

1. 5:00 P.M. City Council Workshop

Documents:

7-10-17 AGENDA.PDF
CCWORKSHOP_CONGSQ.PDF
A2 - DIVISION 30_ONE-PAGE.PDF
SEC14-488 - DRAFT AMENDMENTS 6-30-17 CLEAN VERSION.PDF
PRUD TABLE.PDF
DIVISION30NODESCORRIDORS.PDF



CITY OF PORTLAND, MAINE

CITY COUNCIL WORKSHOP

Monday, July 10, 2017

5:00 p.m.

City Hall – City Council Chambers

AGENDA

1. Congress Square
2. Camelot Farms
3. Workforce Housing Amendments
4. Americold Cold Storage Building



CONGRESS SQUARE REDESIGN

PORTLAND, MAINE

APRIL 12 2017

SCHEMATIC DESIGN PACKAGE

CITY OF PORTLAND
PLANNING & URBAN DEVELOPMENT

WRT x PATRICK CULLINA x SEBAGO TECHNICS

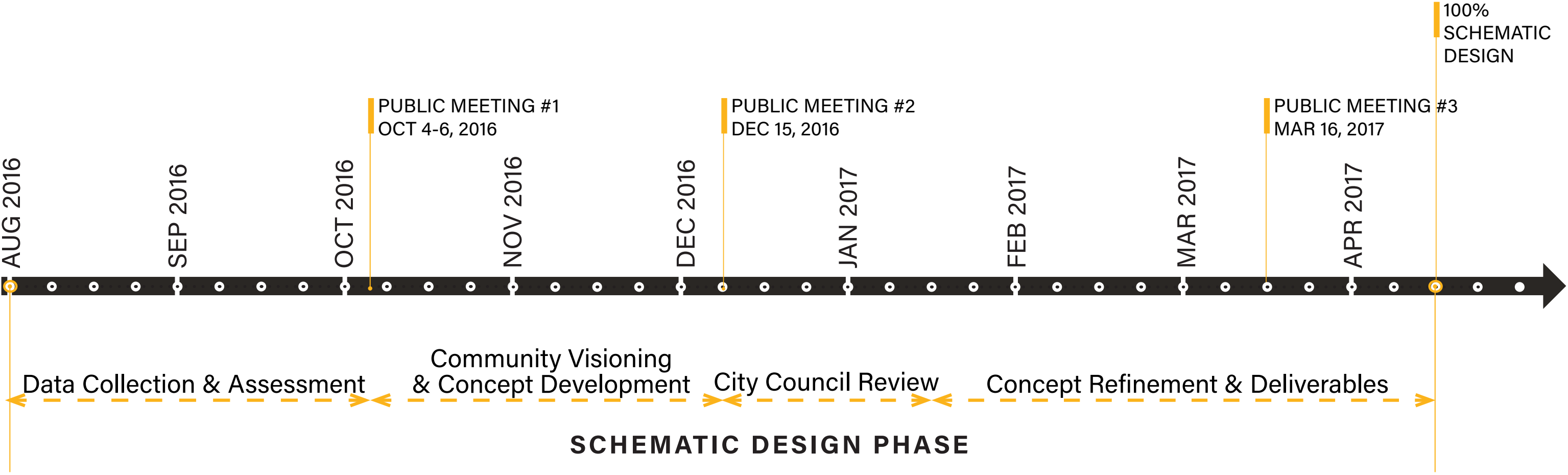
CONGRESS SQUARE REDESIGN

VISION STATEMENT

Congress Square is a high quality, distinctive urban space that epitomizes the Arts District while remaining **ACCESSIBLE** and **INVITING** to all. **YEAR-ROUND**, the Square provides a welcome break in the dense, historic district street wall where one encounters a **RANGE OF ACTIVITIES** including events and installations that **CELEBRATE LOCAL ARTS AND CULTURE**, and fosters **SPONTANEITY, INFORMAL GATHERING,** and **FUN**. As a gateway intersection, the redesigned **Congress Square** places priority on the **PEDESTRIAN EXPERIENCE** and **SAFETY** while accommodating all transportation modes in an efficient manner.

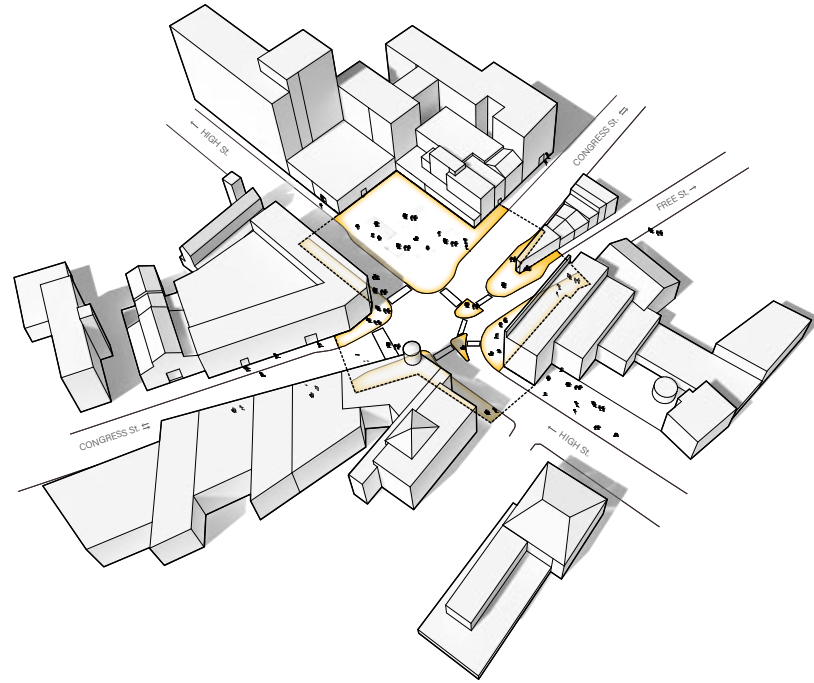
CONGRESS SQUARE REDESIGN

PROCESS & SCHEDULE



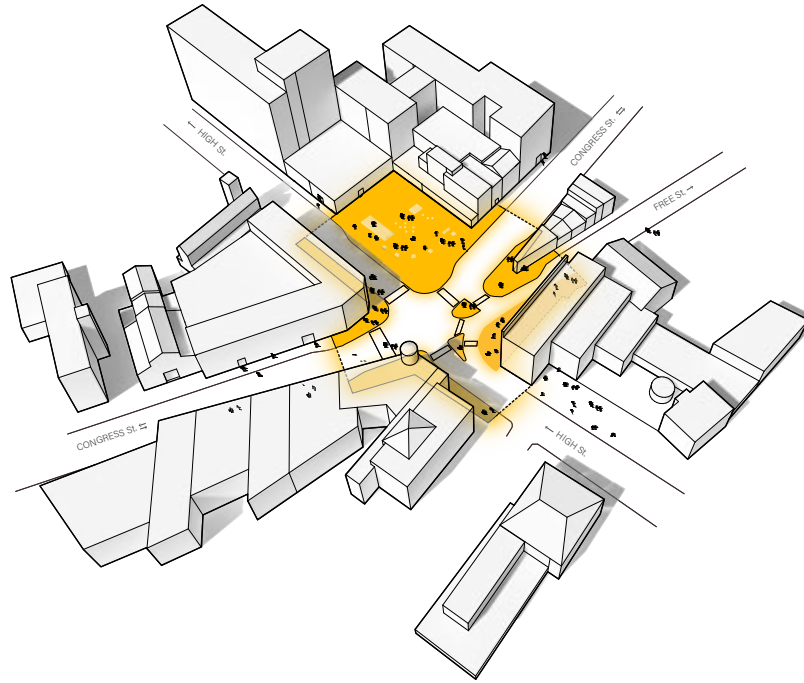
CONGRESS SQUARE REDESIGN

THEMATIC APPROACH



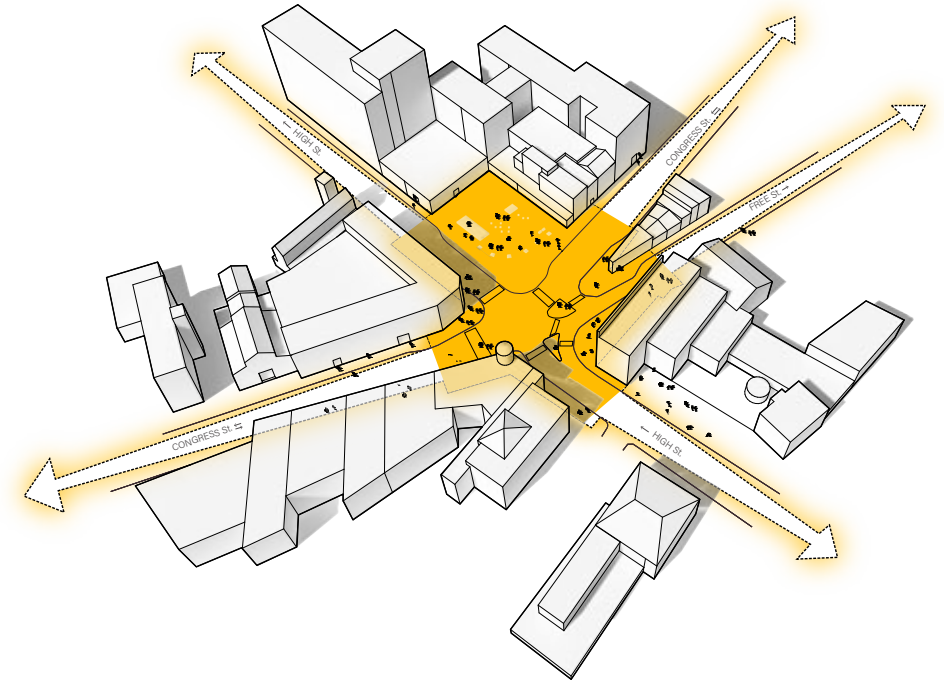
ACCESSIBILITY

- | **ACCESSIBLE + WELCOMING** point of entry
- | A more accessible space **FOR ALL USERS**
- | Seating opportunities: **PERMANENT + MOVABLE CHAIRS**



CONNECTIVITY

- | Creating a **UNIFIED SPACE**
- | Access and connection **INTO THE SPACE** as well as connected to spaces **ACROSS THE STREETS**
- | Allow **DIAGONAL MOVEMENT** through park
- | **THRESHOLD + SENSE OF ARRIVAL**



IDENTITY

- | Balance of **CONTEMPLATIVE** and **ACTIVE** space
- | **SURROUNDING ARCHITECTURAL CHARACTER** helps to define identity and define space
- | Use **ART** to establish the Square's identity
- | A **GREEN NODE** as a visual surprise
- | Increase element of **DISCOVERY**

PROPOSED

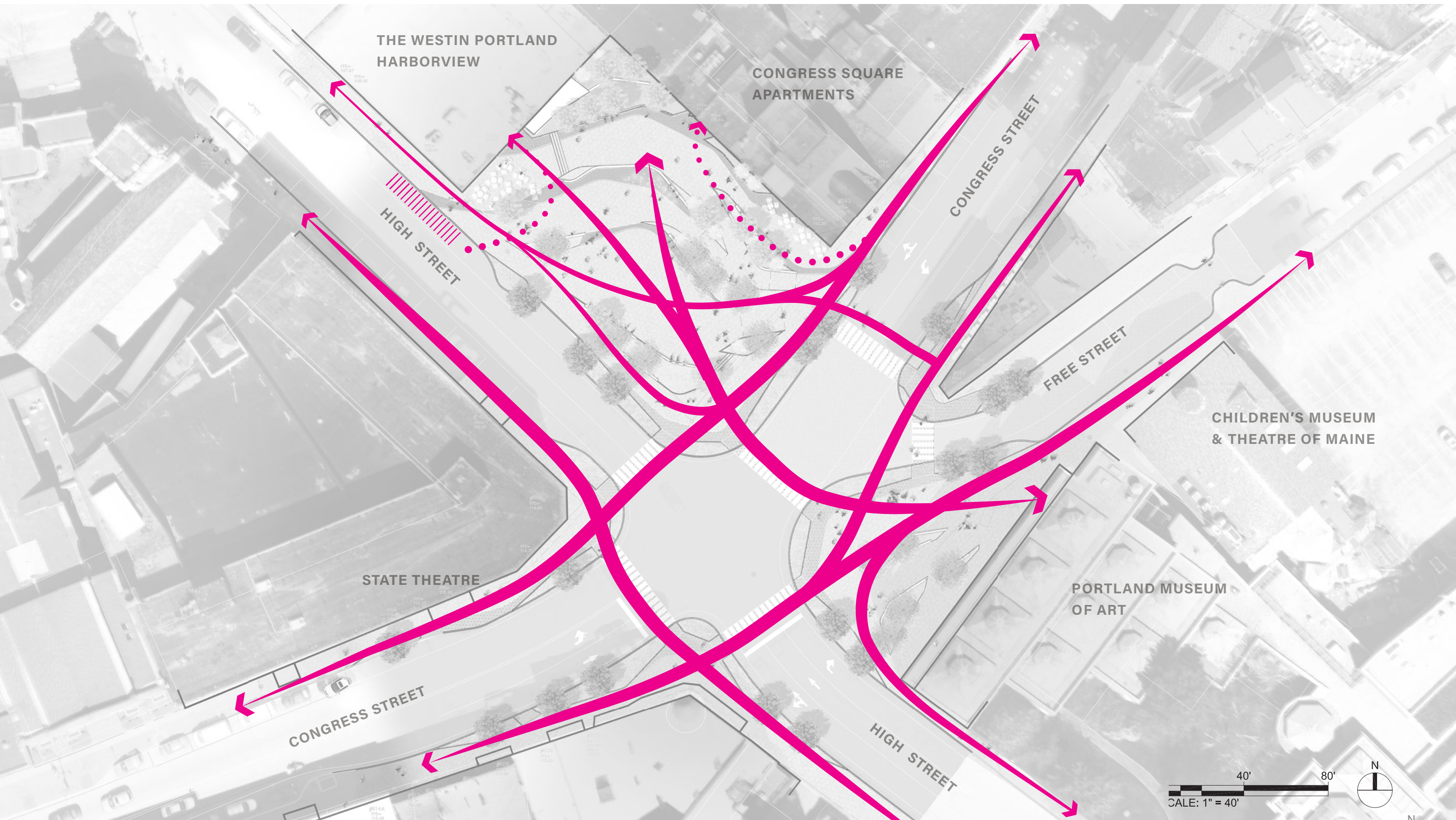


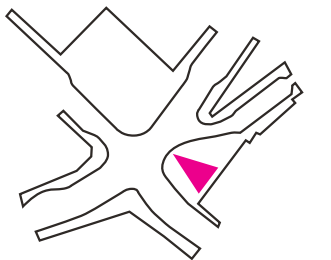
SCHEMATIC DESIGN SITE PLAN

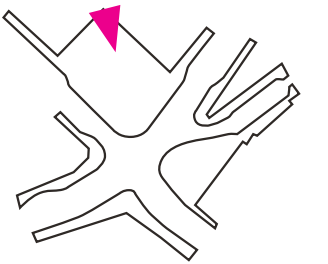


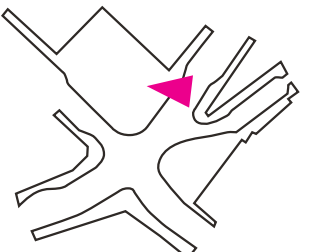
SCHEMATIC DESIGN

CIRCULATION











Chapter 14 Land Use Code Division 30 Revisions: Low-Income & Workforce Housing Bonuses

Incentivizing Affordable Housing Development in Priority Growth Areas

Portland's Plan, the City's new comprehensive plan, identifies affordability and supply of housing as one of the city's most challenging issues. As part of a broad effort to address this challenge, the City has recently developed a set of proposed changes to the affordable housing ordinance, Division 30. The City Council's Housing Committee originally developed these amendments in the early spring of 2017. They are now being reviewed by the City's Planning Board.

Why amend Division 30?

The City's existing land use ordinance provides some incentives for affordable housing development, including density and dimensional bonuses, and reductions in parking requirements and review fees. However, these incentives have had modest effect on the city's supply of affordable housing. The proposed amendments to Division 30 are designed to encourage further housing creation, particularly in the city's priority growth areas, by increasing density, dimensional, and height bonuses for affordable housing projects in certain zones. These bonuses should make affordable housing developers more competitive in terms of purchasing sites and securing funding.

How Can You Get Involved?

Whether you are a neighbor, a developer, or an advocate, the City of Portland wants your input on these proposed affordable housing incentives.

There are several ways to get involved:

1. Listen or speak up at a public meeting – the next Planning Board workshop will be Thursday, June 22
2. Send us your comments via email planningboard@portlandmaine.gov

What are the amendments?

The proposed amendments encourage the creation of affordable housing with two incentives:

1. Residential projects in certain commercial and mixed-use zones (the B-1 and B-1b; B-2 and B-2b; B-3, B-3b, and B-3c; B-4; B-5; R-7; and R-P zones) with affordable housing components would qualify for:
 - Density bonuses of up to 2.5 times the base density = *more residential units per lot*
 - Increased building heights of up to 25 feet = *taller buildings to accommodate more housing*
 - Decreased front, side, and/or rear yard setbacks = *larger buildable area*

The bonuses would depend on the proportion of low-income or workforce housing proposed.

2. Planned Residential Unit Developments (PRUDs) in the R-3 and R-5 zones in which half of the units are designated as low-income or workforce housing would be eligible for:
 - Density bonus of 2 times the base density
 - Decreased setbacks

Projects taking advantage of any of these incentives would be required to keep the units as affordable for the longest term permitted under federal, state, and local law.

Stay up to date with the proposed amendments and meeting schedule by visiting the City's website: www.portlandmaine.gov/Division30

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Sec. 14-488. Density, parking, dimensional bonuses and reductions, and public process.

Notwithstanding any other provision of this chapter to the contrary, in order to encourage low income and workforce units in designated growth areas, eligible projects may avail themselves of the following options.

- (a) *Density bonuses.* The maximum number of units that would otherwise be allowed under this chapter shall be increased for an eligible project in the manner described in the following table:

Eligible projects in all B-1, B-1b, B-2, B-2b, B-2c, B-3, B-3b, B-3c, , B-5, and R-P Zones

Percentage Low Income Units for Sale/Rent	Percentage Workforce Units for Sale/Rent	Density Permitted*	Additional Height Permitted***	Setback Reductions**
10%	20%	1.1 x base	N/A	N/A
20%	40%	1.2 x base	10 feet	N/A
30%	60%	1.3 x base	10 feet	5'
50%	100%	2.0 x base	15 feet	5'
75%	N/A	2.5 x base	25 feet	10'

*: "Base" is the number of units allowed under the zoning without this bonus but with any other bonuses applied. In R-P zones, multifamily is permit with a "base" no less than 1 unit per 1,500 sf. of land area. If an eligible project is providing both workforce and affordable housing units, the applicant shall have the option of utilizing applicable incentives, but not cumulatively.

**: Setback reductions are absolute reductions in front, side and/or rear yard setback requirements. The maximum setback reductions in the B-1, B-1b and R-P zones shall be 5 feet.

*** The maximum additional height permitted in the B-1 zones and the R-P zone shall be 15 feet. In addition, the maximum structure height is 50 feet within 750 feet of the Portland Observatory.

- (b) *Off-street parking.* Off-street parking is required as provided in Division 20 (off-street parking) of this article.

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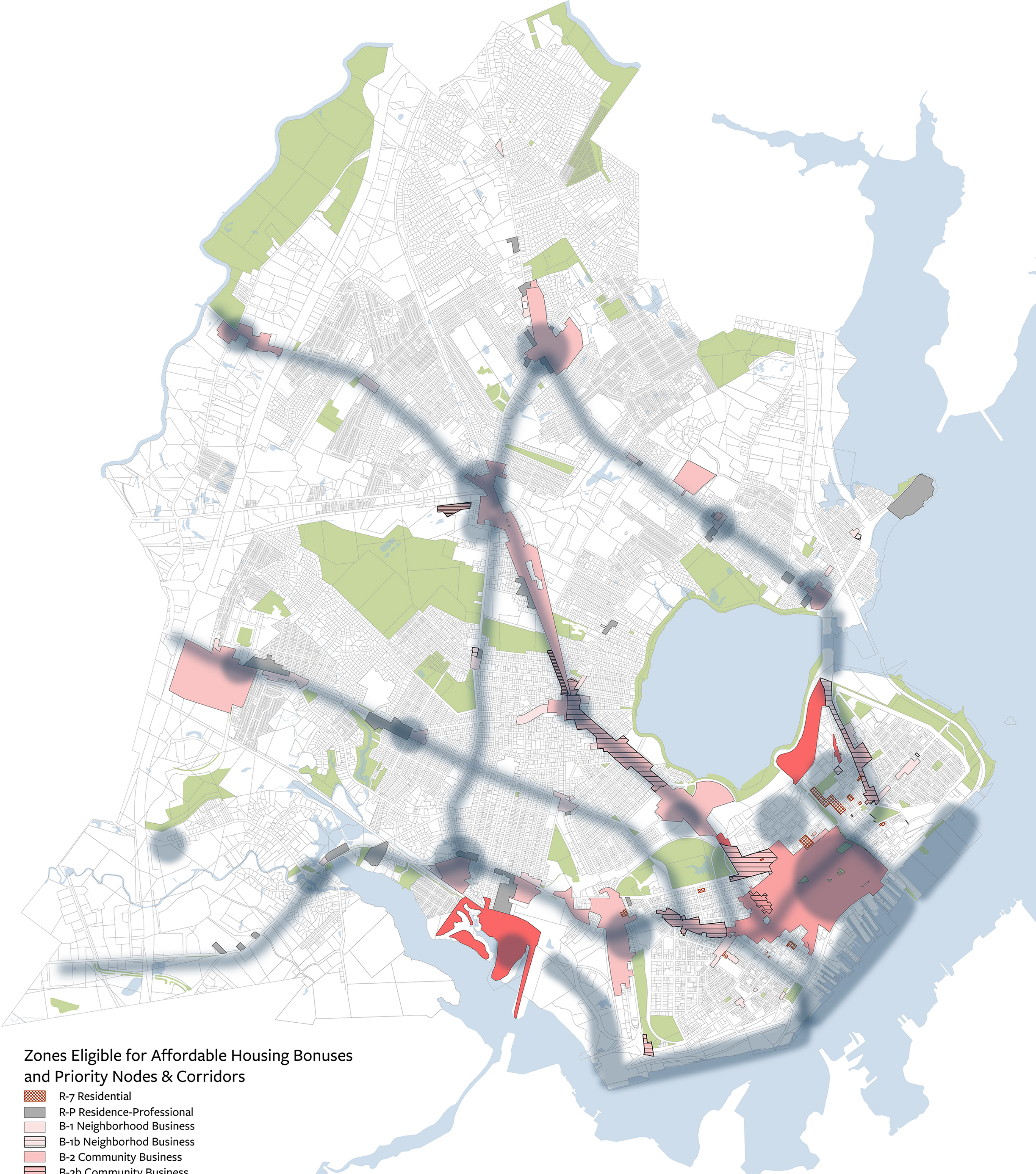
- (c) *Planned Residential Unit Developments.* In order to promote orderly development of low- and moderate-income development as PRUDs, any project in which more than 50% of the units are low-income or workforce units for rent or for sale may utilize the following dimensional bonuses and changes:
1. Minimum lot area per dwelling unit is reduced by 50%;
 2. Maximum number of units and maximum length of buildings do not apply but may be set through site plan review; and
 3. Minimum building setbacks may be reduced to 10'
 4. The PRUD may cross public rights of way provided that the right of way does not count towards minimum lot size nor towards any open space requirements
 5. Minimum Recreation Open Space Area is reduced to 200 sf per dwelling unit of common area designated for recreational purposes by the residents. Minimum contiguous size and setbacks do not apply and shall be set through site plan review.
- (d) *Unit Size and Term of Affordability.* In order to be eligible for this section, the low income and workforce housing units must:
1. Meet Section 14-487 Ensuring Workforce Housing, subsection (e) *Standards* 1,2 and 3; and
 2. Be affordable for the longest term permitted under federal, state and local laws.
- (e) *Required Public Process.* The developer of the project must also commit to a good faith effort to communicate openly with affected properties as their process moves forward. At a minimum, no less than 30 days prior to application for site plan review, any project that wishes to take advantage of this section must (1) hold a public meeting noticed to all properties within 500 feet of their site and (2) post a sign on the property in question describing the proposed project; intent to submit an application to the city in 30 days (cite anticipated submission date), and contact information for the developer and the Planning Authority (Department of Planning and Urban Development website link). The Planning Board may adopt regulations regarding the content and processes for noticing as part of the Technical Manual.

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- (f) *Projects under 14-487.* Projects that are subject to 14-487 *that choose to provide the required workforce housing units on site* are eligible for a 25% increase in total permitted units. If an eligible project is also subject to 14-487, the applicant shall have the option of utilizing either this bonus or any bonuses they are eligible for under 14-488.1 but not both.

Planned Residential Unit Development Standards

	R-3	R-3 w/50% or more affordable	R-5	R-5 w/50% or more affordable
Lot size needed (acres)	3	3	1	1
Max height (feet)	35	35	35	35
Lot Area/Unit (sf)	6500	3250	3000	1500
Max Length of Bldg (no garage) - feet	100	Set through site plan review	140	Set through site plan review
Max Length of Bldg (garage) - feet	140	Set through site plan review	140	Set through site plan review
Max # units in a building (<5 acre site)	2	Set through site plan review	12	Set through site plan review
Max # units in a building (>5 acre site)	6	Set through site plan review	12	Set through site plan review
Min setback (<4 units in a building) - feet	25	10	N/A	N/A
Min setback (>43 units in a building) - feet	35	10	N/A	N/A
Min setback (<100 feet long) - feet	N/A	N/A	25	10
Min setback (>100 feet long) - feet	N/A	N/A	35	10
Distance between buildings - feet	16	16	N/A	N/A
Min recreational open space (sf/du)	300	200	300	200
Large recreational open space required (sf)	6000	Set through site plan review	6000	Set through site plan review



Zones Eligible for Affordable Housing Bonuses
and Priority Nodes & Corridors

-  R-7 Residential
-  R-P Residence-Professional
-  B-1 Neighborhood Business
-  B-1b Neighborhood Business
-  B-2 Community Business
-  B-2b Community Business
-  B-2c Community Business
-  B-3 Downtown Business
-  B-3c Downtown Business
-  B-5 Urban Commercial Business
-  Open Space
-  Priority Node
-  Priority Corridor