

SE Division-Midway Walkabout: East from 122nd 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 the Division-Midway area 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 (SE 122nd & Division, southwest corner)

This shopping center is on a large site – almost 10 acres. If it were someday to be redeveloped, what types of development would be appropriate here? (e.g., commercial/retail, housing, employment, mixed-use development, etc.)

Comments: _____

Stop 2E (SE 122nd & Division, southwest corner)

What design features and development scale are important at this key intersection? (Design considerations could include building placement, landscaping/trees, street connections, ample parking, etc.). The core areas of some mixed-use centers allow buildings taller than the more usual 4 stories. Would taller buildings be appropriate here?

Comments: _____

Stop 3E (SE 119th & Division - south)

How should commercial/mixed-use areas transition to adjacent residential areas? What is working or not working well at this location?

Comments: _____

Stop 4E (SE 122nd & Division – southeast corner)

If this shopping center were someday to be redeveloped, what types of development, building scale, and design features seem appropriate here?

Comments: _____

Stop 5E (vicinity of 123rd and SE Division)

These storefronts are examples of older buildings located close to the sidewalk, with no setbacks or landscaping. What are your thoughts about continuing these patterns in new development in this area?

Comments: _____

Stop 6E (SE 125th & Division - southwest corner)

If this site were to be redeveloped, what types and scale of development would you like to see? What design features, if any, are needed to provide a transition to the adjacent residences?

Comments: _____

Stop 7E (vicinity of 126th and SE Division)

What works or does not work well about the design of these fast-food restaurants/cafes? Are drive throughs appropriate here? What are your thoughts about building placement (set back from the sidewalk) and landscaping?

Comments: _____

Stop 8E (SE 130th & Division – southeast corner)

This is an example of multifamily development (R2 zone) along a Civic Corridor. Similar types of development could be allowed in the commercial zones. What are your thoughts about whether purely residential development should be allowed in commercial zones in this area? Are house-like buildings appropriate for a street like Division? What design features are important for multifamily residential development along corridors?

Comments: _____

Stop 9E (2410 122nd Ave. – Les Schwab)

This is an example of site development encouraged by Portland’s CG zone, with the building and its entrance close to the sidewalk, parking to the side, landscaping, etc. What is working or not working regarding these design features?

Comments: _____

SE Division-Midway Walkabout: West from 122nd Avenue

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Your relationship to this area:

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

Stop 1W (SE 122nd & Division, southwest corner)

This shopping center is on a large site – almost 10 acres. If it were someday to be redeveloped, what types of development would be appropriate here? (e.g., commercial/retail, housing, employment, mixed-use development, etc.)

Comments: _____

Stop 2W (SE 122nd & Division, southwest corner)

What design features and development scale are important at this key intersection? (Design considerations could include building placement, landscaping/trees, street connections, ample parking, etc.). The core areas of some mixed-use centers allow buildings taller than the more usual 4 stories. Would taller buildings be appropriate here?

Comments: _____

Stop 3W (SE 119th & Division - south)

How should commercial/mixed-use areas transition to adjacent residential areas? What is working or not working well at this location?

Comments: _____

Stop 4W (SE 115th & Division - south)

The mostly vacant sites on both sides of SE 115th are zoned for multifamily development. The site to the east is zoned CM, which allows some commercial uses in conjunction with residential, while the west site (R1) allows only residential. Should multifamily zones along civic corridors, such as Division, allow some commercial uses?

Comments: _____

Stop 5W (SE 112th & Division)

What types and scale of future development do you see as appropriate at this commercial node?

Comments: _____

Stop 6W (SE 111th & Division – southeast corner)

These are an example of purely residential development in a commercial zone (CN2). What are your thoughts about whether purely residential development should be allowed in commercial zones in this area? Are house-like buildings appropriate for a street like Division? What design features are important for multifamily residential development along corridors?

Comments: _____

Stop 7W (SE 110th & Division - south)

This development features a 3-story building located close to the sidewalk, with parking to the rear. What works or does not work well regarding its design? What are your thoughts about it as a model for future corridor development in East Portland?

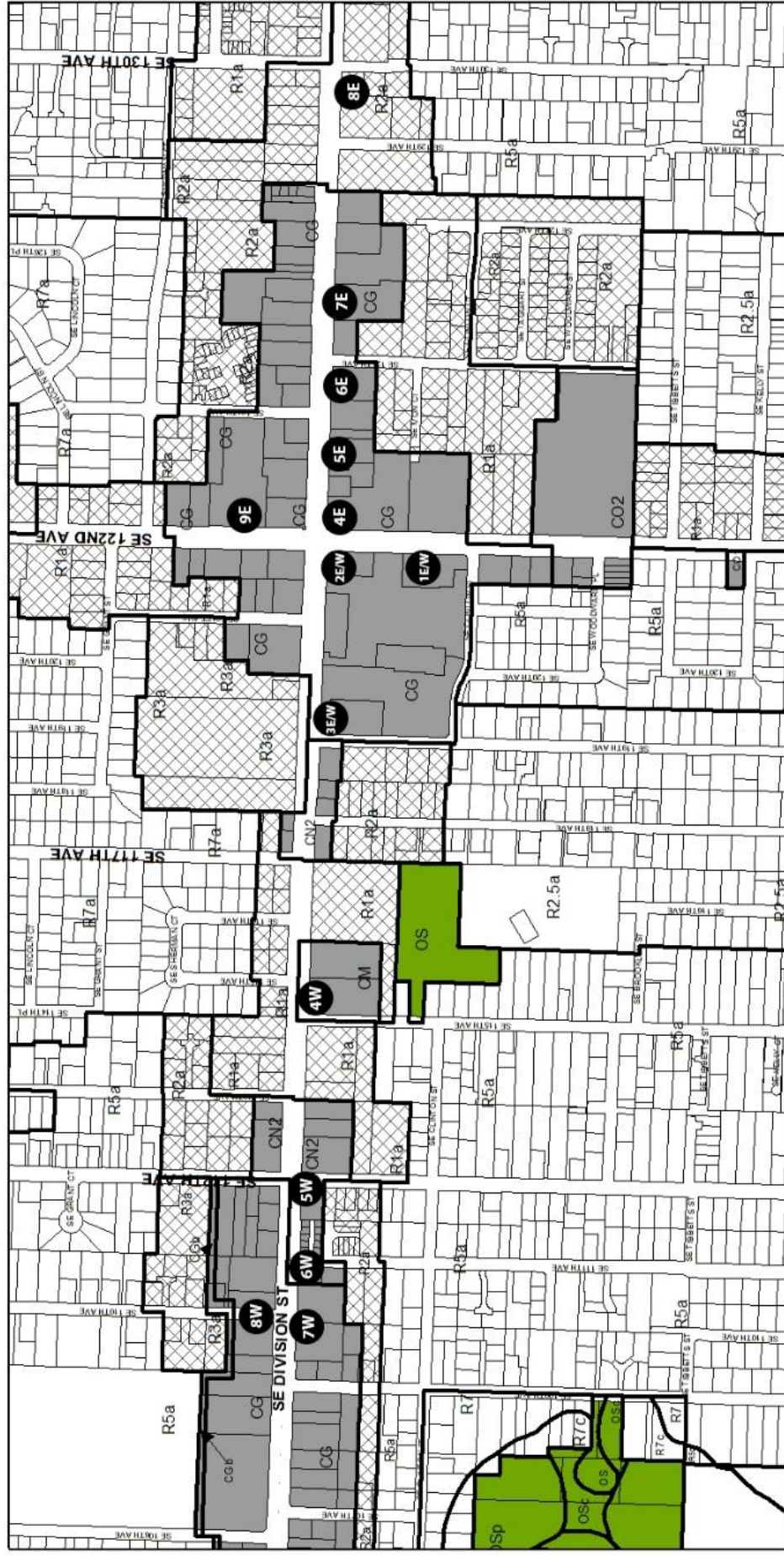
Comments: _____

Stop 8W (SE 110th & Division - north)

Buildings on the north side of Division here include examples with two design approaches. One built with no front setback and with parking to the rear, the other set behind front landscaping and with parking to the side. What are your thoughts about these alternative design approaches?

Comments: _____

Division-Midway - Corridor Zoning



Legend

- Zoning arrows
 - > Zoning Dimension arrows
 - Zoning Lines
 - Comp Plan lines
 - Taxlots
- ### Generalized Zoning
- Single-Family Residential
 - ▨ Multi-Family Residential
 - Commercial
 - Open Space

EAST Stops

- Stop 1E (SE 122nd & Division, southwest corner)
- Stop 2E (SE 122nd & Division, southwest corner)
- Stop 3E (SE 119th & Division - south)
- Stop 4E (SE 122nd & Division - southeast corner)
- Stop 5E (vicinity of 123rd and SE Division)
- Stop 6E (SE 125th & Division - southwest corner)
- Stop 7E (vicinity of 126th and SE Division)
- Stop 8E (SE 130th & Division - southeast corner)
- Stop 9E (2410 122nd Ave. - Les Schwab)

WEST Stops

- Stop 1W (SE 122nd & Division, southwest corner)
- Stop 2W (SE 122nd & Division, southwest corner)
- Stop 3W (SE 119th & Division - south)
- Stop 4W (SE 115th & Division - south)
- Stop 5W (SE 112th & Division)
- Stop 6W (SE 111th & Division - southeast corner)
- Stop 7W (SE 110th & Division - south)
- Stop 8W (SE 110th & Division - north)

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
	RX	Multi Dwelling Central Residential	100 ft/ 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 ¹ 2:1 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	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	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 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 in these zones are exempt from maximum FAR calculation.
2. Retail and office only allowed in RH as a conditional use.

