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## MEMO

**DATE:** March 18, 2016  
**TO:** Planning and Sustainability Commissioners  
**FROM:** Barry Manning, Bill Cunningham  
**CC:** Eric Engstrom, Joe Zehnder, Susan Anderson  
**SUBJECT:** Mixed Use Zones Project

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At the March 22, 2016 Planning and Sustainability Commission (PSC) meeting, BPS staff will provide a briefing on the Mixed Use Zones Project. The PSC last received a briefing on this project in late 2014. A [Proposed Draft](#) report has been posted online in advance of the briefing for you to preview. Full copies of the report will be distributed at the meeting on March 22. Public notices about the proposed Zoning Map and Zoning Code amendments will be mailed to property owners on April 4, 2016. The PSC is scheduled to hold public hearings on the proposal on May 10, 2016 and May 17, 2016.

### Background

The Mixed Use Zones Project proposes to revise Portland's Zoning Code regulations for commercial/mixed use zones in centers and corridors outside of the Central City. The project addresses issues that arise with new more intensive mixed use buildings, such as massing and design, transitions and step-downs, and ground floor uses. It also addresses other opportunities to realize Comprehensive Plan goals and policies through regulations, including incentives for affordable housing and commercial spaces.

Below is a summary of fundamental changes to the Commercial/Mixed Use zones:

- Creates four new Commercial Mixed-Use base zones with varying scales to replace the existing commercial zones. New zones are: **CM1** (small-scale, 3 stories, 35'), **CM2** and **CE** (medium-scale, 4-5 stories, 45'-55'), and **CM3** (large-scale, 6-7 stories, 65'-75');
- Manages the bulk of development by setting new Floor Area Ratios for each of the zones;
- Provides incentives for public benefits through bonuses that earn additional floor area and (in some cases) additional building height;



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- Includes requirements for integrating green elements into development in the more urban commercial/mixed use zones;
- Reduces building mass by articulating large façades and limiting building length;
- Enhances street-level environments by increasing ground-floor window requirements;
- Requires outdoor areas for new residential units;
- Improves transition to neighboring residential areas through height “step downs,” setbacks, and landscaped buffers;
- Sets building coverage and landscaping standards that vary by neighborhood “pattern area” (including inner, eastern and western neighborhoods);
- Provides flexible street setbacks to allow for gathering spaces;
- Ensures active ground floor uses such as retail in the core commercial areas of centers;
- Includes new zoning and development standards responsive to the characteristics of older, low-rise main street areas;
- Allows added height and development flexibility on large sites via a planned development review; and
- Requires neighborhood notification of most new development.

Overall, the Mixed Use Zones Project proposal includes the following major elements:

- New Commercial/Mixed Use zones that replace existing Commercial base zones (33.130);
- New Zoning Map with new base zones;
- Expansion of the Design Overlay Zone in Mixed Use-Urban Center areas (33.420);
- New Centers Main Street Overlay Zone applied in identified centers (33.415); and
- New Transportation Demand Management requirements for residential projects (33.266).

Please contact Barry at 503-823-7965 ([barry.manning@portlandoregon.gov](mailto:barry.manning@portlandoregon.gov)) or Bill at 503-823-4203 ([bill.cunningham@portlandoregon.gov](mailto:bill.cunningham@portlandoregon.gov)) prior to the meeting if you have any questions.

