



Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

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Innovation. Collaboration. Practical Solutions.



Welcome!

- Today's agenda:
 - Welcome!
 - Slideshow
 - Visual survey
 - Small-group discussions
 - Thanks!

Slideshow Overview

- Why are we doing this project?
- Key issues
- PBOT's Connected Centers Street Plan
- Process steps/timeline

What's built in the multi-dwelling zones?



Project Purpose and Scope

- **Revise Zoning Code development and design standards to improve outcomes in Portland's multi-dwelling zones.**
- **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

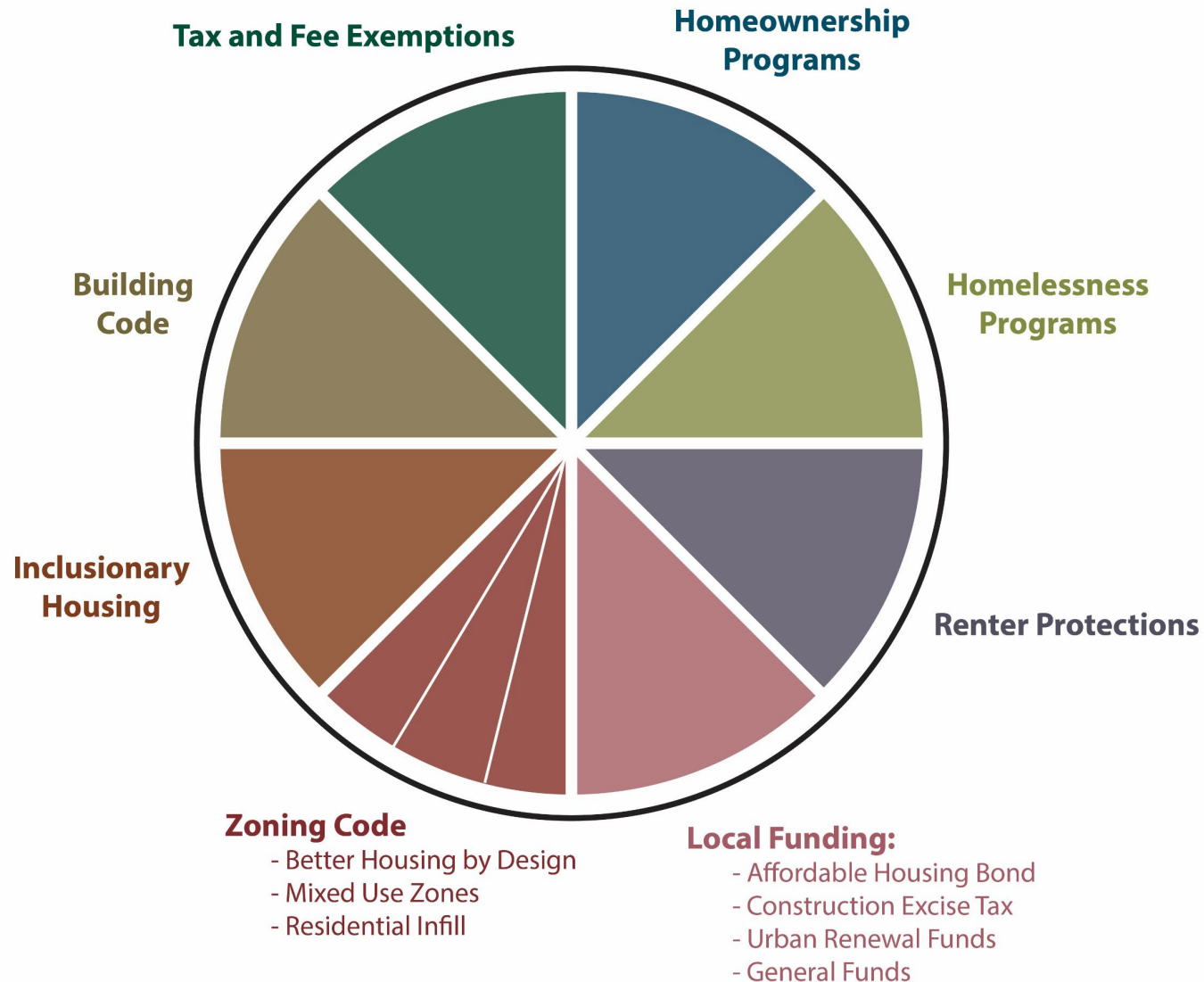


Residential Infill
Project
Single-Dwelling Zones




Better Housing
by Design
Multi-Dwelling Zones

Mixed Use Zones
Project
Commercial/mixed
use zones

Part of a Range of Housing Strategies and Tools

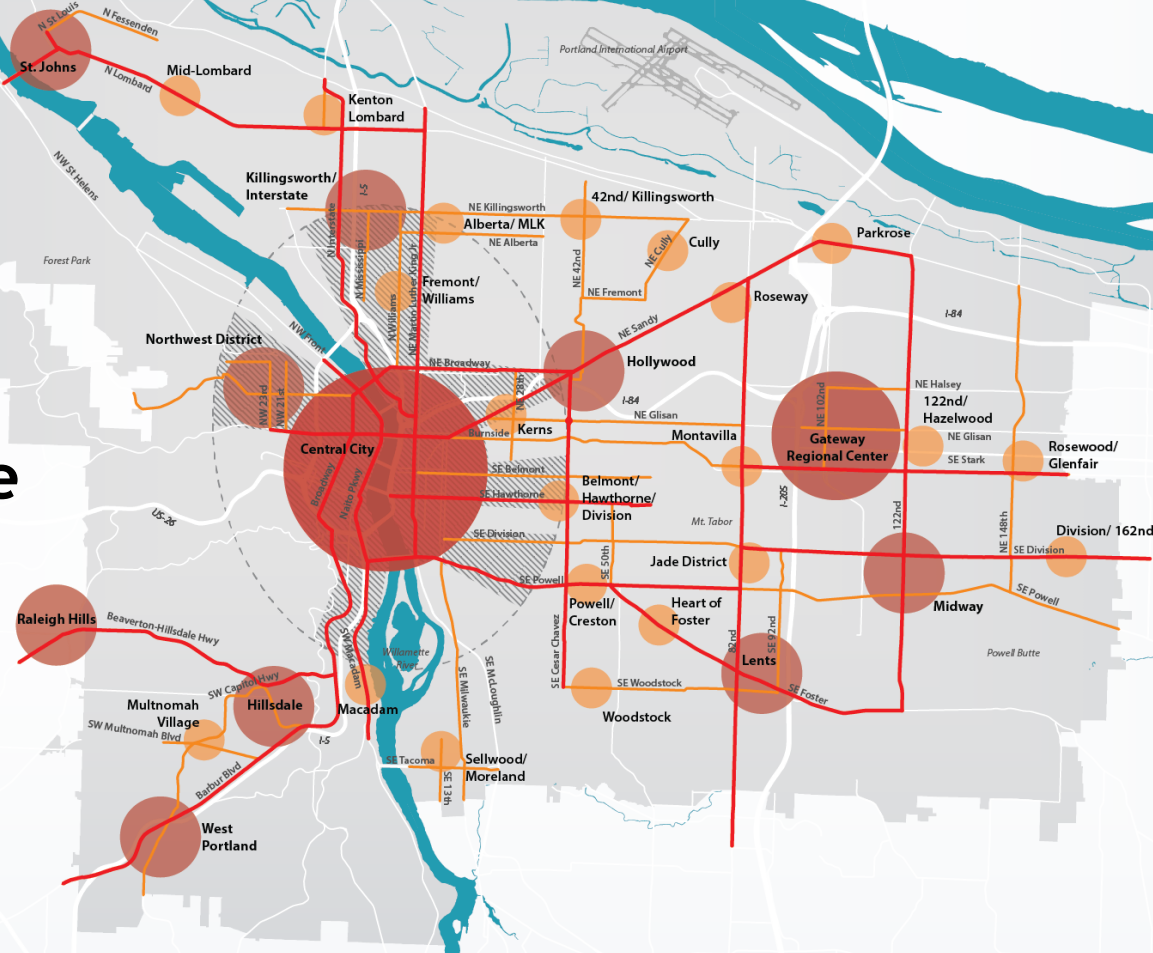


CENTERS AND CORRIDORS

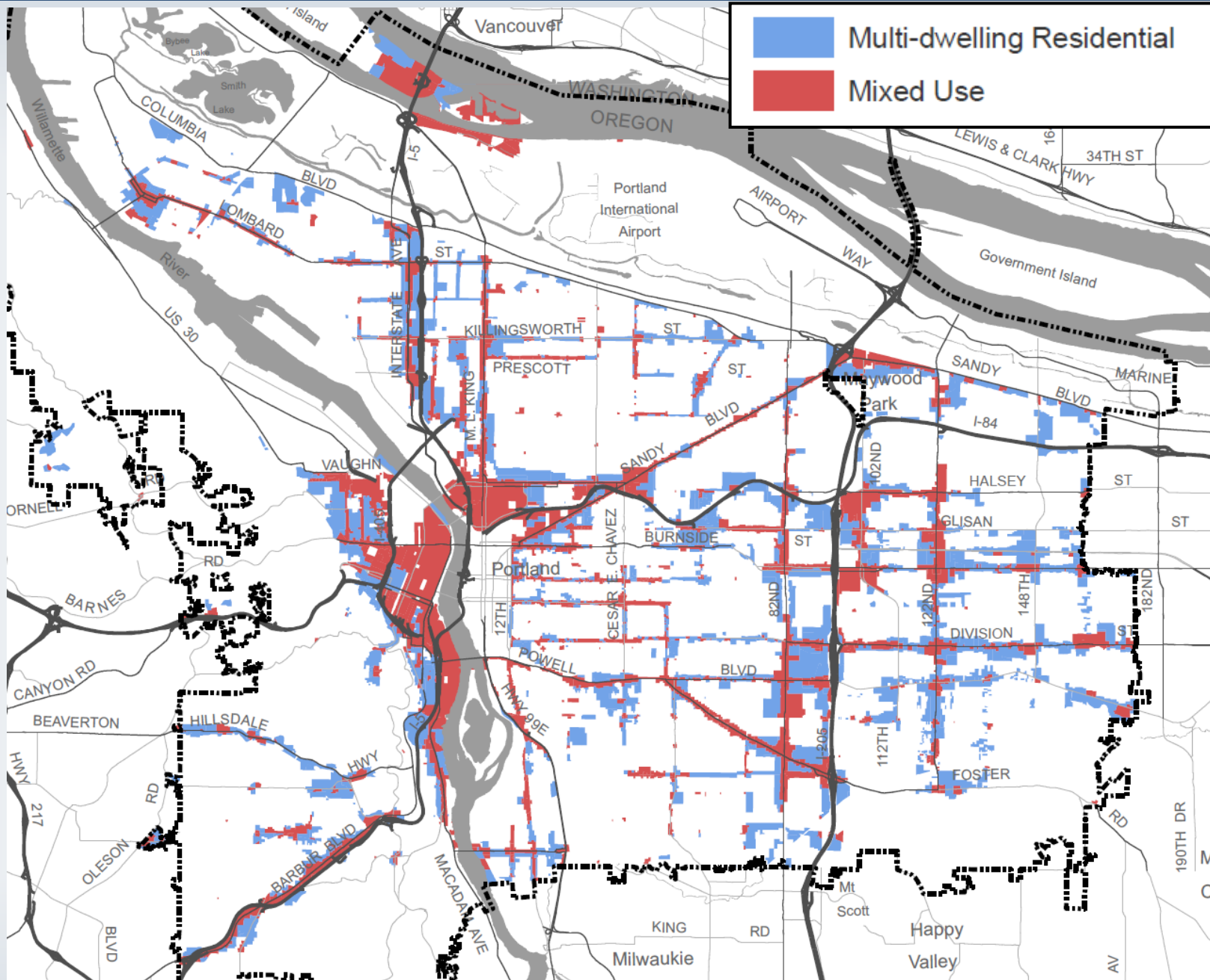
CENTERS	CORRIDORS
 Central City	 Civic Corridors
 Gateway Regional Center	 Neighborhood Corridors
 Town Centers	 Inner Ring Districts
 Neighborhood Centers	

Comprehensive Plan

80% of growth focused in and around centers and corridors

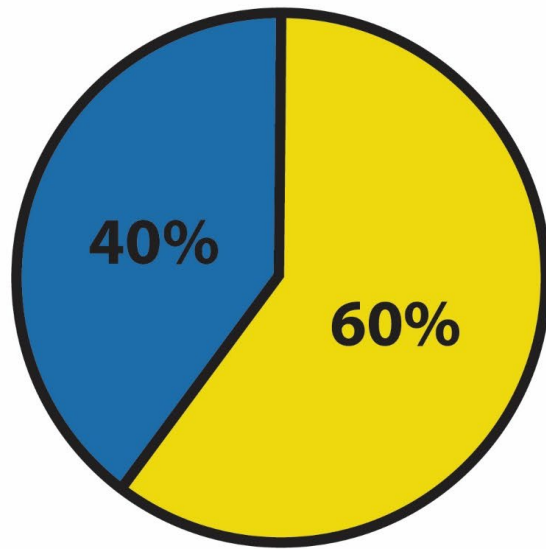


Zoning

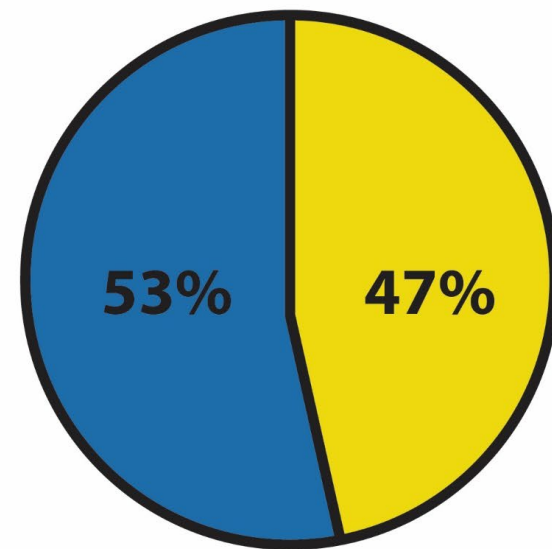


Changing Housing Mix

2010



2035



■ Single-Family ■ Multi-Family

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**

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

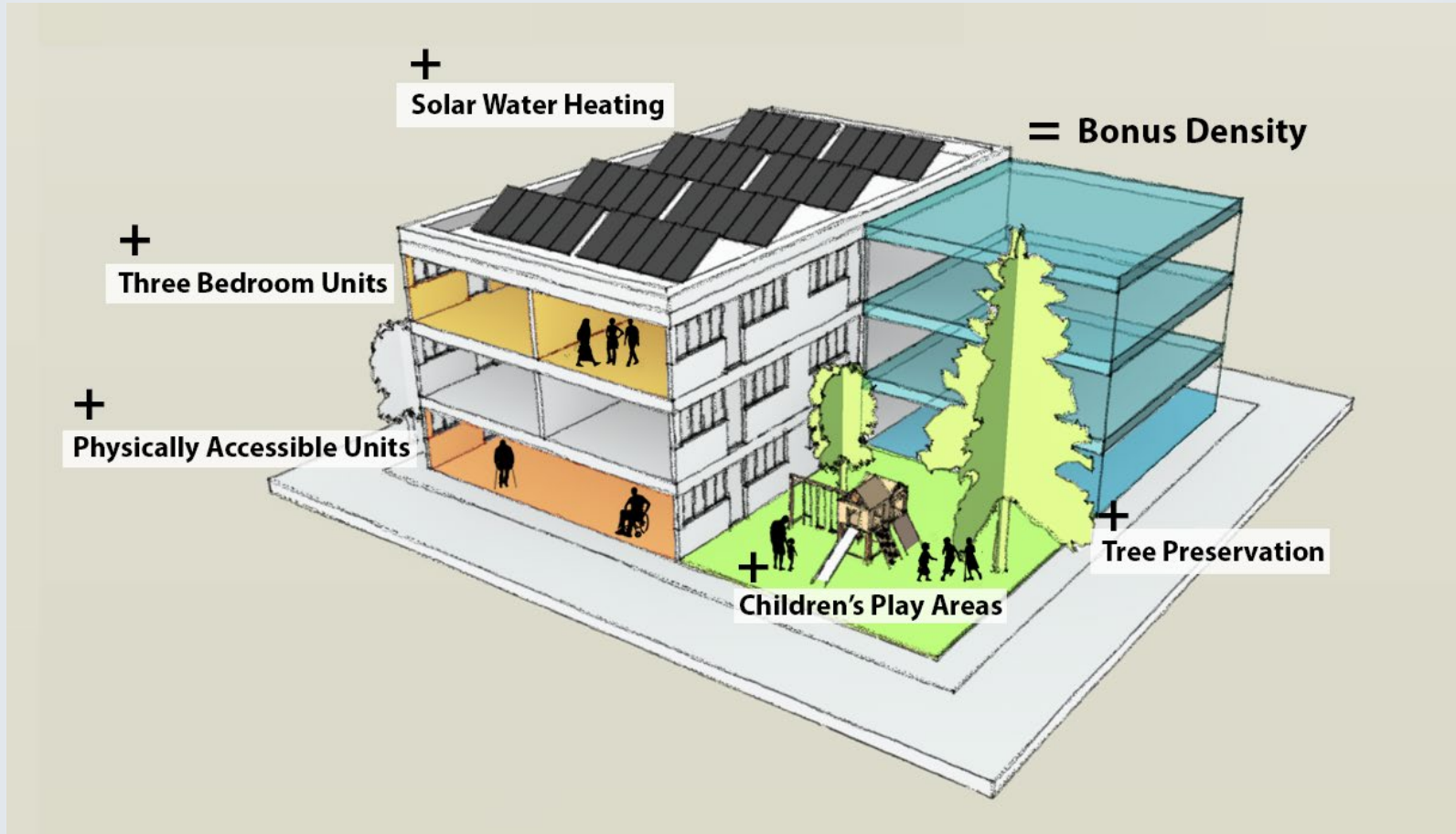
Project Topics



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

Issues: Site Design



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

Issues: Site Design



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

Issues: Site Design



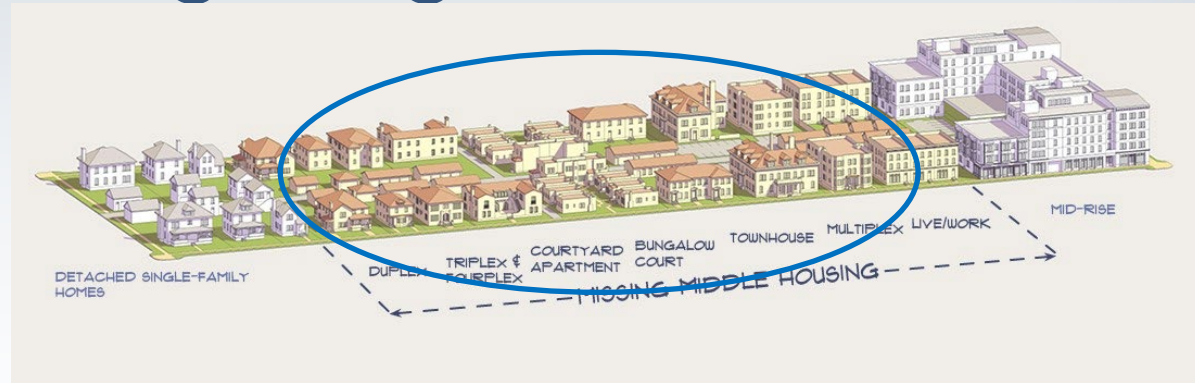
Building setbacks - consider roles in providing privacy and continuing neighborhood characteristics.

Issues: Building Design and Scale



Pedestrian orientation - potential limits on front garages
- requirements for front entrances

Issues: Building Design and Scale



Consider regulating by size of buildings

- Variety of smaller housing types along neighborhood side streets

Issues: Building Design and Scale



Consider regulating by size of buildings
- Larger scale along corridors

Issues: Building Design and Scale



Transitions in scale to lower-density zones

Issues: East Portland



East Portland

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



Issues: East Portland



Big streets - Design approaches, consider allowances for small businesses along major corridors and near light rail stations

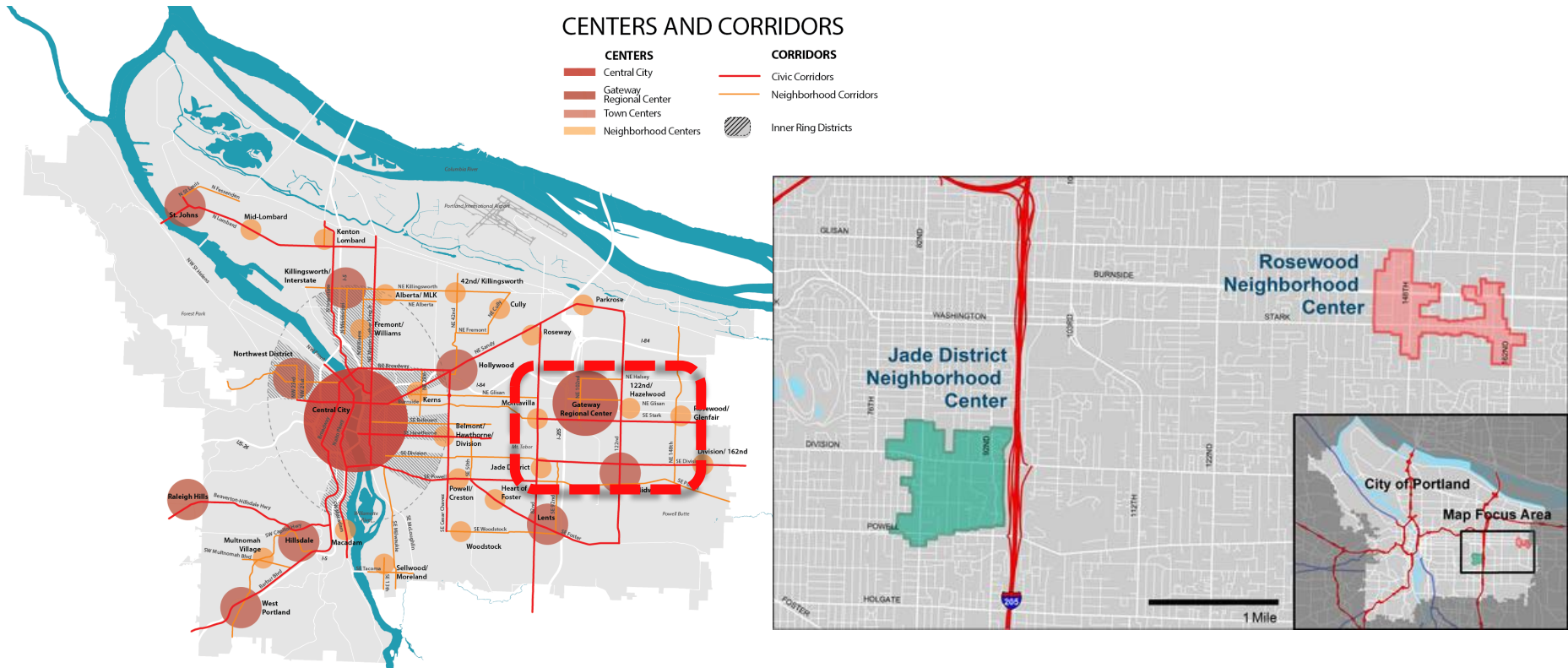
Connected Centers Street Plan



PBOT

Focus on centers

Jade District and Rosewood



What problems are we hoping to address?



Few connections

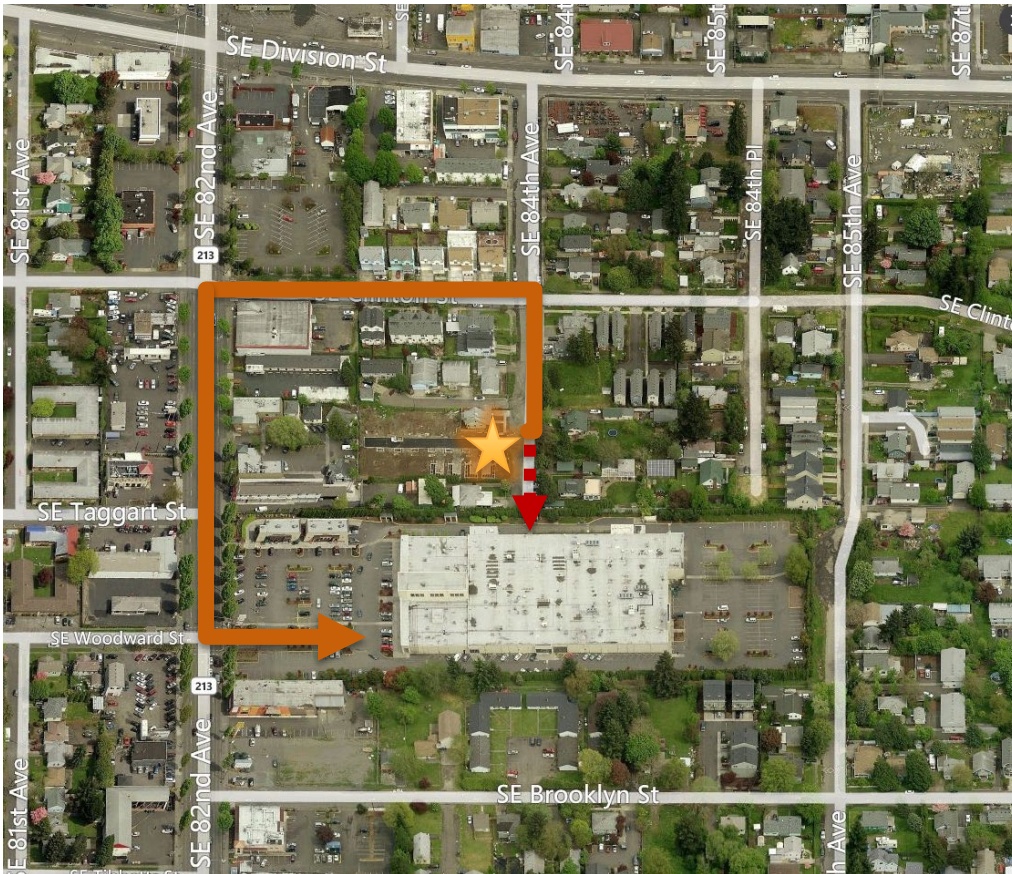
schools

shops

bus stops

What problems are we hoping to address?

Large block lengths



Lack of route options



What problems are we hoping to address?

Poor accessibility



What problems are we hoping to address?



Limited roadway space

What problems are we hoping to address?

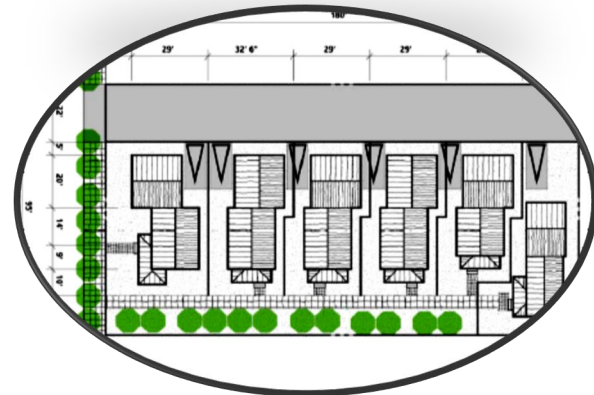


Connected Center Street Plan

Potential Outcomes

Tailored Street Plan

- New connections
- Code amendments
- Development tools
- Incentives



Next Steps

Today: Kick-off public workshop

Stakeholder working group meetings: Discussion of issues and solutions

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



Design Preferences Activity



1. Street Frontages and Parking



A. Rear Parking

1. Street Frontages and Parking



B. Front Parking

1. Street Frontages and Parking



C. No Parking

1. Street Frontages and Parking



A. Rear Parking

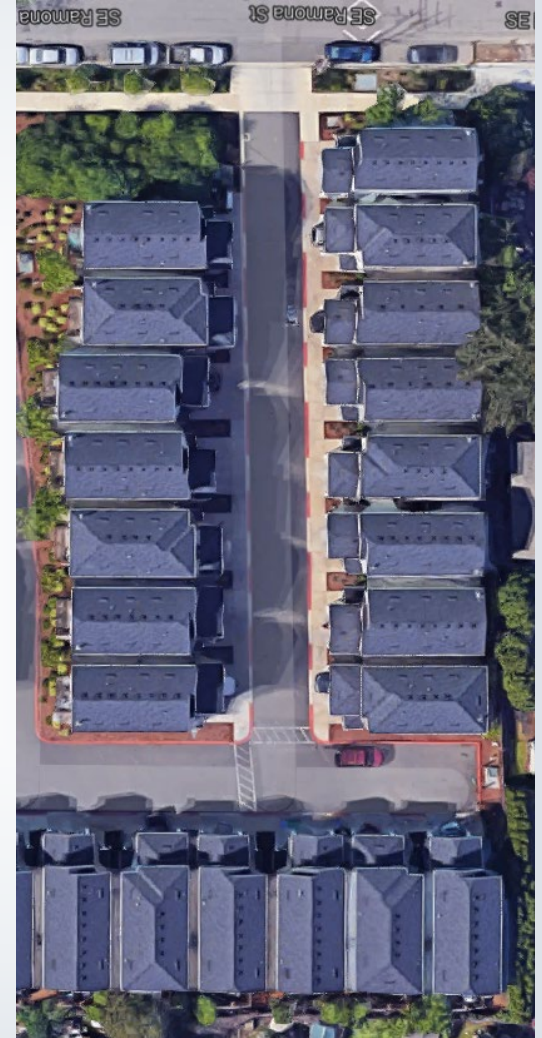


B. Front Parking



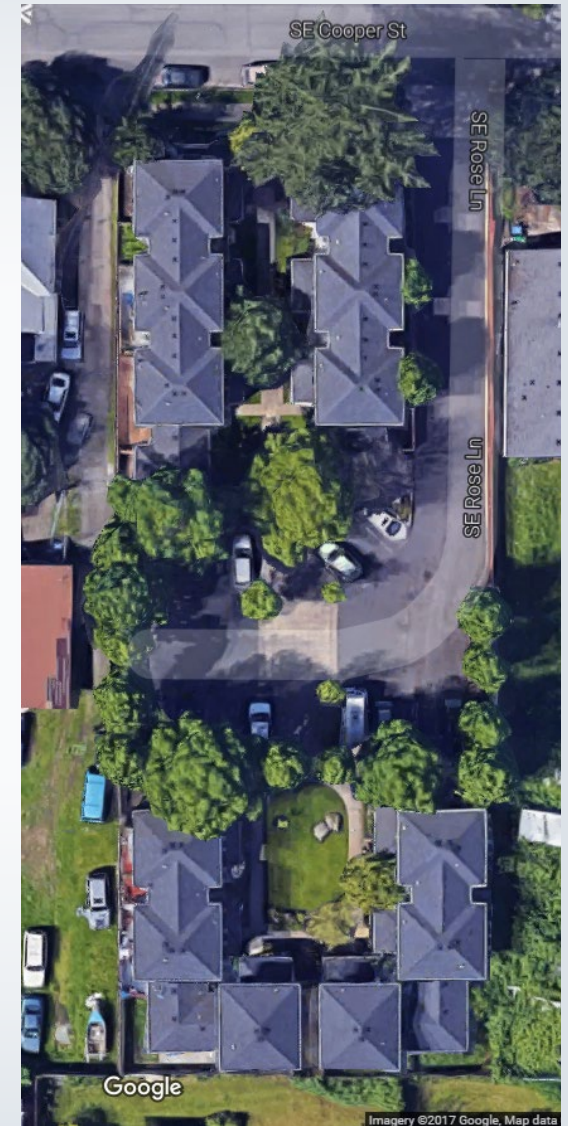
C. No Parking

2. Site Design



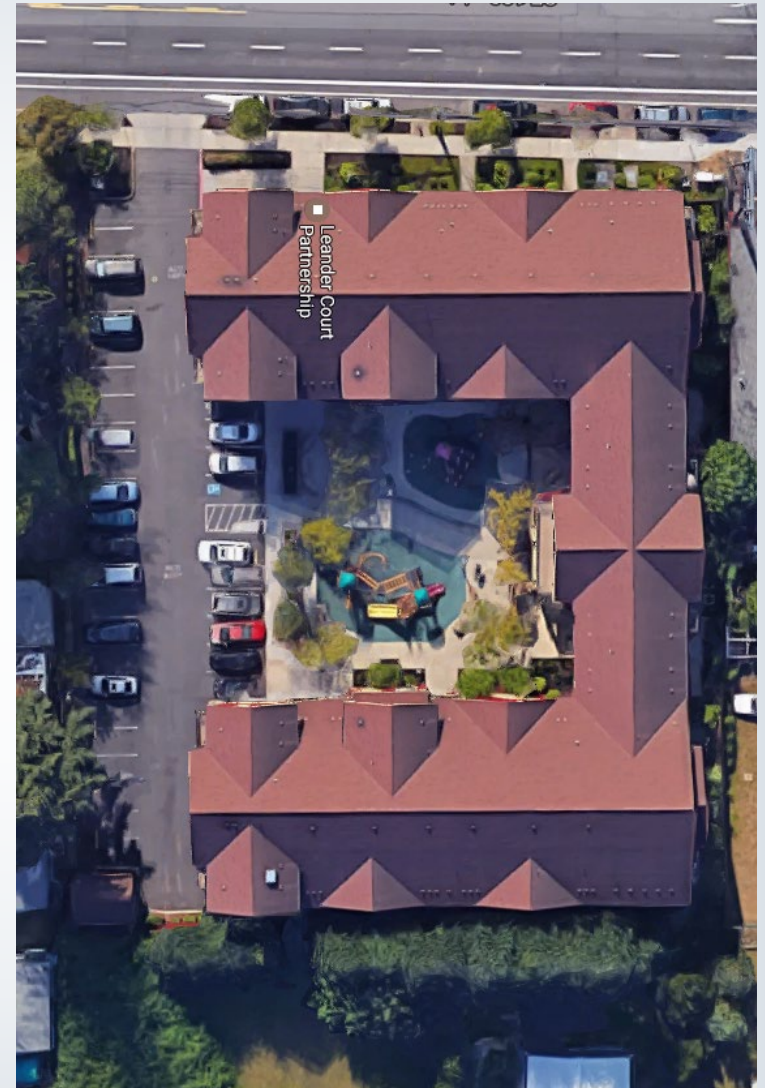
A. Detached Houses

2. Site Design



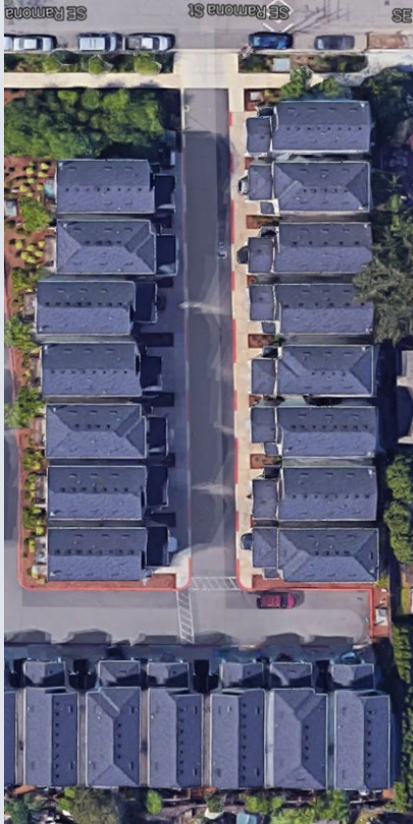
B. Attached Townhouses

2. Site Design



C. Stacked Units

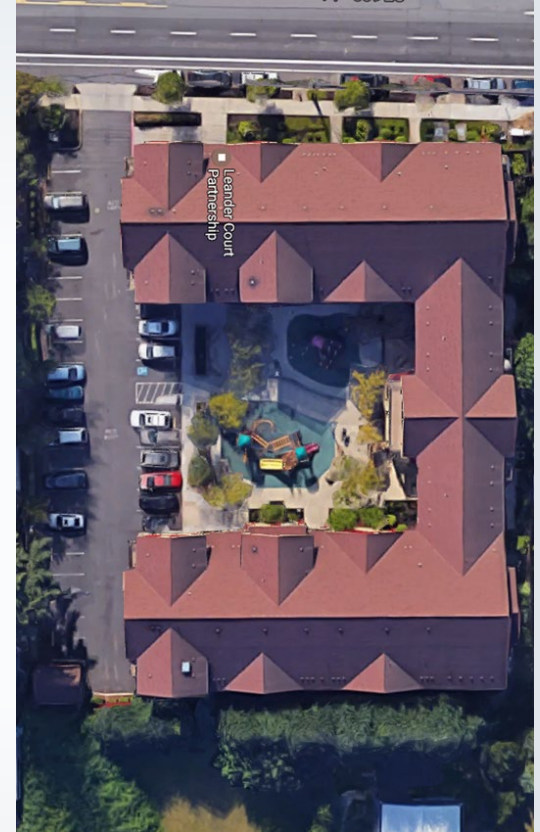
2. Site Design



A. Detached Houses



B. Attached Townhouses



C. Stacked Units

3. Outdoor Spaces



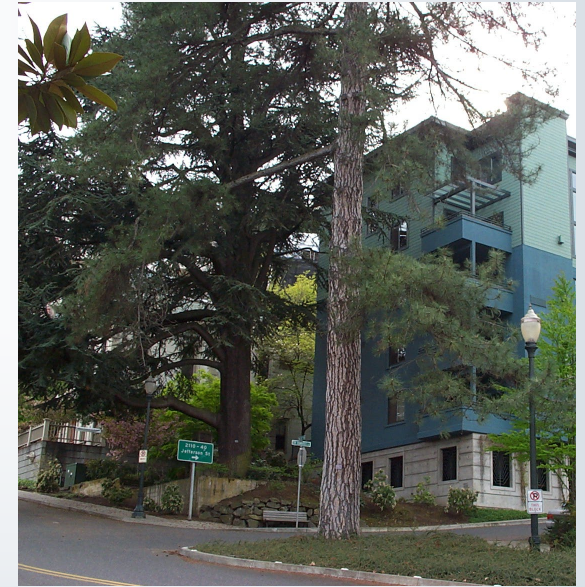
A. Private spaces

3. Outdoor Spaces



B. Shared spaces

3. Outdoor Spaces



C. Space for large trees

3. Outdoor Spaces



A. Private Spaces



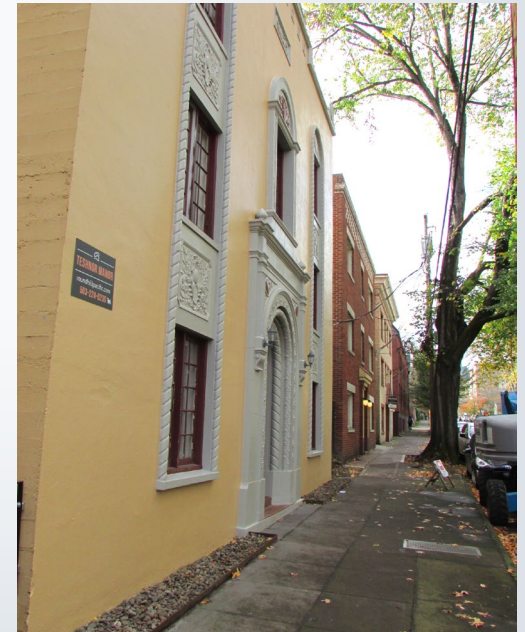
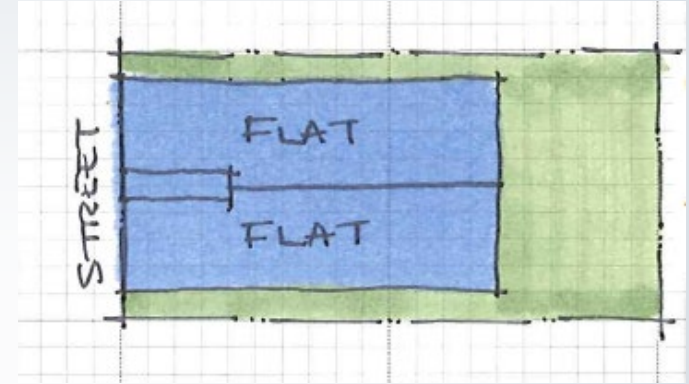
B. Shared Spaces



C. Space for Trees

4. Front Setbacks

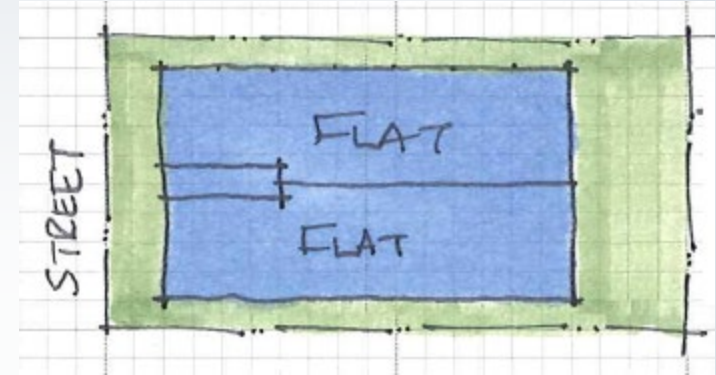
(high density areas)



A. No setback

4. Front Setbacks

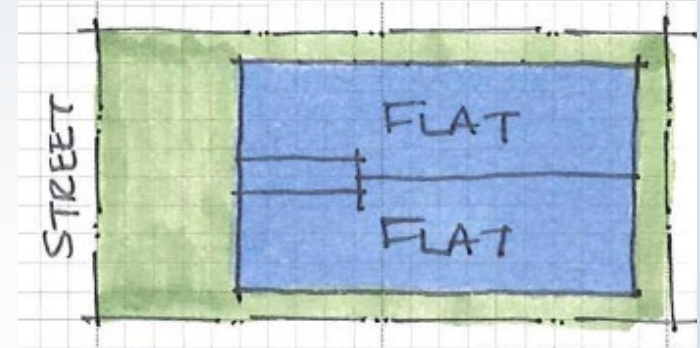
(high density areas)



B. Small setback

4. Front Setbacks

(high density areas)



C. Deep setback

4. Front Setbacks

(high density areas)



A. No Setback



B. Small Setback



C. Deep Setback

Design Preferences

Streets

PBOT

Design preference: street elements

A



- Pave the street

Design preference: street elements

B



- Install sidewalk

Design preference: street elements



- Improve drainage

Design preference: street elements

D



- Install lighting

Design preference: street elements

E



- Provide on-street parking

Design preference: street elements

F



- Plant trees

Street elements



PBOT

Design preference: pathways

A



- Walkway
- Min. width
- Open space
- Lighting
- Eyes on pathway
- Shrubs not overgrown

Design preference: pathways

B



- Walkway
- Min. width
- Open space
- Lighting
- Eyes on pathway
- Shrubs not overgrown

Design preference: pathways

C



- Walkway
- Min. width
- Open space
- Lighting
- Eyes on pathway
- Shrubs not overgrown

Design preference: pathways

D



- Walkway
- Min. width
- Open space
- Lighting
- Eyes on pathway
- Shrubs not overgrown

Design preference: pathways

E



- Walkway
- Open space
- Lighting
- Homes facing
- Shrubs not overgrown

Visual preference: pathways

F



- Walkway
- Min. width
- Open space
- Lighting
- Eyes on pathway
- Shrubs not overgrown

Pathways



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