



Bureau of Planning and Sustainability

Innovation. Collaboration. Practical Solutions.

MEMO

DATE: February 17, 2015
TO: Historic Landmarks Commission
FROM: Barry Manning, BPS (x 3-7965); Bill Cunningham, BPS (x 3-4203)
CC: Eric Engstrom, BPS; Kara Fioravanti, BDS
SUBJECT: Mixed Use Zones Project

Commissioners:

At your meeting on February 22, 2016, staff from the Bureau of Planning and Sustainability (BPS) will provide an update on the Mixed Use Zones Project (www.portlandonline.com/bps/mixeduse). This project is an early implementation component of the Comprehensive Plan Update.

BPS staff provided the commission a briefing on the Discussion Draft of the Mixed Use Zones Code Amendments on October 26, 2015. Staff appreciates the comments received from the commission on the draft code amendments. Since the briefing, staff have received dozens of comments on the draft code amendments. Staff is currently working on the Proposed Draft of the code amendments, which will be published in March.

The primary purpose of the February 22nd briefing will be to present potential changes from the Discussion Draft, with a focus on items related to historic preservation or to comments staff received from the Historic Landmarks Commission. As you may recall, the draft code amendments include changes to regulatory provisions that staff anticipates will result in greater use of transfer of development rights (TDR) from historic properties. Some of the potential code amendments that will be a focus of the briefing include:

- Zoning regulations and map changes that would limit building height to three stories (35 feet) in older main street areas that have concentrations of Streetcar Era storefront buildings of 1-2 stories.
- Elimination of a draft provision to allow additional height at prominent intersections in exchange for greater building setbacks.
- Changes to draft provisions which provide more flexibility for parapets to exceed height limits.
- Potential changes to building length limits to respond to concerns about the need to avoid creating large gaps in the street wall of mixed-use corridors.

We look forward to meeting with you on February 22nd. Please contact us if you have questions.



City of Portland, Oregon | Bureau of Planning and Sustainability | 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.