



Bureau of Planning and Sustainability

Innovation. Collaboration. Practical Solutions.

## Agenda

### Mixed Use Zones Project Advisory Committee (PAC)

**Date:** December 17, 2014

**Time:** 4:00 p.m. to 6:00 p.m.

**Location:** 1900 SW 4th Avenue, Portland, 2nd Floor - Room 2500

**Meeting Goals:** Share information on form and economic modeling; design issues; gather PAC feedback

**4:00 PM Welcome and Introductions**

**4:05 PM PAC Process Updates and Feedback**

- Meeting notes
- Survey
- Public Workshops and Concept Report – schedule changes

**4:15 PM In-Progress Modeling Results**

- Architectural Models – David Hyman, Shem Harding, DECA Architecture
- Market Feasibility Testing – Jerry Johnson, Johnson Economics
- PAC Feedback

**5:05 PM In-Progress Design and Use Parameters – BPS Staff**

- Street-Level Design
- Façade Articulation
- Pattern Area Approach
- Allowed Uses in CE Zone
- PAC Feedback

**5:45 PM Public Comment**

**6:00 PM Adjourn**



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Mixed Use Zones Project

**DRAFT**

Prototype Modeling – December 17, 2014

OPTION	Pattern	ROW	Zone	Lot size	Building Height	Footprint / Building Coverage	Building Area	Building FAR
1A	Inner	60 ft	CM1	50x100 ft / 5,000 sf	2 stories / 24 ft	2,500 sf / 50%	5,000 sf	1:1
1B	Inner	60 ft	CM1	50x100 ft / 5,000 sf	3 stories / 35 ft	4,166 sf / 83%	12,500 sf	2.5:1
2A	Inner	60 ft	CM1	100x100 ft / 10,000 sf	2 stories / 25 ft	5,000 sf / 50%	10,000 sf	1:1
2B	Inner	60 ft	CM1	100x100 ft / 10,000 sf	3 stories / 35 ft	8,500 sf / 85%	22,200	2.2:1
3A	Inner	60 ft	CM2	100x100 ft / 10,000 sf	3 stories / 35 ft	6,666 sf / 67%	20,000 sf	2:1
3B	Inner	60 ft	CM2	100x100 ft / 10,000 sf	5 stories / 55 ft	8,600 sf / 86%	29,7650 sf	2.97:1
3C	Inner	80 ft	CM2	100x100 ft / 10,000 sf	3 stories / 35 ft	6,666 sf / 67%	20,000 sf	2:1
3D	Inner	80 ft	CM2	100x100 ft / 10,000 sf	5 stories / 55 ft	7,000 sf / 70%	35,000 sf	3.5:1
4A	Outer	80 ft	CM2	150x220 ft / 33,000 sf	3 stories / 35 ft	16,500 sf / 50%	66,000 sf	2:1
4B	Outer	80 ft	CM2	150x220 ft / 33,000 sf	5 stories / 55 ft	23,100 sf / 70%	115,500	3.5:1
5A	Outer	80 ft	CM2	450x450 ft / 202,500 sf	3 stories / 35 ft	135,000 sf / 67%	405,000 sf	2:1
5B	Outer	80 ft	CM2	450x450 ft / 202,500 sf	5 stories / 55 ft	141,750 sf / 70%	708,750 sf	3.5:1
6A	Inner	60 ft	CM3	100x100 ft / 10,000 sf	4 stories / 45 ft	8,600 sf / 86%	31,550 sf	2.79:1
6B	Inner	60 ft	CM3	100x100 ft / 10,000 sf	7 stories / 75 ft	8,600 sf / 86%	48,550 sf	4.39:1
7A	Inner	80 ft	CM3	200x200 ft / 40,000 sf	5 stories / 55 ft	36,000 sf / 90%	133,000 sf	2.9:1
7B	Inner	80 ft	CM3	200x200 ft / 40,000 sf	7 stories / 75 ft	36,000 sf / 90%	184,700 sf	3.98:1
8A	Outer	80 ft	CE	150x220 ft / 33,000 sf	3 stories / 35 ft	22,000 sf / 67%	66,000 sf	2:1
8B	Outer	80 ft	CE	150x220 ft / 33,000 sf	4 stories / 45 ft	24,750 sf / 75%	99,000 sf	3:1

## Draft Bonus Parameters

### DRAFT BONUS POINT SYSTEM TO TEST FOR MUZ PROJECT

Version 4: 11-26-14

Bonus may be combined, but cannot exceed 100%.

<b><i>Bonus Element (All TBD)</i></b>	<b><i>Amount of Bonus (All TBD) **</i></b>	<b><i>Maximum amount of bonus FAR achievable with bonus (All TBD)</i></b>
Affordable housing units	.75:1 FAR for 10% units below 60% MFI (up to 1.5:1 FAR for 20%)	100%
Affordable housing units	.75:1 FAR for 20% units 61-80% MFI (up to 1.5:1 FAR for 40%)	100%
Commercial space	Additional 1 sf of floor area for every 1 sf of GF commercial space.	50%
Affordable commercial space	Additional 2 sf of floor area for every 1 sf of affordable GF commercial space	50%
Historic preservation	Additional 1 sf of floor area for every 1 sf of preserved floor area through TDR.	50%
Public plaza or open space	Additional 5 sf of floor area for every 1 sf of GF plaza space. Minimum plaza size 500sf.	50%
Community services (Day Care)	Additional 1.5 sf of floor area for every 1 sf of day care space	33%
High performance green features <ul style="list-style-type: none"> <li>• Energy (LEED Gold?)</li> <li>• Eco roof</li> <li>• Tree canopy</li> <li>• Stormwater/landscape</li> </ul>	TBD	TBD
<i>Design Review (under discussion)</i>	<i>Voluntary discretionary process</i>	<i>TBD</i>



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## Mixed Use Zones Project - December 2014 DRAFT Revised Schedule and Advisory Committee Meeting Topics

	Meeting Date	Meeting Topic	Project Milestones
	February 2014	Introductions; Project Overview; Committee Charter	<b>Convene PAC; PSC Briefing 1</b>
	March 2014	Zoning Maps and Code overview; Equity Discussion; Case Study locations	
	April 2014	PAC Feedback on what is working or not re mixed use	Select Consultant Begin case study walks
	May 2014	Meeting Canceled	Case Studies/Walks
	June 2014	Recap/observations from walks; consultant team; project schedule update	Conclude case study walks
	July 2014	Review of Portland case study research and walks; consultant design assessment of case study areas	Roundtables (Jul-Aug)
	August 2014	National examples/best practices research; Review of assessment phase / draft report:	Brief PSC – 8/12/14
	September 2014	Code concepts – Approach and Guiding Principles	<b>Research Phase Report: 9/30/14</b>
	October 2014	Code concepts – development	
	November 2014	Code concepts – review / feedback	Public Meeting 1
	December 2014	Concept: Prototype Models	
	January 2015	Concept: Prototypes Models, other	Public Meeting (late Jan/early Feb)
	February 2015	Concept Wrap-Up/Begin Code Development	<b>Concepts Phase Report: 02/27/15</b> Design Commission Briefing
	March 2015	Code development – In House Code Draft	
	April 2015	Code development – PAC Draft	Public Meeting? – Draft Code
	May 2015	Code development – Refined Draft/Proposed Code	<b>Code Phase Report: 05/15</b>
	June 2015	PSC Preparation Proposed Code Draft	<b>PSC Hearing; Proposed Code:</b> <b>6/23/15; 7/14-28/15</b>
	July 2015	PSC Work Sessions	
	August 2015	City Council Preparation	Council Hearing; Recommended Code – September?