

# CENTRALCITY 2035

## Packet I: Additional Uses in the Open Space Zone

PSC Work Session 3 – 1/10/2017

# Additional Uses in the OS Zone (Items I27 & I28)

## Retail in the Open Space Zone and CC2035 Big Ideas

Celebrate Portland's Civic and Cultural Life

21st Century Urban Riverfront

Enhance Green Loop Experience





# Additional Uses in the OS Zone (Items 127 & 128)

## Public Testimony on Proposed Draft (127)

- Limit retail structures by number and size
- Do not allow in parks, incenent nearby
- Support existing code size limitation
- Revise code for a mix of uses in parks/plazas



# Additional Uses in the OS Zone (Items I27 & I28)

## Revised Recommendation (I28): based on Parks Board /Parks staff recommendation

Central City Plan District – 33.510	Size of Park	Where	Allowed Square Footage
Existing	Not applicable	4 mapped sites	2,500 square feet (sq. ft..) cap or 5%
Proposed CC2035	<five acres > five acres	3 additional mapped sites	1,000 sq. ft.. and no more than 5% 1,000 sq. ft.. and 10,000 sq. ft.. max
Parks Board Parks Staff	≤1 acre >1 acre	All open space	2,500 sq. ft.. 10,000 sq. ft.. cap or 5%



# Additional Uses in the OS Zone (Items I27 & I28)

## Rationale for Revised Proposal

- Provides flexibility for retail in the OS zone
- Purpose statement – promotes desirable uses that support park users and activation
- Benefits public safety - “more eyes on the park”
- Design Review - context and compatibility and public comment
- Square footage allowance similar to retail in parks in other large cities



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# Additional Uses in the OS Zone

(Items I27 & I28)

## Design Review Requirement

- Required for nearly all development in Central City
- 33.420.045 exempts Parks and Open Areas uses from Design Review – not applicable here
- 33.510.115 applies to Retail Sales and Service uses – Design Review required today
- Design Review ensures compatibility and provides public input opportunity