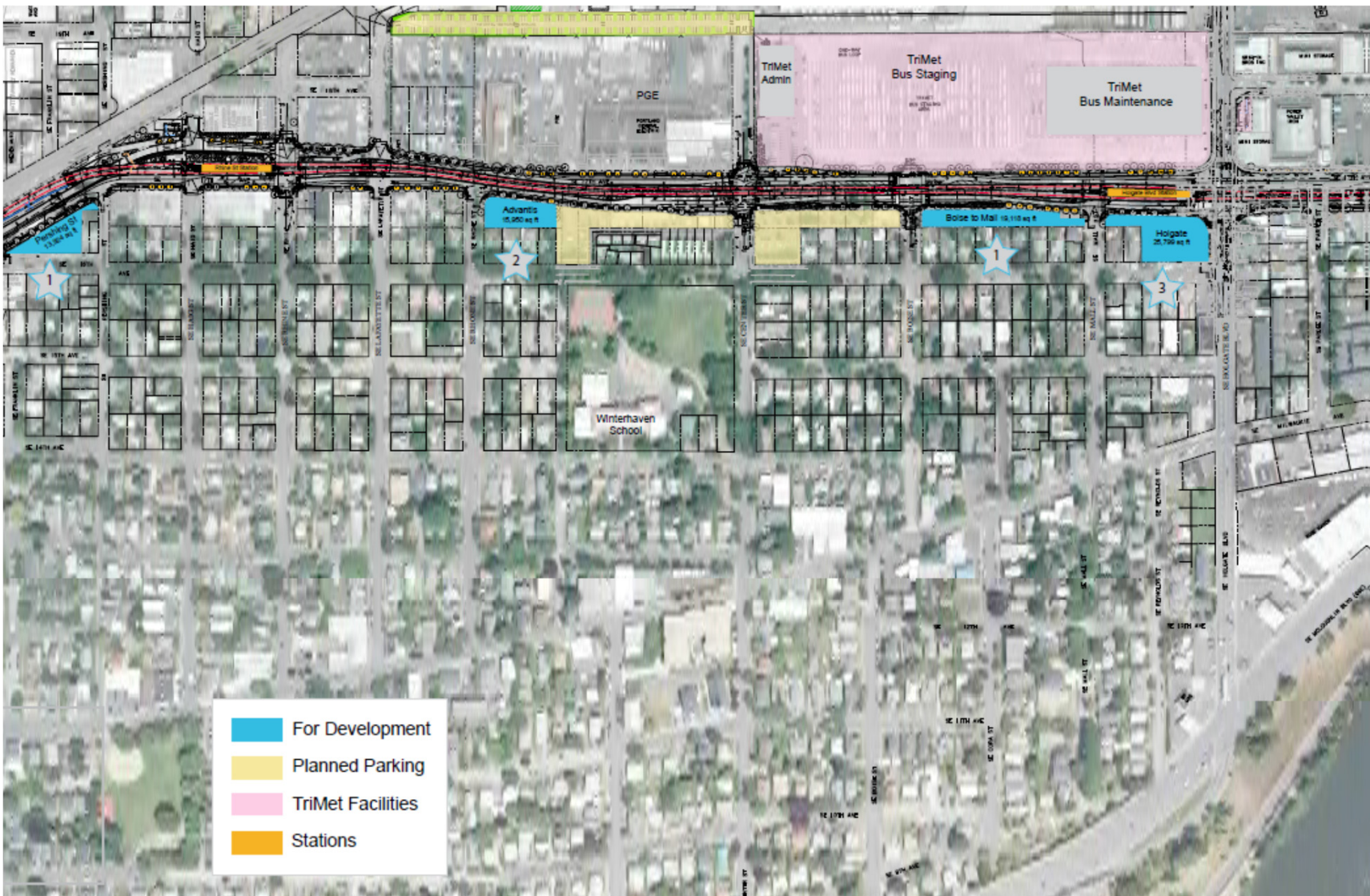


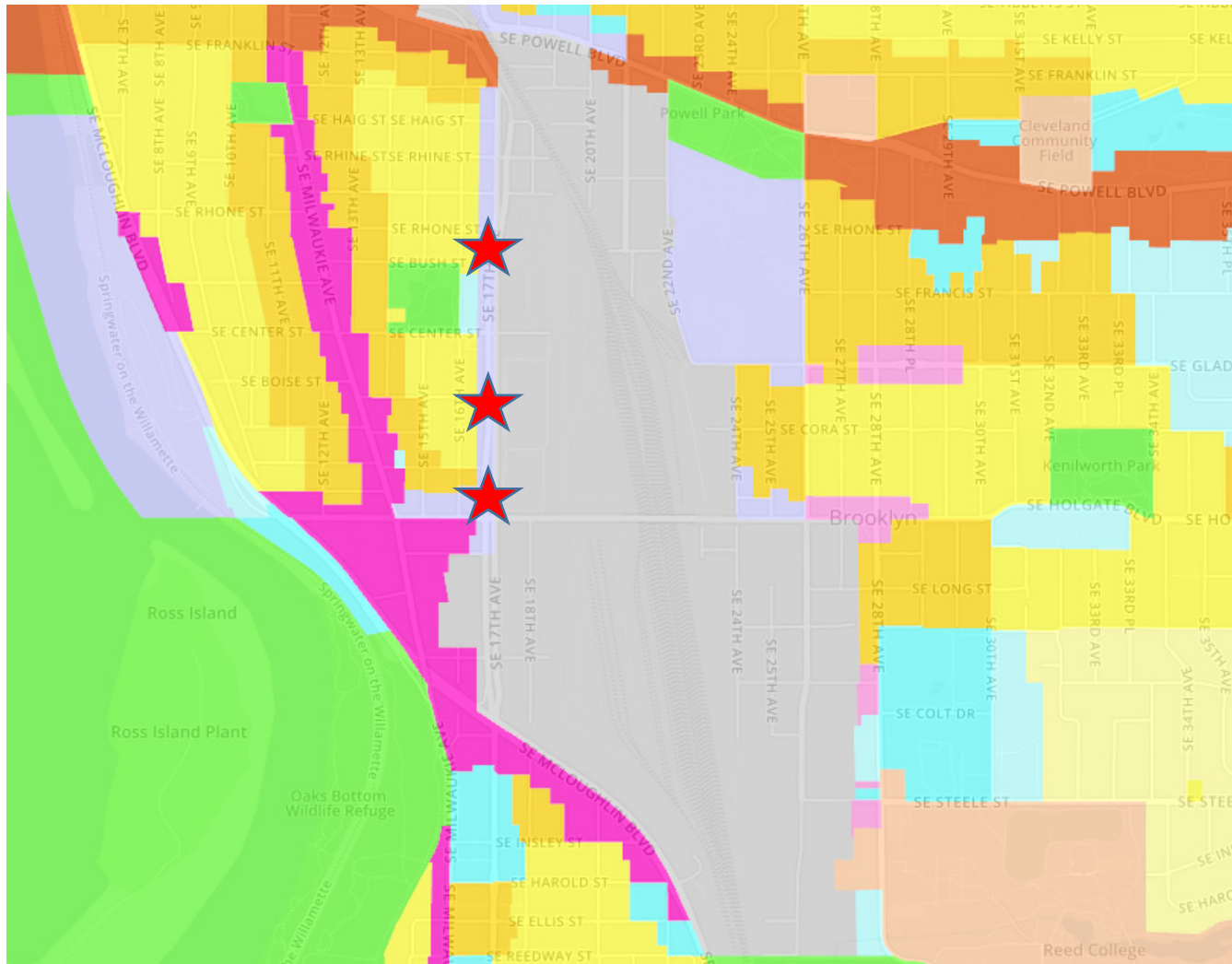
Trimet Sites on SE 17th

Mixed Use Code Analysis

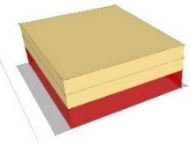
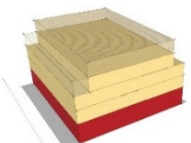
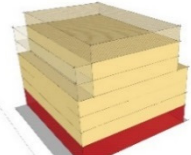
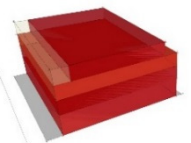
For PSC Discussion on 3/24/15



Comprehensive Plan Map



	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				

	Commercial Mixed Use 1 (CM1)	Commercial Mixed Use 2 (CM2)	Commercial Mixed Use 3 (CM3)	Commercial Employment (CE)
Preliminary Form				
Base Height Limit (stories) DRAFT Base FAR *	35' (3) 1:1	45' (4) 2:1	65' (6) 3:1	35' (3) 2:1
Bonus Height Limit (stories) DRAFT Bonus FAR*	35' (3) 2.5:1	55' (5) 3.5:1	75' (7) 4.5:1	45' (4) 3:1
Maximum Height - transit street ROW <70 feet	base height	35' within 10' of lot line – 75% length	45' within 10' of lot line – 75% length	45' within 10' of lot line – 75% length
Height limit adjacent to SFR and MFR Zones	35'	35' within 25' of SFR 45' within 25' of MFR	35' within 25' of SFR 45' within 25' of MFR	35' within 25' of SFR 45' within 25' of MFR
Additional overall height for active ground floor uses	+3'	+3'	+3'	+3'
Building Coverage Inner/East/West	90/75/75	100/85/85	100/85/85	90/75/75
Required Landscaping Inner/East/West	0/15/15	0/15/15	0/15/15	0/15/15

Zone	Draft Locational Criteria
CM3	<ul style="list-style-type: none"> • <u>Near high-capacity transit stations</u> and on streetcar corridors. • On Civic Corridors, especially those close to the Central City. • Large multi-acre sites served by frequent-service transit. • Where community plans call for intense mixed-use development.
CM2	<ul style="list-style-type: none"> • Broad range of locations with good transit service.
CM1	<ul style="list-style-type: none"> • Edges of centers as a transition to lower-density residential areas. • Neighborhood Corridors and transit streets outside centers/station areas. • <u>Small, dispersed commercial areas or streets not identified as corridors.</u>
CE	<ul style="list-style-type: none"> • On corridors in locations in between centers; places with commercial or employment emphasis; auto-oriented configurations. • <u>Locations adjacent to the Industrial Sanctuary designation.</u>

Site 1 (SE 17th between SE Mall and SE Boise)

Site area: 19,118 square feet (gross)

Maximum building footprint: 14,000 square feet

(accounts for required setbacks adjacent to residential zone and small unbuildable area at south end of site)

Alternative 1 (mixed use)

2 stories of residential over 1 story commercial:

36 – 42 units (8-11 parking spaces, tuck under)

9,000 square feet commercial space (gross)

Alternative 2 (all residential)

3 stories of residential:

44 – 50 units (11-13 parking spaces, tuck under)

Notes:

- 3 stories is likely the tallest practical development on this site, given the narrow dimensions of the site (depth ranges from 50 to 40 feet). Proposed scale transition, limiting height to 35' within 25' from a single-dwelling zone would restrict fourth floors to a depth of 25' to 15'. These constraints would likely make bonus height and FAR unattainable (FAR used in calculation was 1.94:1)
- Residential calculations are based on a unit size range (800 gsf per unit and 650 gsf per unit).

Site 2 – Advantis (SE 17th & SE Rhone)

Site area: 15,950 square feet

Maximum building footprint: 13,950 square feet

(accounts for required setbacks adjacent to residential zone)

All alternatives assume CM2 (2:1 FAR base)

Alternative 1 (mixed use)

2 stories of residential over 1 story commercial:

34 – 40 units (7-8 parking spaces, tuck under)

5,000 square feet commercial space (gross)

Alternative 2 (all residential)

3 stories of residential:

40 – 48 units (8-13 parking spaces, tuck under)

Notes:

- 3 stories is likely the tallest practical development on this site, given the constrained dimensions of the site (with proposed setbacks and upper-level step downs adjacent to SFR zones, 4th floor would be limited in depth to between 35 and 55 feet).
- Residential calculations are based on a unit size range (800 gsf per unit and 650 gsf per unit).

Site 3 (SE 17th between SE Holgate and SE Mall)

Site area: 25,799 square feet

Maximum building footprint: 21,799

(accounts for required setbacks adjacent to residential zone and small area at north end of site)

CM2 Base (2:1 FAR)

43 units (2nd & 3rd floors), 11 parking spaces

Ground floor commercial (17,200 SF gross)

CM2 with bonus (3.5:1 FAR)

102 units (2nd – 5th floors), 34 parking spaces (ground level)

Ground floor commercial (7,500 SF gross)

CM3 Base (3:1 FAR)

80 units (2nd – 4th floors), 27 parking spaces (ground level)

Ground floor commercial 8,000 SF gross)

CM3 with bonus (4:1 FAR)

130 units (2nd – 6th floors), 44 parking spaces (occupying all of the ground level)

Notes:

- Residential calculations are based on a unit size of 800 gsf per unit.