



Bureau of Planning and Sustainability

Innovation. Collaboration. Practical Solutions.

---

## MEMO

**DATE:** May 23, 2016  
**TO:** Planning and Sustainability Commission  
**FROM:** Barry Manning, Project Manager  
**CC:** Susan Anderson, Joe Zehnder, Eric Engstrom, Bill Cunningham, BPS  
**SUBJECT:** Mixed Use Zones Project – proposed approach to work sessions

---

Below is a draft list of Mixed Use Zones Project issues to discuss, address and resolve at upcoming Planning and Sustainability Commission (PSC) work sessions. These issues are based on testimony submitted to PSC and the Commission's identification of major thematic topics at the end of public hearings on May 10 and 17, 2016. The proposed dates and approach are tentative and may change as staff and the PSC further reviews the complete record of testimony.

BPS staff aims to resolve the majority of major thematic and code-related issues at work sessions on May 24 and June 28. Any remaining issues and specific zoning map change requests could be considered and finalized for tentative approval at the July 12 work session, which will be followed by a hearing and work session on the Composite Zoning Map. Staff appreciate feedback and/or suggestions from PSC members on this proposed approach.

Staff proposes to address the Low-rise Commercial Storefront proposal at the first work session. We will review the proposed areas and their features, as well as testimony on the topic. Staff has prepared several options for the PSC to review and consider to respond to testimony, which are included in this memo on page 4.



City of Portland, Oregon | Bureau of Planning and Sustainability | [www.portlandoregon.gov/bps](http://www.portlandoregon.gov/bps)  
1900 SW 4th Avenue, Suite 7100, Portland, OR 97201 | phone: 503-823-7700 | fax: 503-823-7800 | tty: 503-823-6868

*Printed on 100% post-consumer waste recycled paper.*

#	Issue/Topic	Approach/Background	Date/Time
1	Low-Rise Commercial Storefront CM1 zoning	<ul style="list-style-type: none"> <li>Address testimony and discuss attributes of each proposed low-rise area.</li> <li>Consider zoning and other options for addressing scale and character issues.</li> </ul>	May 24 1+ hrs
2	Transportation Demand Management Proposal	<ul style="list-style-type: none"> <li>PBOT TDM proposal on 6/14 and implications for MUZ.</li> <li>Follow up at PSC 6/28 meeting on MUZ if needed.</li> </ul>	June 14 June 28 (tbd)
3	Base and Bonus floor area allowances; Inclusionary Housing	<ul style="list-style-type: none"> <li>Consider relationship of FAR to built form and community input about scale and mass.</li> <li>Share information about relationship of base and bonus to economics.</li> <li>Consider interface with IH.</li> <li><i>Briefing sessions on development form, allowances, etc. on May 31 and June 1.</i></li> </ul>	June 28 30 min
4	Development and design standards: building height; step-backs/downs; articulation, length, etc.	<ul style="list-style-type: none"> <li>This is linked to topic 3, as FAR was part of response to scale issues.</li> <li>Consider pros/cons of design and development standards to address massing.</li> <li>Additional resources/info needed?</li> <li><i>Briefing sessions on development form, allowances, etc. on 5/31 and 6/1.</i></li> </ul>	June 28 15 min
5	Drive-throughs; Quick Vehicle Service uses (gas stations, etc.); Auto-oriented development standards	<ul style="list-style-type: none"> <li>Review existing zoning patterns and policy direction.</li> <li>Consider options.</li> <li><i>Staff may schedule an additional PSC briefing on this topic prior to 6/28 to inform PSC on issues and considerations.</i></li> </ul>	June 28 30 min
6	Grocery and large site development zoning; building orientation and other development standards	<ul style="list-style-type: none"> <li>This is linked to topic 5.</li> <li>Consider request to amend CE Zone.</li> <li>Consider request to rezone specific grocery and other retail sites to CE.</li> <li><i>Staff may schedule an additional PSC briefing on this topic prior to 6/28 to inform PSC on issues and considerations.</i></li> </ul>	June 28 30 min



7	BDS Code requests	<ul style="list-style-type: none"> <li>• BDS submitted many comments on the zoning code language to clarify and address issues.</li> <li>• Hold internal/staff work session with BDS.</li> <li>• BDS staff to attend PSC on 6/28 to discuss proposed resolution or outstanding issues.</li> </ul>	June 28 30 min
8	Division Design Initiative (DDI) proposal	<ul style="list-style-type: none"> <li>• Staff will analyze the DDI proposal and highlight areas where the MUZ incorporated ideas and where it diverges.</li> <li>• Staff will make a recommendation about whether or how to move forward with DDI suggestions.</li> </ul>	July 12 30 min
9	Zoning Map Amendments and Requests	<ul style="list-style-type: none"> <li>• PSC received many zoning map requests from individuals in addition to the thematic zoning issues covered above in #1, #4, and #5.</li> <li>• Staff will bring individual map requests to PSC for consideration. These include: <ul style="list-style-type: none"> <li>○ CM1 - Strong; Williams/Alberta</li> <li>○ CM1 - 30<sup>th</sup>/Killingsworth</li> <li>○ CM1 - various locations</li> <li>○ CE - various locations</li> <li>○ CM3 - various locations</li> </ul> </li> <li>• Staff will review tentative streetcar alignment zoning proposals (memo).</li> <li>• Tentative recommendation on map requests will feed into Composite Zoning Map.</li> </ul>	July 12 1 hr
10	Design Overlay Zone	<ul style="list-style-type: none"> <li>• Recap proposal for design overlay expansion.</li> <li>• Consider Sellwood design request.</li> <li>• Staff will provide briefing memo in advance of work session.</li> </ul>	Memo; July 12 (if needed)
11	Employment-focused uses: EX and CM3 zoning	<ul style="list-style-type: none"> <li>• Staff will provide briefing memo outlining zone differences.</li> <li>• This issue will be addressed in-part at briefing sessions on topics 3-4.</li> <li>• Discussion of map changes on July 12.</li> </ul>	Memo; July 12 (if needed)



# CM1 Zone Low-Rise Commercial Storefront Proposal

## May 23, 2016 DRAFT – Options for Next Steps

At the public hearings on May 10 and 17, PSC heard a significant amount of testimony about the Low-rise Commercial Storefront proposal and related rezoning to CM1 in areas within selected Neighborhood Centers. At its last meeting, staff provided the PSC a copy of the [Low-rise Commercial Storefront Analysis-Summary](#); this document explains the approach to the proposal. Staff intends to review the proposed areas and their features, as well as testimony on the topic at the May 24, 2016 work session.

Several options for the PSC to consider to respond to testimony are offered below. **Options 1-3 address scale issues. Option 4 focuses on design.**

1. **Keep proposal mostly intact**, expanding use allowances, but eliminating the one area where there was clear stakeholder consensus against the CM1 proposal (Woodstock).
2. **Narrow the proposal, removing areas located along wide Civic Corridors** (along which policies support larger-scale development) **and Woodstock**.
  - a. This would remove: Roseway, Parkrose, Hawthorne, Foster and Woodstock.
  - b. The following would remain part of the CM1 proposal: Alberta, Kerns/28<sup>th</sup>, Belmont, Division, Montavilla/Stark, Sellwood (SE 13<sup>th</sup>), Moreland (Milwaukie/Bybee), Multnomah Village.
3. **Narrow the proposal based on level of community support and other factors**, and retain only the areas with neighborhood/community support.
  - a. This would remove: Alberta, Roseway, Parkrose, Kerns/28<sup>th</sup>, Belmont, Hawthorne, Foster, Woodstock, Montavilla/Stark.
  - b. The following would remain part of the CM1 proposal, subject to discussion:
    - Division (DDI and other support, but some opposition).
    - Sellwood/13<sup>th</sup> (NA and other support, but property owner and other opposition).
    - Moreland/Milwaukie-Bybee (NA and other support, but property owner and other opposition).
    - Multnomah Village (strong community support, no opposition).
4. **Eliminate CM1 low-rise storefront proposal**. Rely instead on:
  - a. Historic preservation efforts, such as historic district designations and individual landmark designations; or
  - b. Application of Design Overlay, potentially with design guidelines and standards specific to the Streetcar Era Low-rise storefront areas. The Design overlay zone currently exists/is proposed in many low-rise areas, but would be selectively added to parts of: Foster, Kerns, Montavilla, Moreland, Parkrose, Roseway, and Sellwood.

