



City of Portland Bureau of Planning and Sustainability

Improving Multi-Dwelling Development Project

Project Overview

The Improving Multi-Dwelling Development Project is revising Zoning Code development and design standards that shape development in Portland's multi-dwelling zones (R3, R2, R1, RH, and RX) outside the Central City. These medium- to high-density residential zones play a key role in providing opportunities for new housing to meet the needs of a growing Portland. The project will address a range of topics, including:

- Reducing barriers to the development of needed housing (especially affordable housing),
- Open space and green elements that support healthy living environments for residents,
- Building design and scale in middle-density zones that integrates with neighborhood characteristics,
- Well-designed high-density housing in centers and corridors,
- New approaches to creating street and pedestrian connections in areas that lack them, and
- Incentives for affordable housing and desirable features.

This project will include a focus on East Portland to foster positive development outcomes responsive to the area's distinct characteristics and needs. This project and its public involvement components will be coordinated with the Portland Bureau of Transportation's Connected Centers Street Plan project, which will be creating street plans for the Jade District and Rosewood/Glenfair centers.

Building on Past Public Outreach

Over the past decade, multiple City of Portland projects have been undertaken that worked with the community to identify issues related to the design of multi-dwelling development and the topic of healthy, connected neighborhoods. These past projects include:

- The Infill Design Project
- East Portland Review and Action Plan
- 122nd Avenue Planning Study
- Healthy Active Communities for Portland's Affordable Housing Families Initiative
- Promoting Health Through Multi-Family Housing Project
- Various PBOT street/bicycle/pedestrian connectivity studies
- Comprehensive Plan Update

In order to respect and build on this diversity of public input, the Improving Multi-Dwelling Project will focus on creating implementation tools, such as Zoning Code regulations and street connectivity approaches, to address issues identified through these projects.

For more information, contact Bill Cunningham, City Planner: 503-823-4203

East Portland Action Plan (2009)

Strategies and accompanying actions especially relevant to multi-dwelling zoning development standards and street connectivity:

Housing and Development Policy

HD.1 Improve the design and quality of new housing structures

HD.1.1 Explore design tools and update Community Design standards tailored to East Portland development styles and neighborhoods.

HD.1.2 Explore design requirements and/or mandatory design overlays for multi-dwelling development in high-impact infill areas.

HD.1.3 Explore code provisions to improve corner-lot building orientation.

HD.1.4 Initiate pilot projects for development of high-quality housing compatible with existing development and natural features.

HD.1.5 Implement Courtyard Design Competition ideas and standards.

HD.1.6 Explore financial incentives or other mechanisms to upgrade materials and design quality of multi-dwelling development (MFR façade program).

HD.5 Improve regulations and implementation of City code to increase benefit and reduce impacts of new housing

HD.5.1 Explore mechanisms to provide on-site play areas and open space in multifamily housing developments.

HD.5.2 Amend zoning code to improve flag lot development and privacy issues.

HD.5.3 Improve/institute a tree preservation and replacement code.

HD.5.4 Review relationship of zoning density and lot size to address East Portland infill context.

HD.5.5 Develop better guidelines and regulations for transitions between relatively high and moderate intensity zones to mitigate decreased sunlight access and privacy impacts.

HD.5.6 Provide community amenities and improve design to encourage housing that is attractive to households with a range of incomes.

Transportation

T.2 Increase safety and convenience of walking throughout East Portland

T.2.3 Review policies and procedures to ensure pedestrian improvements concurrent with all new development.

T.2.4 Review policy: prioritize adding sidewalk connections over expanding/widening existing connections.

T.2.5 Improve landscaping, cleanliness, and patrolling of multi-use paths and neighborhood pedestrian paths.

T.6 Improve connectivity throughout East Portland

T.6.1 Develop a complete and more well-defined future street plan for East Portland.

T.6.2 Develop priorities for decision-making on transportation improvements; consider connections to parks/open space/schools, "green street" design, public safety needs.

T.6.3 Initiate a Powellhurst-Gilbert connectivity and urban form study.

T.6.5 Institute policy and develop plan to provide accessible transportation options (sidewalks, streets, connections) for people with physical disabilities.

T.6.6 Acquire property and develop streets in Central Gateway.