

Portland Inclusionary Housing Economic Analysis

Updated Draft Results: Rental Prototypes with Incentives

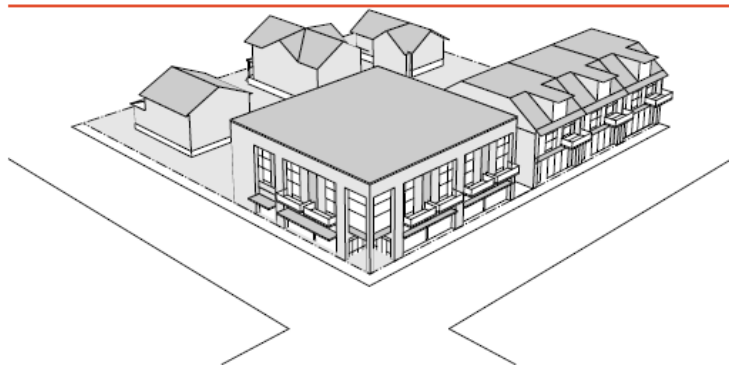


PORTLAND HOUSING BUREAU

Dan Saltzman, Commissioner
Kurt Creager, Director

Economic Analysis ***Updated*** Draft Results: Mixed Use Zones Prototypes

Commercial Mixed-Use 1 (CM1)



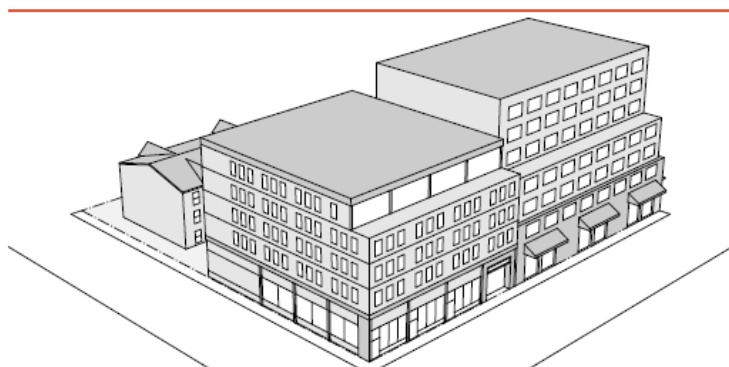
This small-scale commercial mixed use zone is intended for sites in smaller mixed use nodes within lower density residential areas, as well as on neighborhood corridors, and at the edges of neighborhood centers, town centers and regional centers. The zone is also appropriate for key areas within neighborhood centers that have low-rise storefront character and where this scale is intended to be maintained. This zone allows a mix of commercial and residential uses. Buildings in this zone are generally expected to be up to three stories. Development is intended to be pedestrian-oriented and generally compatible with the scale of surrounding residentially zoned areas.

Commercial Mixed-Use 2 (CM2)



This medium-scale commercial mixed use zone is intended for sites in a variety of centers and corridors, and in smaller mixed use areas that are well served by frequent transit or within a larger area zoned for multi-dwelling development. The zone allows a mix of commercial and residential uses, as well as employment uses that have limited off-site impacts. Buildings in this zone are generally expected to be up to four stories, unless height and floor area bonuses are used to provide additional public benefits. Development is intended to be pedestrian-oriented and complement the scale of surrounding residentially zoned areas.

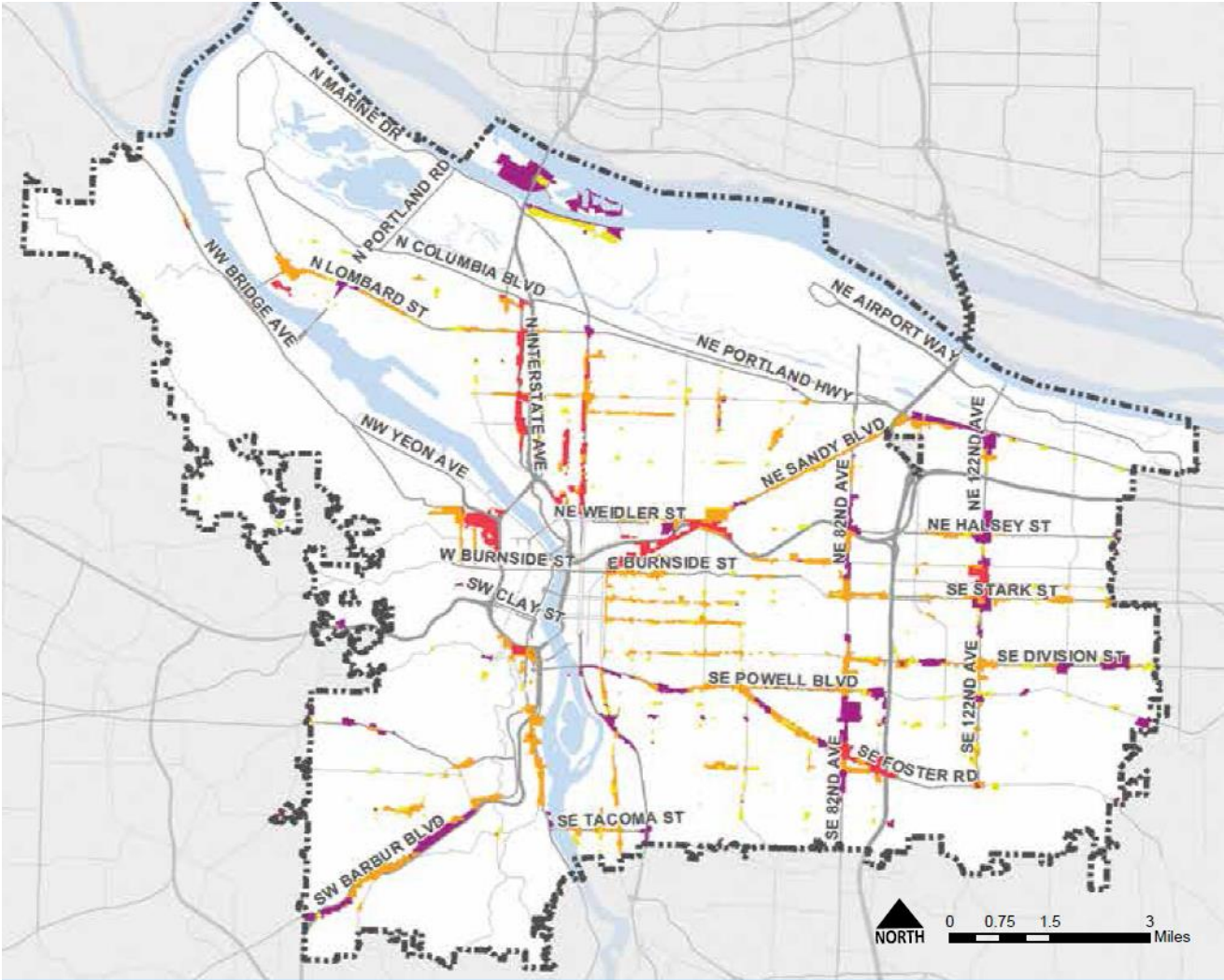
Commercial Mixed-Use 3 (CM3)



This large-scale commercial mixed use zone is intended for sites close to the Central City, in high-capacity transit station areas, town centers, and on Civic Corridors. The zone allows a wide mix of commercial and residential uses, as well as other employment uses that have limited off-site impacts. Buildings in this zone are generally expected to be up to six stories, unless height and floor area bonuses are used to provide additional public benefits or plan district provisions specify other height limits. Development is intended to be pedestrian-oriented, but buildings may be larger than those allowed in lower intensity mixed use and residential zones. Design review is required in this zone.

Proposed Comprehensive Plan Designation	Future Implementing Zones
Mixed Use Dispersed	CM1, CE
Mixed Use Neighborhood	CM1, CM2, CE
Mixed Use Civic Corridor	CM1, CM2, CM3, CE
Mixed Use Urban Center	CM1, CM2, CM3

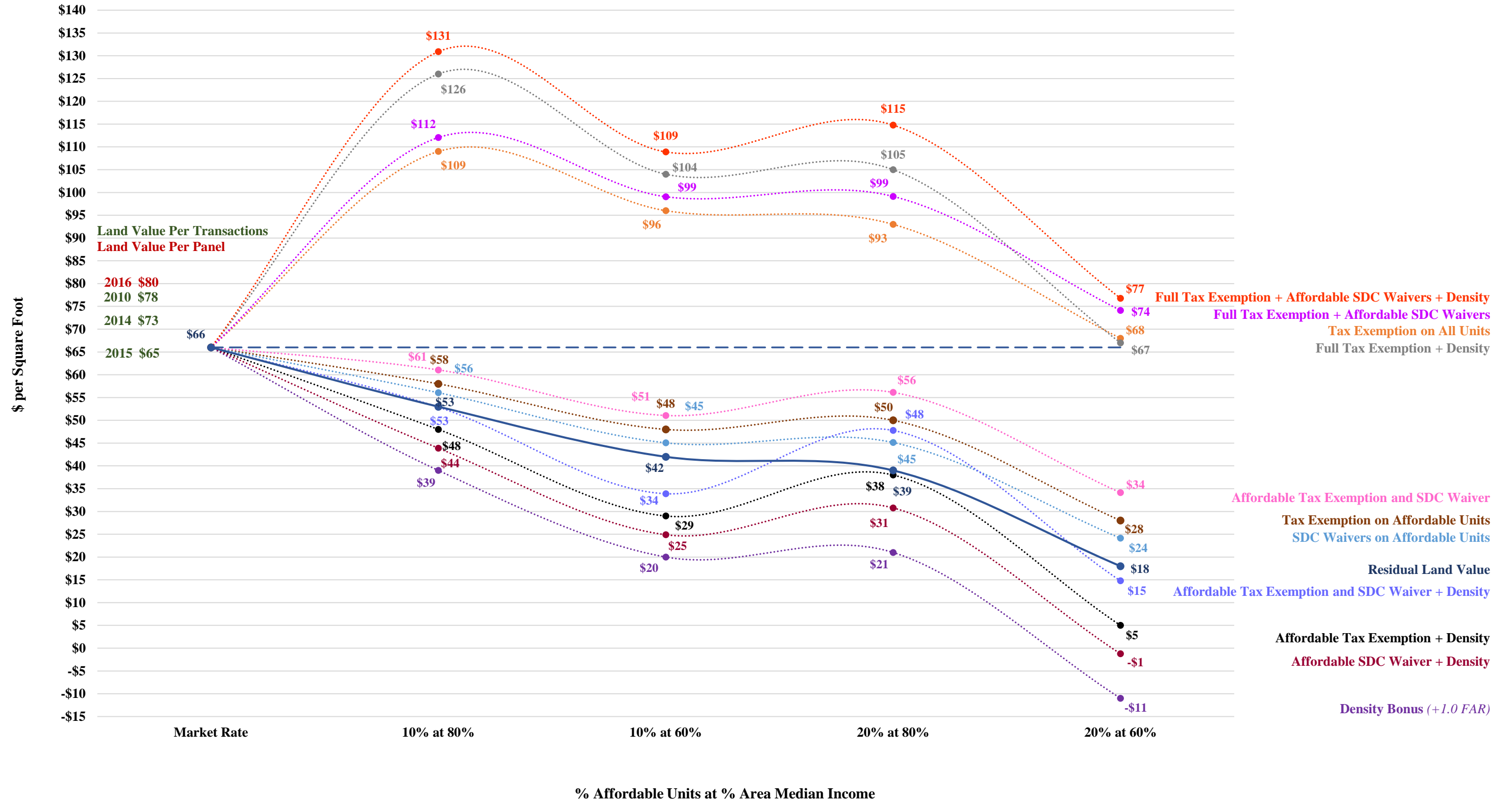
Comprehensive Plan Designation	Current Zones						
	CN1/2	CO1/2	CM	CS	CG	EX	CX
Mixed Use Dispersed	CM1	CM1	CM1	CM1	CM1# CE#	CM1	n/a
Mixed Use Neighborhood	CM1	CM1+ CM2+	CM2	CM2	CM2# CE#	CM2	n/a
Mixed Use Civic Corridor	CM1	CM1+ CM2+	CM2	CM2	CM2# CE#	CM3	CM3
Mixed Use Urban Center	CM1	CM1+ CM2+	CM2	CM2	CM2# CE#	CM3	CM3



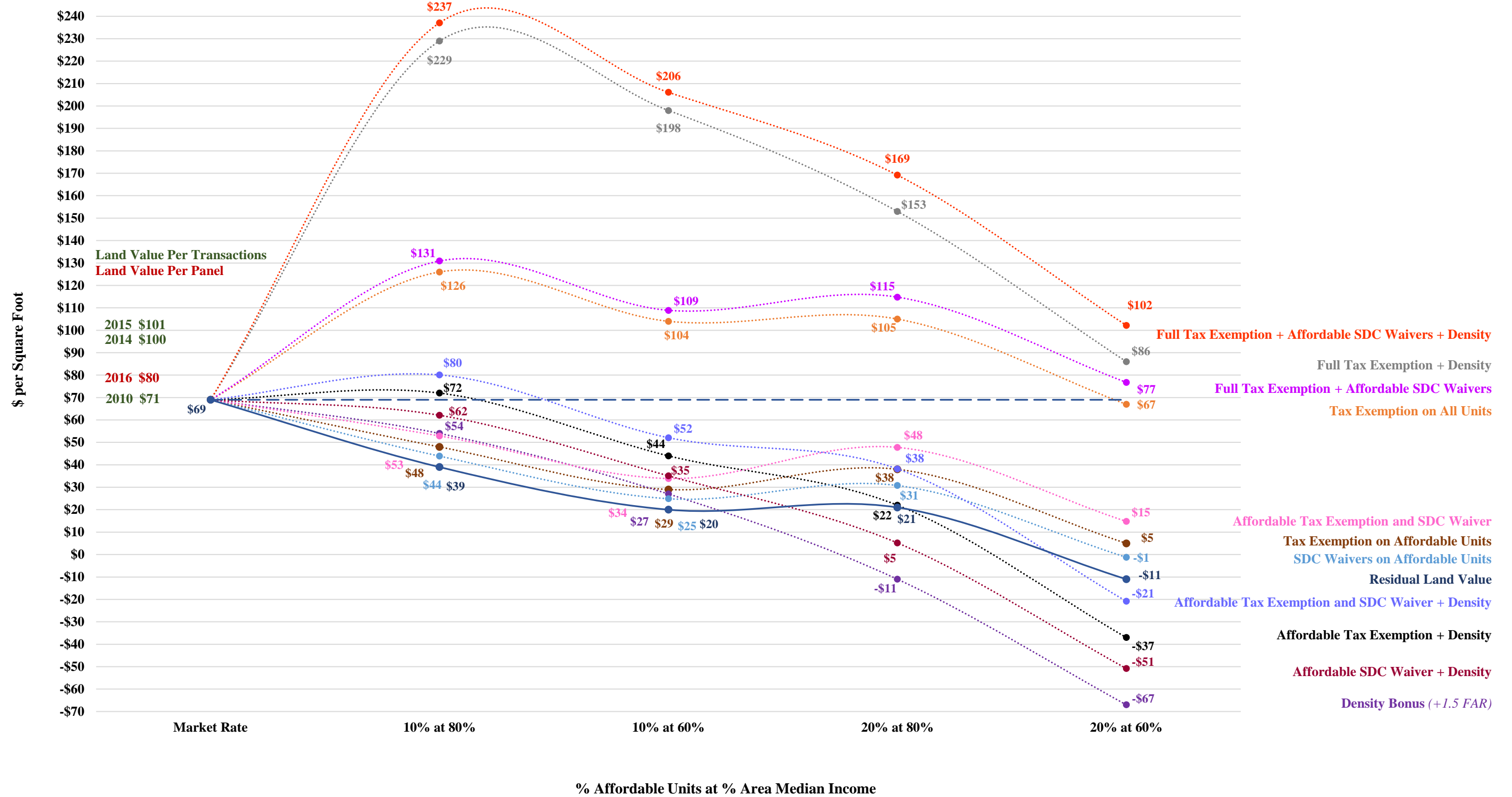
New Mixed Use Zones

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

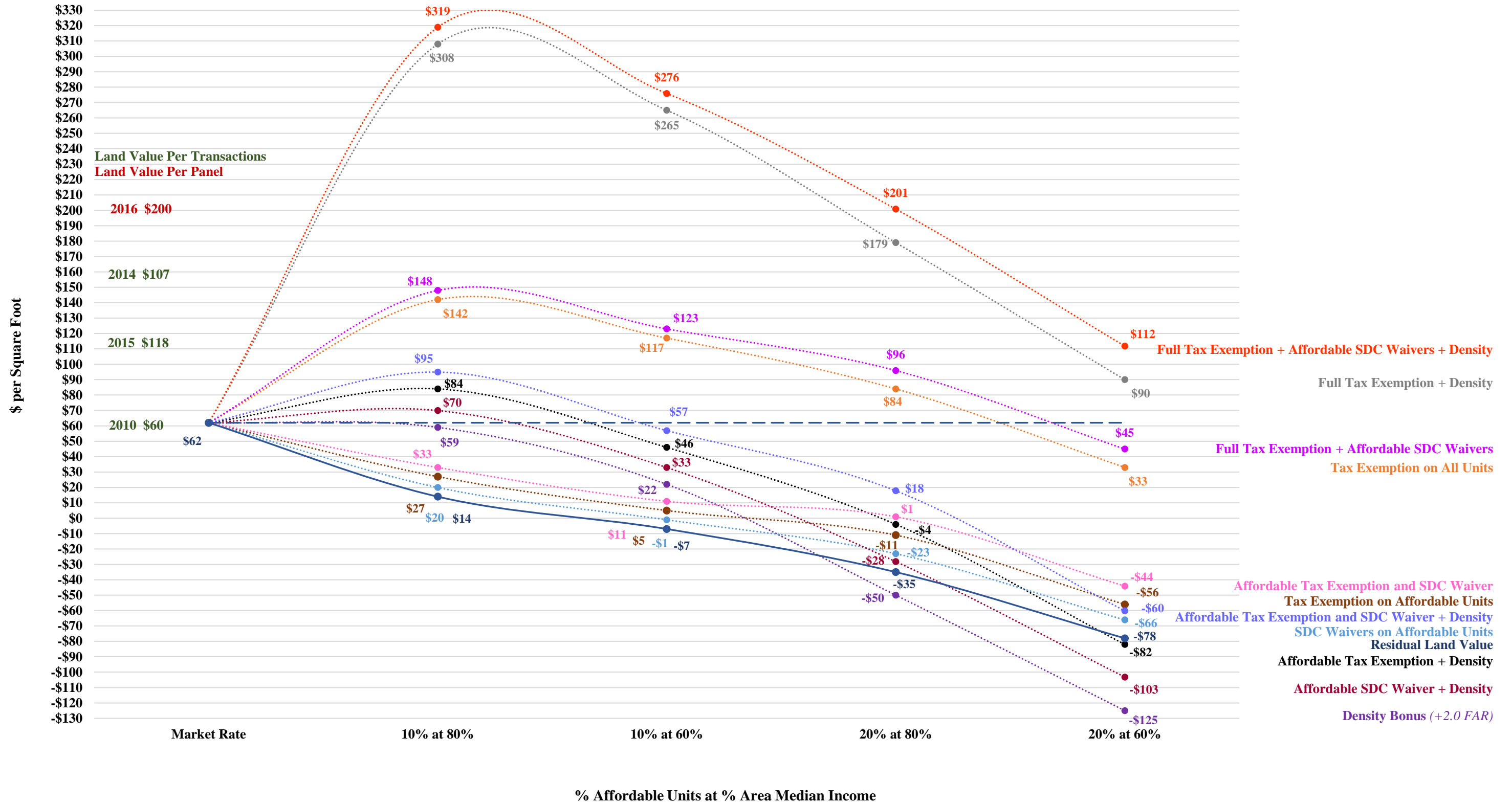
Residual Land Value Feasibility Analysis
Development Prototype CMI(1.5 FAR)
Wood - Middle Cost Scenario



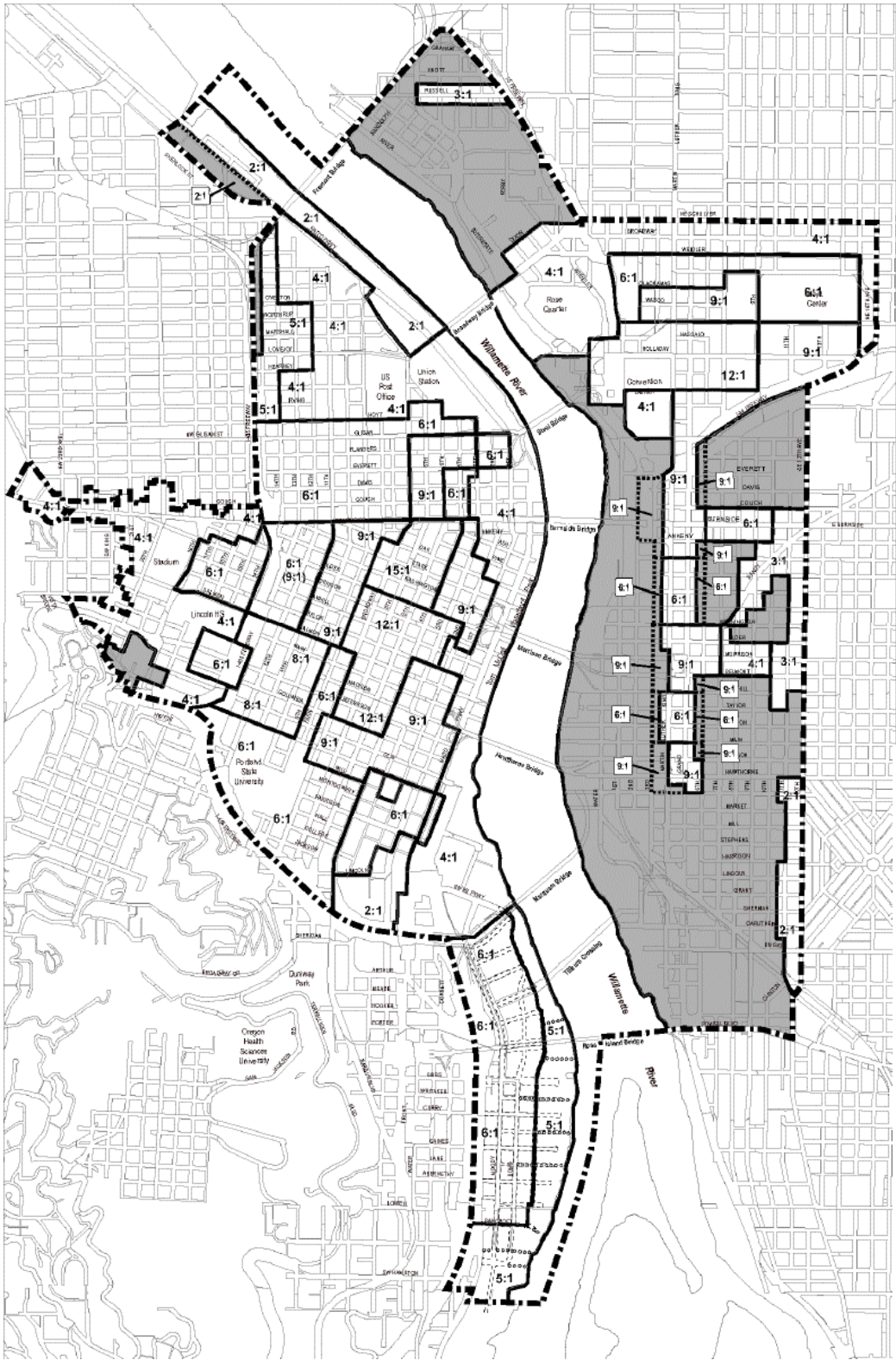
Residual Land Value Feasibility Analysis
Development Prototype CM2 (2.5 FAR)
Wood - Middle Cost Scenario



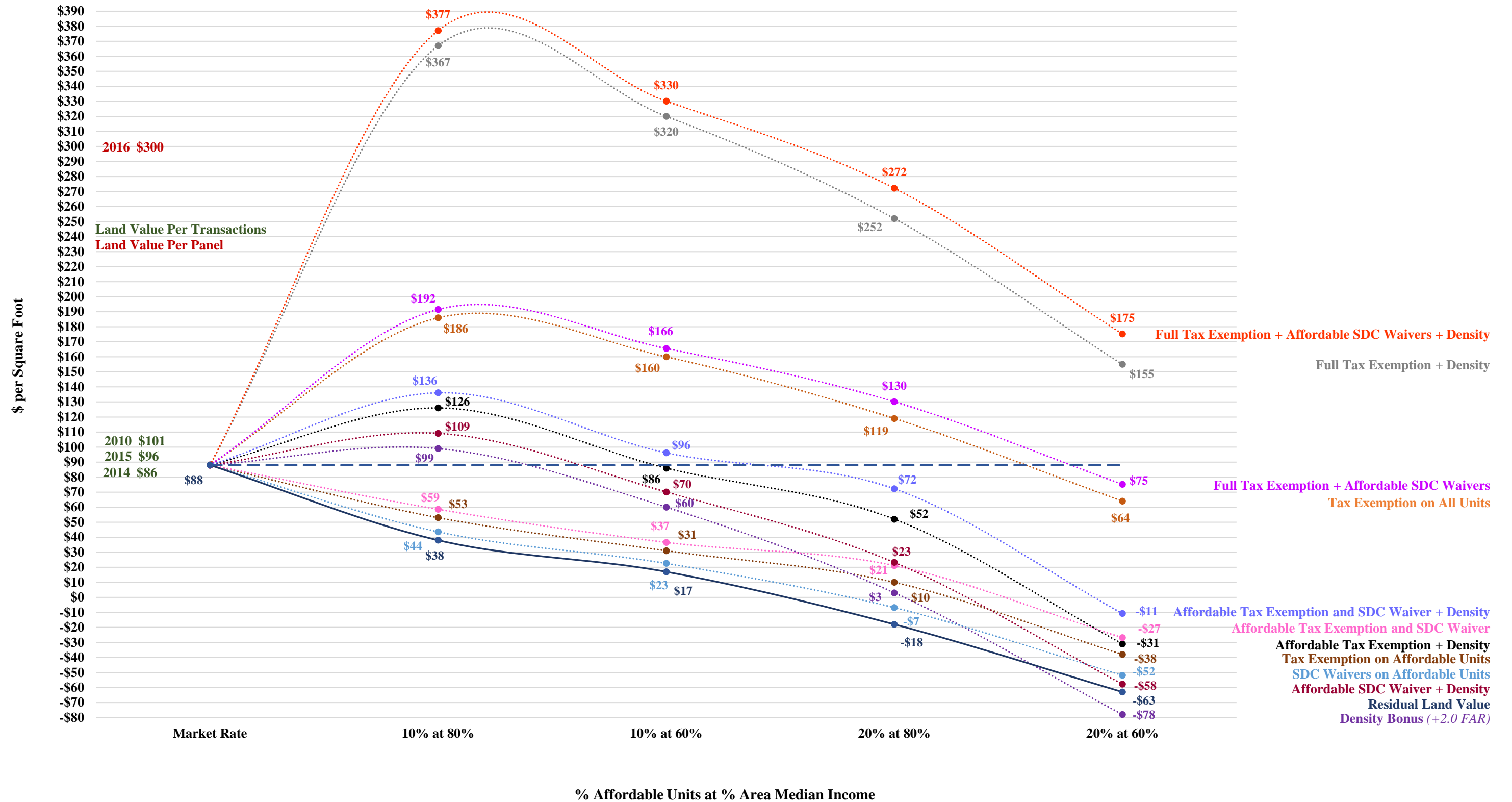
Residual Land Value Feasibility Analysis
Development Prototype CM3 (3.0 FAR)
Podium - Middle Cost Scenario



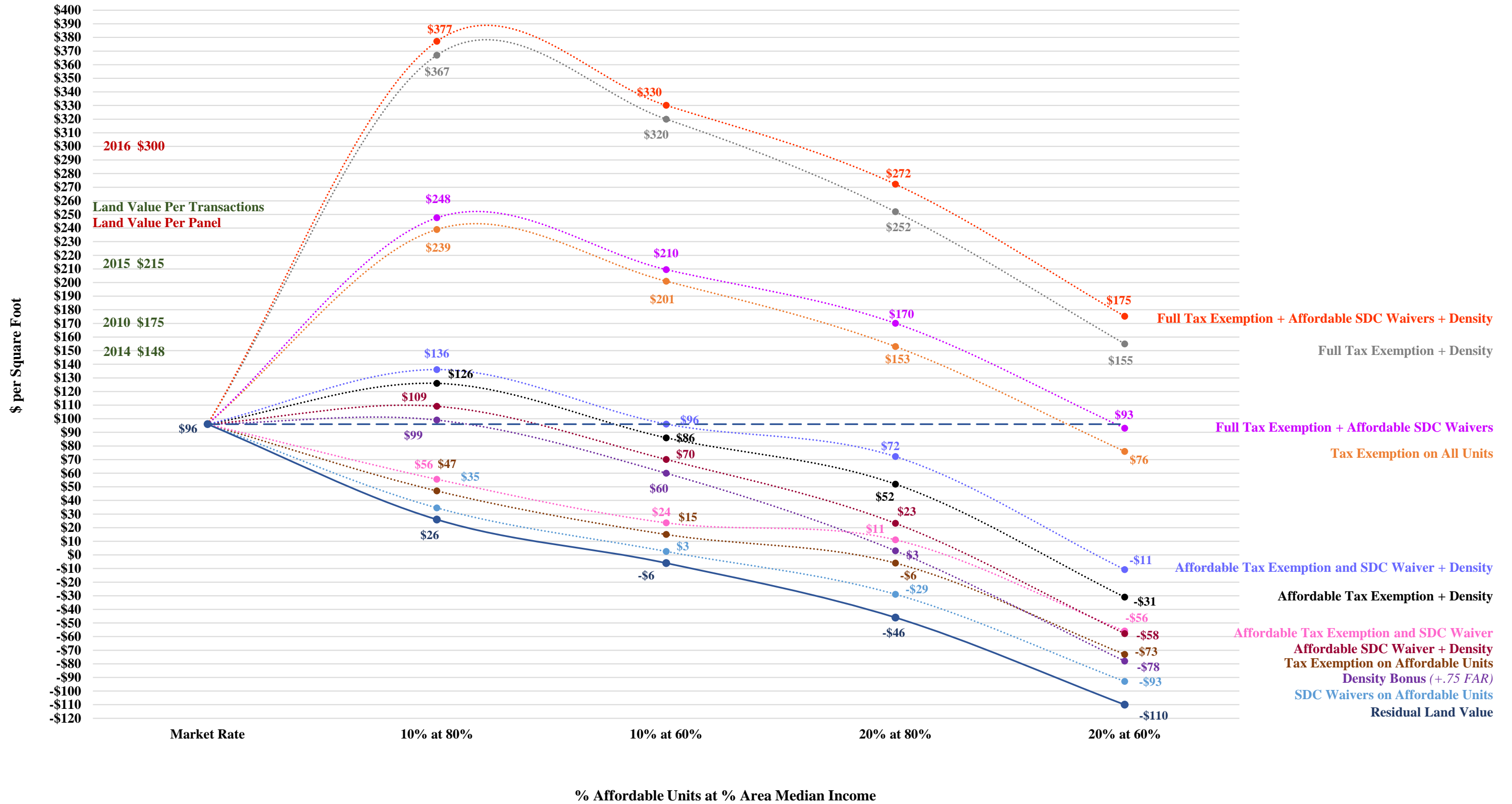
Economic Analysis ***Updated*** Draft Results: Central City Prototypes



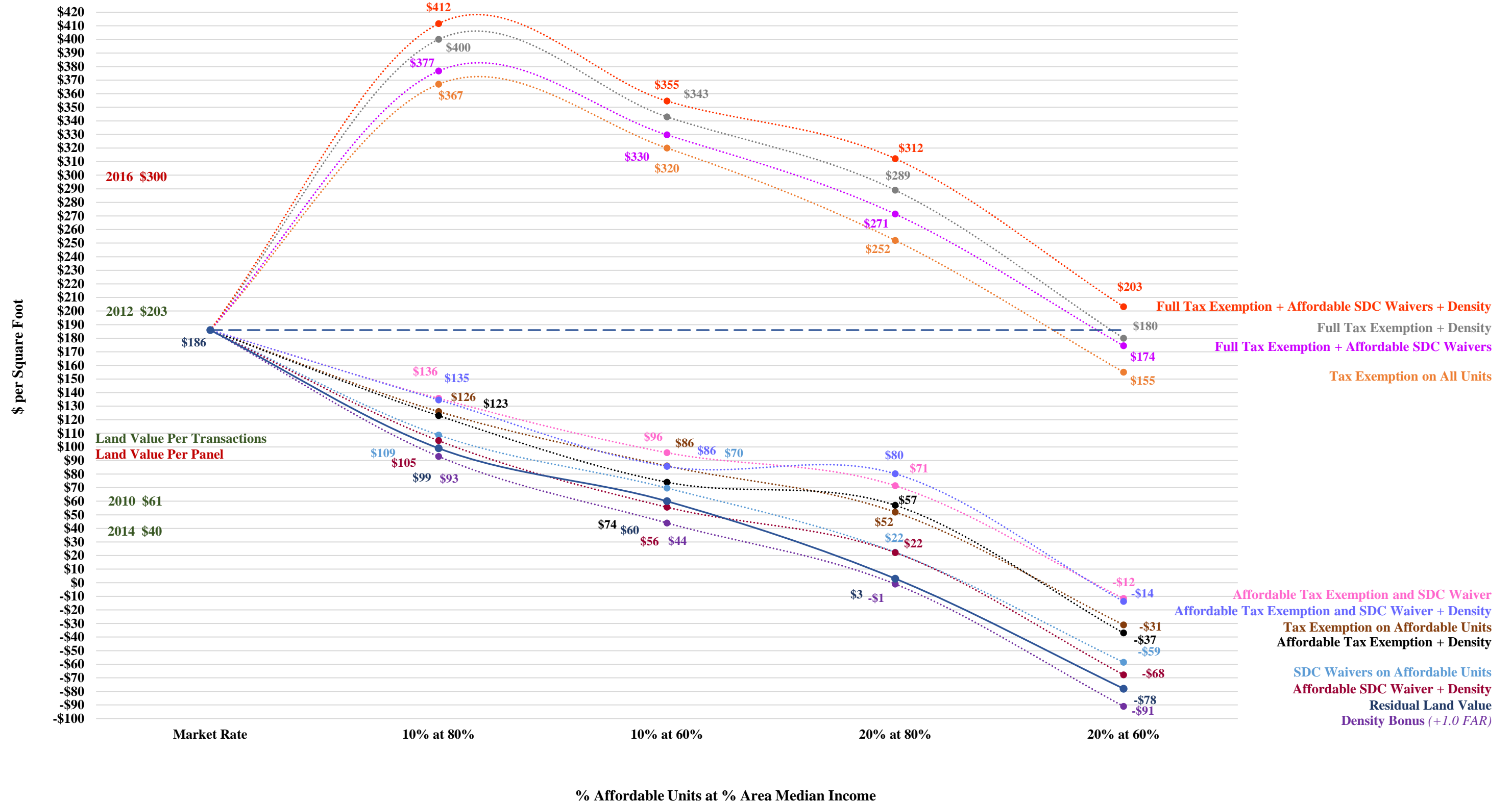
Residual Land Value Feasibility Analysis
Development Prototype 3.0 FAR
Podium - Middle Cost Scenario



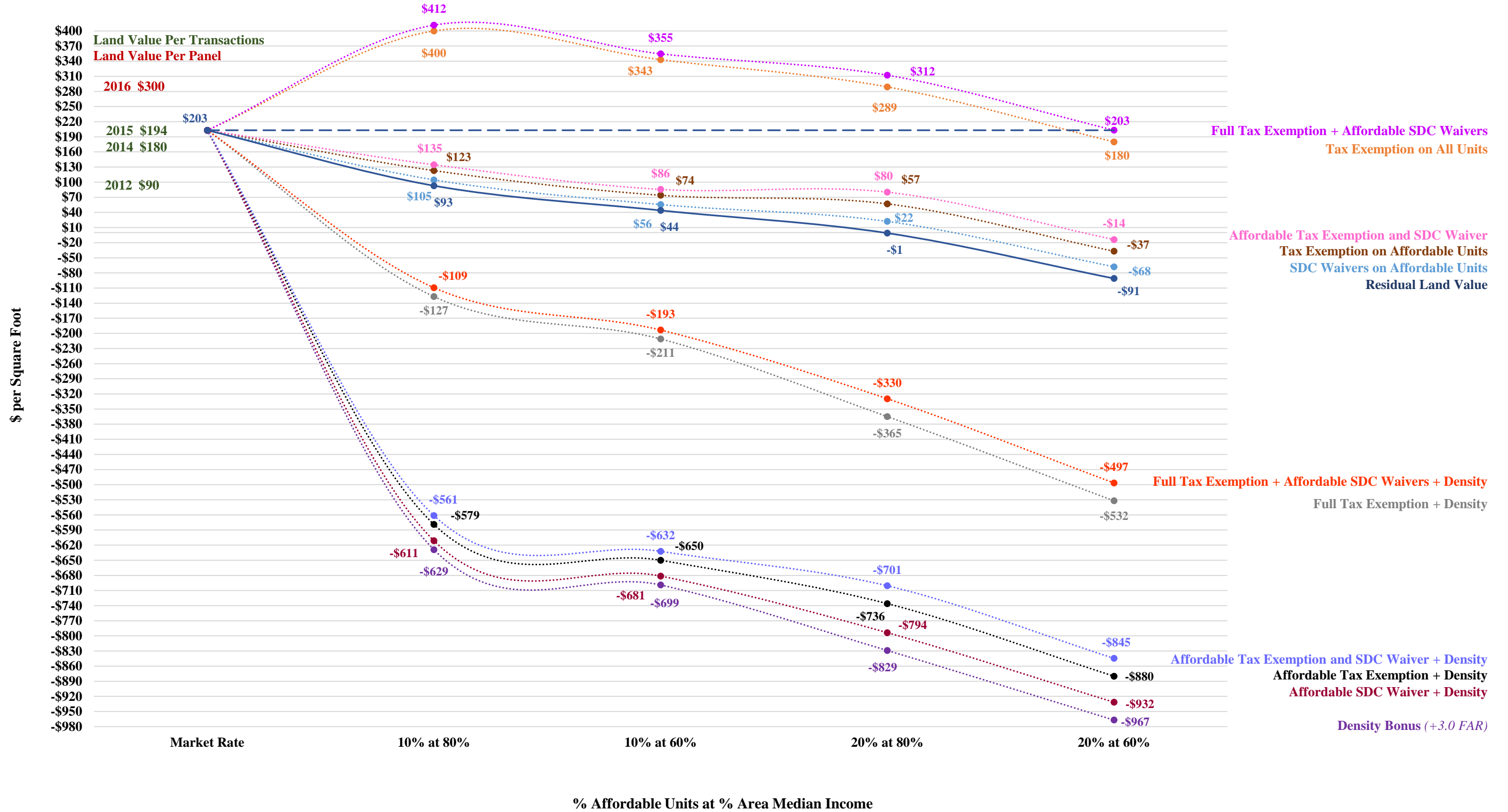
Residual Land Value Feasibility Analysis
Development Prototype 4.25 FAR
Podium - Middle Cost Scenario



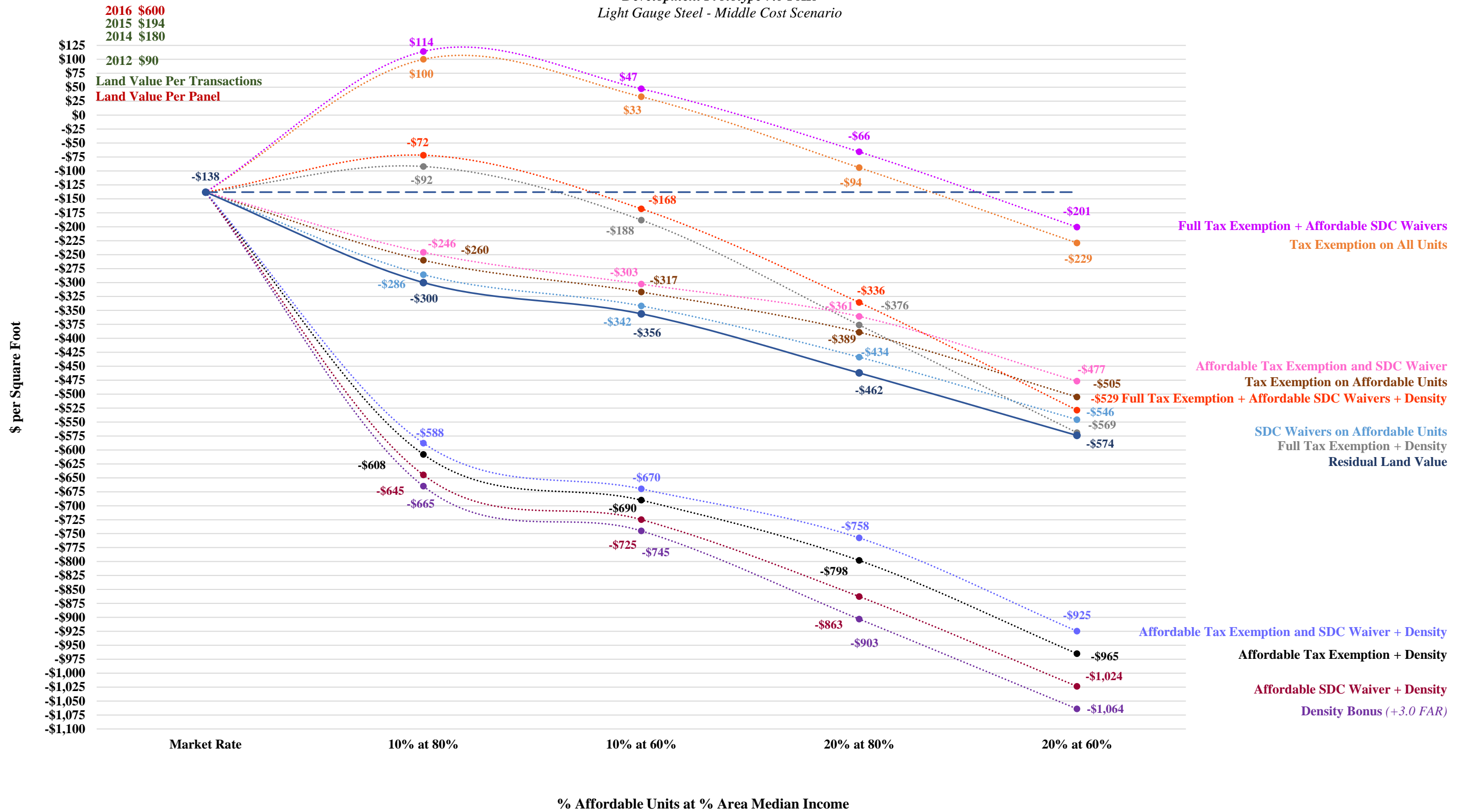
Residual Land Value Feasibility Analysis
Development Prototype 5.0 FAR
Podium - Middle Cost Scenario



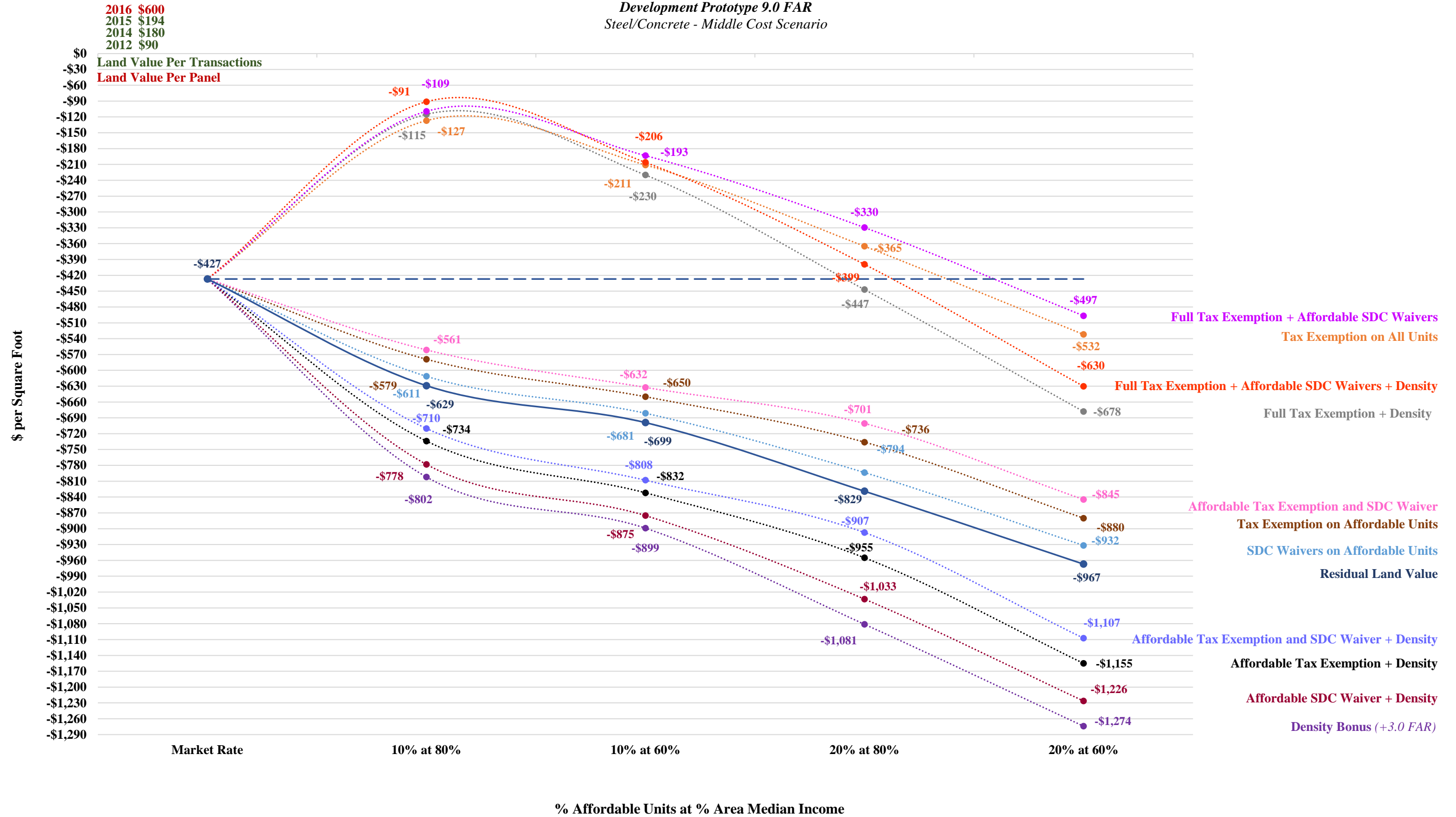
Residual Land Value Feasibility Analysis
Development Prototype 6.0 FAR
Podium - Middle Cost Scenario



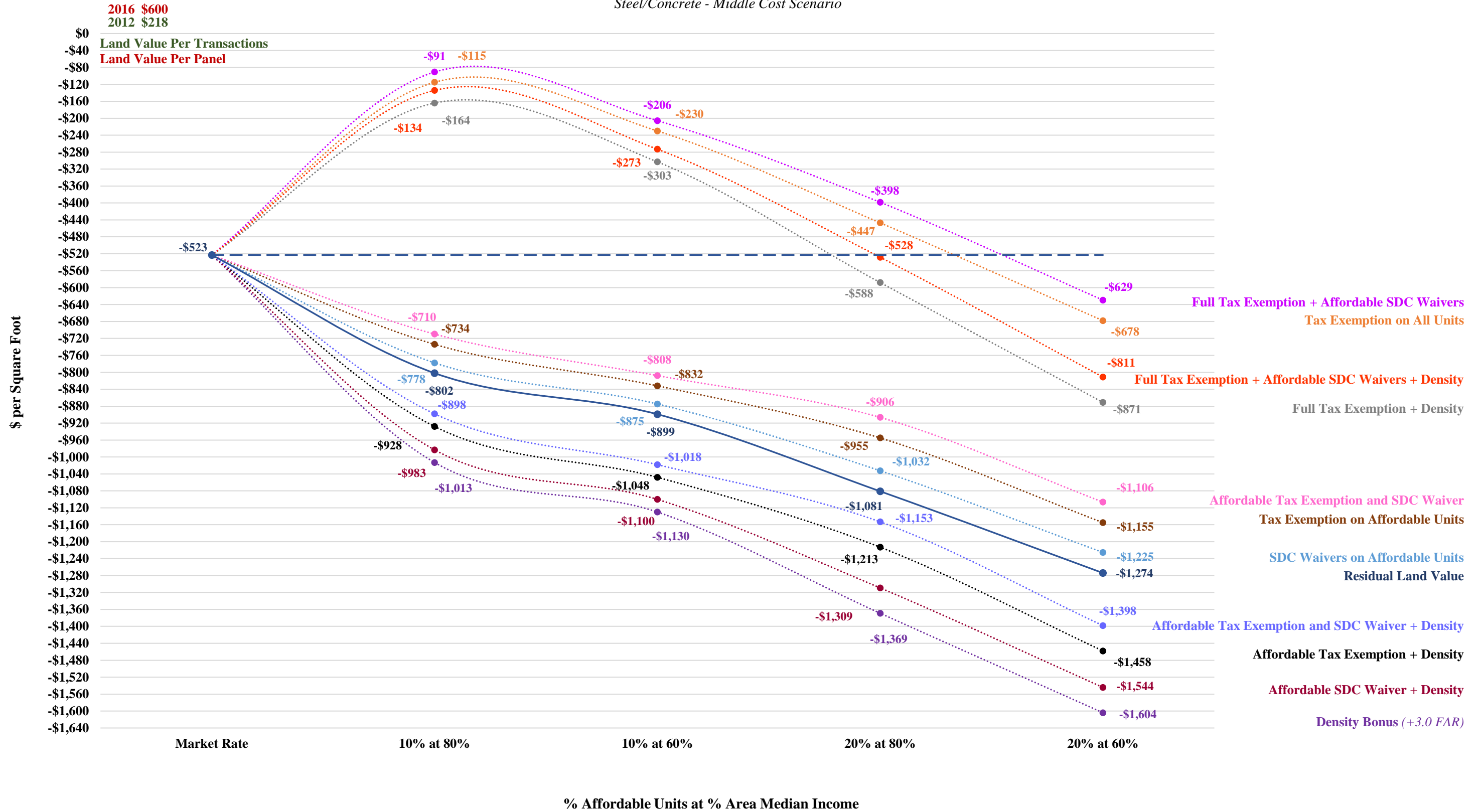
Residual Land Value Feasibility Analysis
Development Prototype 7.0 FAR
Light Gauge Steel - Middle Cost Scenario



Residual Land Value Feasibility Analysis
Development Prototype 9.0 FAR
Steel/Concrete - Middle Cost Scenario



Residual Land Value Feasibility Analysis
Development Prototype 12.0 FAR
Steel/Concrete - Middle Cost Scenario



Residual Land Value Feasibility Analysis
Development Prototype 15.0 FAR
Steel/Concrete - Middle Cost Scenario

