



# Better Housing by Design:

An update to Portland's Multi-Dwelling Zoning Code

## East Portland Residential Outdoor Spaces Discussion

March 14, 2018



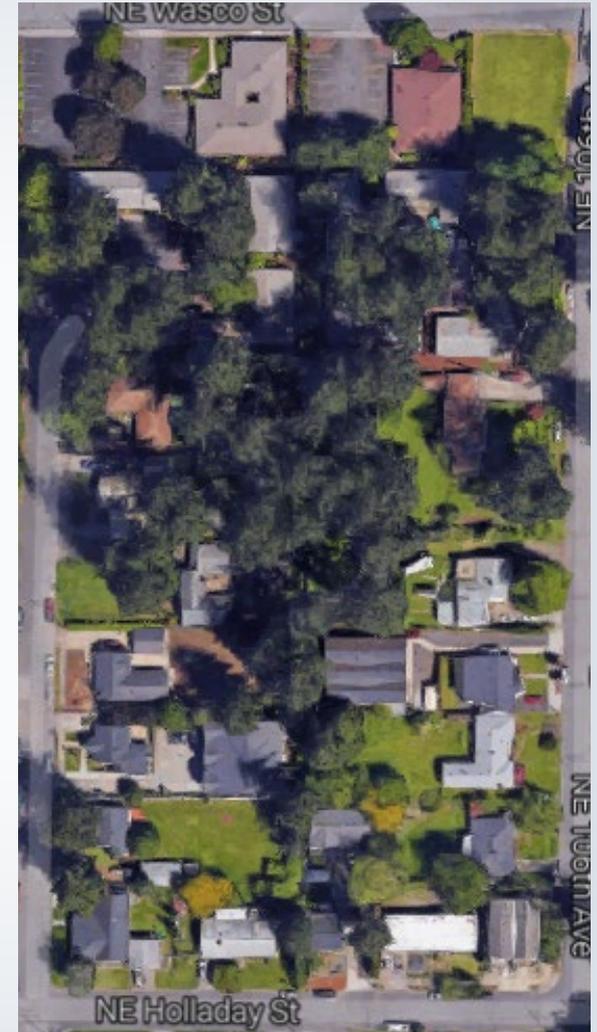
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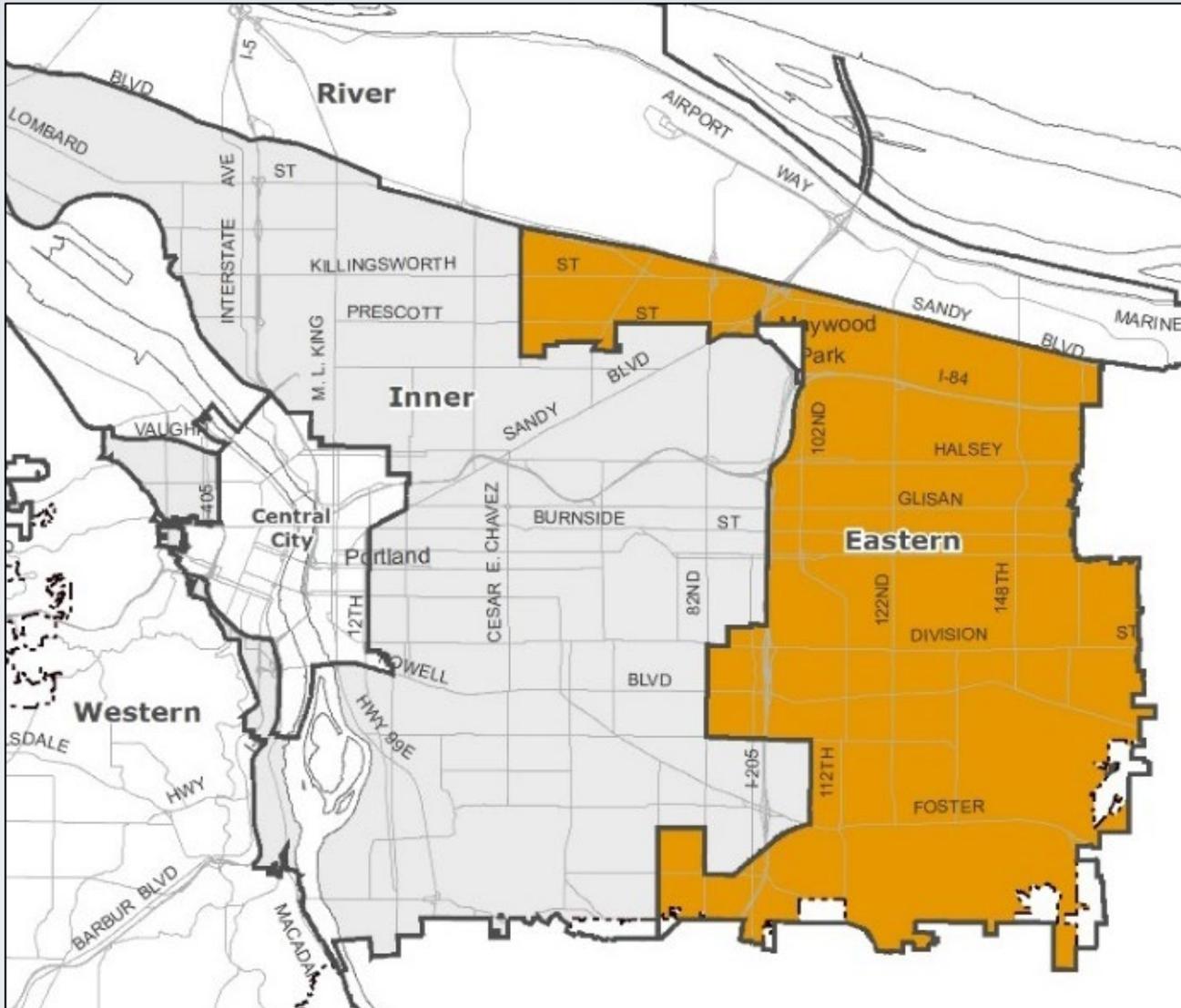


## Purpose of tonight's discussion:

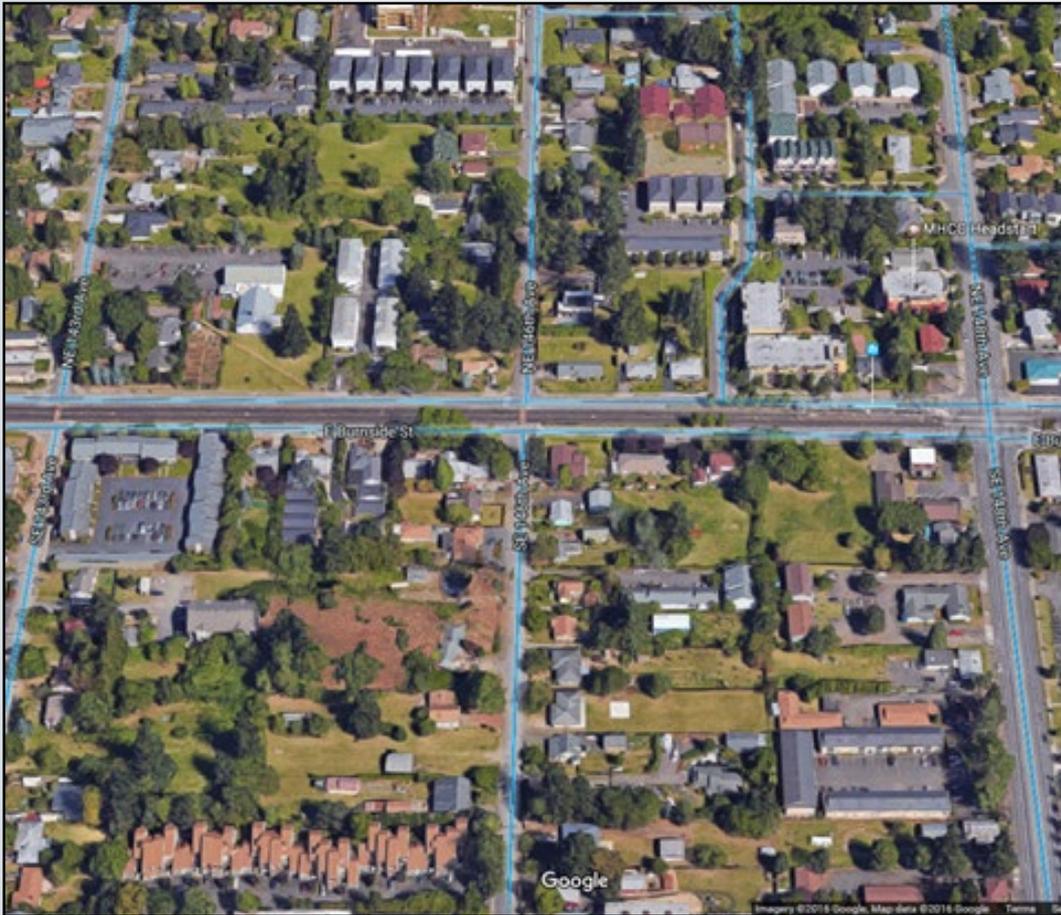
Discuss proposal to keep the centers of East Portland's blocks greener and less built up.

- Keep the proposal?
- Keep, but improve?
- Drop the proposal.



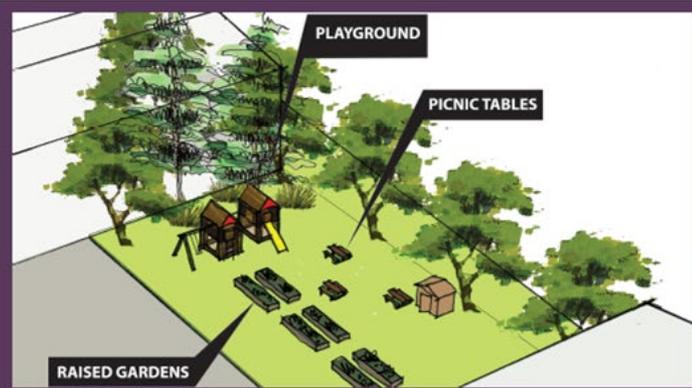


# East Portland



## East Portland – distinct characteristics

# East Portland Standards - Background



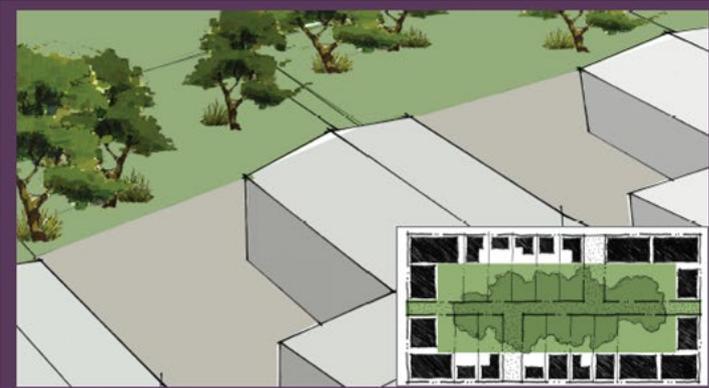
Common open space areas



Space for large trees



Landscaped front setbacks



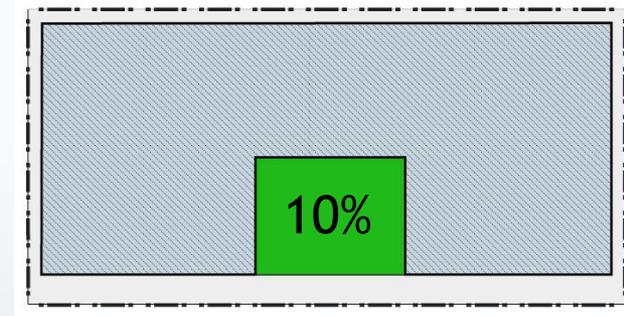
Mid-block open space

**East Portlanders:  
desired multi-dwelling development site design elements**

# East Portland Standards - Background



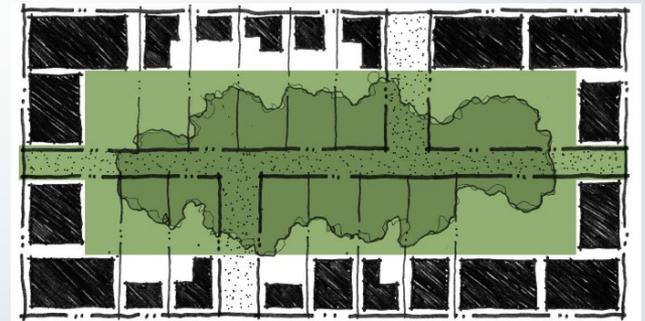
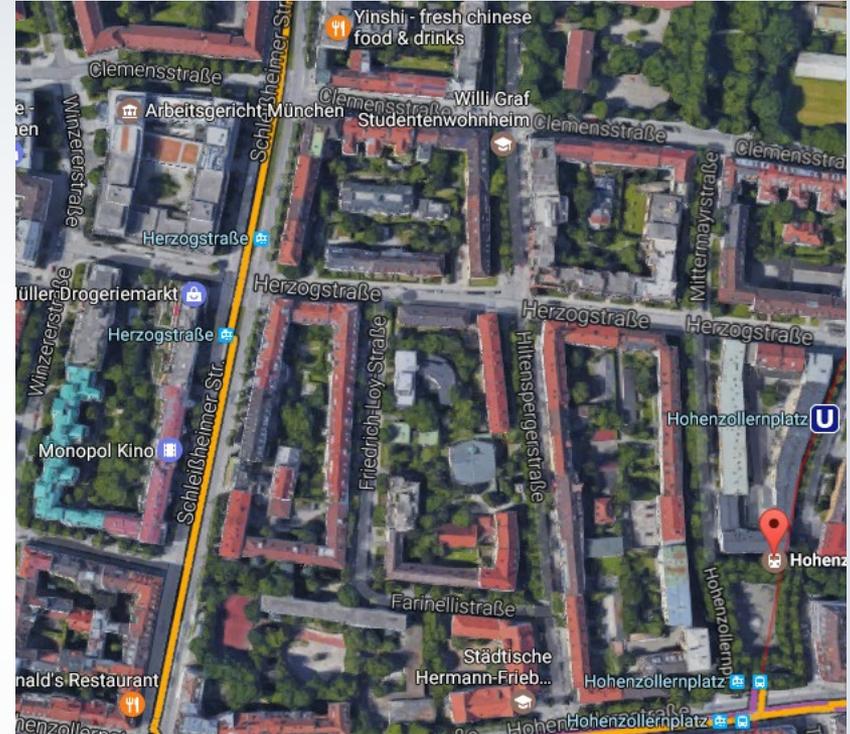
*Examples of courtyards using about 10% of site area*



## Common Open Space

- **Proposal:** Require common areas for large sites (more than 20,000 sq.ft.) - equivalent to 10% of total site area.

# East Portland Standards - Background



Community interest in keeping mid-block areas greener, less built up

# Background: East Portland Infill Development



Jade District - R2 Zone

# Background: East Portland Infill Development



Jade District - R2 Zone

# Background: East Portland Infill Development



What about the future?

Are some outcomes better than others?

# East Portland Rear Setbacks



*Example of recent development*



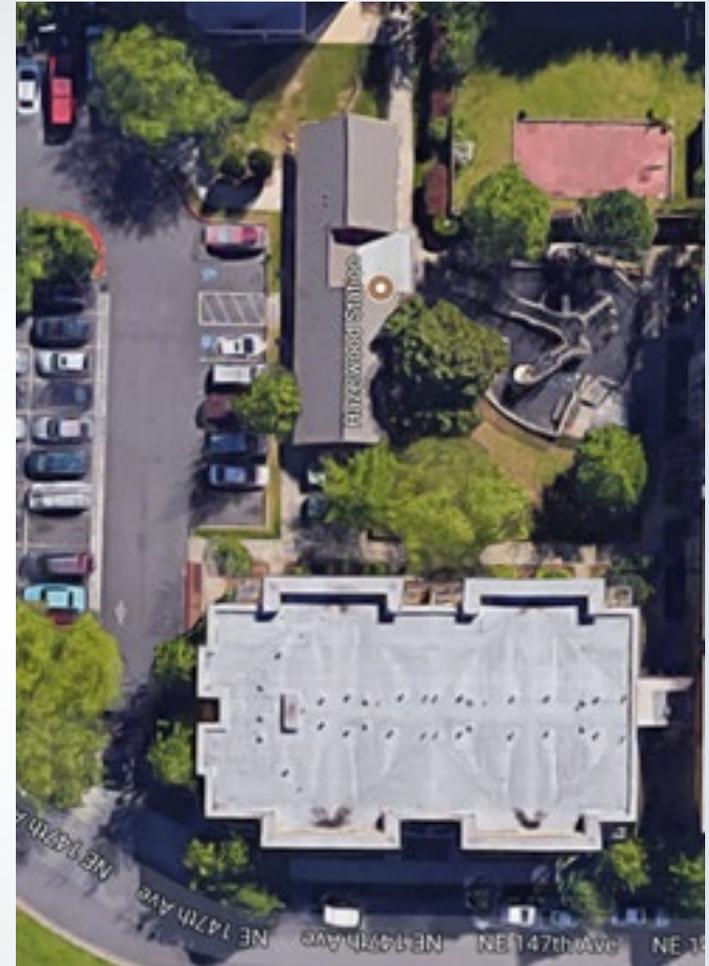
*Example of 25% depth-of-site setback*

## **Proposal:**

**Require rear setbacks equivalent to 25% of site depth.**

# East Portland Rear Setbacks

- *At least 50% of setback must be landscaped.*
- *Rest of setback can include buildings with indoor common area, or parking.*
- *Exemptions for tree preservation, new street connections, corner sites, and sites less than 100' deep.*



## Proposal:

Require rear setbacks equivalent to 25% of site depth.

# East Portland Blocks

## Jade District - R2 Zone



# East Portland Blocks - Possible Futures

Existing Condition  
Jade District Block



Typical  
development  
pattern

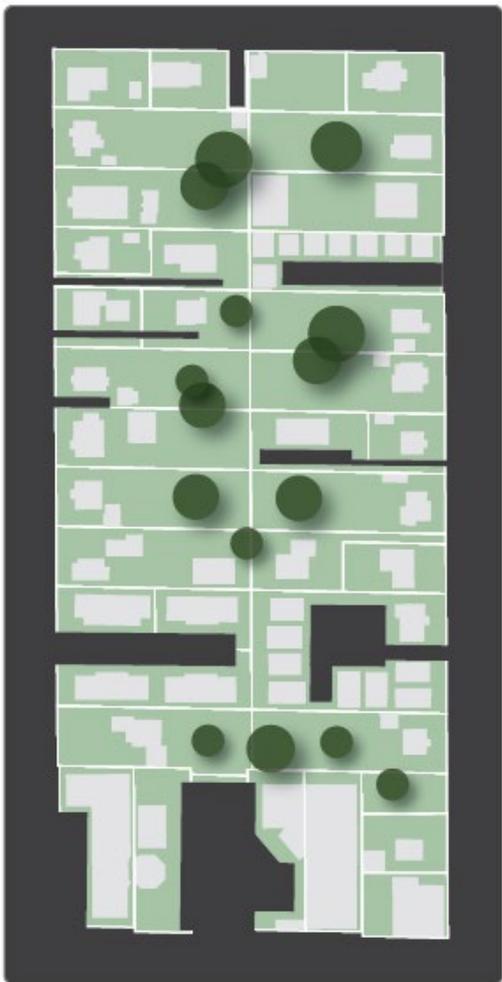
Future Infill  
Under Status Quo



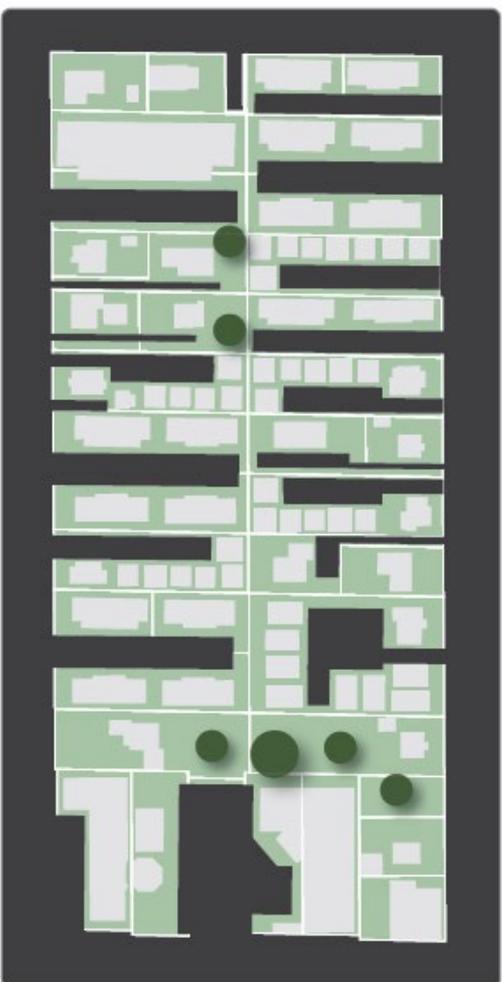
Possible Future  
Under New Standards



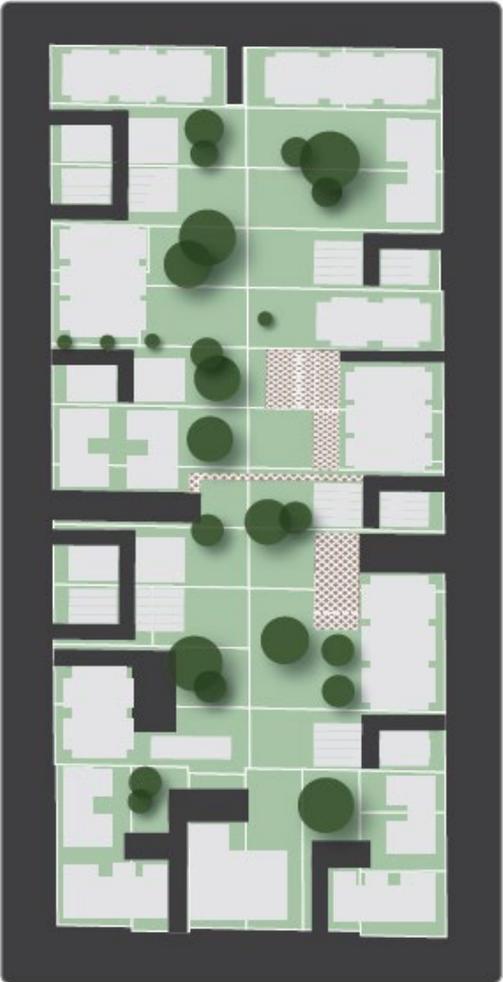
# East Portland Blocks - Possible Futures



Existing



Continuation of current trends



Mid-block open areas

# Perimeter Block Examples



# Perimeter Block Examples

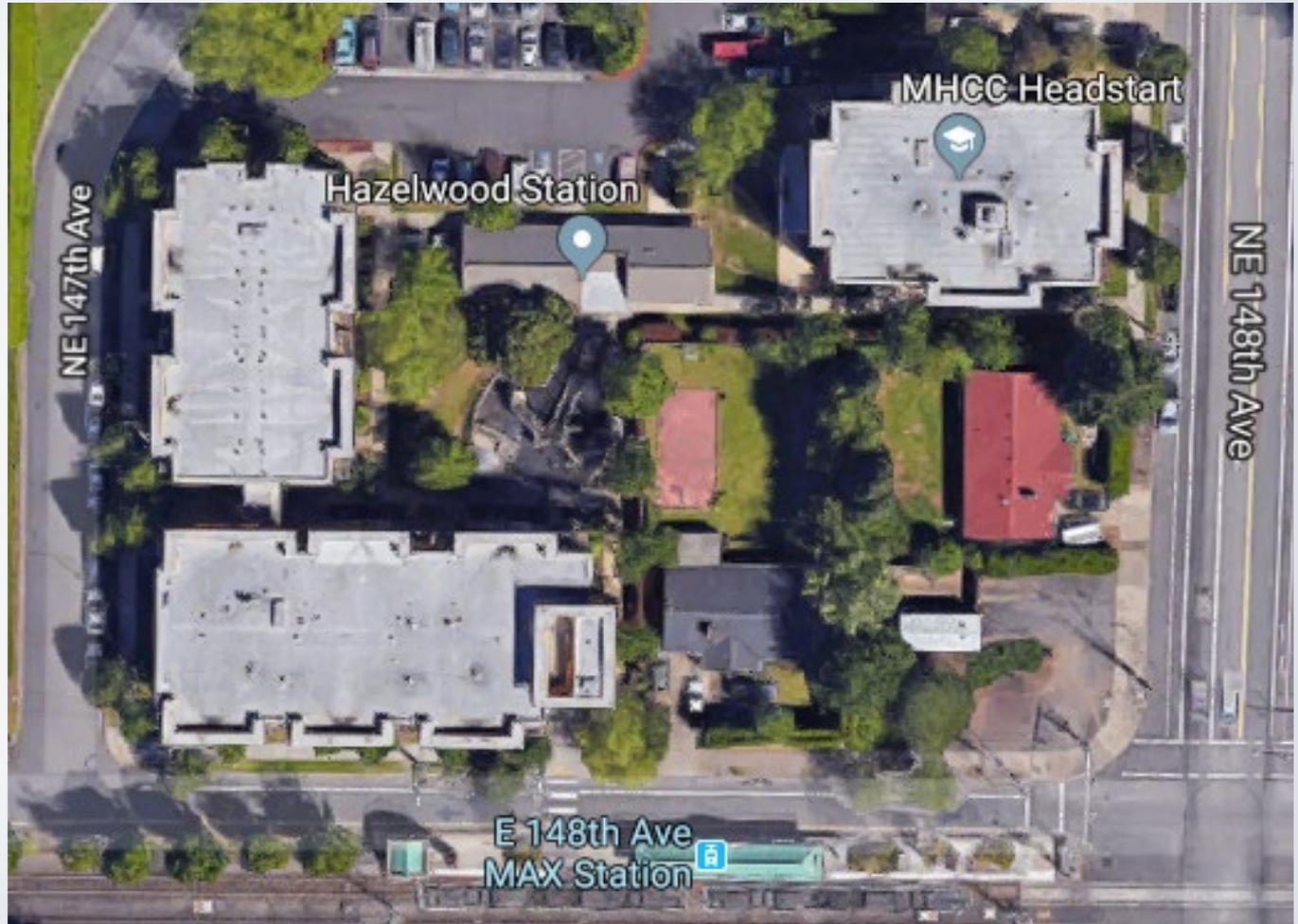


# Perimeter Block Examples



# Perimeter Blocks

## Portland Examples



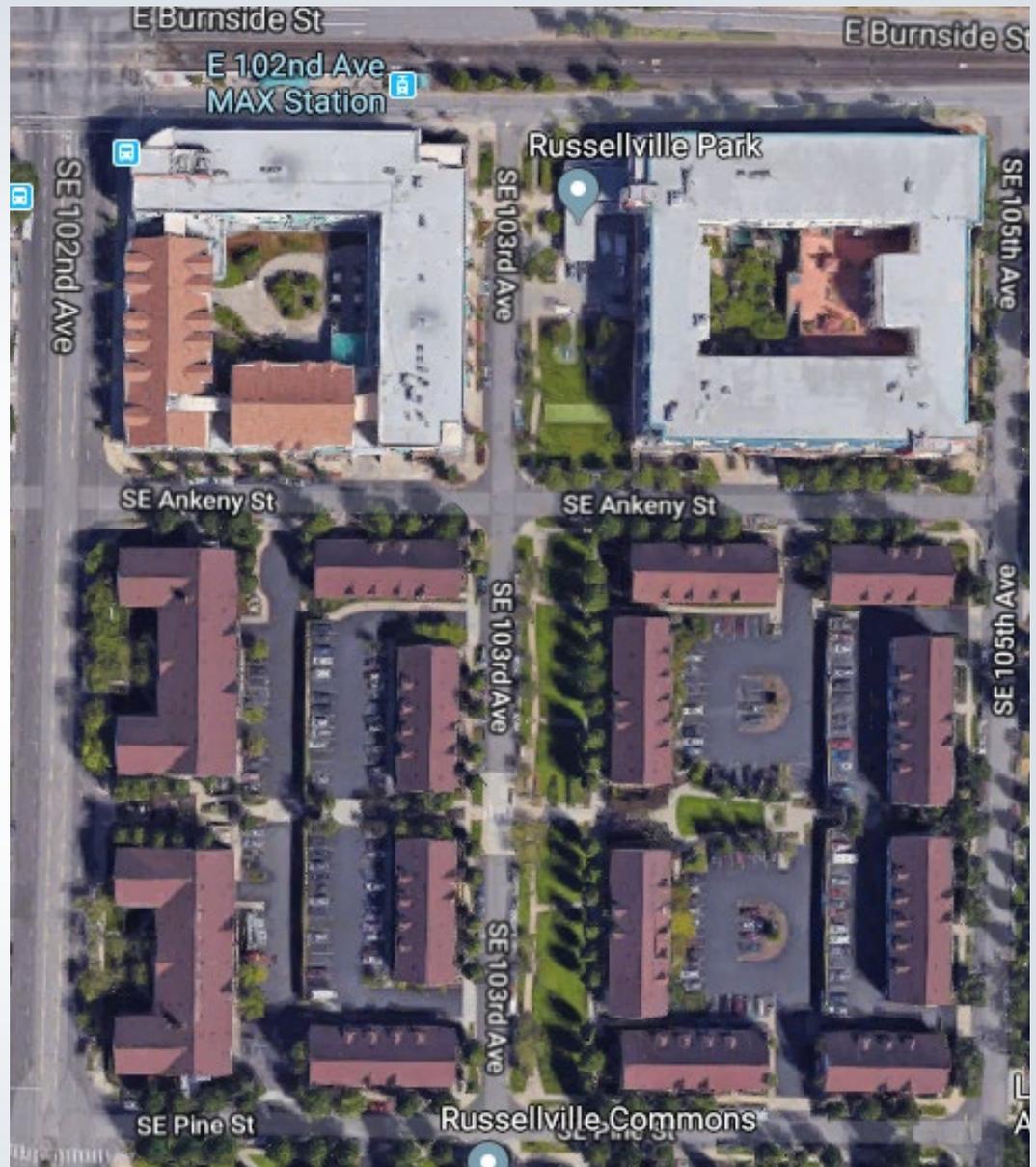
# Perimeter Blocks

## Portland Examples

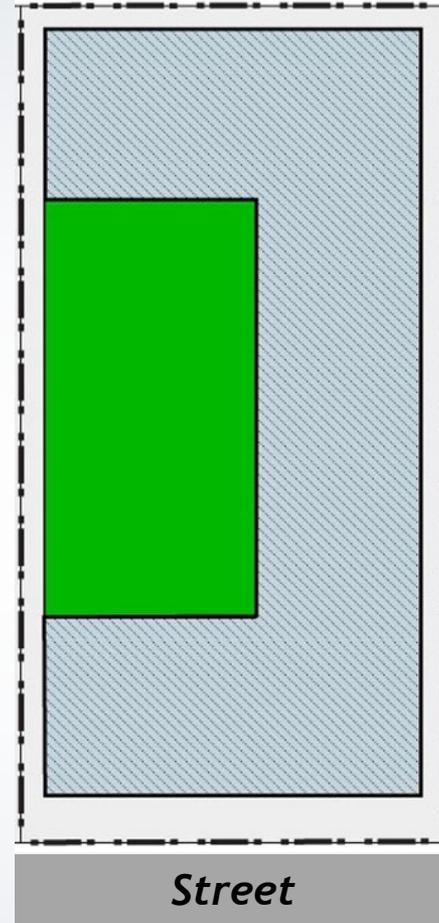
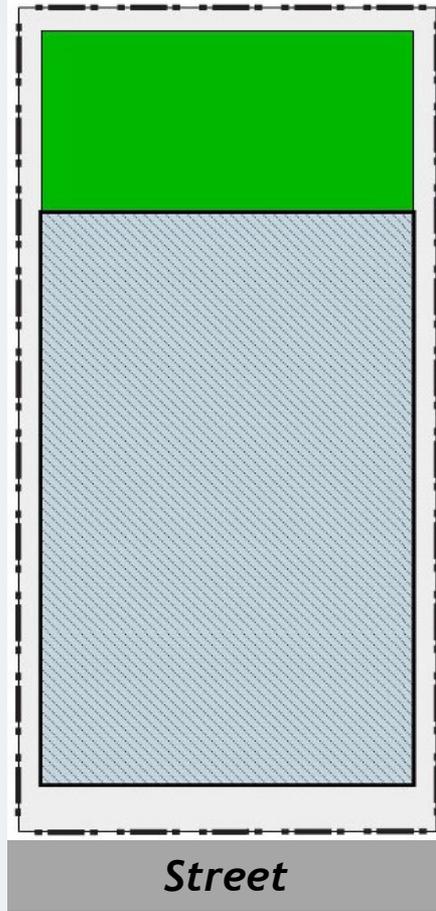


# Perimeter Blocks

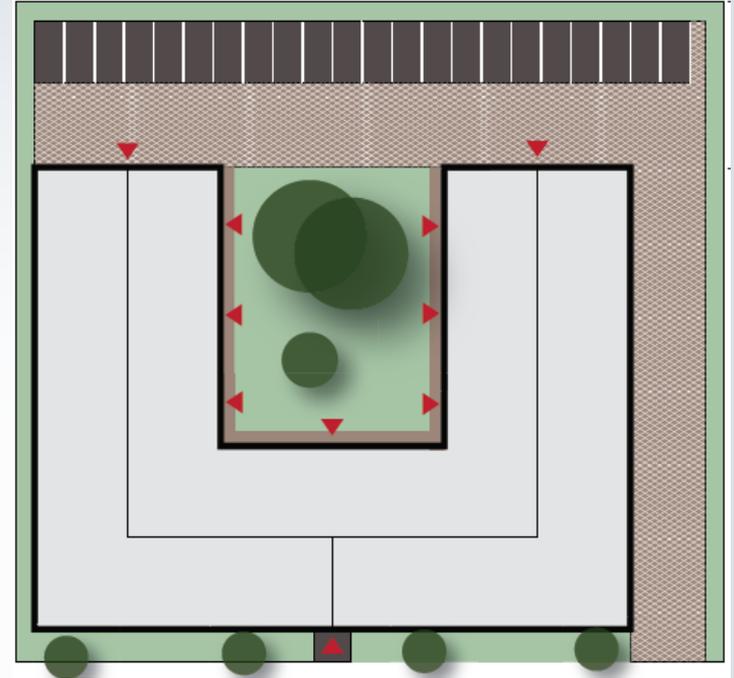
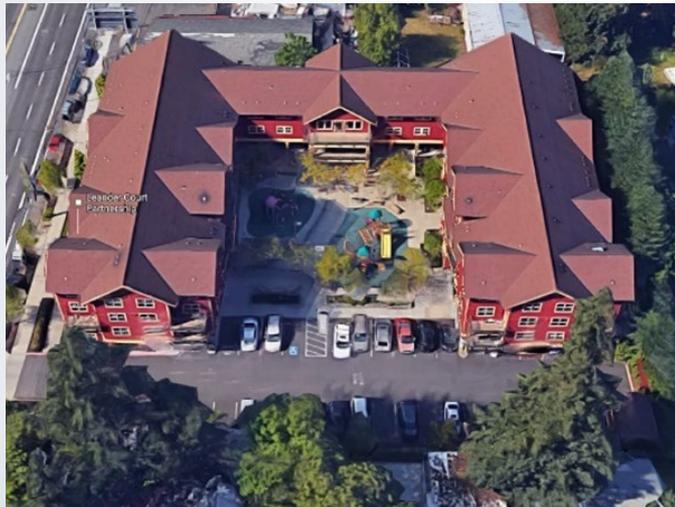
## Portland Examples



# Mid-block open space or centralized courtyards?



# Centralized courtyards



# Centralized courtyards



# Mid-block Open Area Approach

## Pros

- Long term – large open area for the block
- Fewer rear property privacy impacts
- Better fire management possibilities

## Cons

- Open space less central for residents
- Difficult to do detached houses



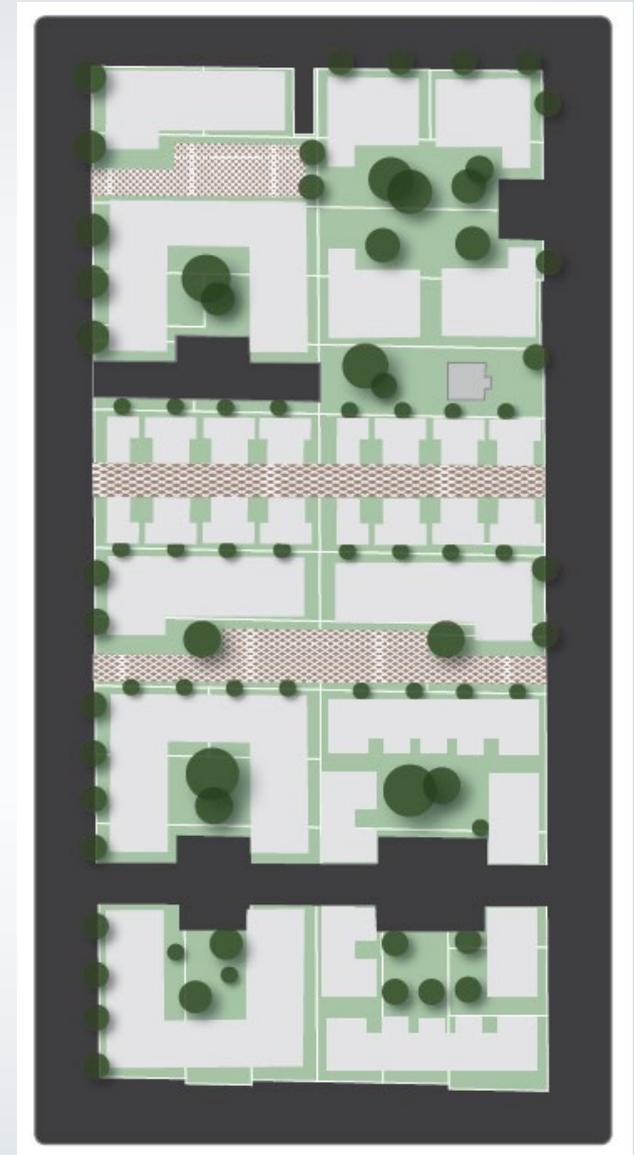
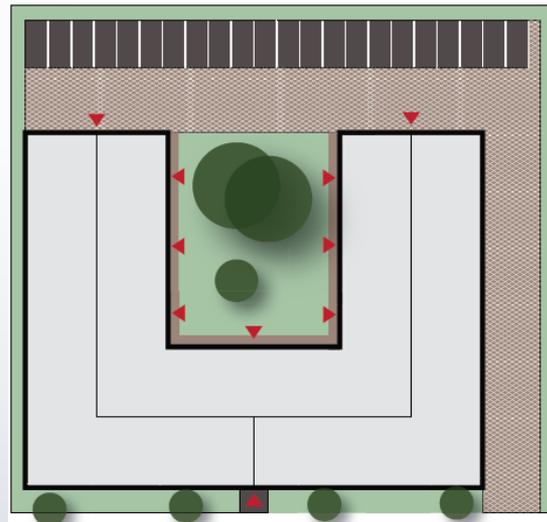
# Central Outdoor Areas

## Pros

- Convenient to residents
- More flexible site design

## Cons

- More property edge privacy impacts
- Smaller, less connected open areas
- Need larger sites



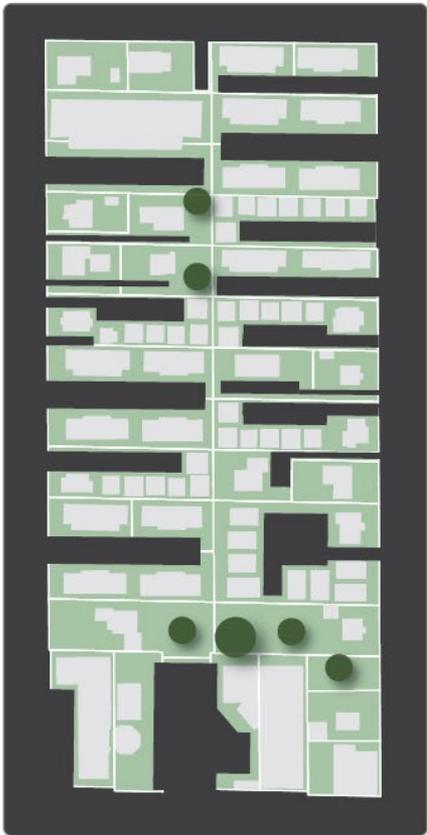
# Choices - your thoughts



## Drop mid-block open area proposal

- Avoids barriers to existing development approaches

# Choices - your thoughts



Continuation of current trends



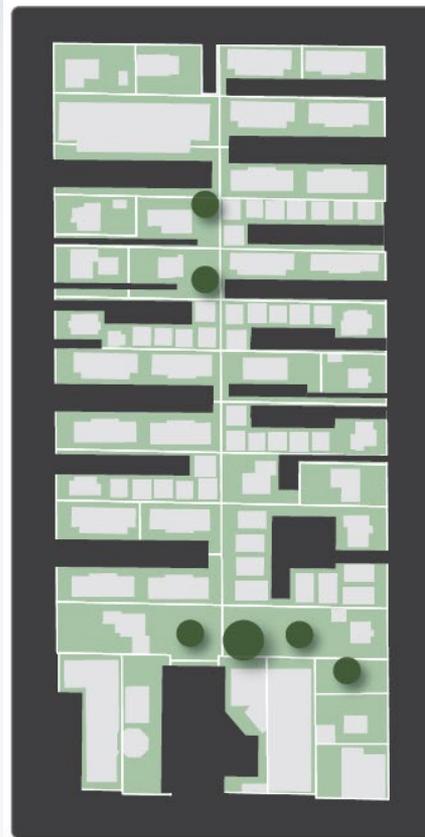
Mid-block open areas



Mix of mid-block open areas and central courtyards

**Keep mid-block open area proposal**

# Choices - your thoughts



Continuation of current trends



Mid-block open areas

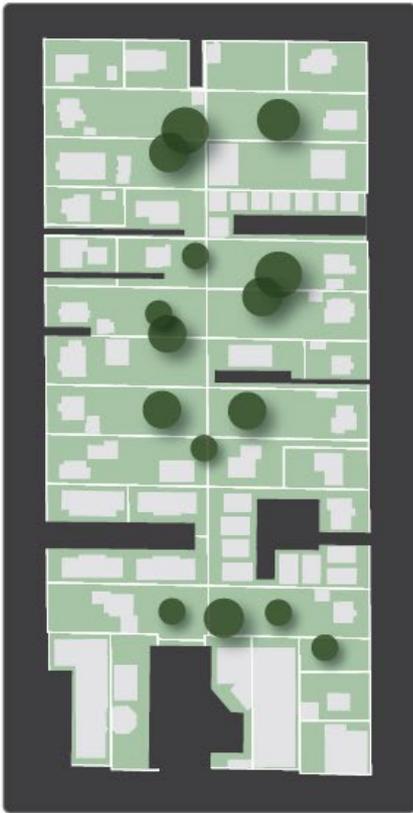


Mix of mid-block open areas and central courtyards

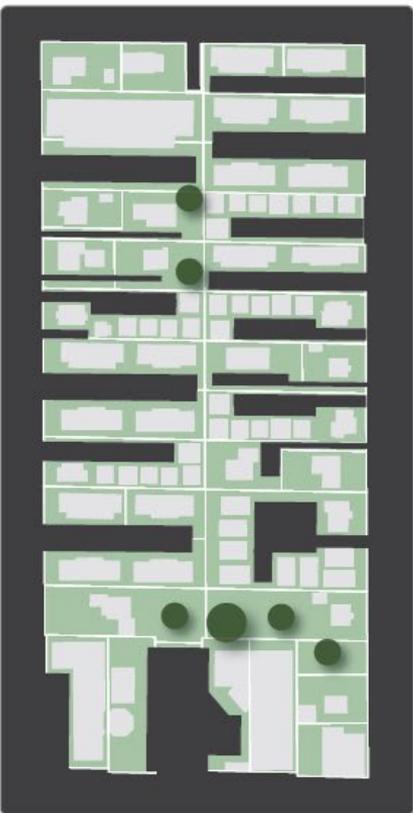
**Keep mid-block open area proposal**

**- But provide exemption for projects with central courtyards**

# Choices - your thoughts



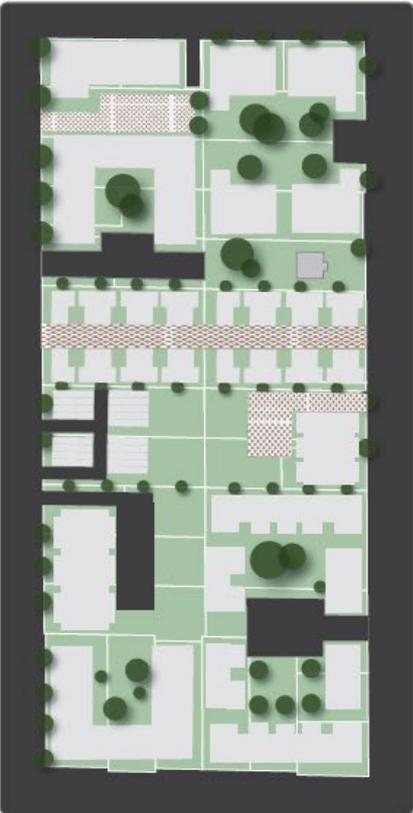
Existing



Continuation of current trends



Mid-block open areas

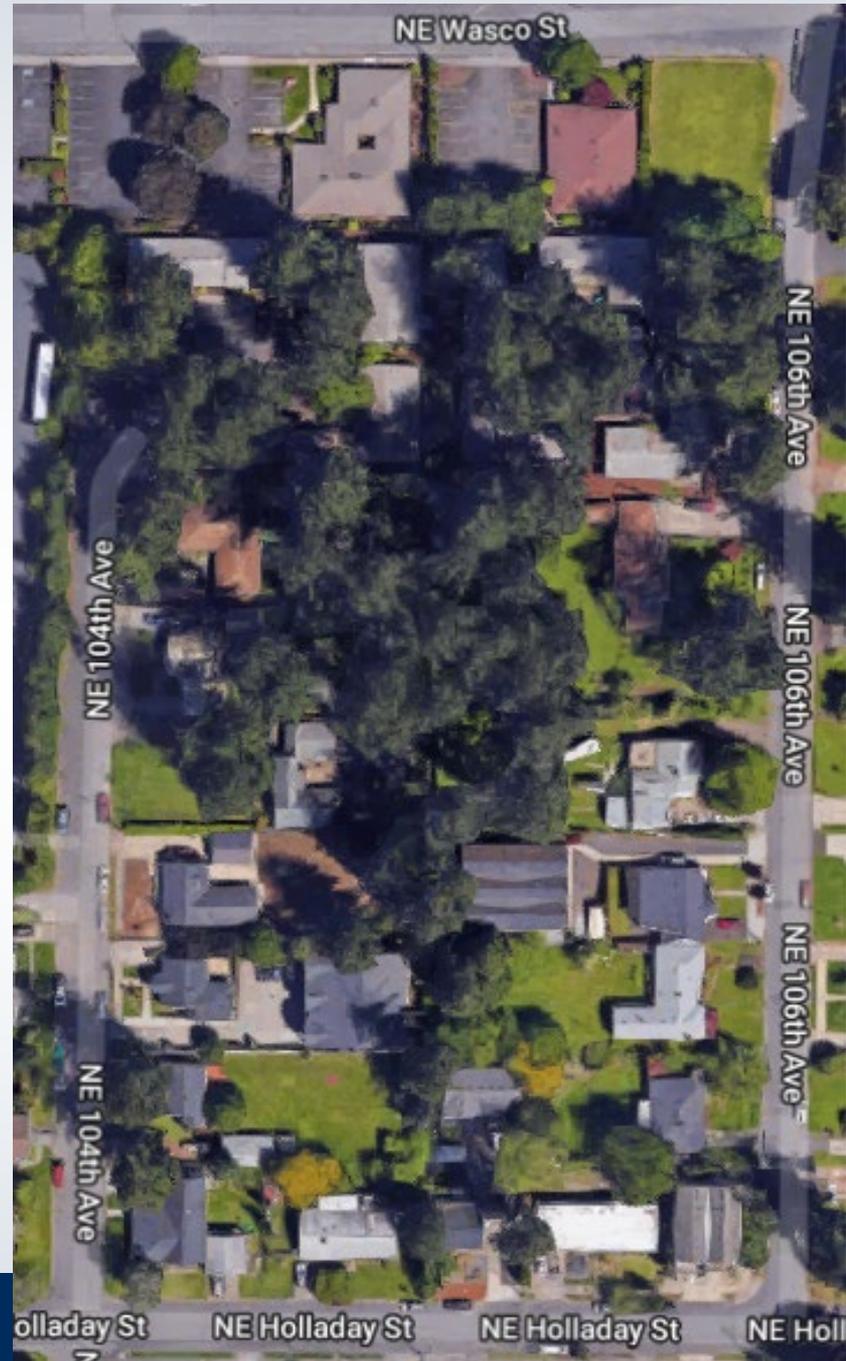


Mix of mid-block open areas and central courtyards

Other ideas?

# East Portland Blocks

## Gateway - R2 Zone



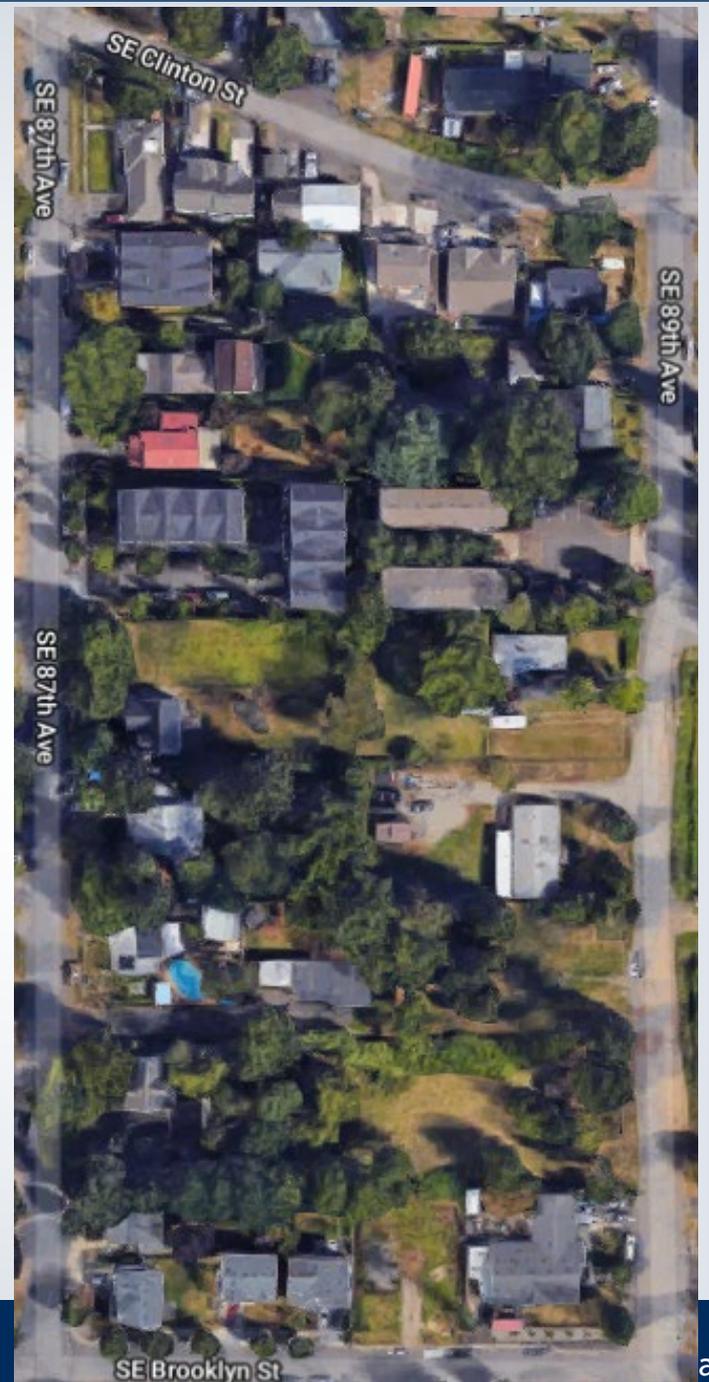
# East Portland Blocks

## Gateway - R2 Zone



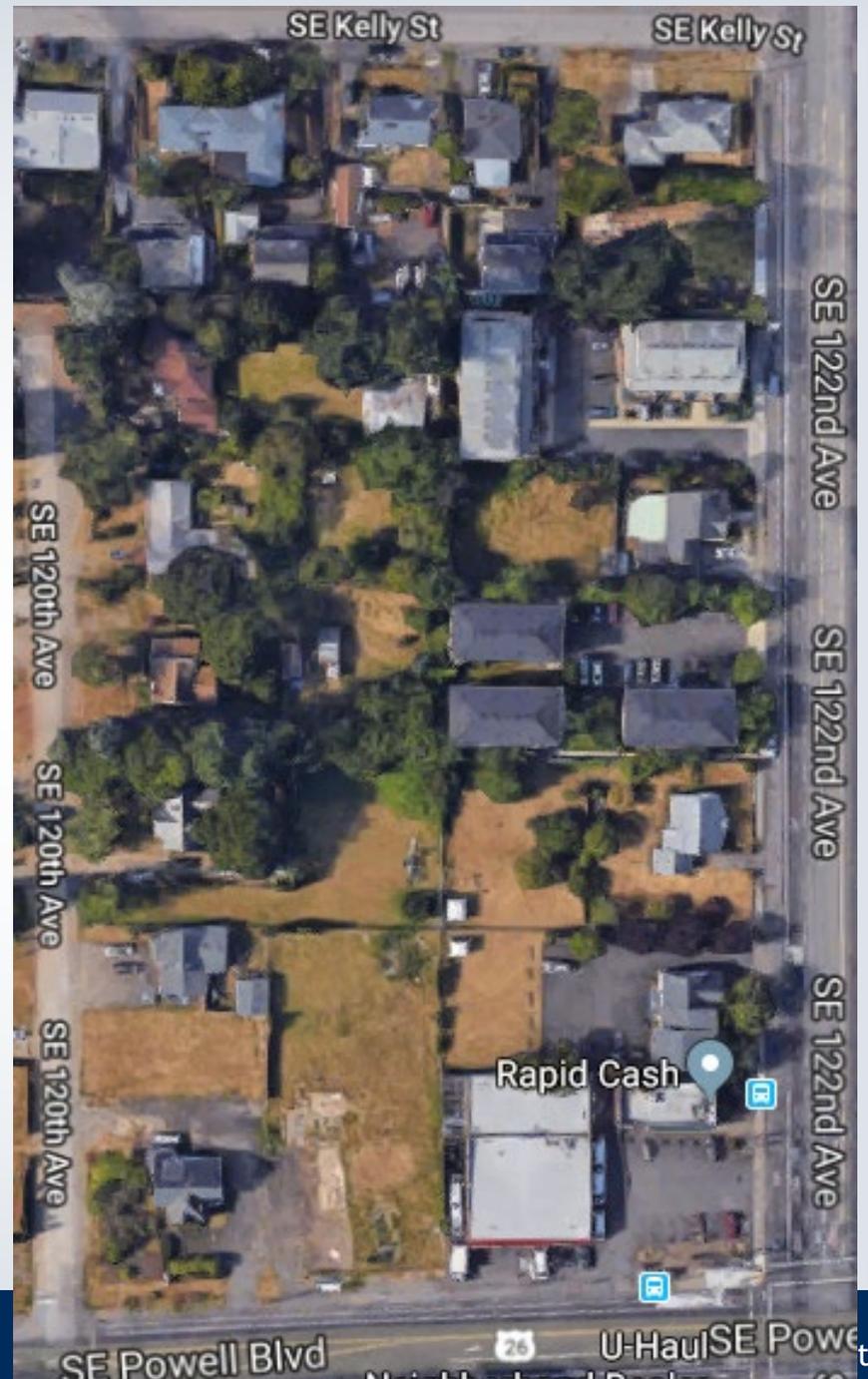
# East Portland Blocks

## Jade District - R2 Zone



# East Portland Blocks

## Midway/122nd - R1 Zone



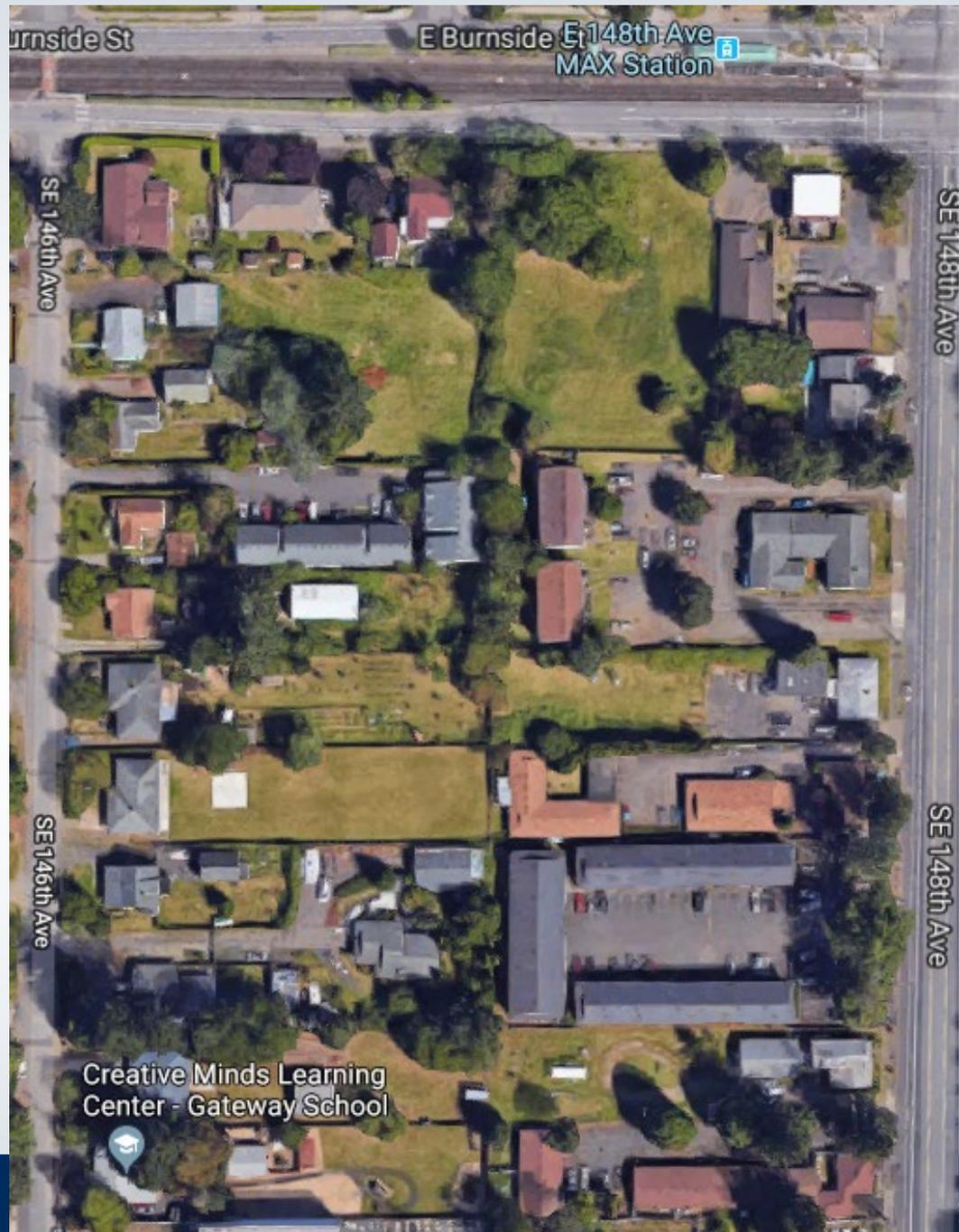
# East Portland Blocks

## Rosewood/148th - RH Zone



# East Portland Blocks

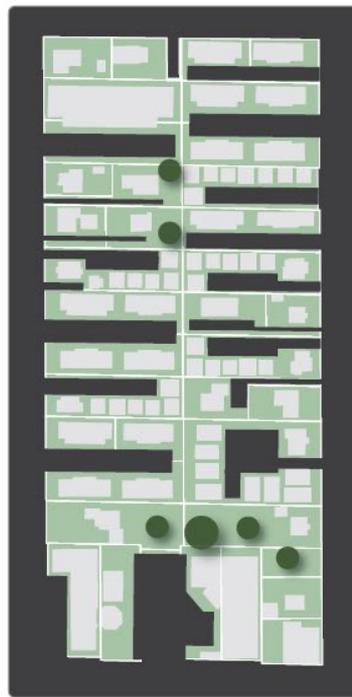
## Rosewood/148th - RH Zone



# Choices - your thoughts



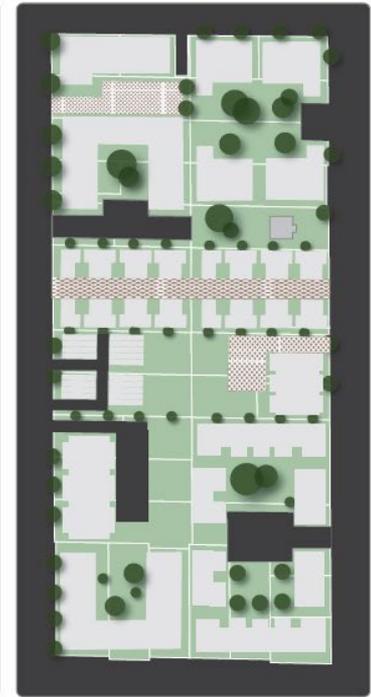
Existing



Continuation of current trends



Mid-block open areas



Mix of mid-block open areas and central courtyards

- Drop proposal
- Keep proposal
- Keep, but provide exemption for central courtyards
- Other ideas?



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Innovation. Collaboration. Practical Solutions.



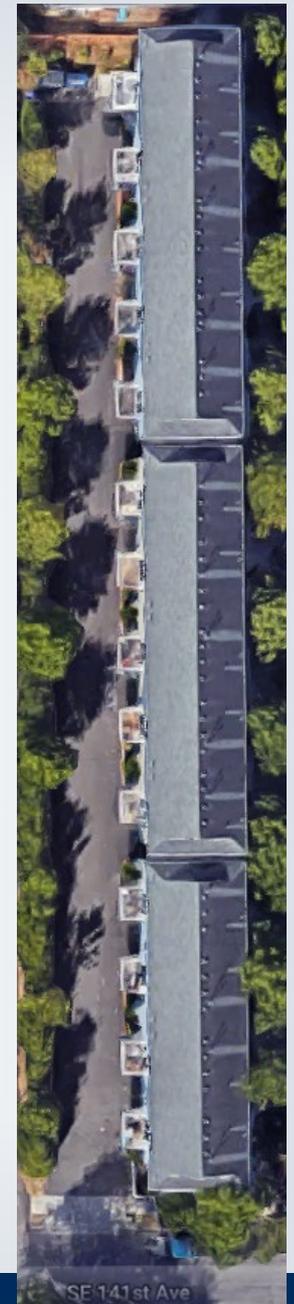
# East Portland Narrow Sites



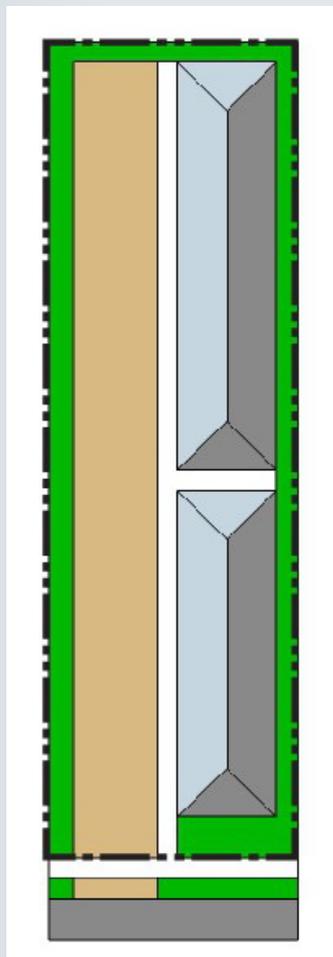
# East Portland Narrow Sites

## Problems with narrow sites:

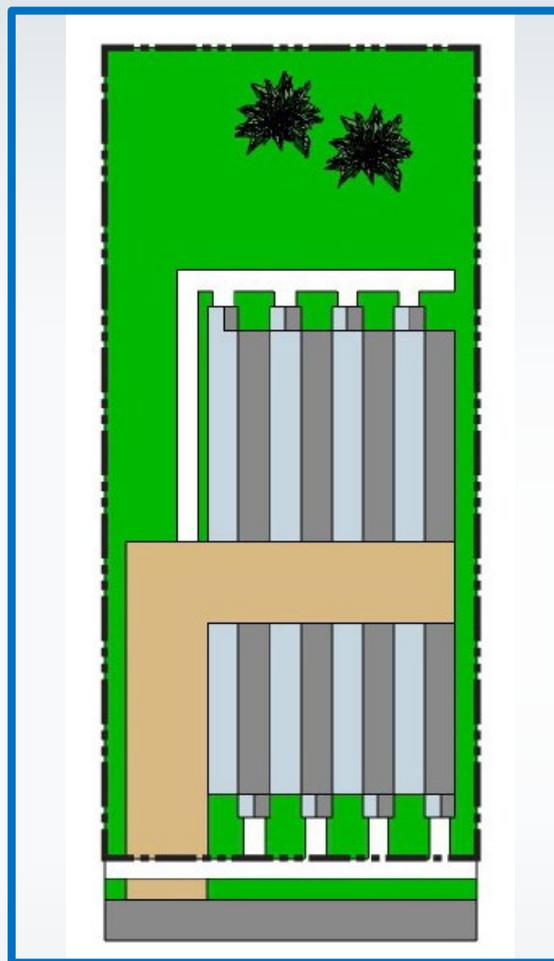
- Driveways/parking often occupy a large portion of site area
- No space for street connections
- Little orientation to public streets
- Limited room for outdoor spaces or trees
- Lack of efficiencies of scale and infrastructure



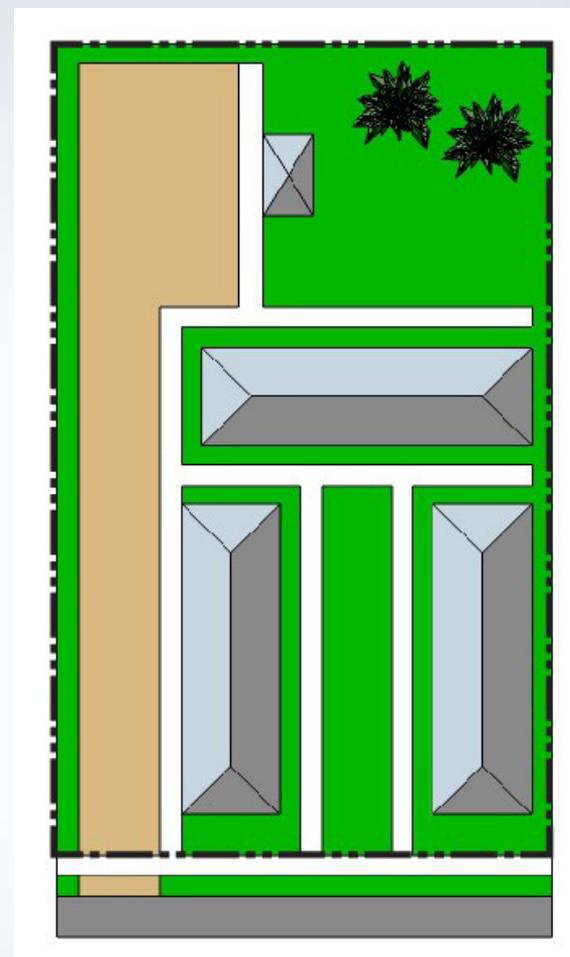
# East Portland Narrow Sites



60'-wide site



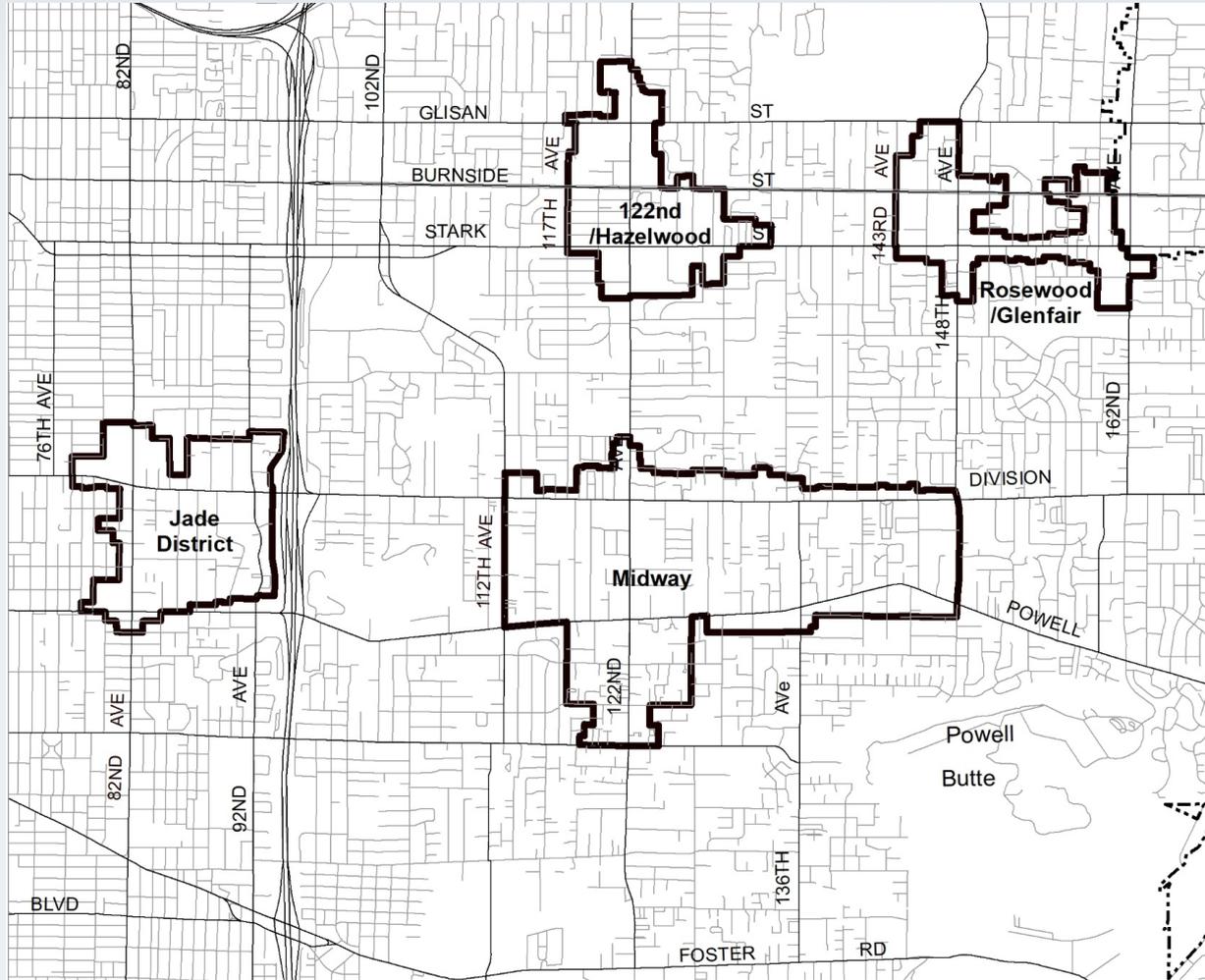
90'-wide site (*minimum*)



120'-wide site

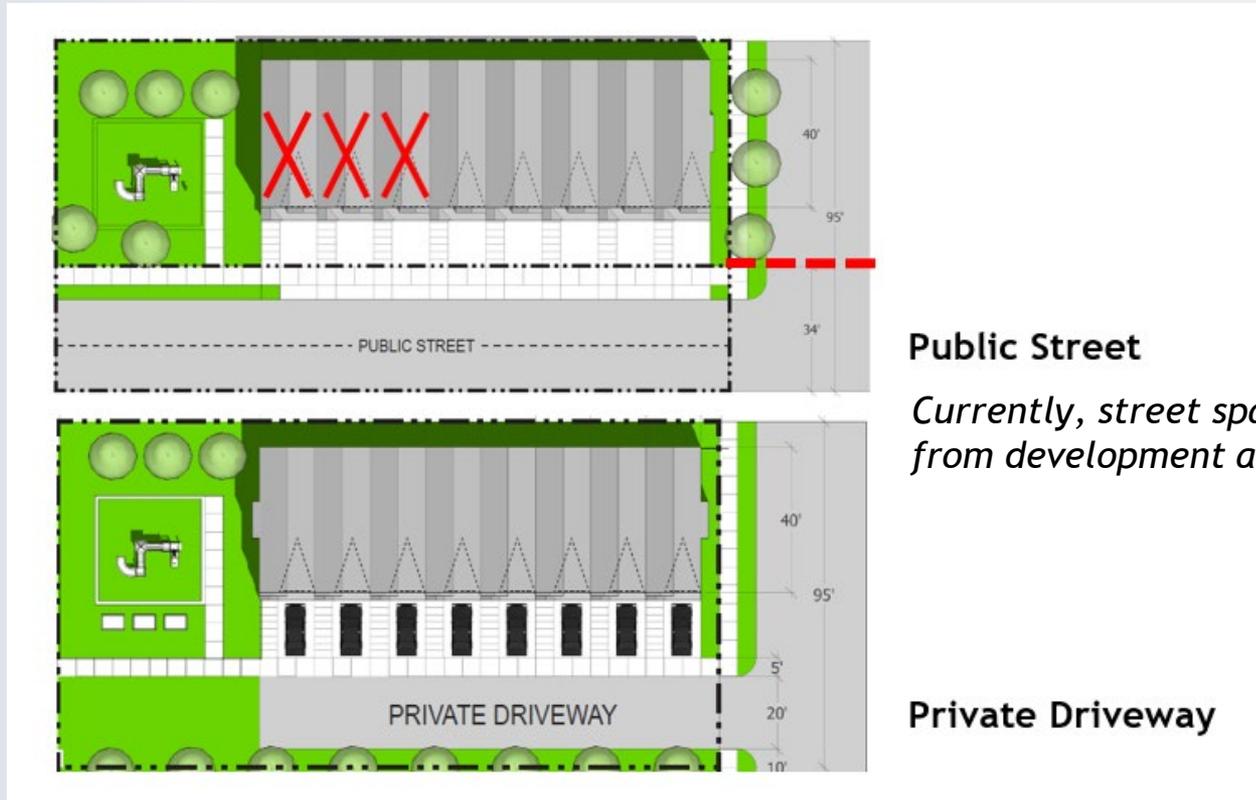
**Proposal:** For sites more than 160' deep within East Portland centers, require a minimum street frontage of 90' for new development.

# Limitations on Narrow Site Development in East Portland



**Proposal:** For sites more than 160' deep within East Portland centers, require a minimum street frontage of 90' for new development.

# Reduce Disincentives to Providing Street Connections

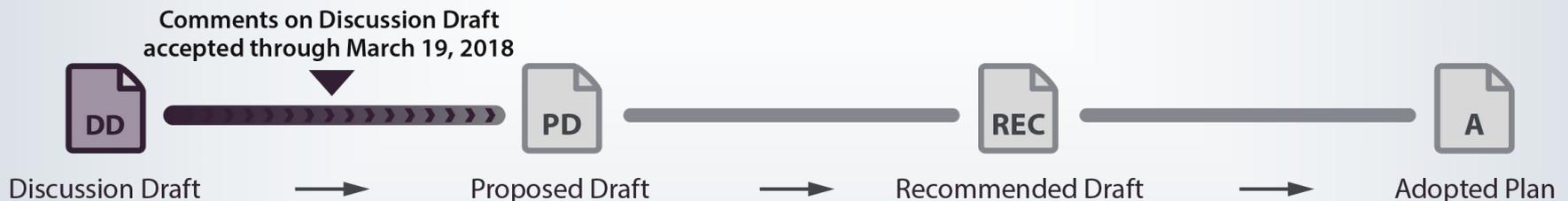


## Proposal

Calculate development allowances (FAR) prior to street dedication.

# Next Steps

- **Discussion Draft Available:** **January 22<sup>nd</sup>**
- **Public Comment Period:** **Jan. 22<sup>nd</sup> – March 19<sup>th</sup>**
- **Proposed Draft:** **May 2018**
- **Planning & Sustainability Commission:** **Summer 2018**



**Project website:** [www.portlandoregon.gov/bps/betterhousing](http://www.portlandoregon.gov/bps/betterhousing)