

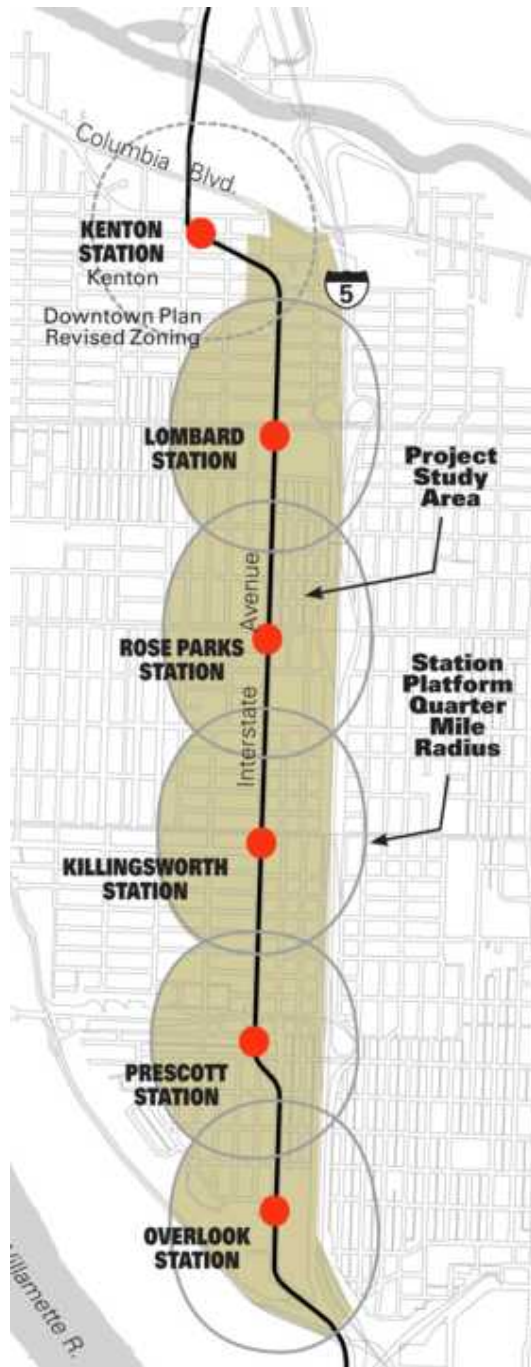


North Interstate Corridor Plan

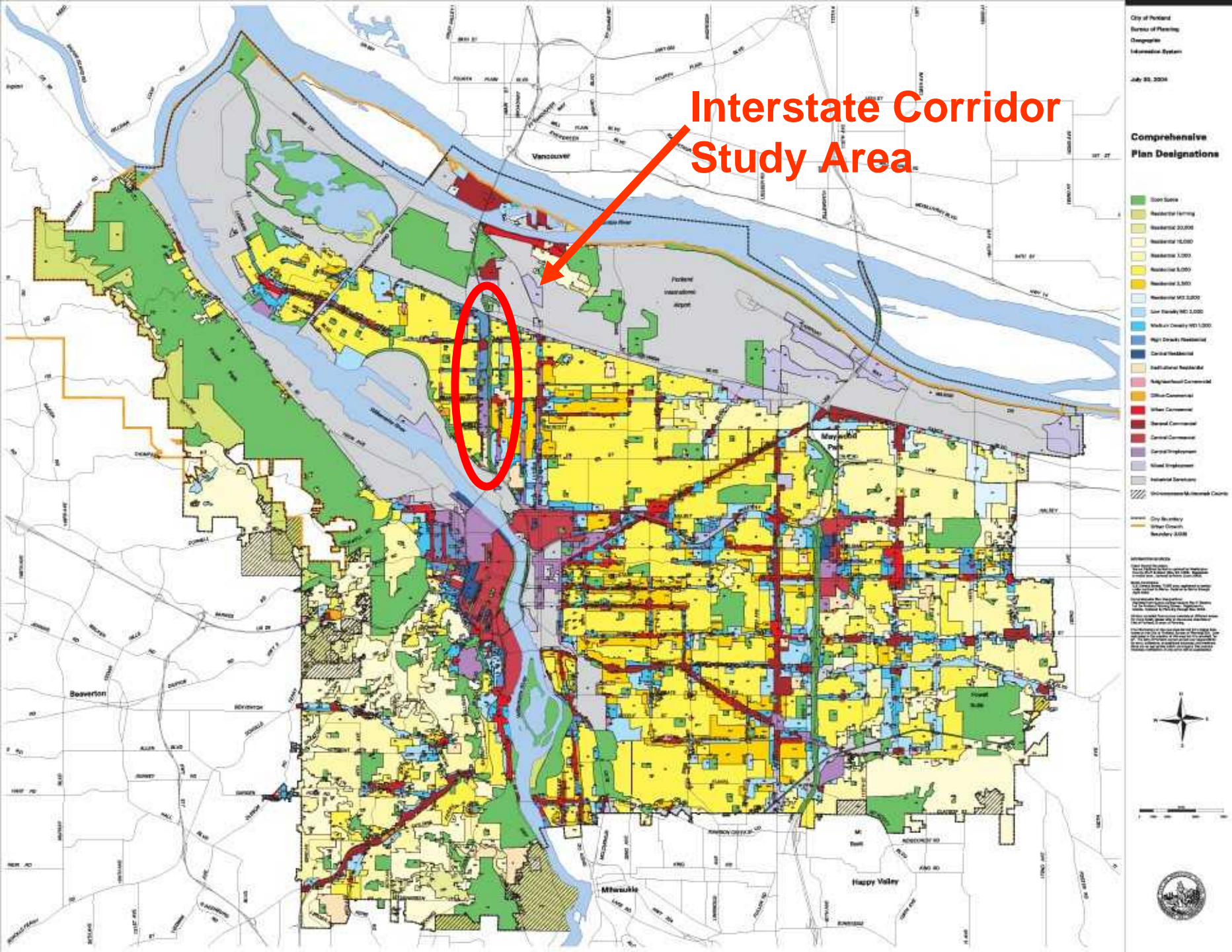
Portland City Council
Public Hearing, July 16, 2008



Project Objectives



- Build on past plans;
- Implement the long term vision of a high density transit corridor;
- MAXimize \$325M investment of light rail;
- Increase neighborhood economic vitality and services;
- Create a coherent and predictable zoning



**Interstate Corridor
Study Area**

**Comprehensive
Plan Designations**

- Open Space
- Residential Farming
- Residential 20,000
- Residential 10,000
- Residential 5,000
- Residential 3,000
- Residential 1,500
- Residential M1 3,000
- Low Density M2 2,000
- Medium Density M3 1,000
- High Density Residential
- Central Business District
- Neighboring Residential
- Neighborhood Commercial
- Office Commercial
- Urban Commercial
- Retail Commercial
- Central Commercial
- Central Employment
- Local Employment
- Industrial Employment
- Industrial Services
- Environmental Mitigation Corridor

Administrative
City of Portland
Bureau of Planning
Comprehensive
Information System
July 30, 2008





Past Planning

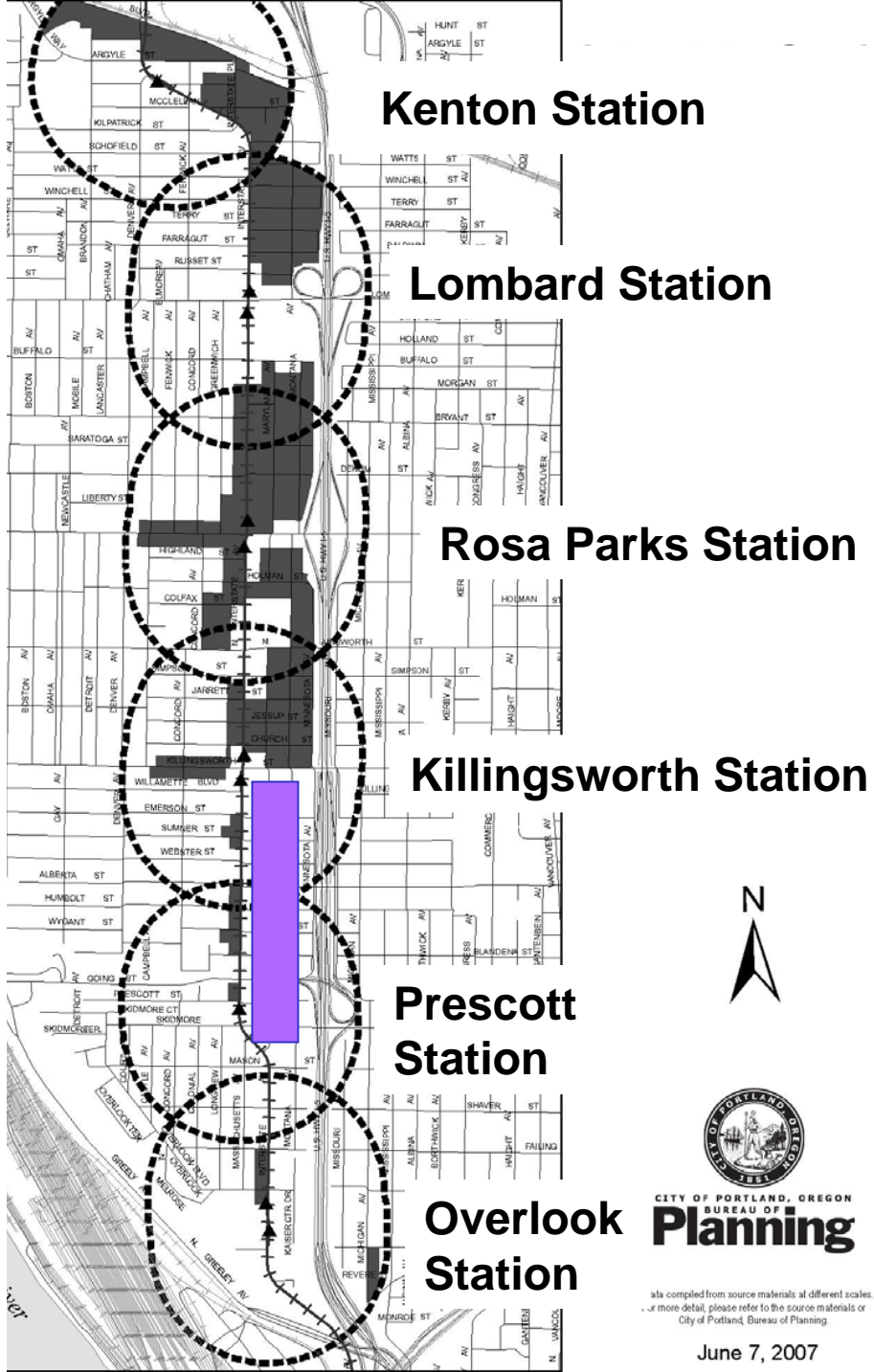


- Albina Community Plan – 1993
- Interstate Corridor Urban Renewal Area – 2000
- Interstate MAX Station Area Revitalization Strategy – 2002
- MAX Yellow Line – Opens Spring 2004
- Interstate Light Rail Corridor Zoning Project—Begins Sept 2006



Albina Community Plan Zoning Amendments, 1993

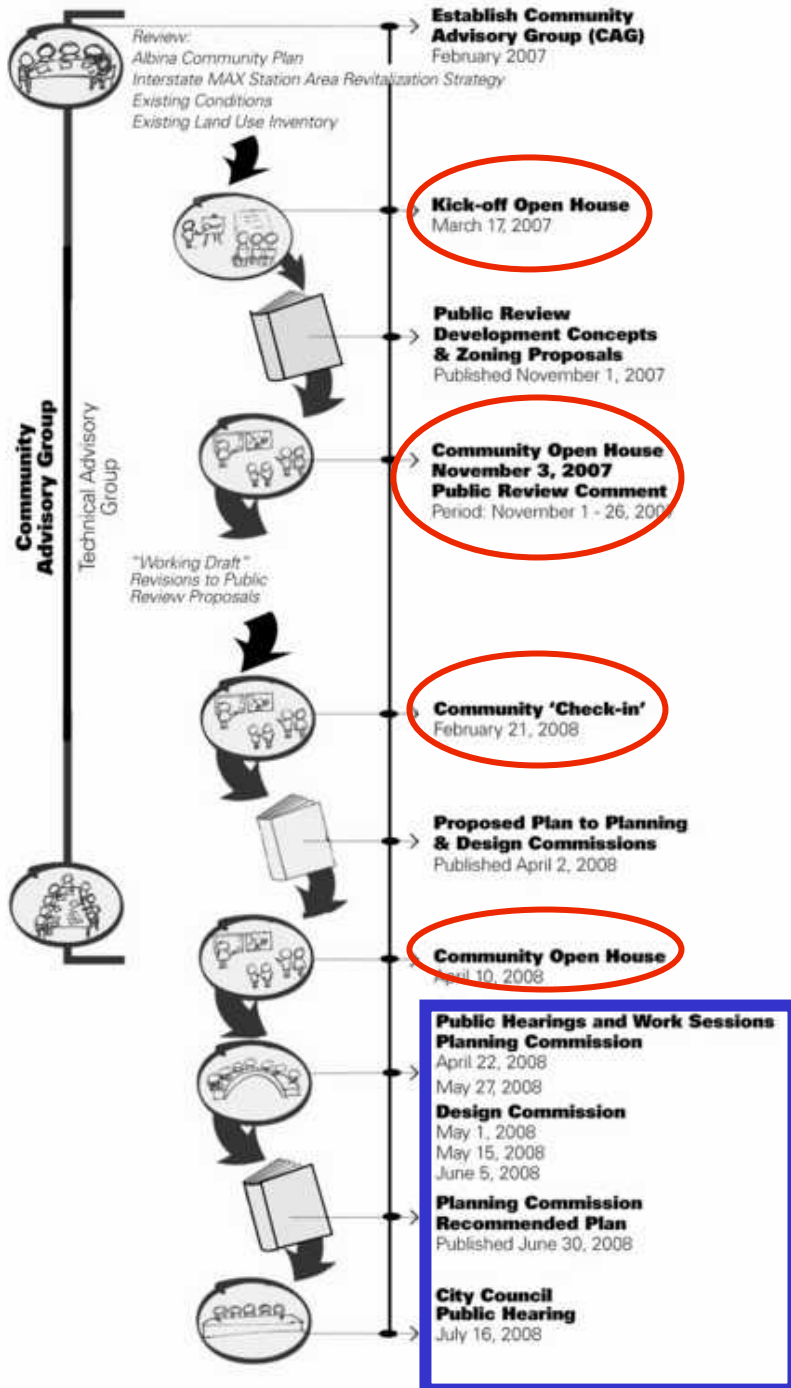
-  High Density Residential (RHd)
Comp Plan Map Designations
-  Employment Zoning



Map compiled from source materials at different scales.
For more detail, please refer to the source materials or
City of Portland, Bureau of Planning.

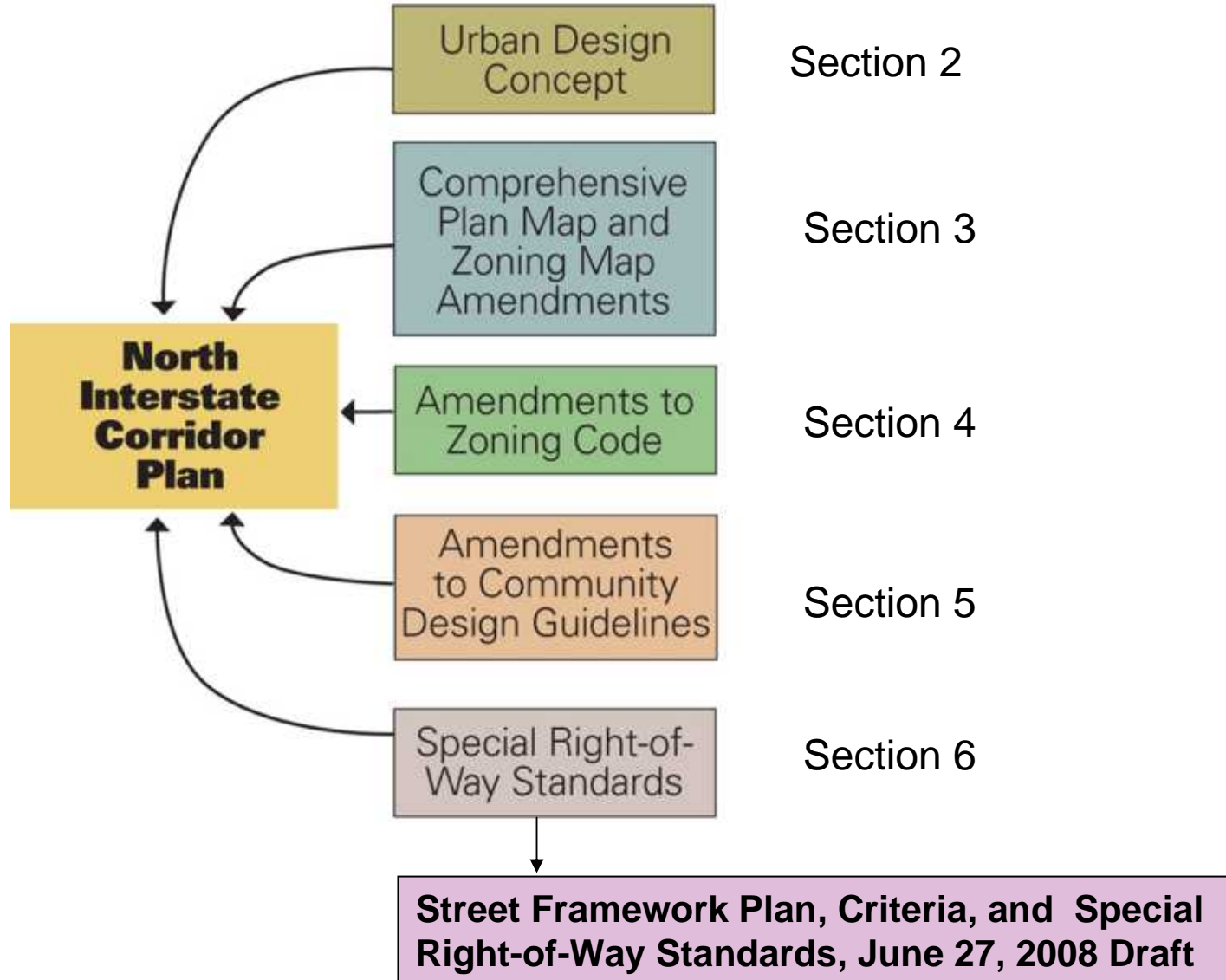
Public Involvement

- Community Advisory Group (CAG) meet 12 times over 14 months
- Public Invited to Four Community Events
- Project Website (30,000 'hits')
- E-newsletters, information mailings
- Required notices (public hearings/Ballot Measure 56)
- Interstate Corridor Urban Renewal Advisory Committee (ICURAC), Neighborhood and Business Associations





Elements of the Plan



NORTH INTERSTATE
CORRIDOR PLAN;
URBAN DESIGN CONCEPT
DRAFT 3-24-08

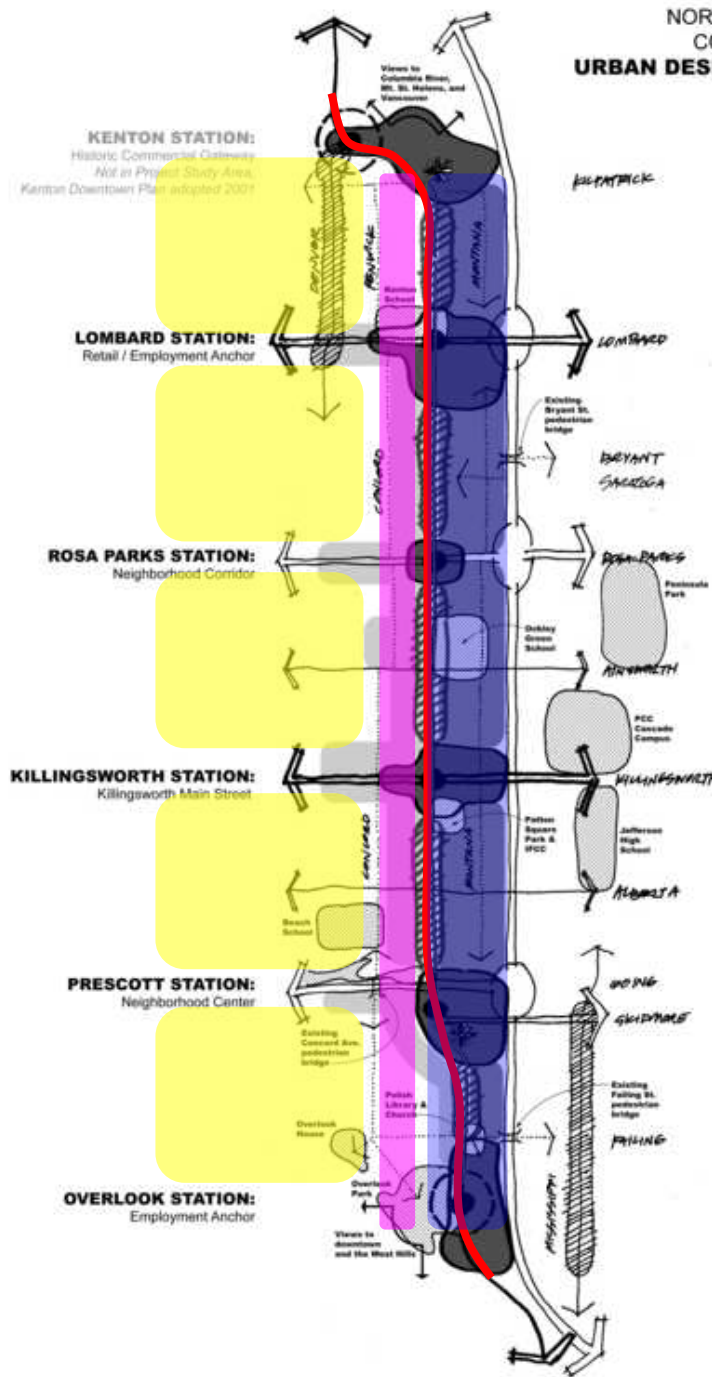


LEGEND

- Station platform area
- Neighborhood east
- Neighborhood west
- Cultural, educational or recreational amenity
- Gateway
- Mixed use area between stations
- Commercial corridor outside project area
- Focal point
- Potential near sign district

STREETS

- Primary east-west street
- Secondary east-west street
- Local community street
- Pedestrian / Bicycle oriented street



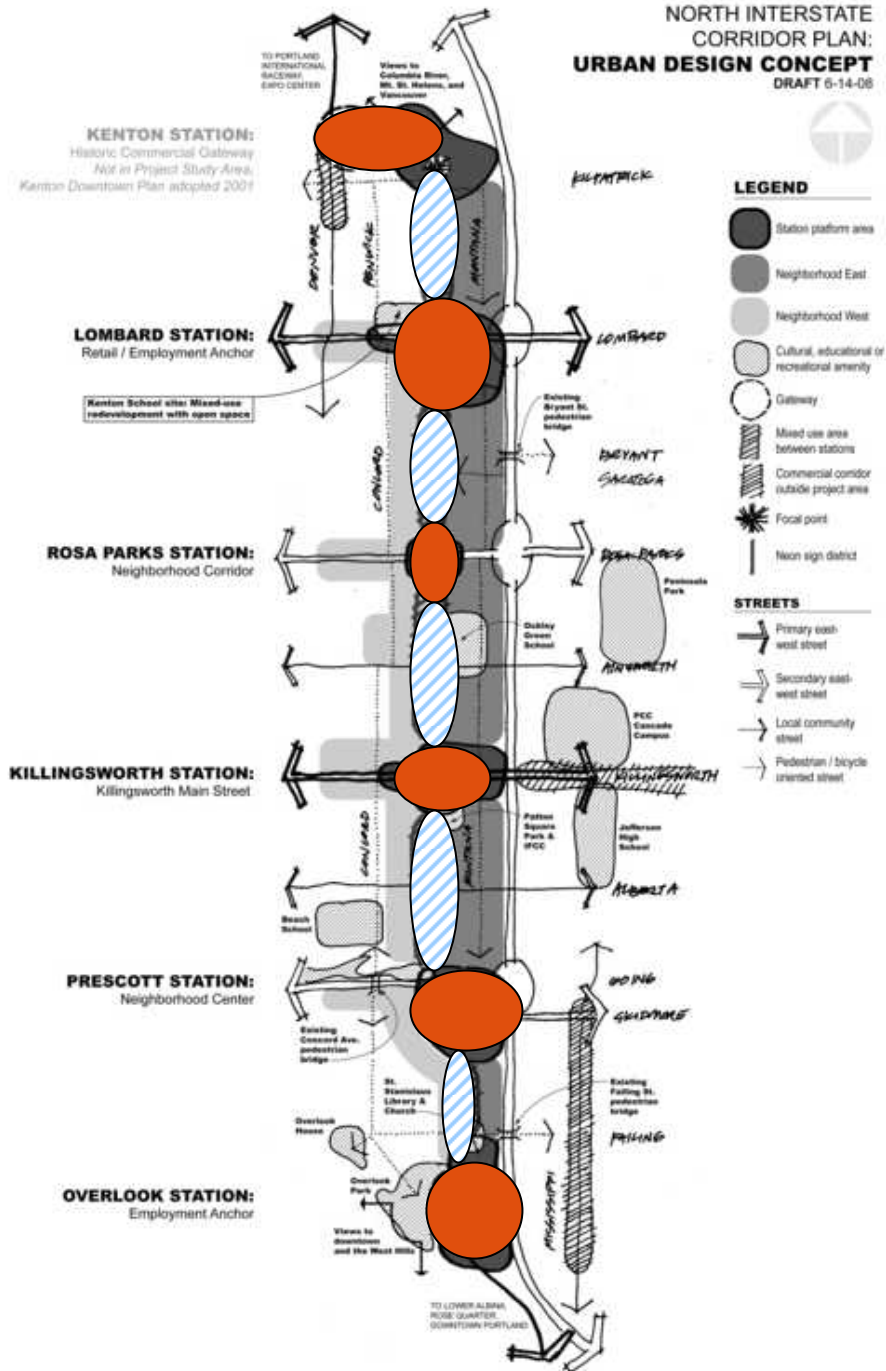
North Interstate Corridor Plan Subareas

- Interstate Avenue
- Neighborhood East
- Neighborhood West

Interstate Avenue



NORTH INTERSTATE
CORRIDOR PLAN:
URBAN DESIGN CONCEPT
DRAFT 6-14-08



North Interstate Corridor Plan Interstate Avenue

- Opportunities for more activity at the station platforms while recognizing the different characteristics of each station; and
- Reducing barriers for commercial and mixed-use development between the station platforms

at station platforms



Examples from the special Community Design Guidelines for Interstate Avenue

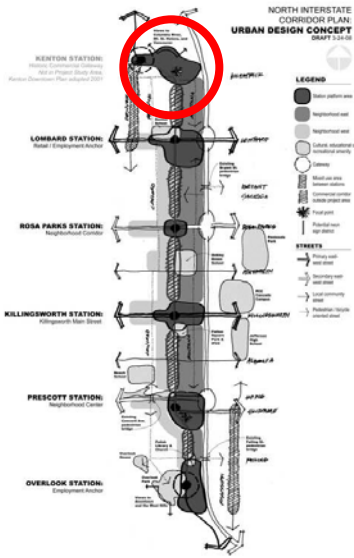
between station platforms



Overlook Heights Condominiums, Interstate Avenue at Shaver

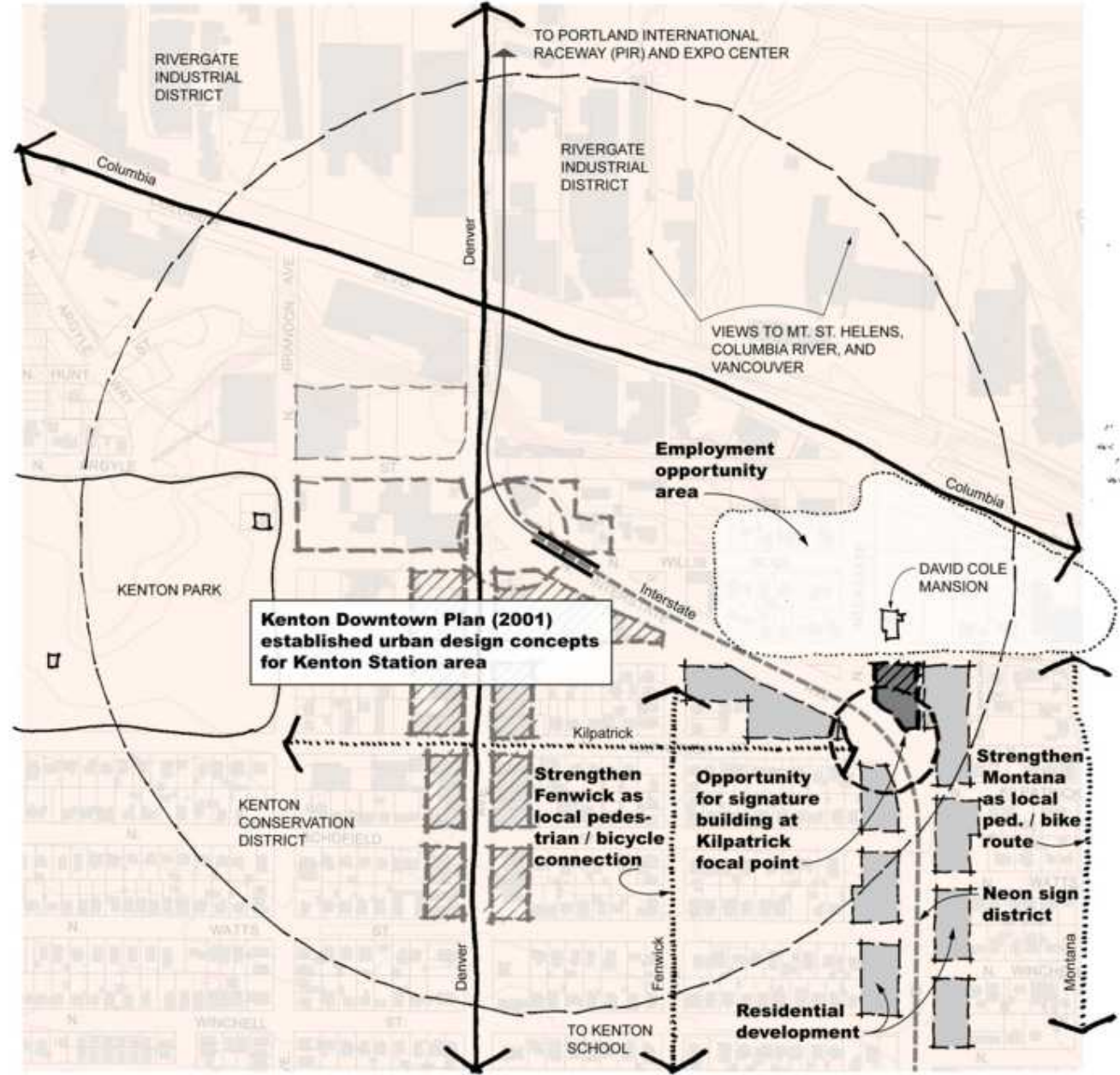
non conforming uses





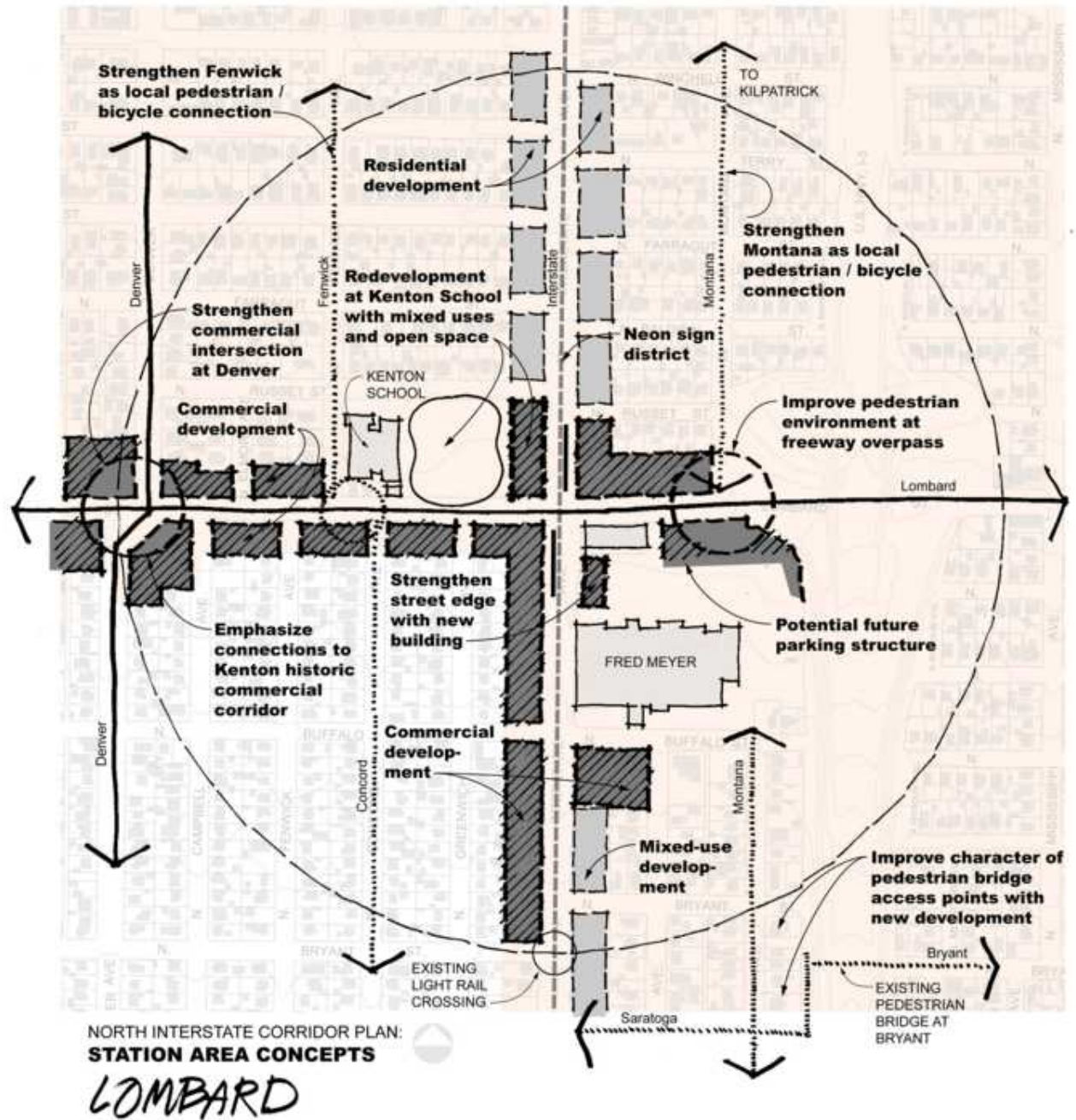
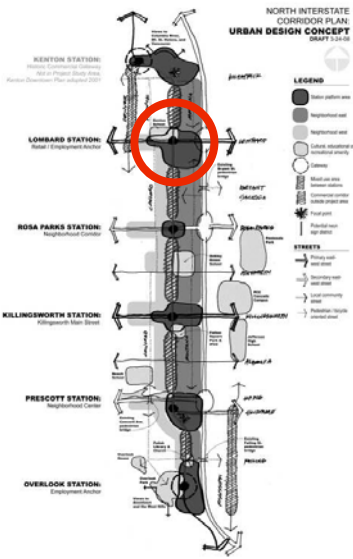
Kenton

Historic Commercial Gateway

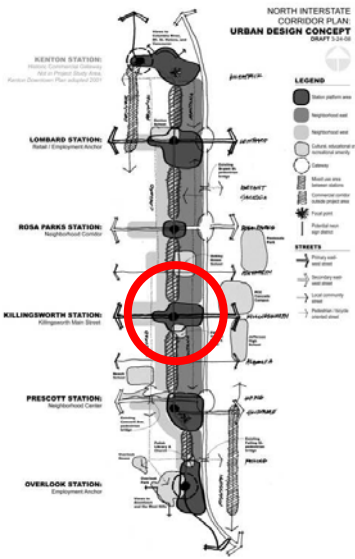


NORTH INTERSTATE CORRIDOR PLAN:
STATION AREA CONCEPTS

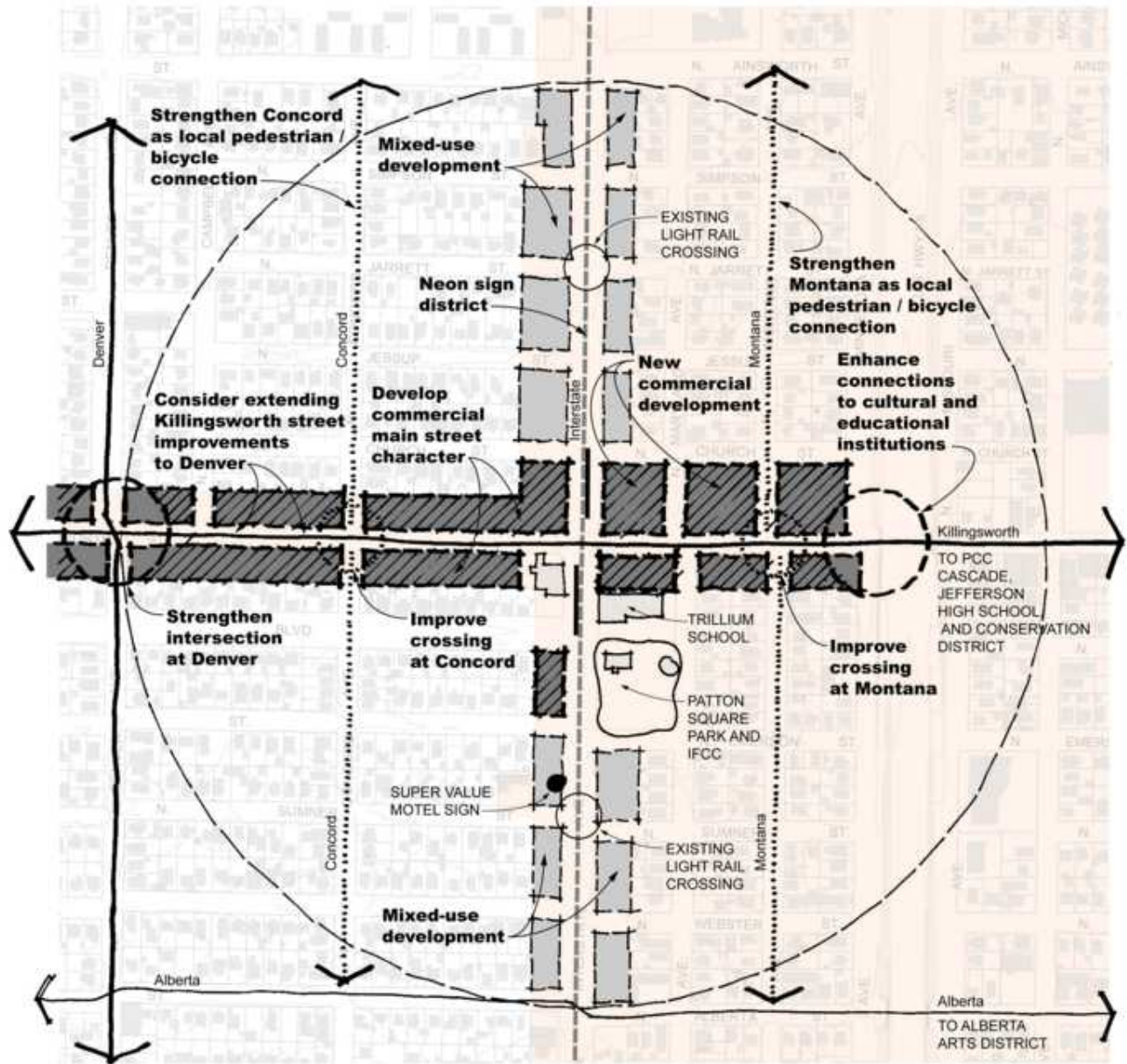
KENTON



Lombard
*Retail and
 Employment
 Anchor*

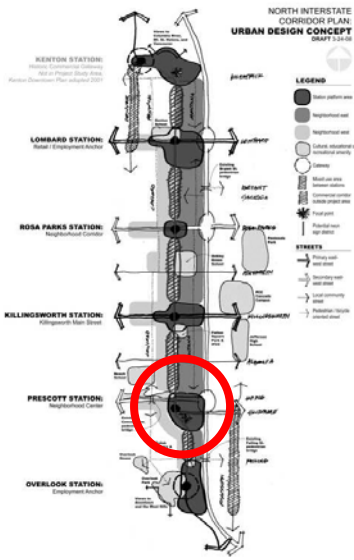


Killingsworth Main Street



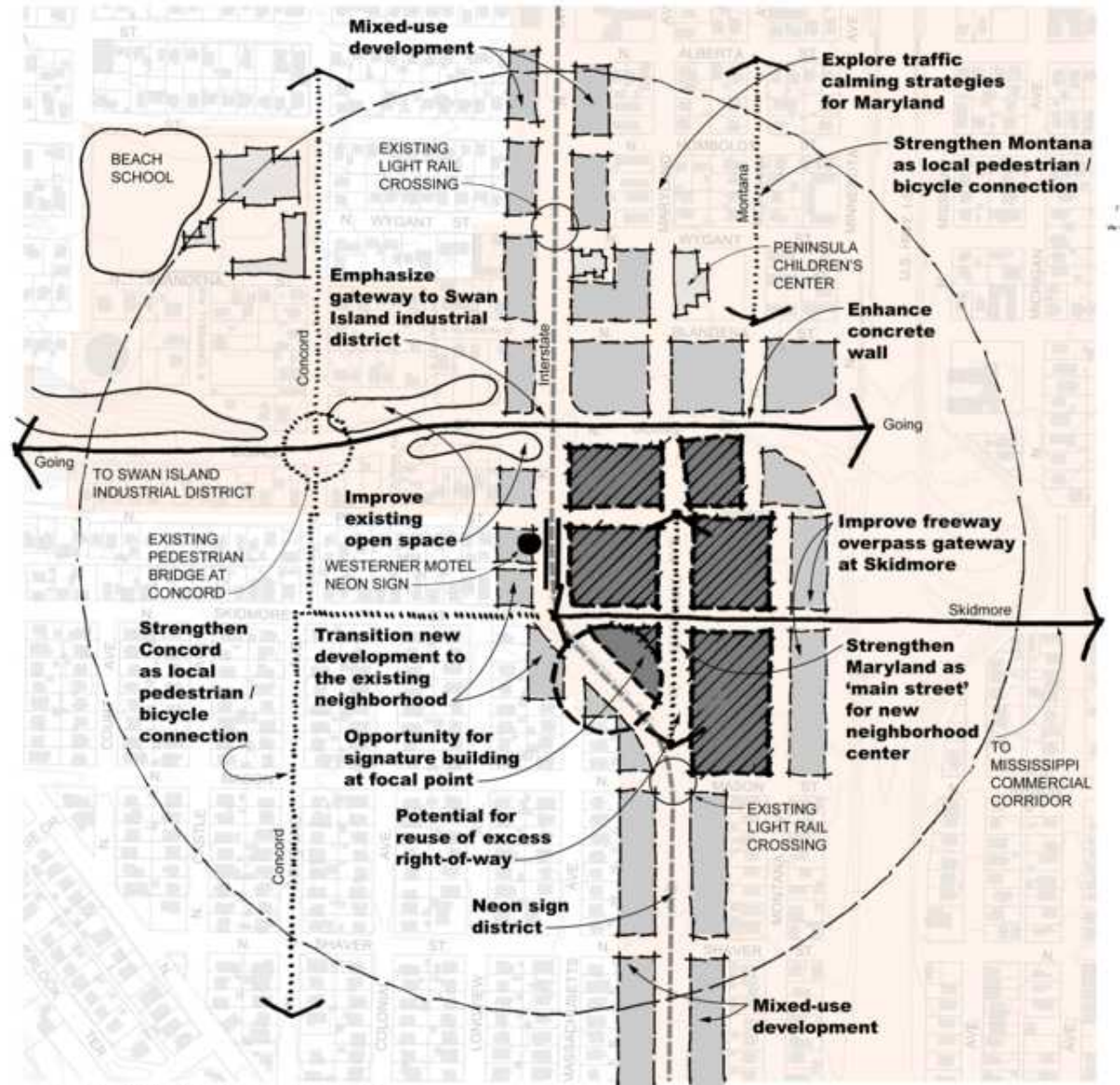
NORTH INTERSTATE CORRIDOR PLAN:
STATION AREA CONCEPTS

KILLINGSWORTH



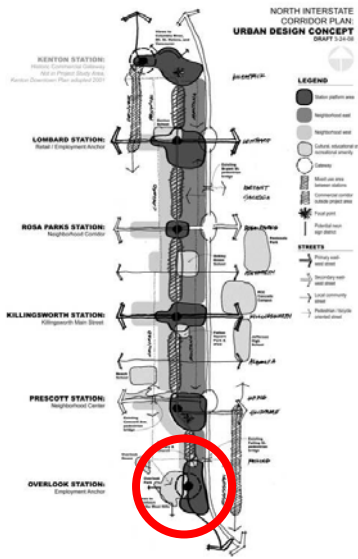
Prescott

Neighborhood Center



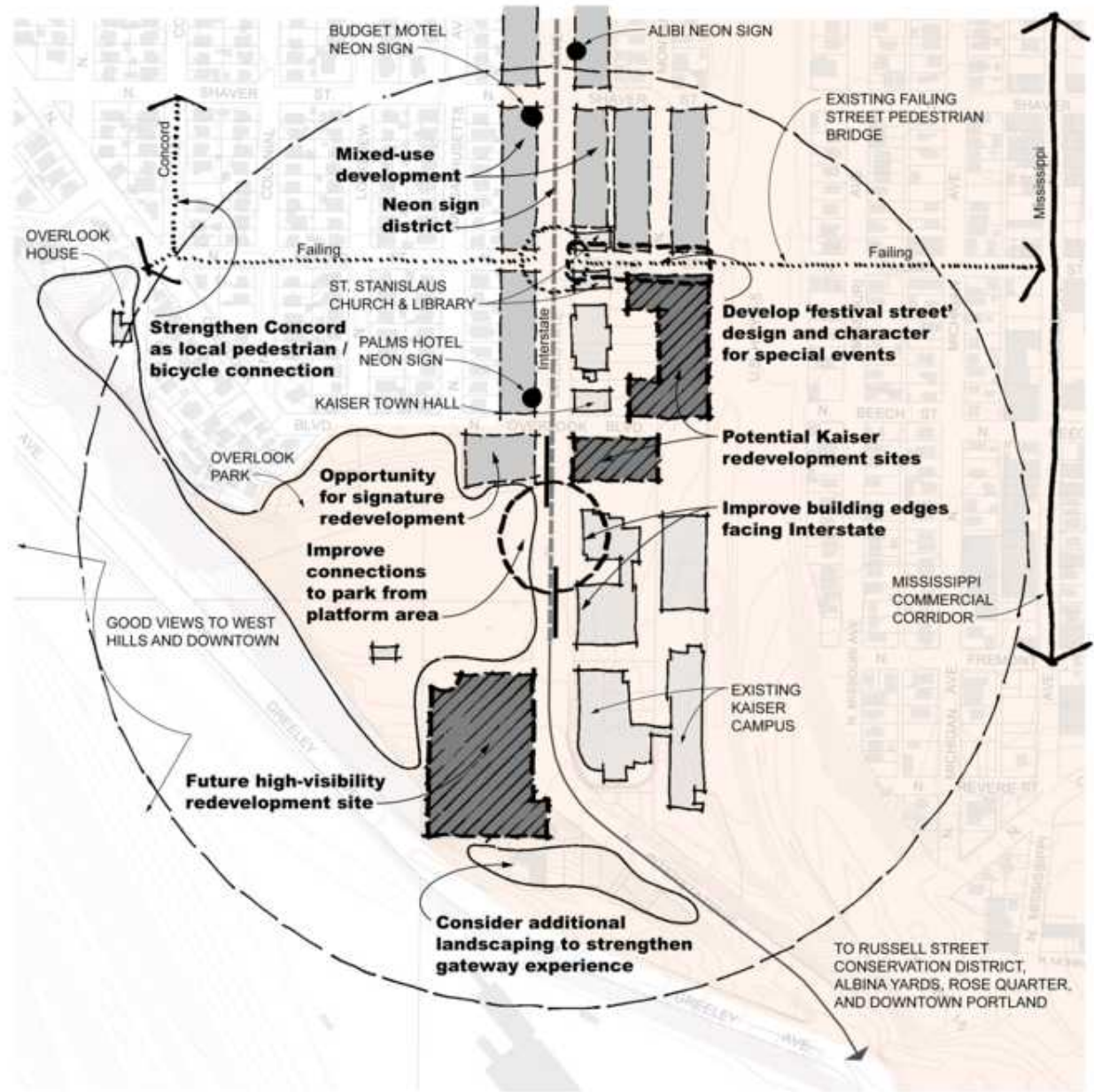
NORTH INTERSTATE CORRIDOR PLAN:
STATION AREA CONCEPTS

PRESCOTT



Overlook

Employment Anchor



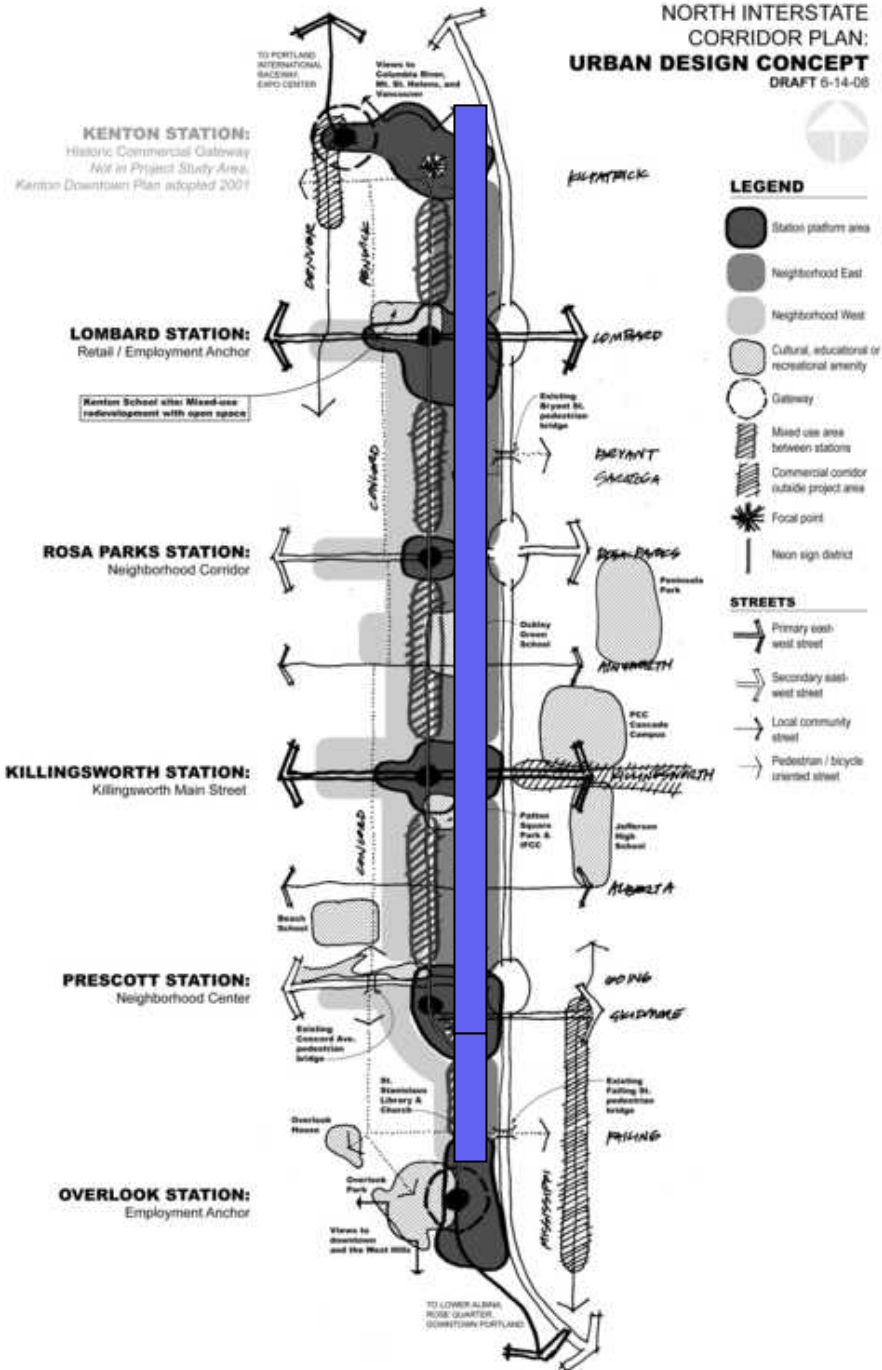
**NORTH INTERSTATE CORRIDOR PLAN:
STATION AREA CONCEPTS**

OVERLOOK

Neighborhood East



NORTH INTERSTATE
CORRIDOR PLAN:
URBAN DESIGN CONCEPT
DRAFT 6-14-08



North Interstate Corridor Plan Neighborhood East

- Fine-tuning the existing high density zoning;
- Strengthen the residential character; and
- Tools in place to ensure a successful transition into a higher density neighborhood



**Interstate Corridor Redevelopment Scenarios,
August 2007 Emmons Architects**



**Discussions of Zoning and Height
at Community Workshops**



Montana Avenue Condominiums

RH Zoning





Mississippi/Overlook Condominiums in Prescott Station
R1 Zoning

Neighborhood West



NORTH INTERSTATE
CORRIDOR PLAN;
URBAN DESIGN CONCEPT
DRAFT 3-24-08

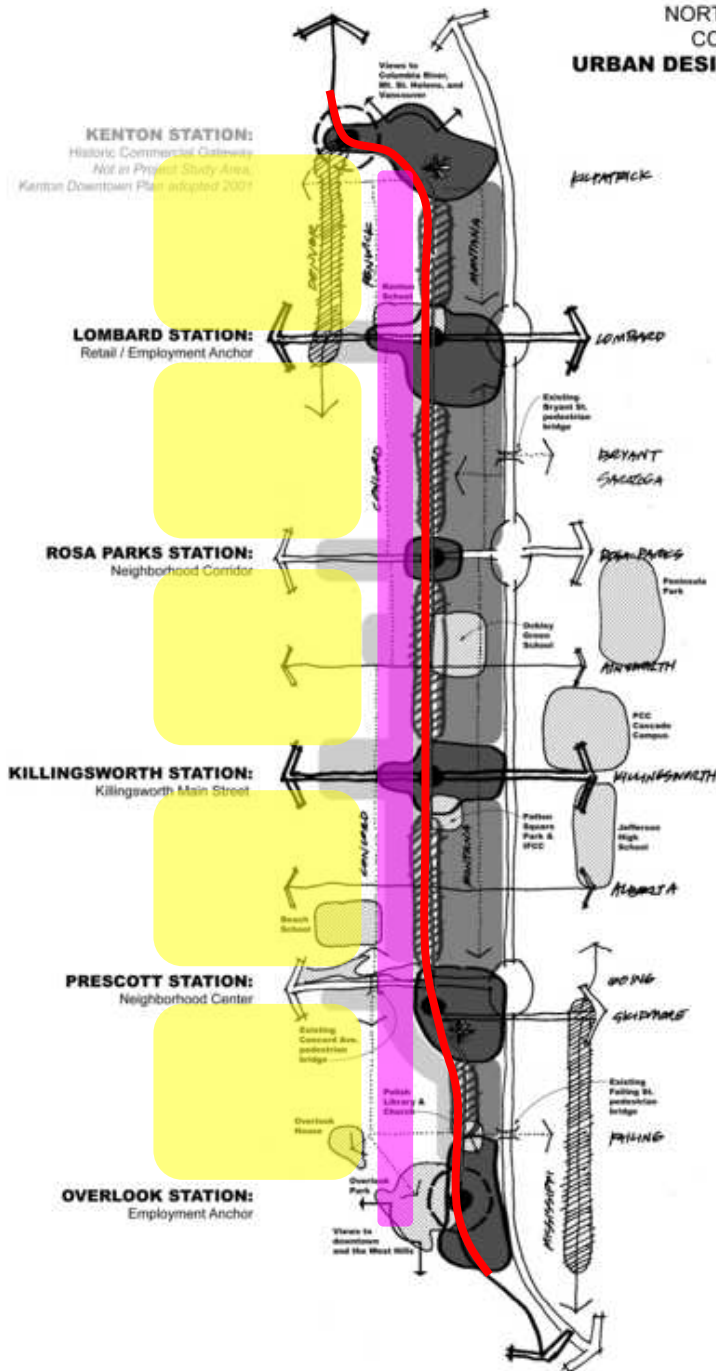


LEGEND

- Station platform area
- Neighborhood east
- Neighborhood west
- Cultural, educational or recreational amenity
- Gateway
- Mixed use area between stations
- Commercial corridor outside project area
- Focal point
- Potential neon sign district

STREETS

- Primary east-west street
- Secondary east-west street
- Local community street
- Pedestrian / Bicycle oriented street



North Interstate Corridor Plan

Neighborhood West

- Preserve existing single family neighborhood;
- Transition from the high density development along Interstate Avenue and the single family neighborhood;
- Quality development in the transition area



New development in Overlook Neighborhood
R2 Zoning





**New development in the Arbor Lodge Neighborhood
R5 Zoning**

Neon Sign District

Good Examples of Existing Neon Signs





New Neon Sign, Overlook Heights Condominiums

Transportation

Foster a multi-modal, urban street environment with an emphasis on pedestrian, bicycle and storm water management.

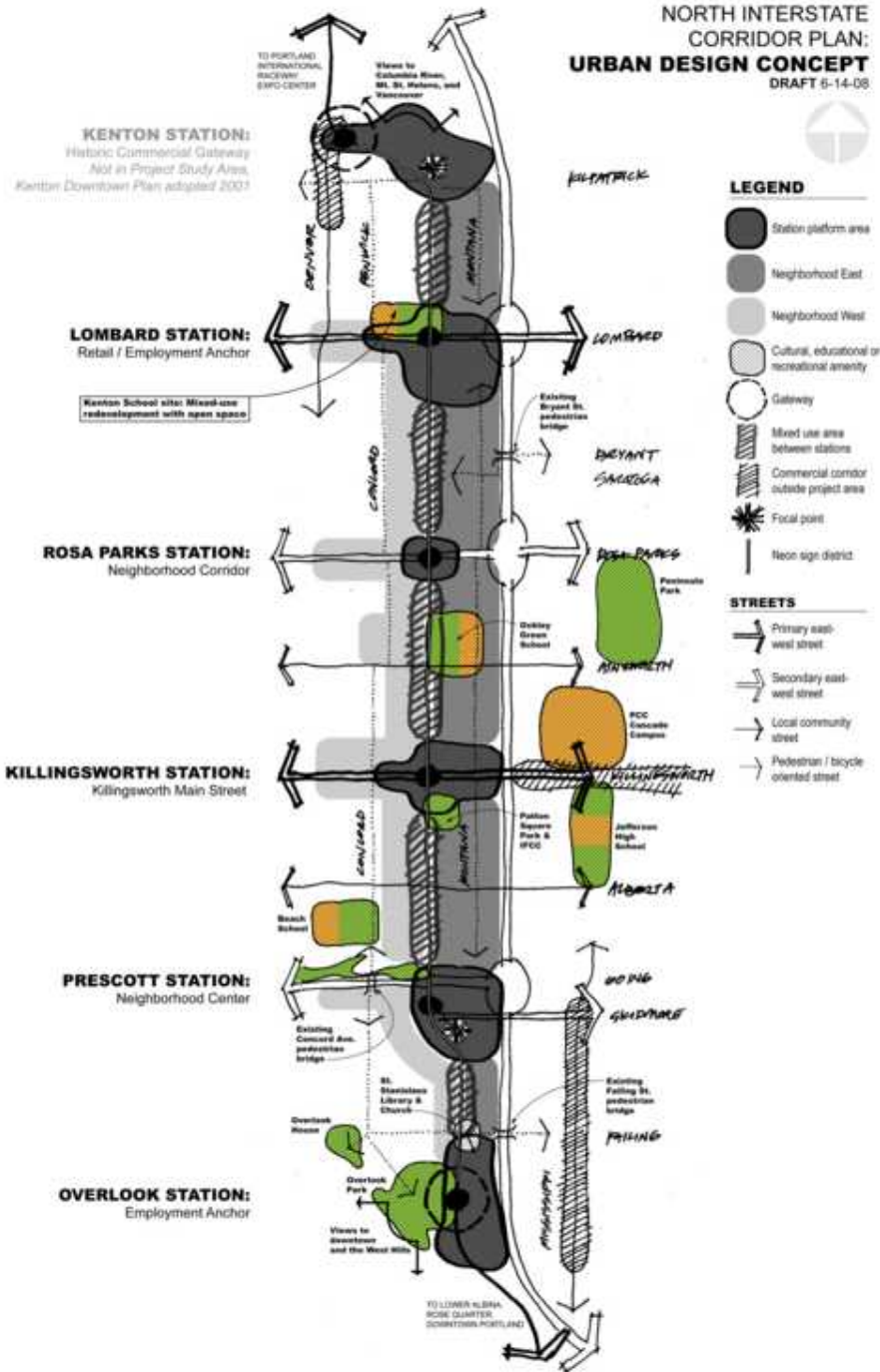


The special right-of-way standards integrate the recommendations of the North Interstate Corridor Urban Design Concepts.



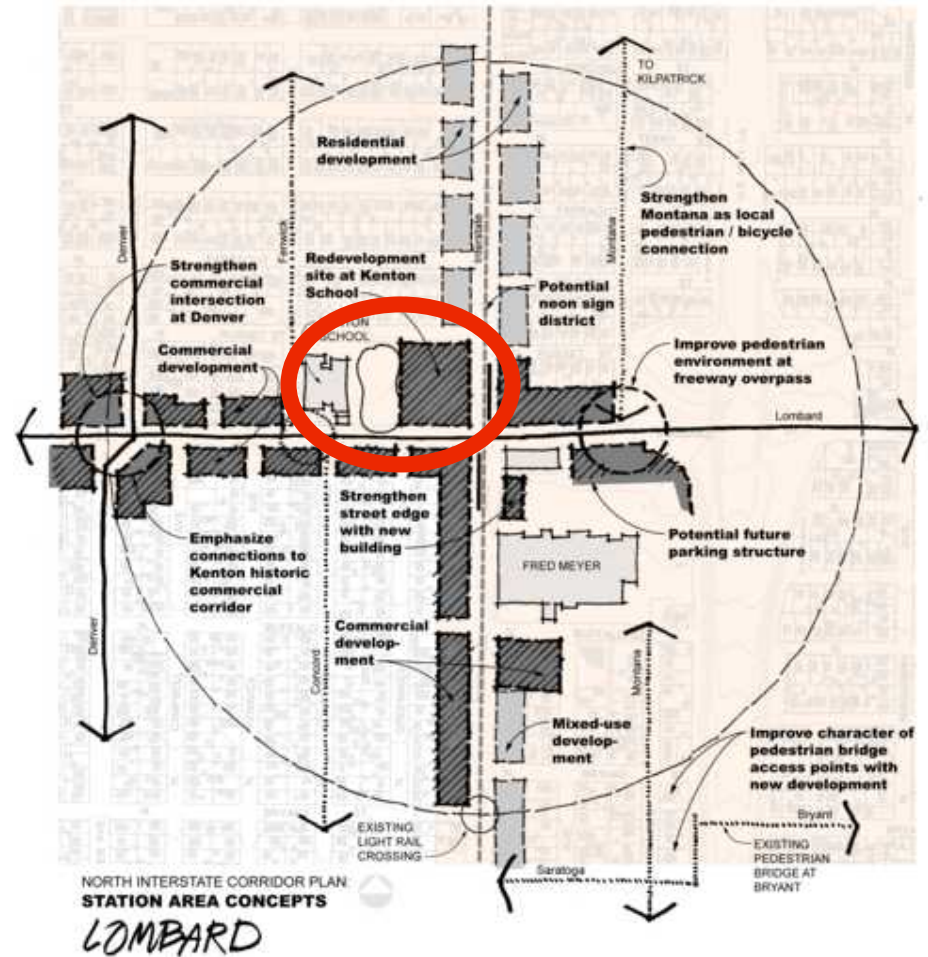
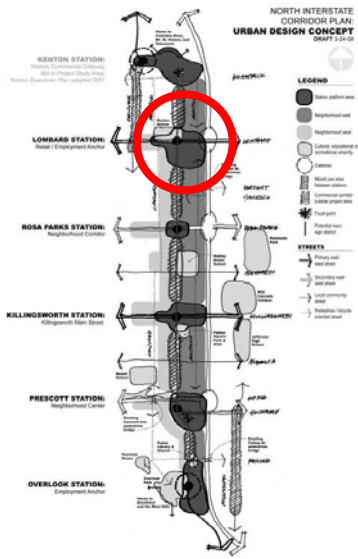
Improve Connections Across I-5

NORTH INTERSTATE
CORRIDOR PLAN;
URBAN DESIGN CONCEPT
DRAFT 5-14-08



North Interstate Corridor Plan Open Space

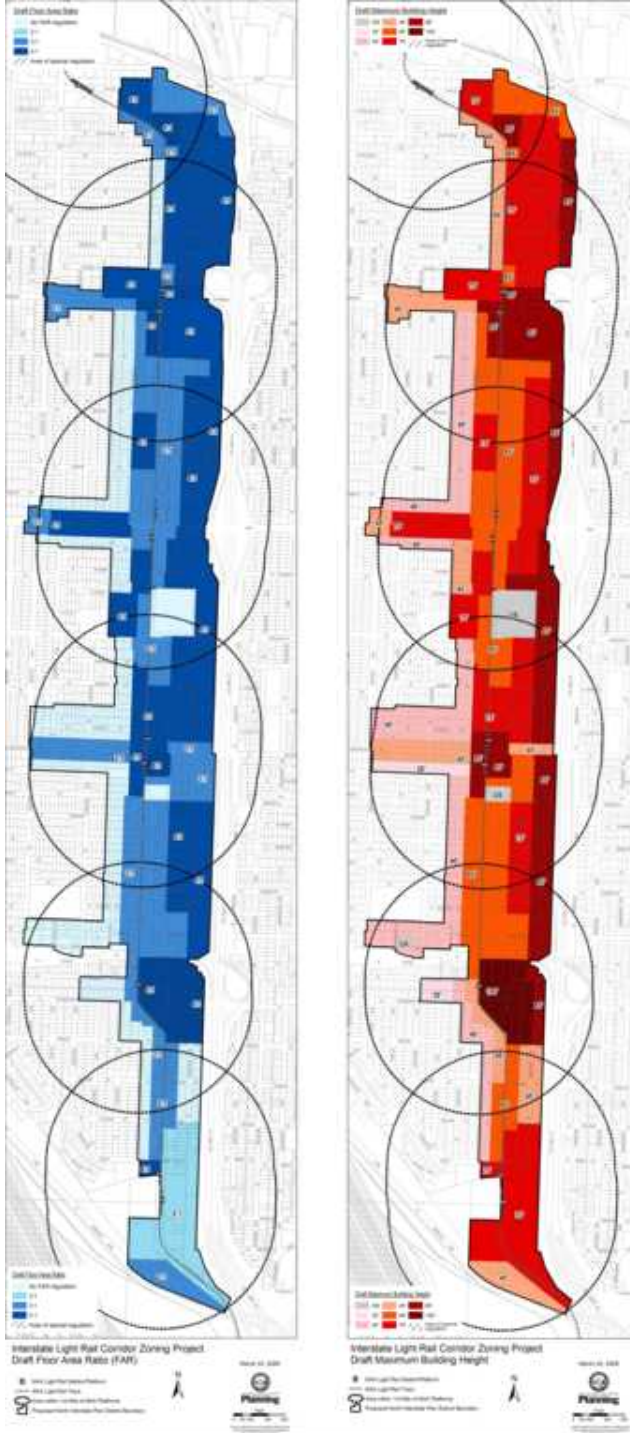






Kenton School Site

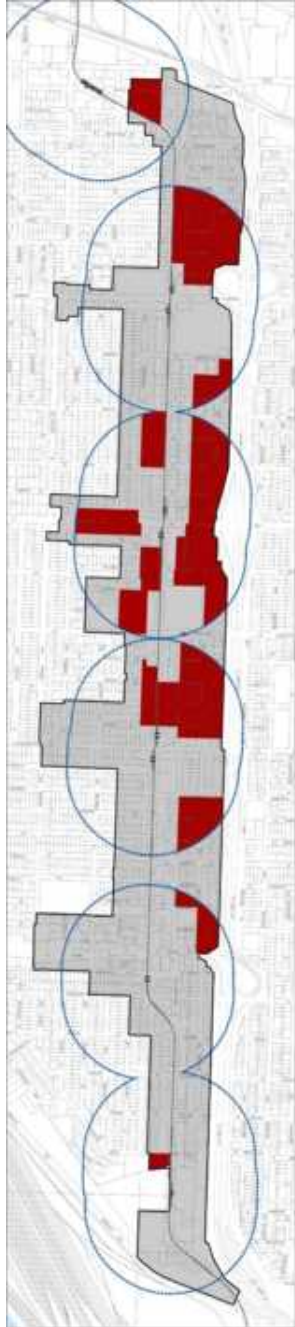


North Interstate Corridor Plan Special Height and Floor Area Ratio



North Interstate Corridor Plan Special Plan District Heights

-  100 ft. maximum height
-  85 ft. maximum height



Recommended Zoning Heights
Interstate Light Rail Corridor Zoning Project
Map 10-2008
Planning
Interstate Light Rail Corridor Zoning Project
Map 10-2008
Planning



Recommended Zoning with Special Height Regulation
Interstate Light Rail Corridor Zoning Project
Map 10-2008
Planning
Interstate Light Rail Corridor Zoning Project
Map 10-2008
Planning

Focal Point

Lombard
Station

Killingsworth
Station

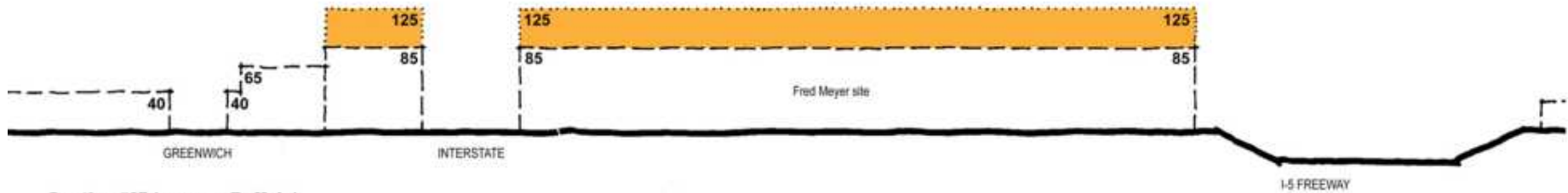
Prescott
Station

0
1

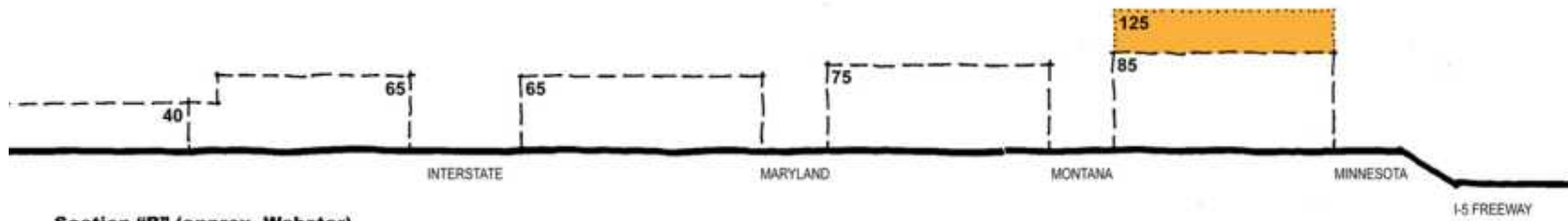
Requested City Council Actions

- Adopt the Proposed *North Interstate Corridor Plan*;
- Amend the community Design Guidelines to create plan area character statements for Interstate;
- Amend the *Portland Comprehensive Plan* map and zoning map;
- Amend Title 33: Portland Zoning Code, as shown in the plan;
- Amend Title 32, Sign and Related Regulations; as shown in plan; and
- Amend Exhibit E to include additional information submitted

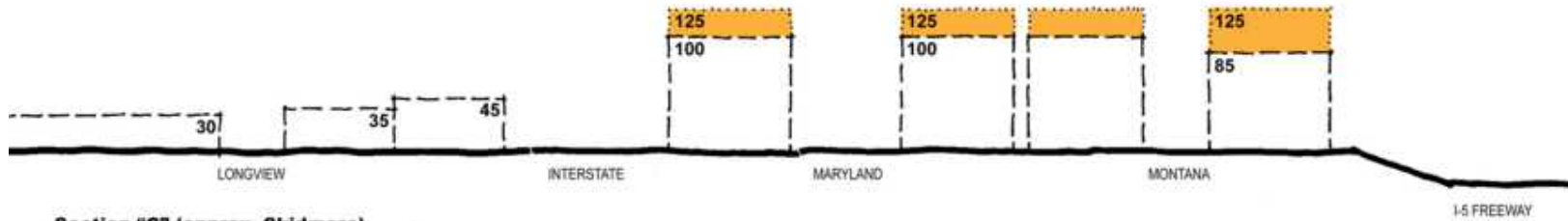
End



Section "A" (approx. Buffalo)
Scale: 1" = 100' 0"

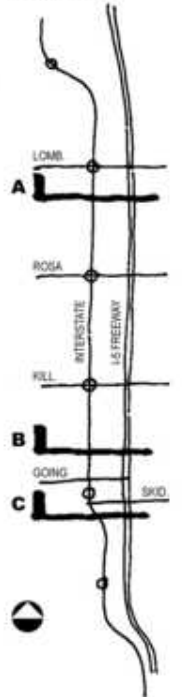


Section "B" (approx. Webster)
Scale: 1" = 100' 0"



Section "C" (approx. Skidmore)
Scale: 1" = 100' 0"

Section Locations



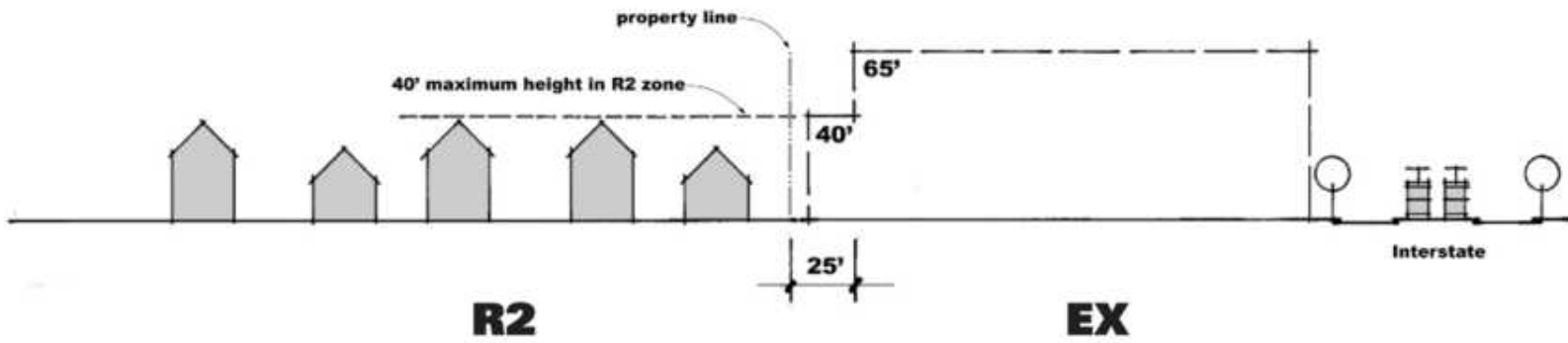


Figure 561-1

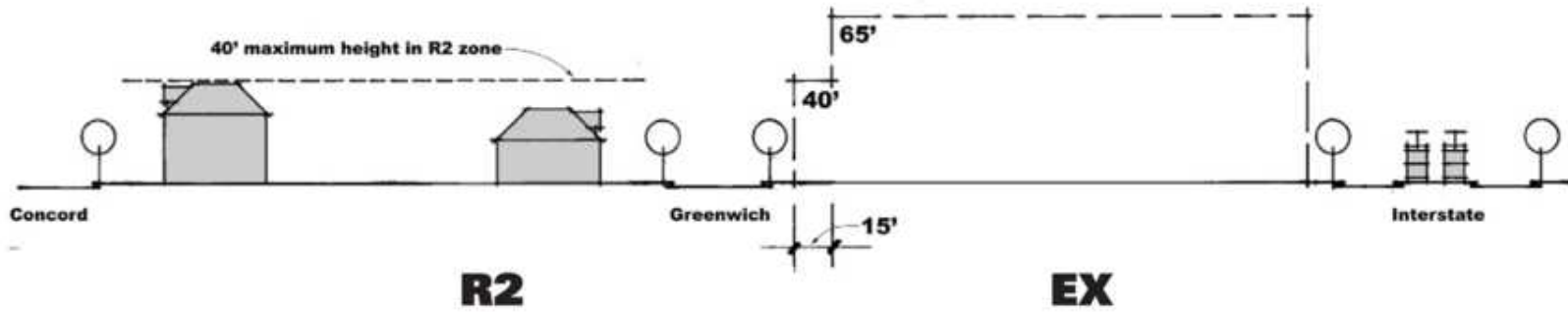
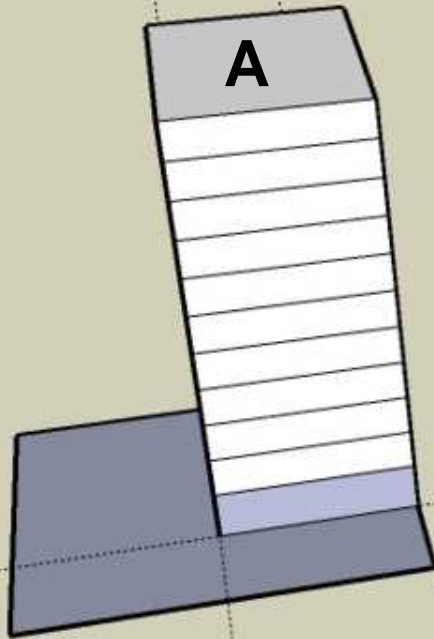


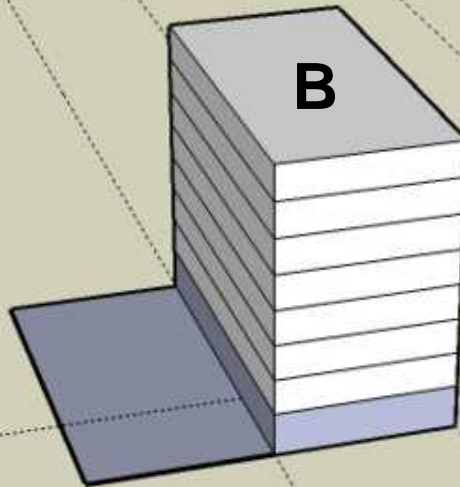
Figure 561-2

Height and Floor Area Ratio (FAR)

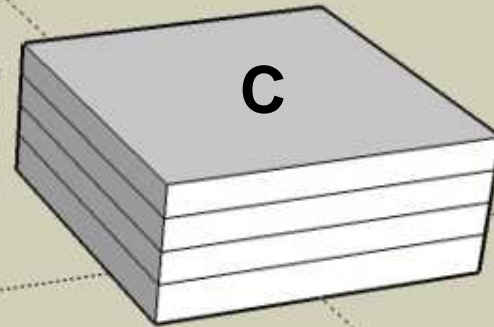
- 35% site coverage
- Height approx. 115'



- 50% site coverage
- Height approx. 85'



- 100% site coverage
- Height approx. 45'



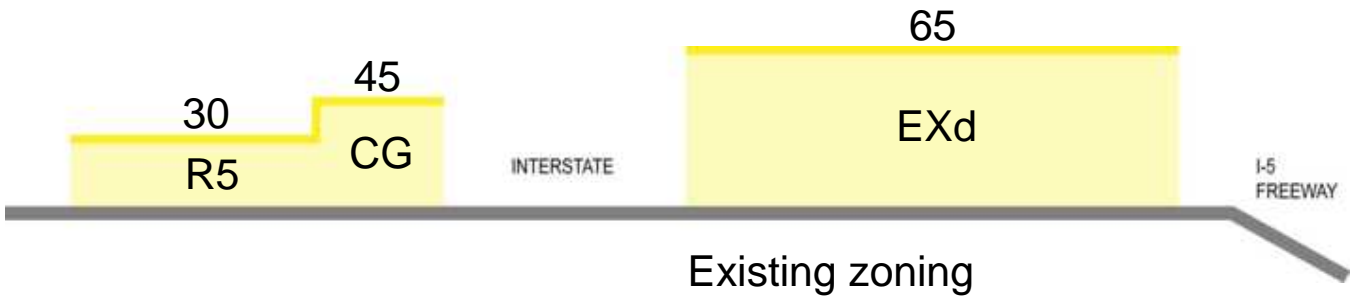
- RHd-zoned site
- Site is 100' X 100', 10,000 square feet
- FAR is 4:1, 40,000 buildable square feet
- Maximum height 85'; with required DAR, potential 125'



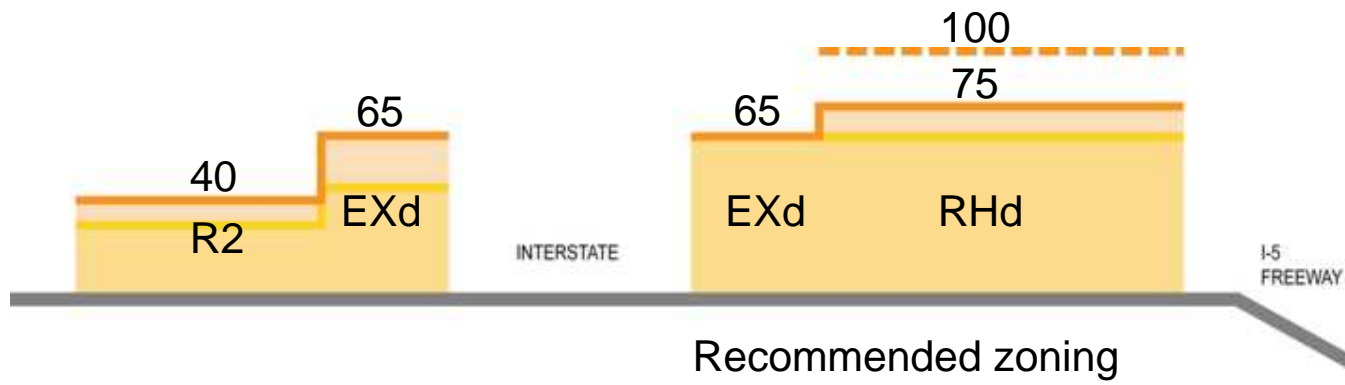
Interstate Light Rail Corridor Zoning Project - Existing Zoning

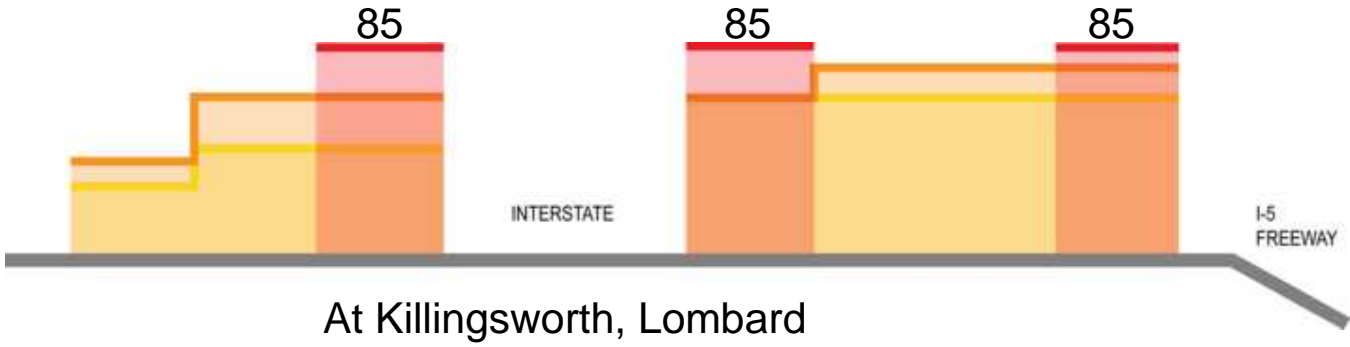


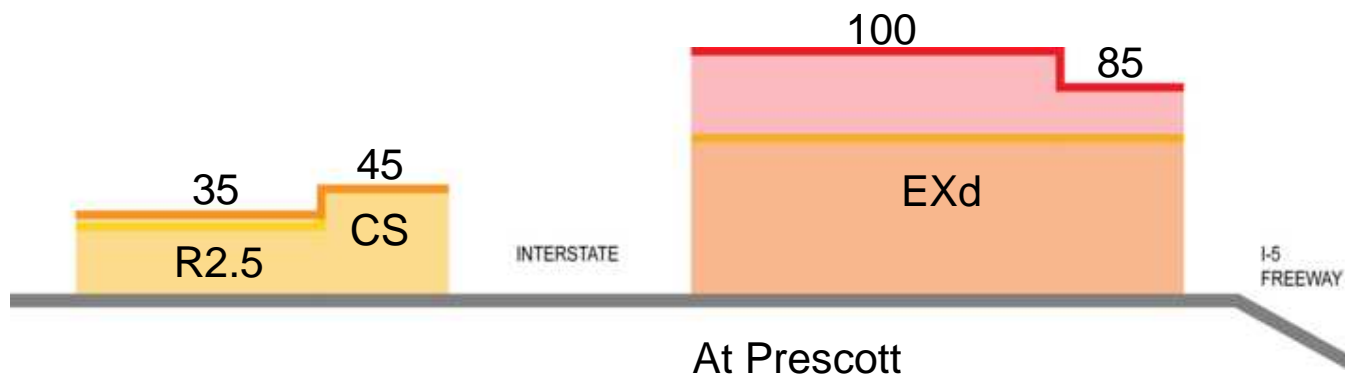
Interstate Light Rail Corridor Zoning Project - Recommended Zoning



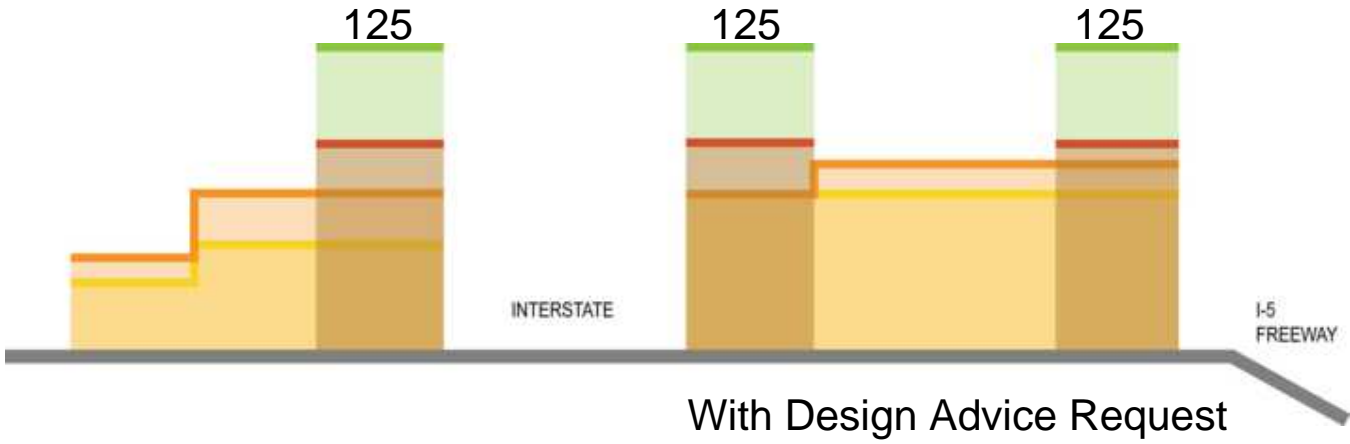
Existing zoning







At Killingsworth, Lombard





North Interstate Plan District Regulations

- Urban Form
- Building Transitions
- Site and Building Pedestrian Orientation



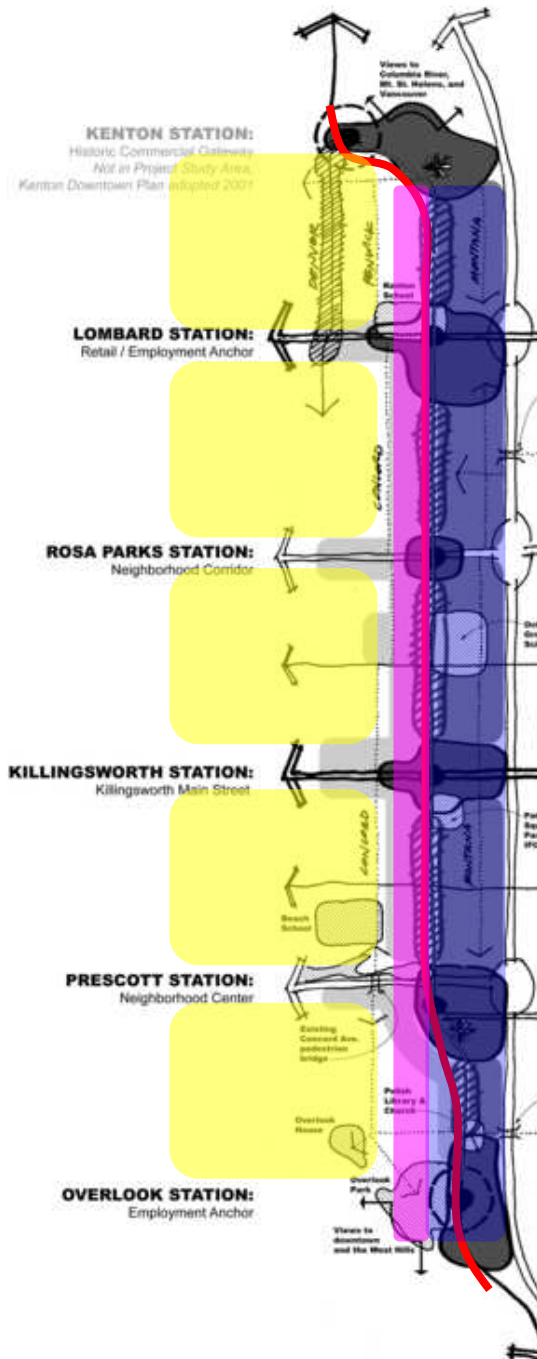
Technical Advisory Group

- Portland Office of Transportation (PDOT)
- Oregon Department of Transportation (ODOT)
- Portland Development Commission (PDC)
- Parks and Recreation
- Bureau of Environmental Services (BES)
- Bureau of Development Services (BDS)
- Tri-Met
- Portland Police Bureau/North Portland Crime Prevention Specialist

Highlights of Proposed Zoning

- Implement Albina Community Plan RHd Comprehensive Plan Designation
- EXd Along Interstate Avenue
 - Market flexibility (EXd)
 - Non conforming uses
 - Interim uses
- CG Auto-oriented uses
- Full-block zoning
- Transition zoning in Neighborhood West

North Interstate Corridor Plan Proposed Zoning



Interstate Avenue

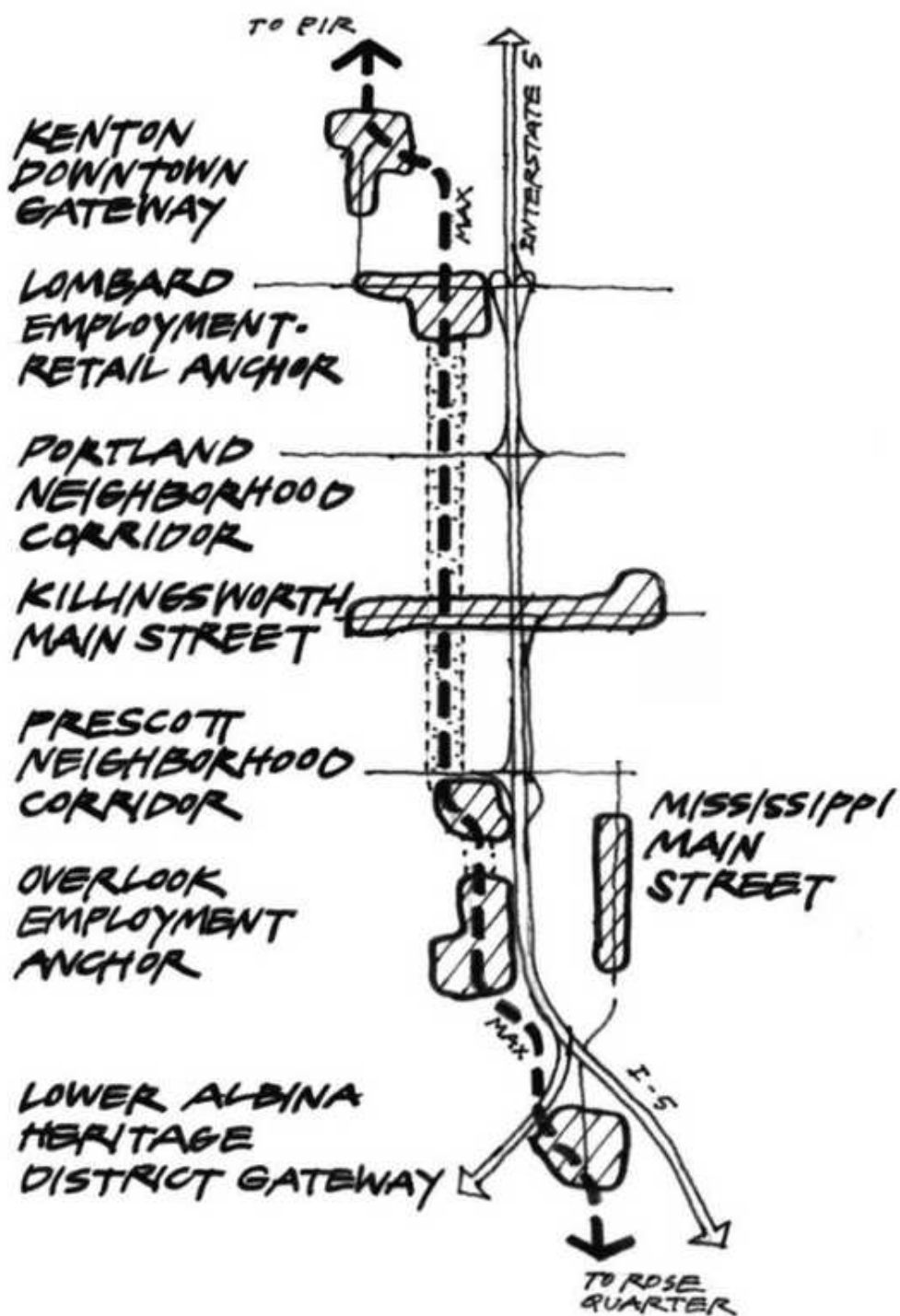
- EXd/RHd
- CXd at Lombard and Killingsworth Station

Neighborhood East

- High Density RHd

Neighborhood West

- 'Transition Zoning of R1, R2, R2.5
- Remainder R5



North Interstate Corridor Plan

SARS Station Area

Development

Concepts, 2001