

# Mixed Use Zones Project

## Refined Zoning Concept – Information Sessions

February 25 & 26, 2015

Welcome and thanks for attending! The purpose of this information session is to:

- Share information about the conceptual zoning components, directions and framework
- Hear your feedback on how to approach zoning and design issues

**Complete the Survey.** We would like to hear your feedback on Zoning Code approaches for the mixed use zones. Indicate below your level of agreement with these potential approaches and drop off your comments at the sign-in table, or send them by **March 6, 2015** to:

**Mixed Use Zones Project**  
**Portland Bureau of Planning and Sustainability**  
 1900 SW 4<sup>th</sup> Avenue #7100, Portland, OR 97201  
[mixedusezones@portlandoregon.gov](mailto:mixedusezones@portlandoregon.gov)  
 503-823-7800 (f); 503-823-7700 (p)

**Please tell us a bit about yourself (optional):**

Resident: \_\_\_ Businessperson: \_\_\_ Development Pro: \_\_\_

Own: \_\_\_ Rent: \_\_\_ How Long in Portland: \_\_\_\_\_

Neighborhood: \_\_\_\_\_

Age: \_\_\_\_\_ Race/Ethnicity: \_\_\_\_\_

### Feedback on Zoning Code Development and Design Direction

The city is exploring a range of development standards and other regulatory approaches to be included in the new mixed use zones. Please share your feedback on your level of agreement (circle response) with the following potential approaches (topic numbers correspond to numbers used in the [workshop presentation](#) and display boards).

Topic #	Zoning Code Approach	Level of Agreement
1.	<b>Relate building height to street scale.</b> Require 75% of the upper-levels of buildings along narrower corridors (less than 70' wide) to be set back from the street frontage: a. In the CM2 zone, limit building height to 3 stories (up to 38') within 10' of the front property line. b. In the CM3 zone, limit building height to 4 stories (up to 48') within 10' of the front property line. Comments _____ _____	Agree   Neutral   Disagree
		Agree   Neutral   Disagree
2.	<b>Accommodate ground-floor active uses and roofline variety.</b> a. Allow additional 3' of building height for ground-floor commercial spaces. b. Allow parapets and minor architectural features to exceed height limits. c. Allow taller building height at corners located on corridor intersections. Comments _____ _____	Agree   Neutral   Disagree
		Agree   Neutral   Disagree
3.	<b>Height transitions and buffering.</b> a. Require taller buildings to “step down” to height of adjacent residential zones. b. Require a 10' setback adjacent to residential zones. c. Allow averaging of setbacks adjacent to residential zones, with deeper rear area setbacks in exchange for reduced setbacks within 50' of street frontages. d. Exempt 1-story buildings from the 10' setback requirement. Comments _____ _____	Agree   Neutral   Disagree
		Agree   Neutral   Disagree

Topic #	Zoning Code Approach	Level of Agreement
4.	<p><b>Building articulation/massing.</b> Require facades of large buildings to be divided into smaller portions (at least 25% of façade off-set from rest of façade). Alternate triggering thresholds:</p> <ul style="list-style-type: none"> <li>a. Over 3 stories and over 100' long.</li> <li>b. Over 4 stories and over 100' long.</li> </ul> <p>Comments _____</p>	<p>Agree    Neutral    Disagree Agree    Neutral    Disagree</p>
5.	<p><b>Full-block zoning transitions.</b> On back-sides of full-block mixed-use zones, provide transitions to lower-scale residential zones located across the street by:</p> <ul style="list-style-type: none"> <li>a. Requiring buildings to step down in height.</li> <li>b. Require residential use within 15' of these street frontages.</li> </ul> <p>Comments _____</p>	<p>Agree    Neutral    Disagree Agree    Neutral    Disagree</p>
6.	<p><b>Large sites/planned developments.</b> Allow for larger-scale developments on large sites (over 2 acres) in transit-rich locations, potentially through a land use review process and requirements for transitions in scale and other community benefits.</p> <p>Comments _____</p>	<p>Agree    Neutral    Disagree</p>
7.	<p><b>Pattern area standards.</b> Apply design-related standards specific to the three major neighborhood pattern areas (Inner, Eastern, Western neighborhoods):</p> <ul style="list-style-type: none"> <li>a. Less building coverage and more landscaping in Eastern and Western areas.</li> <li>b. 10' minimum front setbacks along Civic Corridors in Eastern and Western areas.</li> </ul> <p>Comments _____</p>	<p>Agree    Neutral    Disagree Agree    Neutral    Disagree</p>
8.	<p><b>Street frontages:</b></p> <ul style="list-style-type: none"> <li>a. Ground-floor windows. Require 60% window coverage in centers, 40% window coverage along corridors outside centers.</li> <li>b. Ground floor active uses. Require ground-floor spaces in core areas of centers to be designed to accommodate commercial uses (60% windows, accessible entries, high ceilings).</li> <li>c. Ground-level residential options. Along corridors outside center cores, provide options for the design of ground-floor residences: 1) 40% window coverage, or 2) setback from sidewalk, or 3) raised above ground level.</li> </ul> <p>Comments _____</p>	<p>Agree    Neutral    Disagree Agree    Neutral    Disagree Agree    Neutral    Disagree</p>
9.	<p><b>Front/street setbacks.</b> Simplify building setback regulations and offer more flexibility for providing outdoor spaces along street frontages; require that a minimum percentage of building wall (40%-60%) be located close to sidewalks.</p> <p>Comments _____</p>	<p>Agree    Neutral    Disagree</p>
10.	<p><b>Outdoor space.</b> Require 48 square feet of outdoor or recreation space per residential unit (can be private space, shared outdoor space, or indoor recreation/community facility).</p> <p>Comments _____</p>	<p>Agree    Neutral    Disagree</p>

Topic #	Zoning Code Approach	Level of Agreement
11.	<b>Side setback requirements.</b> Require residential windows to be located at least 5 feet from side or rear property lines. Comments _____ _____	<b>Agree    Neutral    Disagree</b>
12.	<b>Detached house development.</b> Limit new detached houses in the core mixed use/commercial areas of centers. Comments _____ _____	<b>Agree    Neutral    Disagree</b>
13.	<b>Performance Bonus for public benefits.</b> Please indicate your preference to an approach that sets a base development allowance and provides additional height or floor area when public/community benefits are provided in new development (e.g., affordable housing and commercial space, historic preservation, community services, publicly-accessible plazas, high-performance green features, and other potential elements). a. Set new development allowances and provide bonuses above existing (proposed). b. Set new development allowances and bonus back up to existing allowances. c. Maintain existing development allowances and bonus above existing. d. None of the above, or disagree with performance bonus approach. Comments _____ _____	<b>Check preferred approach</b>  a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/>
15.	<b>Neighborhood notification requirements.</b> Require neighborhood and business association notification of new development in mixed use zones. Comments _____ _____	<b>Agree    Neutral    Disagree</b>
16.	<b>Exterior display areas.</b> Allow for exterior display of merchandise, vending carts, etc.	<b>Agree    Neutral    Disagree</b>
17.	<b>Shared parking.</b> Expand allowances for shared parking, allowing multiple businesses and residential buildings to share parking facilities. Comments _____ _____	<b>Agree    Neutral    Disagree</b>
Other	<b>Core area requirements.</b> Develop a “centers overlay” - to be applied in core commercial areas of centers - that requires buildings designed for active ground floor uses, requires pedestrian-oriented design features, limits auto-oriented/drive-through uses, and sets a minimum floor area development standard. Comments _____ _____	<b>Agree    Neutral    Disagree</b>

## Priorities and Considerations

Zoning Code regulations influence the design of development, and may also have impacts on development costs, commercial/business viability, and housing production in centers and corridors. What are your thoughts as to the relative priorities of the following in relationship to the mixed use zones? Please **circle** your highest priority.

	<b>High Priority</b>	<b>Moderate Priority</b>	<b>Not a Priority</b>
<b>A. Provide opportunities for neighborhood businesses</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>B. Maintain capacity for housing in centers and corridors</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>C. Address neighborhood compatibility and scale transitions</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>D. Minimize impacts on development costs and affordability</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>E. Improve sidewalk-level building design and pedestrian orientation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Comments on the Refined Zoning Concept Framework or Specific Issues:

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