

NE Broadway Corridor Walkabout: East from NE 28th Avenue

The purpose of our walk is to explore what’s working well and not so well as a result of our commercial mixed-use zoning code regulations, using NE Broadway as a case study. Please share your thoughts.

Send comments to:

City of Portland Bureau of Planning and Sustainability
Attn: Mixed Use Zones Project
1900 SW 4th Ave, Suite 7100; Portland, OR 97201
fax: 503-823-7800; email: bps@portlandoregon.gov

Your relationship to this area:

Neighbor (House / Apt./Condo) Work here (business owner/worker) Developer Other (_____)

Stop 1E (Weidler & NE 28th)

The houses along Weidler have a plan designation (CG) that would allow them to be rezoned to allow commercial or mixed-use development. What kinds of development would be appropriate here?

Comments: _____

Stop 2E (Broadway & NE 28th)

Zoning here allows up to 4-story buildings. On the north side of Broadway, this is adjacent to lower-density housing. Is a transition to adjacent houses important? If so, how should new larger buildings transition in scale to adjacent housing?

Comments: _____

Stop 3E (Broadway east of 28th)

How are zoning code regulations working in terms of contributing to a strong business district? Is it important to maintain a continuous retail or commercial frontage along Broadway?

Comments: _____

Stop 4E (Broadway and 30th)

The Fred Meyer property is a much larger site than is typical along Portland’s corridors, providing development options and scale transitions not possible on smaller sites. If a site such as this were to be redeveloped, what are your thoughts about the appropriate scale of development?

Comments: _____

Stop 5E (Grant Park Village)

The Grant Park Village development (in progress) is a significant development, with grocery/retail and housing. What are your thoughts about the development in terms of its future uses and scale?

Comments: _____

Stop 6E (Broadway west of 33rd, north side)

Sites here include small surface parking lots. Under what circumstances, if any, would it be OK for new development to include surface parking lots along the street frontage?

Comments: _____

Stop 7E (Broadway 33rd to 37th, south side)

The area along the south side of Broadway has a lot of potential for future development, with EX zoning that allows up to 6-story buildings. What are your thoughts about appropriate types of development and design features?

Comments: _____

Stop 8E (Sandy & 41st to 43rd)

Some wide streets, and core areas of centers, allow buildings taller than the usual 4-stories. Newer buildings here are examples of this. What works well or not so well regarding the design of these buildings? What are your most important design considerations?

Comments: _____

Stop 9E (NE Tillamook & 41st)

This location includes newer developments with multifamily housing. We expect that future development will bring more housing to centers and corridors. What should be the highest priorities for this future housing (affordability, accessibility, unit diversity, open space, etc.)? What are your thoughts about the scale of these buildings?

Comments: _____

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Stop 1W (Fred Meyer)

The Fred Meyer property is a much larger site than is typical along Portland's corridors, providing development options and scale transitions not possible on smaller sites. If a site such as this were to be redeveloped, what are your thoughts about the appropriate scale of development?

Comments: _____

Stop 2W (Weidler & NE 28th)

The houses along Weidler have a plan designation (CG) that would allow them to be rezoned to allow commercial or mixed-use development. What kinds of development would be appropriate here?

Comments: _____

Stop 3W (Broadway & NE 28th)

Zoning here allows up to 4-story buildings. On the north side of Broadway, this is adjacent to lower-density housing. Is a transition to adjacent houses important? If so, how should new larger buildings transition in scale to adjacent housing?

Comments: _____

Stop 4W (Broadway & NE 27th)

This is an older example of multifamily housing on Broadway. We expect that more housing will be located along Broadway as part of future development. How can this housing be designed with the needs of future residents in mind? What should be the highest priorities for this future housing (affordability, accessibility, unit diversity, open space, etc.)?

Comments: _____

Stop 5W (Broadway & NE 24th)

Sites here include small surface parking lots. Under what circumstances, if any, would it be OK for new development to include surface parking lots along the street frontage?

Comments: _____

Stop 6W (Broadway & NE 22nd)

How are zoning code regulations working in terms of helping to contribute to a strong business district? Is it important to maintain a continuous retail or commercial frontage along Broadway?

Comments: _____

Stop 7W (Broadway at 20th)

This is an example of a new multifamily/mixed use building. What works well or not so well regarding its design and scale? Would a purely residential development be appropriate here?

Comments: _____

Stop 8W (Broadway and 16th)

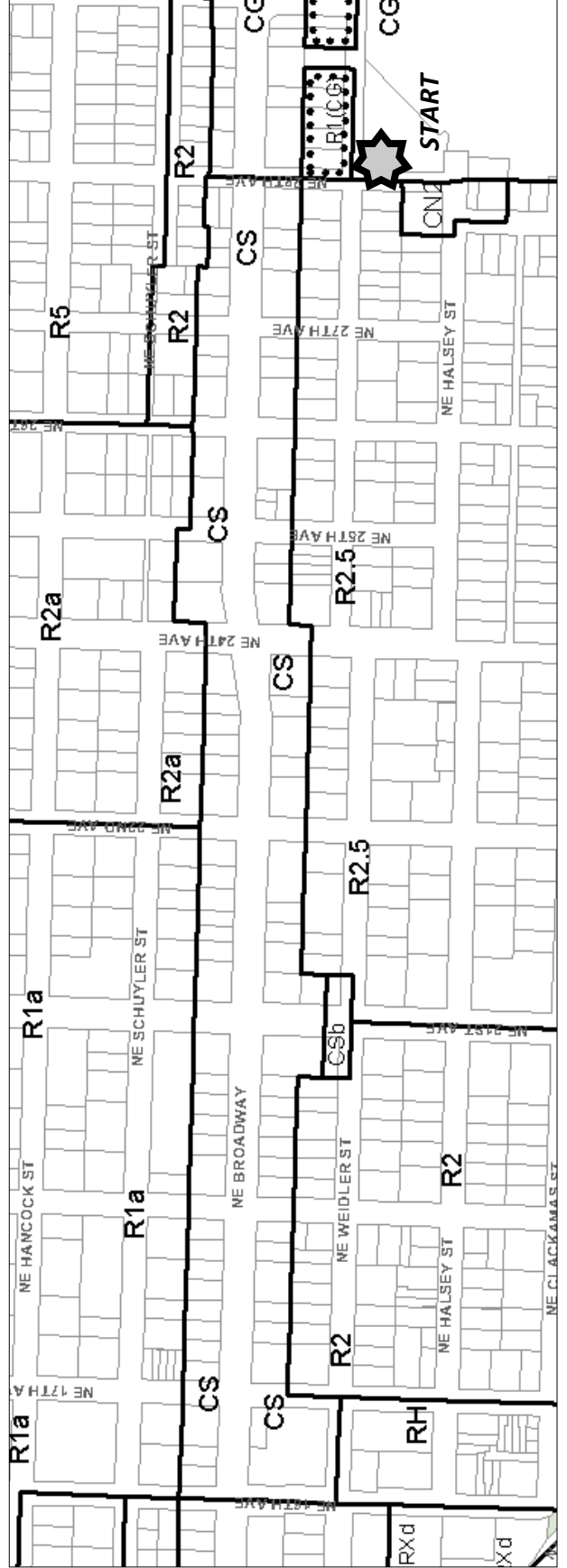
This is a recent example of a building that is taller than the more usual 4-stories, with top floors set back. Along some other wide streets, such as Sandy and MLK, buildings as tall as 6-stories are allowed. Would future buildings of this scale be appropriate along Broadway?

Comments: _____

NE Broadway – Eastern Section Zoning



NE Broadway – Western Section Zoning



Summary Zoning Reference Table

	Zone	Description	Maximum Height/ # of stories	Floor to Area Ratio (FAR)	Maximum building coverage	Maximum residential density	Examples of Allowable Uses
RESIDENTIAL	R2	Multi Dwelling Residential 2000	40 ft/ 4 stories	n/a	50%	1 unit/ 2,000 sf	Residential
	R1	Multi Dwelling Residential 1000	45 ft/ 4 stories	n/a	60%	1 unit/ 1,000 sf	Residential
	RH	Multi Dwelling High density Residential	65 ft/ 6 stories	2:1 to 4:1	85%	Ruled by FAR	Residential, Retail ² , Office ⁴
	RX	Multi Dwelling Central Residential	100 ft ³ / 10 stories	4:1	100%	Ruled by FAR	Residential, Retail, Office
COMMERCIAL	CN1/ CN2	Neighborhood Commercial	30 ft/ 3 stories	.75:1 ¹	85% 65%	None	Residential, Retail, Office, Limited Drive-thru (CN2)
	CO1/ CO2	Office Commercial	30 ft/ 3 story 45 ft/ 4 story	.75:1 2:1	50% 65%	None	Residential, Office, Limited Retail
	CS	Storefront Commercial	45 ft/ 4 stories	3:1 ¹	100%	None	Residential, Retail, Office, Industrial, Wholesale, Vehicle Repair
	CG	General Commercial	45 ft/ 4 stories	3:1 ¹	85%	None	Residential, Retail, Office, Industrial, Wholesale, Drive-thru, Vehicle Repair
	CX	Central Commercial	75 ft/ 7 stories	4:1 ¹	100%	None	Residential, Retail, Office, Industrial, Wholesale, Limited Drive-thru, Limited Vehicle Repair
EMPLOYMENT	EG1/ EG2	General Employment	EG1: 45 ft/ 4 stories EG2: No limit on height	3:1 ¹	85%	Allowed as Conditional Use	Office, Industrial, Wholesale, Vehicle Repair and Servicing
	EX	Central Employment	65 ft/ 6 stories	3:1 ¹	100%	None	Residential, Retail, Office, Industrial, Wholesale, Vehicle Repair and Servicing

This chart is a general summary of primary planning and zoning regulations for the predominant zones in the North Portland centers and corridors and is to be used as a preliminary guide only. Consult the City of Portland Title 33 Planning and Zoning Code for detailed and complete planning and zoning regulations.

Notes:

1. Residential uses are exempt from maximum FAR calculation.
2. Retail and office only allowed in RH as a conditional use.
3. Within the Kenton Plan Height base height applies (100') with a step down at corner of Denver to 55'.

