

COMPREHENSIVE PLAN RECOMMENDATIONS

Portland is Adopting a 20-Year Plan for Community Growth...

The following are recommended as strategies to increase density with less impacts. This means we maintain the City of Portland's density goals but balance the allocation and distribution for how it is currently proposed to relate better to context.

How and where do we want to direct this new growth?

A. Higher Density:

1. **Wider Streets** (See DDI Top 10 Policy #6): Increase density on wider streets such as Powell, Cesar Chavez, Sandy, Foster, Broadway, Burnside where these increased intensities can provide the needed demand for increased transit innovation investments.
2. **North-South Corridors** (See DDI Top 10 Policy #6, #9): 11/12th, 20th, 39th, 50th, 82nd where there will be less solar shading impacts to adjacent residential and an opportunity to increase the density that will support needed N-S transit routes.
3. **Neighborhood Nodes/Centers** (See DDI Top 10 Policy #6), Division Green Street/Main Street Plan goals): Focus on the "Pearls" for increased density at major nodes, not so much on the "string" where there is primarily existing residential on narrow streets like Division.

4. **Encourage Missing Middle on Major N-S Arterials:** (See DDI Top 10 Policy #4): Rowhouses, small-medium plexes, courtyard housing. We need more of the "missing middle" type of housing



B. Lower-Medium Scale Density:

1. **Narrow Streets** (e.g. Ankeny, Clinton) - (See DDI Top 10 Policies #6, #4, #9)
2. **Areas with special character such as older street car era main streets:** Belmont, Hawthorne and Division in the teens and 30s; Fremont; Broadway and Hollywood special areas, Mississippi, Alberta, Albina, Sellwood, NW Alphabet District (21st & 23rd, NW Thurman) etc.

Other Key Long-Term Planning, Design & Development Issues:

1. **Close the FAR Loophole in Mixed Use Buildings** (See DDI Top 10 Policy #2):
Recommendation: Expedite adoption of a residential Floor-Area-Ratio (FAR) requirement for mixed use buildings. Dedicated residential and commercial use buildings have an FAR requirement but mixed use buildings do not have this for residential portion. This is an outdated and no longer needed incentive to encourage Mixed Use now that the market is building this type of housing in great numbers. The Mixed Use Zones proposal also includes a proposal to add this but **it won't take effect until 2017**. We need this NOW to avoid further overly boxy buildings, unsightly blank walls, and create better code parity and consistency.

★ This is a big gap in our current code and the top recommendation by RNA's Policy Consultant at Urbsworks.
-> NEEDS STRONG COMMUNITY ADOVACY THROUGH LETTERS & TESTIMONY TO MAYOR & CITY COUNCIL.

- **EXPRESS SUPPORT:** Write a letter to the City expressing your support for any or all of these recommendations.
Contact: cputestimony@portlandoregon.gov, testimony must include your name and address!

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Other Key Long-Term Planning, Design & Development Issues (Continued):

2. **Increase Notification Requirements** – per DDI Recommendations adopted by RNA, HAND, DCBA, and others. (See DDI Top 10 Policy #1):
3. **System Development Charges (SDC's)**
SDC's are fees levied for parks, transportation and water/sewer impacts when new developments are permitted. However, there is very little connection between where these are generated and where spent. Recommendations:
 - a. Return a portion of SDC's (~20%) to reinvest in specific improvements in the neighborhood where they are generated to support needed capital improvements (*Recent RNA LU meeting & DDC meetings both supported this concept*)
 - b. Waiver for Beneficial Uses (See DDI Top 10 Policy #7)
 - c. Waiver for adaptive reuse of historic-designed properties (See DDI Top 10 Policy #5)
4. **Add Permit Requirement to Document Development Impacts** (See DDI Top 10 Policy #10)
Most states require this. Recommended issues to be tracked should include impacts to:
 - a. Health (e.g., noise, air quality, safety)
 - b. Environment (e.g., loss of habitat, mature trees/heat island effect, climate change)
 - c. Economy (e.g., loss of affordable residential and commercial spaces, loss of solar access for energy generation, urban agriculture, etc.)
 - d. Community (e.g., loss of historic resources, important public viewsheds)
5. **Design Review & D-Overlay** (*Addresses broad community concerns about lack of design review requirements and many long-standing issues identified by design and planning community*)

Most of the City does not have the benefit of design review, and none of the Division recent developments have had any design review by the design commission. Community Design Standards are woefully out-of-date, and we've expanded our urban sphere without the tools we need to manage the new growth in a reasonable manner. Therefore, it is recommended that the following additional design requirements be added:

- a. Design review for inner east-side street-car era pattern areas.
- b. Design Overlay for Division to ensure developments better relate to context and provide quality infill design. (This should be added regardless of any Mixed Use Neighborhood Designation)
- c. Consider adding 1-2 additional quadrant specific or "pattern area" design commissions to help ensure more context sensitive design and reduce the workload of the current City Design Commission.

Want to take action or support some of these recommendations?

1. Comment on these draft recommendations – email ilovedivision@gmail.com with specific edits or suggestions.
2. Ask your Neighborhood or Business Association to take a position on these recommendations. Contact: Richmond NA richmondpx@gmail.com; Division/Clinton Business Assoc. - dcbakatie@gmail.com
3. Write a letter to the City expressing your support for any or all of these recommendations. Contact: cputestimony@portlandoregon.gov, note, for testimony it must include your name and address!

Want to learn more?

- View our Top 10 Policies at: <http://divisiondesigninitiative.org/2015/10/29/policy/>
- View the Division Perceptions Survey Results at: <http://divisiondesigninitiative.org/division-perceptions-survey/>