

Better Housing by Design - Discussion Draft Summary

How can Portland's multi-dwelling zones be improved to meet the needs of Portland's current and future residents?

Review the BHD Discussion Draft for potential solutions, and send comments to staff by March 19.

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 Discussion Draft presents draft zoning code regulations intended to better implement 2035 Comprehensive Plan policies and to improve development outcomes in the multi-dwelling zones. The code proposals are based on ideas from the Better Housing by Design Concept Report, which was shaped by public discussions over the past year.

The code proposals address the following major topics:

Better designed and healthier multifamily housing: Let's zone for it!



Diverse Housing Options and Affordability
to meet diverse housing needs



Outdoor spaces and green elements
that support human and environmental health



Building design and scale that contributes to pedestrian friendly streets and relates to context



East Portland standards and street connections that respond to the area's distinct characteristics and needs



Comments on the Discussion Draft are due by 5 p.m., March 19, 2018

January 2018

www.portlandoregon.gov/bps/betterhousing

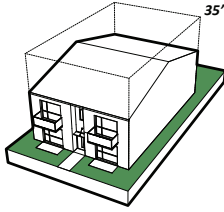
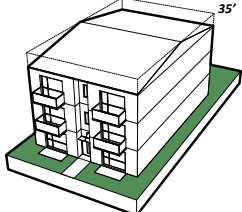
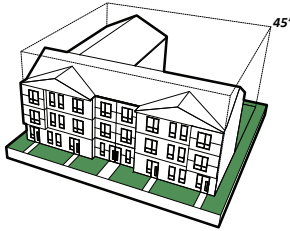
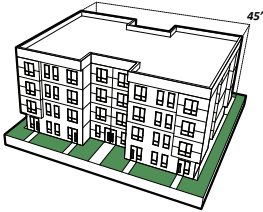
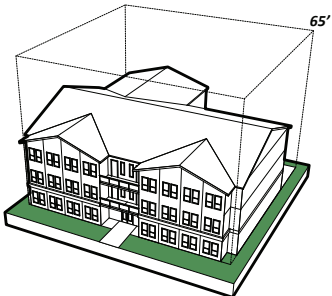
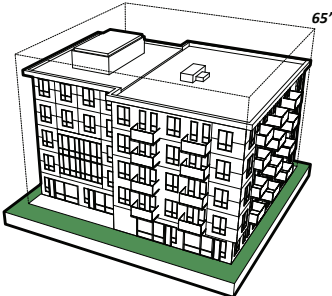
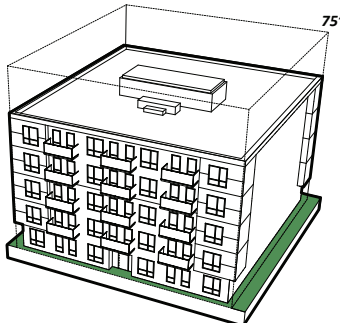
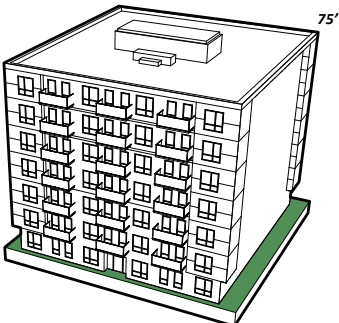


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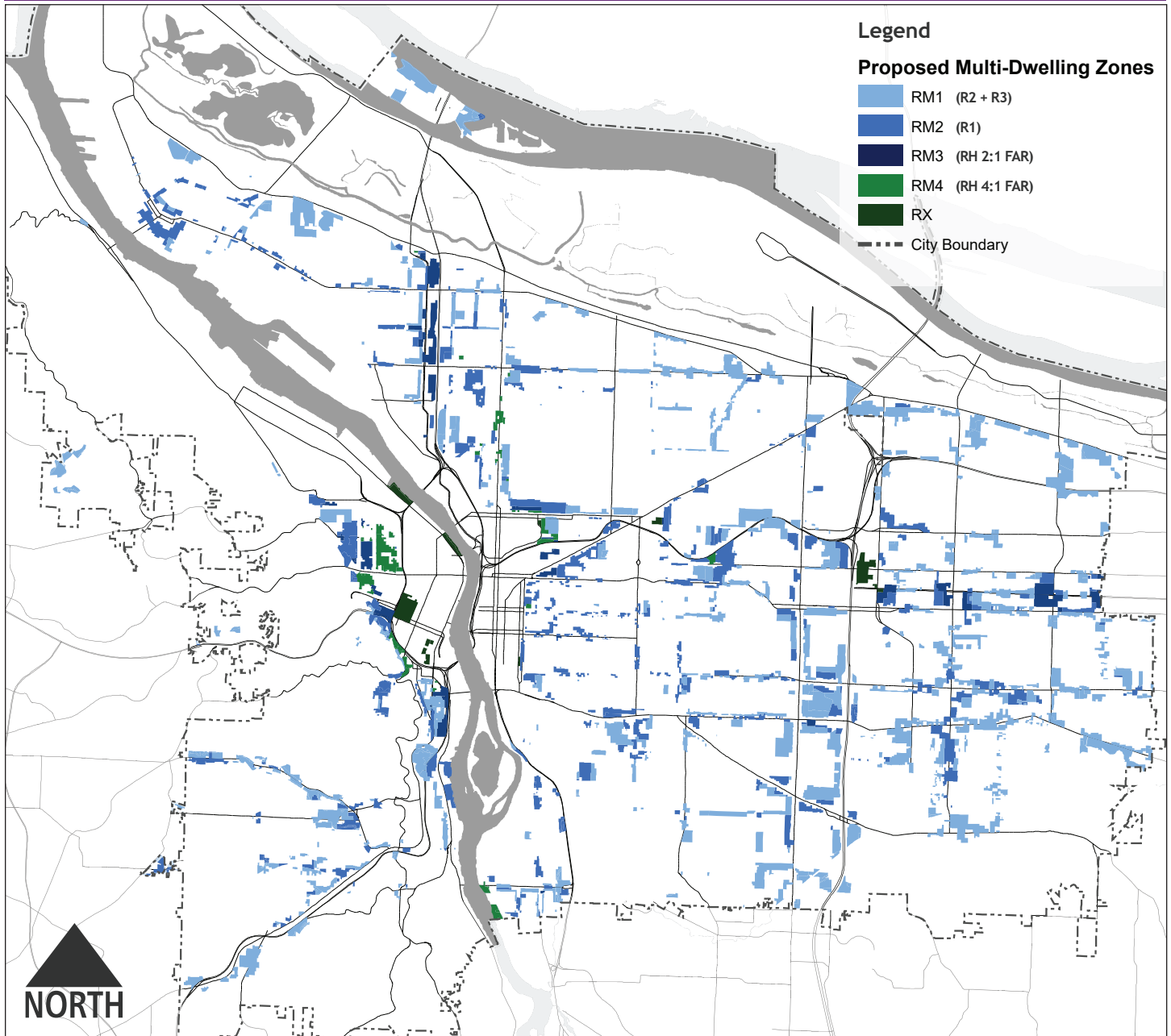
Summary of the Multi-Dwelling Zones

The new framework for the multi-dwelling zones include four zones that are based on existing zones, but have been refined to be more responsive to different types of places. These summary standards and graphics reflect draft development standards proposed in the Discussion Draft. The Bonus FAR is provided to projects with affordable housing or from FAR transfers from sites where historic buildings, existing affordable housing or trees are being preserved.

	Base FAR	Bonus FAR
New Zone: RM1 Former Zones: R2 and R3 This is a low-scale zone that provides a transition to lower-density residential areas, often located edges of centers or along neighborhood corridors, or other areas intended to provide continuity with the scale of established residential areas. Maximum Height: 35 feet Maximum Building Coverage: 50%	 <p>1 to 1</p>	 <p>1.5 to 1</p>
New Zone: RM2 Former Zones: R1 This zone is applied in and around a variety of centers and corridors and is intended to contribute to the intended urban scale of these locations, while providing transitions in scale and characteristics to lower-scale residential neighborhoods. Maximum Height: 45 feet Maximum Building Coverage: 60%	 <p>1.5 to 1</p>	 <p>2.25 to 1</p>
New Zone: RM3 Former Zones: RH [2:1 FAR] This is a high-density zone applied in locations close to the Central City and in centers and major corridors. It allows for a mid-rise scale of buildings (up to six stories), and calls for landscaped front setbacks to integrate with established residential neighborhoods. Maximum Height: 65 feet Maximum Building Coverage: 85%	 <p>2 to 1</p>	 <p>3 to 1</p>
New Zone: RM4 Former Zones: RH [4:1 FAR] This is a high-density, more intensely urban zone applied in locations close to the Central City and in centers and major corridors. It is intended to provide a more intensely urban mid-rise or high-rise scale of up to seven or more stories. Maximum Height: 75 - 100 feet Maximum Building Coverage: 85%	 <p>4 to 1</p>	 <p>6 to 1</p>

The RX zone is not included here because its development standards are described and regulated in large part by the Central City and Gateway plan districts.

Proposed Multi-Dwelling Zoning Map



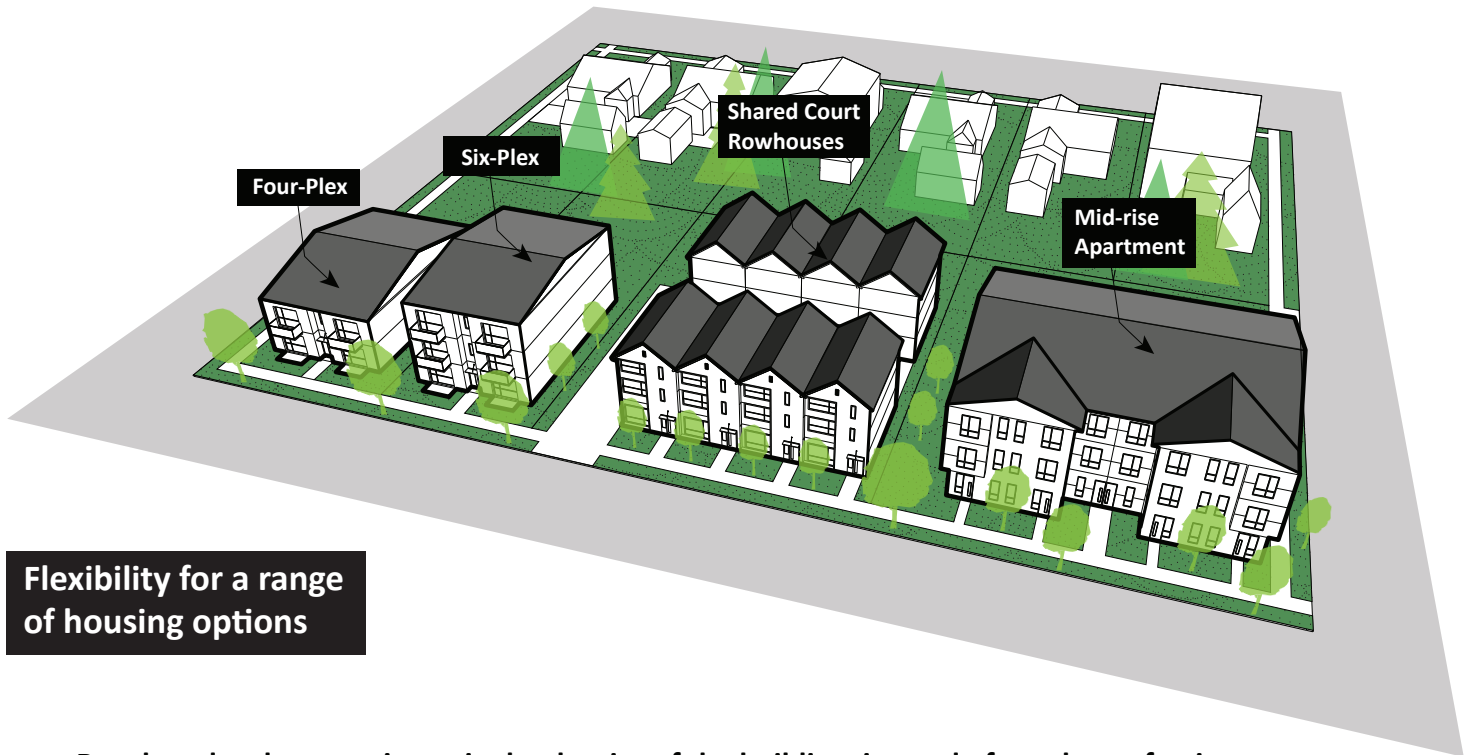
This shows draft amendments to the Zoning Map based on the proposed zoning framework.

- The new RM1 zones combines the current R3 and R2 zones, both of which are intended to be compatible with single-dwelling areas and have similar development standards.
- Map changes only involve areas that already have multi-dwelling zoning. There are no expansions to where multi-dwelling zones are mapped.

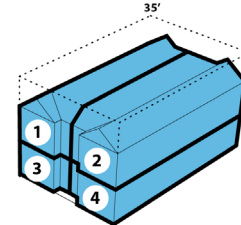
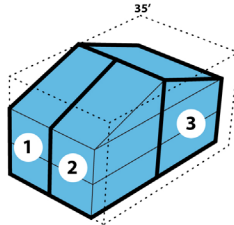
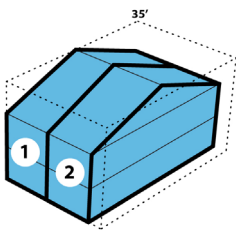
Design Overlay Expansion

The Discussion Draft proposes to expand the design overlay zone to apply to all areas with RH zoning (new RM3 and RM4 zones). The design overlay zone is applied to places that allow large-scale development (most areas with RH zoning already have the design overlay or are in historic districts).

Diverse Housing Options and Affordability

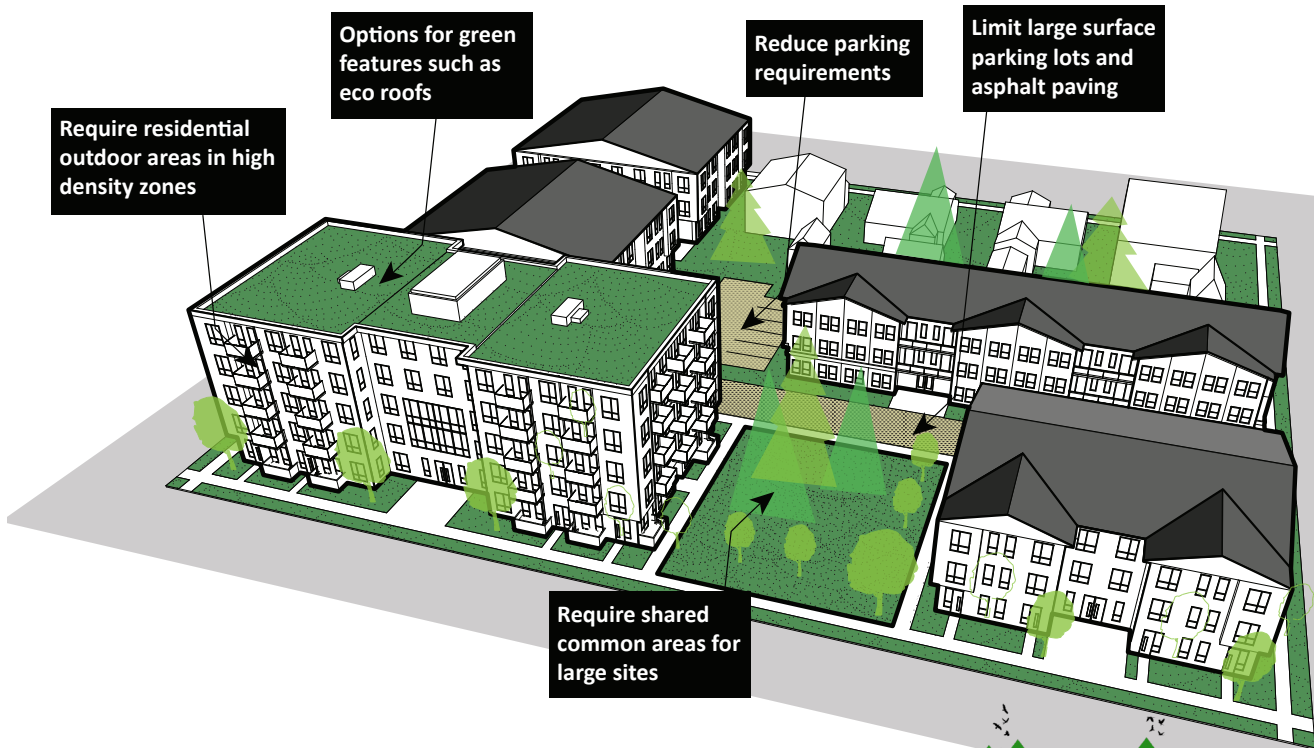


- 1 Regulate development intensity by the size of the building, instead of numbers of units.**
Allow flexibility for a mix of units within a defined building scale (regulated by floor area ratio – FAR).

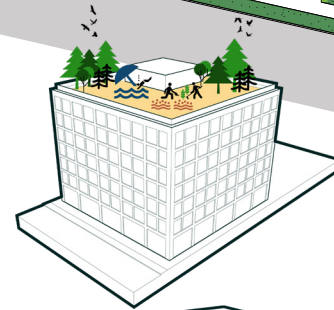


- 2 Require higher-density development to include visitable units.**
For projects with more than one unit per 2,000 square feet of site area, require that 20 percent of units have ground level living space that is physically accessible, with a no- or low-step entry, wider hallways and doorways (at least 34 inches wide) and a bathroom accessible to wheelchairs.
- 3 Prioritize affordable housing by:**
 - Increasing the inclusionary housing bonus to 50 percent above the base FAR.
 - Providing a higher-level of development bonus (100 percent additional FAR) for projects with deeper housing affordability (at least half of units affordable to households earning up to 60 percent of median family income [MFI]).
 - Provide a development bonus of 25 percent for moderate-income family housing (half the units must have three bedrooms and be affordable at 100 percent MFI).
- 4 Provide incentives for preserving existing affordable housing and trees through transfers of development rights.** This will allow unused development potential to be transferred to other sites in exchange for preservation of these features or historic buildings.
- 5 Allow small-scale commercial uses on major corridors and near transit stations.**

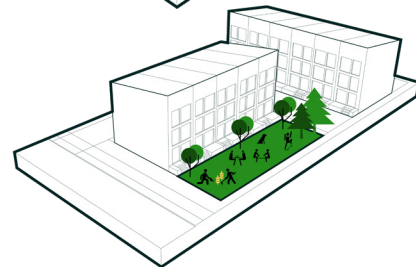
Outdoor Spaces and Green Elements



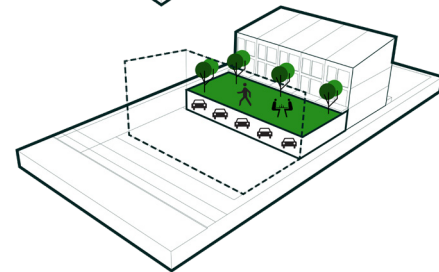
- 6 Require residential outdoor areas in high density zones.**
36 square feet per unit on sites up to 20,000 square feet, and 48 square feet per unit on larger sites.



- 7 Require shared common areas, such as courtyards, for large sites more than 20,000 square feet.**
Common areas must be at least 10 percent of site area (can be at ground level, raised or at rooftop level).



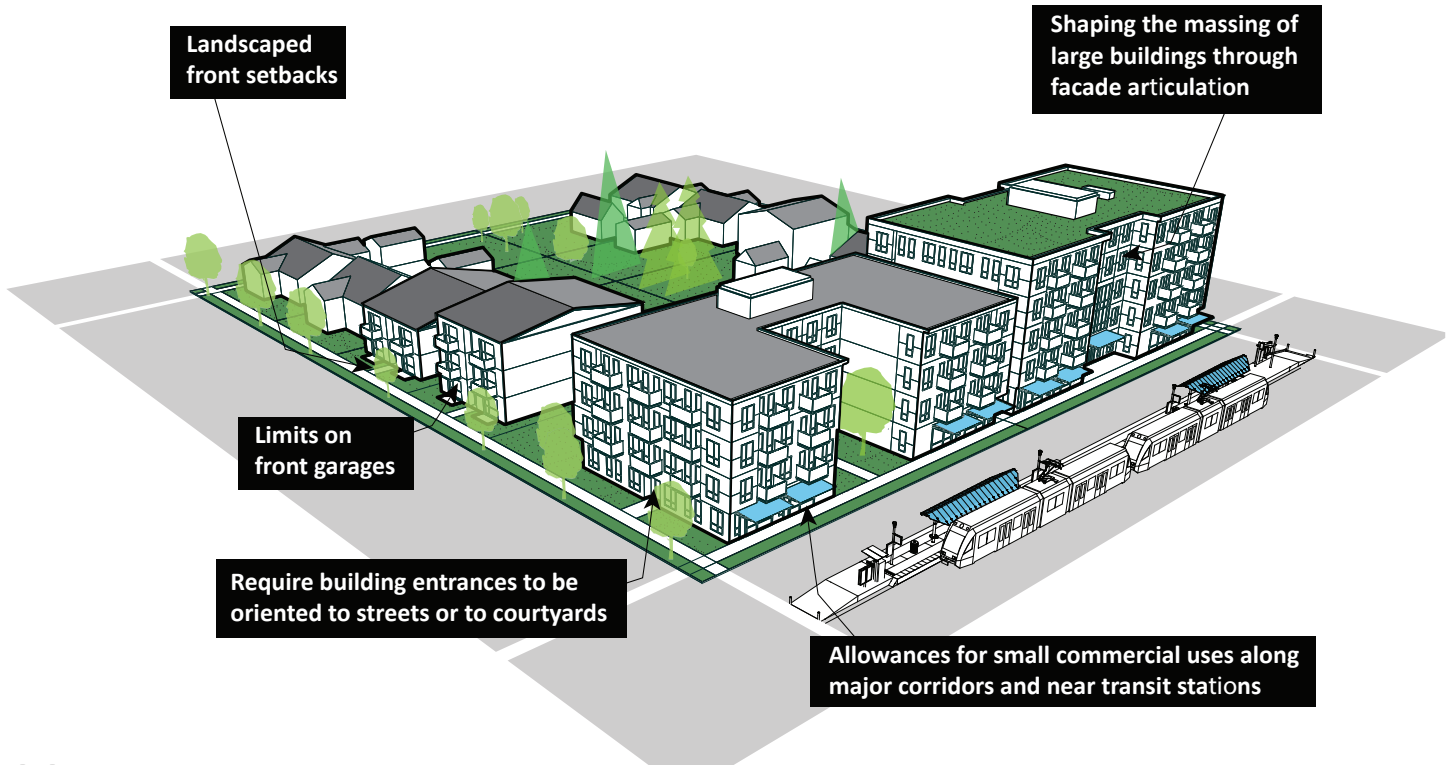
- 8 Allow alternatives to conventional landscaping.**
Provide options for eco roofs, raised courtyards and stormwater planters to meet landscaping requirements.



- 9 Limit large surface parking lots and asphalt paving.**
a. Limit surface parking to 30 percent of site area.
b. Limit asphalt paving to 15 percent of site area (because of the greater urban heat impacts of asphalt).

- 10 Reduce parking requirements.**
a. No parking required for most development on small sites (up to 7,500 square feet in size).
b. On larger sites, reduce the minimum required parking ratio to 1 space for every 2 units (instead of 1 space for each unit).

Building Design and Scale

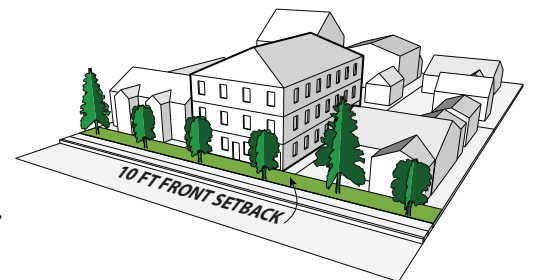


11 Limit garages to no more than 50 percent of building street frontages.

12 Require building entrances to be oriented to streets or to courtyards.

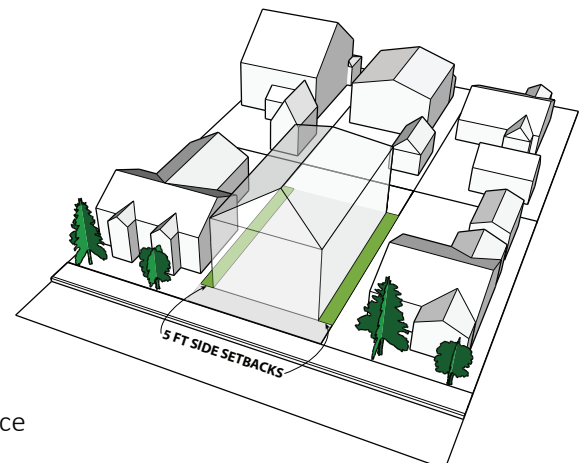
13 Require front setbacks that reflect neighborhood patterns and limit privacy impacts.

10-foot minimum front setbacks in the RM2 (R1) and RM3 (RH) zones, with smaller setbacks allowed for commercial uses, raised ground floors, or to match adjacent buildings.



14 Simplify side setback regulations and reduce barriers to development on small sites.

5-foot side and rear setbacks in most situations and allow small accessory structures like storage sheds in setbacks (consistent with single-dwelling zone regulations).

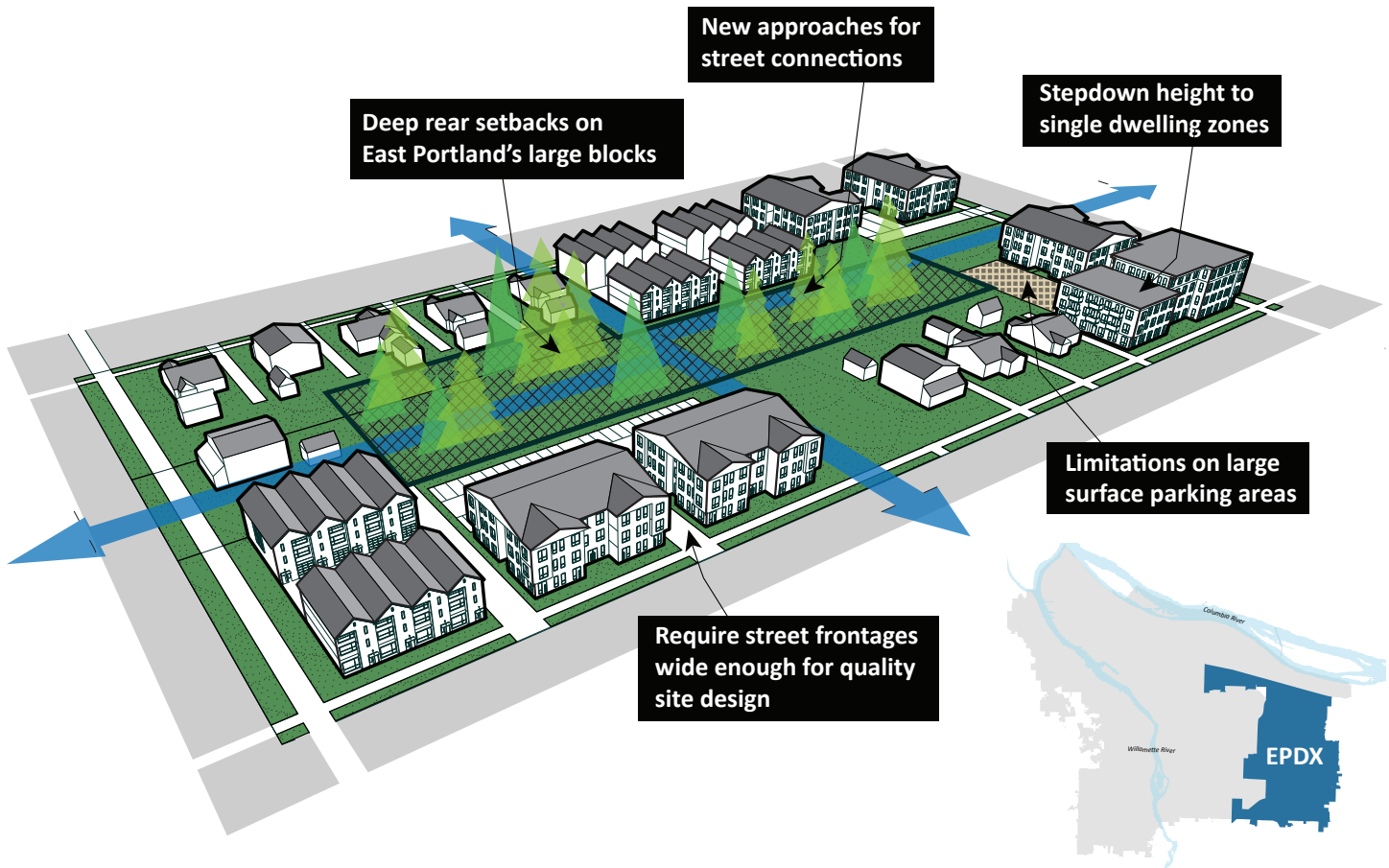


15 Require building height transitions to single-dwelling zones.

Limit building height to 35 feet (three stories) within a 25-foot distance of single-dwelling zones.

16 Require large building facades to be divided into smaller components.

East Portland Standards and Street Connections



- 17 Continue East Portland mid-block open areas through requirements for deep rear setbacks.**
Require rear setbacks equivalent to 25 percent of site depth to keep the centers of blocks greener and less built up.
- 18 Require street frontages wide enough for quality site design and to provide space for new street connections in East Portland centers.**
Require a minimum street frontage width of 90 feet for development in multi-dwelling zones located in the Jade District, 122nd & Burnside, Rosewood/Glenfair, and Midway center areas.
- 19 Calculate development allowances prior to street dedication to facilitate street connections.**

Other Major Proposed Amendments

- 20 Strengthen minimum density requirements.**
All new development will need to meet minimum density requirements (exceptions provided for adding accessory dwelling units to existing houses and for historic resources).
- 21 Require transportation and parking demand management approaches.**
In all the multi-dwelling zones (except RM1) in locations close to frequent transit, this will require projects that add 10 or more units to use strategies to reduce transportation impacts, such as by providing residents with transit passes, bike share, or car share memberships, and information on transportation options.

Next Steps and How to Comment

Comments on the Better Housing by Design **Discussion Draft** are directed to City staff as part of their development of a formal code amendments proposal. These comments will be used to inform staff development of the **Proposed Draft**, which will be considered by the Planning and Sustainability Commission in Summer 2017. The public will have an opportunity to provide formal testimony on the **Proposed Draft**.



Comments

The Bureau of Planning and Sustainability will accept comments on this Discussion Draft through:
Monday, March 19, 2018

Send your comments to:

E-mail: betterhousing@portlandoregon.gov

Mail: City of Portland Bureau of Planning and Sustainability
Attn: Better Housing by Design Project
1900 SW 4th Avenue, Suite 7100
Portland, OR 97201

For more information on the Better Housing by Design Project:

Visit: www.portlandoregon.gov/bps/betterhousing

Contact: Bill Cunningham, Project Manager
Bill.Cunningham@portlandoregon.gov; 503-823-4203

Find the Discussion Draft here: www.portlandoregon.gov/bps/75905

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