

Better Housing by Design

AN UPDATE TO PORTLAND'S MULTI-DWELLING ZONING CODE

East Portland Development Standards | Background

2035 Comprehensive Plan Direction:

- ▶ Encourage development in East Portland to be responsive to the area's distinct characteristics.
- ▶ Promote new street connections to make it easier for people to get to community destinations.

What do we mean by East Portland?



East Portland

is one of Portland's five pattern areas and generally refers to the portion of the city east of 82nd Avenue. The area is defined by a mix of urban and rural forms set against a backdrop of Douglas firs and buttes.

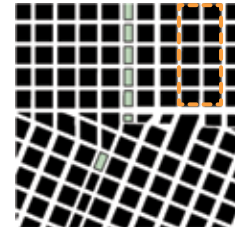


Issues

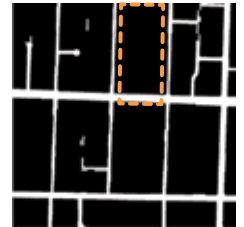
East Portland's deep lots result in lots of pavement, and the large blocks make it harder for people to connect to places, transit and amenities.



This aerial photo shows how much pavement there is with newer development on East Portland's deep lots.



Roughly 12 square blocks in downtown Portland ...

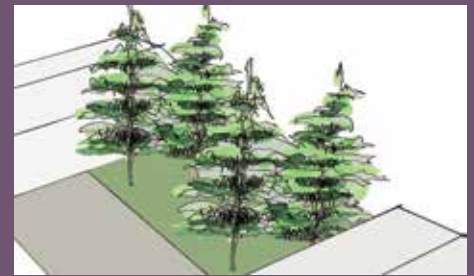


... could fit into one large East Portland block.

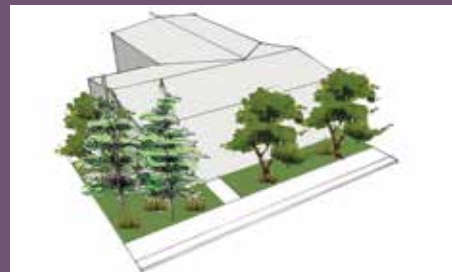
Characteristics of East Portland that multi-dwelling regulations can encourage:



Common open space areas



Space for large trees



Landscaped front setbacks



Mid-block open space

Better Housing by Design

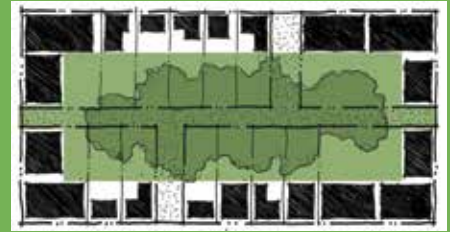
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East Portland Development Standards | Concepts

Objective: Guide development to respond in a positive way to East Portland characteristics, such as the area's large blocks and big streets.

Concept 4: East Portland mid-block open areas

Establish regulations to keep mid-block areas greener and more open, with development focused along streets.



What is your open space preference?



Concept 5: Small-scale commercial uses in multi-dwelling zones

Allow small commercial uses on major streets and near light rail stations.

These proposed changes could apply citywide.



Small-scale commercial uses on major streets like outer SE Division and E Burnside would provide economic opportunities in areas with public transit.



Small commercial uses at street level can provide convenient locations for small business opportunities for residents.

