Preparing for growth...

Portland today...
- 275,000 households (over 630,000 people)
- 400,000 jobs

We are planning for...
- 123,000 new households
- 142,000 new jobs

*Baseline year is 2010, the planning horizon is 2035

Population Growth Trend
Adoption Process

Comp Plan Goals, Policies and Map
City Council - June 9 and 15 vote

Zoning Code and Map
PSC - July 12 hearing
City Council - Fall 2016

Central City 2035 Plan and Zoning Code
PSC - July 26 and Aug 9 hearings
City Council - Winter 2017

Portland Map App
Employment Zoning Project: Growth Capacity for New Jobs

<table>
<thead>
<tr>
<th>Employment Geography</th>
<th>2010-35</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>New</td>
<td>Demand</td>
<td>Supply</td>
<td>Surplus</td>
</tr>
<tr>
<td></td>
<td>Jobs (acres)</td>
<td>(acres)</td>
<td>(acres)</td>
<td>(acres)</td>
</tr>
<tr>
<td>Harbor &amp; Columbia Corridor</td>
<td>27,430</td>
<td>1,555</td>
<td>1,650</td>
<td>80</td>
</tr>
<tr>
<td>Dispersed Employment Areas</td>
<td>4,200</td>
<td>130</td>
<td>146</td>
<td>16</td>
</tr>
<tr>
<td>Central City Industrial</td>
<td>10,620</td>
<td>90</td>
<td>188</td>
<td>98</td>
</tr>
<tr>
<td>Total</td>
<td>42,250</td>
<td>1,790</td>
<td>1,985</td>
<td>210</td>
</tr>
</tbody>
</table>

Prime Industrial Overlay

Draft code changes
- Create new Prime Industrial overlay zone (l)
- Prohibit quasi-judicial map changes
- Limit parks, outdoor recreation, major event entertainment and self-service storage
EG Zoning Code

Draft code changes

- Office increase to 3:1 FAR
- Retail decreases to 20,000 sf; more as conditional use
- Prohibit new residential uses
- Reduce outdoor storage and display allowances in EG1

Employment Zoning Map Changes
Mixed Use Zones Project

Mixed Use Zones Objectives

- Address building scale, transitions, retail areas, residential uses
- Address design and context, integration with local character
- Encourage affordable housing and commercial space
- Consider equity implications
Mixed Use Zones Project Elements

• Create new Commercial/Mixed Use zoning framework
  4 new zones replace current 8; new zoning map

• Re-write of Commercial/Mixed Use Base Zone: 33.130

• New Centers Main Street Overlay Zone: 33.415

• Expand Design Overlay Zone: 33.420

• New Transportation Requirements: 33.266 and 33.852

<table>
<thead>
<tr>
<th>Proposed New Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Mixed Use 1 (CM1)</td>
</tr>
<tr>
<td>Commercial Mixed Use 2 (CM2)</td>
</tr>
<tr>
<td>Commercial Mixed Use 3 (CM3)</td>
</tr>
<tr>
<td>Commercial Employment (CE)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Form</th>
<th>Commercial Mixed Use 1 (CM1)</th>
<th>Commercial Mixed Use 2 (CM2)</th>
<th>Commercial Mixed Use 3 (CM3)</th>
<th>Commercial Employment (CE)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Examples</td>
<td><img src="image1" alt="CM1 Example" /></td>
<td><img src="image2" alt="CM2 Example" /></td>
<td><img src="image3" alt="CM3 Example" /></td>
<td><img src="image4" alt="Employment Example" /></td>
</tr>
<tr>
<td>Height Limit</td>
<td>35' (3)</td>
<td>45' (4)</td>
<td>65' (6)</td>
<td>45' (4)</td>
</tr>
<tr>
<td>FAR</td>
<td>1.5:1</td>
<td>2.5:1</td>
<td>3:1</td>
<td>2.5:1</td>
</tr>
<tr>
<td>Bonus Ht Limit</td>
<td>35' (3)</td>
<td>55' (5)*</td>
<td>75' (7)</td>
<td>45' (4)</td>
</tr>
<tr>
<td>Bonus FAR</td>
<td>2.5:1</td>
<td>4:1</td>
<td>5:1</td>
<td>3:1</td>
</tr>
</tbody>
</table>

* in some locations
## Summary of Changes to Development Allowances

### Development Incentives

<table>
<thead>
<tr>
<th>Bonus Element</th>
<th>% of FAR bonus achievable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable housing units (80% MFI)</td>
<td>Up to 100%</td>
</tr>
<tr>
<td>Affordable commercial space (25% &lt; market)</td>
<td>Up to 50%</td>
</tr>
<tr>
<td>Historic resource transfer of development rights</td>
<td>Up to 50%</td>
</tr>
</tbody>
</table>
Key Development Standards

- Transitions: step-down to R-zones; step-backs on narrow streets
- New façade articulation, building length, window standards
- Lot coverage/landscaping based on pattern areas; “green options”
- Outdoor area for residential units
- Allow drive-thru in CE; rebuild existing in CM2, CM3

Centers Main Street Overlay Zone

- Commercial ground floor use
- Height flexibility (3’) in CM2 and CM3
- Enhanced ground floor windows – 60%
- Stronger street orientation; minimum FAR
- Limit/prohibit non-pedestrian uses
Expansion of Design Overlay Zone

CM2 Bonus Height Areas (up to 55’)

How to Comment

• Planning and Sustainability Commission written record open through 5:00 PM today
• See website for how to comment:
  • www.portlandoregon.gov/bps/mixeduse

Central City 2035
Plan update
Revised Plan District
BONUSES, TRANSFERS & AFFORDABLE HOUSING

Overhaul the bonus and transfer system
- Repeal most existing bonuses
- Prioritize affordable housing, seismic/historic preservation, and riverfront open space

JOBS

- Expand industrial office uses in the Central Eastside
- Expand areas zoned mixed use and greater commercial allowances
Proposed Zoning Changes

- Expand historic transfer and require seismic reinforcement
- Remove height bonus in historic districts
- Add flexibility for commercial uses in industrial and residential zones
HEIGHT & VIEWS

1) Maintain existing height pattern
2) Increase heights along transit mall and bridgeheads
3) No bonus height in historic districts
4) Modify height limits in view corridors
5) No projections in view corridors

TRANSPORTATION & PARKING

- Simplify parking code, and allow more flexible operation of structured parking
- Require Transportation Demand Management (TDM) plans for new development
- Multi-Modal Mixed-Use Areas designation
WILLAMETTE RIVER

Establish new river overlay:
- Increased river setback
- More flexible landscaping standard
- Location: on the river, riverbanks and riparian areas

ENVIRONMENT

- Require ecoroofs with new development
- Require registration for LEED Gold
- Considering bird friendly window treatments and lighting along the riverfront
More Information

Comp Plan Goals, Policies and Map
www.portlandoregon.gov/bps/pdxcompplan

Employment Zoning Project
www.portlandoregon.gov/bps/employmentzoning

Mixed Use Zoning
www.portlandoregon.gov/bps/mixeduse

Central City 2035 Plan
www.portlandoregon.gov/bps/cc2035