

Mixed Use Zones Project - Concept Workshops

November 5 & 6, 2014

Welcome and thanks for attending! The purpose of this first concept workshop is to:

- Share information about what we've learned from public input and research
- Learn about the conceptual zoning components, directions and framework
- Hear your thoughts on the emerging zoning concepts and ideas on how to tackle some of our toughest zoning and design issues

Complete the Survey. In addition to providing feedback in tonight's small group discussions, we would like to hear more about your priorities for the full range of zoning issues we seek to address with the Mixed Use Zoning project. Indicate below your agreement or level of priority you would assign to each of these issues and drop off your comments at the sign-in table, or send them (by November 13, 2014) to:

Mixed Use Zones Project
Portland Bureau of Planning and Sustainability
 1900 SW 4th Avenue #7100, Portland, OR 97201
mixedusezones@portlandoregon.gov
 503-823-7800 (f); 503-823-7700 (p)

Please tell us a bit about yourself (optional):

Resident: ___ Businessperson: ___ Development Pro: ___
 Own: ___ Rent: ___ How Long in Portland: _____
 Neighborhood: _____
 Age: _____ Race/Ethnicity: _____

Future Directions and Issues to Consider in New Codes – What are Your Priorities?

The city is exploring a range of elements such as new development standards, incentives, and other features to be included in new mixed use “base” zones. The following approaches and issues are being considered - we would like your feedback on the priority or importance of these items, as many items pose trade-offs.

| Issue or Direction | Priority or Importance | | |
|--|------------------------|--------|-----|
| 1. Relate building height to street scale/transit function. Allow taller or larger buildings on wider streets or in key locations near the Central City, and around high capacity transit stations. | High | Medium | Low |
| 2. Accommodate ground-floor active uses and roofline variety. Allow additional building height to facilitate active ground-level spaces or roofline variety. | High | Medium | Low |
| 3. Height transitions and buffering. Create approaches to setbacks, height transitions and buffering for mixed-use zones adjacent to lower-density residential zones to improve the transition. | High | Medium | Low |
| 4. Building articulation/massing. Craft standards that address building form and massing, including: façade articulation, step backs, limit building length, etc. | High | Medium | Low |
| 5. Full-block zoning transitions. Develop landscaping and building height standards for mixed-use areas that are located off of corridors and have street frontage adjacent to residential zones. | High | Medium | Low |
| 6. Large sites/planned developments. Allow for larger-scale developments on large sites (over 40,000 sq. ft.) in transit-rich locations, potentially with transfer of development rights (TDR) program and design review. | High | Medium | Low |
| 7. Pattern area standards. Create design-related standards specific to the three major neighborhood pattern areas: Inner, Eastern, and Western neighborhoods. | High | Medium | Low |

| Issue or Direction | Priority or Importance | | |
|---|------------------------|--------|-----|
| 8. Pedestrian-friendly street frontages. Strengthen design-related standards for key street frontages, including: ground-floor windows; minimum floor-to-ceiling heights; and limiting vehicle areas. | High | Medium | Low |
| 9. Front/street setbacks. Simplify maximum setback regulations and offer more flexibility for providing outdoor spaces and landscaping. | High | Medium | Low |
| 10. On-site outdoor space. Craft standards for private or shared outdoor space for residents in mixed use developments. | High | Medium | Low |
| 11. Side setback requirements. Develop standards for windows close to side property lines and/or provide options to either build to the property line or meet multi-dwelling setback requirements. | High | Medium | Low |
| 12. Detached house development. Limit new detached houses in mixed use zones, especially in the core areas of centers. | High | Medium | Low |
| 13. Bonus for community benefits. Consider incentives such as a combination of additional floor area and/or height for the following features: <ul style="list-style-type: none"> a. <i>affordable housing</i> b. <i>affordable commercial space</i> c. <i>historic preservation</i> d. <i>key community services</i> e. <i>publicly-accessible outdoor space</i> f. <i>high-performance green features</i> | High | Medium | Low |
| | High | Medium | Low |
| 14. Green features. Craft standards to accommodate green features and infrastructure as part of development. | High | Medium | Low |
| 15. Neighborhood notification requirements. Expand the process or approach to required neighborhood notification of new development in mixed use zones. | High | Medium | Low |
| 16. Exterior display areas. Provide flexibility for exterior display, vending carts, etc. | High | Medium | Low |
| 17. Shared parking. Expand allowances for shared parking. | High | Medium | Low |
| 18. Core area requirements. Develop a “centers overlay”- to be applied in key places - that requires buildings designed for active ground floor uses, and limits uses that conflict with pedestrian activity. | High | Medium | Low |

Which 3 items are your top priorities? (list issue #) _____

Comments on the Preliminary Zoning Concept Framework or Specific Issues:

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Group Discussion Questions, November 6, 2014

A. Building Heights, Massing, and Transitions

- 1. Building Heights:** The Comprehensive Plan suggests that building heights should be related to street width. Portland's key streets and corridors vary from roughly 60' and less (Neighborhood Corridors like Belmont and Alberta) to over 80' wide (Civic Corridors like 82nd Avenue, Powell and MLK Jr Blvd).
 - a. Does it make sense to you to allow taller buildings on wider streets?*
 - b. Are there circumstances where an increase in height for new buildings seems reasonable - prominent corners, buildings that are dedicating private property for public/community benefits, corridors with good transit service?*
- 2. Building Mass/Bulk:** Possibilities to reduce mass include requiring upper-levels of buildings beyond a certain height to be "stepped back" from the street front, dividing buildings vertically into smaller portions, or limiting the length of buildings.
 - a. Is it important to require the mass of larger buildings to be broken up?*
 - b. What approaches are most important to use, and in what situations?*
- 3. Step Downs:** In some areas Portland requires the height of buildings in mixed use zones to "step down" on-site to the height of abutting single-dwelling residential zones in order to better transition to the scale of adjacent residential areas, or provide solar access.
 - a. Is this an effective tool to apply citywide to improve transitions?*
 - b. What is a reasonable height difference between abutting zones with different height limits?*

B. Street-Level Design

- 1. Features/Uses:** The street-level or ground floor is where we most frequently experience the exterior of buildings as pedestrians and users. Portland is considering changes to the way we regulate the street level of buildings in commercial/mixed use zones, and may also create a "centers overlay" that requires special focus on ground floor uses/street level design in key/core areas.
 - a. What features – display windows, entrances, uses/activities, plazas/outdoor spaces, landscaping - are most important along the street frontage of buildings in core areas?*
- 2. Ground Floor Residential:** The commercial (mixed use) zones have traditionally allowed residential uses on the ground floor of buildings, and will likely continue to do so in many places outside of the core commercial areas of centers.
 - a. How should residential uses in commercial/mixed-use corridors be treated? Should they be exempted from ground-floor window requirements?*
 - b. Should they be set back or elevated from the street? Does location matter?*

