

Better Housing by Design Discussion Draft Comment Form

Thank you for using this comment form to provide your feedback on the Discussion Draft of the Better Housing by Design. Beneath each proposal, you will find space to provide your comments to staff. You do not need to fill out the form completely -- you are welcome to comment only on the proposals that interest you. You may attach additional sheets if the boxes don't provide enough space.

The proposals in this draft will update Portland's multi-dwelling zoning rules so that new development better meets the needs of current and future residents and contributes to the positive qualities of the places where they are built. During the Discussion Draft phase, comments on Zoning Code and map amendments will be taken by staff, who will bring a Proposed Draft to the Planning and Sustainability Commission for public hearings in the spring.

You can find the Discussion Draft and an online questionnaire at:
www.portlandoregon.gov/bps/betterhousing

Comments on the Discussion Draft are due
by March 19, 2018

Please send your comments to:

Email: betterhousing@portlandoregon.gov

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

First, please write your ZIP Code. _____

Diverse Housing Options and Affordability

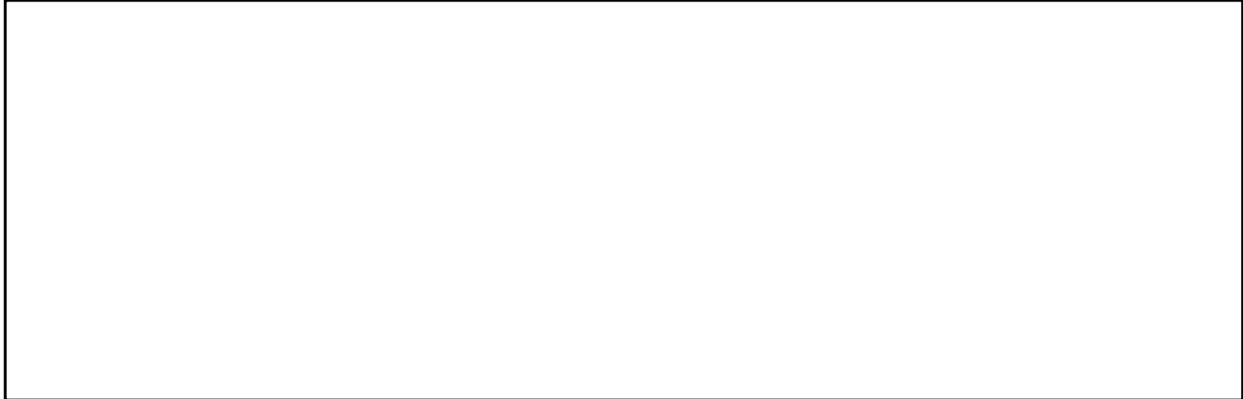
1. **Regulate development intensity by the size of the building, instead of numbers of units.**

2. **Require higher-density development to include visitable units with physically-accessible ground levels (20 percent of all units).**

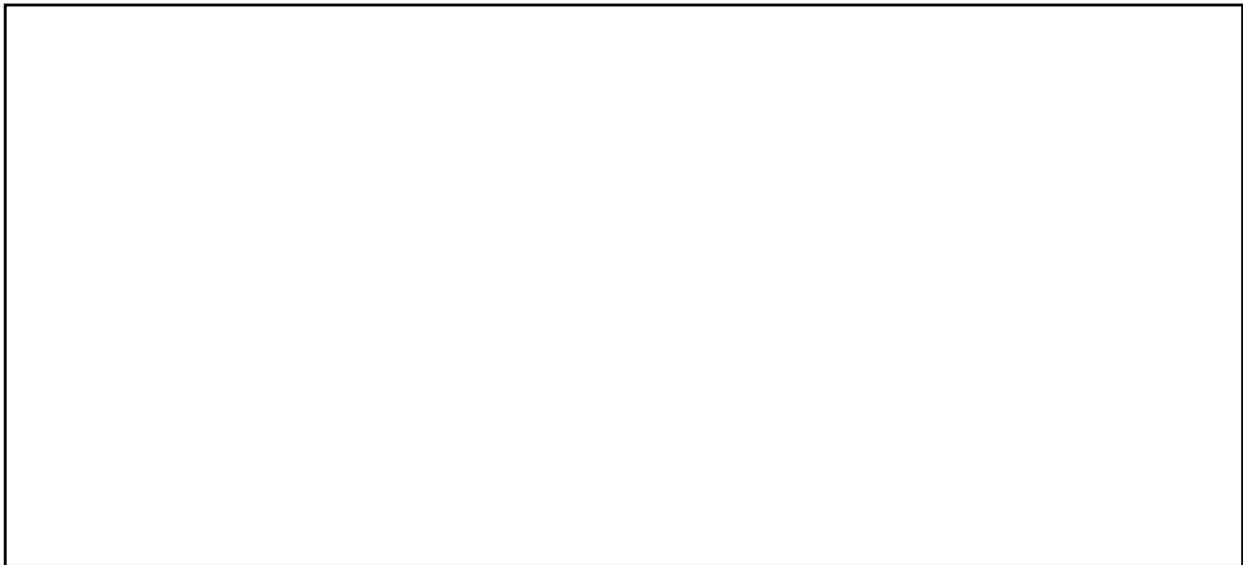
3. **Prioritize affordable housing by:**

- a. Increasing the inclusionary housing bonus to 50 percent above the base FAR.
- b. Providing a higher-level of development bonus (100 percent additional FAR) for projects with deeper housing affordability.
- c. Provide a development bonus of 25 percent for moderate-income family housing (three-bedroom units).

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.

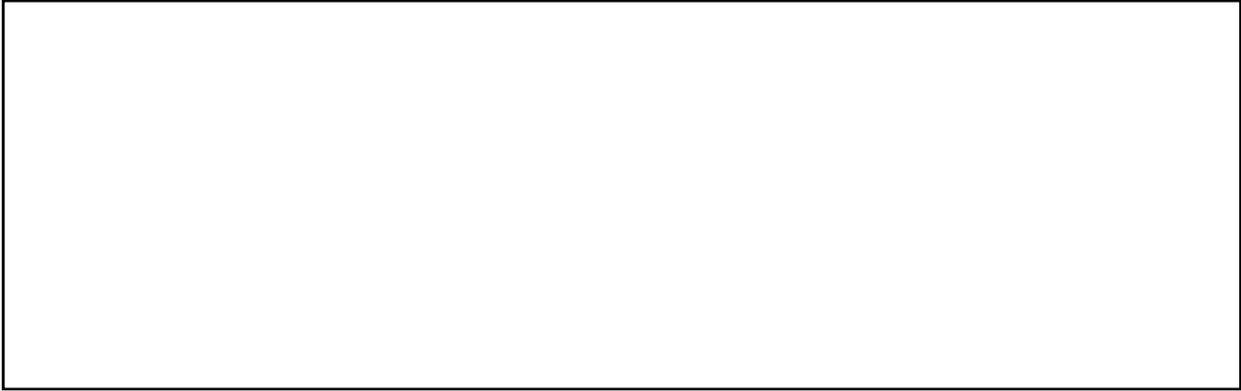


5. **Allow small-scale commercial uses on major corridors and near transit stations.**

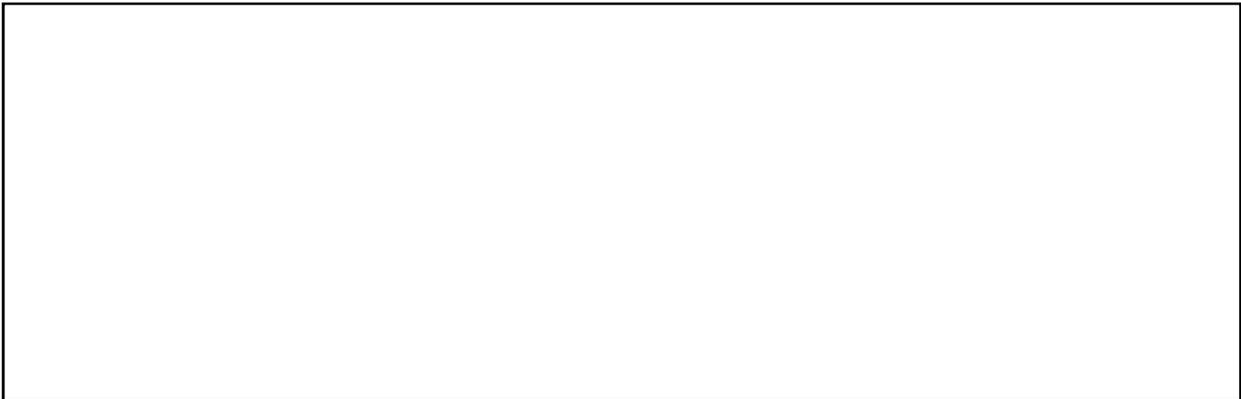


Outdoor Spaces and Green Elements

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.



8. **Allow alternatives to conventional landscaping**, such as 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).



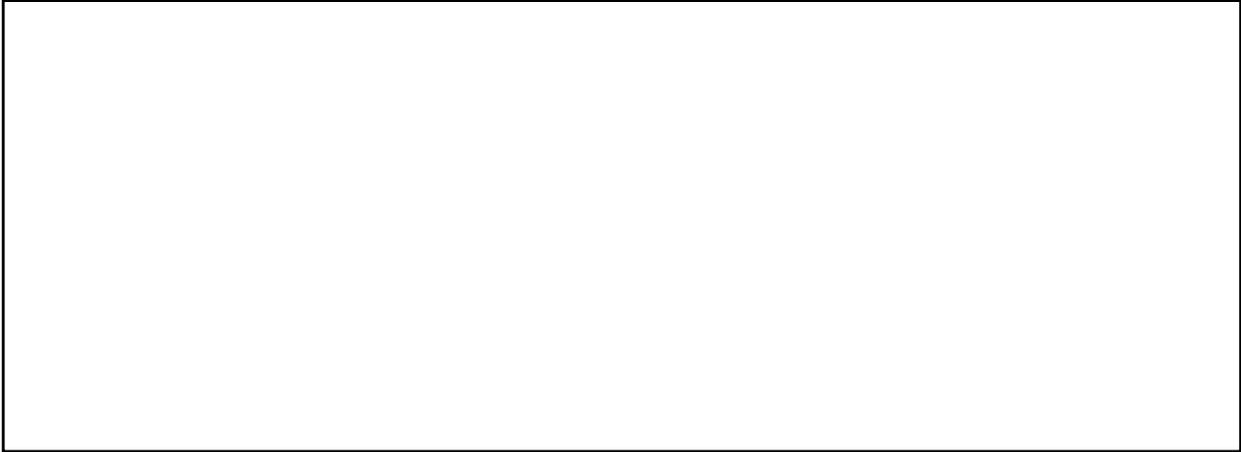
10. Reduce parking requirements

- 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).

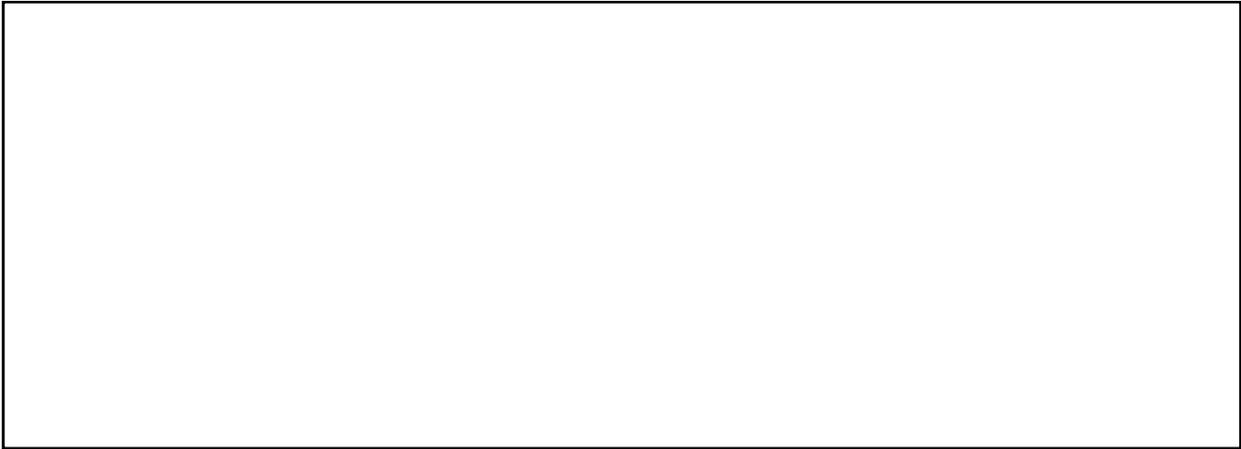


Building Design and Scale

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



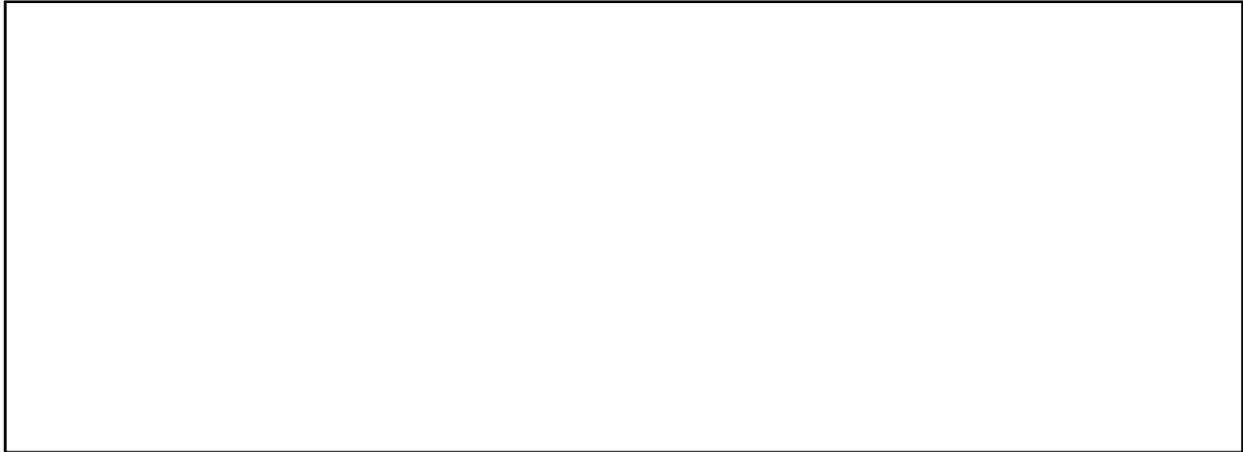
12. **Require building entrances to be oriented to streets or to courtyards.**



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.



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.



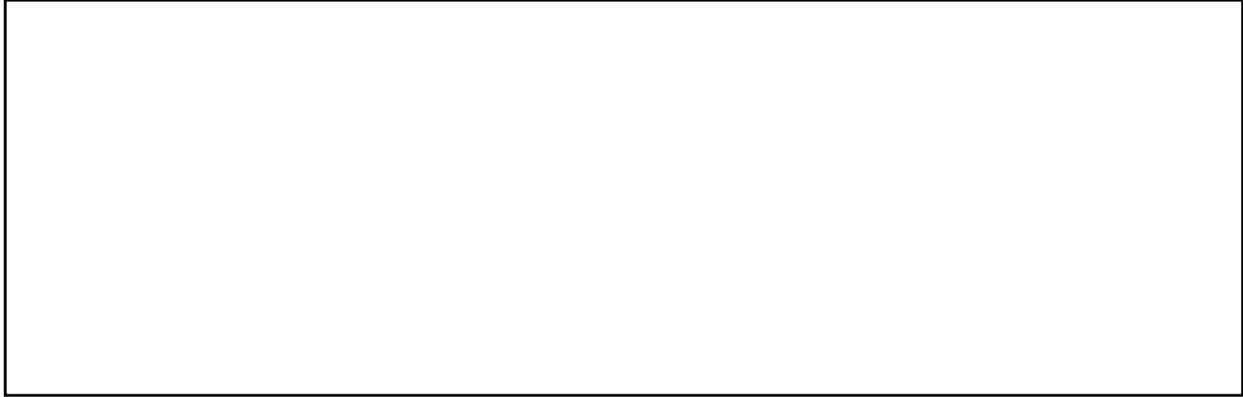
16. **Require large building facades to be divided into smaller components.**



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 in East Portland centers.



19. Calculate development allowances prior to street dedication to facilitate street connections.

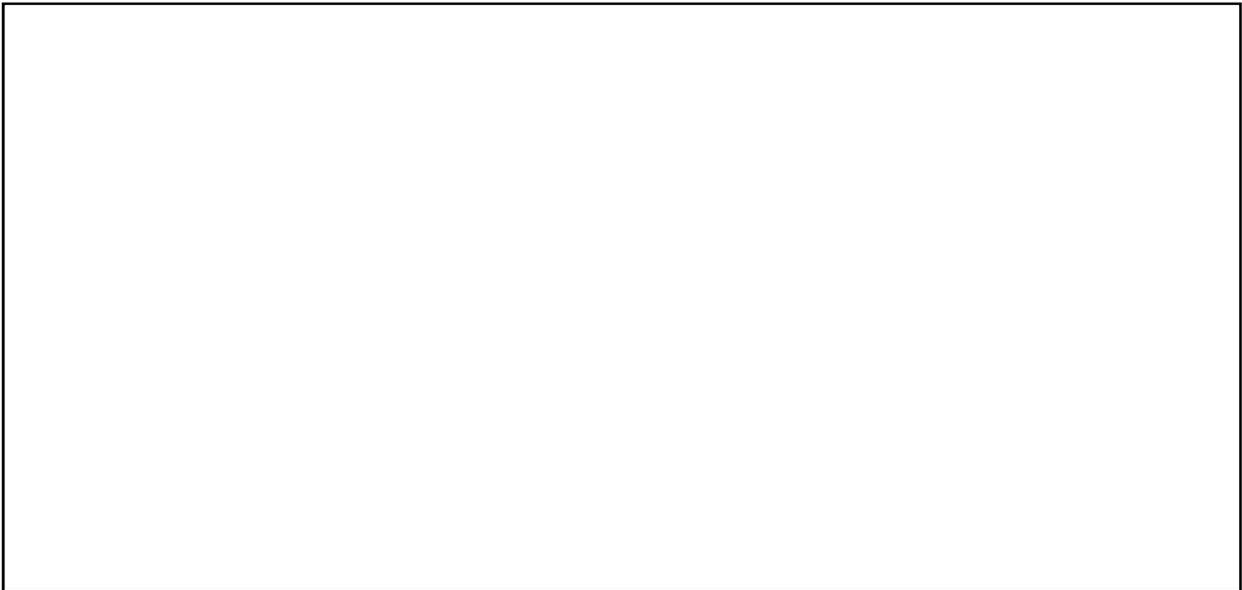


Other Major Proposed Amendments

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).

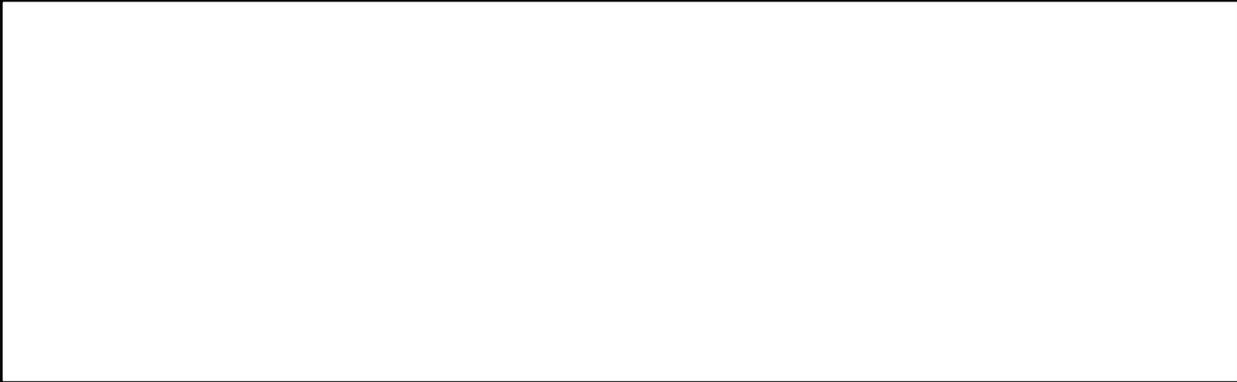
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21. **Require Transportation and Parking Demand Management approaches.** In all the multi-dwelling zones (except RM1) in locations close to frequent transit, this will require projects that add 10 or more units to use strategies to reduce transportation impacts, such as by providing residents with transit passes, bike share, or car share memberships, and information on transportation options.

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Zoning Map Amendments

22. **Combine the R3 and R2 zones into the new RM1 zone** (35-foot maximum height, intended for two- to three-story buildings compatible in scale with residential neighborhoods).



23. **Expand the design overlay to the all the RH zone** (new RM3 and RM4 zones).

