

Better Housing by Design

AN UPDATE TO PORTLAND'S MULTI-DWELLING ZONING CODE



Project overview

The Better Housing by Design project is revising development and design standards in Portland's multi-dwelling residential zones (R3, R2, R1 and RH) outside the Central City. These middle- and higher density zones provide opportunities for new housing to meet the needs of current and future residents.

The project will update the Zoning Code and align with the 2035 Comprehensive Plan to improve building design and development as well as foster housing that will:

- ▶ Help meet Portland's diverse housing needs, e.g., housing that is affordable to lower income households and units designed for people of all ages and abilities.
- ▶ Include open space and green elements that support healthy living for residents.
- ▶ Be designed and scaled to fit in with neighborhood characteristics in middle-density zones.
- ▶ Use new approaches to create street and pedestrian connections in areas where they don't exist or are insufficient.

This project will include a focus on East Portland to foster positive new development that responds to the area's distinct characteristics. Project staff will coordinate with the Portland Bureau of Transportation's Connected Centers Street Plan project, which is working on street plans for the Jade District and Rosewood/Glenfair centers.

Why is this important?

As Portland grows, more people will be living in multi-family housing in and around bustling centers and corridors. By 2035, up to 80 percent of the anticipated 120,000 new households will likely be in multi-family buildings and other compact housing types. A large portion of this new housing will be located in Portland's multi-dwelling zones (see map on back).

So we need to change the rules to ensure new construction better meets the needs of current and future residents. Many City goals and policies encourage better development that provides quality living environments, connected to schools, shopping and transit. This project will build on these goals and policies as well as public input from past projects. The result will be a new set of implementation tools, such as Zoning Code regulations and street connectivity approaches.

Addressing equity: The Portland Plan and 2035 Comprehensive Plan direct the City to prioritize underserved communities in decision-making. Larger proportions of people of color, low-income households and renters live in multi-family housing compared to the general population. This project will address the needs of under-represented Portlanders through better housing design, incentives for affordable housing and street connections.

For more information:

- ▶ **Visit:** www.portlandoregon.gov/bps/betterhousing
- ▶ **Contact Bureau of Planning and Sustainability:**
 - Bill Cunningham, Project Manager at 503-823-4203
 - Sara Wright, Community Involvement at 503-823-7728
 - email: betterhousing@portlandoregon.gov

FALL 2016

★ **Phase 1:**
Research and Assessment

WINTER – SPRING 2017

Phase 2:
Concept Development

SUMMER 2017

Phase 3:
Code Development

FALL 2017 – WINTER 2018

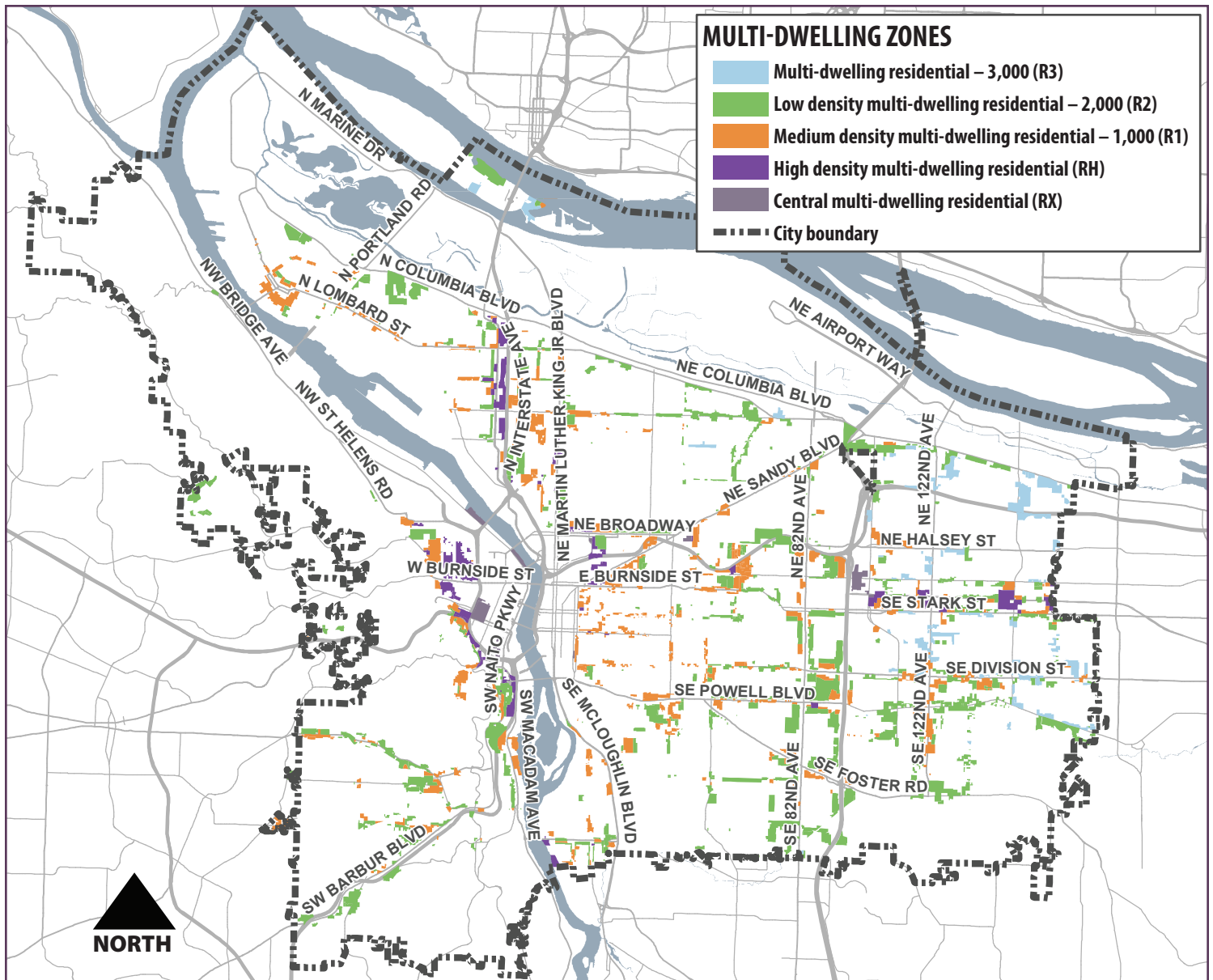
Phase 4:
Public Hearings / Adoption

December 2016
www.portlandoregon.gov/bps/betterhousing



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Project schedule

Phase	Public Involvement – Comments/Testimony
1: Fall 2016 Research and Assessment	Existing Conditions Assessment Report available for public review end of December 2016 • Initial meetings and walks with community groups
2: Winter – Spring 2017 Concept Development	Public workshops on design concepts and preferred development outcomes. • Stakeholder working group meetings • Public open house on Concept Plan
3: Summer 2017 Code Development	Public review of Discussion Draft code amendments • Public open house • Stakeholder working group meetings
4: Fall 2017 – Winter 2018 Public Hearings / Adoption	Proposed Draft and Recommended Draft of code amendments available for public review • Public hearings at Planning and Sustainability Commission and at City Council

