

# Mixed Use Zoning Project Summary

## Planning and Sustainability Commission Briefing – December 10, 2013

### Overview

The new Comprehensive Plan proposes to focus household growth in centers and corridors as a means to advance the Portland Plan Healthy Connected City strategy. Approximately 80% of the growth through 2035 will be in multifamily housing and most of that in centers and corridors. Portland's zoning code needs revision to direct growth to the centers and corridors in line with the Urban Design Framework.

The City's eight existing mixed-use zones were developed when auto-oriented single-use commercial development was the norm, and are not well equipped to address issues common with more intensive mixed-use forms such as building mass/bulk, context, design, step-downs, and ground floor commercial.

The project will revise Portland's commercial zoning regulations to address these identified issues and focus growth and development in mixed-use centers, corridors, and station areas, and relate to the scale typologies of the Urban Design Framework. Issues to address may include:

- floor area limits for residential/non-residential uses, and bonuses for desired qualities like affordability, green performance, good design, provision of neighborhood services (grocery, day care, etc.);
- transitions in use, height and bulk from mixed-use centers into abutting single-family areas;
- basic design standards in the base zone, active ground floor uses; allowed employment uses; and
- transportation demand management and parking management, including exploration of greater role for transportation management associations.

### Project and Public Involvement Milestones

#	Milestone	Deliverable	Timeline
1	Project Roll Out	Execution of CET IGA	December 2013
2	CIC - Briefing	Final Public Involvement Plan	February 2014
3	PSC - review Mixed Use Zone Assessment; public meetings	Research and Analysis to produce Mixed-Use Zone Assessment	July 2014
4	Public Event(s) for draft concepts	Concept Development	November 2014
5	Public Event(s) for code development	Draft code amendments to implement concepts; possible map implementation ideas	March 2015
6	PSC – review proposed code amendment package	Proposed code amendments; possible map amendments	June 2015
7	City Council – review recommended code amendment package	Recommended code amendments; possible map amendments	July 2015

### Anticipated Public Involvement Components

- Project Advisory Committee – *recruitment recently completed*
- Open Houses/Public Events
- Focus Groups/Community Walks
- Roundtable Discussions
- Neighborhood and Business Group Meetings

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