

Multnomah Village Walk

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 Multnomah 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 1 (Capitol - SW 31st - SW 30th)

What is working well or not so well about development in this area? This area is zoned CS (Storefront Commercial), which calls for buildings up to 45 feet tall built close to the sidewalk. What do you think about this vs a more landscape-intensive approach (such as the Meals on Wheels bldg.)?

Comments: _____

Stop 2 (Capitol at SW 34th, south side)

A key challenge of the comprehensive plan and zoning project is to integrate more housing into our centers. The arts center is on a large site that include much surface parking and underutilized area. How might housing be integrated into such a site?

Comments: _____

Stop 3 (Capitol between SW 34th-35th)

If the properties on the north side of the street in the CS zone (Storefront Commercial) were to be redeveloped, what types of development and design features would be appropriate? What are your thoughts about transitions in scale or design to adjacent low-density residential areas?

Comments: _____

Stop 4 (Capitol between SW 35th-37th)

The core area of Multnomah village is built up with 1-3 story buildings, but the CS (Storefront Commercial) zoning allows for redevelopment. What works well or not so well about the newer 3-story building here (Umpqua Bank)? What are your thoughts about the need and approach to preserve older/historic buildings along mixed-use corridors such as this?

Comments: _____

Stop 5 (SW Troy - SW 36th to SW 37th)

This area is zoned CS (Storefront Commercial) and R2 (multi-dwelling residential). What do you think about more intense development along Troy Street in the future? What should we consider?

Comments: _____

Stop 6 (SW 40th at Troy)

The Post Office property is a much larger site than is typical in Portland’s centers and corridors, providing development options and scale transitions not possible on smaller sites. If a site such as this were to be redeveloped someday in the future, what are your thoughts about the appropriate scale of development? Could a larger or taller structure work on a site like this?

Comments: _____

Stop 7 (SW Multnomah 37th to 40th)

This section of Multnomah is zoned CG – General Commercial, which allows auto accommodating/oriented uses. Do you see this as important to maintain in the future? If the area were to transition to mixed use and include residential, what features would be important to consider?

Comments: _____

Stop 8 (SW Multnomah 34th to 37th)

This area is zoned CS and may be an opportunity for future mixed use development. If properties along here were to be redeveloped, what types of development, building scale, and design features would be appropriate?

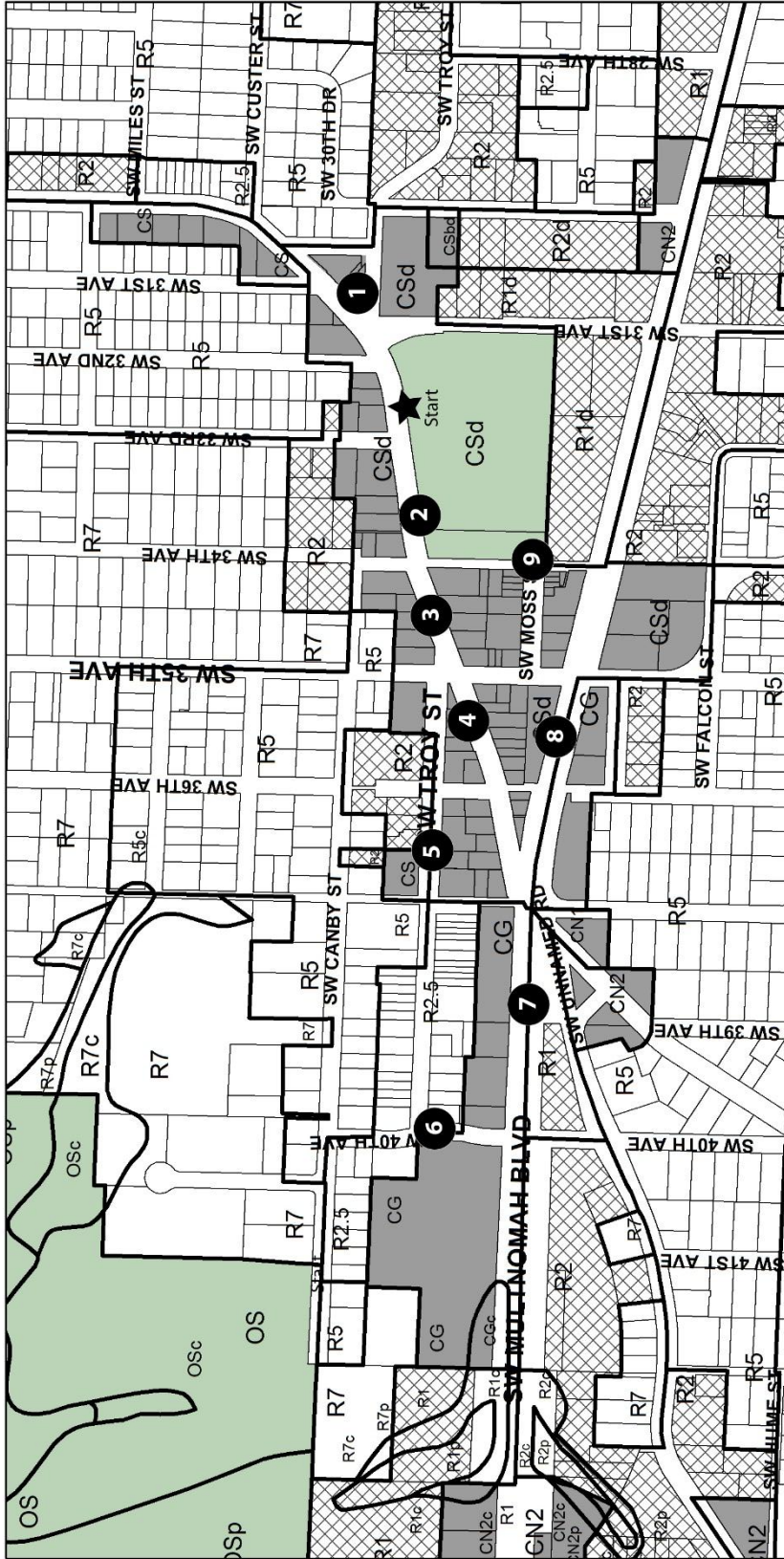
Comments: _____

Stop 9 (SW 34th at Moss)

This location includes newer 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 purely residential development in a mixed-use zone in a center?

Comments: _____

Multnomah Village Zoning



Legend

- Zoning Lines
- Comp Plan lines
- Single-Family Residential
- Multi-Family Residential
- Commercial
- Employment
- Open Space

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.

