

MIXED USE ZONES PROJECT

DISCUSSION DRAFT PUBLIC INFORMATION SESSIONS SUMMARY

OCTOBER 2015

The City of Portland Bureau of Planning and Sustainability is conducting the Mixed Use Zones Project (MUZ). The MUZ will revise Portland's Commercial and Central Employment Zoning Codes applied in Centers and Corridors outside of the Central City. These zones (CN1/2, CO1/2, CM, CS, CG, CX, EX), in which mixed uses are allowed, were created more than 20 years ago when auto-oriented and low-intensity commercial uses were more common. The project will address issues that arise with new more intensive mixed use buildings, such as massing and design, transitions and step-downs, and ground floor uses.

Portland is expected to grow — by roughly 122,000 households and 140,000 jobs — over the next 20 years. Where new people and businesses locate is key to supporting and enhancing the qualities that help make Portland an attractive place. Portland's new Comprehensive Plan proposes to focus neighborhood businesses and much of new household growth in mixed use "Centers and Corridors" that will serve as the anchors of convenient, walkable neighborhoods. This will help Portland meet its goals for becoming a more prosperous, healthy, equitable and resilient city.

INFORMATION SESSIONS DESCRIPTIONS

The Portland Bureau of Planning and Sustainability (BPS) held eight *Information Sessions* on the Mixed Use Zones Project *Discussion Draft* during October 2015. The meetings were designed to share information and collect feedback about the Mixed Use Zones Project *Discussion Draft* Zoning Code and Map amendments. Information sessions were held Downtown and in multiple locations throughout Portland. By providing multiple opportunities and locations to engage, the project team aimed to increase the accessibility of the workshops. Venture Portland, an organization representing Portland's neighborhood business districts, collaborated with BPS to host a workshop to facilitate the engagement of local business owners.

- **Session #1** October 07th, 2015, 6:30 – 8:00 p.m., 1900 SW 4th Avenue, Room 2500 (2nd Floor)
- **Session #2** October 08th, 2015, 8:00 – 9:30 a.m., 1900 SW 4th Avenue, Room 2500 (2nd Floor)
- **Session #3** October 10th, 2015, 10:00 a.m. – 2:00 p.m., APANO, 2788 SE 82nd Ave #203B
Joint session with the 82nd Ave Improvement Coalition Community Forum
- **Session #4** October 12th, 2015, 6:30 – 8:00 p.m., Community Music Center, 3350 SE Francis St.
- **Session #5** October 14th, 2015, 6:30 – 8:00 p.m., Wilson High School, 1151 SW Vermont St.
- **Session #6** October 15th, 2015, 6:00 – 8:00 p.m., PCC – Cascade, 705 N. Killingsworth St.
Joint session with the Task 5 Open House for the Comprehensive Plan
- **Session #7** October 20th, 2015, 6:30 – 8:00 p.m., Floyd Light Middle School, 10800 SE Washington St.
- **Session #8** October 22nd, 2015, 5:00 – 7:00 p.m., Venture Portland, 125 SE Madison St #112



The workshops opened with an open house setup. Participants were invited to educate themselves on the Mixed Use Zones Project through a series of poster displays with staff on hand to answer questions and collect comments. A presentation followed outlining the Discussion Draft including bonuses and new development design standards. After the presentation, participants were invited to share any overarching questions or concerns about the project.

COMMUNITY PARTICIPATION

Information sessions were well attended by a mix of neighborhood residents, business owners, and developers. Over 100 people participated in the workshops.

10/07/2015 Downtown; 11 attendees
 10/08/2015 Downtown; 12 attendees
 10/12/2015 Community Music Center; 10 attendees
 10/14/2015 Wilson High School; 27 attendees
 10/15/2015 PCC-Cascade; 10 attendees
 10/20/2015 Floyd Light Middle School; 25 attendees
 10/22/2015 Venture Portland; 7 attendees

Total: 102 participants

INFORMATION SESSION MATERIALS & PRESENTATIONS

Each information session provided a presentation by staff covered the Bureau of Planning and Sustainability's Mixed Use Zones Project's *Discussion Draft*. The discussion draft consists of the updated zoning code that is being proposed for commercial and mixed used buildings. Four zoning designations (CM1, CM2, CM3, CE) have been proposed to take the place of the current seven that were created over 20 years ago.

INFORMATION SESSION QUESTIONS AND COMMENTS

Participants at all information sessions were able to question staff about the draft proposals. In addition to verbal feedback, participants were encouraged to fill out comment forms on the discussion draft or any key concepts. **A total of 26 comment forms were collected.** Not every information session had written comments submitted. The breakdown of when and where the comments were received is listed below:

10/8/2015 Downtown – 3 comments
 10/10/2015 APANO – 8 comments
 10/14/2015 Wilson HS – 14 comments
 10/20/2015 Floyd Light MS – 1 comment

Total: 26 written comments

The written comments received are below:



Downtown:

- Please investigate the "Access to Transit" map to not show 20-minute service in the area south of NE Clackamas St between NE 18th Ave and 26th Ave NE.
- Residential area counting as FAR: effective incentives, demand for additional sites to meet demand that may require demolition or tree removal.
- Expansion of (d) overlay - we oppose this expansion of Design Overlay (particularly in the Eastside) as it does not address the primary neighborhood concerns of massing and parking - but does add another extensive level of review/process/costs onto proposed development with dubious benefit. OR makes terrible projects better, but may or may not improve architecture which is good to begin with.

APANO:

- My thought is...when a developer tears down housing to recreate, they need to be required to include the exact or more housing in their development.
- CE Designation W of Jonesmore by 82nd Ave. MAX Station - should be mixed use, pedestrian friendly due to MAX, Bus, and people walking to where they live.
- Don't forget North end of 82nd Avenue Madison South (and Sumner). Need to initiate focus in this area (urban renewal?). Madison South residents want to see positive change, beneficial community businesses.
- In Madison South 82nd isn't an avenue of roses it's the valley of death. Anything associated with 82nd drops in value. We need family-friendly businesses like coffee shops or a small market not more 'adult businesses'
- Adequate off-street parking is needed to sustain small businesses and for all residential units on 82nd.
- The concept regarding quality of life for current and future residents of expanding areas needs to be considered when developers are allowed to choose whether they provide parking. They will decide not to because it costs them and they generally do not live in the area they have added people and cars to that now park in the neighborhoods. The instances of people saying they don't have a car to get in but they actually do has been documented. I worked with Division Street businesses for 23 years. Allowing 200-300 new apartments with minimal parking is the poster child for having created an attractive/accessible district with many great restaurants and businesses and then hitting it with these apartments being approved. People are calling the "Nob Hill/ I don't go there anymore" district. Allowing that to happen just because people could ride the bus or bike goes against consideration of context, support of your business community, and acknowledging that we are also an aging community, many of whom will never ride a bike again. P.S. Approving the 5 story building at 34th and Hawthorne with 50 apartments and no parking and a 1 story building to the west and a three story to the east is also not appreciating history and context. BAD DECISION.
- Please start taking a closer look at the Madison South neighborhood - lots of motivated neighbors. Lots of interest in developing retail spaces and opportunities for small business owners that live in the community (including us). I hope to see incentives for small business owners wanting to find space in the neighborhood in the next 3-5 years for us it would be a design/retail/artist workspace.



- The optional benefits for bonus incentives is structured in such a way that it will not necessarily promote affordable housing. I would like to see more done to create affordable housing and protect existing residents and business owners from displacement.

Wilson HS:

- I like the focus of this new zoning concept. Well planned building that increases density along transportation corridors is very important. I'm not in Multnomah, but they have some valid concerns that need to be addressed.
- Multnomah D overlay. Change CM2 to CM1.
- Plan district for Multnomah with height limit to 35' - 3 stories.
- Neighborhood center not right for small Multnomah.
- Multnomah village classification as a neighborhood center not appropriate for the character and livability neighborhood. 2) The height restriction should be 35'.
- Please make the "Mixed Use Zone" book - September 2015. See page 142 33.130.260 Commentary sentence 3. See page 122 33.130.242 last sentence. See page 120 33.130.240 2nd sentence.
- Multnomah Village is an old and vibrant community that is very close to capacity for building, walking and traffic. The CM2 zoning is inappropriate for this community. Please make the village no more than CM1.
- Please change current commercial zones to CM1 in Multnomah Village.
- Change commercial zones in the village to CM1. Designate the village a neighborhood corridor not center.
- Parking policy will only work where there are safe alternative choices in place: sidewalks (i.e. there are no sidewalks on Troy. Only 33% of SW busy streets have sidewalks), bus service (very limited in SW), bike paths (very few in SW Portland). The pattern areas need to recognize the availability of alternatives before some of the parking policies and TDM can work.
- Mixed Use Zone, I like the "required outdoor space" but I think there should be 1:1 vehicle unit ratio for residential - especially with the commercial mix.
- Open permit system to allow parking in city parking lots i.e. Portland Parks & Rec/Multnomah Arts Center for overnight parking (expand commercial idea).
- Proposed zoning for Multnomah Village is currently at CM2 - We are a small community with poor street/siding and no available parking as is. We would want this area rezoned to CM1.
- I like the 2.5 to 1 limit on buildings. Also like the 60% window requirement on 1st floor. Parking: paid permits for overnight parking at Multnomah Arts Center. But permit begins after evening classes end. Parking permit also at John's Market and medical center across the street from the Multnomah Arts Center. We need more bus service; more sidewalks. We need more supervision and ticketing for parking violations. To preserve the character of Multnomah Village we need a 3 story limit on building height. Please add some landscaping requirements from new development on Capital Hwy in Multnomah Village. Thank you!
- CM2 not right for Multnomah Village - CM1 Please



Floyd Light MS:

- Bonus - please consider adding bonuses that attract tenants that don't have cars: 1) setting aside space for bicycle storage that's secure for tenants. 2) Setting aside space/facilities for parking car2go or zipcars, etc.

NEXT STEPS

Staff will consider feedback and comments from the info sessions along with other written comments received from the public and agencies in development of the Proposed Draft, which is expected in February 2016.

