

SE 82nd/Jade District Walkabout: North & East from SE 82nd & Division

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 1N (PCC at SE 82nd & Division)

PCC’s additions to its campus are the most recent large-scale development in this area. What are your thoughts about the design of the new development?

Comments: _____

Stop 2N (SE 82nd & Division – southeast corner)

This corner serves as an important transit hub, with two heavily-used bus stops and the potential for future high-capacity transit. What thoughts do have about what types of development, design characteristics, and building scale would be appropriate at this location?

Comments: _____

Stop 3N (vacant site north of 2110 SE 82nd)

If a site such as this were to be developed, what types of development (commercial, employment, housing, mixed-use, etc.) and design features would you like to see? How should the backside of the development relate to the residential area to the rear (separated by unimproved street right-of-way)? How can parking best be handled?

Comments: _____

Stop 4N (SE 82nd & Harrison, southeast corner)

This is a fairly recent commercial development that reflects zoning code requirements for buildings, windows, and entrances to be located adjacent to the sidewalk. What is working or not working well regarding the design of this development?

Comments: _____

Stop 5N (1710 SE 82nd - AutoZone)

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: _____

Stop 6N (SE 82nd & Clay)

This area, extending north to Alder, is being considered for rezoning to Employment (EG – general employment), which limits commercial uses and housing. What are your thoughts about emphasizing employment uses in this area? What types of development would you like to see? Are design elements such as locating buildings, entrances and windows along the public sidewalk important in an employment area? How can parking best be handled?

Comments: _____

Stop 7N (SE Division & 84th)

What types and scale of development would you like to see along this portion of SE Division? What design features, if any, are needed to provide a transition to adjacent residential areas?

Comments: _____

Stop 8N (SE Division & 87th – northeast corner)

This is a fairly recent commercial development that sets much of the parking behind building features. What is working on not working well regarding the design of this development?

Comments: _____

Stop 9N (SE Division and 87th – southeast corner)

This is an example of rowhouse-type development along a major corridor. Originally developed as purely residential units, the ground-level spaces are now being used for businesses. What are your thoughts about the design of residential development along a commercial corridor such as this? Is it important to provide opportunities for ground-floor commercial uses?

Comments: _____

SE 82nd/Jade District Walkabout: South from SE 82nd & Division

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Your relationship to this area:

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

Stop 1S (PCC at SE 82nd & Division)

PCC’s additions to its campus are the most recent large-scale development in this area. What are your thoughts about the design of the new development?

Comments: _____

Stop 2S (SE 82nd & Division – southeast corner)

This corner serves as an important transit hub, with two heavily-used bus stops and the potential for future high-capacity transit. What thoughts do have about what types of development, design characteristics, and building scale would be appropriate at this location?

Comments: _____

Stop 3S (SE 82nd & Clinton – west side)

What types of future development (commercial, employment, housing, mixed-use) and design features would you like see along this portion of 82nd? The commercial zoning here extends a full block (to SE 81st – including lots occupied by houses). If the full block were to be redeveloped, how should this development be designed in relation to the housing across the street?

Comments: _____

Stop 4S (2788 SE 82nd – Wing Wa BBQ King)

This is a fairly recent commercial development that reflects zoning code requirements for buildings, windows, and entrances to be located adjacent to the sidewalk (parking is to the rear). What is working or not working well regarding the design of this development?

Comments: _____

Stop 5S (SE 82nd & Brooklyn)

What types of development, building scale, and design features do you see as appropriate at this vacant CG-zoned site? How should this development transition to the adjacent residential area? Would a drive through restaurant be appropriate?

Comments: _____

Stop 6S (SE 82nd & Tibbetts)

This is another example of site development allowed by Portland’s CG zone, with the 2-story building and its entrance close to the sidewalk and parking to the side. What is working or not working regarding the design of this development?

Comments: _____

Stop 7S (SE 82nd & Powell)

The properties around this crossroads include a mix of large and small sites. What types of future development, building scale, and design features are appropriate here?

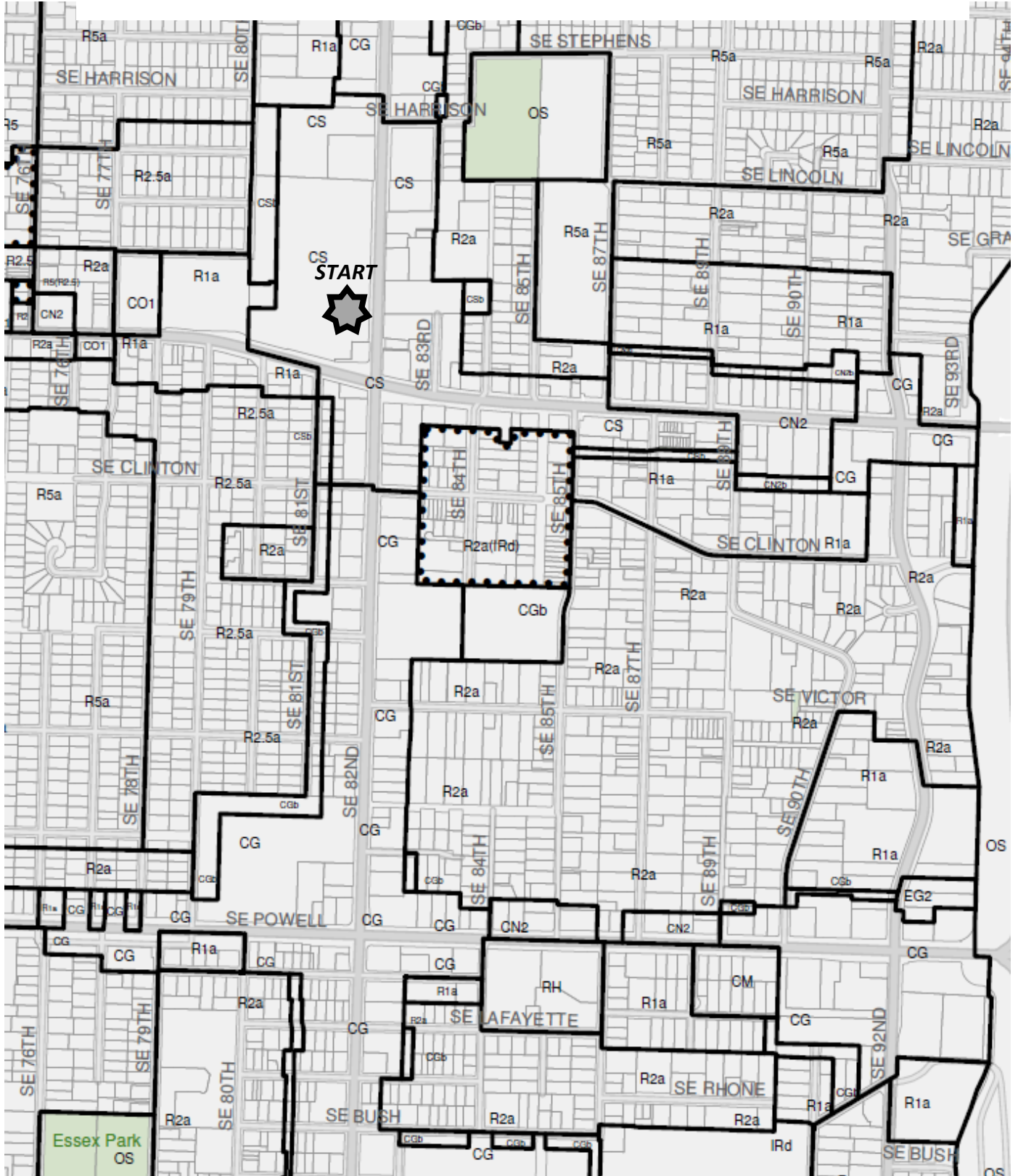
Comments: _____

Stop 8S (SE 82nd & Francis – Eastport Plaza) - *Time Permitting*

This shopping center is on a large site. If it were someday to be redeveloped, what types of development and design features would you like to see? Some major corridors and centers allow buildings taller than the more usual 4 stories. Would taller buildings be appropriate here?

Comments: _____

Jade District (82nd & Division/Powell) – Area 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
	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.

