

Excerpts from Portland Comprehensive Plan related to Residential Development and Compatibility policy issue

Goal 2 – Urban Development

Maintain Portland's role as the major regional employment, population and cultural center through public policies that encourage expanded opportunity for housing and jobs, while retaining the character of established residential neighborhoods and business centers.

2.9 Residential Neighborhoods

Allow for a range of housing types to accommodate increased population growth while improving and protecting the city's residential neighborhoods.

2.11 Commercial Centers

Expand the role of major established commercial centers which are well served by transit. Strengthen these centers with retail, office, service and labor-intensive industrial activities which are compatible with the surrounding area. Encourage the retention of existing medium and high density apartment zoning adjacent to these centers.

2.12 Transit Corridors

Provide a mixture of activities along major transit routes Major Transit Priority Streets, Transit Access Streets, and Main Streets to support the use of transit. Encourage development of commercial uses and allow labor-intensive industrial activities which are compatible with the surrounding area. Increase residential densities on residentially-zoned lands within one-quarter mile of existing and planned transit routes to transit-supportive levels. Require development along transit routes to relate to the transit line and pedestrians and to provide on-site pedestrian connections.

2.17 Transit Stations and Transit Centers

Encourage transit-oriented development patterns at transit stations and at transit centers to provide for easy access to transit service. Establish minimum residential densities on residentially-zoned lands within one-half mile of transit stations and one-quarter mile of transit centers that support the use of transit. The design and mix of land uses surrounding transit stations and transit centers should emphasize a pedestrian- and bicycle-oriented environment and support transit use.

2.18 Transit-Supportive Density

Through the community planning process, establish average minimum residential densities of 15 units per acre within one-quarter mile of existing and planned transit streets, Main Streets, town centers, and transit centers. Establish average minimum residential densities of 25 units per acre within one-half mile of light rail stations and regional centers. Establish minimum floor area ratios for non-residential development at light rail centers of 0.5:1. Where these densities are not realistic or desirable due to existing, well-established development patterns or environmental constraints, use other methods to increase densities such as encouraging infill through accessory units in single-family zones or increased density on long-vacant lots.

2.19 Infill and Redevelopment

Encourage infill and redevelopment as a way to implement the Livable City growth principles and accommodate expected increases in population and employment. Encourage infill and redevelopment in the Central City, at transit stations, along Main

Streets, and as neighborhood infill in existing residential, commercial and industrial areas.

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2.15 Living Closer to Work (Amended by Ordinance No. 170136, May 1996)

Locate greater residential densities near major employment centers, including Metro-designated regional and town centers, to reduce vehicle miles traveled per capita and maintain air quality. Locate affordable housing close to employment centers. Encourage home-based work where the nature of the work is not disruptive to the neighborhood.

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2.21 Existing Housing Stock

Provide for full utilization of larger single-family homes with conditions that preserve the character of the neighborhood and prevent speculation.

2.23 Buffering

When residential zoned lands are changed to commercial, employment, or industrial zones, ensure that impacts from nonresidential uses on residential areas are mitigated

through the use of buffering and access limitations. Where R-zoned lands have a C, E, or I designation, and the designation includes a future Buffer overlay zone, zone changes will be granted only for the purpose of expanding the site of an abutting nonresidential use.

Goal 3 – Neighborhoods

Preserve and reinforce the stability and diversity of the City's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses and insure the City's residential quality and economic vitality.

3.1 Physical Conditions

Provide and coordinate programs to prevent the deterioration of existing structures and public facilities.

Goal 4 - Housing

Enhance Portland's vitality as a community at the center of the region's housing market by providing housing of different types, tenures, density, sizes, costs, and locations that accommodate the needs, preferences, and financial capabilities of current and future households.

4.1 Housing Availability

- E.** Encourage the efficient use of infrastructure by focusing well-designed new and redeveloped housing on vacant, infill, or under-developed land.
- F.** Encourage housing design that supports the conservation, enhancement, and continued vitality of areas of the city with special scenic, historic, architectural or cultural value.

4.2 Maintain Housing Potential

Retain housing potential by requiring no net loss of land reserved for, or committed to, residential, or mixed-use. When considering requests for amendments to the Comprehensive Plan map, require that any loss of potential housing units be replaced.

4.3 Sustainable Housing

Encourage housing that supports sustainable development patterns by promoting the efficient use of land, conservation of natural resources, easy access to public transit and other efficient modes of transportation, easy access to services and parks, resource efficient design and construction, and the use of renewable energy resources.

4.4 Housing Safety

Ensure a safe and healthy built environment and assist in the preservation of sound existing housing and the improvement of neighborhoods.

4.5 Housing Conservation

Restore, rehabilitate, and conserve existing sound housing as one method of maintaining housing as a physical asset that contributes to an area's desired character.

4.6 Housing Quality

Encourage the development of housing that exceeds minimum construction standards.

- D. Limit conflicts between existing business areas and housing caused by traffic and parking, noise, and signage.

4.7 Balanced Communities

Strive for livable mixed-income neighborhoods throughout Portland that collectively reflect the diversity of housing types, tenures (rental and ownership) and income levels of the region.

4.10 Housing Diversity

Promote creation of a range of housing types, prices, and rents to 1) create culturally and economically diverse neighborhoods; and 2) allow those whose housing needs change to find housing that meets their needs within their existing community.

4.11 Housing Affordability

- C. Encourage the development and use of housing construction technologies that streamline the housing construction process, reduce development costs and environmental impacts, and produce sound and durable housing.

4.13 Humble Housing

Ensure that there are opportunities for development of small homes with basic amenities to ensure housing opportunities for low-income households, members of protected classes, households with children, and households supportive of reduced resource consumption.

- A. Ensure that regulations facilitate the option of development of small homes.
- B. Reduce barriers to the development and finance of small homes.

4.14 Neighborhood Stability

Stabilize neighborhoods by promoting: 1) a variety of homeownership and rental housing options; 2) security of housing tenure; and 3) opportunities for community interaction.

- B. Promote housing opportunities that build a sense of community, civic involvement and neighborhood pride.
- K. Enhance the quality of the design of new infill residential development.

4.15 Regulatory Costs and Fees

Consider the impact of regulations and fees in the balance between housing affordability and other objectives such as environmental quality, urban design, maintenance of neighborhood character, and protection of public health, safety, and welfare.

Goal 12 – Urban Design

Enhance Portland as a livable city, attractive in its setting and dynamic in its urban character by preserving its history and building a substantial legacy of quality private developments and public improvements for future generations.

12.1 Portland’s Character

Enhance and extend Portland’s attractive identity. Build on design elements, features and themes identified with the City. Recognize and extend the use of City themes that establish a basis of a shared identity reinforcing the individual’s sense of participation in a larger community.

- A. Give form to the City and extend the intimate and human scale that typifies Portland. Preserve public access to light and air by managing and shaping the mass, height and bulk of new development.
- B. Preserve and enhance the character of Portland's neighborhoods. Encourage the development of attractive and unique characteristics which aid each neighborhood in developing its individual identity.
- C. Enhance the sense Portlanders have that they are living close to nature. ...Design new development to enhance the natural environment that is so much a part of Portland's character.
- F. Encourage innovative design solutions in private development projects that add diversity and depth to Portland's character. New development is an opportunity to add to Portland's character giving themes.
- I. Encourage the use of materials and a quality of finish work which reinforce the sense of this City as one that is built for beauty and to last. Reflect this desire in both public and private development projects.

12.2 Enhancing Variety

Promote the development of areas of special identity and urban character. Portland is a city built from the aggregation of formerly independent settlements. The City's residential, commercial and industrial areas should have attractive identities that enhance the urbanity of the City.

- A. Promote the use of strong design features located in distinct areas of the City that help to define the area's character. Developers should consider the character enhancing role of color and light.
- B. Enhance the residential scale of Portland's neighborhoods while accommodating the growth allowed by the City's Comprehensive Plan. Encourage the development of a distinct and attractive urban identity in each of Portland's neighborhoods. As each new community plan is created, give consideration to how it links to and coordinates with urban design elements of adjacent areas.

12.6 Preserve Neighborhoods

Preserve and support the qualities of individual neighborhoods that help to make them attractive places. Encourage neighborhoods to express their design values in neighborhood and community planning projects. Seek ways to respect and strengthen neighborhood values in new development projects that implement this Comprehensive Plan.

- A. Encourage new developments to respond to the positive qualities of the place where they are to be built and to enhance that place through their development. Developers should consider the character enhancing role played by the use of color and light.
- B. Respect the fabric of established neighborhoods when undertaking infill development projects.
- C. While accommodating increased density build on the attractive qualities that distinguish the area. Add new building types to established area with care and respect for the context that past generations of builders have provided.

12.7 Design Quality

Enhance Portland's appearance and character through development of public and private projects that are models of innovation and leadership in the design of the built environment. Encourage the design of the built environment to meet standards of excellence while fostering the creativity of architects and designers. Establish design review in areas that are important to Portland's identity, setting, history and to the enhancement of its character.

- C.** Provide clear guidelines of design acceptability that share the public's concern and objectives for the design review process with developers and designers. Use examples to illustrate a variety of ways to achieve compliance with each design guideline.
- D.** Consider the application of the design review requirement to parts of Portland expected to experience significant change.
- E.** Foster innovative design solutions that meet the guidelines of design acceptability. Use the design review process to encourage the generation of creative and innovative design solutions. Recognize that an innovative design solution may require exceptions to specific design guidelines to accommodate designs of great quality and sensitivity to Portland's character.
- F.** Establish development standards that foster compatible design solutions in areas not subject to design review. Identify and establish standards aimed at improving how development projects fit into the community.
- G.** Create incentives for developers and designers to voluntarily submit their project for design review. Consider allowing adjustments to quantitative development standards as an incentive for voluntarily going through design review.
- H.** Establish specific zoning requirements that further the implementation of the Urban Design Goal and the Goal's associated policies and objectives.

12.8 Community Planning

When community and/or neighborhood plans are developed include consideration of urban design issues as a part of them. Use consideration of urban design issues to help establish, preserve and enhance the identity and character of each community plan's study area.

- B.** Use urban design considerations to guide the evolution of the character of these areas. As each new community plan is created, give consideration to how it links to and coordinates with urban design elements of adjacent areas.
- E.** Use the creation of new design districts-and zoning standards to reduce the likelihood of conflicts between new and existing developments. Address problems that emerge when new infill development is at greater density than existing development.
- F.** Support the development of voluntary, or suggested, design guidelines and distribute them to those considering development projects. Use these guidelines to foster the growth of consistent development patterns that reinforce the desired character of Portland's neighborhoods and the City as a whole.
- G.** Use the community and neighborhood planning processes to help establish, enhance and preserve the area's character and identity and to foster the evaluation and protection of significant historic resources.

10.4 Comprehensive Plan Map

The Comprehensive Plan Map is the official long-range planning guide for uses and development in the city. The Comprehensive Plan Map uses the designations listed below. The designations state the type of area each is intended for, general uses and development types desired, and the corresponding zone or zones which implement the designation. Comprehensive Plan Map designations are shown on the Official Zoning Maps.

- (7) Attached Residential
This designation is intended for areas with complete public services... To allow the fulfillment of these densities, the allowed scale of these projects should be allowed to be greater than for other single-dwelling housing structure types. The corresponding zone is R2.5.

- (8) Townhouse Multi-Dwelling
This designation ... permits a mixture of housing types of a single-dwelling character including multi-dwelling structures which also have this character.... The allowed scale of development is similar to that for attached single-dwelling housing. The corresponding zone is R3.

- (9) Low Density Multi-Dwelling
This designation continues a common development pattern for low density multi-dwelling mixed with single-dwelling housing types.... The allowed scale of the development is greater than for single dwelling housing. The corresponding zone is R2.

- (10) Medium Density Multi-Dwelling
This designation continues a common development pattern for medium density apartments.... The scale of the development is intended to reflect the allowed densities while being compatible with nearby single-dwelling areas. The corresponding zone is R1.