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## Agenda

### Mixed Use Zones Project Advisory Committee (PAC)

**Date:** March 19, 2014

**Time:** 4:00 p.m. to 6:00 p.m.

**Location:** 1900 SW 4th Avenue, Portland, 2nd Floor - Room 2500

**Meeting Goals:** Review planning/zoning/design framework; learn about/consider equity issues; discuss case study field locations.

**4:00 PM**      **Welcome**

Meeting objectives and flow; committee and staff introductions.

**4:05 PM**      **PAC Process Updates and Feedback**

(1) Comments on PAC Charter. (2) Comments on meeting notes. (3) PAC member feedback from previous meeting or process in general.

**4:15 PM**      **Overview of Planning/Zoning/Design Framework**

Bill Cunningham and Shannon Buono, BPS. Presentation of the current planning, zoning and design framework and regulations in Portland. Committee Q&A.

**4:50 PM**      **Applying an Equity Lens**

Desiree Williams-Rajee, BPS. Group exercise to discuss Portland Plan Equity framework and how equity issues may play out in the Mixed Use Zones Project.

**5:30 PM**      **Case Study Locations**

Review proposed case study and field research locations. Committee feedback.

**5:45 PM**      **Public Comments**

Time reserved for comments from public in attendance.

**6:00 PM**      **Wrap-up and Adjourn**



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## Appendix A: Glossary

**Portlanders:** People who live, work, do business, own property, or visit Portland, including people of any race, ethnicity, sex, gender or gender identity, sexual orientation, belief system, political ideology, ability, socioeconomic status, educational status, veteran status, place of origin, language spoken, age or geography.

### Verbs

The policies in this document begin with an active verb. The most common verbs are the following:

- **Improve or Enhance:** Improve current situation; increase; expand
- **Establish or Create:** Create things that are not there at all
- **Require:** Compel, demand something
- **Encourage:** Promote, foster something that someone else is doing or could do.
- **Restore:** Recreate elements that are missing; rehabilitate
- **Protect or Maintain:** Keep what you have; conserve; maintain; preserve
- **Reduce:** Have less of something than in the current situation; reduce
- **Limit:** Minimize the effects of something, or minimize something
- **Prevent:** Don't allow at all; stop from happening; prohibit
- **Prioritize:** Prioritize doing something first, over other things
- **Strive:** Devote serious effort or energy to; endeavor
- **Consider:** Think about, take into account
- **Coordinate:** Work together with, do something together with others to move toward a common goal, collaborate

**Accountability:** Ability to identify and hold public officials responsible for their actions.

**Active transportation:** Transportation that involves physical activity, including walking, biking, and using transit (because usually one must walk or roll to the bus or train).

**Adaptive management:** A dynamic planning and implementation process that applies scientific principles, methods, and tools to improve management activities incrementally as decision makers learn from experience and better information and as analytical tools become available. Involves frequent modification of planning and management strategies, goals, objectives and benchmarks. Requires frequent monitoring and analysis of the results of past actions and application of those results to current decisions.

**Affordable housing.** Housing that serves extremely low, very low, and low-income households. In determining affordability, the cost of housing, utilities, and transportation are considered. The U.S. Department of Housing and Urban Development (HUD) defines "affordable" as housing that costs no more than 30 percent of a household's monthly income.

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**Archaeological resource:** Part of the physical record of an indigenous or other culture found in the state. They are material remains of past human life or activity of archaeological significance, including, but not limited to, monuments, symbols, tools, facilities, technological by-products, and dietary by-products. As defined under state law, archaeological objects are more than 75 years old.

**Asset management:** The continuous cycle of asset inventory, condition, and performance assessment that has as its goal the cost-effective provision of a desired level of service for physical assets. Investment decisions consider planning, design, construction, maintenance, operation, rehabilitation, and replacing assets on a sustainable basis that considers social, economic, and environmental impacts.

**Best practice:** An activity that has proven its effectiveness in multiple situations and may have applicability in another situation.

**Bird-friendly building design:** Structural design approaches that reduce the risk of mortality or other harm to resident and migratory birds. Strategies include window and building façade treatments that deter bird strikes, such as patterned glass or reduced exterior glass, and exterior and interior lighting designs that are directed downward or avoid light spill, or where lights are turned out at night during specified periods.

**Brownfield:** Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

**Center:** Places with concentrations of commercial and community services, housing, gathering places, and transit connections. Centers provide services to surrounding neighborhoods and are intended to be enhanced as places that are a focus of growth, where increasing numbers of people will live, work, and visit. There are three types of centers of varying function, levels of activity, and scale and intensity of development:

- **Central City:** Corresponds to the Central City plan district, which serves as the region's premier center, anchoring an interconnected system of centers.
- **Gateway Regional Center:** Corresponds to the Gateway plan district, East Portland's largest center, which is intended to be enhanced as an employment and community service hub within the area and region.
- **Major Centers:** These are centers with a major regional role. They include the Central City and the Gateway Regional Center.
- **Town Centers:** Large centers that serve a broad area of the city and have an important role in accommodating growth. They provide a full range of commercial and community services, high-density housing and mid-rise commercial and mixed-use buildings

(typically up to five to seven stories in height), are served by high-capacity transit connections, and have a substantial employment component. Town Centers provide housing opportunities for enough population to support a full-service business district.

- **Neighborhood Centers:** Centers that primarily serve adjacent neighborhoods and provide opportunities for additional housing and low- to mid-rise commercial and mixed-use buildings (typically up to three to five stories in height). They provide a range of local commercial and community services and transit connections. Neighborhood Centers provide housing opportunities for about half the population needed to support a neighborhood business district.

**Centers and corridors:** When used together, “centers and corridors” refers generally to places where development is concentrated, including centers and a range of corridors, including Civic Corridors, High-Capacity Transit corridors, Transit Station Areas, and neighborhood business districts.

**Civic Corridors:** These are a prioritized subset of the city’s most prominent transit and transportation streets. They connect centers, provide regional connections, and include segments where commercial development and housing are focused. Civic corridors are intended to become places that continue their important transportation functions while providing livable environments for people and evolving into distinctive places that are models of ecological design.

**Clustered housing/clustered services.** This is a type of non-traditional housing model that refers to housing that is built, planned or organized to offer long-term living services. Housing options range from cottages to multi-unit high rises and can be on single lots or campus settings. In most cases the service provider, rather than the housing provider, is responsible for delivery of services.

**Cohousing.** This is type of non-traditional housing model that is designed to foster an intentional community and cooperation while preserving independence. It combines the autonomy of private dwellings with the advantages of community living by clustering private residences near shared facilities. The members design and manage all aspects of their community.

**Community:** A group of people that may or may not be geographically based.

**Corridor:** When an area is designated as a corridor (such as a Civic Corridor), it may be in the form of a single major street or in the form of a broad mobility corridor that provides connections for a range of modes (transit, pedestrians, cyclists, freight, motor vehicles, and so forth), not necessarily on the same street.

**Cost burdened households.** According to the U.S. Department of Housing and Urban Development (HUD) standards, any household that spends more than 30% of its income on

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housing cost is categorized as a “cost burdened household”. Being burdened by housing costs, such households may have difficulty affording necessities such as food, clothing, transportation and medical care.

**Critical infrastructure:** Infrastructure assets that are essential for the functioning of society and the economy, including energy generation, transmission and distribution; telecommunications; water supply and wastewater; transportation systems; public health; and security and emergency response services.

**Cultural resource:** Aspects of cultural systems that represent a culture or that contain significant information about a culture. These resources include, but are not limited to, districts, sites, buildings, structures, and objects that are associated with people, cultures, and human activities and events, either in the present or in the past.

**Ecodistricts:** Areas, typically located in centers, where energy, water, and resource efficiency approaches are undertaken at a district scale, sometimes including district energy systems and other shared systems.

**Ecological function:** The physical, chemical, and biological functions of a watershed such as flow conveyance and storage, channel dynamics, nutrient cycling, microclimate, filtration, control of pollution and sedimentation, water quality, terrestrial and aquatic habitat, and biodiversity.

**Ecosystem services:** The contribution of ecosystem conditions and processes to human well-being, including the production of goods and processes that control variability, support life, enrich cultural life, and preserve options. Examples include pollination of trees and plants, climate regulation, flood mitigation, stormwater management, clean air and water, recreational opportunities, and satisfaction of aesthetic and spiritual needs.

**Green infrastructure:** Public or private assets—either natural resources or engineered green facilities—that protect, support, or mimic natural systems to provide stormwater management, water quality, public health and safety, open space, and other complementary ecosystem services. Examples include trees, ecoroofs, green street facilities, wetlands, and natural waterways.

**Greenways:** A system of accessible pedestrian- and bike-friendly green streets and trails that link neighborhood centers, parks, schools, natural areas, and other key community destinations. The city Greenways system is a prioritized subset of pedestrian and bicycle connections that makes use of opportunities for multi-objective, distinctive design approaches that draw on and contribute to Portland’s pedestrian, bicycle, green street, and parks and open space systems.

**Habitat Corridors:** Stream and/or vegetation connections that provide habitat values and allow for wildlife movement between habitats.

**Habitat-friendly development:** Strategies to provide habitat for and prevent harm to native

resident and migratory wildlife. Examples include habitat-oriented ecoroofs, bridges, buildings and sites, including features such as nest platforms and bat boxes. Strategies also involve development designs and practices that limit the amount of light, noise, vibration, and other disturbance that affect wildlife and wildlife habitat, especially during vulnerable wildlife life cycles (such as mating/nesting season and migration), improve wildlife access and passage, limit fencing, roads, culverts and other barriers between important habitats (between desirable feeding and watering sites, for example), and limit impacts related to construction in rivers.

**High-Capacity Transit Corridors:** The system of light rail and other high-capacity transit stations. Some of these stations are located along streets that serve as Civic Corridors (such as Interstate Avenue), but others are located along freeways or other locations where the primary focus of activity and development is in Transit Station Areas.

**High-density housing:** Refers generally to higher-density housing that is mid- to high-rise in building scale.

**High-rise:** Buildings more than 10 stories in height.

**High-risk infrastructure:** Infrastructure assets that have a high risk of failure, based on the likelihood and consequence of that failure.

**Historic resource:** A structure, place, or object that has a relationship to events or conditions of the human past. Historic resources may be significant for architectural, historical, or cultural reasons. Examples include historic landmarks, conservation landmarks, historic districts, conservation districts, and structures or objects that are identified as contributing to the historic significance of a district, including resources that are listed in the National Register of Historic Places. Structures, places, and objects that are included in historic inventories are also historic resources.

**Housing + Transportation (H+T) cost burden.** A household's ability to afford a house or apartment is most often measured by calculating the percentage of household income devoted to housing costs, the single biggest expense for most households. However, transportation costs are the second-biggest draw on households' income. The shifting thinking around housing cost burden proposes that to get to a true measure, households need to take into account the combination of both housing (H) and transportation (T) cost and not housing costs alone. The suggested measure for the Portland Metro area is that households spending more than 50 percent of their income on housing and transportation be considered cost burdened.

**Hydrologic, hydrologic cycles:** The movement of water on, in, and above the earth.

**Infrastructure:** Consists of assets in two general networks that serve whole communities—transportation modalities (roads, rail, etc.) and utilities. These are necessary municipal or public services, provided by the government or by private companies and defined as long-lived capital assets that normally are stationary in nature and can be preserved for a significant number of

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years. Examples are streets, bridges, tunnels, drainage systems, water and sewer lines, pump stations and treatment plants, dams, and lighting systems. Beyond transportation and utility networks, Portland includes buildings, green infrastructure, communications, and information technology as necessary infrastructure investments that serve the community.

**Lessons learned:** Lessons identified from past actions, projects, and operations and that are being applied or taken into account. Lessons can be positive or negative, in that they may recommend that an approach be replicated or avoided in the future.

**Level of service:** A defined standard against which the quality and quantity of service can be measured. A level of service can include reliability, responsiveness, environmental acceptability, customer values and cost.

**Low-density areas:** Refers generally to residential areas outside centers and corridors that are predominantly zoned for single-dwelling housing and also lower-density multi-dwelling housing.

**Low-impact development:** Strategies to reduce the environmental impact of development on natural systems, including hydrology and vegetation. Strategies include using paving and roofing materials that reduce effective impervious area, clustered or small lot development that reduces disturbance area, the use of vegetated stormwater management to mimic pre-development site hydrology, alternative road layout and narrower streets, natural area protection, and landscaping with native plants.

**Low-rise:** Buildings up to four stories in height.

**Mid-rise:** Buildings from five to 10 stories in height, but most frequently ranging from five to seven stories.

**Needed housing units.** This term appears in Goal 10, Oregon's Housing Goal that defines it as housing types determined to meet the need shown for housing within an urban growth boundary at particular price ranges and rent levels. The term also includes government-assisted housing. For cities having populations larger than 2,500 people and counties having populations larger than 15,000 people, "needed housing units" also includes (but is not limited to) attached and detached single-family housing, multiple-family housing, and manufactured homes, whether occupied by owners or renters.

**Neighborhoods:** Broad areas of the city that typically include residential, commercial, and mixed-use areas. As used in the Comprehensive Plan, neighborhoods are physical communities outside the Central City and large industrial areas. As a general term used to describe areas outside these locations, it is not intended to refer to specific neighborhood association geographies.

**Neighborhood business districts:** Commercial areas outside the Central City, usually adjacent to neighborhood residential areas. A subset of neighborhood business districts are

designated as centers, which, in addition to their commercial functions, are prioritized as a focus for residential growth and community amenities and services. Other neighborhood business districts allow residential development, providing additional housing options close to services, but are not a prioritized focus for this growth.

**Non-traditional housing types.** The reference here is to housing types and models that do not confirm to existing practices or standards of housing development and household living. The unit can be non-traditional based on construction materials, models or living arrangements. Cohousing is one such model in which residents live in independent units but plan and maintain extensive shared facilities like a “common kitchen”.

**Pattern Areas:** Five primary geographies in Portland that have differing physical characteristics, needs, and assets. Each of these areas has unique topographies and natural features, patterns and types of development, street and other infrastructure characteristics, and histories that have shaped their urban form. The five primary Pattern Areas are:

- **Central City:** This area corresponds to the Central City plan district and is also a major center.
- **Inner Neighborhoods:** This area includes inner portions of the city that originally developed during the Streetcar Era, prior to World War II. It includes a large part of the city east of the Willamette River, extending roughly to 82nd Avenue, and also the inner westside “flats,” located between the river and the West Hills.
- **Western Neighborhoods:** This area includes the West Hills (Tualatin Mountains) and areas to the west.
- **Eastern Neighborhoods:** This area includes eastern portions of the city, mostly located east of 82nd Avenue and largely annexed to Portland in the 1980s and 1990s.
- **Industrial and River:** This area includes land along the Columbia River and Columbia Slough, and areas along the Willamette River’s North Reach.

**Permanently affordable housing.** This refers to a housing status which means that a certain unit, whether rental or homeownership, continues to remain affordable to lower income households for a price that is affordable to them. A variety of programs and strategies are used to keep the unit mostly below market price. For example, properties with homes that are rented are owned and operated by nonprofit charitable corporations that agree to hold this real estate to provide affordable shelter in perpetuity. Similarly, for homeownership units, the land remains public while the unit is sold below market price with restrictions on resale.

**Prime industrial land:** Land that is suited for traded sector industries and possesses site characteristics that are difficult or impossible to replace elsewhere in the region (source: Statewide Planning Goal 9 Administrative Rule).

**Priority populations:** For housing, a program implementation approach designed to improve access and outcomes and eliminate disparities based on race and ethnicity for those who currently and have historically been underserved.

**Public realm:** The system of publicly accessible spaces that is made up of parks and other open spaces, streets, and trails. The public realm also includes the area of interface with the adjacent development that frames, shapes, and helps energize the public space of streets and parks.

**Residential areas:** Predominantly residential areas located outside centers, civic corridors, and transit station areas.

**Shared governance:** Shared decision making between the community and the City of Portland. Shared governance is based on partnerships, equity, accountability, and community ownership. This model empowers all Portlanders to have a voice in decision making, thus encouraging diverse and creative input that will help advance the vision and goals of the City of Portland.

**Short-term supply of employment land:** Suitable land that is ready for construction within 1 year of an application for a building permit or request for service extension. Engineering feasibility is sufficient to qualify land for short-term supply, and funding availability is not required (source: Statewide Planning Goal 9 Administrative Rule).

**Traded sector:** A business sector consisting of companies that compete in markets extending beyond the metropolitan region. These companies include exporters to markets outside the region, suppliers to regional exporters, and businesses whose products substitute for regional imports.

**Transit Station Areas:** Areas within 1/2 mile of light rail and other high-capacity transit stations. Some station communities are located within centers or civic corridors and are subject to policies for these types of places.

**Transparency:** Reliable, relevant, and timely information about the activities and decision making of government being available to the public.

**Universal Design principles:** The underlying concept of the Universal Design principles is that buildings and their sites should be built or renovated in ways that can work for all—for a “universal” population. People have varying abilities, temporary or permanent, throughout life. Rather than doing special or separate design to accommodate differences in age and abilities, the Universal Design principles foster design that works for all. The seven principles of Universal Design are equitable use, flexibility in use, simple and intuitive use, perceptible information, tolerance for error, low physical efforts and size and space for approach and use.



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## Mixed Use Zones Project - Centers and Corridors List

### Major Centers

Gateway Regional Center

### Town Centers

Northwest District:

Killingsworth-Interstate:

Hollywood:

Belmont-Hawthorne-Division

Lents

Midway

St. Johns

Hillsdale

West Portland

### Neighborhood Centers

Rosewood-Glenfair

Fremont/Williams

Kenton-Lombard

122nd-Hazelwood

Jade District

Powell-Creston

Montavilla

Alberta/MLK

Heart of Foster

Mid-Lombard

Division & 162nd

Roseway

Sellwood-Moreland

Cully

Hayden Island

Multnomah Village

NE 42nd

Woodstock

Macadam

Parkrose

Garden Home



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## Civic Corridors

North Lombard

North Interstate

Grand Avenue / MLK Jr. Blvd

NE Broadway

NE Sandy Boulevard

SE Hawthorne Boulevard

SE Division Street

SE Powell Boulevard

SE Foster Boulevard

Cesar E. Chavez Boulevard

82<sup>nd</sup> Avenue

SE Stark Street

122<sup>nd</sup> Avenue

Inner East/west Burnside

SW Macadam / Naito Parkway

SW Barbur Boulevard

SW Beaverton-Hillsdale Highway

## Neighborhood Corridors

N Fessenden / N St. Louis

N Denver

N Mississippi

N Williams

N/NE Killingsworth

NE Alberta

NE 42<sup>nd</sup>

NE Fremont

NE Cully

NE 28<sup>th</sup>

NE Glisan

E Burnside

SE Belmont

SE Division

SE 50<sup>th</sup>

SE 92<sup>nd</sup>

NE 102<sup>nd</sup>

NE Halsey

NE 148<sup>th</sup>

SE Powell

SE Milwaukie / SE 17<sup>th</sup>

SE 13<sup>th</sup>

SE Tacoma

SE Woodstock

SW Terwilliger

SW Bertha Boulevard

SW Multnomah Boulevard

SW Capitol Highway

W Burnside

NW 21<sup>st</sup>

NW 23<sup>rd</sup>

NW Lovejoy

NW Thurman