



Bonny Slope West
Frequently Asked Questions
10/21/14

QUESTIONS ABOUT RESIDENTIAL DENSITY

Q: What is the county's current plan regarding overall housing density and commercial enterprises?

A: When this land was brought into the Urban Growth Boundary (UGB), Metro had a requirement for a density of 10 units per net acre. When the land transferred to Washington County, this specific requirement did not transfer with it. We have been advised by the State Department of Land Conservation and Development (DLCD) that we should plan for densities that would achieve the Metropolitan Housing Rule (Oregon Administrative Rule 660-007), which stipulates provision for an overall density of eight (8) or more dwelling units per net buildable acre. This is the "goalpost" that the County is currently working with.

The Metropolitan Housing Rule is intended as a countywide target, and based on current calculations it appears the county is currently slightly below this target (approximately 7.7 units per acre). Because of this, DLCD is encouraging us to try to meet the 8 units per net buildable acre in the Bonny Slope area so this average doesn't fall further.

The Metropolitan Housing Rule is one piece in the puzzle in determining appropriate densities for this area. The county is also considering physical site conditions, compatibility with surrounding land uses, and service provider needs and constraints in order to make appropriate recommendations.

The current proposed land use designations for Bonny Slope West include R6 (residential 5-6 units per acre) for most of the area, with some R-9 (residential 7-9 units per acre) in the south western portion of the area. These designations allow for densities that are significantly lower than those proposed by Multnomah County under the 2009 draft plan. They are also consistent and compatible with the density of the surrounding similarly situated neighborhoods. No commercial designations are currently planned.