



Mixed Use Zones Project

Proposed Zoning Code and Zoning Map Amendments

Planning and Sustainability Commission Public Hearing

May 10, 2016



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Mixed Use Zones Objectives

- Create zones and supporting codes that respond to the new Comp Plan & UDF - support commercial and housing growth
- Address issues such as building scale, transitions, required retail areas, residential area and uses, etc.
- Better address design and context, integration with historic and local character
- Allow market-feasible mixed-use development among varied pattern areas and locations
- Supply housing that is affordable for Portland incomes
- Allow a variety of commercial and employment uses/development as appropriate to the type of place
- Consider the equity implications of all approaches

Public Process Highlights

- **Project Advisory Committee (PAC)**
20+ members, met over 2 years; represented varying viewpoints; not a consensus or recommending body
- **Technical Advisory Group**
- **Neighborhood Walks (7)**
- **Architect, Developer, Housing, Business Roundtables**
- **Preliminary Concept Workshops**
- **Revised Concept Info Sessions**
- **Resident and Shopper Surveys**
- **Discussion Draft Meetings**

Summary of Mixed Use Zones Project Elements

Creates new framework of Mixed Use Zones

- CM1, CM2, CM3, CE zones
- New Zoning Map

Re-write of Commercial Mixed Use Base Zone: 33.130

- New FAR Structure with Bonuses
- New Development and Design standards

Applies new Centers Main Street Overlay Zone: 33.415

- Creates active uses; pedestrian emphasis

Expands area of Design Overlay Zone: 33.420

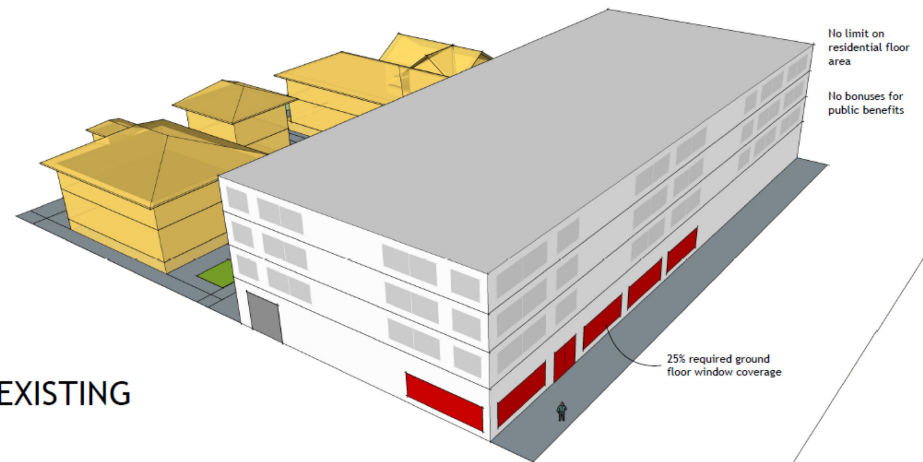
- Applied in all “Mixed Use-Urban Center” areas

New Transportation Requirements: 33.266 and 33.852

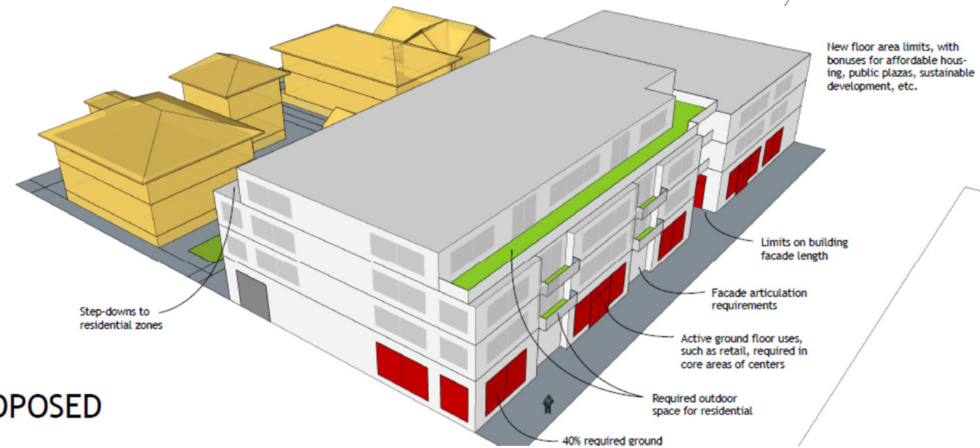
- TDM applies to development with more than 10 units
- Relate parking to transit, exempt small lots; new residential max.

Summary of Mixed Use Project - Changes to Development Standards

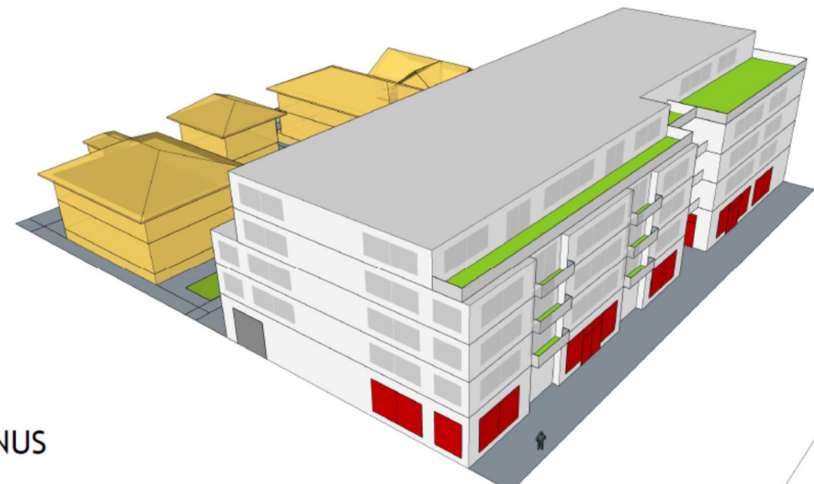
EXISTING



PROPOSED



BONUS



Proposed New Zones

	Commercial Mixed Use 1 (CM1)	Commercial Mixed Use 2 (CM2)	Commercial Mixed Use 3 (CM3)	Commercial Employment (CE)
Building Form				
Examples				
Height Limit FAR	35' (3) 1.5:1	45' (4) 2.5:1	65' (6) 3:1	45' (4) 2.5:1
Bonus Ht Limit Bonus FAR	35' (3) 2.5:1	55' (5)* 4:1 * In key locations	75' (7) 5:1	45' (4) 3:1

Proposed New Zones

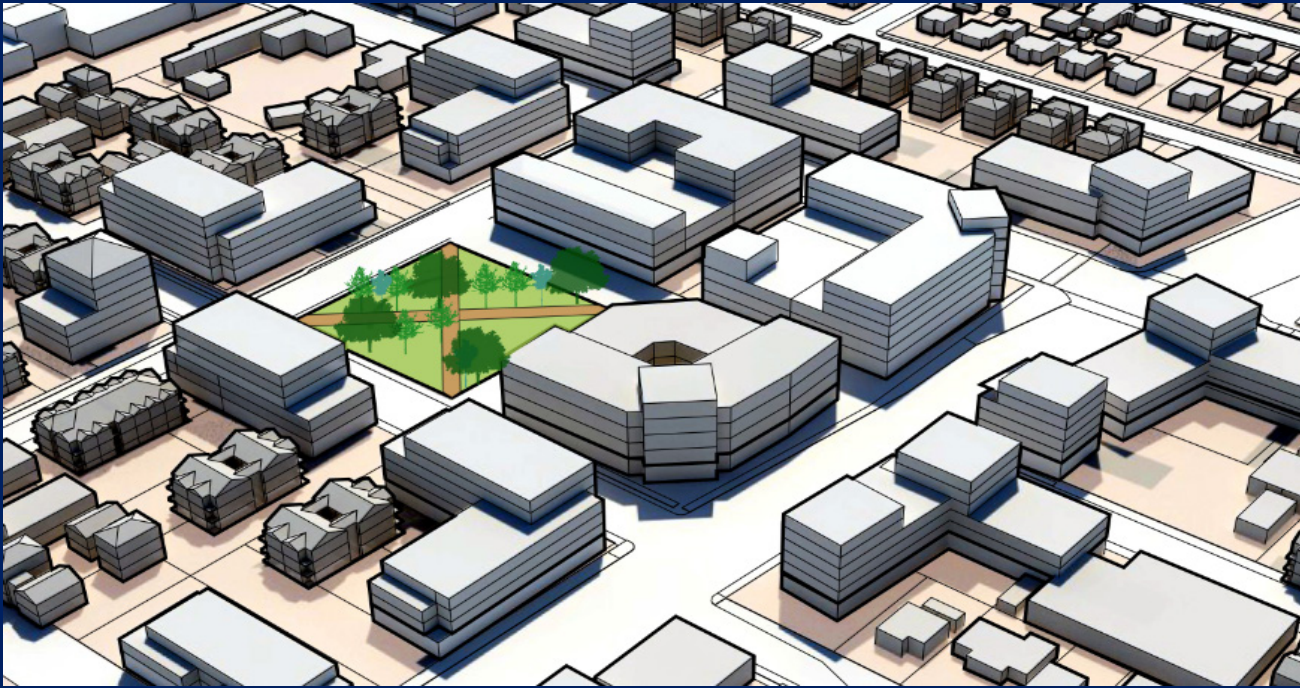
	Commercial Mixed Use 1 (CM1)	Commercial Mixed Use 2 (CM2)	Commercial Mixed Use 3 (CM3)	Commercial Employment (CE)
Commercial Uses	Array of small retail, service and office	Broader array of retail, service, and office	Broad array of retail, service, and office	Broad array of retail, service, office, and auto-oriented with drive through
Residential Uses	Allow	Allow	Allow	Allow (no bonus)
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

Development Incentives

Bonus Options for Public Benefits

Bonus Element	% of bonus FAR achievable
Affordable housing units (80% MFI)	Up to 100%
Affordable commercial space (25% < market)	Up to 50%
Related: Historic resource transfer of development rights	Up to 50%

Development Incentives



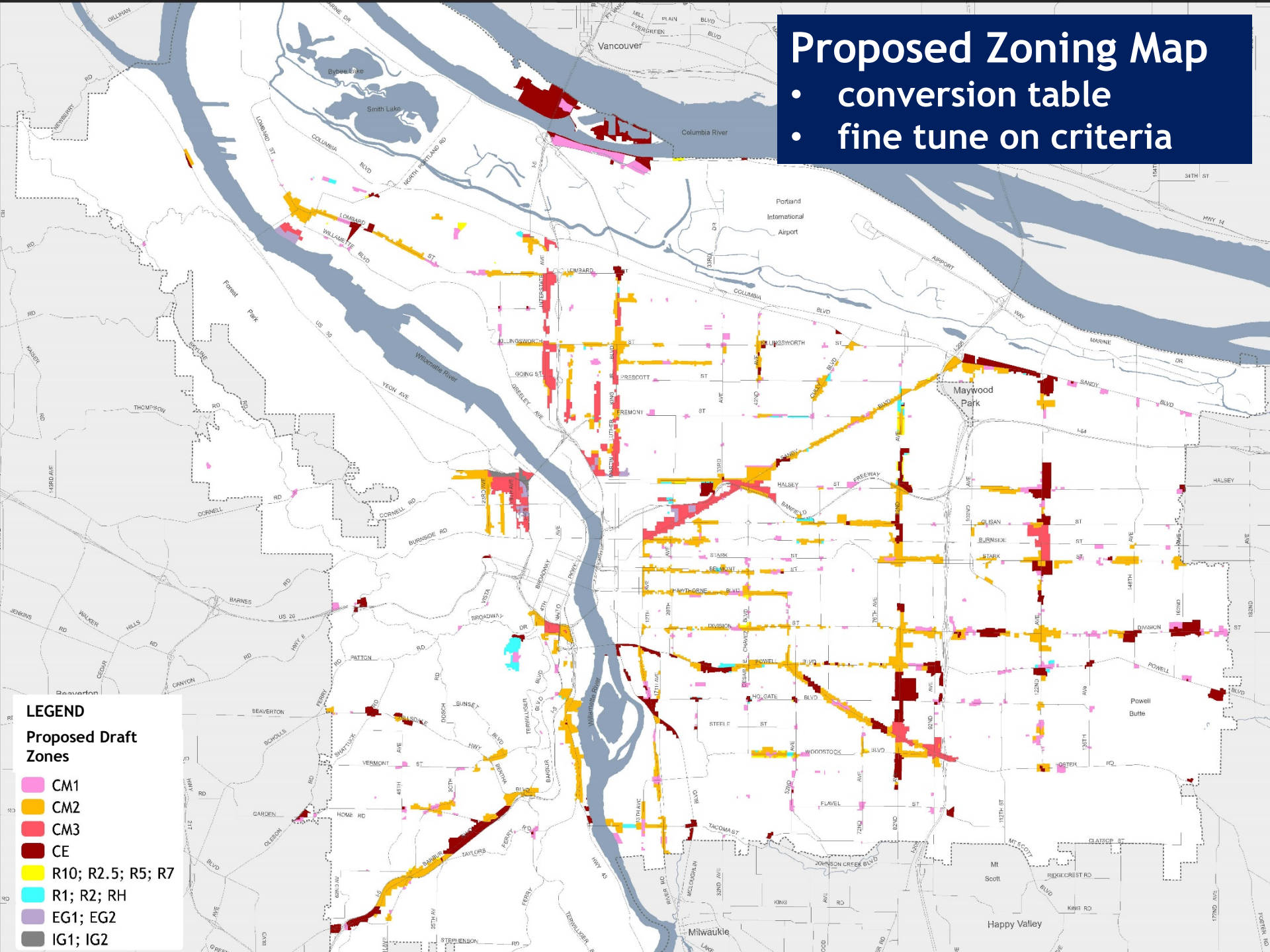
Planned Development Bonus

Allow taller buildings and bonus FAR on large sites (2+ acres) when approved through a Type III land use review, with requirements for

- Affordable housing
- Public open space
- Low-carbon buildings
- Design review and scale transitions

Proposed Zoning Map

- conversion table
- fine tune on criteria



LEGEND
Proposed Draft Zones

- CM1
- CM2
- CM3
- CE
- R10; R2.5; R5; R7
- R1; R2; RH
- EG1; EG2
- IG1; IG2

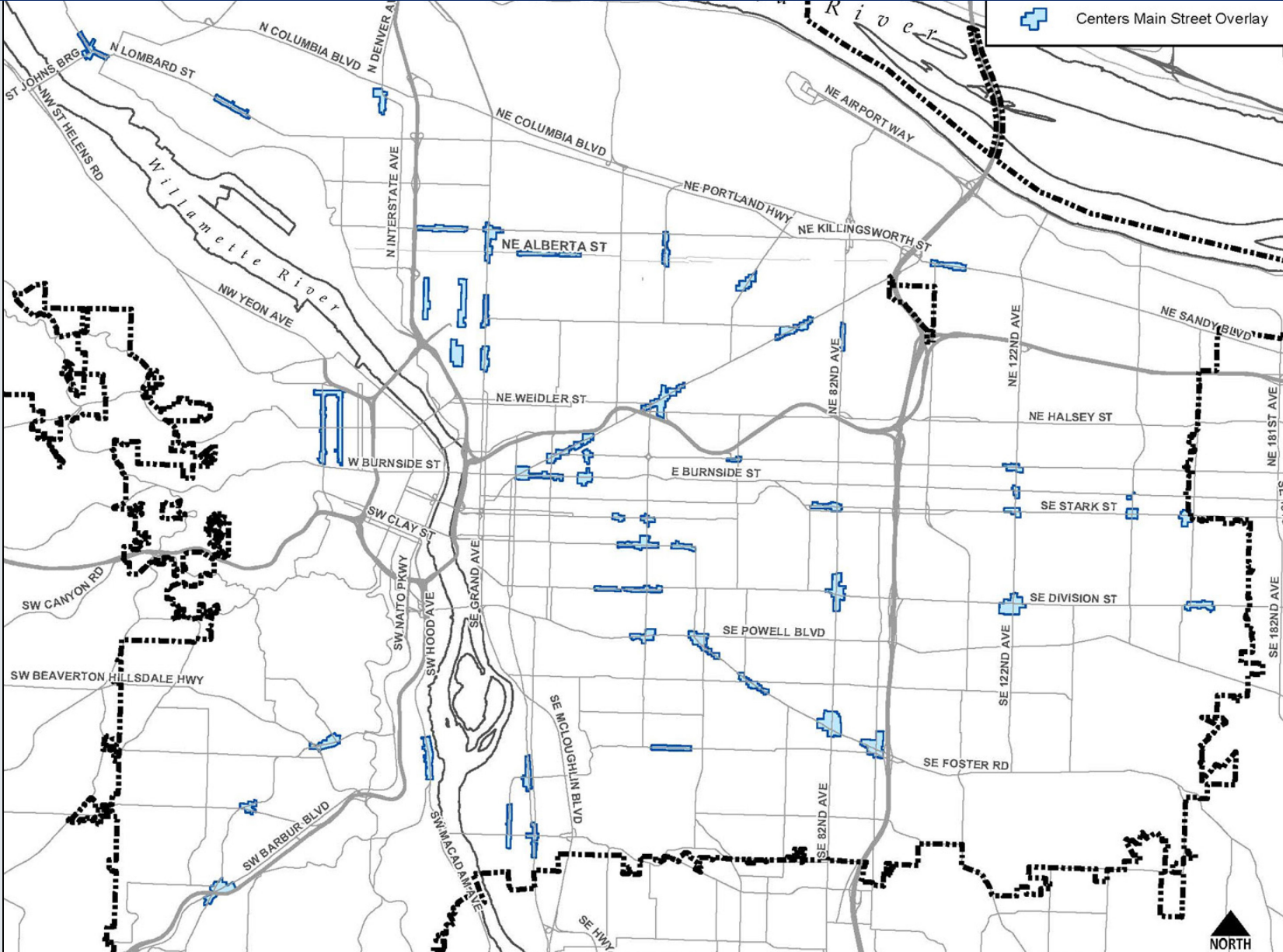
Low-rise Commercial Storefront Areas

Zoning for areas with concentrations of 1-2 story streetcar-era storefront buildings.

- CM1 base zone – 35' height
- Apply through “m overlay” zone:
 - 2:1 FAR
 - Larger allowed retail/commercial uses
 - Full lot coverage allowed and no required landscaping



Centers Main Street Overlay

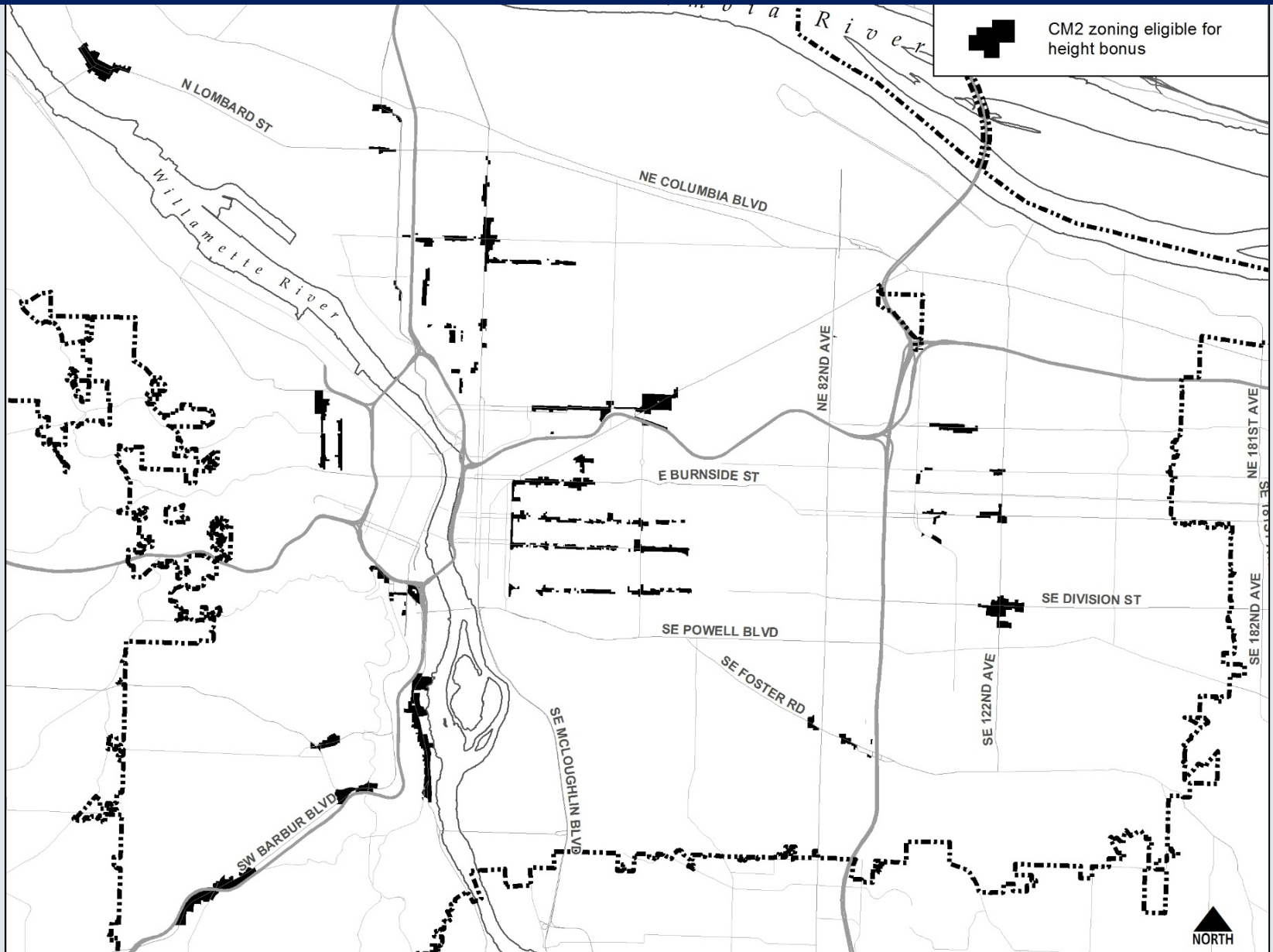


Centers Main Street Overlay Zone

- Commercial ground floor use
- Height flexibility (3') in CM2 and CM3 zones
- Enhanced ground floor windows – 60%
- Stronger street orientation
- Minimum FAR
- Limit/prohibit non-pedestrian uses: drive thru, quick vehicle servicing, self-storage

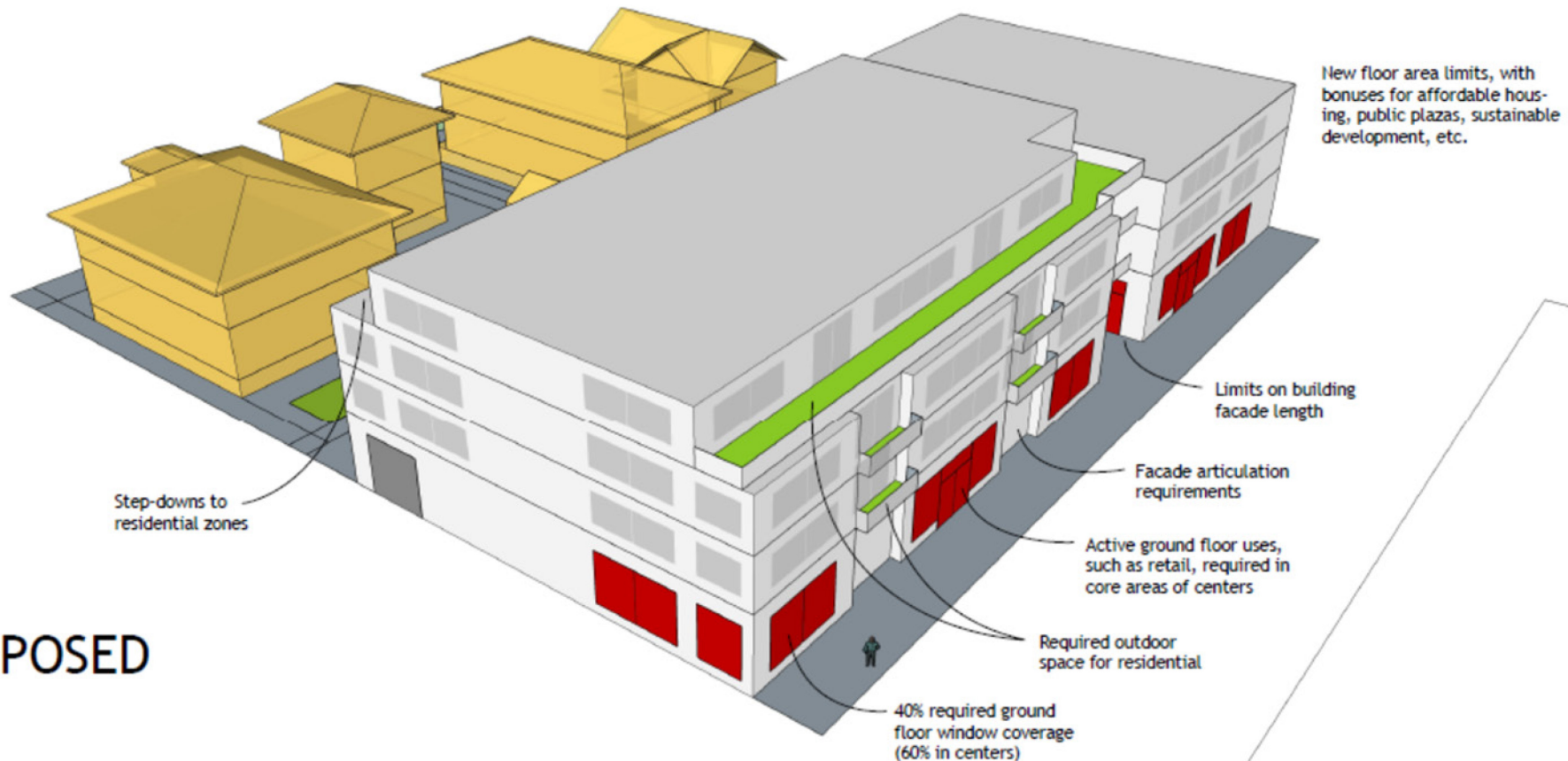


CM2 Bonus Height Areas (up to 55') – linked to design review overlay



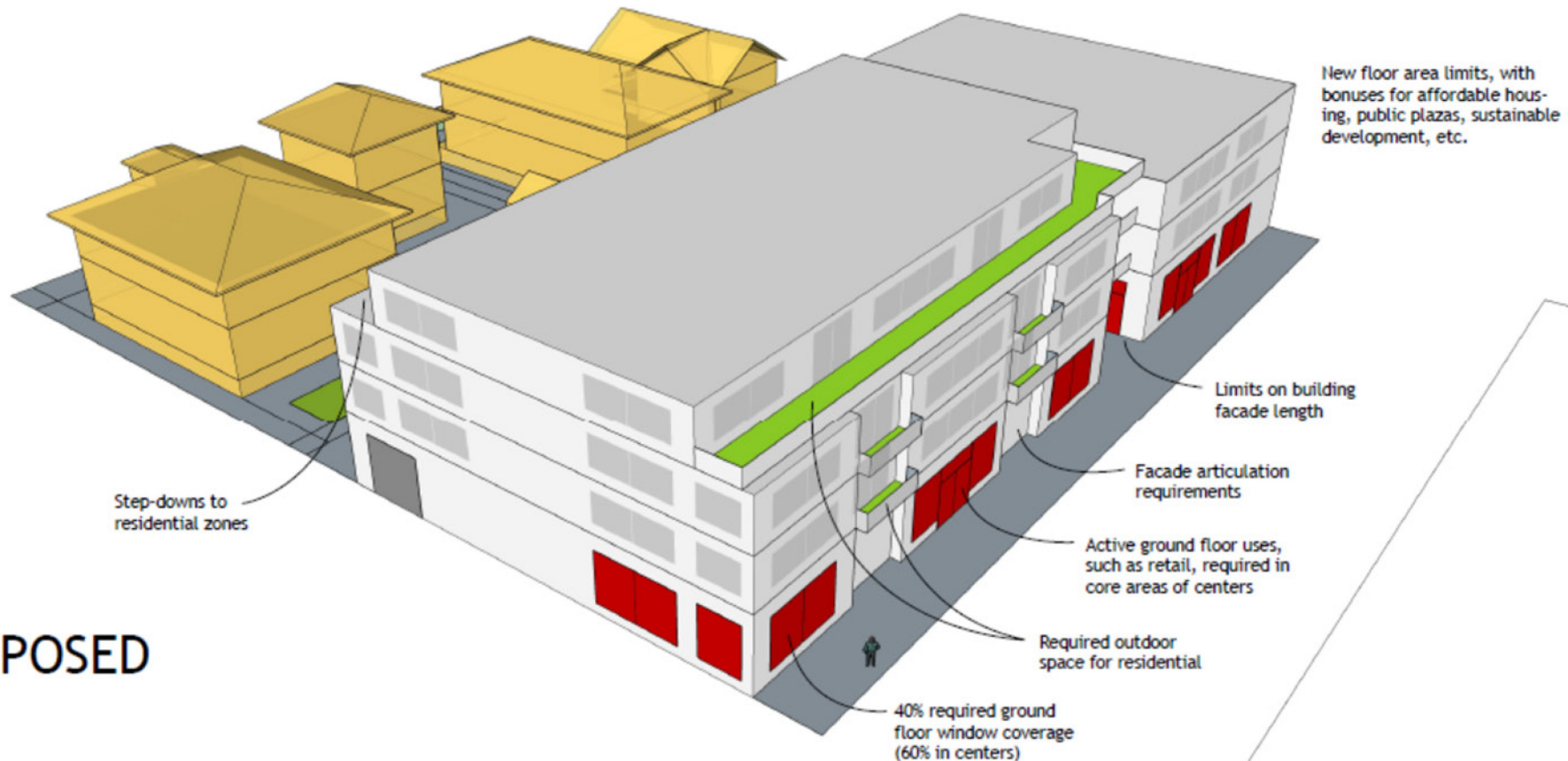
Highlights: Development Standards

- Transitions: step-down to R-zones; step-back on narrow streets (CM3)
- Façade articulation and building length standards
- Lot coverage and landscaping based on pattern areas, w/ green options
- Increase ground floor windows; outdoor area for residents



Highlights: Development Standards

- Expand exterior display allowances in most zones
- Prohibit drive-thru in CM1, 2, 3; allow in CE; rebuild in CM2, CM3
- Parking – relate to transit service; broaden commercial allowances
- Neighborhood contact requirement for 10K or 5 units





Thank You



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Consider Proposed Code Changes
close testimony May 17, 2016

Work session on code and map amendments
June 28, 2016

Consider Proposed Map Changes
close testimony July 12, 2016



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