



Mixed Use Zones Project

Proposed Zoning Code and Zoning Map Amendments

PSC Work Session 1

May 24, 2016



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



Low-rise Commercial Storefront Areas



Intent

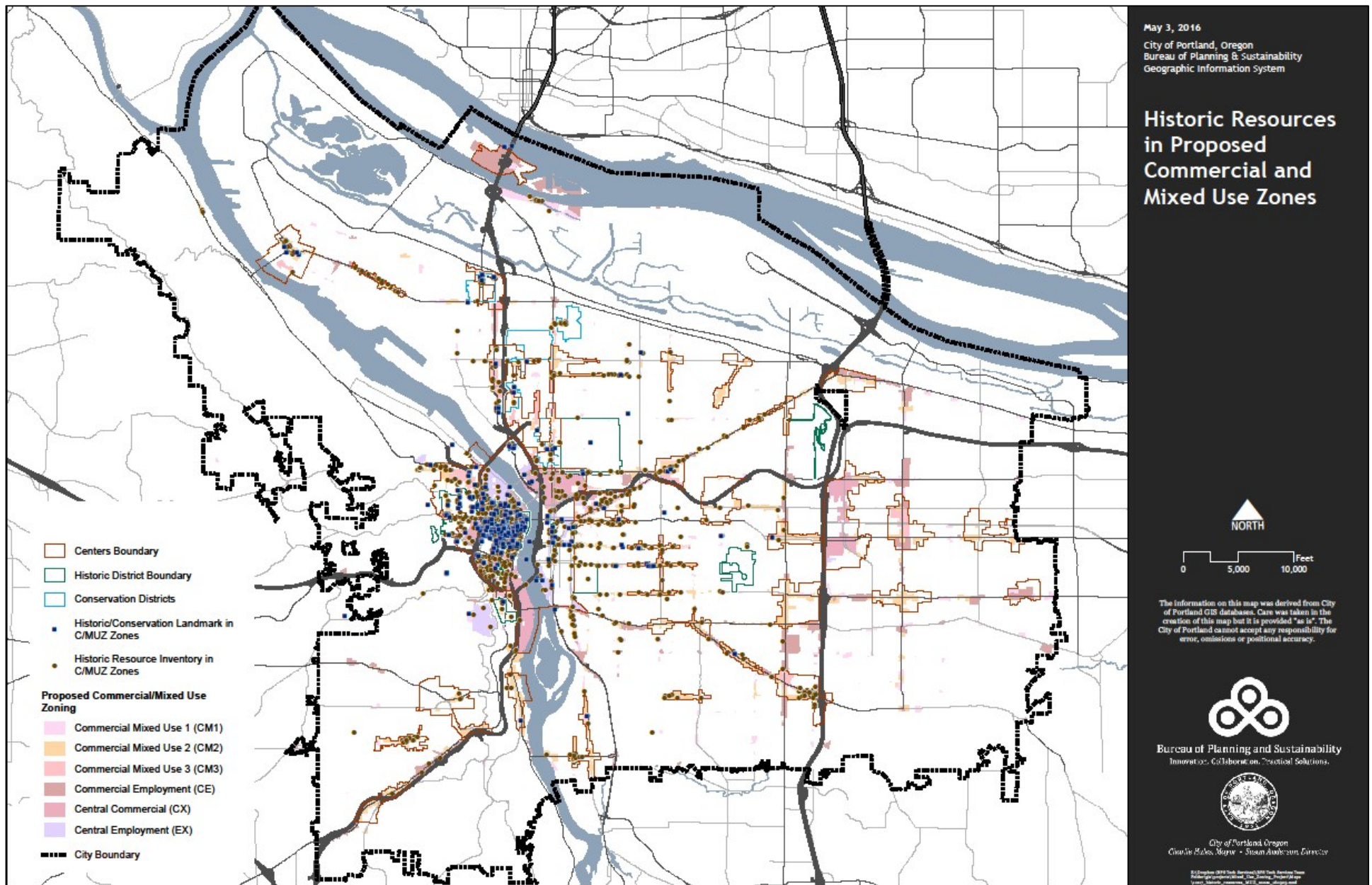
- Respond to community interest in preserving the scale and character of older, low-rise main street areas, while continuing to provide ample capacity for growth in the majority of mixed use areas.
- Retain allowances for retail/commercial uses to reinforce their roles as core commercial areas that are anchors to complete communities.

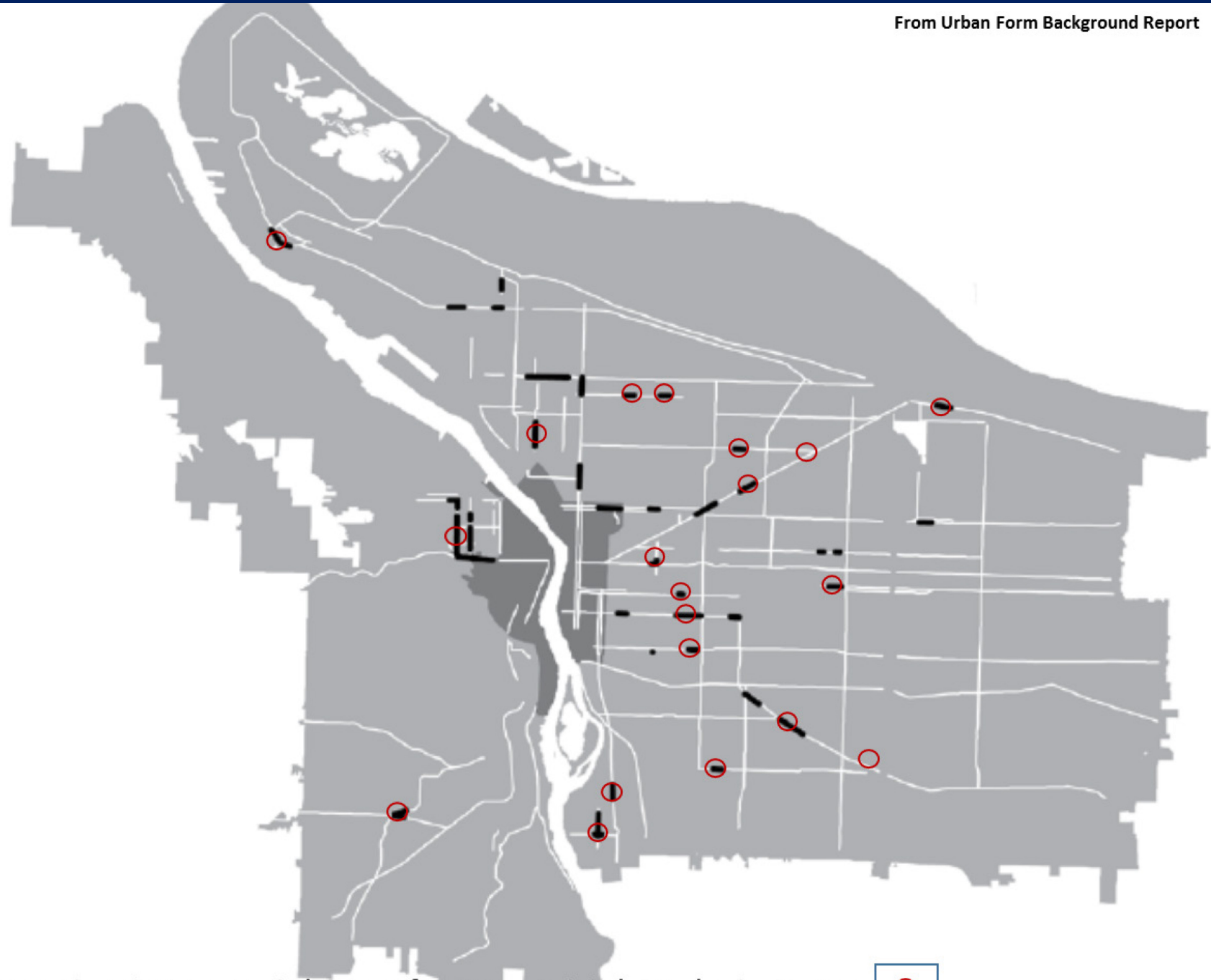
Low-rise Commercial Storefront Areas - Mapping

Consideration of zoning approaches for areas that:

- Have concentrations of 1-2 story storefront commercial buildings (built during the Streetcar Era – up to 1950); where
- These buildings are the predominant type of development for at least a 2-block or 400' length of corridor;
- Are located in neighborhood centers and other locations outside larger centers.



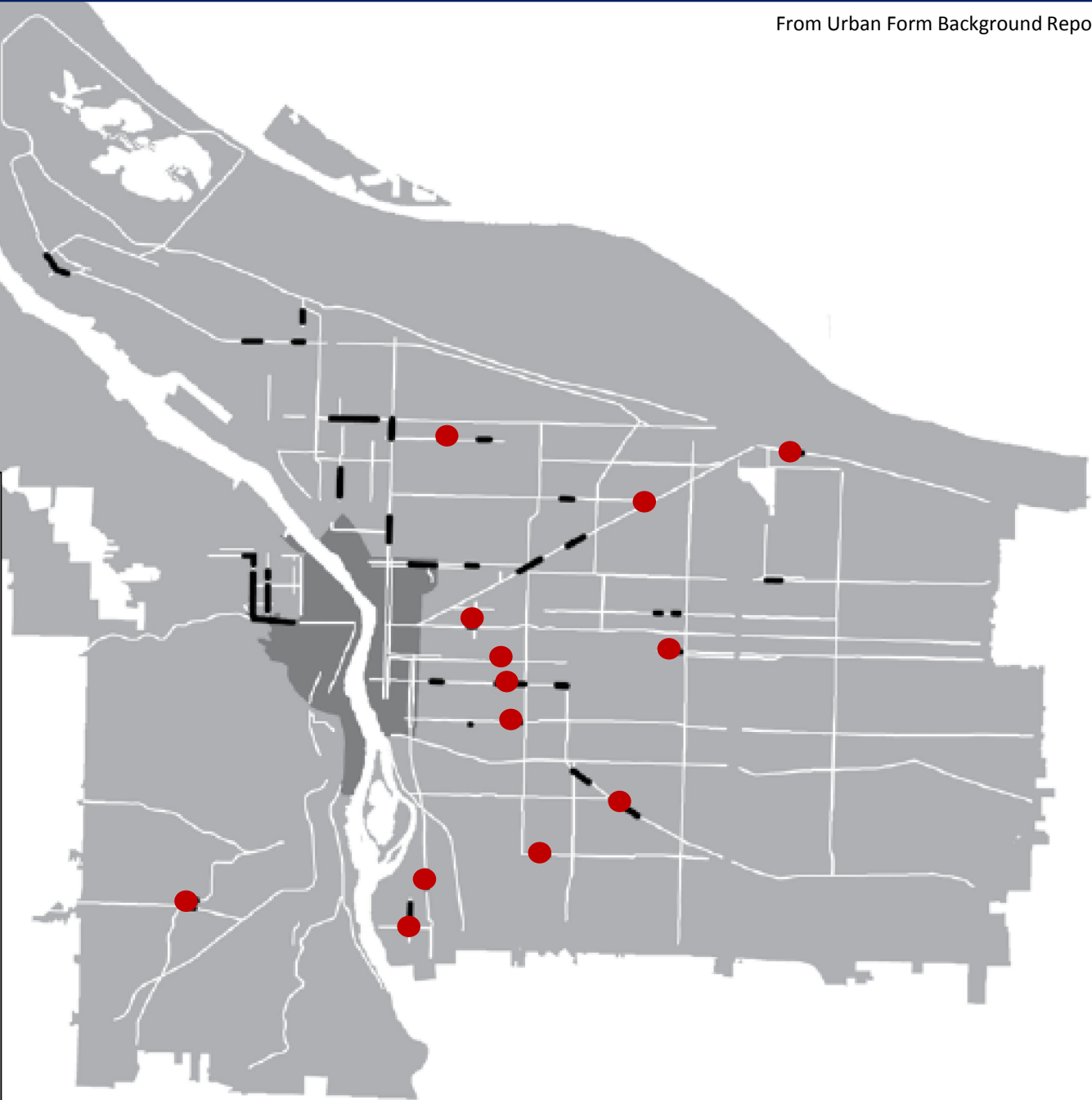




Low-rise Commercial Storefronts – Initial Analysis Areas



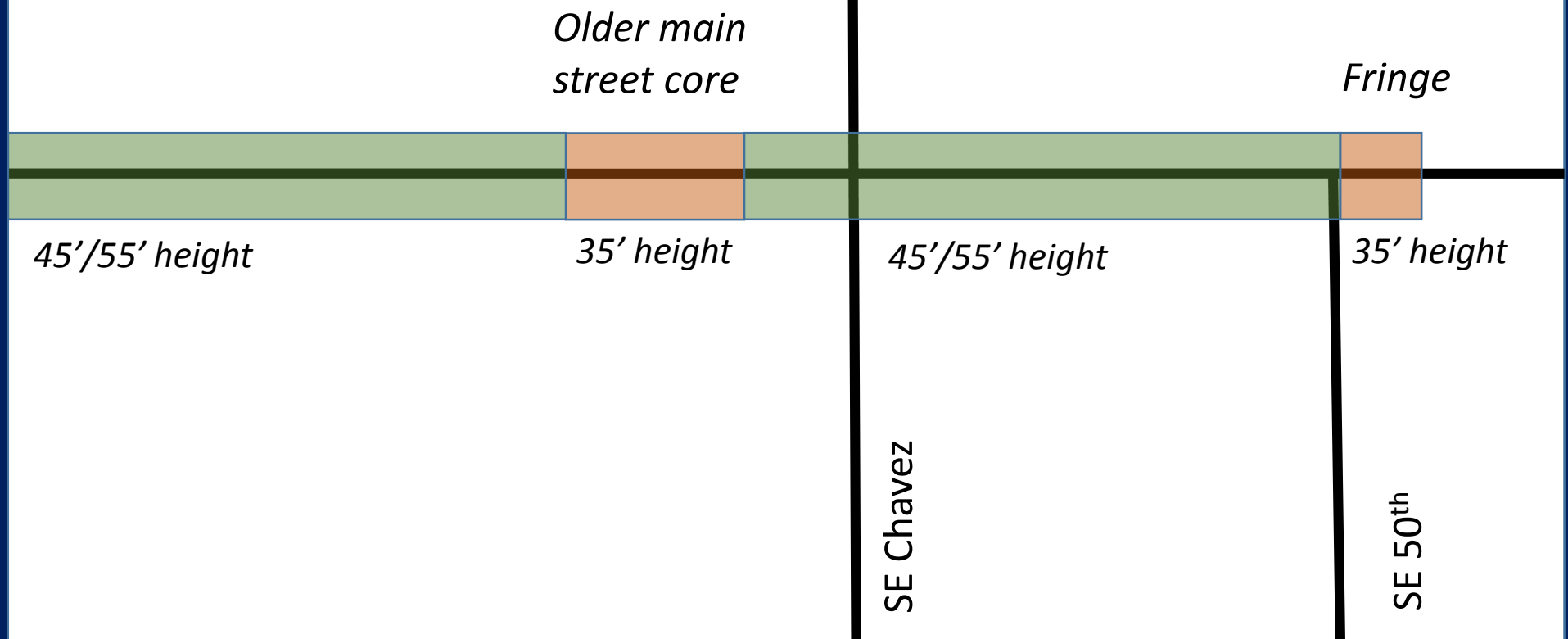
NE Alberta
Roseway
Parkrose
Kerns/28th
SE Belmont
SE Hawthorne
SE Division
SE Foster
SE Woodstock
Montavilla
Sellwood
Moreland
Multnomah Village



Low-rise Storefront Commercial – CM1 Proposal Areas

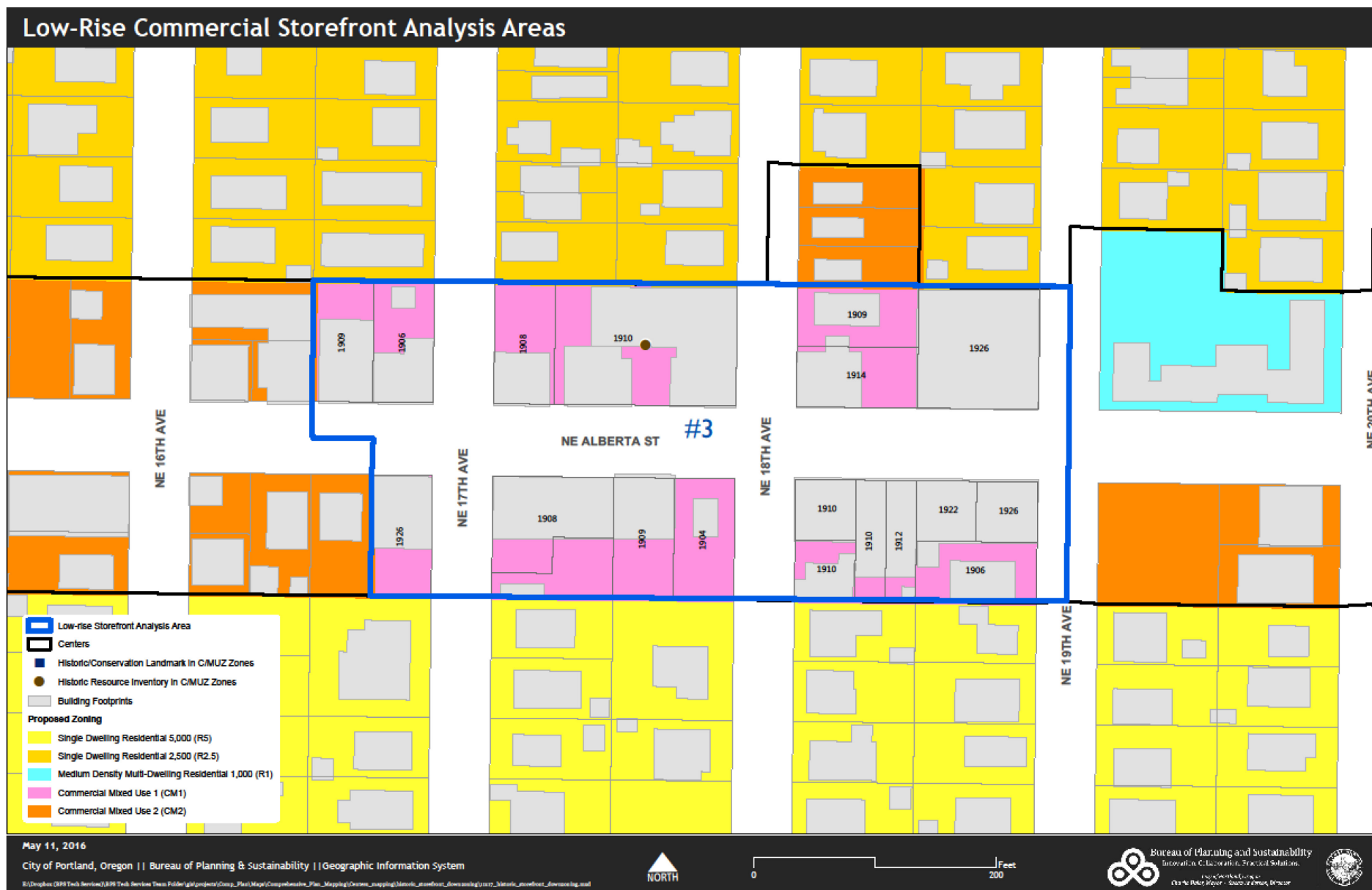


SE Hawthorne Example



Potential Approach: lower scale (35') in old main street core and corridor fringes
greater scale (45'/55') in majority of corridor

NE Alberta





NE Alberta, view east from NE 17th



NE Alberta, view west from NE 19th

NE Alberta

Percentage of lots with Streetcar Era storefront buildings: 88%

Percentage of street frontage with Streetcar Era storefront buildings: 79%

Existing zoning: Storefront Commercial (CS)

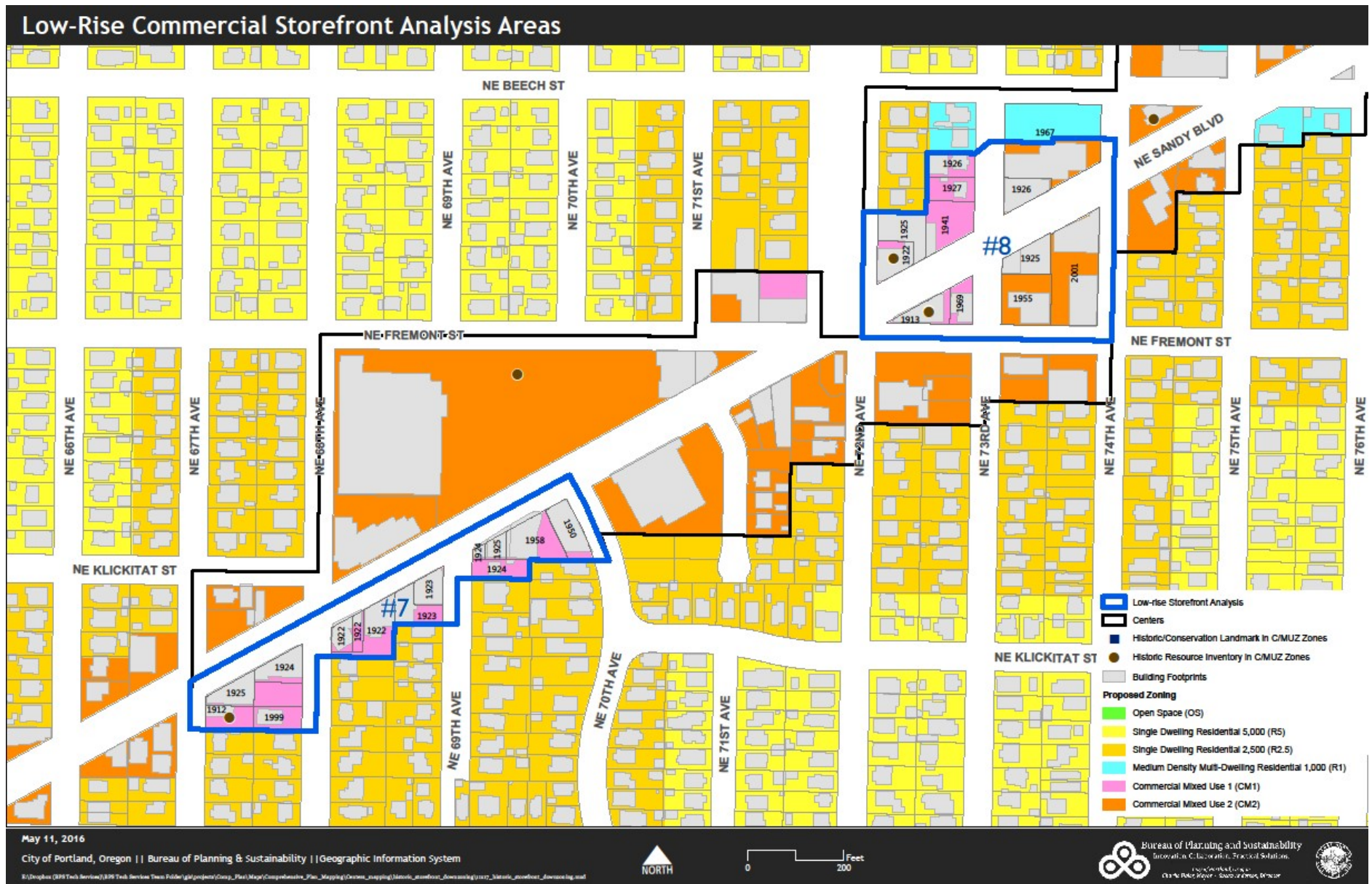
Notes:

Other portions of NE Alberta have Streetcar Era storefront buildings, but these are more scattered than in this analysis area.

Staff proposal

Include as part of low-rise commercial storefront proposal (CM1 zoning).

Roseway





NE Sandy, view east from NE 67th

Google Maps Street View



NE Sandy & NE Fremont, view north from NE 72nd

Roseway

Western portion

Percentage of lots with Streetcar Era storefront buildings:	83%
Percentage of street frontage with Streetcar Era storefront buildings:	77%

Eastern portion

Percentage of lots with Streetcar Era storefront buildings:	56%
Percentage of street frontage with Streetcar Era storefront buildings:	50%

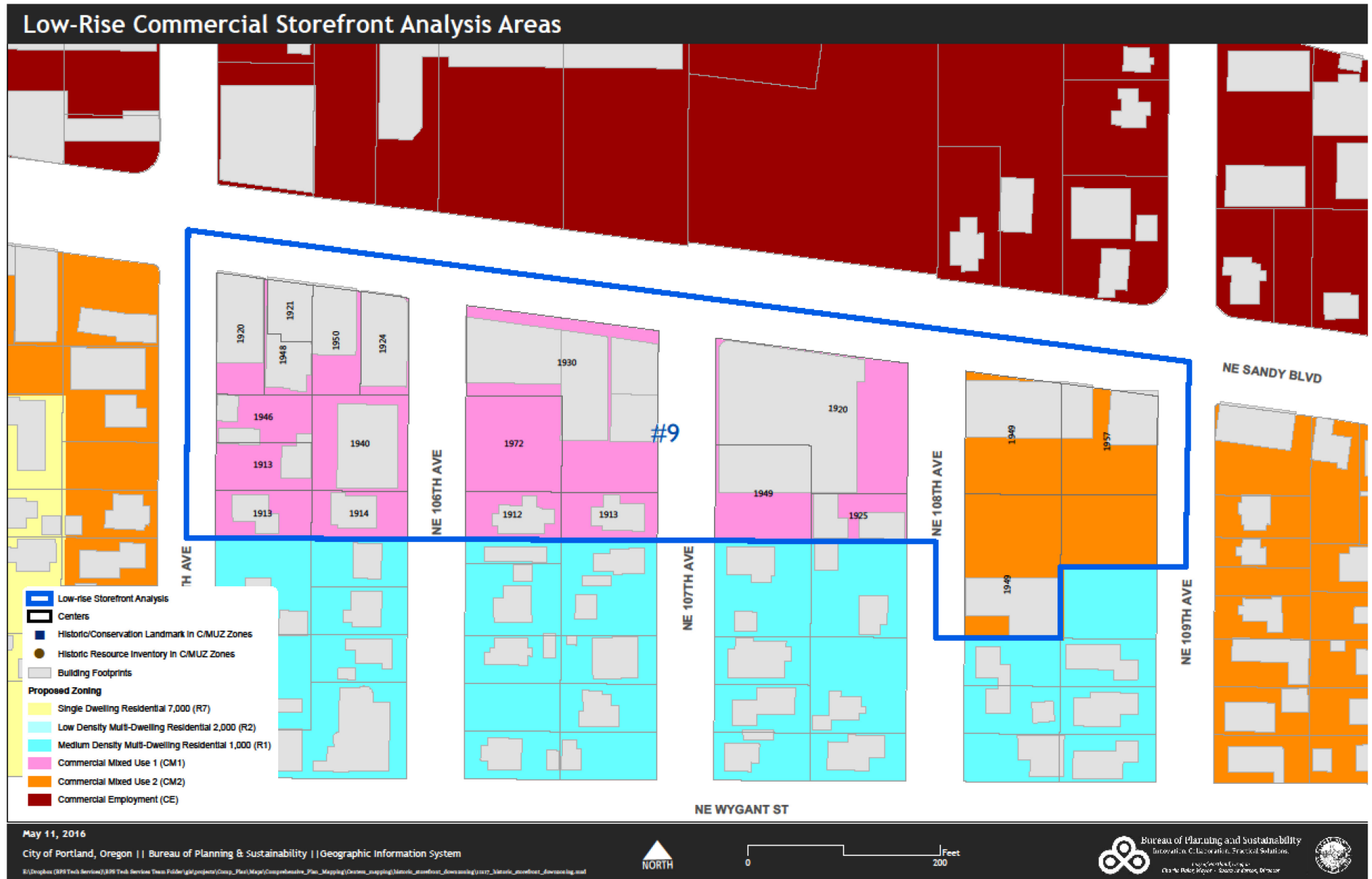
Existing zoning: General Commercial (CGh)

Notes: For western portion, less than 50% of street frontage has Streetcar Era storefront buildings if both sides of Sandy were to be considered.

Staff proposal

Include majority of the analysis area as part of low-rise commercial storefront proposal (CM1 zoning). In eastern portion, CM1 proposal does not include properties that are east of NE 73rd, but adds property at northwest corner of Fremont and 72nd (storefront-type building built 1951).

Parkrose





Google Maps Street View

NE Sandy, view west from NE 108th



Google Maps Street View

NE Sandy, view west from NE 106th

Parkrose

Percentage of lots with Streetcar Era storefront buildings: 88%

Percentage of street frontage with Streetcar Era storefront buildings: 88%

Existing zoning: General Commercial (CGh)

Notes:

Percentage of street frontage with Streetcar Era storefront buildings would be approximately 50% if both sides of Sandy were to be considered.

Staff proposal

Include as part of low-rise commercial storefront proposal (CM1 zoning), but do not include the block east of 108th (buildings built 1949 and 1957). Proposal includes properties between the corridor-fronting properties and the multi-dwelling zoning to the south to provide a more cohesive zoning pattern.

Kerns - NE 28th





NE 28th, view north from Burnside



NE 28th, view south from near NE Davis

Kerns – NE 28th

Percentage of lots with Streetcar Era storefront buildings: 100%

Percentage of street frontage with Streetcar Era storefront buildings: 100%

Existing zoning: Storefront Commercial (CS)

Notes:

Percentage of street frontage with Streetcar Era storefront buildings would be 50% if both sides of NE 28th were to be considered.

Staff proposal

Include as part of low-rise commercial storefront proposal (CM1 zoning). Proposal includes properties between the corridor-fronting properties and the residential zoning to the east to provide a more cohesive zoning pattern.

SE Belmont





NE Belmont, view east from SE 33rd



SE Belmont, view west from SE 34th

SE Belmont

Percentage of lots with Streetcar Era storefront buildings: 83%

Percentage of street frontage with Streetcar Era storefront buildings: 75%

Existing zoning: Storefront Commercial (CS)

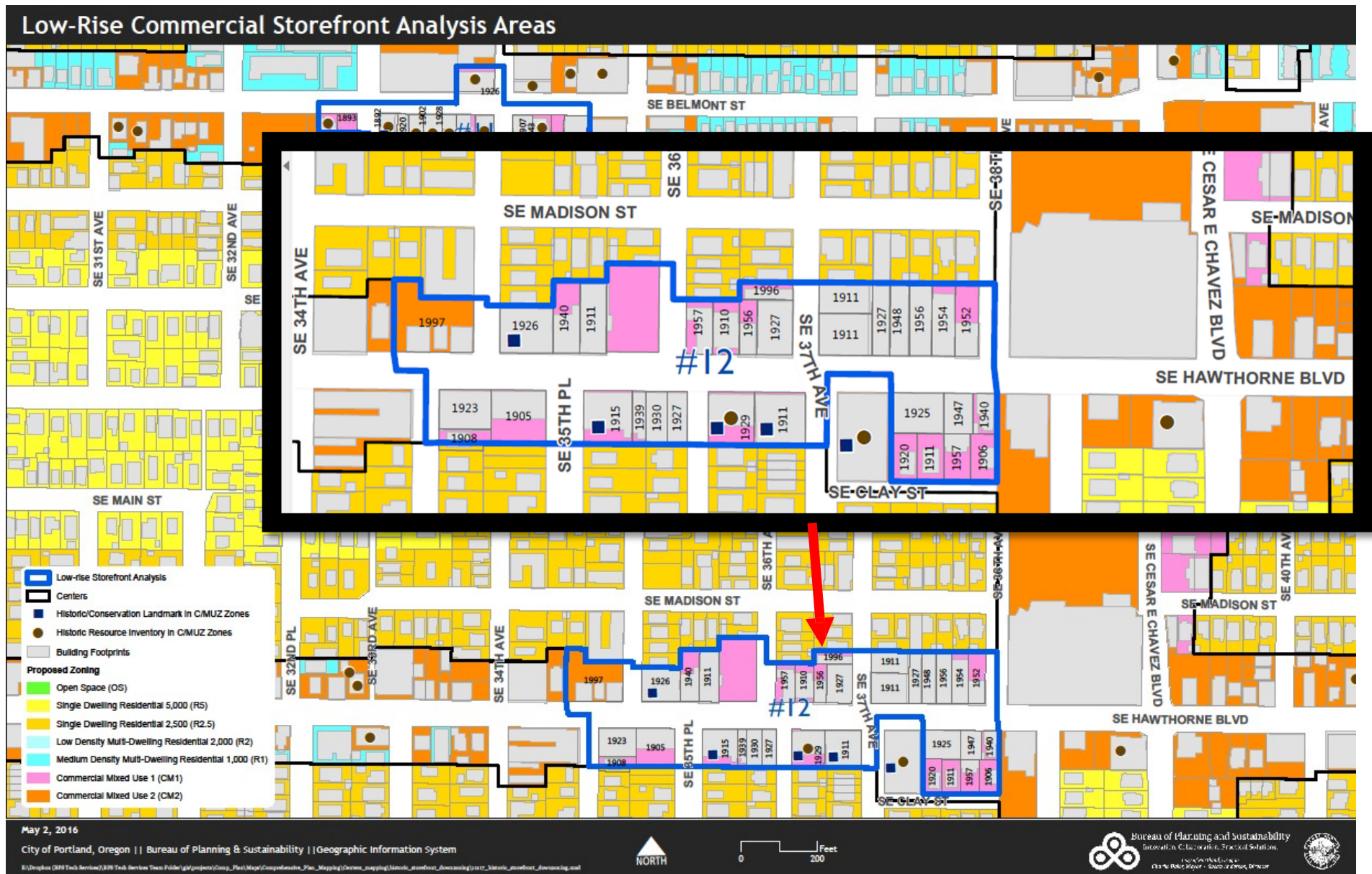
Notes:

Block on north side of Belmont between SE 34th and 35th also has Streetcar Era storefront buildings, but was not included in the analysis area due to greater building height (building at northeast corner of SE Belmont and 34th is three stories). Includes multiple properties that are in the Historic Resources Inventory.

Staff proposal

Include as part of low-rise commercial storefront proposal (CM1 zoning).

SE Hawthorne





SE Hawthorne, view east from SE 35th



SE Hawthorne, view east from SE 35th Place

SE Hawthorne

Percentage of lots with Streetcar Era storefront buildings: 73%

Percentage of street frontage with Streetcar Era storefront buildings: 68%

Existing zoning: Primarily Storefront Commercial (CS)

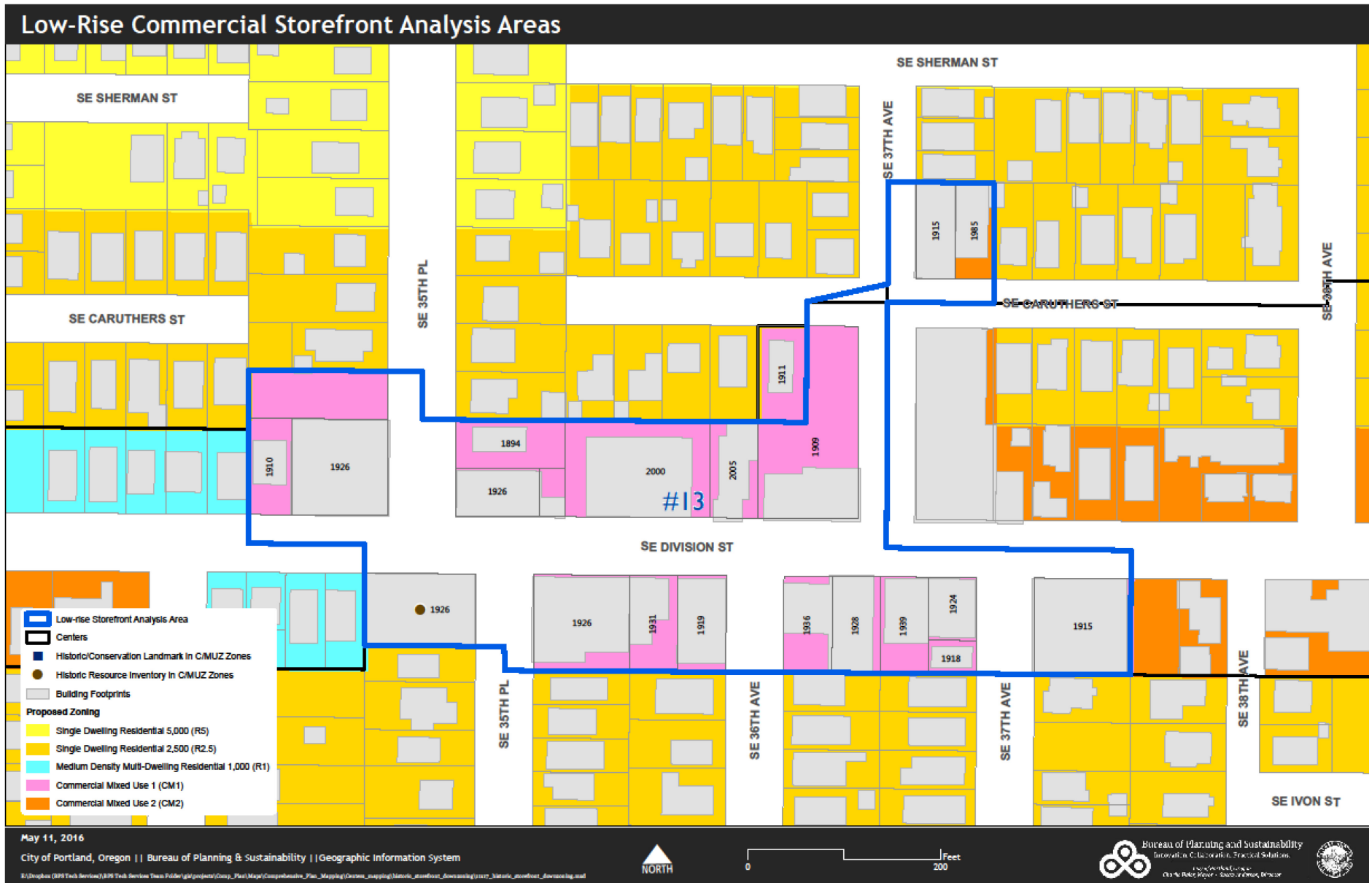
Notes:

The above percentages do not include several storefront-type buildings built in the 1950s. The analysis area does not include the Bagdad Theatre, which was left out because of its greater height. The analysis area includes several properties that are historic landmarks or are in the Historic Resources Inventory.

Staff proposal

Include as part of low-rise commercial storefront proposal (CM1 zoning), but do not include the analysis area block west of SE 35th Avenue (buildings built 1997).

SE Division





SE Division, view east from near SE 35th Place



SE Division, view southwest from SE 36th

SE Division

Percentage of lots with Streetcar Era storefront buildings: 80%

Percentage of street frontage with Streetcar Era storefront buildings: 78%

Existing zoning: Primarily Storefront Commercial (CSm)

Notes:

The analysis area includes one property that is three stories in height (built 2000), and there is a more recently built building that is four stories immediately to the east of the analysis area.

Staff proposal

Include as part of low-rise commercial storefront proposal (CM1 zoning), but do not include the properties at the northeast corner of SE Caruthers and SE 37th (off of SE Division and location of a proposed four-story development).

SE Foster





Google Maps Street View

SE Foster, view southeast from near SE 63rd



Google Maps Street View

SE Foster, view northwest from near SE 67th

SE Foster

Percentage of lots with Streetcar Era storefront buildings: 77%

Percentage of street frontage with Streetcar Era storefront buildings: 69%

Existing zoning: Primarily Storefront Commercial (CS), with General Commercial (CG) east of SE 67th

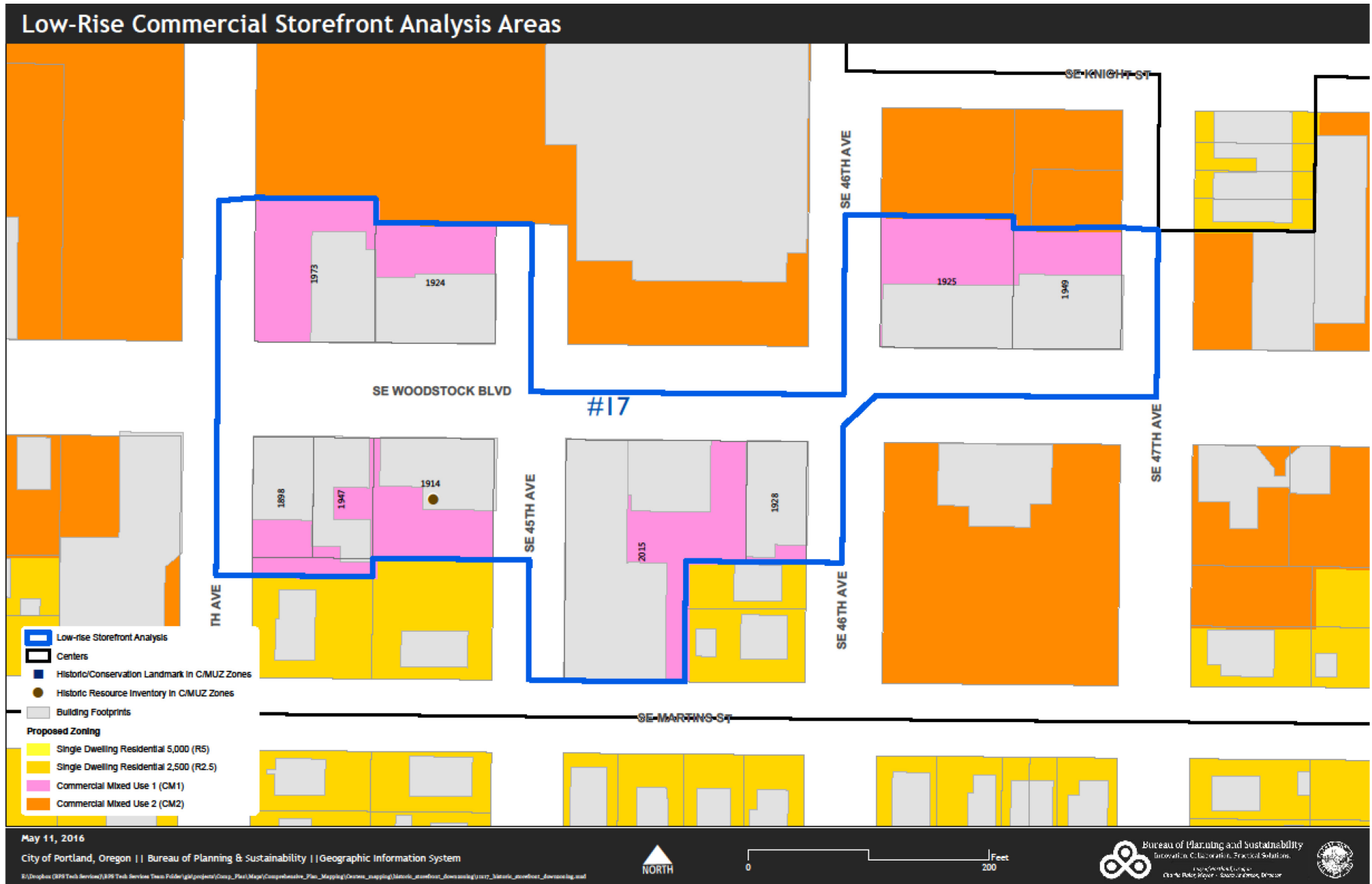
Notes:

The above percentages do not include several storefront-type buildings built in the 1950s, which generally continue the building street walls established by the Streetcar Era buildings.

Staff proposal

Include as part of low-rise commercial storefront proposal (CM1 zoning). Proposal includes properties fronting or close to SE Foster.

SE Woodstock





Google Maps Street View

SE Woodstock, view east from SE 44th



Google Maps Street View

SE Woodstock, view west from near SE 47th

SE Woodstock

Percentage of lots with Streetcar Era storefront buildings: 78%

Percentage of street frontage with Streetcar Era storefront buildings: 69%

Existing zoning: Primarily Storefront Commercial (CS), with Neighborhood Commercial 2 (CN2) along north side of SE Woodstock in portion of analysis area between SE 44th and SE 45th

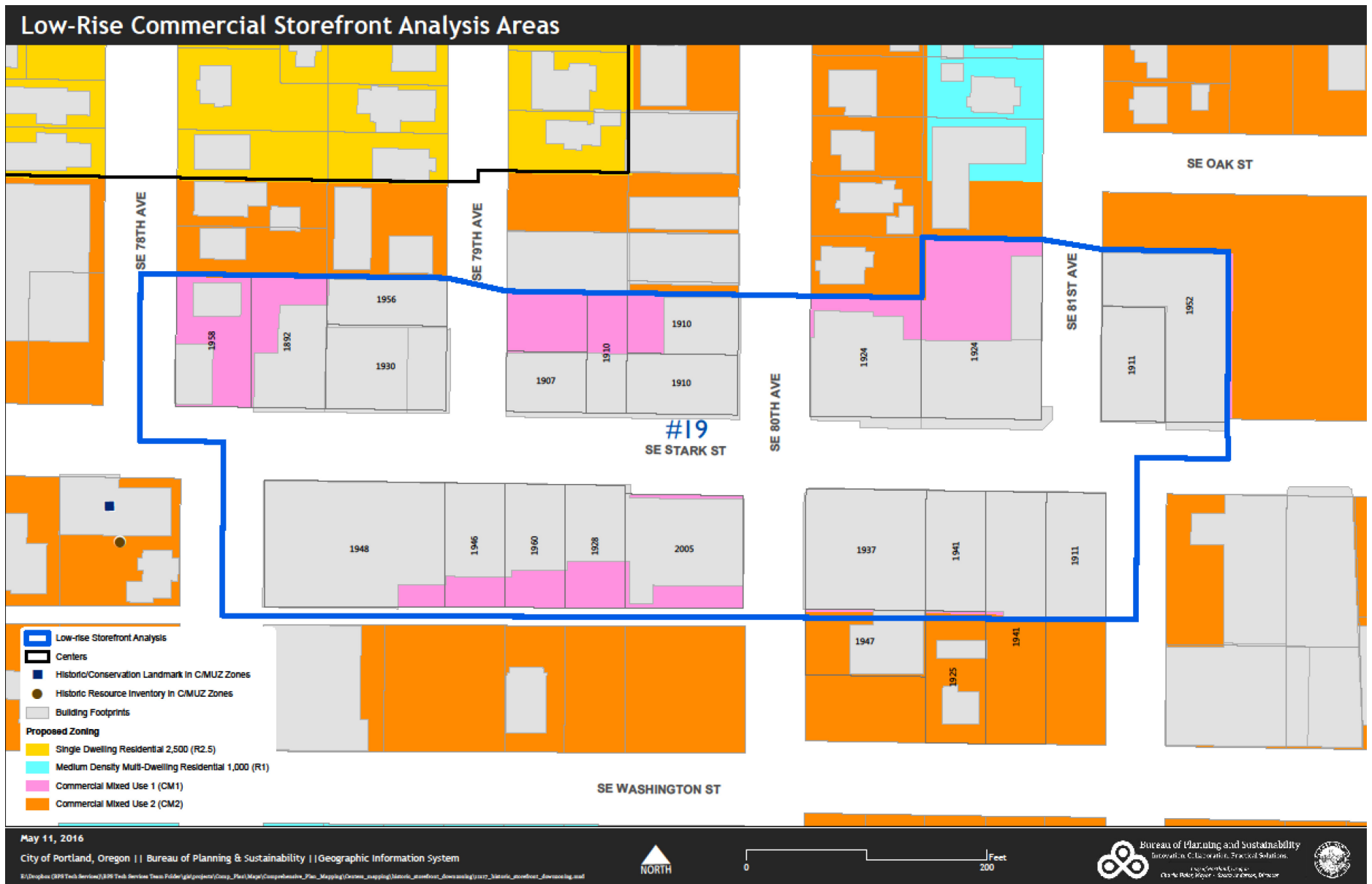
Notes:

The analysis area was mapped to focus on blocks with Streetcar Era buildings and does not include a block with front parking and another block with a bank building (built 1974). If both sides of the street were to be considered for the length of the analysis area corridor, slightly less than 50% of street frontage has Streetcar Era storefront buildings. The analysis area includes a recently-built grocery store.

Staff proposal

Include as part of low-rise commercial storefront proposal (CM1 zoning).

Montavilla





SE Stark, view east from near SE 78th



SE Stark, view west from near SE 80th

Montavilla (SE Stark)

Percentage of lots with Streetcar Era storefront buildings: 79%
 Percentage of street frontage with Streetcar Era storefront buildings: 81%
 Existing zoning: Storefront Commercial (CS)
 Notes:

Staff proposal

Include as part of low-rise commercial storefront proposal (CM1 zoning).

Sellwood

Low-Rise Commercial Storefront Analysis Areas



May 11, 2016

City of Portland, Oregon || Bureau of Planning & Sustainability || Geographic Information System

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Google Maps Street View

SE 13th, view south from SE Spokane



Google Maps Street View

SE 13th, view south from near SE Umatilla

Sellwood (SE 13th)

(Analysis divided into north and south portions, due to corridor length and greater concentration of storefront buildings to the south)

North of Nehalem

Percentage of lots with Streetcar Era storefront buildings: 43%

Percentage of street frontage with Streetcar Era storefront buildings: 33%

South of Nehalem

Percentage of lots with Streetcar Era storefront buildings: 52%

Percentage of street frontage with Streetcar Era storefront buildings: 50%

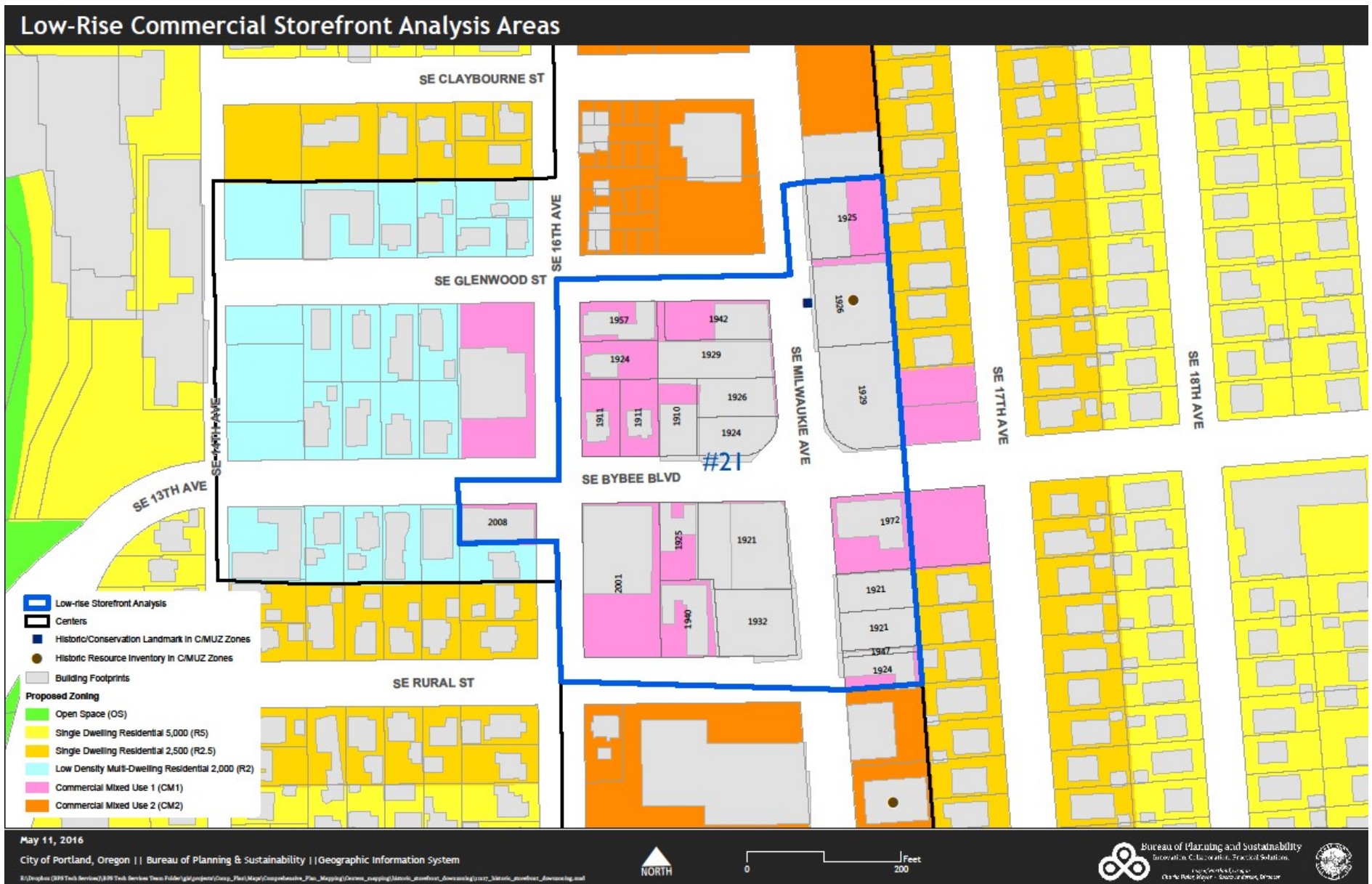
Existing zoning: Storefront Commercial (CS)

Notes: Many of the Streetcar Era buildings in the northern portion are house-type buildings, rather than storefront buildings. The southern portion includes several properties in the Historic Resources Inventory. The southern portion also includes a four-story building under construction (at corner of SE 13th & Spokane), and excludes a property with a recently built four-story building (at corner of SE 13th & Umatilla).

Staff proposal

Include the southern portion of the analysis area (south of SE Nehalem) as part of low-rise commercial storefront proposal (CM1 zoning), with the addition of the property at the southeast corner of SE 13th and SE Tenino (building built 1920).

Moreland





Google Maps Street View

SE Milwaukie & SE Bybee, view north



Google Maps Street View

SE Milwaukie, view south from SE Glenwood

Moreland (SE Milwaukie & SE Bybee)

(Analysis figures are for properties with frontage on SE Milwaukie or SE Bybee)

Percentage of lots with Streetcar Era storefront buildings: 75%

Percentage of street frontage with Streetcar Era storefront buildings: 71%

Existing zoning: Storefront Commercial (CS)

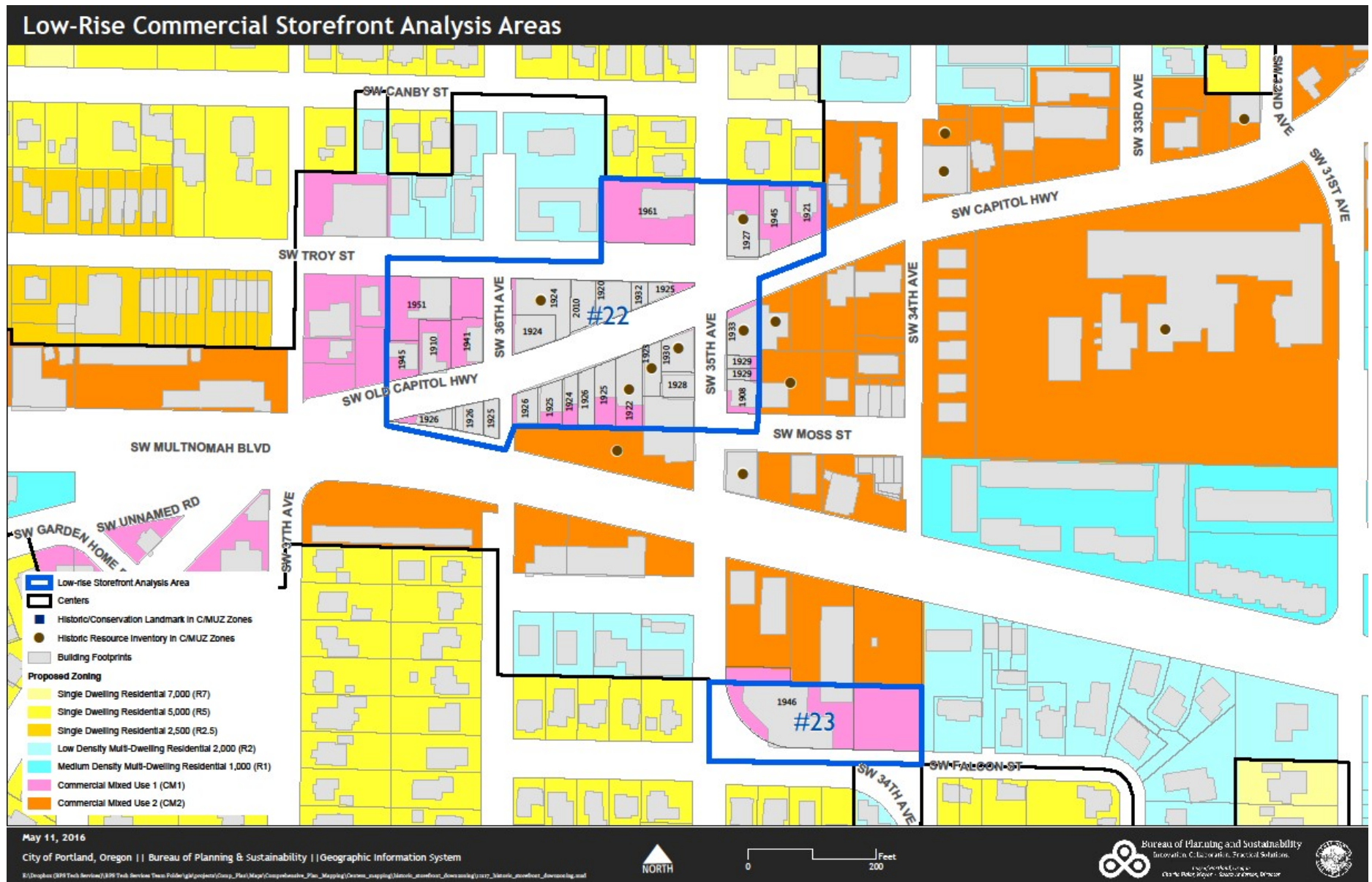
Notes:

The western portion of the analysis area includes two recently constructed storefront buildings and two Streetcar Era house-type structures.

Staff proposal

Include as part of low-rise commercial storefront proposal (CM1 zoning). Proposal includes properties to the west that do not have frontage on the primary corridors to provide full-block zoning and a cohesive zoning pattern.

Multnomah Village





SW Old Capitol Hwy & SW 35th, view southwest



SW Old Capitol Hwy, view northwest from SW 36th

Google Maps Street View

Multnomah Village (core area)

(Analysis figures are for properties with frontage on SW Old Capitol Hwy or SW 35th)

Percentage of lots with Streetcar Era storefront buildings: 90%

Percentage of street frontage with Streetcar Era storefront buildings: 77%

Existing zoning: Storefront Commercial (CSd)

























Notes:

Analysis area includes several properties in the Historic Resources Inventory. Other portions of Multnomah Village, outside this analysis area, are proposed for zoning to CM1 due to their locations at the edges of the center area, adjacent to single-dwelling zoning.

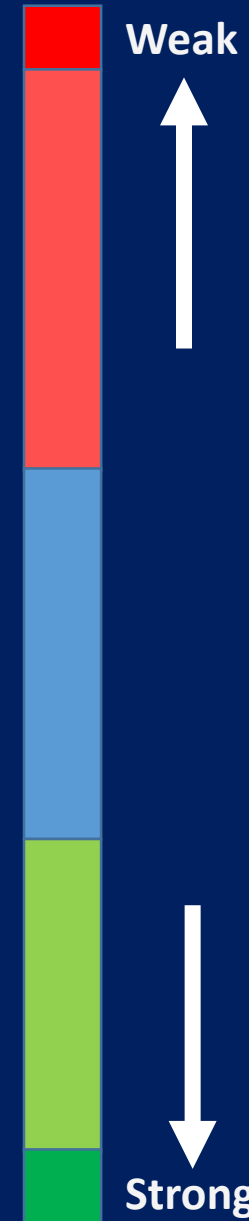
Staff proposal

Include as part of low-rise commercial storefront proposal (CM1 zoning).

Low-rise Storefront Areas: Assessment

	Property Owners	N'hood Assns	Others	ROW
Woodstock				W; 80'
Roseway		-		W; 80'
Parkrose	-	-	-	W; 80'+
Hawthorne		-		M; 70'
Foster				W; 80'+
Alberta		-	-	N; 60'
Kerns	-	-	-	N; 60'
Belmont	-	-		N; 60'
Montavilla		-	-	N; 60'
Division	-	 DDI		N; 60'
Sellwood				N; 60'
Moreland				N; 60'
Multnomah				N; 60'

Strength of Proposal



Against



For



























Low-rise Commercial Storefront

Options to Consider:

1. **Keep proposal mostly intact**, expanding use allowances, but eliminating the one area where there was clear consensus against the CM1 proposal: Woodstock
2. **Narrow the proposal, remove areas on wide Civic Corridors, and Woodstock.**
 - Remove: Roseway, Parkrose, Hawthorne, Foster and Woodstock.
 - Keep: Alberta, Kerns,, Belmont, Division, Montavilla, Sellwood, Moreland, and Multnomah Village.
3. **Narrow the proposal based on level of community support and other factors** (only retaining areas with neighborhood/community support).
 - Remove: Alberta, Roseway, Parkrose, Kerns, Belmont, Hawthorne, Foster, Woodstock, Montavilla.
 - Keep: Division, Sellwood, Moreland, and Multnomah Village
4. **Eliminate CM1 low-rise storefront proposal.** Rely instead on:
 - **Historic district designations and/or individual landmark designations**, or
 - **Apply the Design Overlay**, potentially with design guidelines and standards specific to the Streetcar Era low-rise storefront areas.

Low-rise Storefront Areas: Assessment

	Property Owners	N'hood Assns	Others	ROW
Woodstock				W; 80'
Roseway		-		W; 80'
Parkrose	-	-	-	W; 80'+
Hawthorne		-		M; 70'
Foster				W; 80'+
Alberta		-	-	N; 60'
Kerns	-	-	-	N; 60'
Belmont	-	-		N; 60'
Montavilla		-	-	N; 60'
Division	-	 DDI		N; 60'
Sellwood				N; 60'
Moreland				N; 60'
Multnomah				N; 60'

Strength of Proposal



Against



For



	Property Owners		N'hood Assns		Others		ROW
	Support	Oppose	Support	Oppose	Support	Oppose	
Alberta		II					N; 60'
Roseway		I			I		W; 80'
Parkrose							W; 80'+
Kerns							N; 60'
Belmont					I	I	N; 60'
Hawthorne	?	IIII			I	IIIIII	M; 70'
Division			DDI		IIII	IIII	N; 60'
Foster		I	Y			II	W; 80'+
Woodstock		IIIIIIII		N	I	IIIIII	W; 80'
Montavilla		I					N; 60'
Sellwood		IIII	Y		IIII	III	N; 60'
Moreland		II	Y		II	III	N; 60'
Multnomah	?		Y		IIII+		N; 60'