

# Mixed Use Zones Project

EARLY IMPLEMENTATION OF THE 2035 COMPREHENSIVE PLAN – OCTOBER 2015



## Project Overview

The Mixed Use Zones Project is revising Portland's Zoning Code for centers and corridors outside of the Central City. The current zones applied in these areas (CN1, CN2, CO1, CO2, CM, CS, CG, CX, EX) were created more than 20 years ago when auto-oriented and low-intensity commercial uses were common. The new zones will help us achieve Comprehensive Plan goals for affordable housing, energy efficiency and green infrastructure.

This project addresses issues that arise with more intensive mixed use buildings, including building massing and design, transitions to lower density residential areas, and active ground floor uses.

The Mixed Use Zones Project Discussion Draft includes the following major elements:

- New Commercial Mixed Use zones (CM1, CM2, CM3, CE).
- New Zoning Map.
- Rewrite of Commercial zones chapter (33.130).
- Expansion of Design Overlay Zone (33.420).
- New Centers Main Street Overlay Zone (33.415).
- Development incentives for key public benefits such as affordable housing, affordable commercial spaces, plazas/community gathering places, green features and low-carbon development.
- Transportation Demand Management requirements for larger residential projects.

## Why is this important?

Portland is expected to grow significantly over the next 20 years, bringing new households and jobs. The City's draft Comprehensive Plan anticipates that about 50 percent of new housing growth will take place in centers and corridors. These vibrant hubs and bustling main streets will continue to be the key to creating complete neighborhoods where people can meet their daily needs.

This project will help guide growth and change in the city. It will address multiple objectives, including:

- Support businesses and community services as core components of centers and corridors.
- Create opportunities for housing so that more people can live close to services and transit.
- Foster development that creates active streetscapes and pedestrian-oriented places.
- Require building scale transitions to surrounding residential areas.

## FOR MORE INFORMATION

**Visit our website:** [www.portlandoregon.gov/bps/mixeduse](http://www.portlandoregon.gov/bps/mixeduse)

**View the Discussion Draft:** [www.portlandoregon.gov/bps/article/546850](http://www.portlandoregon.gov/bps/article/546850)

**View the Map App:** [www.portlandmaps.com/bps/mapapp](http://www.portlandmaps.com/bps/mapapp)

**Contact Bureau of Planning and Sustainability staff:**

Barry Manning, 503-823-7965 · Bill Cunningham, 503-823-4203  
[mixedusezones@portlandoregon.gov](mailto:mixedusezones@portlandoregon.gov)

## Project Timeline



October 2015

[www.portlandoregon.gov/bps/pdxcompplan](http://www.portlandoregon.gov/bps/pdxcompplan)



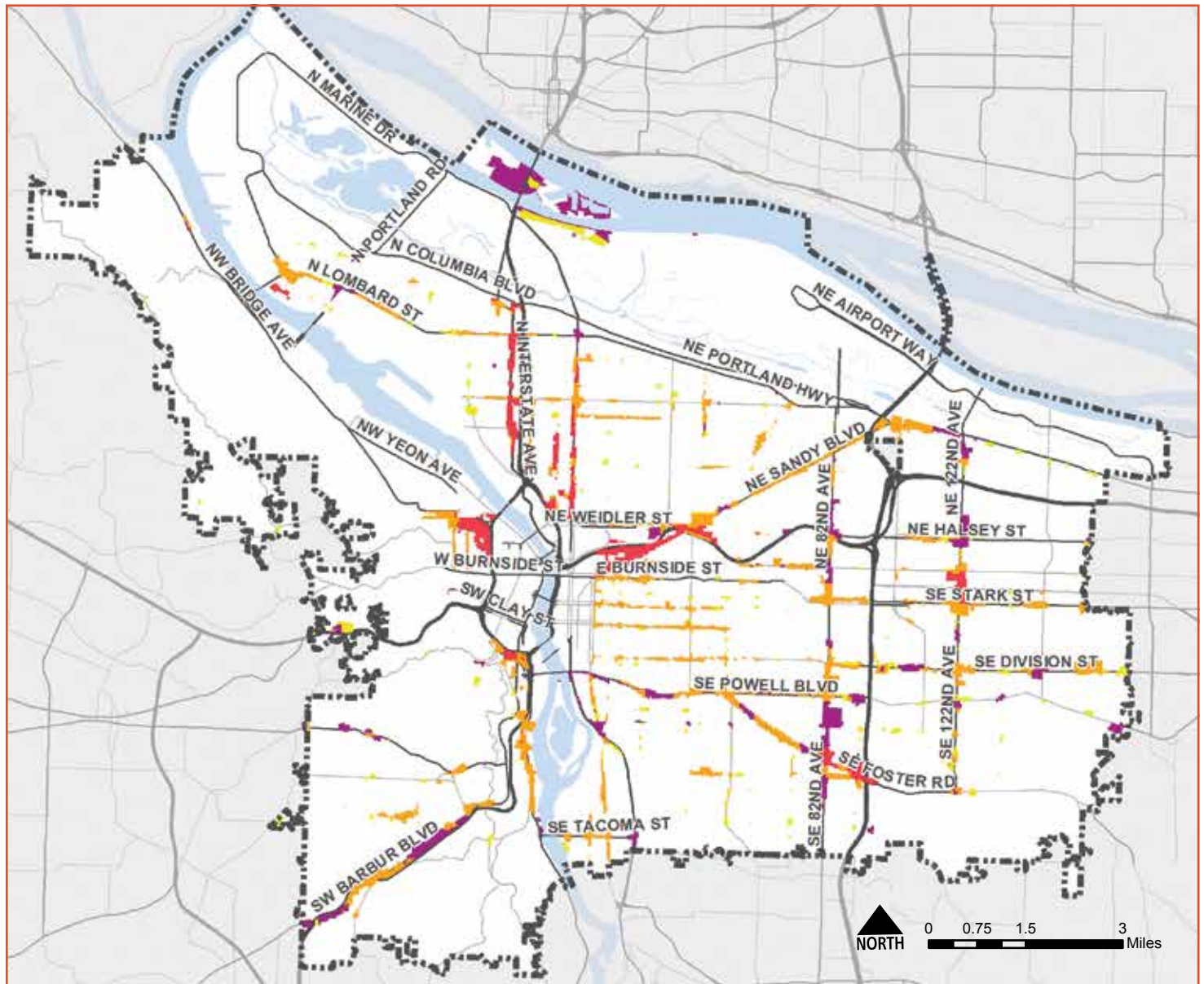
Bureau of Planning and Sustainability

Innovation. Collaboration. Practical Solutions.

City of Portland, Oregon  
Charlie Hales, Mayor · Susan Anderson, Director



# Discussion Draft Commercial/Mixed Use Zoning Map



## New Mixed Use Zones

- Commercial Mixed Use 1 (CM1)
- Commercial Mixed Use 2 (CM2)
- Commercial Mixed Use 3 (CM3)
- Commercial Employment (CE)

## Project Schedule

Milestone	Public Engagement • Comments/Testimony
<b>Fall 2015</b> Discussion Draft review and refinement	Public review of draft code amendments and Zoning Map • Open houses • The public may provide comments to staff, who will use feedback to develop the Proposed Draft.
<b>Winter 2016</b> Proposed Draft review and refinement	Public hearing at Planning and Sustainability Commission, December 2015 • The public may testify in person or in writing to the PSC.
<b>Spring 2016</b> Recommended Draft, review and adoption	Public hearing at City Council • The public may testify in person or in writing to City Council.
<b>2017</b> Effective Date	Zoning Code and Zoning Map amendments become effective.

