



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.

MEMO

To: MP2H PWG
From: Barry Manning, Nicholas Starin, BPS
CC: MP2H Team
Date: February 16, 2021
RE: DRAFT Implementation Approach Summary

The following information is a recap of the MP2H preferred scenario implementation information shared with the MP2H PWG at the PWG meeting on 02/10/2021. This is provided for your information, as the anticipated MP2H Discussion Draft is still in progress. This document is not intended for public distribution, as the details included are DRAFT and subject to change. Also included is a summary of allowed uses and development standards.

DRAFT MP2H Comprehensive Plan Map, Zoning Map Concepts

The MP2H preferred scenario would be implemented by changes to the Portland Comprehensive Plan map, Portland zoning map, and amendments to the Portland zoning code. These DRAFT changes are described below.

Note that the changes proposed are subject to demonstration that the conditions for implementation have been addressed sufficiently to ensure they are or will be met:

1. Industrial land supply resolution/mitigation
2. Streetcar/high-quality transit improvement
3. Public benefits/development agreement

Comprehensive Plan Map

The DRAFT proposed changes to Comprehensive Plan Map for the MP2H NW study are shown below. Portions of the study area would be changed to the Mixed Employment and Central Employment plan designations as shown.

Legend

- Proposed Comp Plan Changes
- Tax Lots with Proposed Comp Plan Changes

Comprehensive Plan Designations

- Single-Dwelling 5,000
- Multi-Dwelling - Neighborhood
- Multi-Dwelling - Corridor
- Multi-Dwelling - Urban Center
- Mixed Use - Neighborhood
- Mixed Use - Urban Center
- Central Employment
- Mixed Employment
- Industrial Sanctuary

Montgomery Park to Hollywood

Proposed Comp Plan Changes

DRAFT

0 250 500 Feet

City of Portland

The DRAFT proposed Zoning Map for the MP2H NW study area is shown below. Portions of the study area would be changed to the General Employment 1 (EG1) zone and the Central Employment Zone (EX). The Design overlay zone will be applied to sites zoned EX.

Legend

- Proposed Zone Changes
- Tax Lots with Proposed Zone Changes
- Single Dwelling Residential 5,000 (R5)
- Residential Multi-Dwelling 1 (RM1)
- Residential Multi-Dwelling 2 (RM2)
- Residential Multi-Dwelling 3 (RM3)
- Commercial Mixed Use 1 (CM1)
- Commercial Mixed Use 2 (CM2)
- Commercial Mixed Use 3 (CM3)
- General Employment 1 (EG1)
- Central Employment (EX)
- General Industrial 1 (IG1)
- Heavy Industrial (IH)

Proposed Zoning

Montgomery Park to Hollywood

Proposed Zoning Changes

DRAFT

Map Details:

- Streets:** NW 28TH AVE, NW 27TH AVE, NW 26TH AVE, NW 25TH AVE, NW 24TH AVE, NW 23RD PL, NW 22ND PL, NW 21ST PL, NW 20TH PL, NW 19TH PL, NW 18TH PL, NW 17TH PL, NW 16TH PL, NW 15TH PL, NW 14TH PL, NW 13TH PL, NW 12TH PL, NW 11TH PL, NW 10TH PL, NW 9TH PL, NW 8TH PL, NW 7TH PL, NW 6TH PL, NW 5TH PL, NW 4TH PL, NW 3RD PL, NW 2RD PL, NW 1RD PL, NW 1ST PL, NW 2ND PL, NW 3RD PL, NW 4TH PL, NW 5TH PL, NW 6TH PL, NW 7TH PL, NW 8TH PL, NW 9TH PL, NW 10TH PL, NW 11TH PL, NW 12TH PL, NW 13TH PL, NW 14TH PL, NW 15TH PL, NW 16TH PL, NW 17TH PL, NW 18TH PL, NW 19TH PL, NW 20TH PL, NW 21ST PL, NW 22ND PL, NW 23RD PL, NW 24TH AVE, NW 25TH AVE, NW 26TH AVE, NW 27TH AVE, NW 28TH AVE, NW 29TH AVE, NW 30TH AVE, NW 31ST PL, NW 32ND PL, NW 33RD PL, NW 34TH PL, NW 35TH PL, NW 36TH PL, NW 37TH PL, NW 38TH PL, NW 39TH PL, NW 40TH PL, NW 41ST PL, NW 42ND PL, NW 43RD PL, NW 44TH PL, NW 45TH PL, NW 46TH PL, NW 47TH PL, NW 48TH PL, NW 49TH PL, NW 50TH PL, NW 51ST PL, NW 52ND PL, NW 53RD PL, NW 54TH PL, NW 55TH 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While the EX Comprehensive Plan and zoning designations are the most likely tools for implementation of higher-intensity mixed use areas, staff is evaluating whether “Mixed Use” Comprehensive Plan and Zoning designations (such as a CM3 zone) could be more appropriate. The general approach to scale of development and allowed uses will be similar for either approach.

Zoning Snapshots

The following graphics illustrate potential development types in the draft proposed and current zones and provide summary details about features or uses of the zones.

Proposed Zones

Base zones

Central Employment (EX)

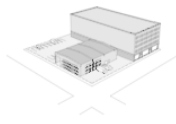


The **EX** zone allows a full range of high density commercial, light industrial, institutional and residential uses. This zone is intended for sites in or near the Central City and in Gateway.

For specific zoning code details, visit the [zoning code website](#). The regulations for this zone are found in [Chapter 33.140](#).

Base zones

General Employment 1 (EG1)



The **EG1** zone generally features smaller lots and a grid block pattern. The area consists of sites with high building coverages and buildings which are usually close to the street.

For specific zoning code details, visit the [zoning code website](#). The regulations for this zone are found in [Chapter 33.140](#).

Base zones

Commercial Mixed Use 3 (CM3)



The **CM3** zone is a large-scale, commercial mixed use zone intended for sites close to the Central City, in high-capacity transit station areas or town centers, and on civic corridors. Buildings in this zone are generally expected to be up to six stories and may be up to seven stories when bonuses are used.

For specific zoning code details, visit the [zoning code website](#). The regulations for this zone are found in [Chapter 33.130](#).

Current Zones (also EG1)

Base zones

General Industrial 1 (IG1)

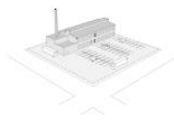


The **IG1** zone will generally have smaller lots and a grid block pattern. The area is mostly developed with sites having high building coverages and buildings which are usually close to the street.

For specific zoning code details, visit the [zoning code website](#). The regulations for this zone are found in [Chapter 33.140](#).

Base zones

Heavy Industrial (IH)

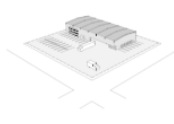


The **IH** zone provides areas where all kinds of industries may locate, including those not desirable in other zones due to their objectionable impacts or appearance.

For specific zoning code details, visit the [zoning code website](#). The regulations for this zone are found in [Chapter 33.140](#).

Base zones

General Employment 2 (EG2)



The **EG2** zone generally features larger lots and an irregular or large block pattern. The area consists of sites with medium and low building coverages and buildings which are set back from the street.

For specific zoning code details, visit the [zoning code website](#). The regulations for this zone are found in [Chapter 33.140](#).

Zoning - Land Use Allowances and Development Standards

The following tables are a summary of Land Use and Development Standards for base zones being considered in the MP2H Northwest study area. The primary zones being considered are EX (for mixed use areas) and EG1 (for employment buffer). Staff is evaluating whether the CM3 zone is a viable alternative to EX, and CM3 standards are included here for comparison. A Design overlay zone ("d") would also be applied to the EX or CM3 zones. Zones currently applied are shown for comparison.

Some information about uses and standards has been simplified for readability or to fit the MP2H study area situation. Detailed information about the Conditional Use (CU) and Limited Use (L) notations shown with bracketed numbers [#] is not included herein. Please see these links to review the CU and L details:

- EX, EG, IG and IH Zones (33.140.100): <https://www.portland.gov/code/33/100s/140>
- CM3 Zone (33.130.100): <https://www.portland.gov/code/33/100s/130>

The proposed base zone allowances and standards shown in tables below would be augmented by plan district provisions. Concepts of these provisions start on page 8.

Zone Primary Use Summary						
	Zones Proposed for Study Area		Possible Alternate to EX	Zones Currently Applied in Study Area (also EG1)		
Use Categories	EG1	EX	CM3	EG2	IG1	IH
Residential Categories						
Household Living	N	Y	Y	N	CU [1]	CU [1]
Group Living	N	L/CU [2]	L/CU [1]	N	N	N
Commercial Categories						
Retail Sales And Service	L/CU [3]	Y	Y	L/CU [3]	L/CU [4]	L/CU [6]
Office	Y	Y	Y	Y	L/CU [4]	L/CU [6]
Quick Vehicle Servicing	Y	N	L [2]	Y	Y	Y
Vehicle Repair	Y	Y	Y	Y	Y	Y
Commercial Parking	CU [15]	CU [15]	L [9]	CU [15]	CU [15]	CU [15]
Self-Service Storage	Y	L [7]	L [4]	Y	Y	Y
Commercial Outdoor Recreation	Y	Y	Y	Y	CU	CU
Major Event Entertainment	CU	CU	CU	CU	CU	CU
Industrial Categories						
Manufacturing And Production	Y	Y	L/CU [3,5]	Y	Y	Y
Warehouse And Freight Movement	Y	Y	L [3,5]	Y	Y	Y
Wholesale Sales	Y	Y	L [3,5]	Y	Y	Y
Industrial Service	Y	Y	CU [3,5]	Y	Y	Y
Bulk Fossil Fuel Terminal	L [17]	N	N	L [17]	L [17]	L [17]
Railroad Yards	N	N	N	N	Y	Y
Waste-Related	N	N	N	N	L/CU [8]	L/CU [8]

Y = Yes, Allowed

CU = Conditional Use Review Required

L = Allowed, But Special
Limitations

N = No, Prohibited

Zone Primary Use Summary (continued)						
	Zones Proposed for Study Area		Possible Alternate to EX	Zones Currently Applied in Study Area (also EG1)		
Use Categories	EG1	EX	CM3	EG2	IG1	IH
Institutional Categories						
Basic Utilities	Y/CU [12]	Y/CU [12]	Y/CU [8]	Y/CU [12]	Y/CU [13]	Y/CU [13]
Community Service	L/CU [9]	L/CU [10]	L/CU [6]	L/CU [9]	L/CU [11]	L/CU [11]
Parks And Open Areas	Y	Y	Y	Y	Y	Y
Schools	Y	Y	Y	Y	N	N
Colleges	Y	Y	Y	Y	N	N
Medical Centers	Y	Y	Y	Y	N	N
Religious Institutions	Y	Y	Y	Y	N	N
Daycare	Y	Y	Y	Y	L/CU [11]	L/CU [11]
Other Categories						
Agriculture	L [16]	L [16]	L/CU [12]	L [16]	L [16]	L [16]
Aviation And Surface Passenger Terminals	CU	CU	N	CU	CU	CU
Detention Facilities	CU	CU	CU	CU	CU	CU
Mining	N	N	N	N	CU	CU
Radio Frequency Transmission Facilities	L/CU [14]	L/CU [14]	L/CU [7]	L/CU [14]	L/CU [14]	L/CU [14]
Rail Lines And Utility Corridors	Y	Y	CU	Y	Y	Y

Y = Yes, Allowed

CU = Conditional Use Review Required

L = Allowed, But Special Limitations

N = No, Prohibited

Notes:

- The use categories are described in Chapter 33.920.
- Regulations that correspond to the bracketed numbers [] are stated in [33.140.100.B](#) for EX, EG, IG and IH zones; and [33.130.100](#) for CM3 zones.
- Specific uses and developments may also be subject to regulations in the 200s series of chapters.

Zone Development Standards Summary						
	Zones Proposed for Study Area		Possible Alternate to EX	Zones Currently Applied in Study Area (also EG1)		
Standard	EG1	EX	CM3	EG2	IG1	IH
Maximum FAR (see 33.140.205)	3 to 1	3 to 1	3 to 1	3 to 1	no limit	no limit
Maximum FAR with Inclusionary Housing Bonus (see 33.140.205.C)	NA	5 to 1	5 to 1	NA	NA	NA
Maximum Height (see 33.140.210)	45 ft.; Proposed 65 ft.	65 ft	65 ft	no limit	no limit	no limit
Bonus Height for Inclusionary Housing	NA	Varies by Plan Dist.	10 ft; Varies by Plan Dist.	NA	NA	NA
Bonus Height for Planned Development	NA	proposed up to 55 ft.	up to 55 ft.	NA	NA	NA
Min. Building Setbacks Street Lot Line (see 33.140.215)	5 ft.	0	0	25 ft.	0	5 ft.
- Lot line abutting an OS, C, E, or I zoned lot	0	0	0	0	0	0
- Lot line abutting an R zoned lot	NA in this situation					
Max. Building Stbks (see 33.140.215) Transit Street or Pedestrian District	10 ft.	10 ft.	10 ft.	None	None	None
Maximum Building Coverage (see 33.140.220)	85% of site area	100% of site area	100% of site area	85% of site area	100% of site area	100% of site area
Min. Landscaped Area (see 140.225)	15% of site area	None	15% of site area; with options	15% of site area	None	None
Ground Floor Window Standards apply (see 33.140.230)	No	Yes	Yes	No	No	No
Pedestrian Standards Apply (see 33.140.240)	Yes	Yes	Yes - similar regs	Yes	No	No
Required Residential Outdoor Area	NA	No; may propose	Yes	NA	NA	NA
Façade Articulation and Building Length Standard	No	No	Yes	No	No	No

NA – Not Applicable

Zoning Code - Plan District Concepts and Provisions

In order to achieve the vision for mixed use development in the area west of Highway US 30, additional zoning provisions are needed to augment the provisions of the base zones applied to the area. These additional provisions are intended to ensure an urban, transit-oriented mixed use future development pattern featuring high density housing, high intensity employment and institutional uses, and commercial retail, services and office uses that support the function of a mixed use area. To address these provisions in this unique area, a new plan district is proposed for the area between NW Vaughn and NW Nicolai Streets.

In addition, amendments to the boundaries and related provisions of the existing Guilds Lake Plan District (33.531) and Northwest Plan District (33.562) are proposed. Further, amendments to other section of the Portland zoning code would be proposed to implement the Planned Development bonus provisions proposed for use in the plan district area (33.270; 33.854).

Vaughn-Nicolai Plan District Concepts

Plan district zoning code concepts shared from the 02/10 PWG meeting are below. Additional details will be included in the forthcoming Discussion Draft.

Use Prohibitions. The following uses are proposed to be prohibited: Quick Vehicle Servicing; Self-Service Storage; Commercial Outdoor Recreation; and Agriculture.

Use Limitations. The following uses are proposed to be limited in size: Retail Sales and Service; Manufacturing and Production; Warehouse and Freight Movement; Wholesale Sales; Industrial Service.

Floor area. In the area near the proposed streetcar, a minimum floor area ratio is proposed to ensure transit-oriented and supportive developments.

Residential Density. A minimum density of (e.g., 1 unit per 1000 square feet of site area) is proposed for developments with residential uses.

Windows. Higher standards for ground floor window coverage are proposed for buildings along the streetcar alignment, as are requirements for windows over the entire street facing facade.

Active use areas. Buildings near the streetcar alignment will be required to be constructed to accommodate active uses at the ground floor.

Bonus height in the EX zone. Two types of height bonuses could be proposed:

- ***Inclusionary Housing.*** Development in the EX zone that triggers compliance with inclusionary housing provisions would be allowed an additional 10 feet of building height. The maximum height for buildings using this provision will be 75 feet, a bonus of 10 feet over the 65 foot EX base height.
- ***Planned Development.*** Developments on large sites – over two acres – would potentially be eligible to use a Planned Development height bonus. This provision, similar the planned development bonus provisions provided for Commercial/Mixed-Use zones, would allow building heights up to 120 feet, a height bonus of 55 feet over the EX base height of 65 feet. Developments seeking to use this bonus would be required to develop a master plan for the site, which would require a Type III

Review and approval by the Portland Design Commission. In addition, developments seeking to use this bonus would be required to meet inclusionary housing targets, provide a portion of the site as a publicly-accessible open space, meet energy efficient building requirements, and possibly provide other public benefits. Links to the Planned Development code as it is currently applied to Commercial/Mixed Use (CM) zones are below, as an example.

- Planned Development Requirements (see 33.270.100 and 200):
<https://www.portland.gov/code/33/200s/270>
- Planned Development Application and Approval Criteria (33.854.200.B; 854.250; 854.310):
<https://www.portland.gov/code/33/800s/854>

Design Overlay. The Design Overlay Zone Amendment recommendations of the Portland Planning and Sustainability Commission and Portland Design Commission are expected to be considered by Portland City Council in spring 2021. The recommendations include new design standards, design guidelines, and process changes. If adopted, projects 75 feet or less in height that include housing would typically be subject to citywide design standards. Proposals that do not, or choose not to, meet standards would be subject to discretionary design review.