



Bureau of Planning and Sustainability
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Portland Mixed Use Zones Project Developer/Designer Roundtable

Agenda

1. Welcome and Introductions – 10 min
2. Project Overview, Purpose, and Roundtable Format – 10 min
3. Roundtable Discussion – 90 min
4. Next Steps and Adjourn – 10 min

Overview

Portland's Comprehensive Plan – a long-range 20-year plan that sets the framework for the physical development of the city - is being updated to create a healthier, more resilient and prosperous city for us and future generations. Part of the plan's strategy is managing expected household and employment growth in ways that provide the best benefits to the city overall. The plan proposes focusing most new development in "centers and corridors" throughout the city to achieve those goals.

The Mixed Use Zones Project will update the city's Commercial and Central Employment (EX) zones applied outside then Central City to help implement the new plan. These zones, which allow a mix of uses, were created when auto-oriented and lower intensity commercial uses were more common. The project will revise these zones to address issues that arise with newer intensive mixed use forms, such as building mass and/or bulk, design and context, transitions and step-downs, and ground floor uses.

Purpose of the Roundtables

The roundtables are an opportunity to hear feedback from Development, Design, Housing and Business professionals about what is working or not working well in Portland's Commercial and Mixed Employment (EX) zones, and also to get feedback on some key new directions and implementation ideas that are being considered in the update of Portland's Comprehensive Plan.

Discussion Format and Questions

A member of the Project/Consulting team will ask questions and facilitate discussions. Another member of the team will keep notes on the conversation. The following questions are provided as starting points.

General Questions

1. What is working well or not well with the City's current zoning regulations as they relate to development in the Commercial (CN 1/2, CO 1/2, CS, CM, CG, CX) and EX zones?



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Land Uses

2. Currently, the city's commercial/mixed-use zones allow a range of uses from single-use commercial (retail, services, office, etc.) to 100% residential buildings. Given a desire to focus development and services in centers, should we rethink allowed uses?
 - What are your thoughts about requiring ground-floor spaces to be designed for active/commercial uses in certain places, such as the core areas of centers?
 - Are there commercial corridor locations where the focus should be on employment uses, or where residential uses should be limited?

Building Form and Massing

3. Current commercial and mixed use zones have maximum heights of 30, 45, and 65 feet, with varying FARs. However, residential development is not counted toward FAR limits in most commercial zoning districts. In some areas, community members have expressed concern about the allowed height and bulk of mixed use developments and have suggested including residential uses within floor areas limits and/or reducing allowed heights to achieve more compatible outcomes.
 - How would you see changes/reductions in height limits or total FAR allowances affecting development feasibility or other issues?
 - Are there places where development scale greater than the usual 45' would be appropriate?

Development Standards and Design Issues

4. The Mixed Use Zones Project may incorporate new development standards in base zones to address scale transitions to lower-intensity areas, and also may include specific development standards for landscaping, setbacks etc. that relate to the city's "pattern areas" (inner, eastern, western). What are your thoughts on this approach?
5. What are the features that make commercial and mixed-use buildings work at street level? What do you think should be the priorities for regulating street-level building design?
6. Today, most commercial zones do not include development standards aimed specifically at residential uses. What are your thoughts about the inclusion of standards for residential development, and specifically your thoughts about a requirement for open areas – either as common spaces, which could also be on rooftops, or decks or balconies for each unit?
7. In most areas mapped with the "design overlay" zone, the city currently employs a 2-track design review system: 1) an objective design standards track, or 2) a discretionary review process for large projects or those that can't meet standards. What is working well or not with this system? What would you change? What would be the implications for development if the design overlay zoning were to be expanded to more mixed-use areas?

Incentives for Community Priorities

8. The City is considering options to provide incentives for preservation/retention of important/historic buildings, development of affordable housing units, and publicly-accessible plazas in commercial and mixed use districts. Would you support this? What specific incentives could help us achieve these objectives?

Parking Availability

9. How does parking factor into decisions about new mixed use, commercial or residential development?
 - Does the presence of nearby on-street parking affect decisions?
 - What are the implications for new development of pricing on-street parking?