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For accommodations, modifications, translation, interpretation or other services, please contact at 503-823-7700 or use the City's TTY at 503-823-6868, or Oregon Relay Service at 711.

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503-823-7700 www.portlandoregon.gov/bps/71701				

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Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



City of Portland, Oregon
Bureau of Planning and Sustainability
1900 SW 4th Avenue, Suite 7100
Portland, Oregon 97201-5380 P514

Better Housing by Design Project

Better Housing by Design Project - Historic District Amendments

Courtesy notice regarding a proposed change to the zoning of your property.
Portland City Council will hold a public hearing on the proposed zoning change:

October 2, 2019, at 3 p.m.

Council Chambers, City Hall
1221 SW 4th Avenue, Portland, Oregon

Proposed Zoning Change Affecting Your Property

Why am I receiving this notice?





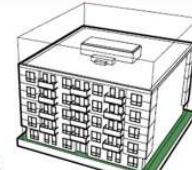

You are receiving this notice because you own property in the Alphabet Historic District or in the King's Hill Historic District. The purpose of this notice is to let you know about proposed zoning changes that could affect the allowed scale of new development on your property. The changes will primarily affect new development and do not require changes to existing development. The proposals are being considered as part of the Better Housing by Design project, which is updating Portland's multi-dwelling zoning regulations.

What changes are proposed?

The current zoning on your property is RH (High-Density Residential) with a **base floor area ratio (FAR)** of 4 to 1 (additional FAR is possible through development bonuses or transfers).

The proposed new zoning for your property is **RM4**, which in historic districts will provide a **base FAR of 3 to 1** and a **bonus FAR of 4.5 to 1** (achievable by projects that include affordable units). The proposed base FAR is a decrease to the scale of development currently allowed by the RH zoning of your property. The proposed changes to FAR allowances are intended to allow new development that is similar in size to historic buildings in the Alphabet and King's Hill historic districts.

The intent of this zoning change is to match development allowances to the scale of the historic districts, while providing development bonuses for projects that include affordable units.

	Base FAR	Bonus FAR
RM3	 2 to 1	 3 to 1
RM4 (historic districts)	 3 to 1	 4.5 to 1
RM4 (outside historic districts)	 4 to 1	 6 to 1

What is FAR (floor-to-area ratio)?

"FAR" regulates the size of buildings. An FAR of 3 to 1 allows up to 30,000 square feet of building floor area on a site 10,000 square feet in size, typically four stories.

How can I learn more about this proposed change?

- 1. Map App:** www.portlandmaps.com/bps/mapapp
Type in the property address to see proposed changes proposed for your property.
- 2. Visit the Better Housing by Design project website at:** www.portlandoregon.gov/bps/betterhousing
The proposed amendments are in the Better Housing by Design Recommended Draft.
- 3. Ask City staff a question.** Call 503-823-4203 or email us at betterhousing@portlandoregon.gov



How can I comment on the proposal?

You may testify to City Council on the Recommended Draft amendments in the following ways:

Testify in person at the City Council public hearing

You may speak for three minutes to City Council, and your testimony will be added to the public record.

Wednesday, October 2, 2019, at 3 p.m.

Council Chambers at City Hall
1221 SW 4th Ave, Portland, Oregon

To confirm the date, time and location, check the Council agenda at www.portlandoregon.gov/auditor/26997.

If you need special accommodation, translation or interpretation, please call 503-823-4085 by September 25, 2019.

Testify in writing between September 4 and October 2, 2019

You must provide your full name and mailing address.

- Map App:** www.portlandmaps.com/bps/mapapp
Select Better Housing by Design and follow the instructions to testify.

Testifying in the Map App is as easy as sending an email. Once your testimony is submitted, you can read it in real time.

- U.S. Mail:**
City Council
Better Housing by Design Testimony
1900 SW 4th Avenue, Room 130, Portland, Oregon 97204