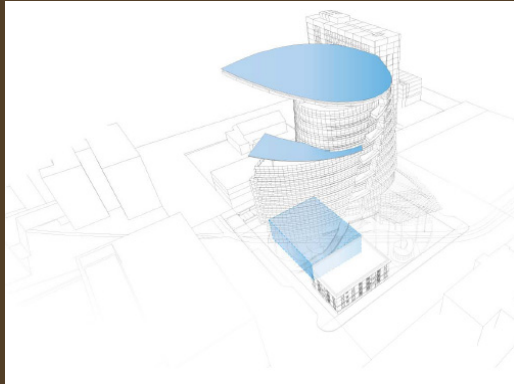


# Oregon Sustainability Center

## Zoning Amendment Project

Portland Planning Commission Hearing  
March 9, 2010





# Project Components

## Comprehensive Plan & Zoning Map Amendment

Amend 33,500 sq. ft. site from Central Residential (RX) to Central Commercial (CX). This land use designation allows broader mix of uses than is allowed in the RX and is consistent with adjacent zoning pattern.

## Living Building Floor Area & Height Bonus

Project originally also included proposal to consider new development bonus promoting the development of “Living Buildings” and creation of eco-districts in University District.

Consideration of proposed bonus moved to Central City 2035 process and no longer part of this proposal.

# Oregon Sustainability Center



# Background on Oregon Sustainability Center

**Proposed to be first building in Oregon to meet Cascadia USGBC “Living Building Challenge”**

## **Project Partners**

City of Portland, Bureau of Planning & Sustainability

Portland Development Commission

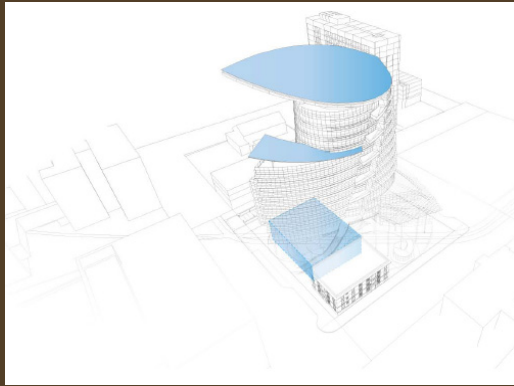
Oregon University System

Portland State University

Portland Community College

Portland + Oregon Sustainability Institute

Oregon Living Building Initiative.



# Oregon Sustainability Center Project Goals

Develop employment and knowledge base through completion of the design and construction of the OSC

Promote longer-term job creation through on-going monitoring, management and maintenance

Strengthen the region's economic growth in the export of green building services

Forge research and innovation partnerships between universities, private sector, non-profits and government partners



# Oregon Sustainability Center Relationship to Other City Initiatives

City of Portland *Economic Development Strategy*

Climate Action Plan

PSU Economic Development Strategy &  
Framework

State of Oregon Energy Policy

Portland Higher Education Agenda for 21<sup>st</sup>  
Century

City of Portland and P+OSI Eco-District Pilot  
Project





# Living Building Challenge

## Basic Prerequisites

### Site

Responsible Site Selection  
Limits to Growth  
Habitat Exchange

### Energy

Net-Zero Energy

### Materials

Materials Red List  
Construction Carbon Footprint  
Responsible Industry Appropriate Materials Radius  
Leadership in Construction Waste



# Living Building Challenge

## Basic Prerequisites

### Water

Net-Zero Water

Sustainable Water Discharge

### Indoor Quality

A Civilized Environment

Healthy Air: Source Control

Healthy Air: Ventilation

### Beauty & Inspiration

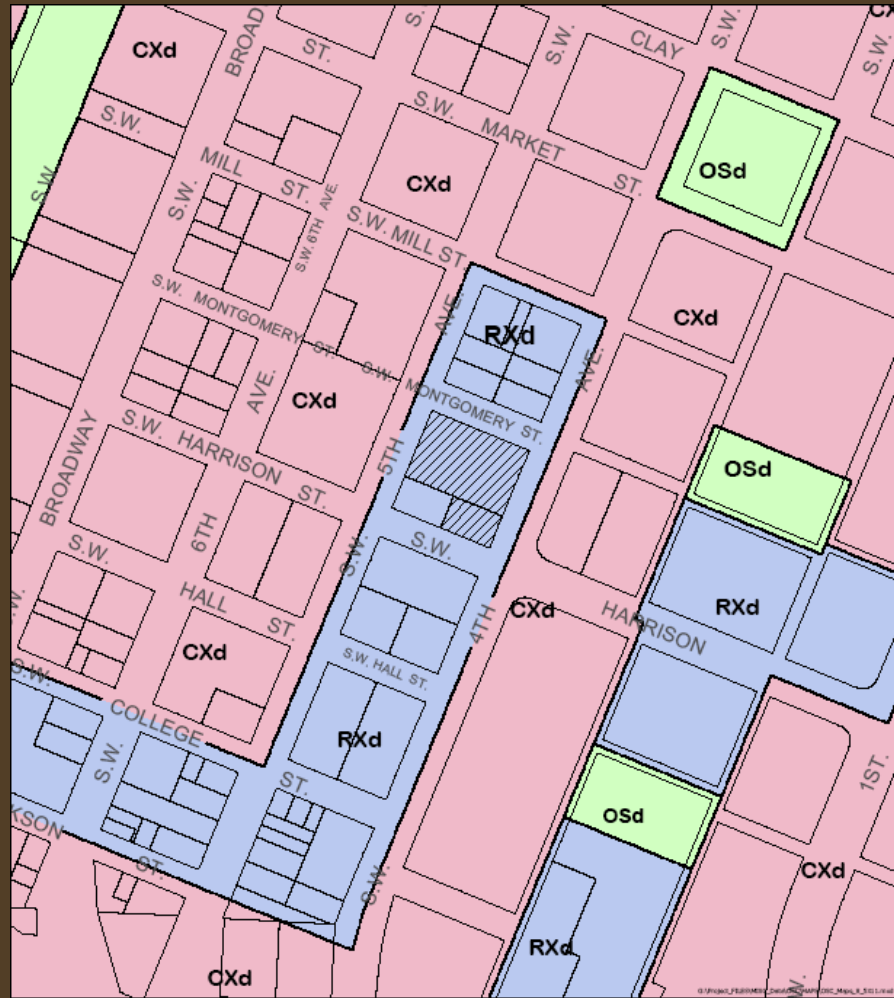
Beauty and Spirit

Inspiration and Education



# Amendments

# Existing



**Oregon Sustainability Center Site**  
Existing Comprehensive Plan Designations

January 18, 2010

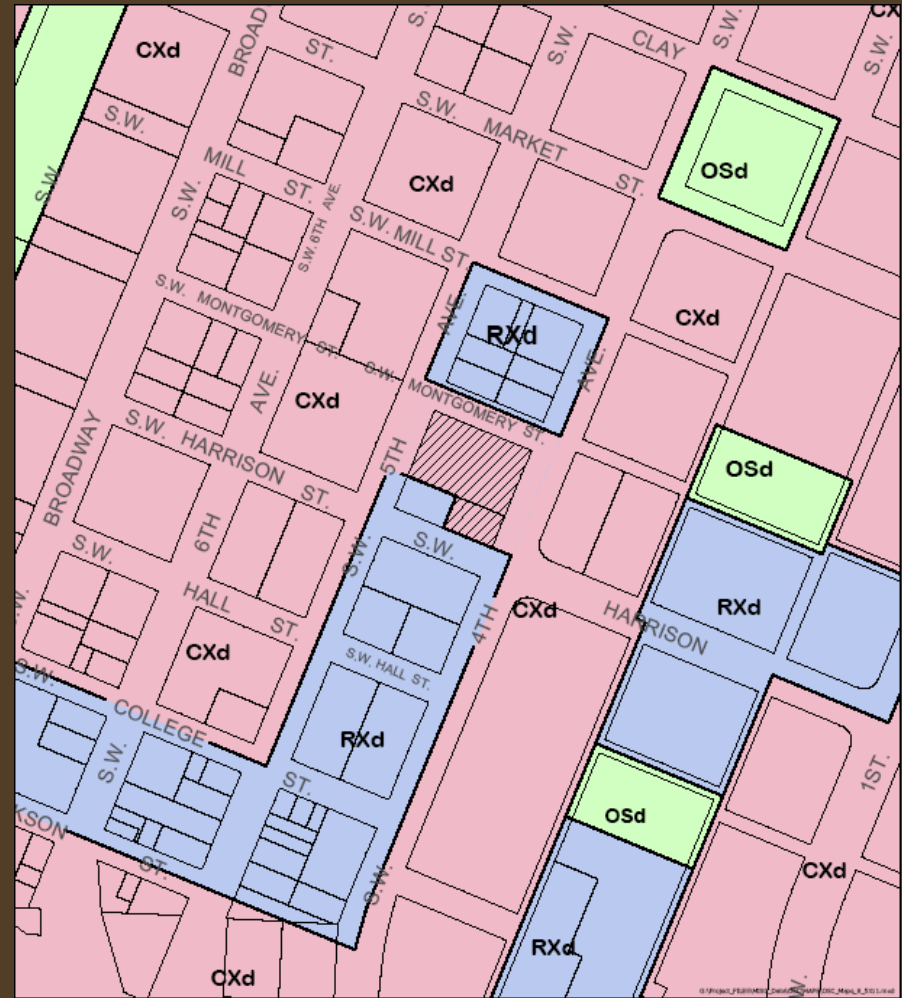
Oregon Sustainability Center Site



0 100 200 Feet



# Proposed



**Oregon Sustainability Center Site**  
Proposed Comprehensive Plan Designations

January 18, 2010

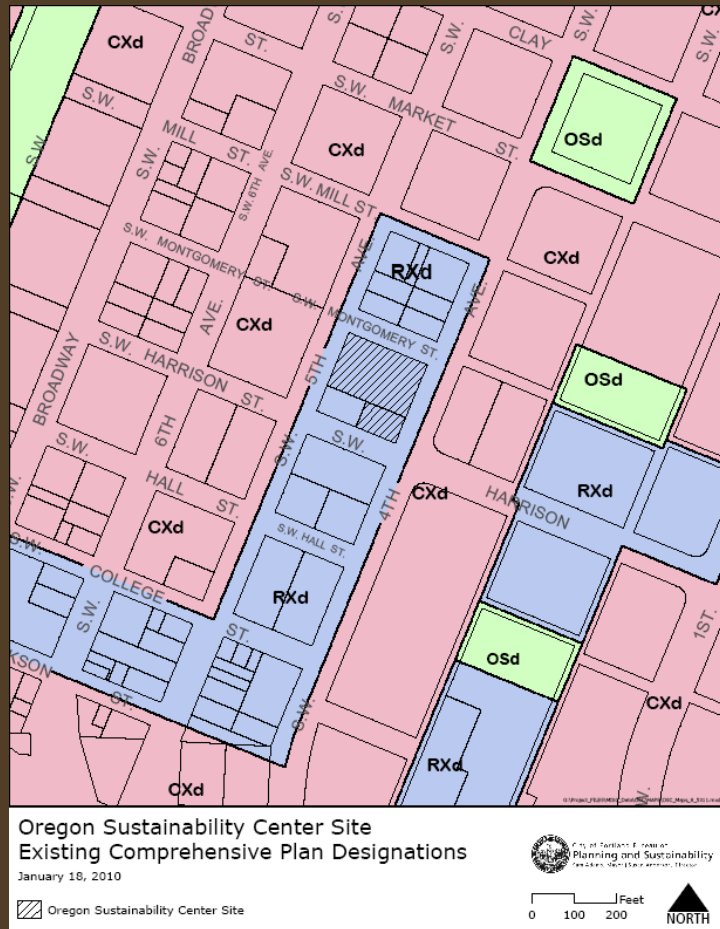
Oregon Sustainability Center Site



0 100 200 Feet



# Existing Land Use Designation



## Central Residential (RX)

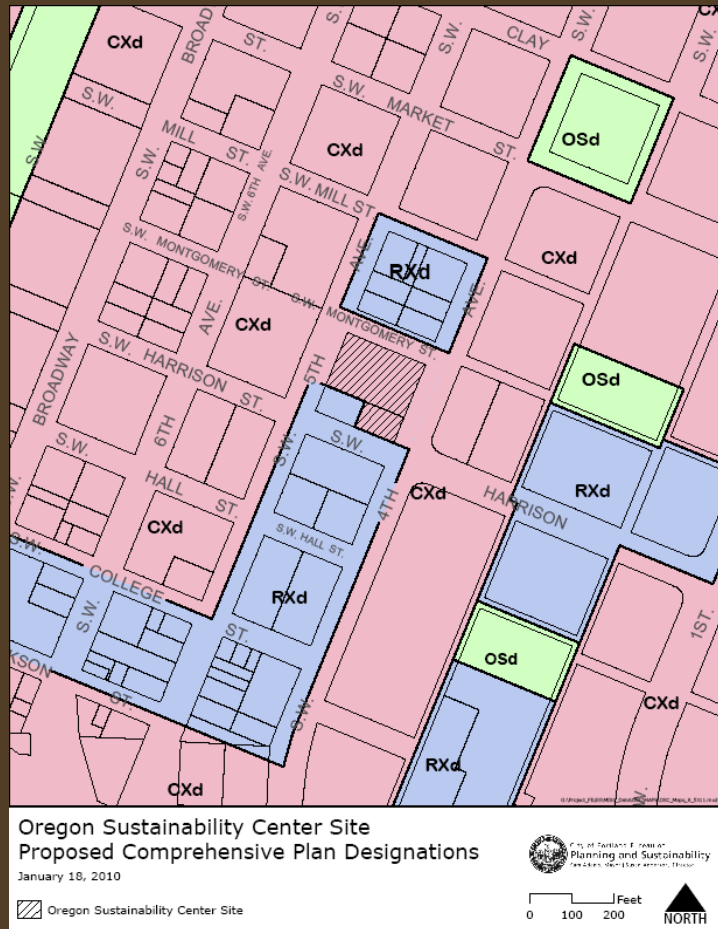
**The RX zone is a high density multi-dwelling zone which allows the highest density of dwelling units of the residential zones.**

**Density is regulated by floor area ratio (FAR) limits with estimated densities of 100 or more units per acre.**

**Generally, RX zones will be located near the center of the city where transit is readily available and where commercial and employment opportunities are nearby.**

**The major types of new housing development are typically medium and high rise apartments and condominiums, often with limited amounts of retail, institutional, or other service oriented uses.**

# Existing Land Use Designation



## Central Commercial (CX)

**The CX zone is a high density mixed-use zone intended to be used in Portland's most dense and urban areas.**

**Density is regulated by floor area ratio (FAR) limits.**

**A broad range of uses allowed to reflect Portland's role as a commercial, cultural and government center.**

**Development is intended to be intense, with large buildings, with a strong pedestrian orientation and emphasis on safe and attractive streetscape.**

# No Net Housing Loss Analysis

**Land use designation change from residential to non-residential designation requires demonstration that loss in housing potential does not occur or is off-set.**

**Residential Potential of Site:** Approximately 179 units

**Off-Set:** Recent up zones in North Pearl District subarea of Central City increase the potential to create an addition 2,000 housing units in Central City.

**Adjacent Housing in CX zone:** Adjacent Cyan Residential project created 354 housing units within property zoned as CX.

# Staff Recommendation

Recommend Portland City Council adopt:

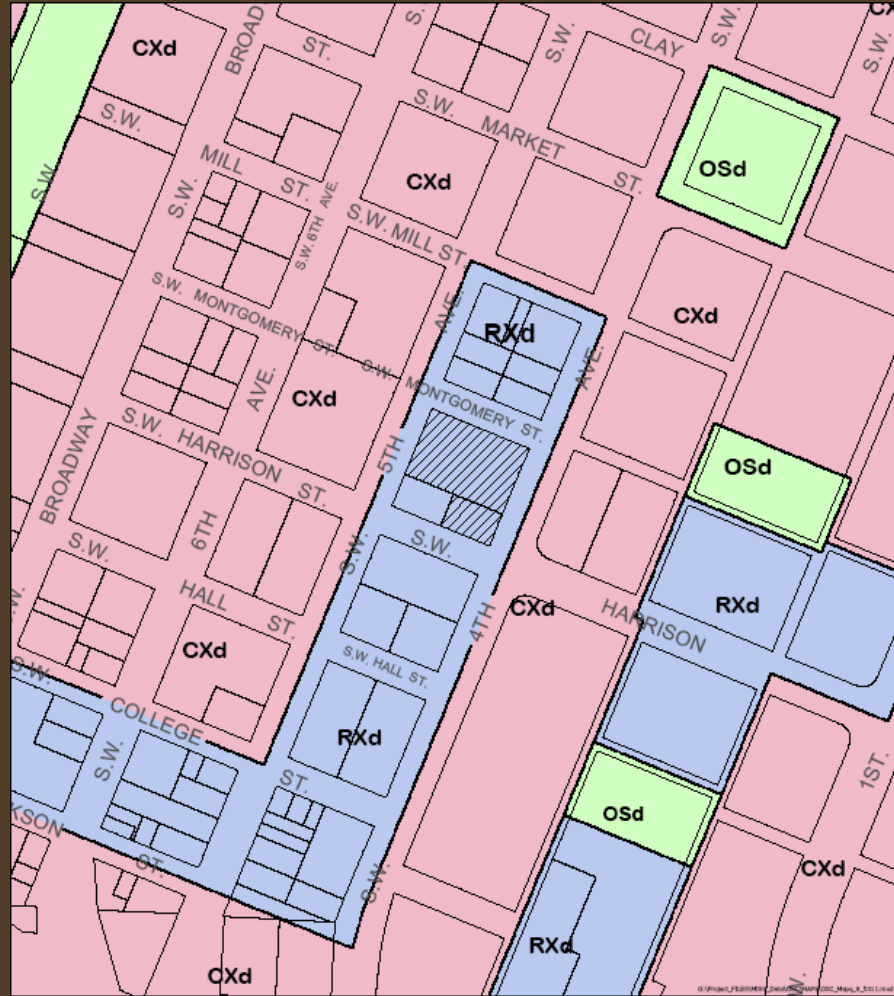
- Proposed Comprehensive Plan Map Amendment for OSC site from Central Residential (RX) to Central Commercial (CX).
- Proposed Zoning Map Amendment for OSC site from Central Residential (RX) to Central Commercial (CX).





Fin

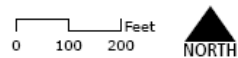
# Existing



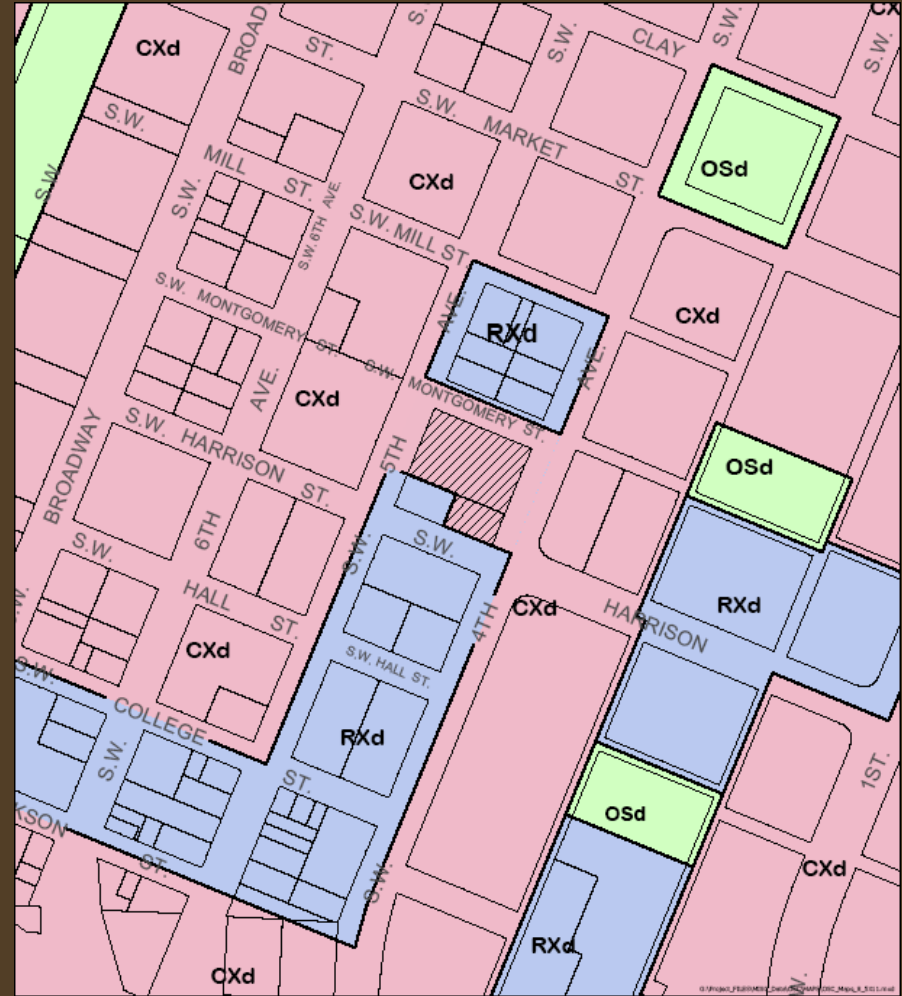
**Oregon Sustainability Center Site**  
Existing Comprehensive Plan Designations

January 18, 2010

Oregon Sustainability Center Site



# Proposed



**Oregon Sustainability Center Site**  
Proposed Comprehensive Plan Designations

January 18, 2010

Oregon Sustainability Center Site

