



Bureau of Planning and Sustainability
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MEMO

DATE: February 22, 2016
TO: Portland Design Commission
FROM: Barry Manning (x 3-7965), Bill Cunningham (x 3-4203), BPS
CC: Eric Engstrom, BPS; Tim Heron, BDS
SUBJECT: Mixed Use Zones Project

Design Commissioners:

At your meeting on March 3, 2016, staff from the Bureau of Planning and Sustainability (BPS) will provide a briefing/update on the Mixed Use Zones Project (www.portlandonline.com/bps/mixeduse), an early implementation element of the City's new *Comprehensive Plan*. BPS staff has briefed the Design Commission on the project several times, most recently providing information and hearing feedback on the Mixed Use Zones Project *Discussion Draft*. The purpose of the briefing on March 3rd is to inform the Design Commission about changes that are being considered in the staff's final *Proposed Draft* which is scheduled to be published in March in anticipation of Planning and Sustainability Commission public hearings in May 2016. The briefing will provide an opportunity to hear and consider final Design Commission feedback prior to publication. BPS staff from the Central City Plan team will also be on the agenda, which will provide an opportunity to share commonalities between the projects. At the meeting, staff plans to:

1. Highlight similarities between the projects: a) "base and bonus" FAR structure; b) development incentives/bonuses for public benefits (affordability); and c) enhanced standards for ground floor windows.
2. Review prior Design Commission feedback on the project and discuss changes that are under consideration in the proposal.
3. Outline and discuss proposed Design Commission role in review of special master plans for development projects on large sites. This concept was proposed in the Discussion Draft (Large Site Master Plan Bonus, 33.130.212, and Large Site Master Plan Review, 33.130.860), and has evolved based on feedback from BDS staff.
4. Share information about other directions being explored since our last briefing, including zoning options for "low-rise commercial storefront" areas.

We look forward to seeing you on March 3rd. 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

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