

Connected Centers

Focus areas: Jade District & Rosewood



WE KEEP PORTLAND *MOVING.*

Street Connectivity Requirements

Comp Plan Policy(9.47)

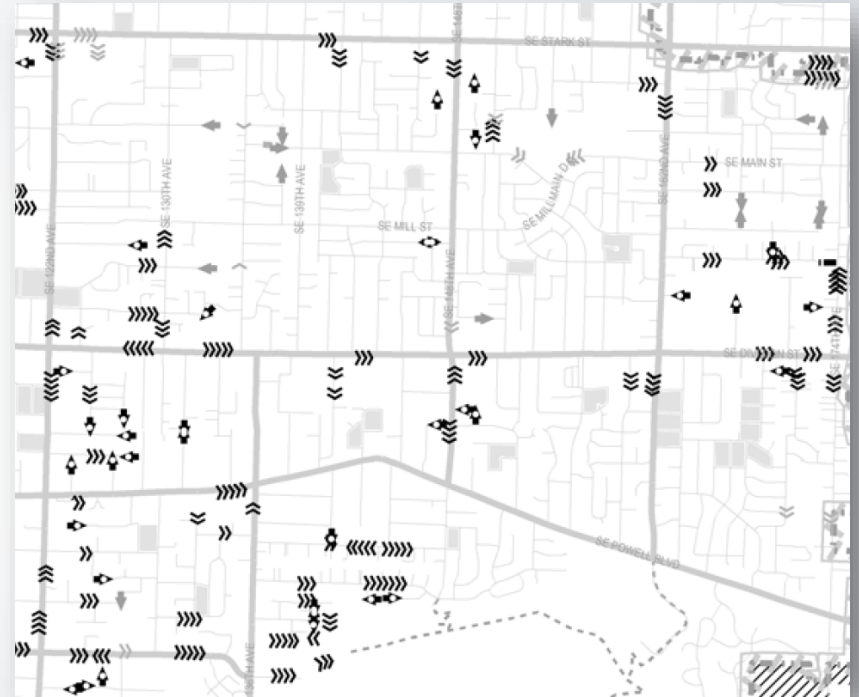
TSP Objectives (9.24-9.25)

Code (17.88.040, *Through Streets*)

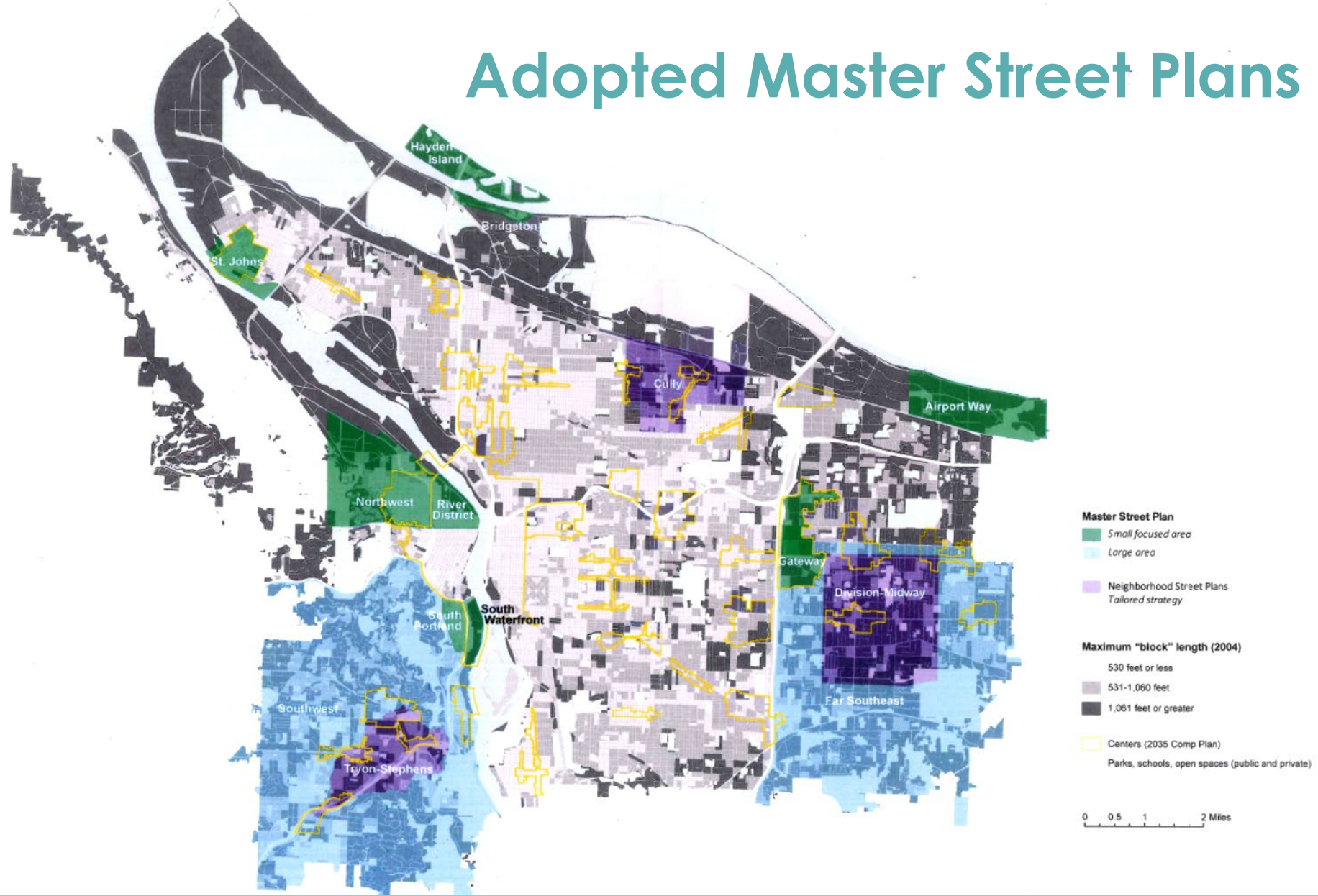
Developments require construction of new connection(s):

1. Adopted street plans;
2. Street connections no more than 530 feet*;
3. Bicycle/pedestrian connections when full street connections are not possible, no further apart than 330 feet*

**except where prevented by barriers*



Adopted Master Street Plans



New Columbia – Master Plan

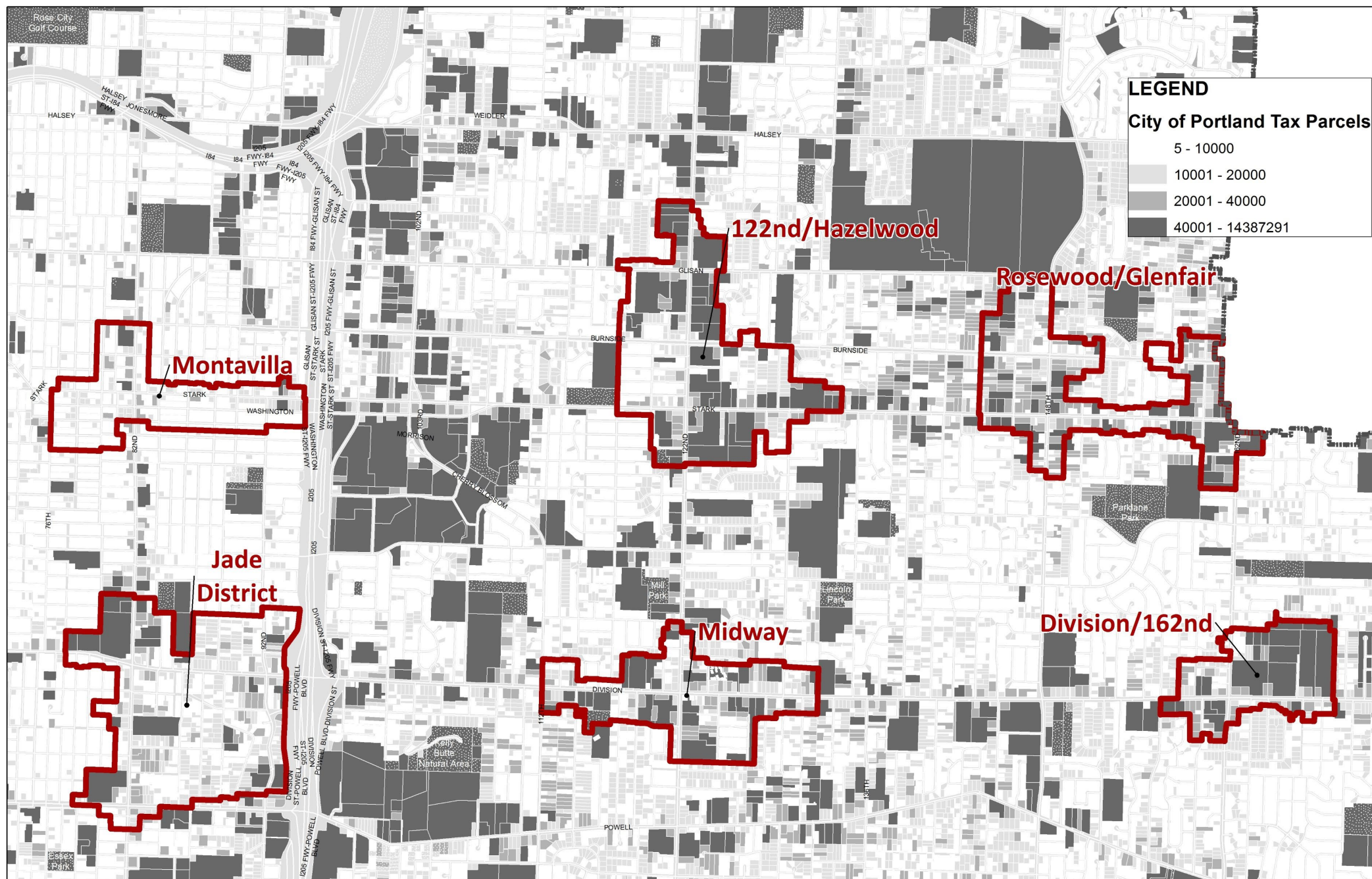


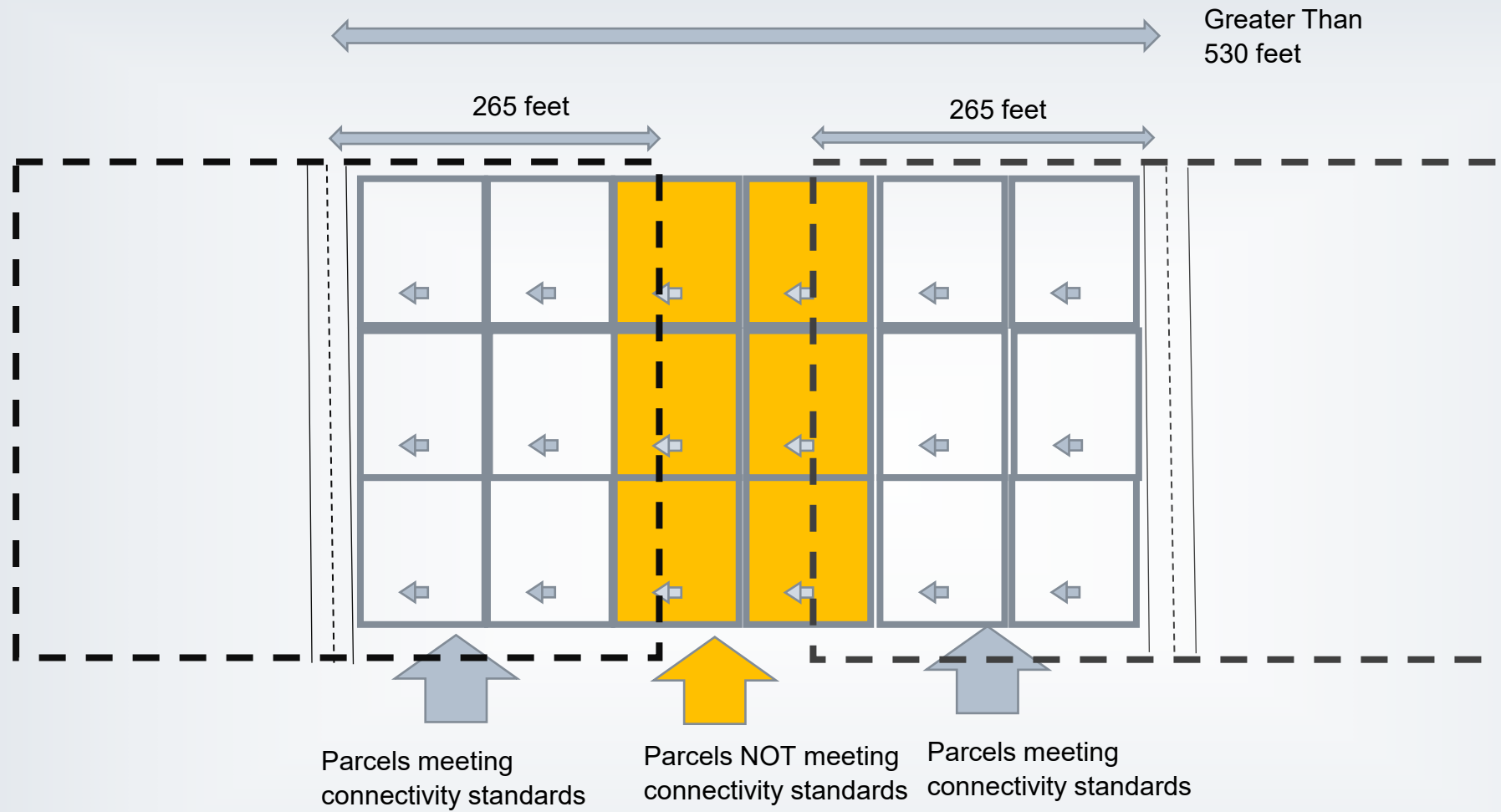
2003

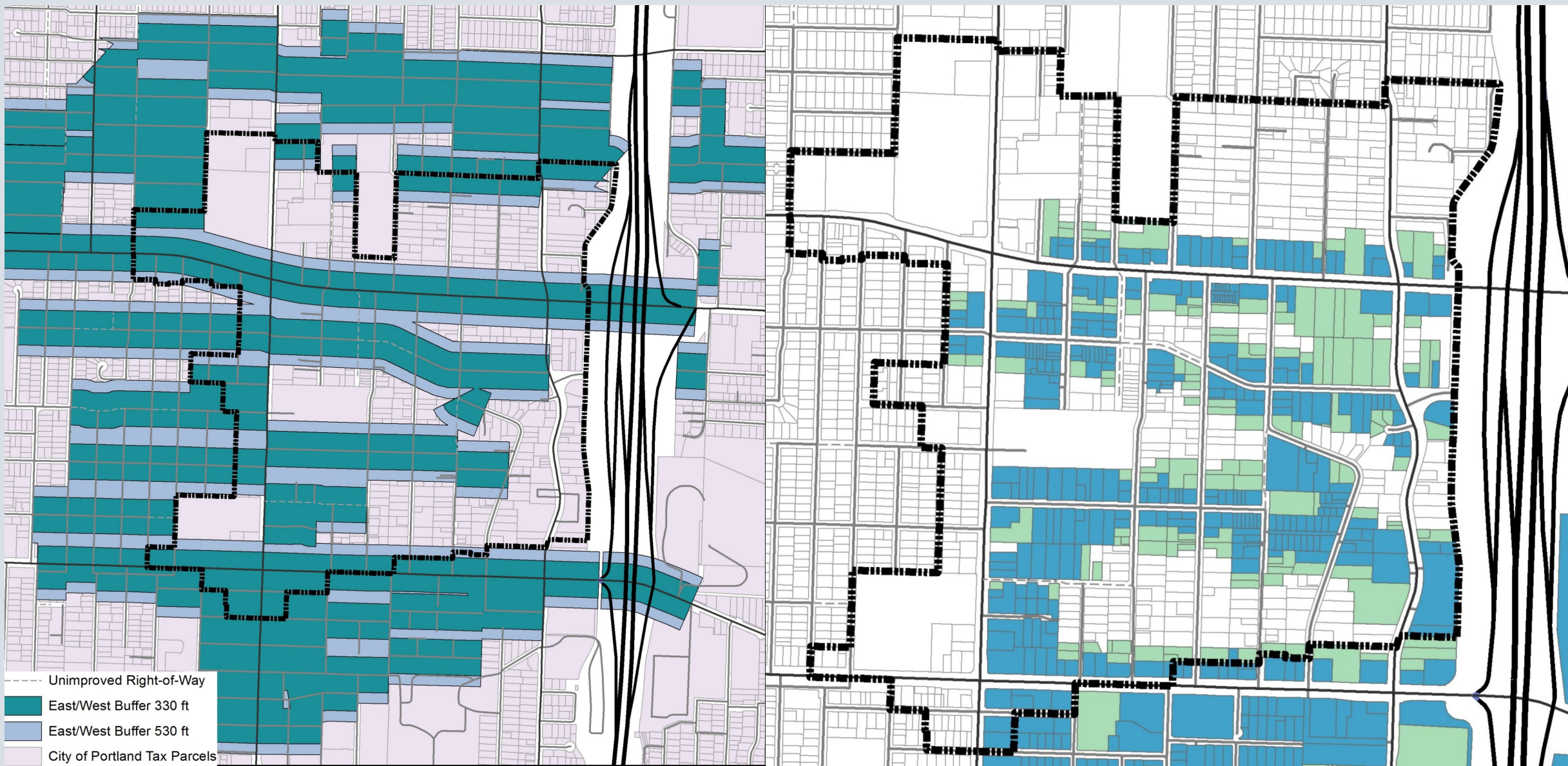


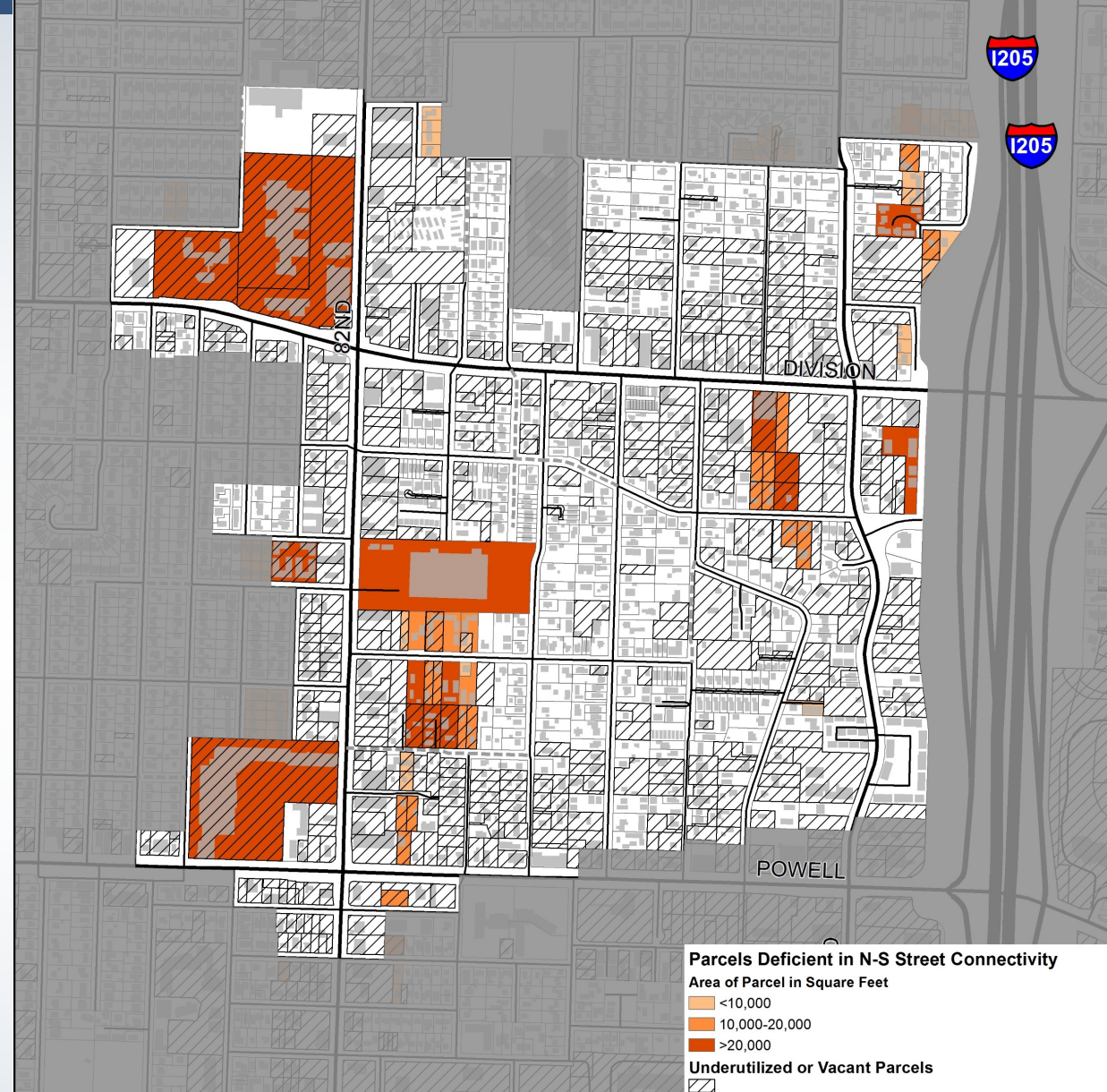
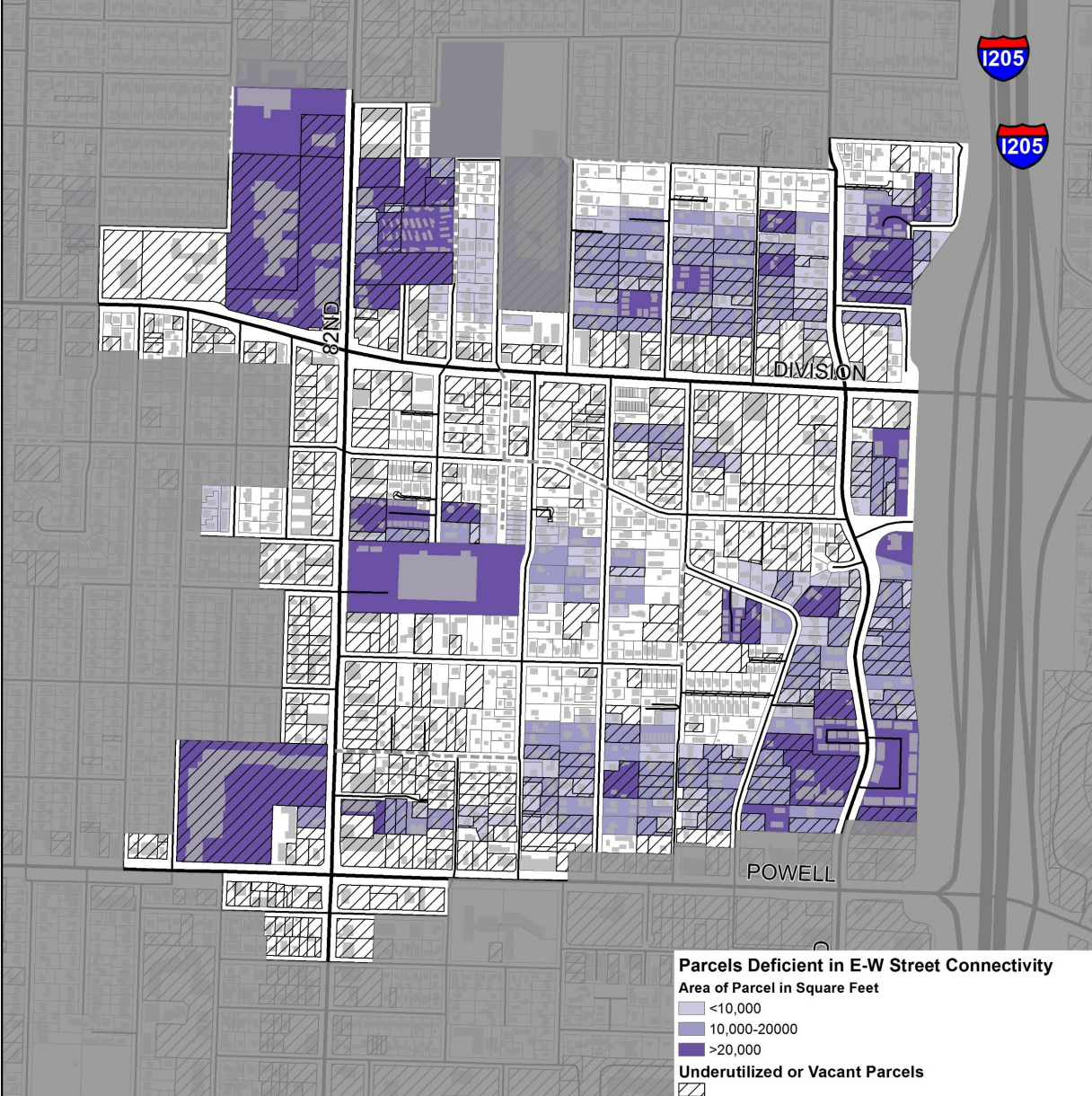
PBOT
PORTLAND BUREAU OF TRANSPORTATION

Tax Map







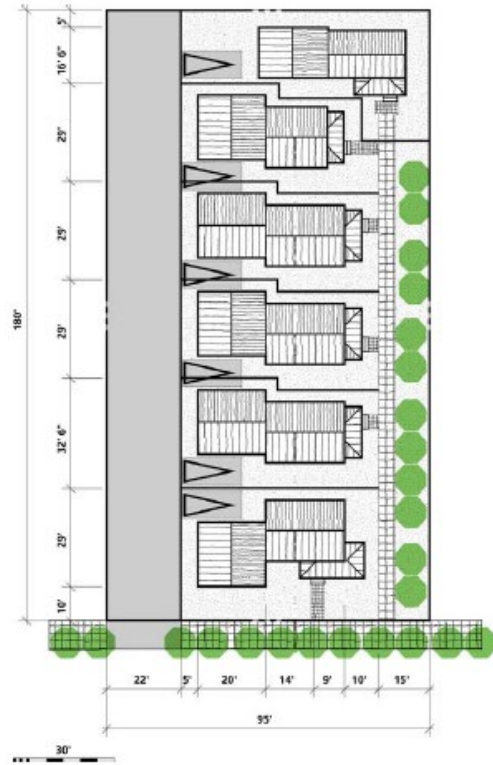


4c Mirrored Green



Site Axonometric View

- 6 ownership units (900–1,200 sq.ft each, not including lofts) on separate lots arranged around a common green.
- Detached, 1½ story units are designed to blend in with landscape-intensive, low-lying character of outer east neighborhoods.
- Mutual easements provide for 10'-wide sideyards between houses.
- Design intended to allow a pattern of mirrored greens to develop over time, as shown in neighborhood context.

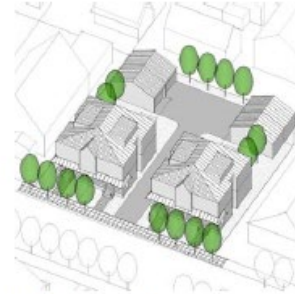


Precedents



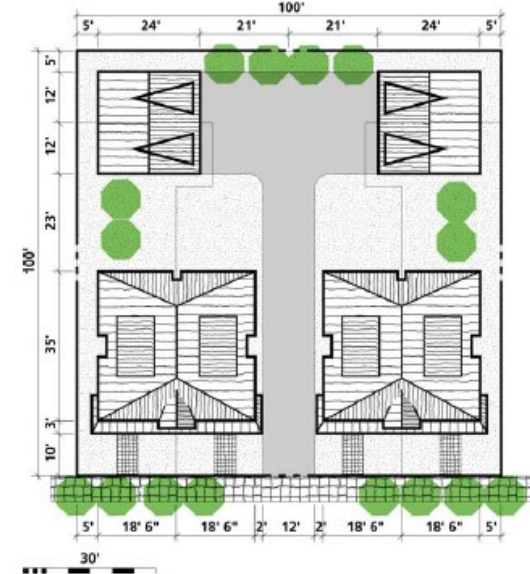
Neighborhood Context

1d Contextual Rowhouses Variant



Site Axonometric View

- 4 rowhouse units (1,300–1,600 sq.ft each).
- Units grouped in pairs, providing building forms reflective of typical neighborhood patterns, avoiding the wall-like effect of four attached units.
- Double-loaded rear alley makes efficient use of site area, allowing larger backyards than possible with conventional rear parking (also possible to locate garages closer to each other, further reducing impervious surface area).



Precedents



Neighborhood Context



Potential outcomes

Best practice research → Model Connected Centers template

System level: New master street plan connections, safe routes to centers

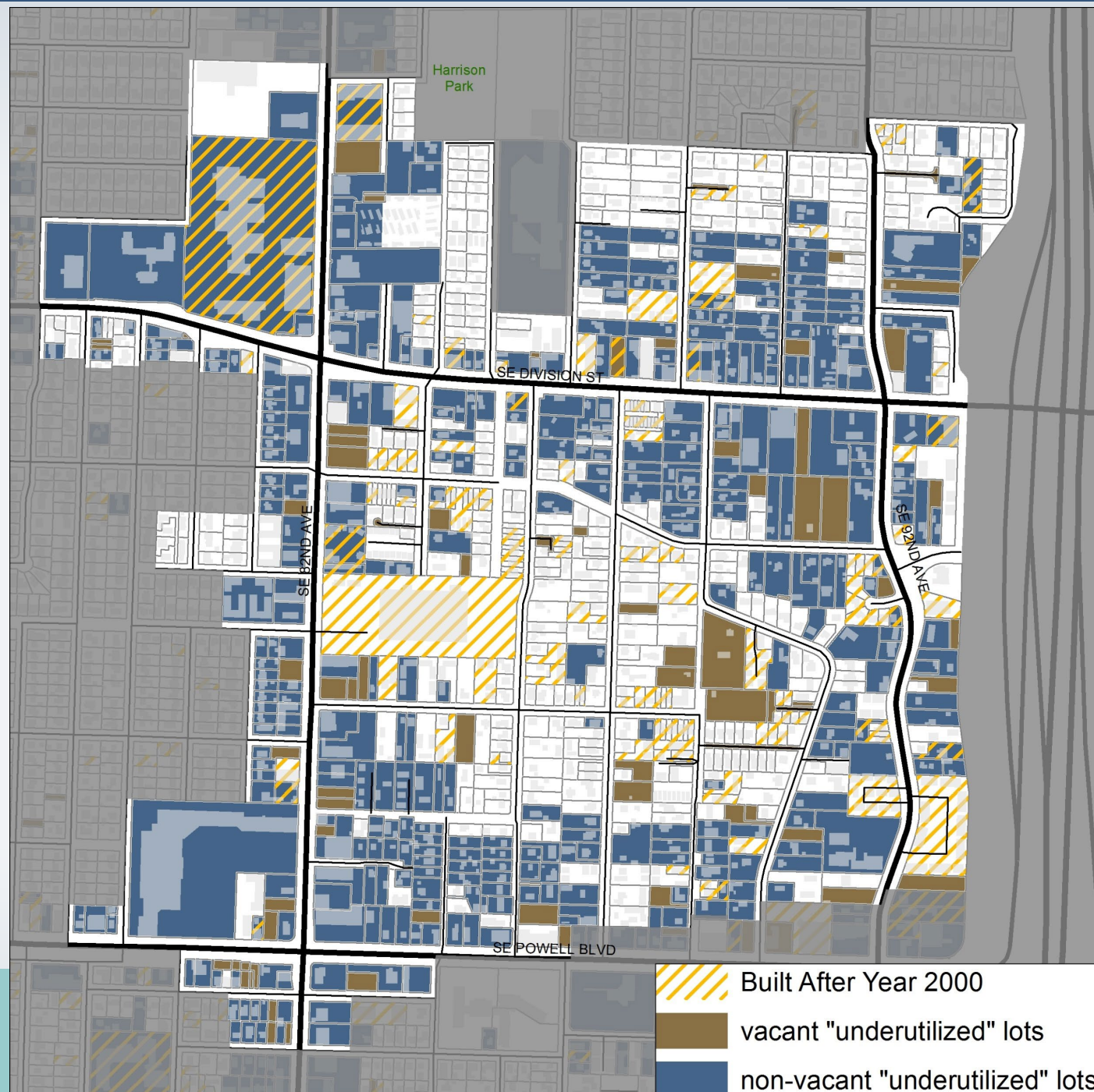
Parcel level: Regulatory/code amendments

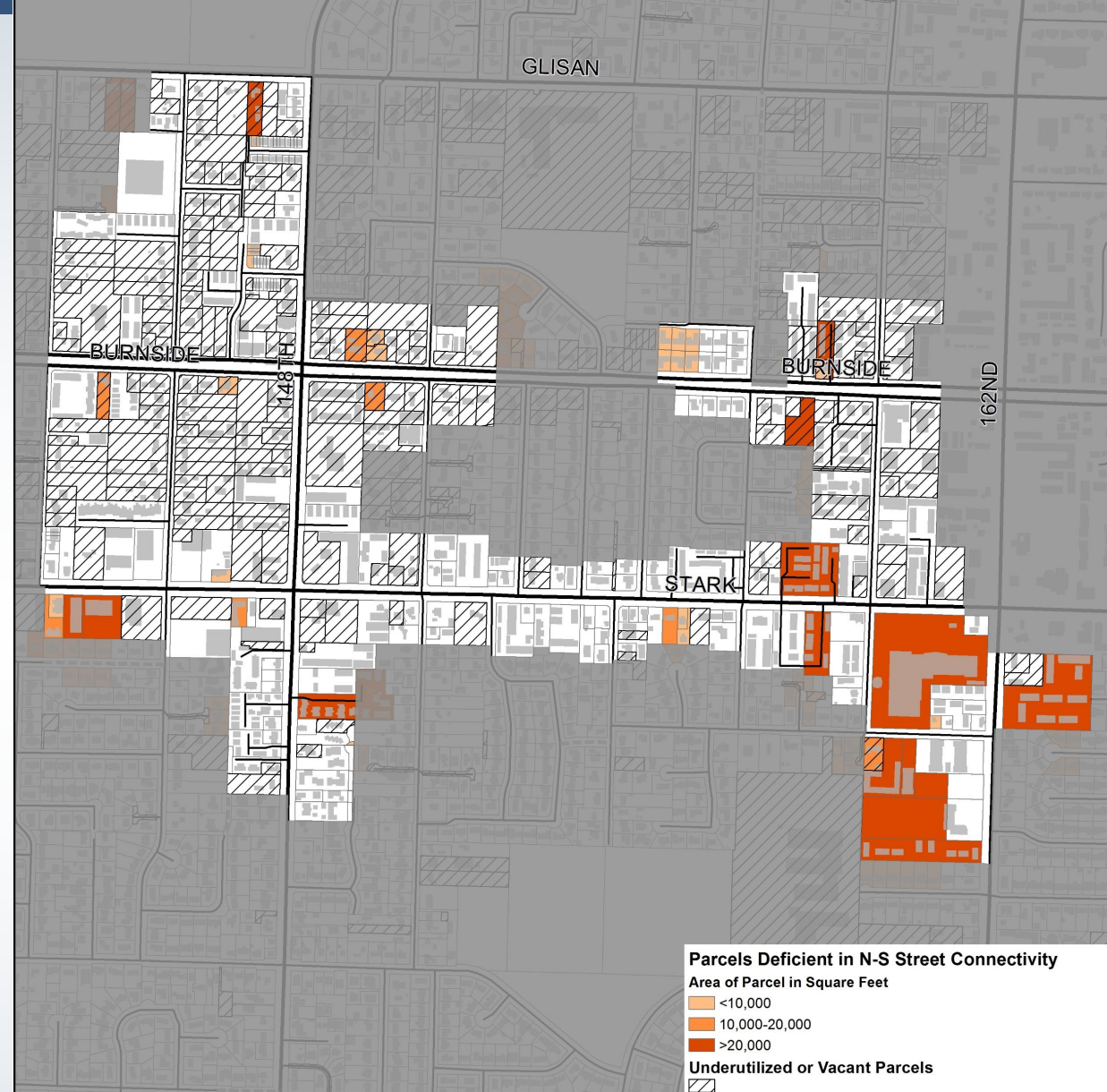
- Base zones, e.g. multidwelling zones
- Overlay, e.g. pedestrian connection opportunity

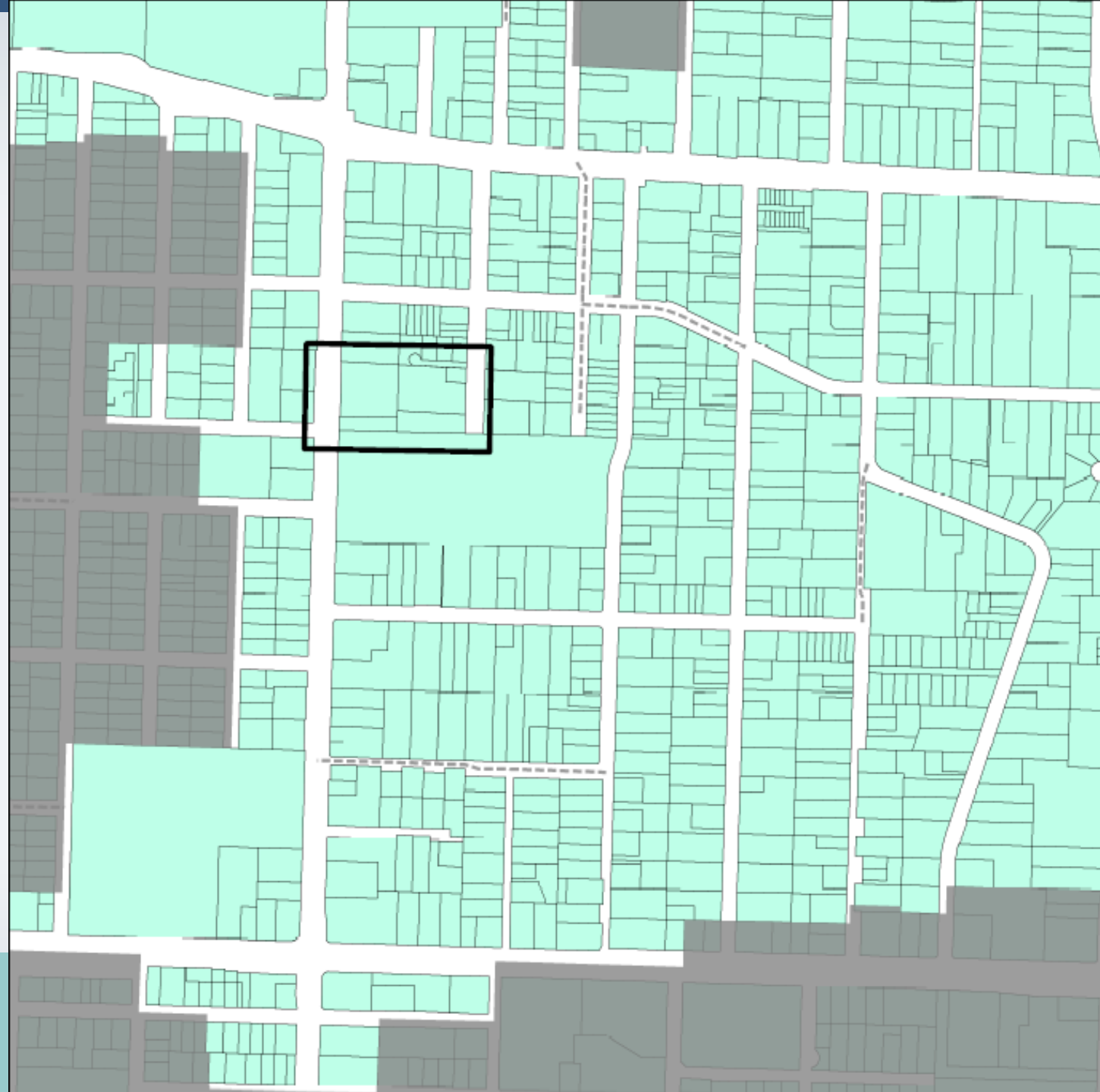
Other implementation tools, such as:

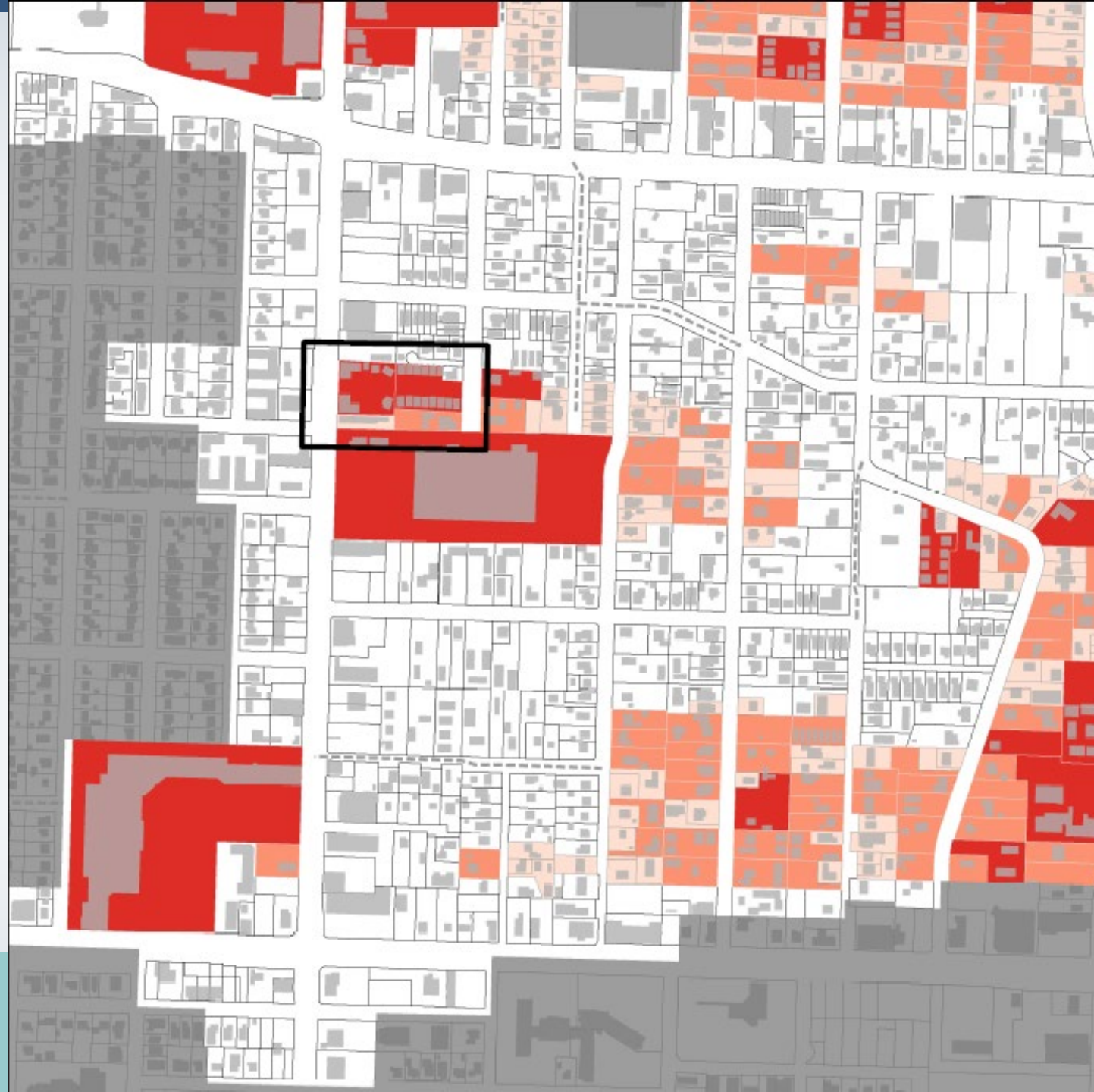
- Street/pathway sections and footprints (prototypes)
- Proportionality calculation
- Financial/development incentives

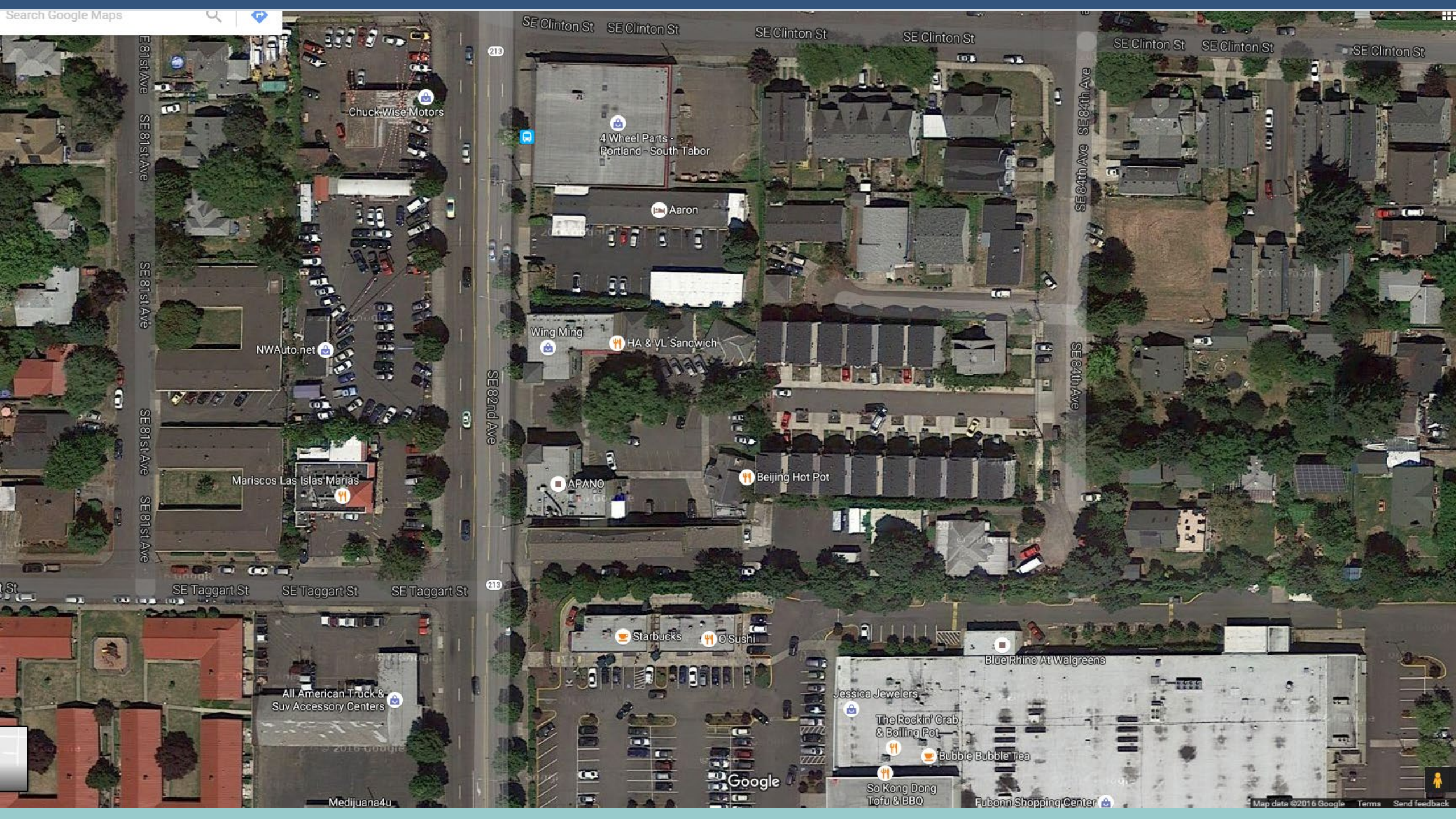












SE 81st Ave SE 81st Ave SE 81st Ave SE 81st Ave

213 SE 82nd Ave 213

SE Clinton St SE Clinton St SE Clinton St SE Clinton St

SE 84th Ave SE 84th Ave

SE Clinton St SE Clinton St SE Clinton St

Chuck Wise Motors

4 Wheel Parts - Portland - South Tabor

Aaron

Wing Ming

HA & VL Sandwich

NWAUTO.net

Mariscos Las Islas Marias

APANO

Beijing Hot Pot

Starbucks

O Sush

Blue Rhino At Walgreens

Jessica Jewelers

The Rockin' Crab & Boiling Pot

Bubble Bubble Tea

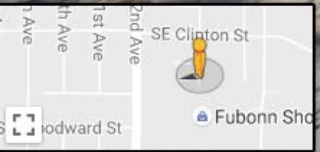
So Kong Dong Tofu & BBQ

Fubonn Shopping Center

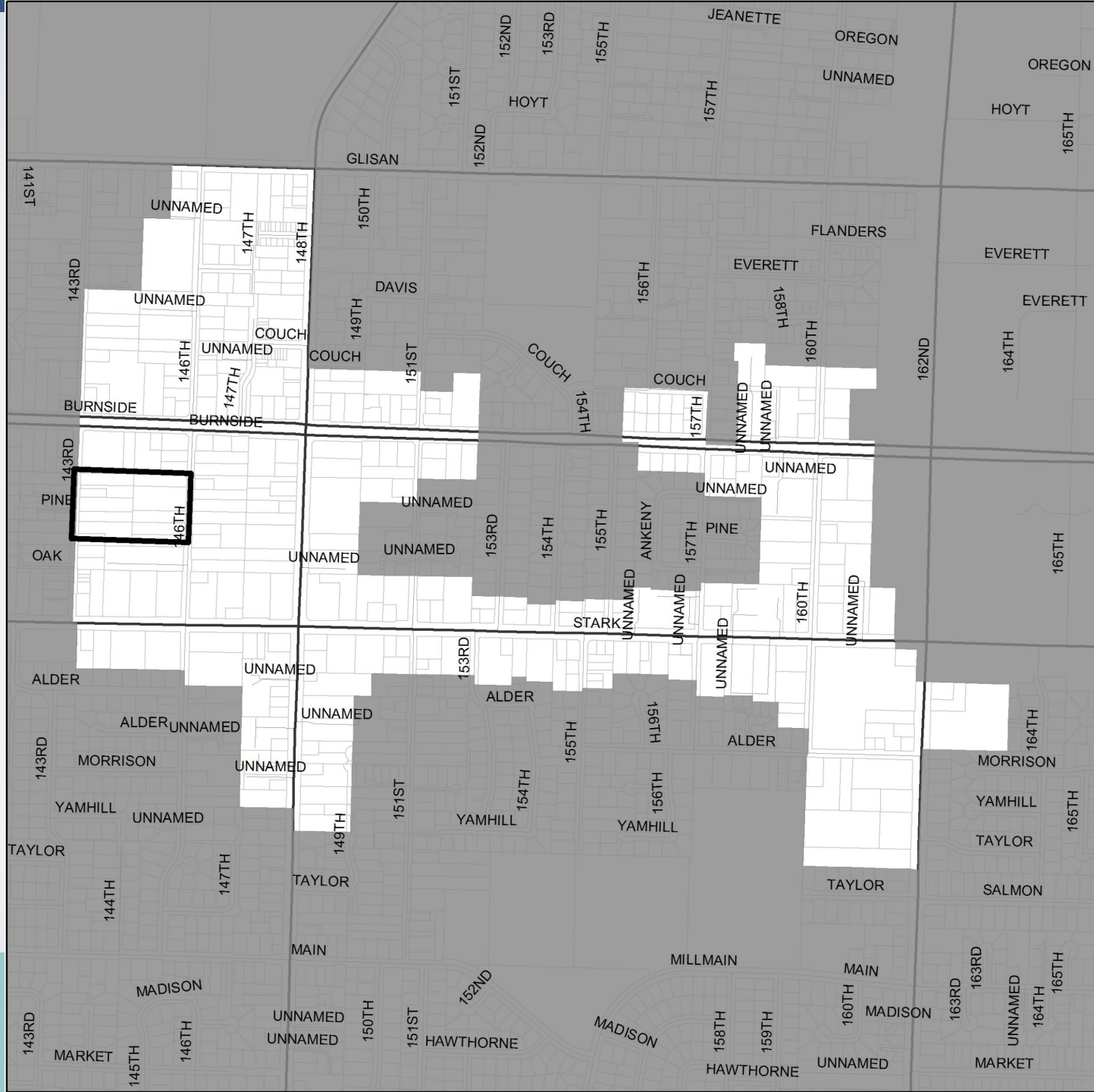
All American Truck & Suv Accessory Centers

Medijuana4u

Google













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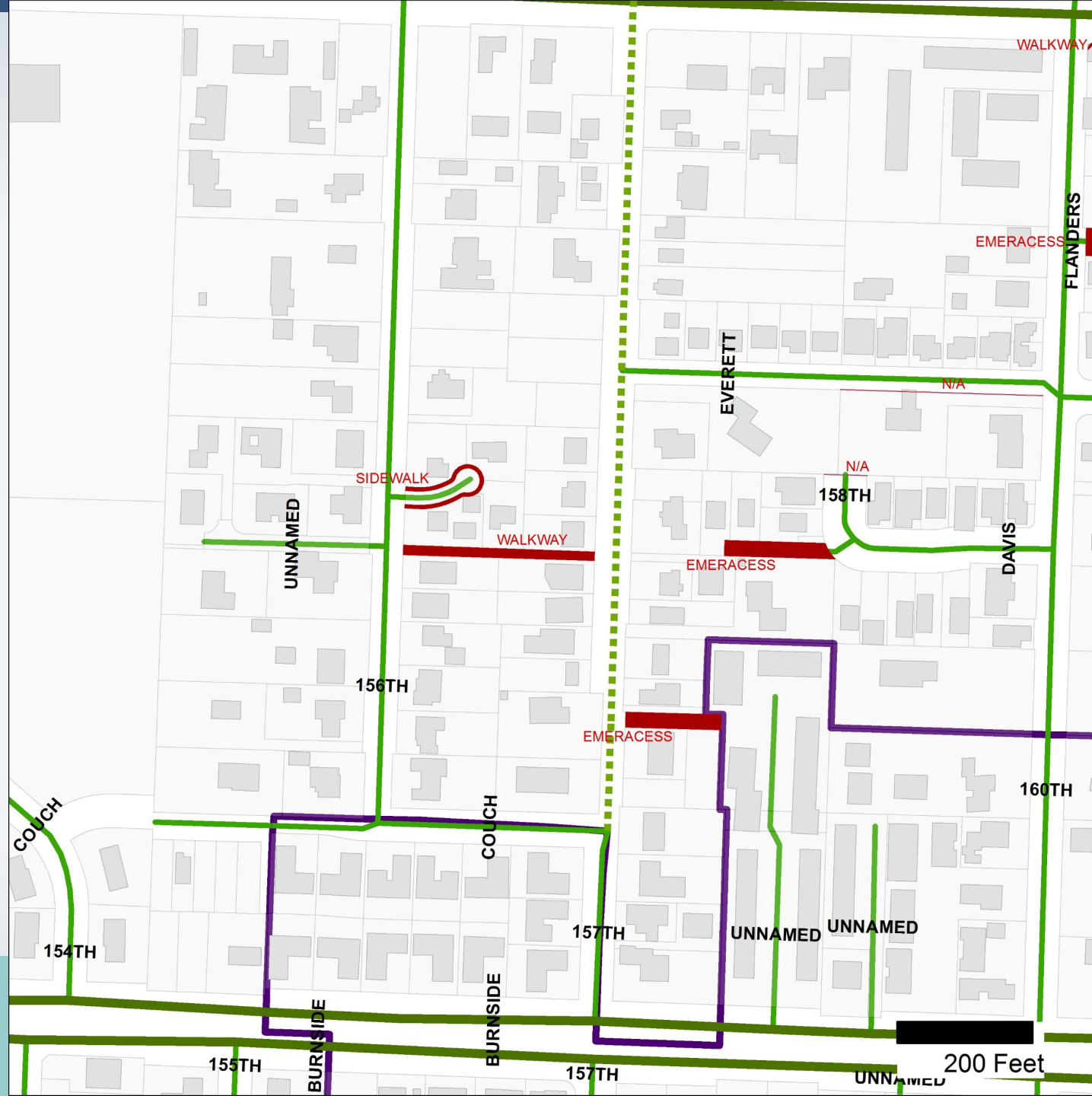
146th West

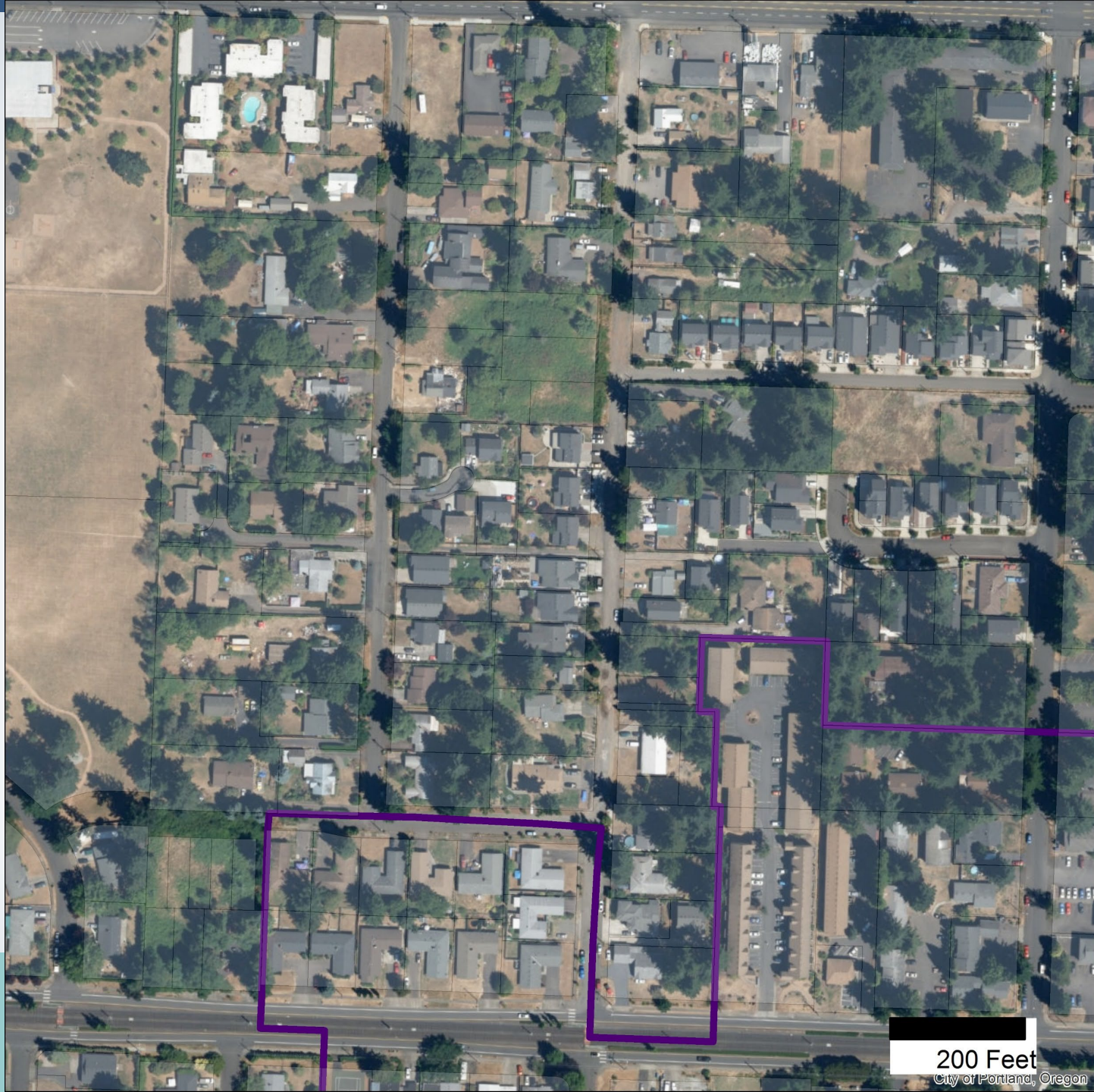
146th West (92 Units)



Zia Montessori Elementary School

Creative Minds Learning Center - Gateway School





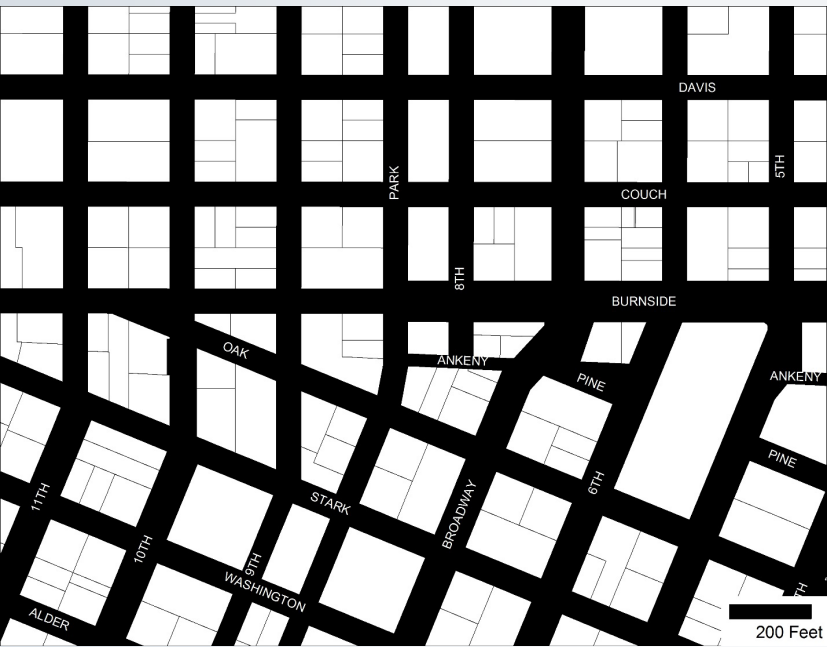
200 Feet

City of Portland, Oregon



Street Connectivity Requirements

Approach	Emphasis	Examples
1. Master Street Plan (Map) Small focused area	<ul style="list-style-type: none"> • Private development • Brownfields/Centers • Specific alignments 	South Waterfront Street Plan (2002/09) Gateway Master Street Plan (2000/09)
2. Master Street Plan (Map) Large area	<ul style="list-style-type: none"> • Private development • Districts (SW & Far SE) • General/conceptual alignments for flexibility 	SW & Far SE MSP (2001) Unincorporated Multn. County (2002)
3. City Policy, Code & Admin Rules	<ul style="list-style-type: none"> • Private development • Land divisions • Conditional Uses 	<ul style="list-style-type: none"> • Admin Rule TRN-8.06 • Title 33.654.110 (ORD 175965) • Title 33.815 • Title 17 (17.82.070/17.88.040) • TSP Policy 11.11 D & E - 2002
4. Neighborhood Street Plans (Tailored strategy)	<ul style="list-style-type: none"> • Public rights-of-way (LID & development) • Neighborhood not meeting connectivity • Active transportation network • Guides public investments and private development 	Cully Local Street Plan (2012) Division-Midway Neighborhood Street Plan (2015) Tryon-Stephen Plan (2015)



Portland Central City



Inner East Neighborhood



Eastern Edge of Portland