

# TOP RECOMMENDATIONS FOR CITY OF PORTLAND

DRAFT 11.9.15

## Portland Proposed New Mixed Use Zoning (MUZ) Requirements

*Applicable to Requirements for New Proposed Mixed Use Base Zones*

### 1. Building Form/Envelope

- a. **Step-back the building façade at the 4<sup>th</sup> floor** (See DDI Top 10 Policy #6 & #9): Specifically on narrow/60' E-W main street corridors, require step-backs from the street at the upper 4<sup>th</sup> floor to a) better fit within the existing smaller scale neighborhood context, b) maintain sunlight at the sidewalk Right of Way, and c) avoid shading out commercial storefront properties on the at the northern side of street. (DDI has a solar analysis to support this recommendations). Areas with a Neighborhood Center designation may also warrant this.
- b. **Building Façades – Divide into Smaller Building Segments to match older neighborhood context:** (See DDI Draft Design Guidelines): To better match the traditional small lot pattern areas of our streetcar era lots and buildings, refine the City's proposed building articulation requirements from 100' long to be smaller building increments (ideally 50' segments) at street facing façade within some older east-side pattern areas.
- c. **Side Step-backs on Upper Level Sides** (See DDI Top 10 Policy #9): to encourage more windows that maintain air/light, support passive cooling/resiliency, and reduce/minimize creation of large blank walls. This would also reduce concentration of so many windows to the rear residential which have many resulting impacts as noted below.

### 2. Landscape & Parking Approaches to Minimize Development Impacts

- a. **Add Screening Requirements** (See DDI Top 10 Policy #9): Add screening requirements to prevent light overspill, privacy intrusion, noise, etc (e.g. balcony screens) where adjacent to residential zoning or existing uses.
- b. **Increase Building & Site Landscape Requirements** (See DDI Top 10 Policy #9):
  1. Require bigger trees for bigger buildings at street to minimize appearance of building bulk and scale
  2. Requirements for increased landscape at rear as a buffer (impacts privacy, noise, light spillover)
  3. Increased building facade landscaping – e.g. trellises, kangaroo pouches on wall of building façade similar to Vancouver BC, living walls (impacts look and feel of corridor). City of Seattle uses “Green Factor” criteria to set a flexible menu of landscape options to meet priority goals (see summary in Metro Innovative Design & Development Codes, p 32-33)
- c. **Parking Impact Management Plans** (See DDI Top 10 Policy #3d): Transportation Demand Management plans (e.g. annual bus passes, shared use parking, onsite car share vehicles) for a lower threshold of units in no parking buildings, and additional loading requirements. City is currently proposing TDM Plans for buildings with ~20 units or more. However, 10 units would be a more appropriate threshold for TDM Plan requirements

### 3. Incentives & Bonuses

- a. **Incentives for Adaptive Reuse of Existing Buildings** (See DDI Top 10 Policy #2): Incentives for adaptive reuse of older buildings (Including those that may or may not be “designated” as historic). The focus is on older buildings with special character (e.g. Hawthorne-Belmont-Division in the 30s, & 11-12<sup>th</sup> and 20<sup>th</sup>/21<sup>st</sup> areas, Clinton corners at 21<sup>st</sup> and 26<sup>th</sup>, Fremont, Mississippi, Alberta, Albina, Foster/Powell sections). Transfer of Development Rights/credits are good but we need further tools like waivers of System Development Charges (SDCs).
- b. **Beneficial Uses** (See DDI Top 10 Policy #7): Provide Incentives for beneficial uses such as affordable housing, senior housing, day care and alternative-transit oriented businesses. Waiver System Development Charges (SDCs).
- c. **Innovative Energy Performance** (See DDI Top 10 Policy #7): Bonuses & Incentives for Zero Energy Buildings

## 4. New Division Plan District (MUZ Proposal from Existing Main St. Overlay)

**Add Division Plan District Additional Design Standards:** Through more than 18 public meetings, an inter-neighborhood design committee, community surveys and extensive community outreach, we have defined many of our neighborhood design patterns, design priorities, compatibility criteria, and notification requirements. We would like to codify these where possible by adding to the Division Plan District. We have an opportunity with the Division Plan District to advocate for some of our guidelines to be included. Below are recommendations for incorporating some of the proposed Division design guidelines (if ready and approved by NA's in time) into standards.

**Building Form, Landscaping & Screening** - (See DDI Top 10 Policy #9): Recommend all requirements for MUZ proposed above, including:

- Stepbacks at 4<sup>th</sup> floor
- Side stepbacks to minimize blank walls, add more windows for air and light and minimize concentration of windows on the rear of buildings facing residential uses
- Increased Landscape & Screening Requirements, etc.
- Others noted above

**Add Requirements to Evaluate Compatibility with Context:** (See DDI Top 10 Policy #3):

Require the following permit submittal requirements:

1. Building elevations in context of existing adjacent building and block development to ensure new development does not create a significant neighborhood and street compatibility conflict by creating visual discontinuity in size, scale, style
2. Statement of Compatibility with existing neighborhood goals and design guidelines
3. Solar Shading Impact Analysis
4. Visual Impact Analysis – similar to Marty Eichenger project at 26<sup>th</sup> & Division

**Relate Building Form to Existing Context & Established Division Main Street Area Patterns** (DDI Guidelines)

The following are typical area-specific neighborhood patterns found on Division, Hawthorne & Belmont):

- 45 Degree Angle Cut Building Corners – maintains visibility for vehicles & pedestrians and when cut out solely at first floor can create areas to
- Raised Sills & Storefront Windows
- Clerestory Windows
- Visible Building Increments of 25'-50'
- Maintain Regular rhythm of recessed entries every 15'-20'
- Include permanent awnings & overhangs for windows and entries
- Window variation and patterns that relate to adjacent buildings
- Articulated rooflines

**Include Strongly Encouraged Design Features that help articulate building massing** (DDI Draft Guidelines)

- Oriel windows
- Balconies at the street that protrude from the façade beyond the and building edges to break up building mass
- Stepdowns to adjacent lower scale development

### Want to Learn More or Express Support?

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

# 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): 11/12<sup>th</sup>, 20<sup>th</sup>, 39<sup>th</sup>, 50<sup>th</sup>, 82<sup>nd</sup> 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 (21<sup>st</sup> & 23<sup>rd</sup>, 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.**

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# COMPREHENSIVE PLAN RECOMMENDATIONS

## 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](mailto: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](mailto:richmondpx@gmail.com); Division/Clinton Business Assoc. - [dcbakatie@gmail.com](mailto:dcbakatie@gmail.com)
3. Write a letter to the City expressing your support for any or all of these recommendations. Contact: [cputestimony@portlandoregon.gov](mailto:cputestimony@portlandoregon.gov), note, for testimony it must include your name and address!

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