CENTRALCITY 2035

Packet I: Additional Uses in the Open Space Zone

PSC Work Session 3 – 1/10/2017





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

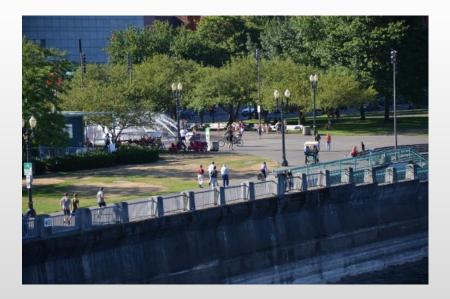






Public Testimony on Proposed Draft (127)

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







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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 <pre="" acres="">> five acres</five>	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%







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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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



