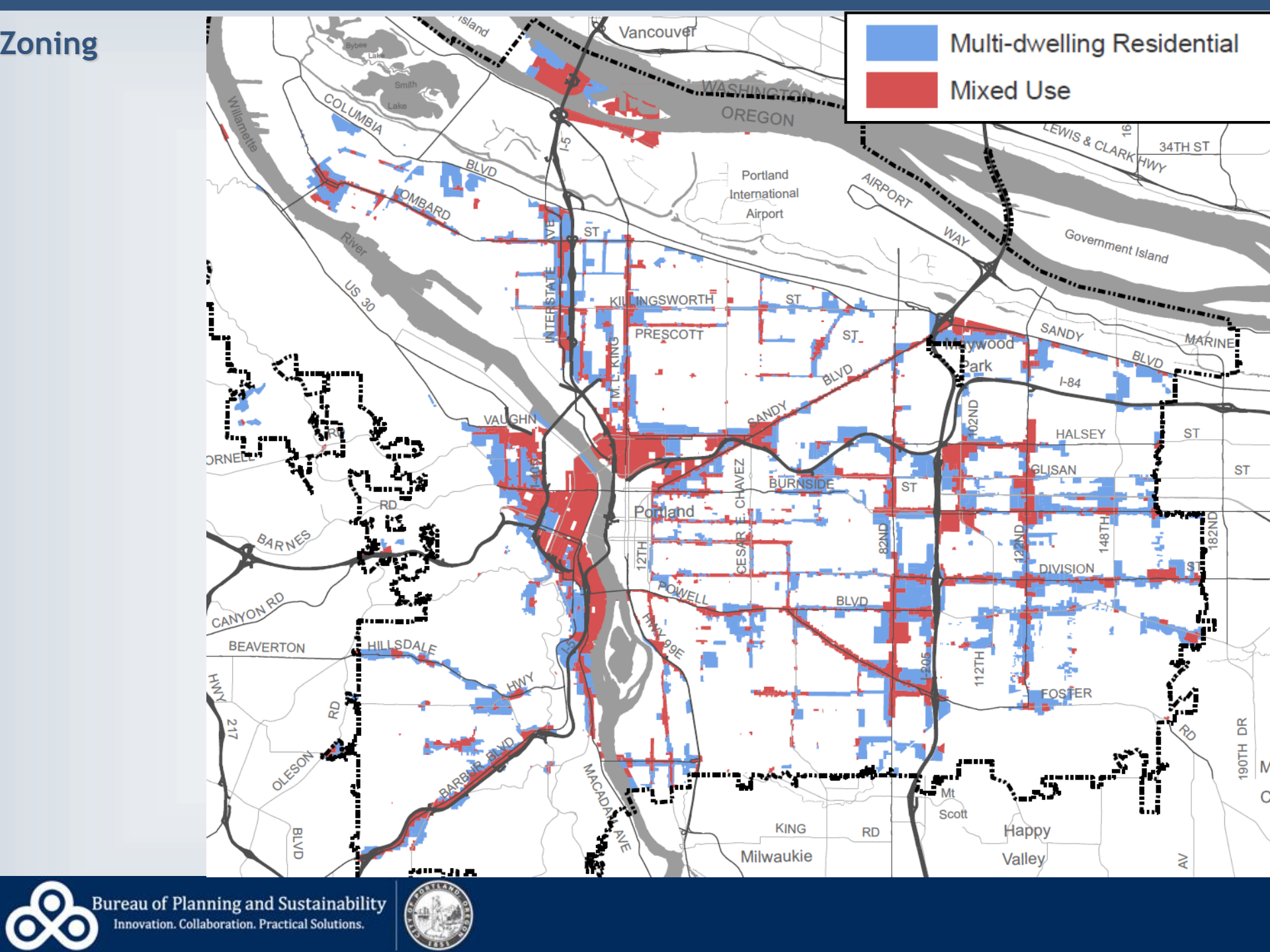
- Multi-dwelling Residential (Blue)
- Mixed Use (Red)

**Map Labels:**

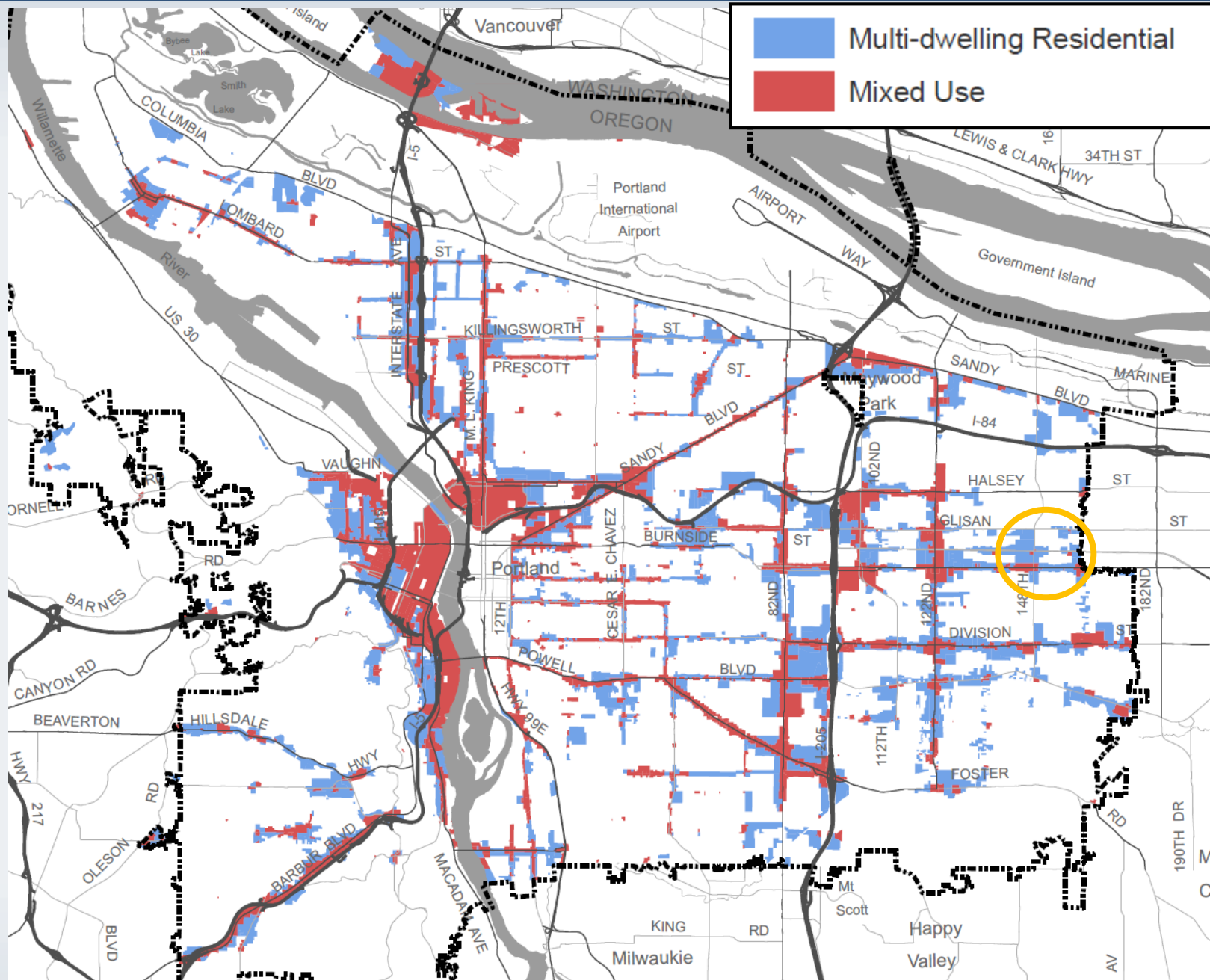
- Vancouver
- WASHINGTON OREGON
- Portland International Airport
- AIRPORT WAY
- Government Island
- LEWIS & CLARK HWY
- 34TH ST
- SANDY BLVD
- MARINE ST
- I-84
- HALSEY ST
- GLISAN ST
- 148TH ST
- DIVISION ST
- FOSTER ST
- 112TH ST
- 122ND ST
- 82ND ST
- POWELL BLVD
- CEGAR E. CHAVEZ ST
- BURNSIDE ST
- SANDY BLVD
- KILLINGSWORTH ST
- PRESCOTT ST
- M. L. KING ST
- INTERSTATE AVE
- VAUGHN ST
- 102ND ST
- 182ND ST
- 190TH DR
- Happy Valley
- Mt Scott
- Milwaukie
- KING RD
- MACADAM AVE
- BARBER BLVD
- HWY 205
- HWY 217
- BEAVERTON
- CANYON RD
- BARNES RD
- ORNE RD
- VAUGHN RD
- HILLSDALE RD
- OLSON BLVD
- Willamette River
- COLUMBIA RIVER
- LOMBARD BLVD
- Smith Lake
- Bybee Lake

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**City of Portland**  
1851



# 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



## East Portland

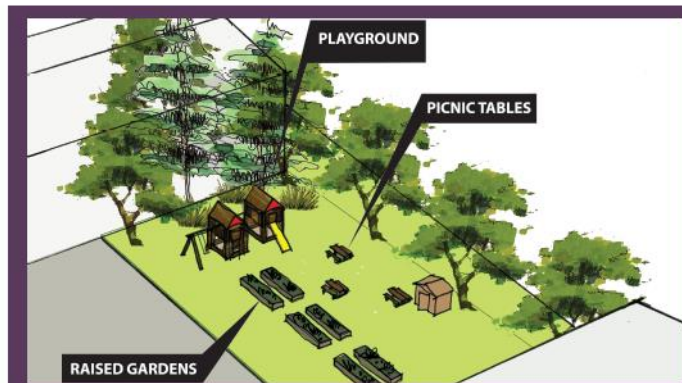
- Distinct characteristics
- Narrow, deep lots
- Lack of street connectivity
- Many families



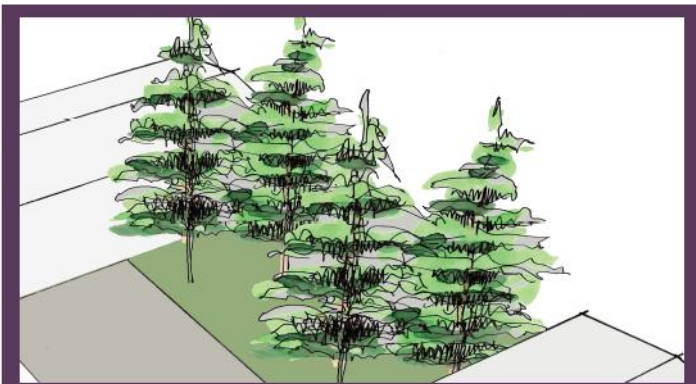


# East Portland:

## Ideas for key features to include with new development



Common open space areas



Space for large trees



Landscaped front setbacks



Mid-block open space

**March 7<sup>th</sup> SWG Meeting** - Interest in including these elements as part of development in Eastern Portland



# East Portland:

## Ideas for key features to include with new development



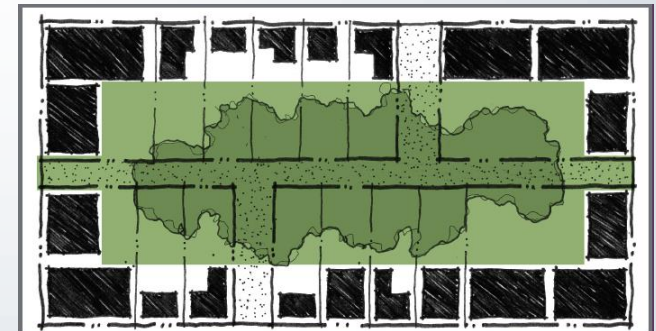
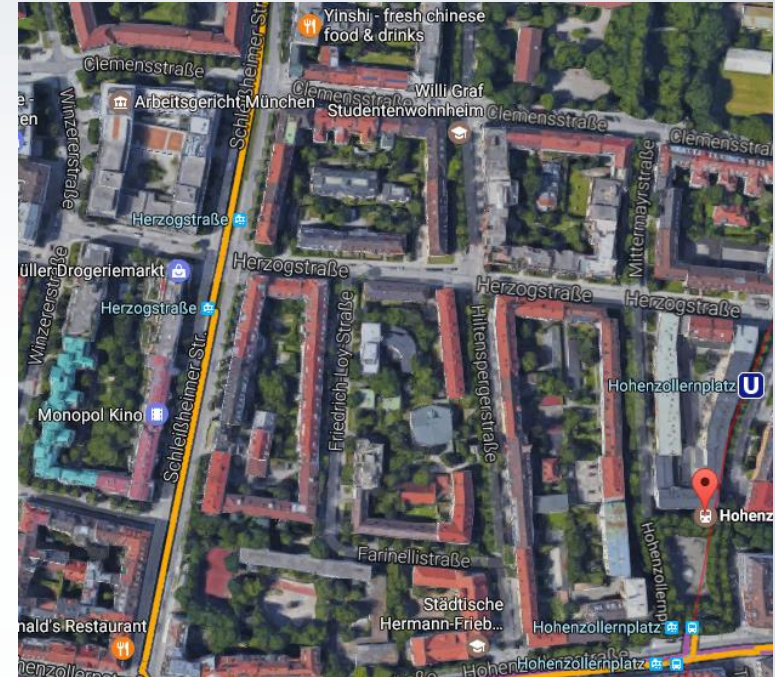
**Shared outdoor spaces** - interest from:

- Healthy Active Living projects
- East Portland community discussions



# East Portland:

## Ideas for key features to include with new development



**Mid-block open spaces** - keep mid-block areas greener, less built up



# East Portland:

## Ideas for key features to include with new development



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

# 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





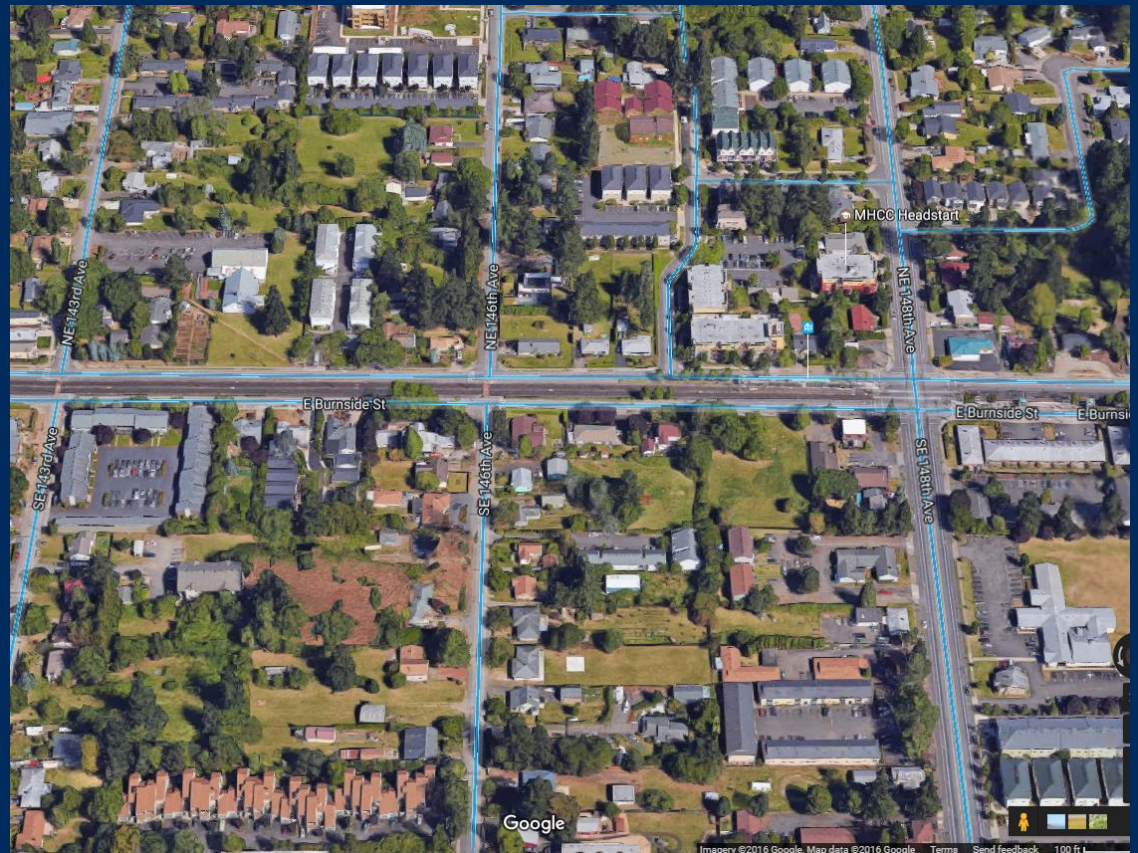
# Project Overview

**Questions?**



# Rosewood Area

## How we got here



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R.U. Goode, Geographer in charge.  
 Triangulation and shore line by U.S. Coast and Geodetic Survey.  
 Topography by E.C. Barnard.  
 Surveyed in 1896.

Culture revised in 1905 by Geo. R. Davis.  
 E.M. Douglas, Geographer in charge.

1905

FILE COPY

APR 06 1977

N.C.I.C.

Scale 62500  
 0 1 2 3 Miles

1000 500 0 1000 2000 3000 4000 5000 6000 7000 Yards  
 1000 0 3000 6000 9000 12000 15000 18000 Feet

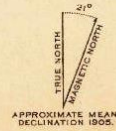
1 5 0 2 3 4 5 Kilometers

Contour interval 25 feet

Datum is mean sea level

(Road adjustment indicates that elevations on this map should be increased by 2 feet.)

Edition of July 1905, corrected 1940.  
 Polyconic projection, North American datum.



PORTLAND OREG.-WASH.

reprinted 1948.  
 N4530-W12230/15

Histo  
 Topograp

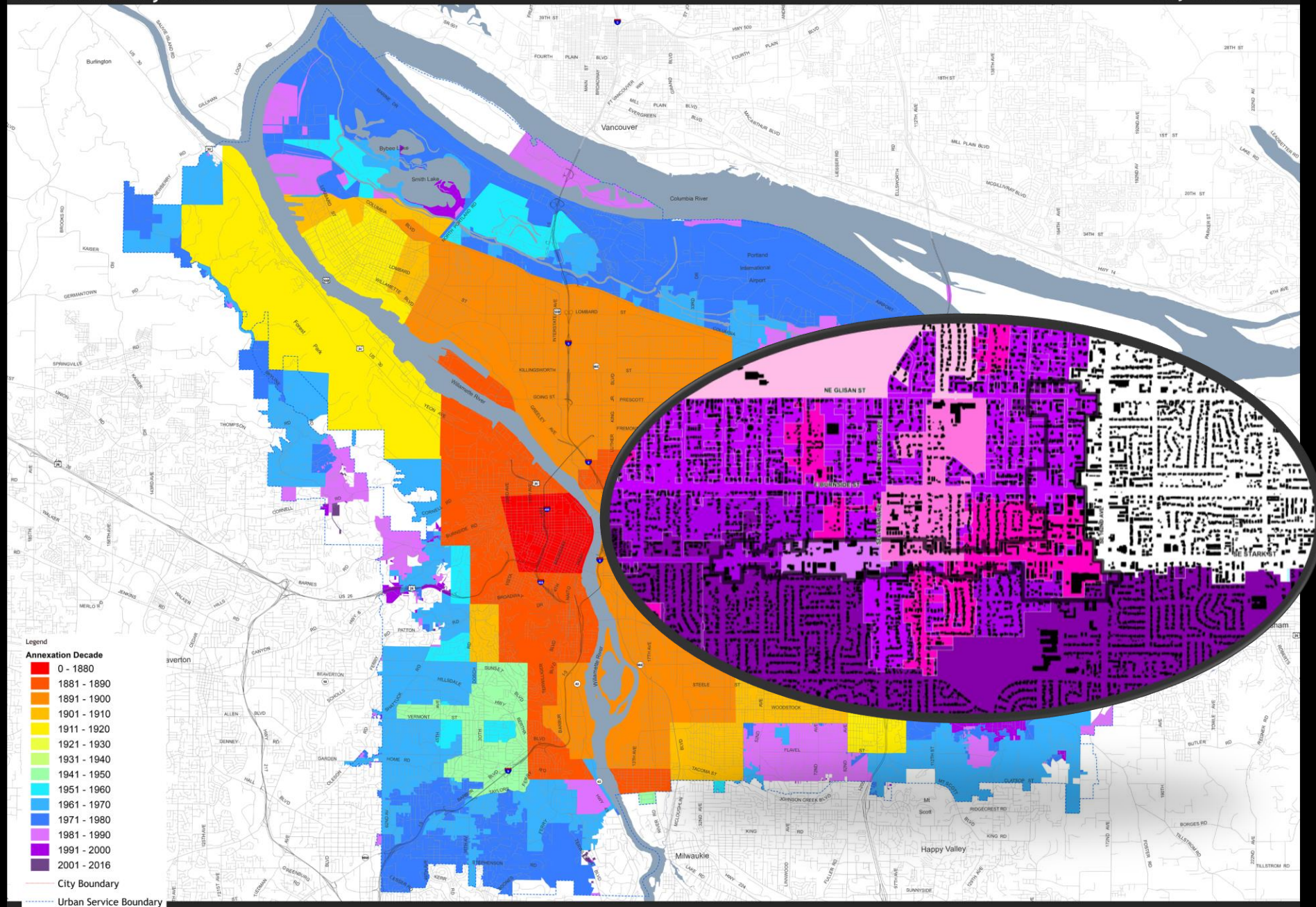






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January 1, 2017

City of Portland, Oregon // Bureau of Planning &amp; Sustainability // Geographic Information System

The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for errors, omissions or partial accuracies.

Metro Annexation Search Tool: <http://www.oregonmetro.gov/index.cfm/go/by/web/id-35819>

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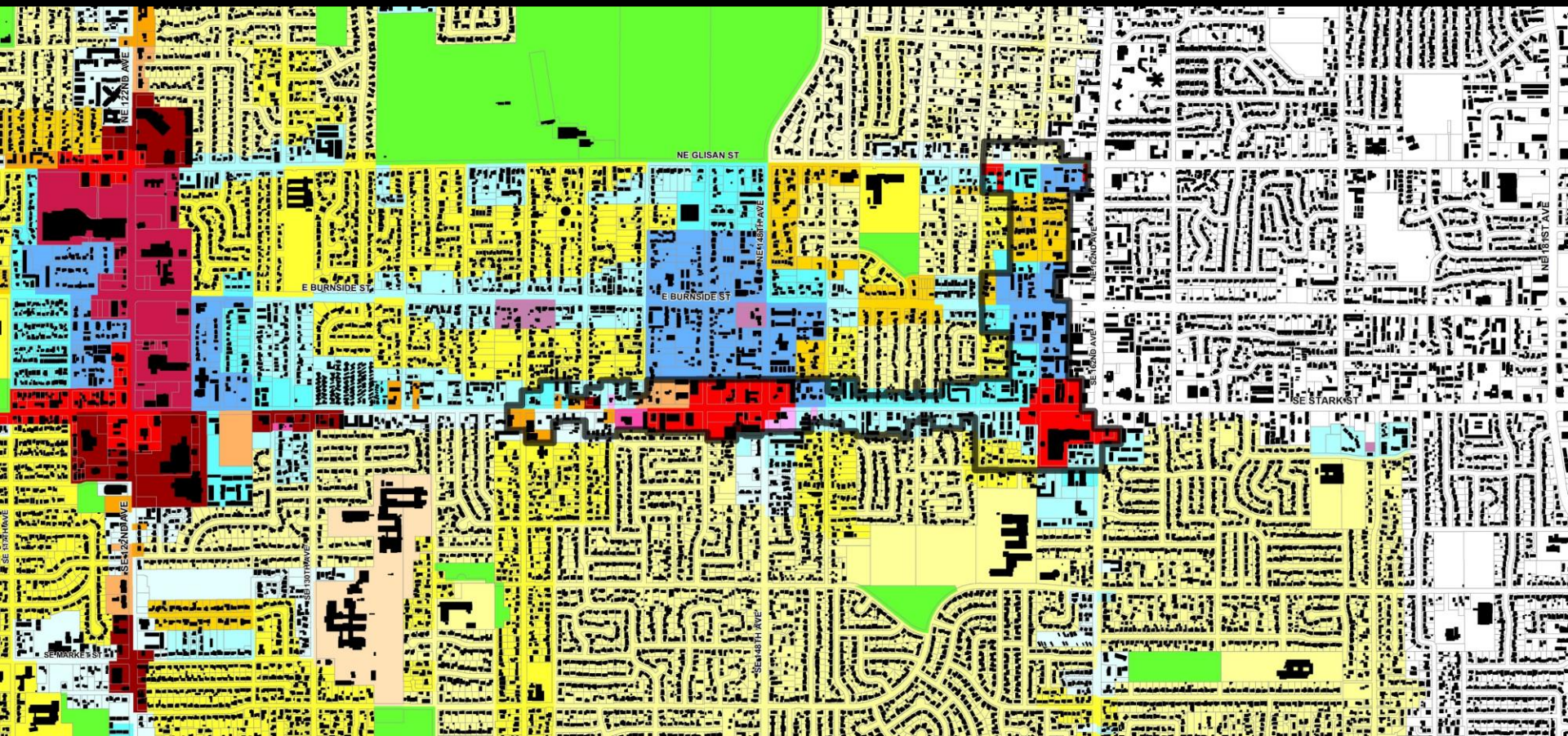


0 3,000 6,000 9,000 Feet

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Ted Wheeler, Mayor • Susan Anderson, Director



# The Rosewood Initiative Area





[illegible]















SPEED  
25













# East Portland / The Rosewood Initiative Area

- Rural character for many years relative to downtown Portland.
- Original platting based on Multnomah County regulations.
- Annexed into City of Portland in the 1980s and 90s.
- Rezoned for multi-family housing in the 1990s.



# Rosewood Area Street Connections



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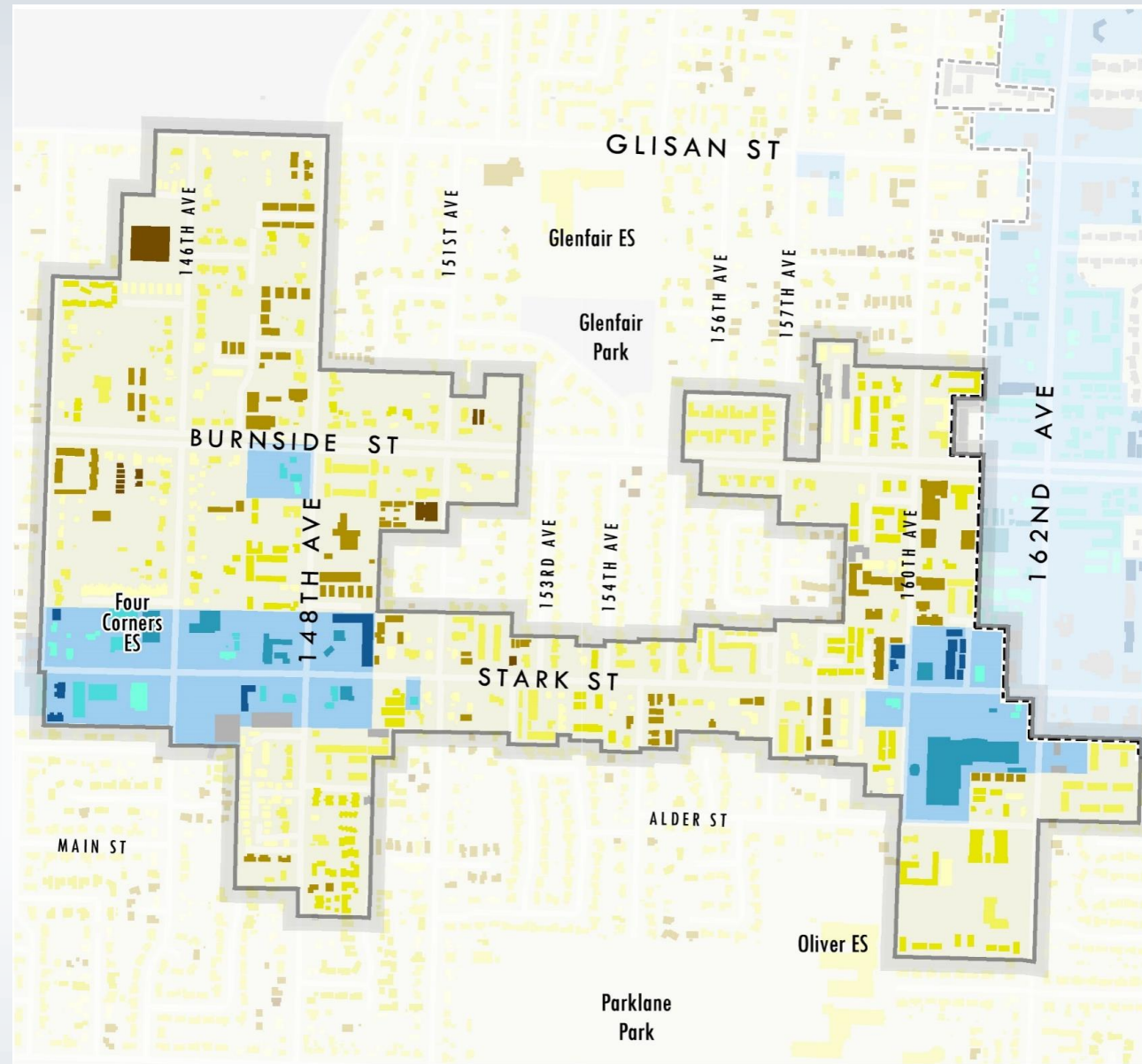
# Building Age

## Legend

### General Zoning Designations

- Commercial Zone
- Residential Zone
- Other Zoning Designation

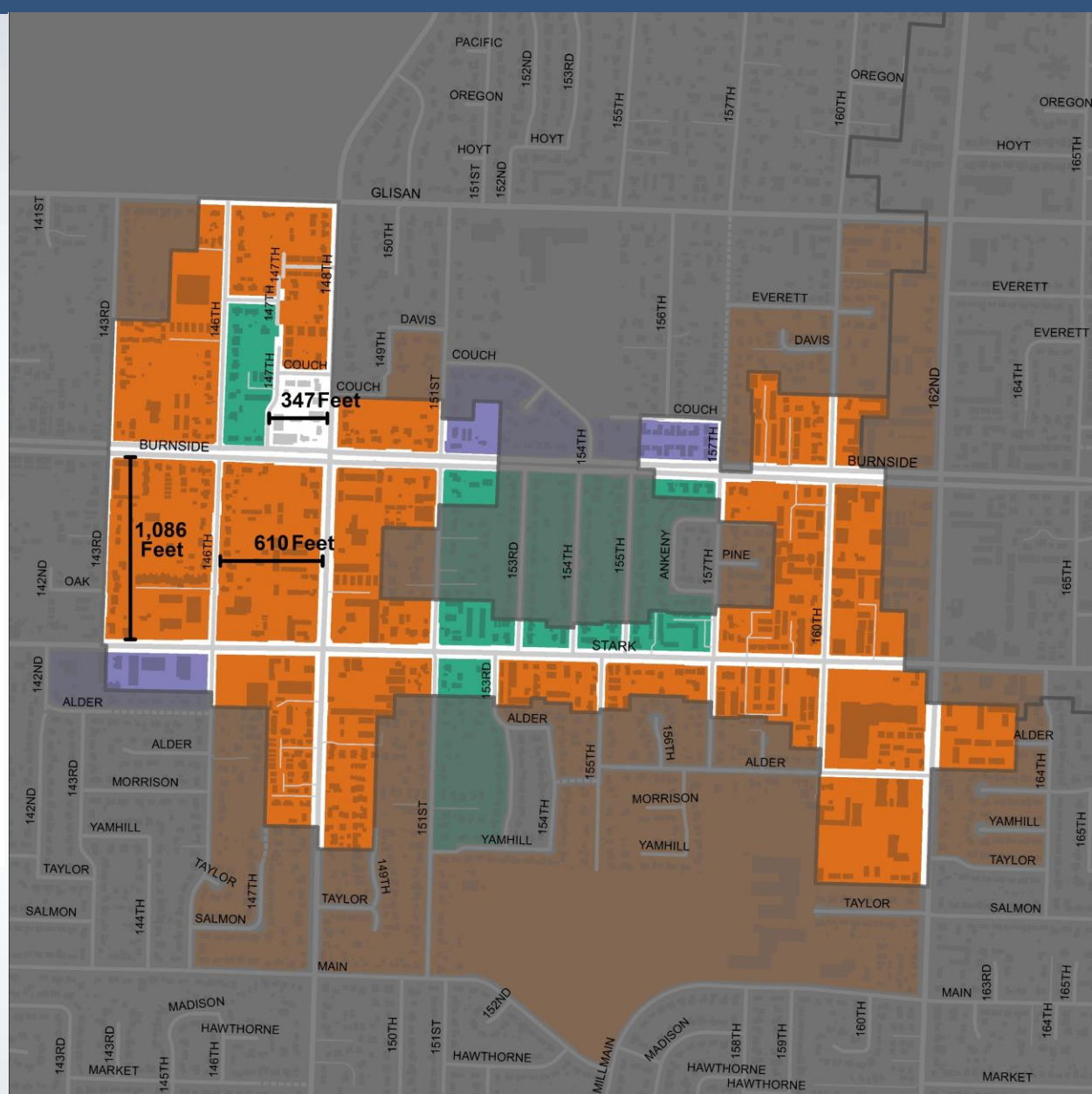
Building Age	Residential	Commercial
Built before 1950	<span style="display: inline-block; width: 10px; height: 10px; background-color: #F0E68C; border: 1px solid black;"></span>	<span style="display: inline-block; width: 10px; height: 10px; background-color: #4F81BD; border: 1px solid black;"></span>
1951 to 1970	<span style="display: inline-block; width: 10px; height: 10px; background-color: #F0E68C; border: 1px solid black;"></span>	<span style="display: inline-block; width: 10px; height: 10px; background-color: #4F81BD; border: 1px solid black;"></span>
1971 to 1990	<span style="display: inline-block; width: 10px; height: 10px; background-color: #F0E68C; border: 1px solid black;"></span>	<span style="display: inline-block; width: 10px; height: 10px; background-color: #4F81BD; border: 1px solid black;"></span>
1991 to 2010	<span style="display: inline-block; width: 10px; height: 10px; background-color: #F0E68C; border: 1px solid black;"></span>	<span style="display: inline-block; width: 10px; height: 10px; background-color: #4F81BD; border: 1px solid black;"></span>
Built after 2010	<span style="display: inline-block; width: 10px; height: 10px; background-color: #F0E68C; border: 1px solid black;"></span>	<span style="display: inline-block; width: 10px; height: 10px; background-color: #4F81BD; border: 1px solid black;"></span>



# Rosewood Blocks

Blocks that exceed street spacing standards:

- North/South
- East/West
- Both

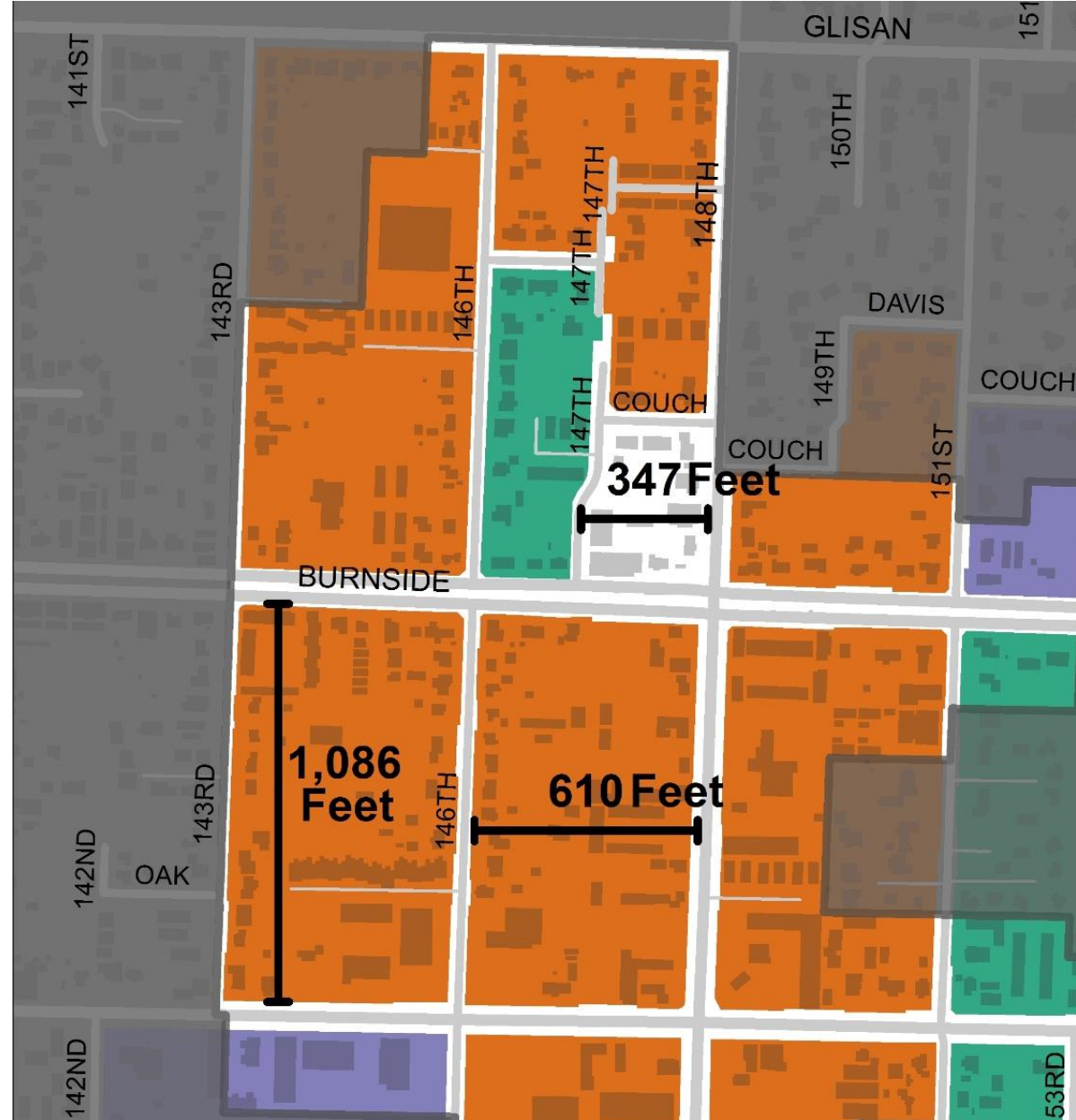




# Rosewood Blocks

Blocks that exceed street spacing standards:

- **North/South**  Exceeds 530 feet in North/South Direction
- **East/West**  Exceeds 530 feet in East/West Direction
- **Both**  Exceeds 530 feet in North/South and East/West



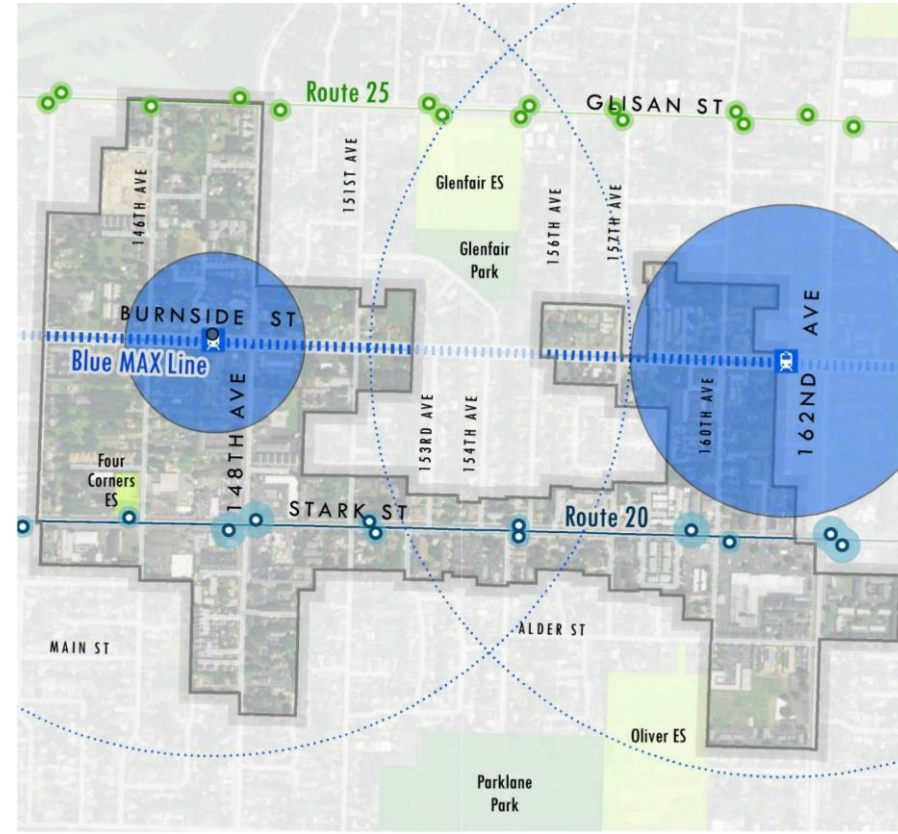
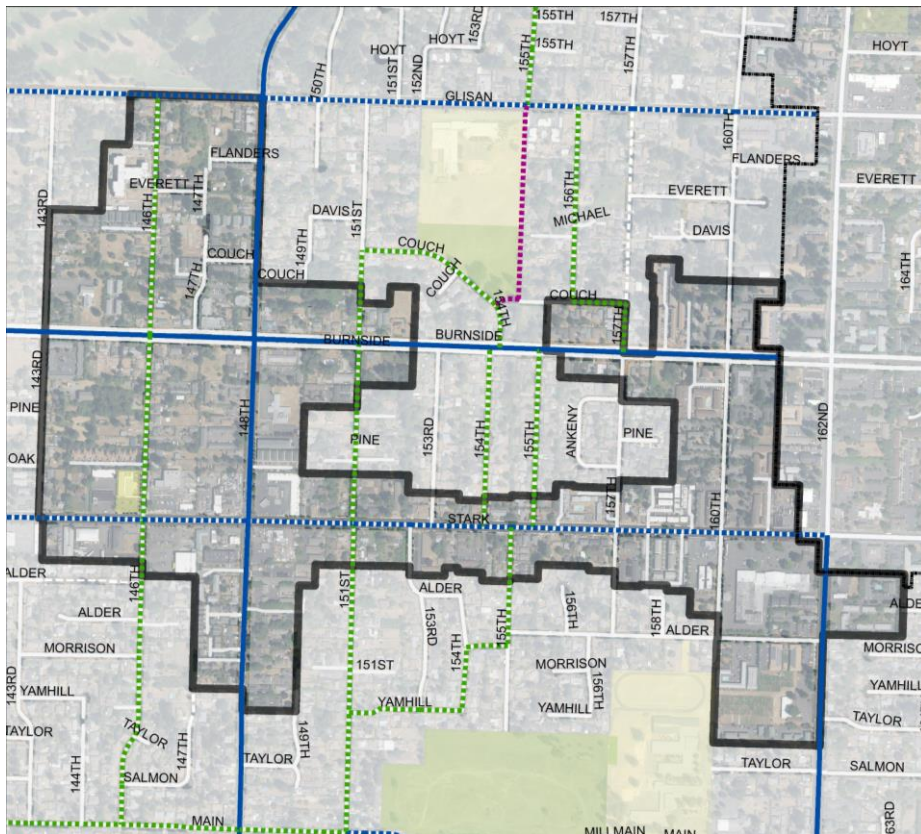
## What problems are we hoping to address?

## Large block lengths





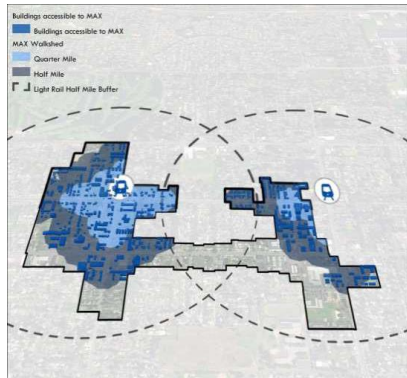
# Bike Network And Transit Network



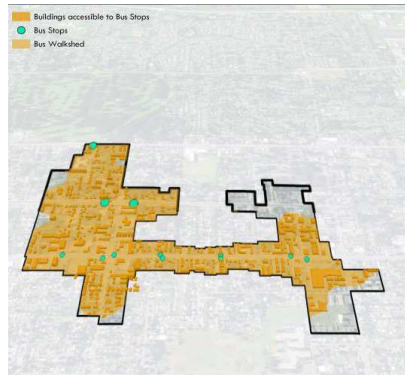


# Rosewood Walksheds

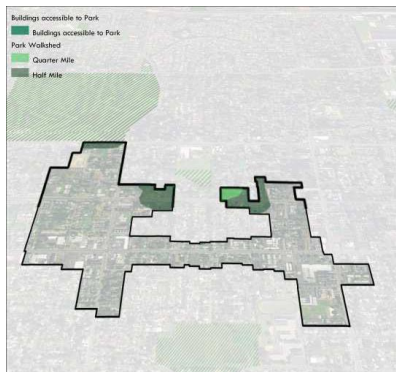
63% of Rosewood streets have complete sidewalk



High Capacity  
Transit - MAX Stops



Trimet  
Bus Stops



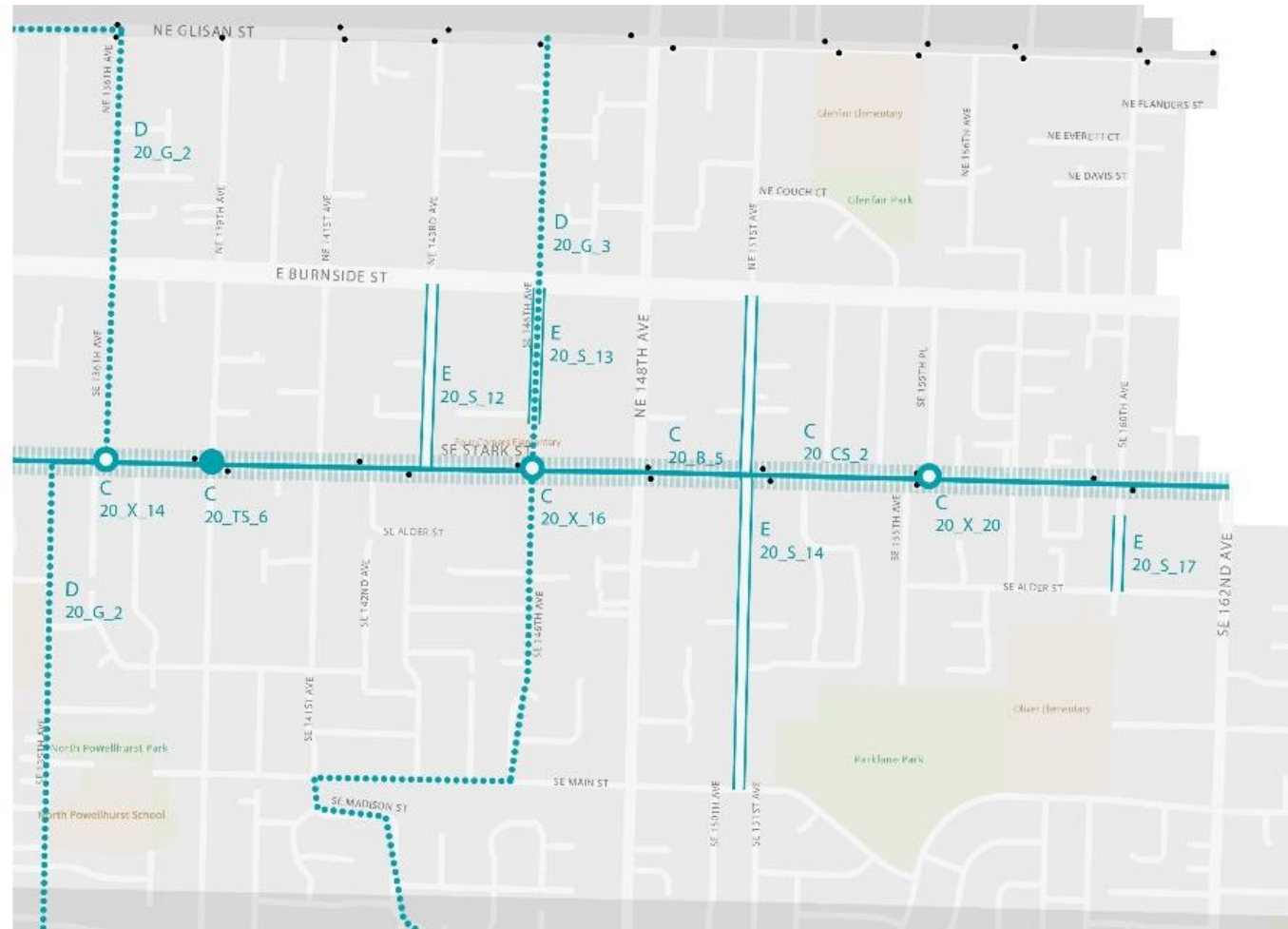
Parks





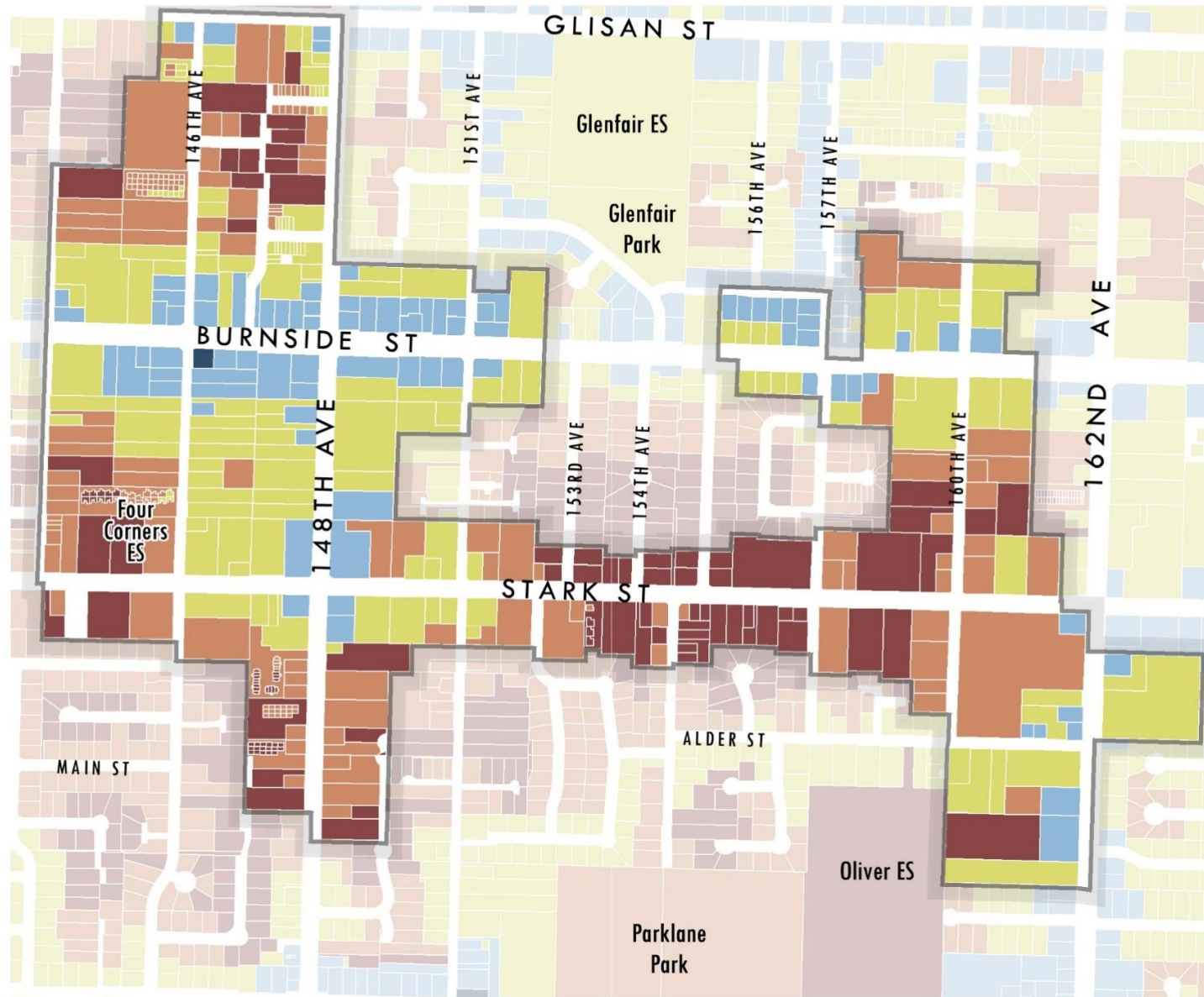
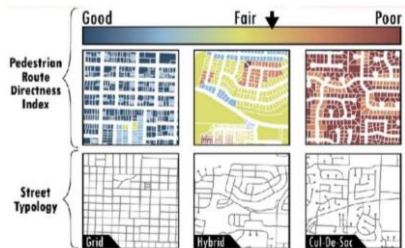
# Growing Transit Communities

## Access to transit plan



# Pedestrian connectivity

- Good
- Fair
- Poor





# New Connections Are Needed

Areas with greater deficiencies would benefit from new connections



# New Connections

Rosewood would be more walkable with new connections.



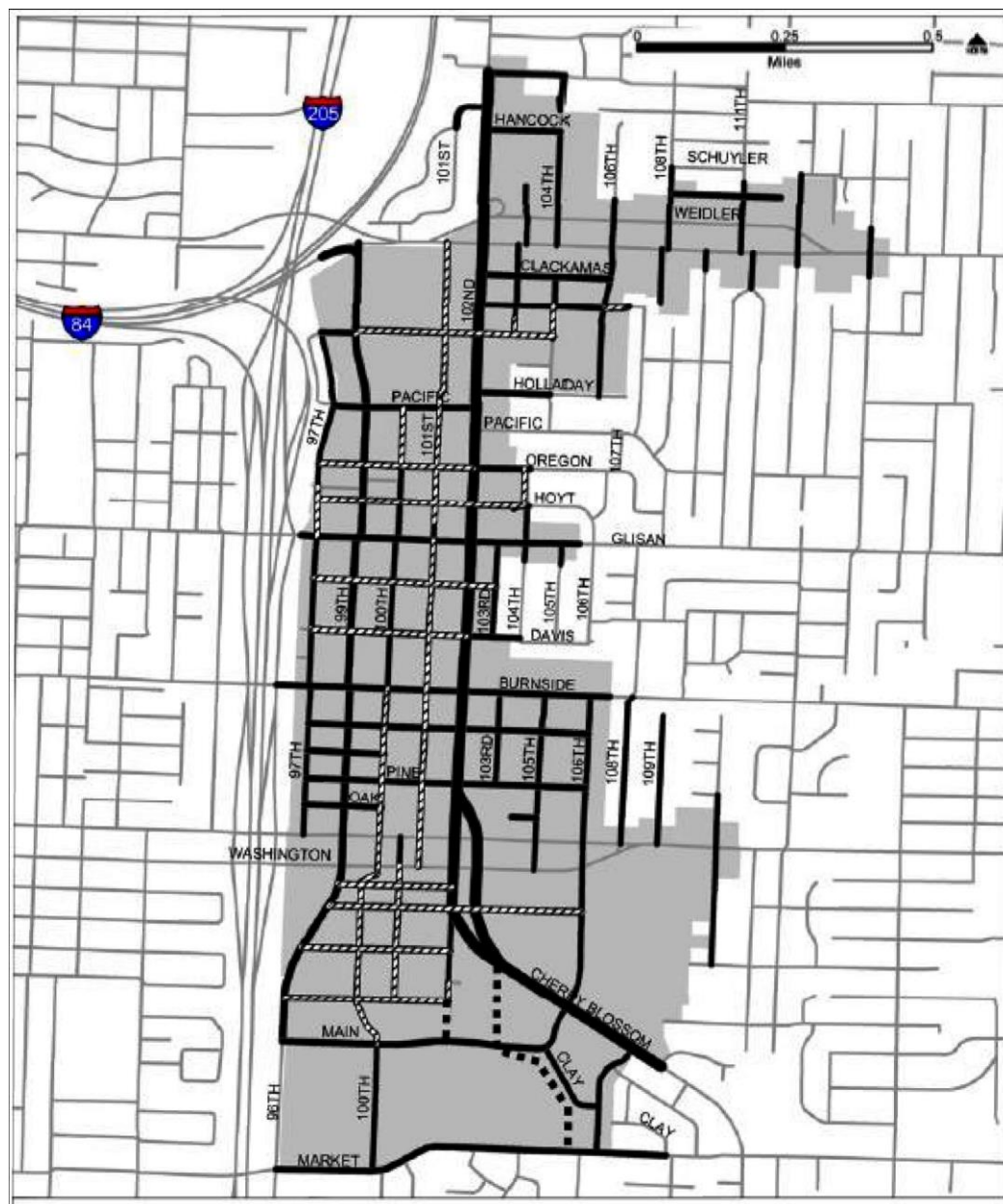


# Gateway Master Street Plan

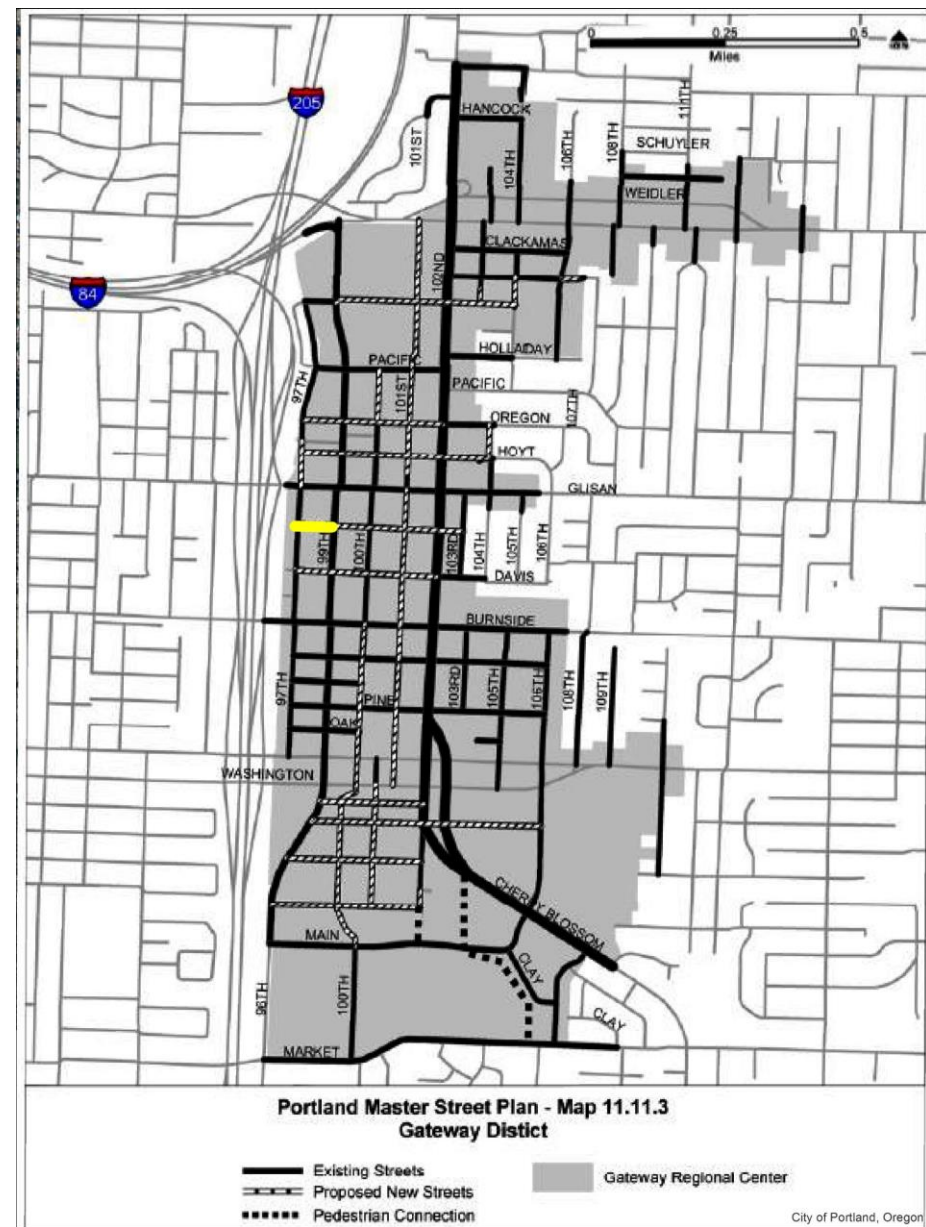
November 2004

Portland Master Street Plan - Map 11.11.3  
Gateway District

- Existing Streets
- Proposed New Streets
- Pedestrian Connection
- Gateway Regional Center



# Gateway Master Street Plan



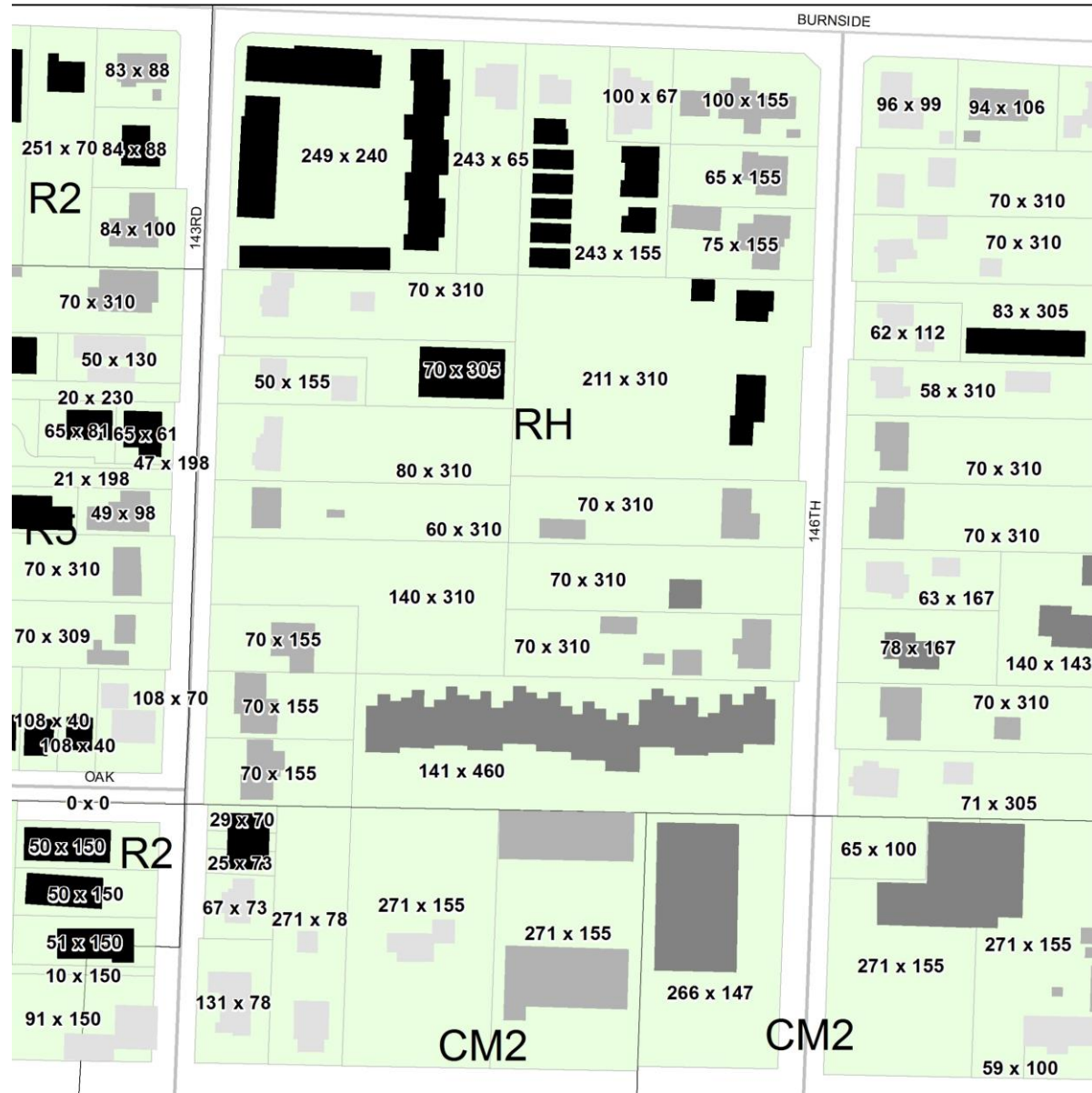


# Feasibility of new connections

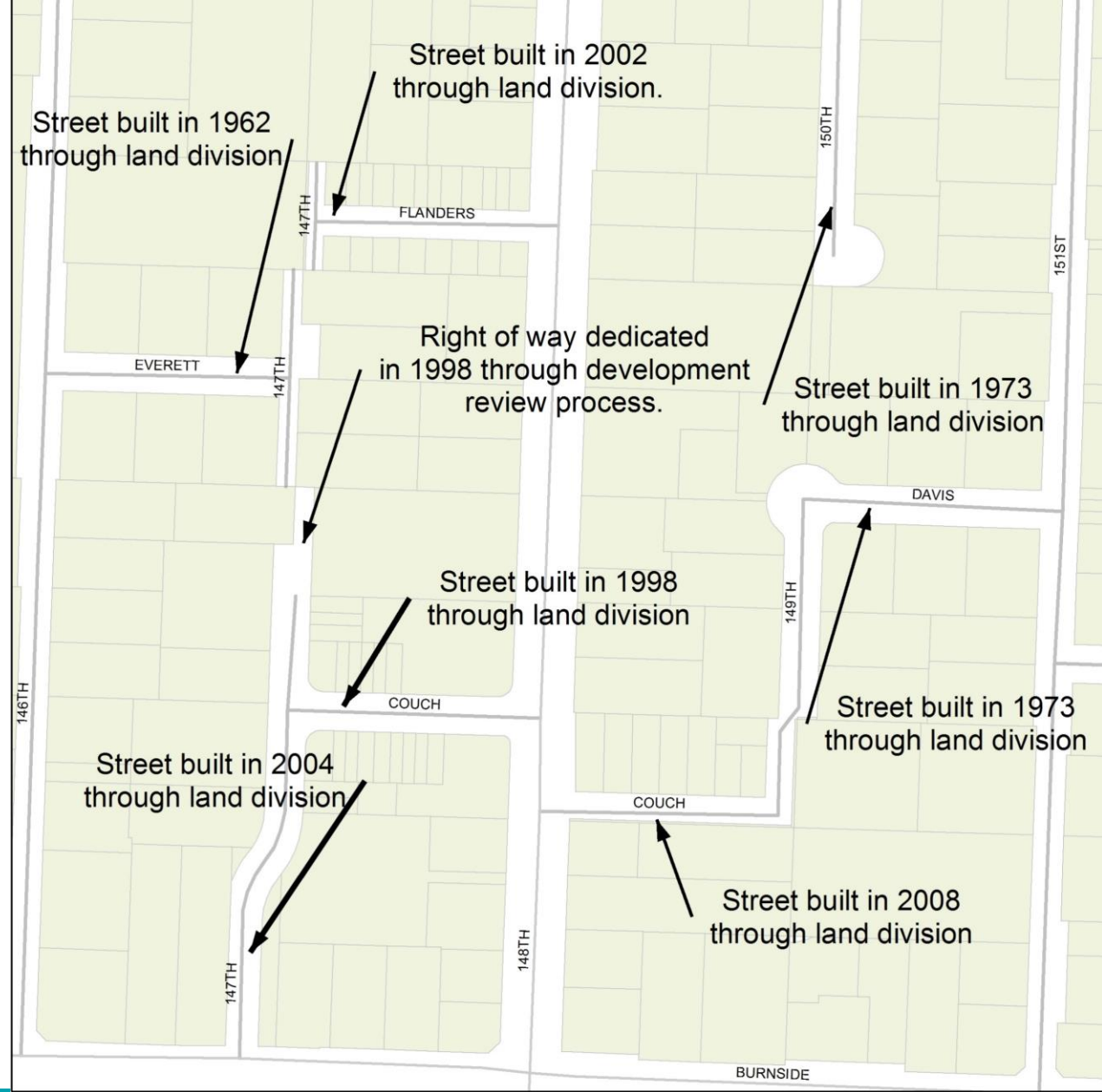
## Range of factors, including:

- lot size/dimensions
- building location/age
- zone capacity
- property ownership

### Year Built

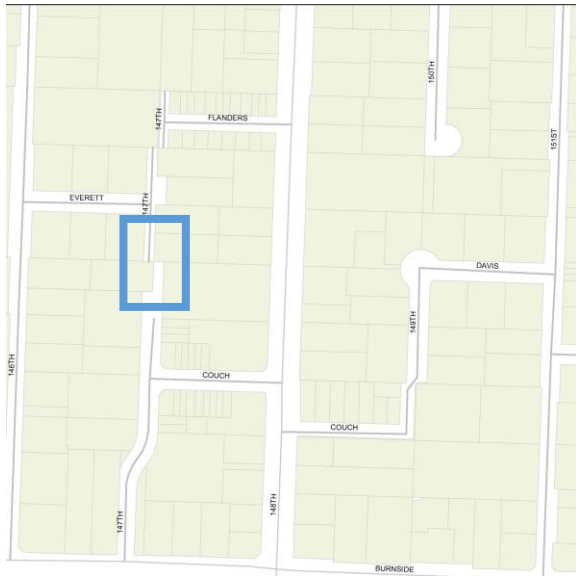


# Right of Way Acquisition





# Right of Way Acquisition



# New Connections

Rosewood would be more walkable with new connections.





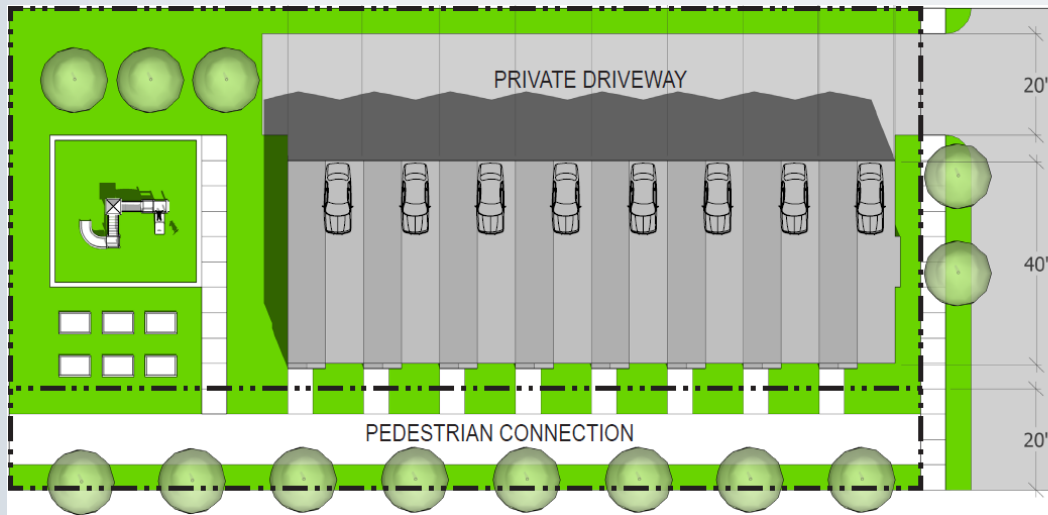
# Level of improvement

Should we require pathway connections instead of a full street connection in:

- most locations?
- a few locations?
- no location?



# Pedestrian Connection



## Pedestrian Connection

- ☐ Most locations
- ☐ Few locations
- ☐ No locations





# Security and safety

What elements are most important for pathway design?

- adequate lighting
- width of pathway
- oriented homes towards pathway
- vegetation not overgrown



*Neighborhood Context*

# Public street vs. private driveway

Would you feel  
comfortable using  
a pathway or  
driveway through  
a private site if it  
has a public  
access easement?



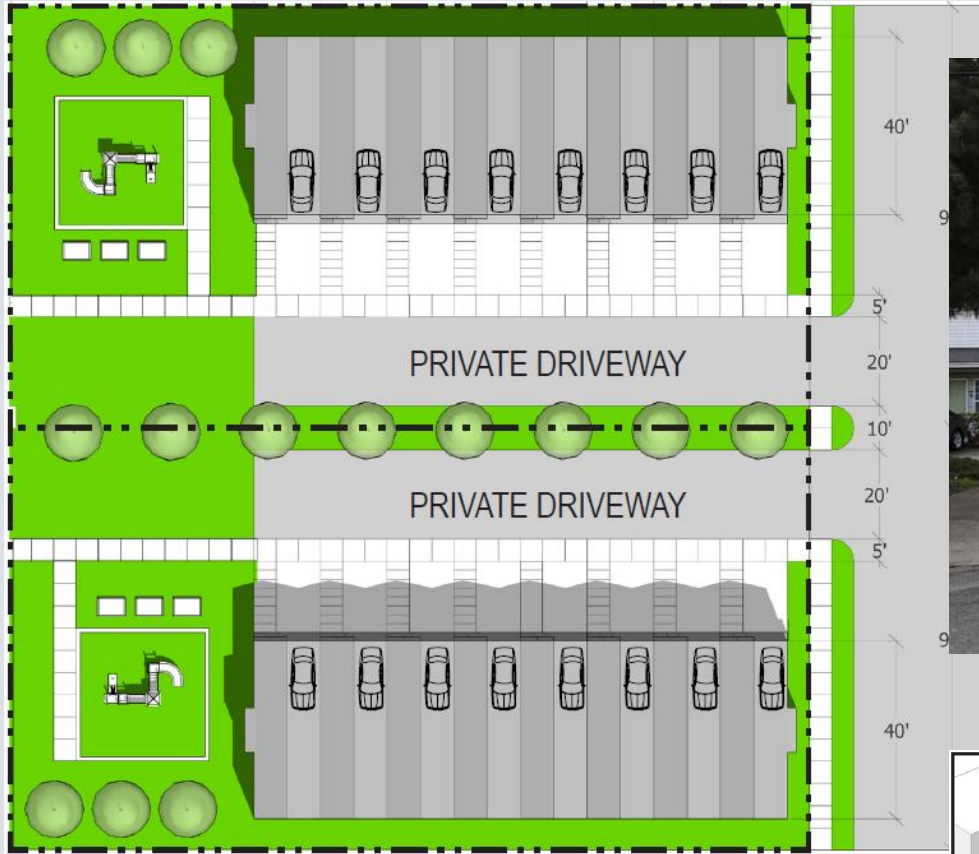


# Driveway consolidation

Should properties be required or encouraged to share driveway access to reduce paved area?



# Driveway Consolidation



**Separate Driveways**



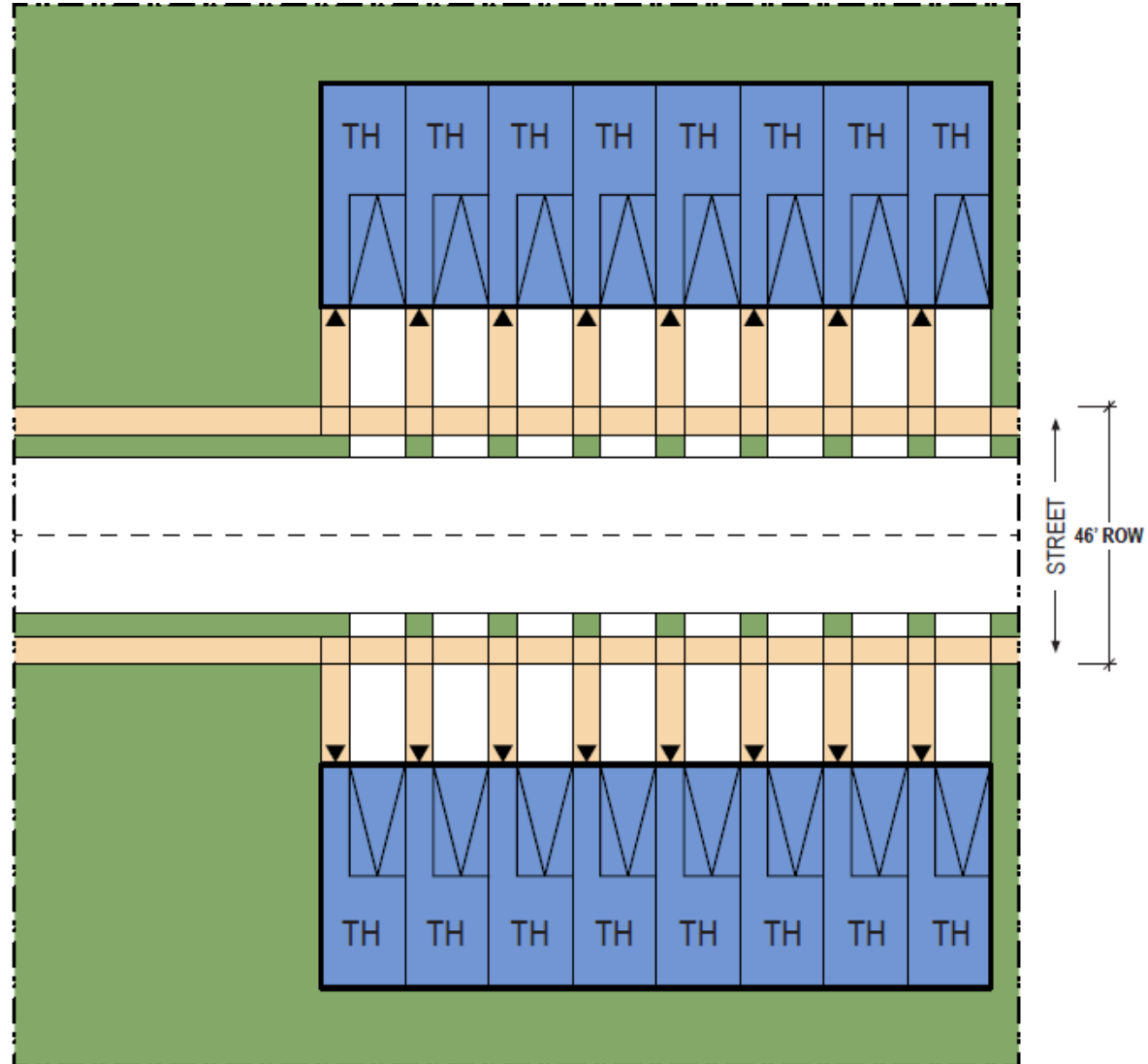
- ☐ Acceptable
- ☐ Should Discourage



# Lot consolidation

Many lots may be too narrow to accommodate a new connection.

Should developers be required or encouraged to consolidate lots under certain circumstances?



# Lot Consolidation



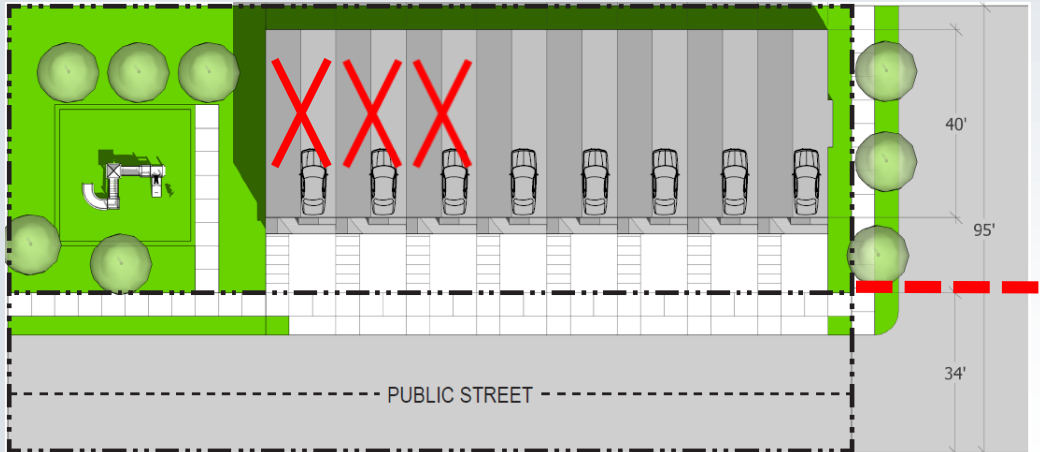
**Full Street**



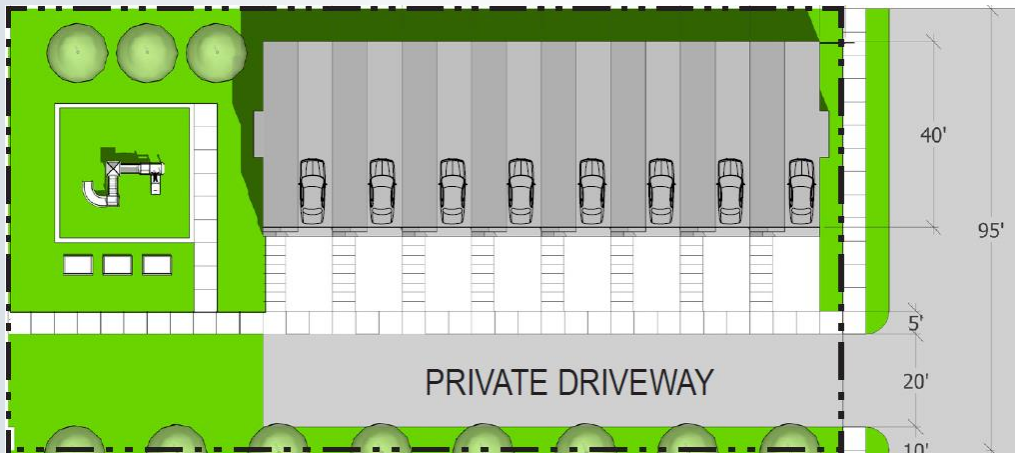
- ☐ Require
- ☐ Encourage
- ☐ Nothing



# Development Capacity



**Public Street**



**Private Driveway**

## Street Connection Issue:

- Street space subtracted from density allowances.
- May be changed in code update.



# Rosewood Area

## Development Approaches



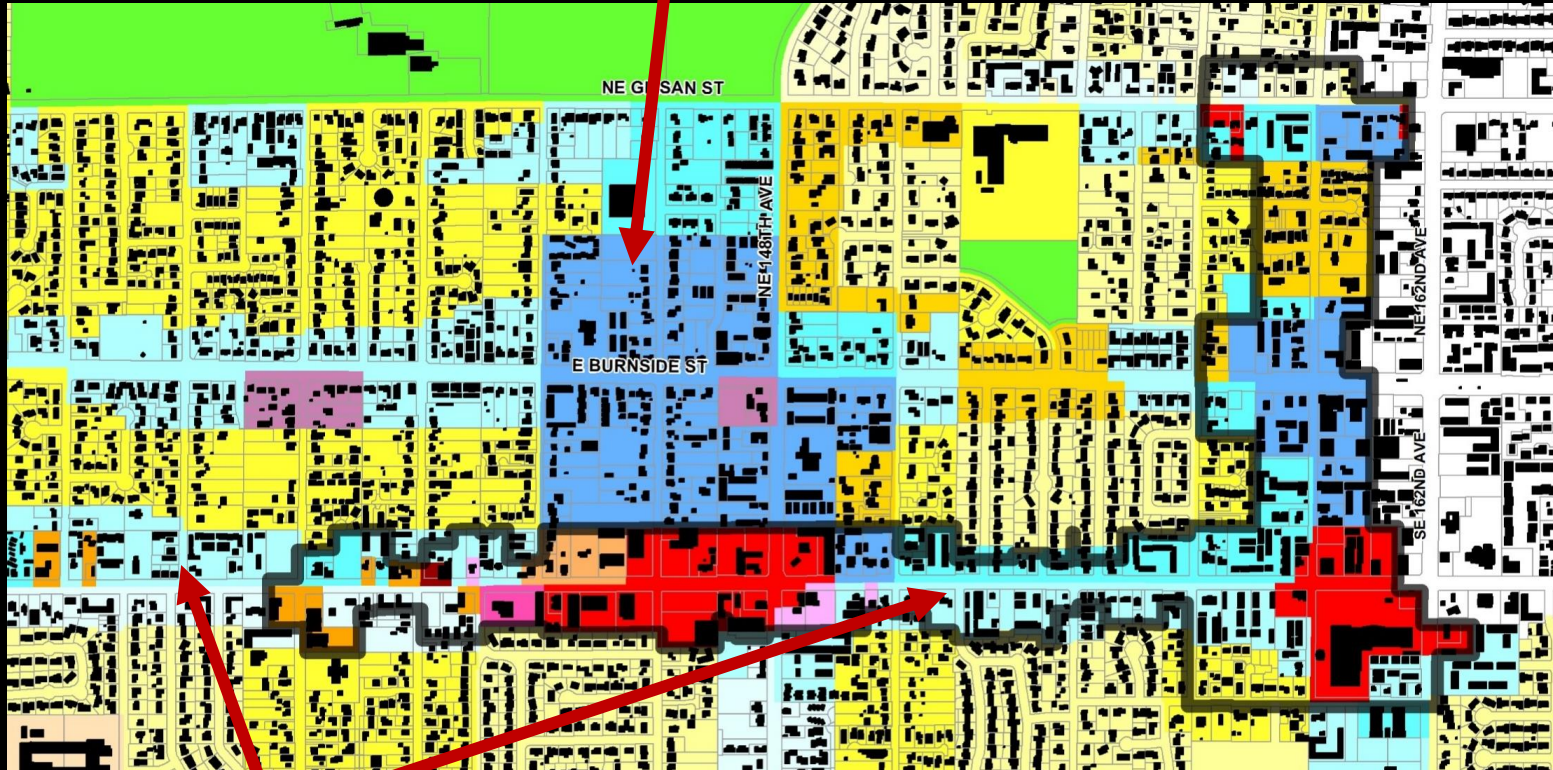
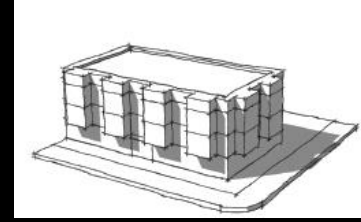
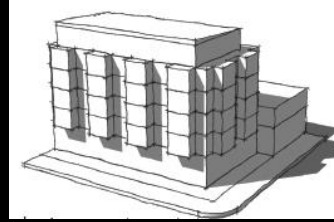
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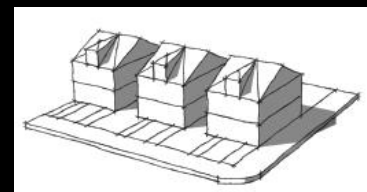
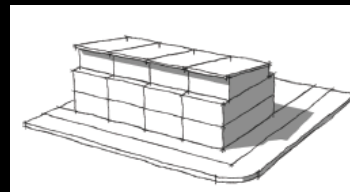
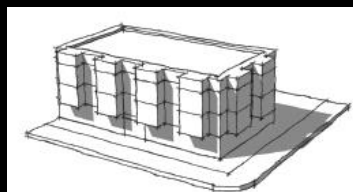


# Multi-dwelling Zoning

RH

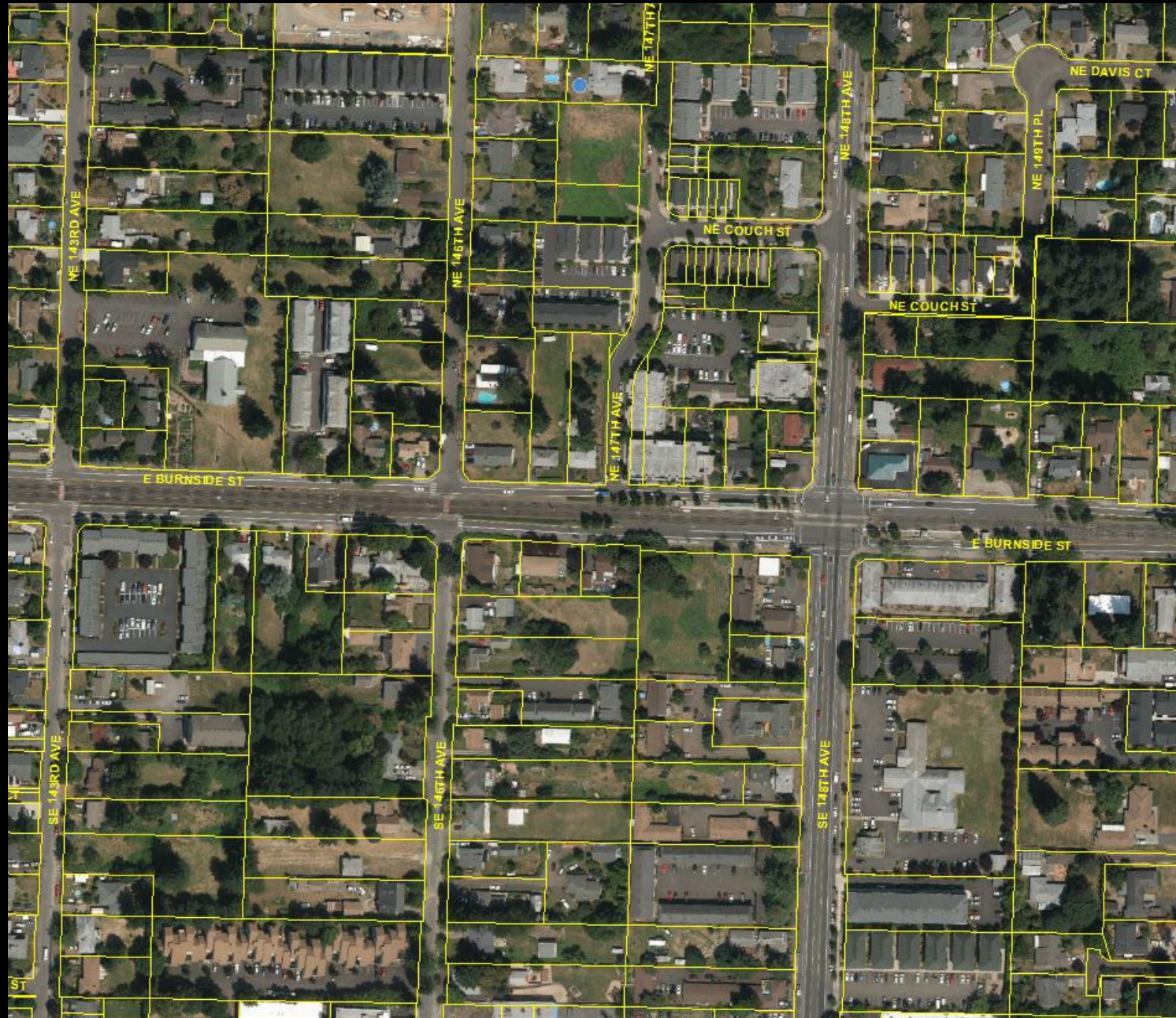


R1 & R2



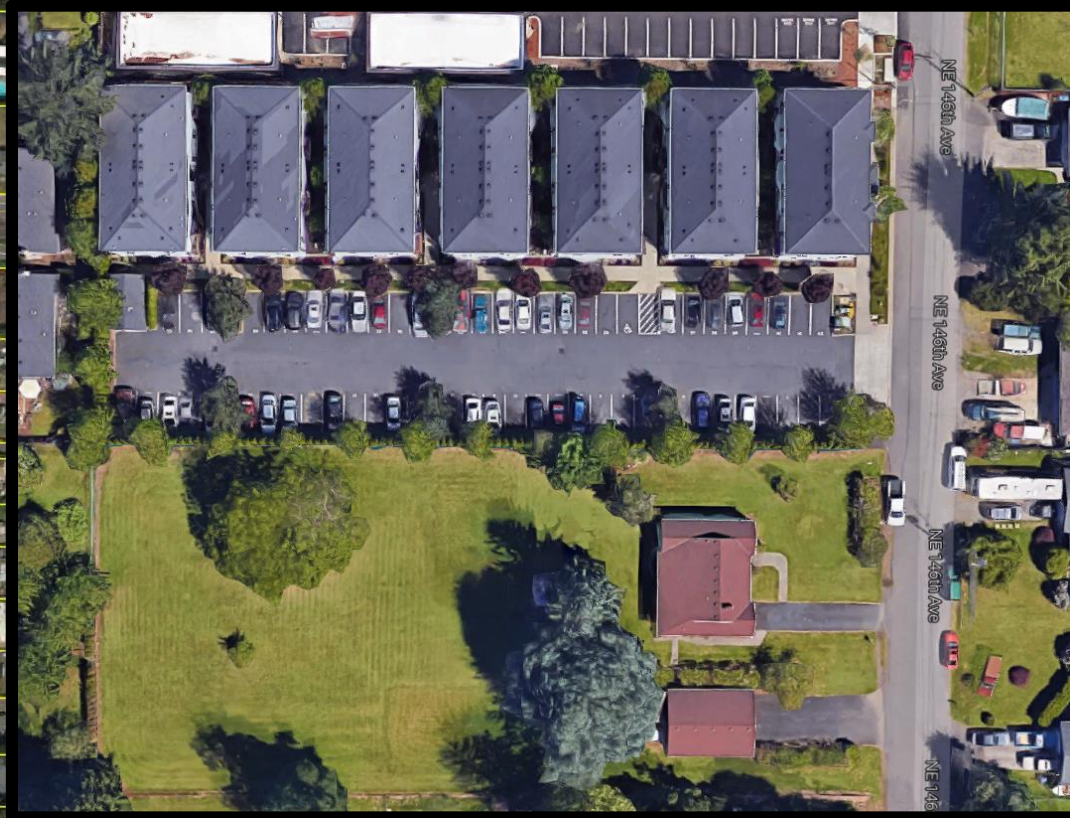
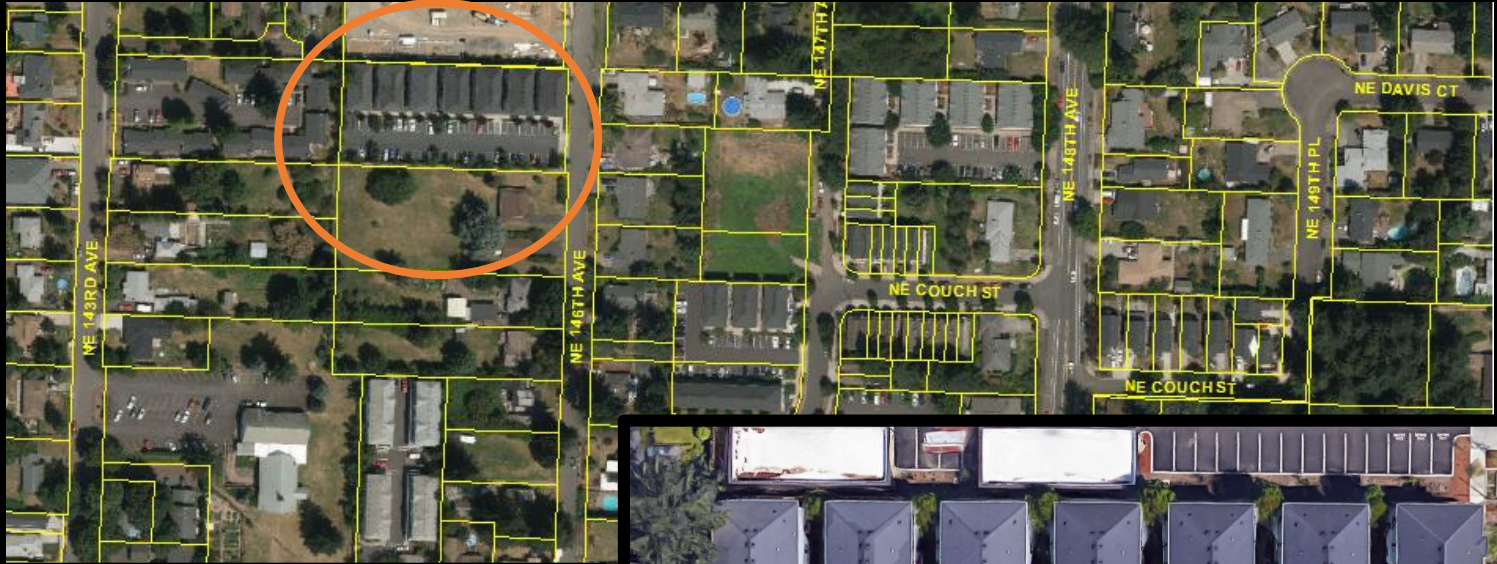


# Development Approaches - Alternatives



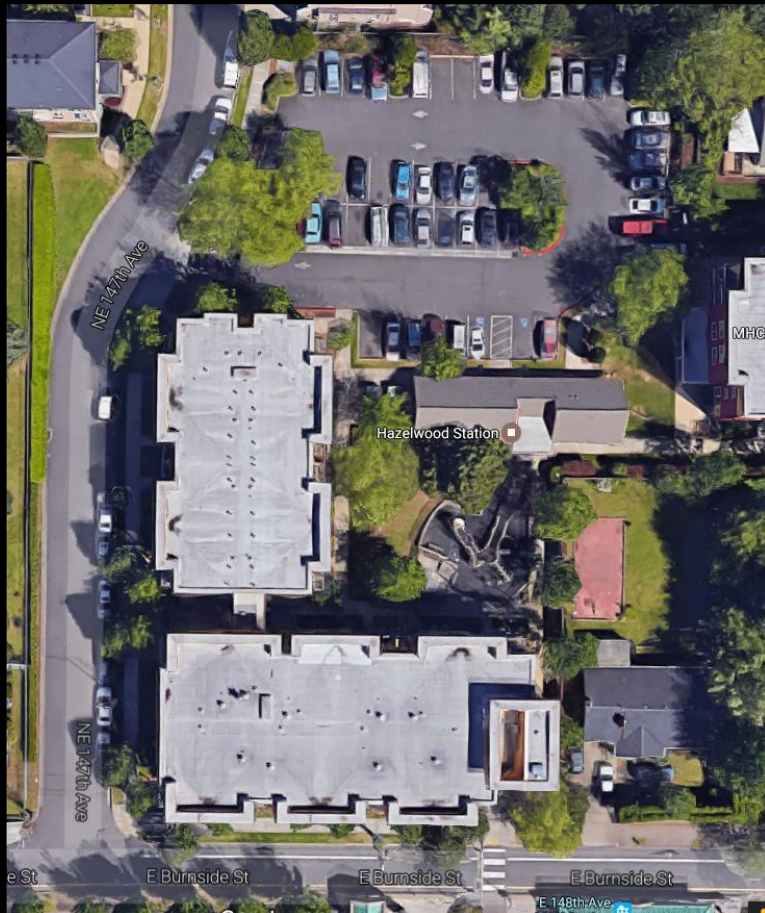
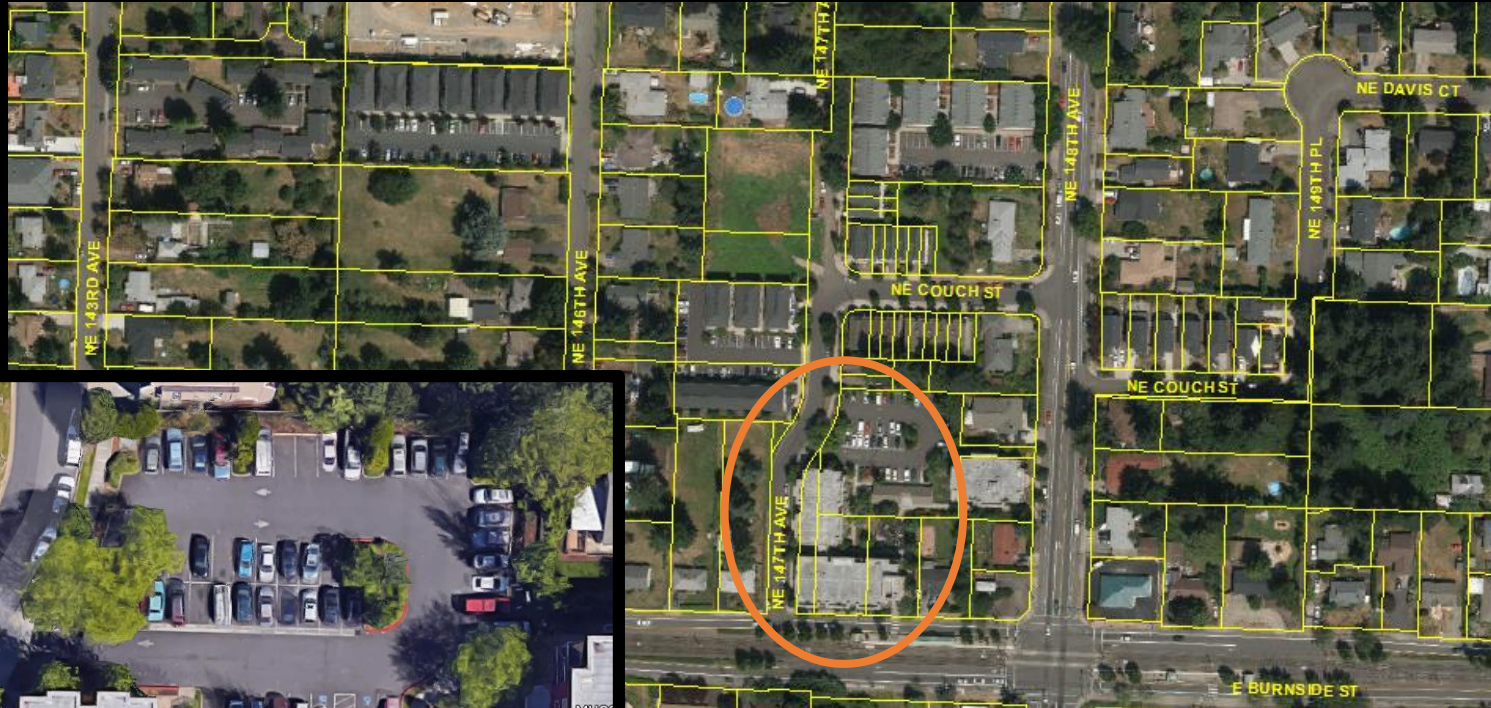


# Development Approaches - Alternatives





# Development Approaches - Alternatives





# Development Approaches - Alternatives



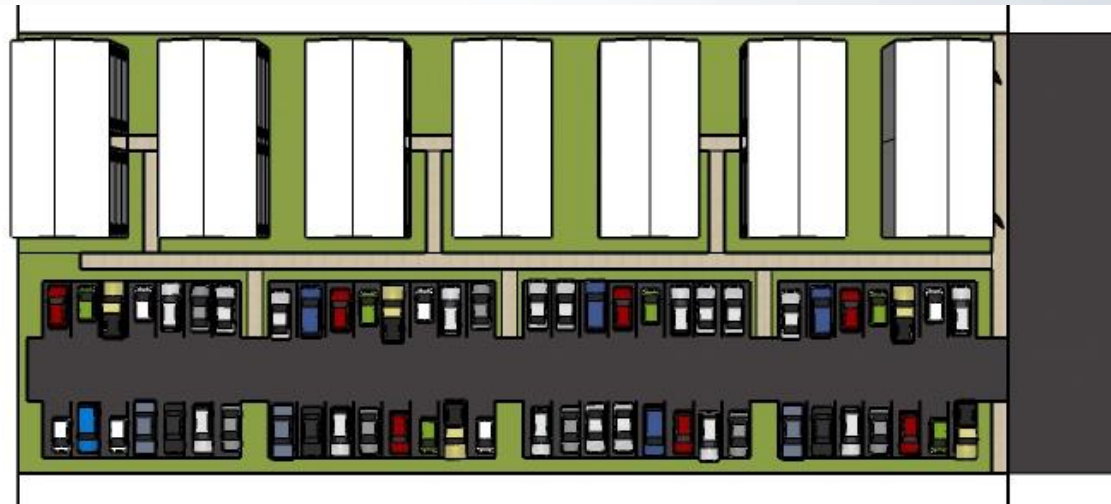


# Alternative Development Approaches



**Example of recent development,  
ample parking, multiple buildings**

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



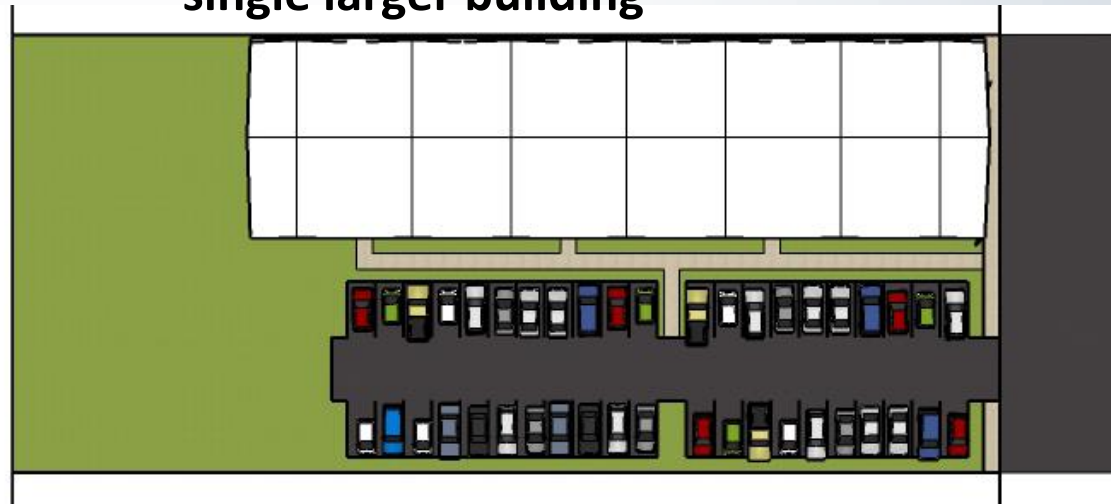


# Alternative Development Approaches



**Mid-block open space, less parking,  
single larger building**

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

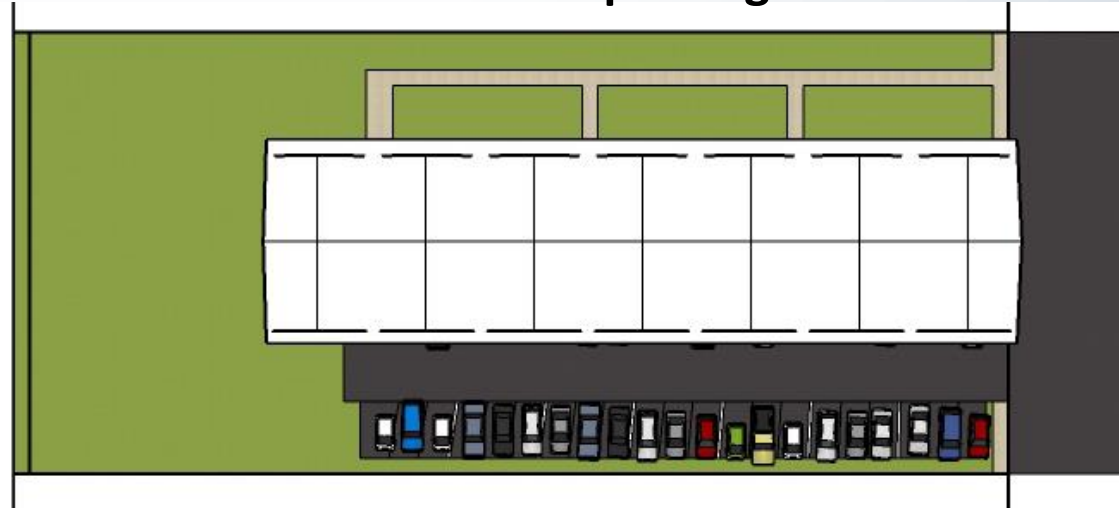


# Alternative Development Approaches



**Orientation to side open space,  
mid-block open space,  
tuck-under parking**

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



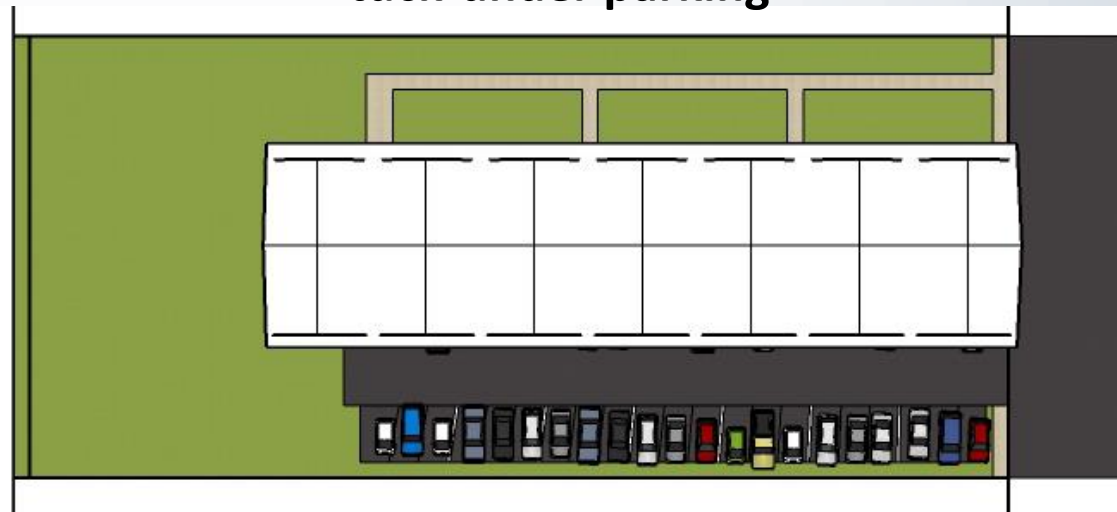


# Alternative Development Approaches



**Orientation to side open space,  
mid-block open space,  
tuck-under parking**

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



# Alternative Development Approaches



**Multiple buildings, dispersed outdoor spaces**

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





# Alternative Development Approaches



**Example of development on larger number of combined properties, large central open space, less parking per unit.**

# Alternative Development Approaches



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

**Perimeter block – new street connection and frontage, open space to rear**



# Next Events

## Public Open Houses

- Learn about the complete set of draft code concepts
- Share your thoughts

**June 1<sup>st</sup> (Thursday), 5:30 – 7:30pm**

1900 SW 4<sup>th</sup> Avenue, Conference Room 7a

**June 3<sup>rd</sup> (Saturday), 10am – Noon**

Portland Community College Southeast Campus, Community Hall Annex  
SE Division Street and SE 82<sup>nd</sup> Avenue





# Better Housing by Design:

## An update to Portland's Multi-Dwelling Zoning Code

Stakeholder Working Group Meeting  
May 3, 2017

Street Connectivity & Multi-Dwelling Development Issues  
Rosewood Area



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