



Mixed Use Zoning Project PSC Work Session

January 27, 2015



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



Mixed Use Zones Goals/Objectives

- Implement **Comprehensive Plan goals & policies**
- Address **building scale, transitions, required retail areas, residential uses, etc.**
- Consider **design and context, including historic and local character**
- Allow **feasible mixed-use development** among varied pattern areas and locations
- Plan for **housing that is affordable** for Portlanders
- Allow a variety of **commercial and employment uses/development** appropriate to the type of place
- Consider the **equity implications** of approaches



Mixed Use Zones Project Phases

1	Research and Assessment March to September 2014	<ul style="list-style-type: none">• Evaluate Portland's current mixed use development and design regulations to determine what is working well and what needs improvement.• Research best practices and zoning approaches other cities have used to create successful, walkable urban centers.
2	Concept Development June 2014 to February 2015	<ul style="list-style-type: none">• Develop a framework for new mixed use zones that responds to different geographic contexts and the types of places called out in the new Comprehensive Plan.• Analyze development feasibility and explore how incentives can be used to achieve key goals.
3	Code Development January 2015 to April 2015	<ul style="list-style-type: none">• Revise zoning regulations to implement the mixed use zones framework.
4	Public Hearings and Adoption Mid to Late 2015	<ul style="list-style-type: none">• Planning and Sustainability Commission public hearings.• Portland City Council public hearings.



Preliminary Zoning Concept

1. Recast the city's Commercial zones as Commercial-Mixed Use Zones
2. Consolidate current nine zones into a new framework of fewer (4-5) zones
 - *Consolidate CN1 & CN2 zones*
 - *Consolidate CS & CM zones*
 - *Eliminate CO1 and CO2 zones*
 - *Consolidate EX and CX zones*
3. Explore and test approaches to multiple issues and directions identified through the assessment report, best practices and public feedback



Issues and Directions

1. Relate building height to street scale/function
2. Accommodate ground-floor active uses and roofline variety
3. Address height transitions and buffering
4. Building articulation/massing
5. Full-block zoning transitions
6. Large sites/Planned Developments
7. Pattern area standards
8. Street frontages/transparency
9. Front/street setbacks
10. Outdoor space



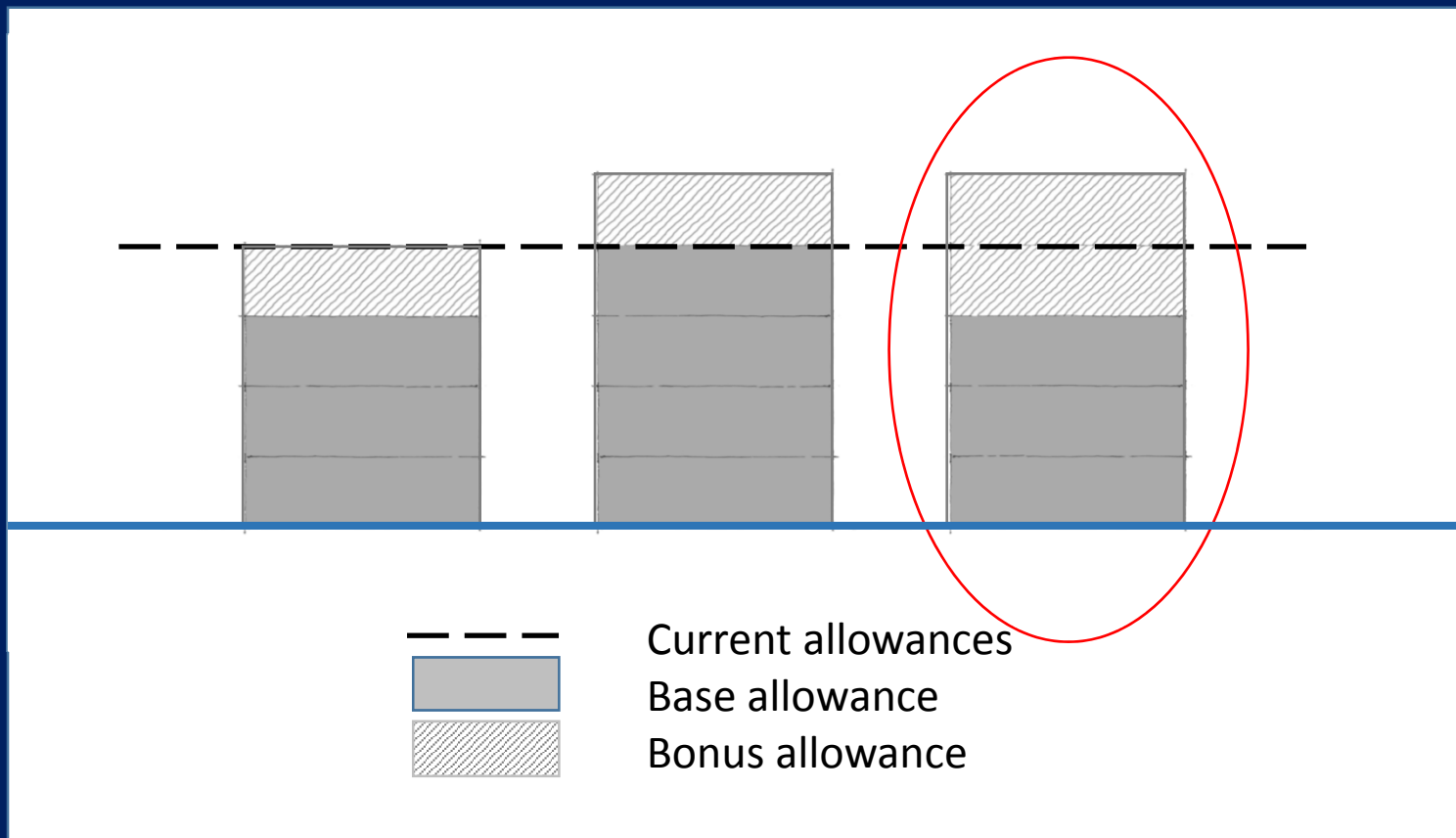
Issues and Directions

11. Side setback requirements
12. Detached house development
13. **Bonus for community benefits**
14. Green features
15. Neighborhood notification requirements
16. Exterior display areas
17. Shared parking



Preliminary Zoning Concept: Bonus for Community Benefits

Setting “base” and “bonus” levels will be a key part of concept modeling, testing and refinement.



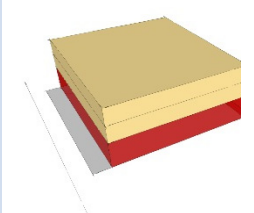
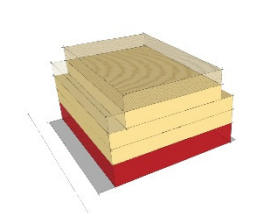
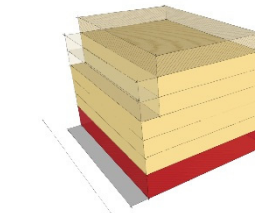
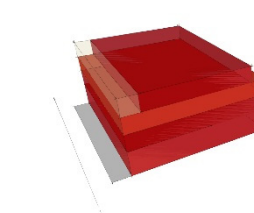
Preliminary Zoning Concept: Framework to Test

	Commercial Mixed Use 1 (CM1)	Commercial Mixed Use 2 (CM2)	Commercial Mixed Use 3 (CM3)	Commercial Employment (CE)
Scale	<p>Small (relates to CN1/2, and CO1 zones)</p>	<p>Medium (relates to CS, CM, CO2, and CG zones)</p>	<p>Large (relates to EX and CX zones)</p>	<p>Medium (relates to CG zone)</p>
Preliminary Form				
Examples				

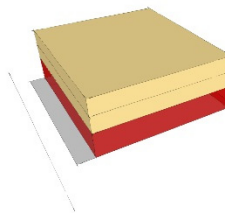
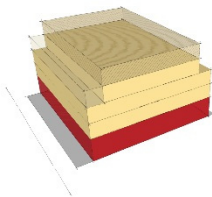
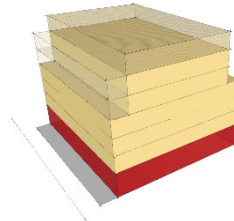
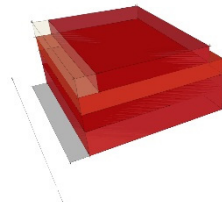
Preliminary Zoning Concept: Comp Plan/Zone Relationships

New Comp Plan Designation	Future Implementing Zones	Existing Implementing Zones
Mixed-Use Dispersed	CM1, CE	CN1, CN2, CO1, CO2, CM, CS, EX
Mixed-Use Neighborhood	CM1, CM2, CE	CN2, CO2, CM, CS, EX
Mixed-Use Civic Corridor	CM1, CM2, CM3, CE	CN2, CO2, CM, CS, CG, CX, EX
Mixed-Use Urban Center	CM1, CM2, CM3, CE	CN1, CO1, CM, CS, CG, CX, EX

Preliminary Zoning Concept: Framework to Test

	Commercial Mixed Use 1 (CM1)	Commercial Mixed Use 2 (CM2)	Commercial Mixed Use 3 (CM3)	Commercial Employment (CE)
Preliminary Form				
Commercial Uses	Array of retail, service and office; smaller scale	Broader array of retail, service, and office; larger scale	Broad array of retail, service, and office	Broad array of retail, service, office, and auto accommodating
Residential Uses	Allow	Allow	Allow	Allow
Industrial Uses	Limit	Allow employment uses with few off-site impacts	Allow employment uses with few off-site impacts	Allow light industrial uses w/ few off-site impacts
Institutional Uses	Allow	Allow	Allow	Allow

Preliminary Zoning Concept: Framework to Test

	Commercial Mixed Use 1 (CM1)	Commercial Mixed Use 2 (CM2)	Commercial Mixed Use 3 (CM3)	Commercial Employment (CE)
Preliminary Form				
Base Height Limit Base FAR	35' 1:1	45' 2:1	65' 3:1	45' 2:1
Bonus Height Limit Bonus FAR	35' 2.5:1	55' 3.5:1	75' 4.5:1	45' 3:1
Add height for active ground floor uses	3'	3'	3'	3'
Height step-back; Height step-down	none	Based on ROW width; Adjacent to RF-R2.5 zones	Based on ROW width; Adjacent to RF-R2.5 zones	tbd
Building Coverage Inner/East/West	85/75/75	90/85/85	90/85/85	85/75/75
Required Landscaping Inner/East/West	0/15/15	0/15/15	0/15/15	0/15/15

Preliminary Zoning Concept

Bonus to Test – 12/2014 Working DRAFT

Bonus Element (All TBD)	Amount of Bonus (All TBD) **	Maximum amount of bonus FAR achievable with bonus
Affordable housing units	.75:1 FAR for 10% units below 60% MFI (up to 1.5:1 FAR for 20%)	100%
Affordable housing units	.75:1 FAR for 20% units 61-80% MFI (up to 1.5:1 FAR for 40%)	100%
Commercial space	Additional 1 sf of floor area for every 1 sf of GF commercial space.	50%
Affordable commercial space	Additional 2 sf of floor area for every 1 sf of affordable GF commercial space	50%
Historic preservation	Additional 1 sf of floor area for every 1 sf of preserved floor area through TDR.	50%
Public plaza or open space	Additional 5 sf of floor area for every 1 sf of GF plaza space. Minimum plaza size 500sf.	50%
Community services (Day Care)	Additional 1.5 sf of floor area for every 1 sf of day care space	33%
High performance green features <ul style="list-style-type: none"> • Energy (LEED Gold?) • Eco roof • Tree canopy • Stormwater/landscape 	TBD	TBD
Design Review (for discussion)	Voluntary discretionary process	TBD

Preliminary Zoning Concept: Centers Overlay

Create overlay zone that would be applied to core areas of centers with regulations that:

- Limit/prohibit: drive thru development, quick vehicle servicing, self-storage, other non-pedestrian uses
- Require/provide incentives for active ground floor uses



Preliminary Zoning Concept Conversion Table - Working DRAFT

Proposed Comp Plan Designation	Current Zone						
	CN1/2	CO1/2	CM	CS	CG	EX	CX
Mixed Use Dispersed	CM1	CM1	CM1	CM1	CM1# CE#	CM2	n/a
Mixed Use Neighborhood	CM1	CM1	CM1* CM2*	CM1* CM2*	CM2# CE#	CM2	n/a
Mixed Use Civic Corridor	CM1^ CM2^	CM1^ CM2^	CM2	CM2	CM2# CE#	CM3	CM3
Mixed Use Urban Center	CM1	CM1+ CM2+	CM2	CM2	CM2# CE#	CM3	CM3

- * CM1 may be proposed for UDF Neighborhood Corridors; CM2 may be proposed for UDF Neighborhood Centers
- ^ CM1 may be proposed for isolated locations; CM2 may be proposed for areas contiguous to larger scale mixed use zones
- + CM1 may be proposed for CO1 zones; CM2 may be proposed for CO2 zones
- # TBD: CM zones may be applied to UDF Centers; CE may be applied to UDF Corridors.