#### MIXED-USE CENTERS UPDATE PROJECT MAKERS







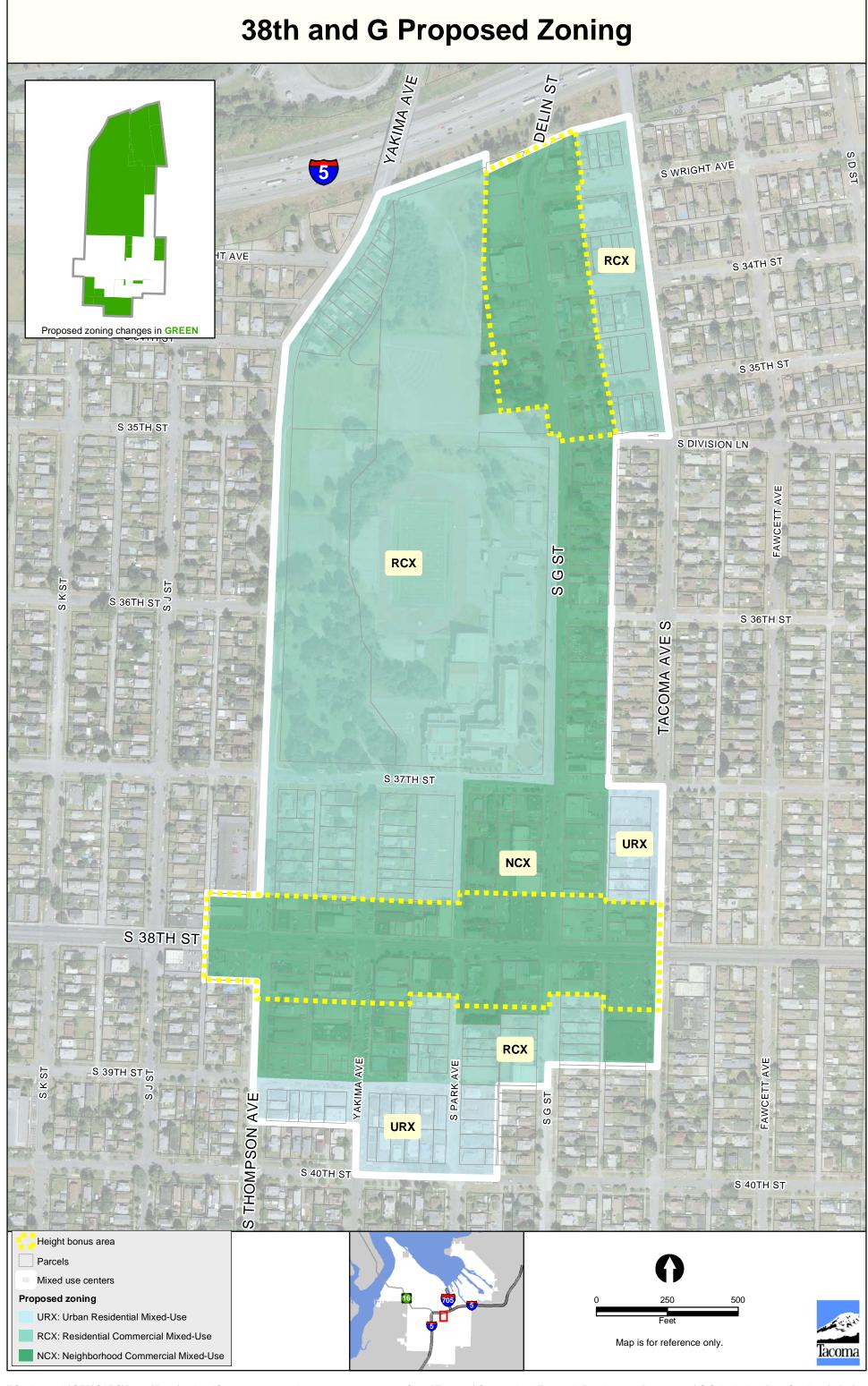
### PLANNING COMMISSION RECOMMENDATIONS OVERVIEW OF ZONING DISTRICTS AND HEIGHT LIMITS

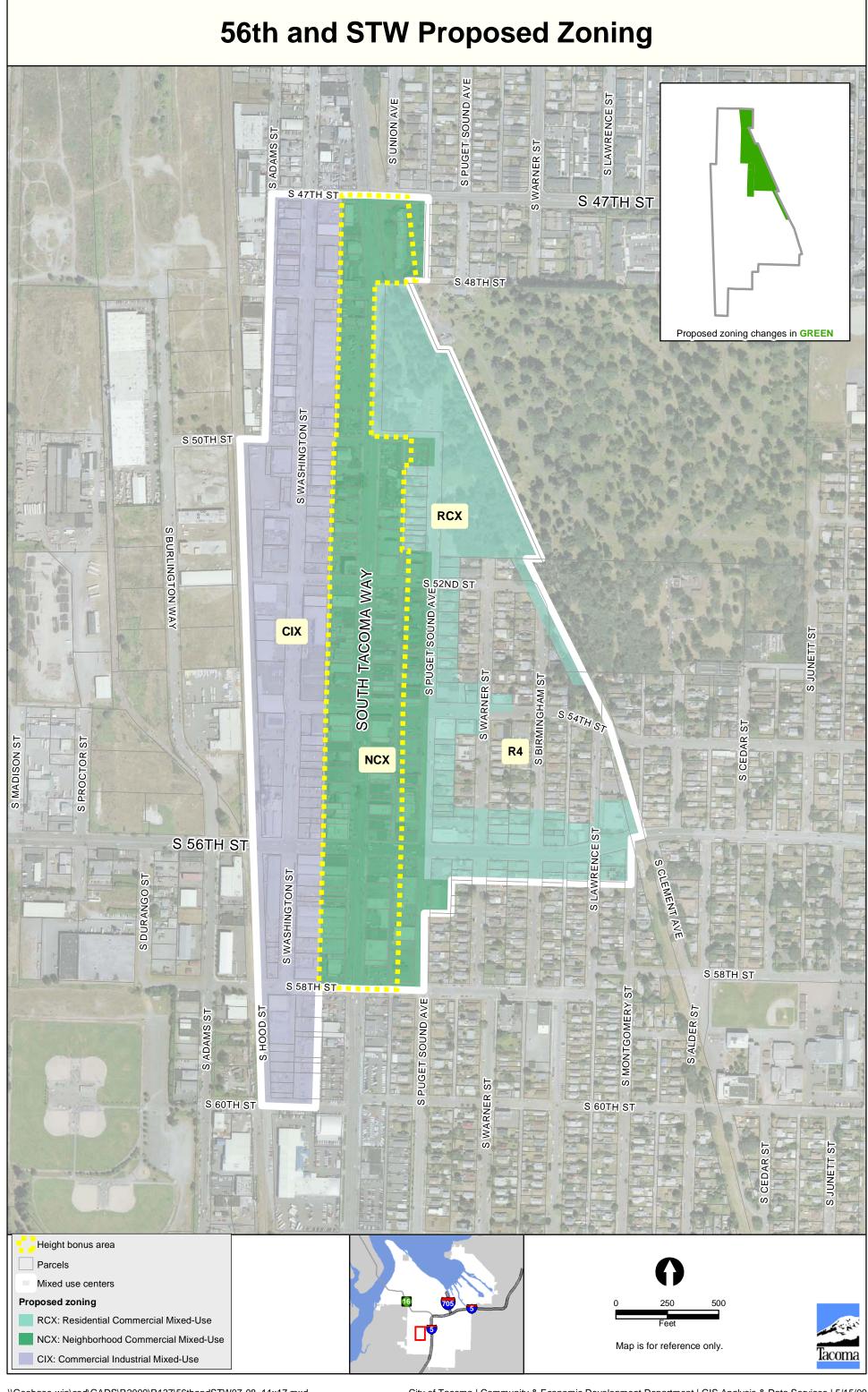
May 20, 2009

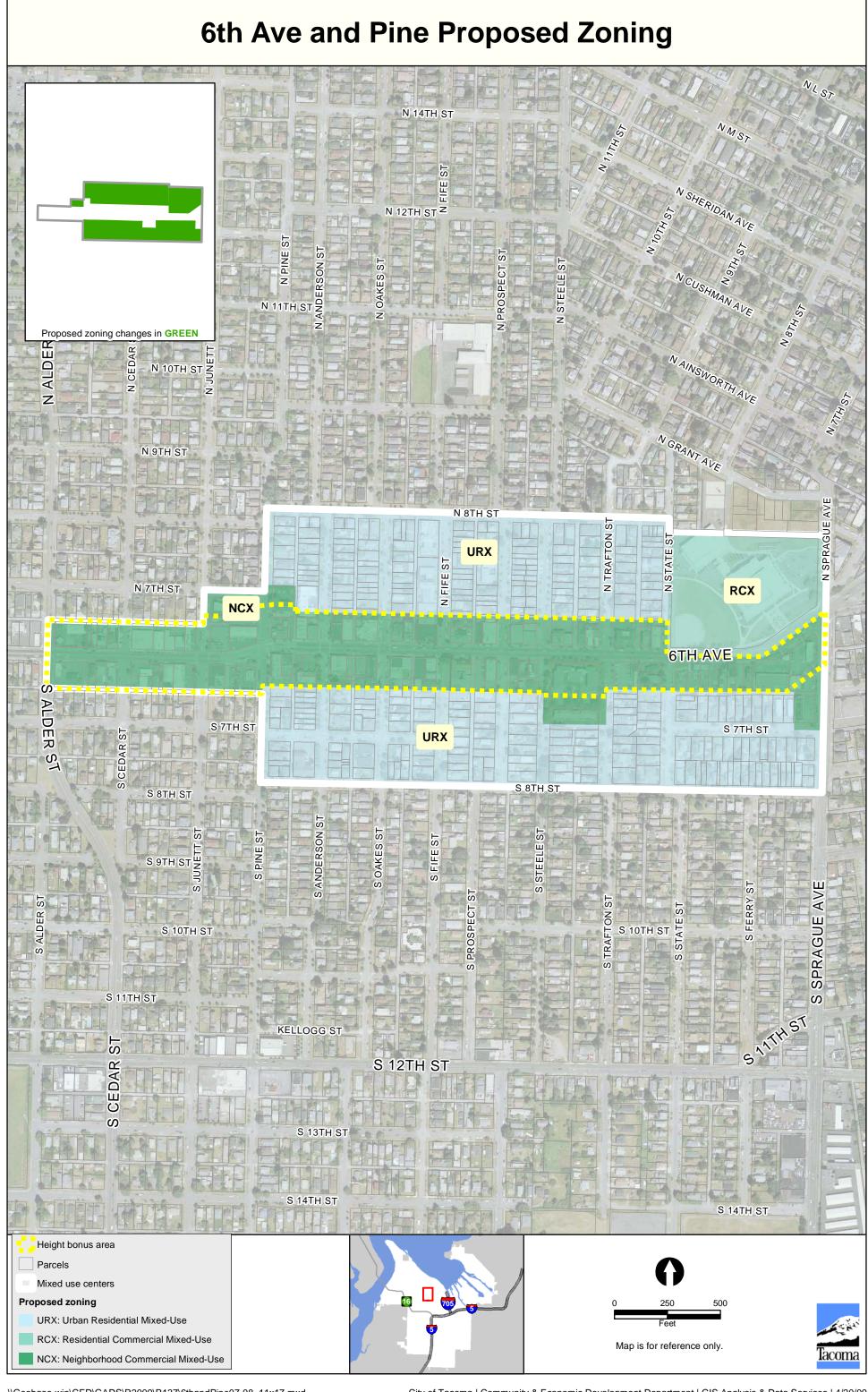
Zone	DEVELOPMENT STYLE	EXISTING BASE HEIGHT	Existing With Bonus	PROPOSED BASE HEIGHT	PROPOSED WITH BONUS
NRX – Neighborhood Residential Mixed- Use District	Low-rise residential development (largely single-family with some duplexes, triplexes and multi-family uses), with limited existing commercial uses	n/a n/a 35'		n/a	
URX – Urban Residential Mixed- Use District	Low-rise multi-family development (including townhouses, condos and apts.)	n/a n/a		45'	n/a
RCX – Residential Commercial Mixed- Use District	Mid-rise residential development (largely condos and apts.) with some limited commercial development that is small-scale and serves the immediate neighborhood		n/a	60'	n/a
RCX – Residential Commercial Mixed- Use District (MLK - east of MLK Jr. Way and between 9th & 13th Streets)	Mid-rise residential development (largely condos and apts.) with some limited commercial development that is small-scale and serves the immediate neighborhood	45' n/a		60'	80'
NCX – Neighborhood Commercial Mixed- Use District	Mid-rise residential, commercial and mixed-use development, with a focus on neighborhood services and pedestrian and transit-oriented development along corridors		n/a	45'	65'
NCX – Neighborhood Commercial Mixed- Use District (Stadium)	Mid-rise residential, commercial and mixed-use development, with a focus on neighborhood services and pedestrian and transit-oriented development along corridors	75'	n/a	65'	85'
NCX – Neighborhood Commercial Mixed- Use District (MLK; 56 <sup>th</sup> & STW)	Mid-rise residential, commercial and mixed-use development, with a focus on neighborhood services and pedestrian and transit-oriented development along corridors	45'	n/a	45'	85'
CCX – Community Commercial Mixed- Use District	Mid- to high-rise residential and mixed- use development, with commercial uses that serve many nearby neighborhoods and the entire City	60'	75'	60'	75'
UCX – Urban Center Mixed-Use District	High-rise residential and mixed-use development, with commercial uses, institutions and attractions that serve the larger region	75'	120'	75'	120'
CIX – Commercial Industrial Mixed-Use District	Mid- to high-rise residential, commercial and mixed-use development with some limited industrial uses	75'	n/a	75'	n/a
HMX – Hospital Medical Mixed-Use District	Mid- to high-rise institutional/medical facilities, with limited commercial and residential uses	150'	n/a	150'	n/a

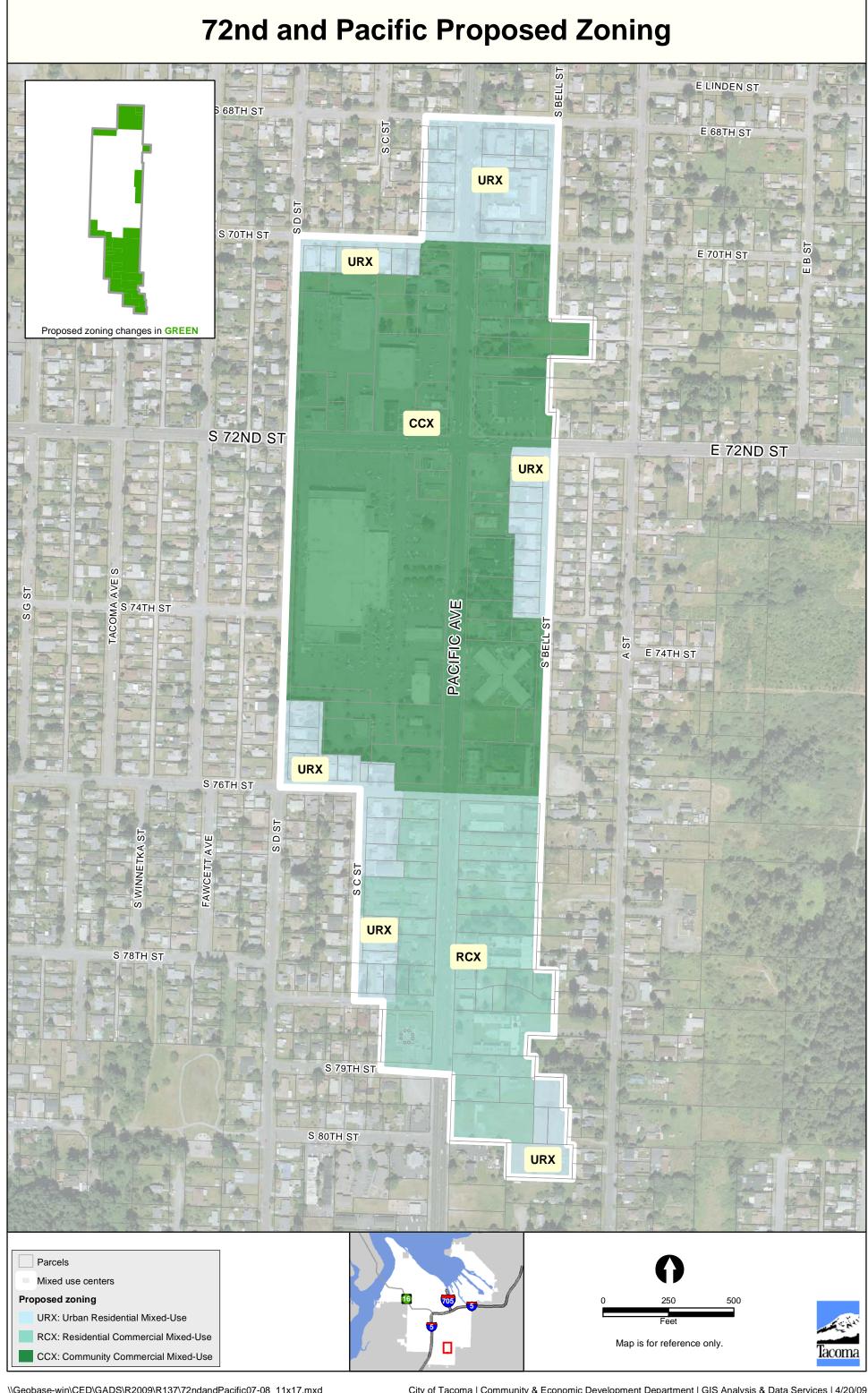
Cells that are colored light yellow represent areas where changes are proposed (new zones, modified height limits, etc.)

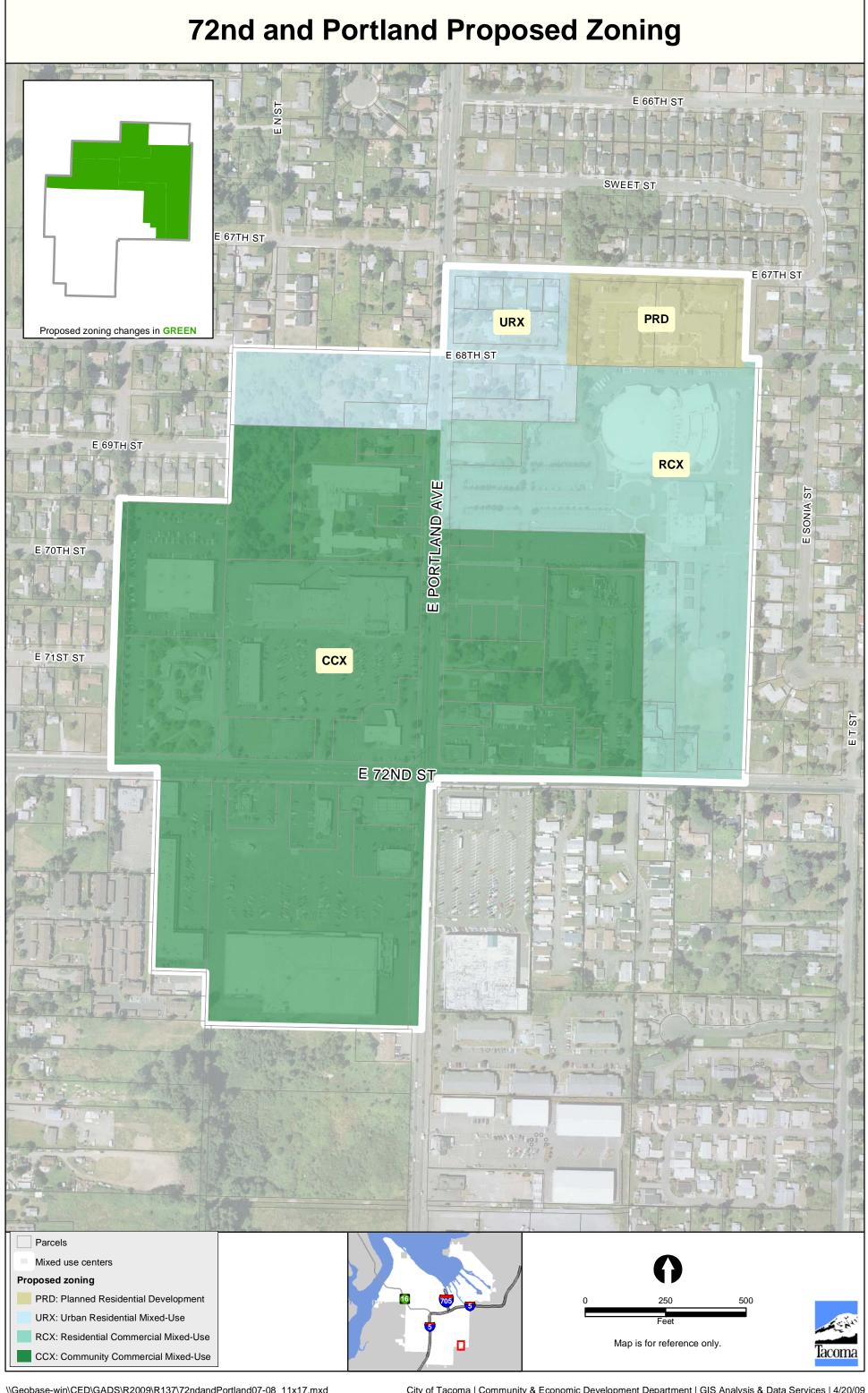
## 34th and Pacific Proposed Zoning S 32ND ST **RCX** E 34TH ST S 34TH ST Proposed zoning changes in **GREEN URX** S 35TH ST E HARRISON ST S DIVISION LN E DIVISION LN URX PACIFIC AVE **HMX** S 36TH ST E 36TH ST TACOMA AVE S 37TH ST E 37TH ST ССХ S 38TH ST E 38TH ST RCX S 40TH ST E 40TH ST Mixed use centers **Proposed zoning** HMX: Hospital-Medical Mixed-Use URX: Urban Residential Mixed-Use RCX: Residential Commercial Mixed-Use Map is for reference only. CCX: Community Commercial Mixed-Use

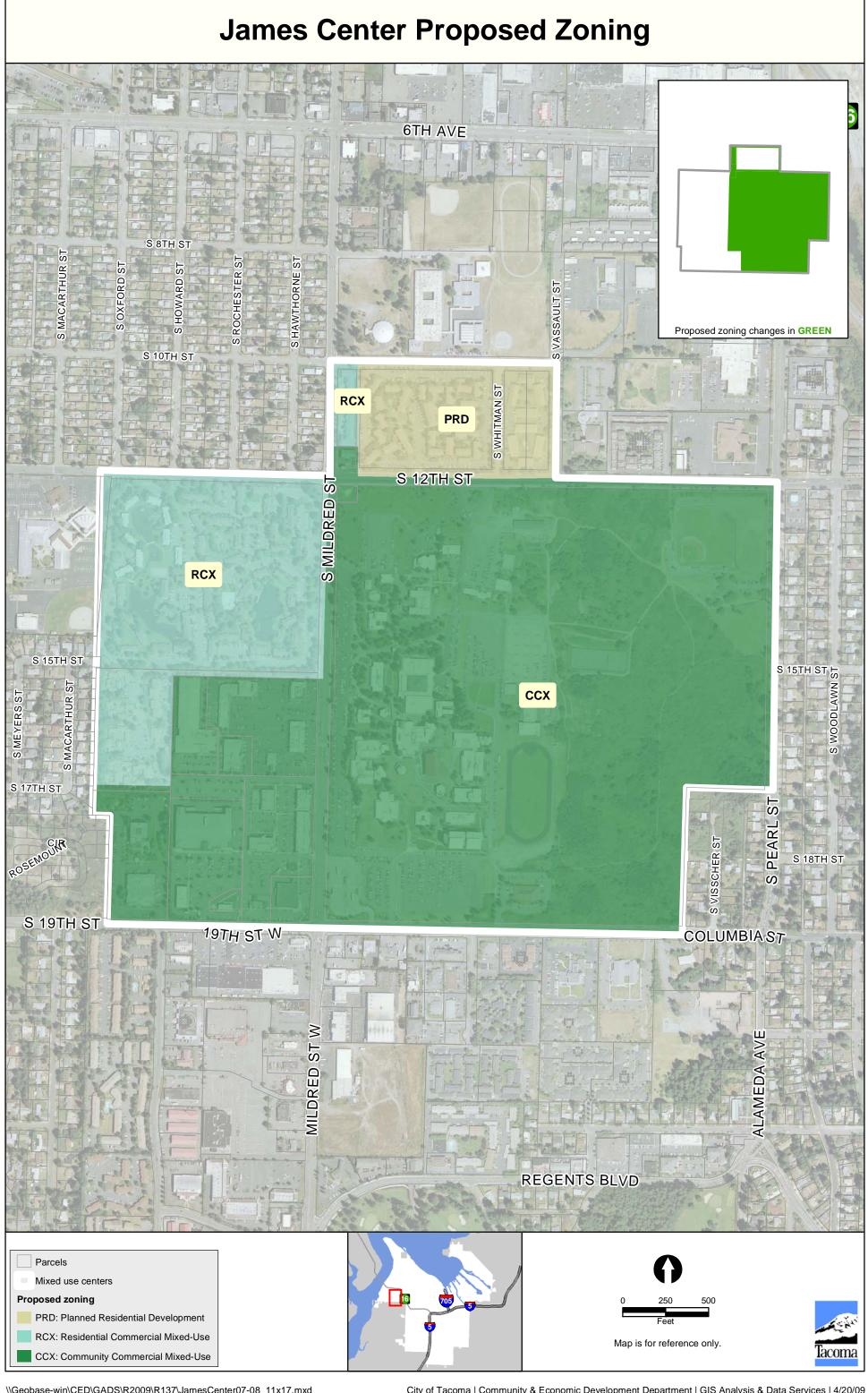




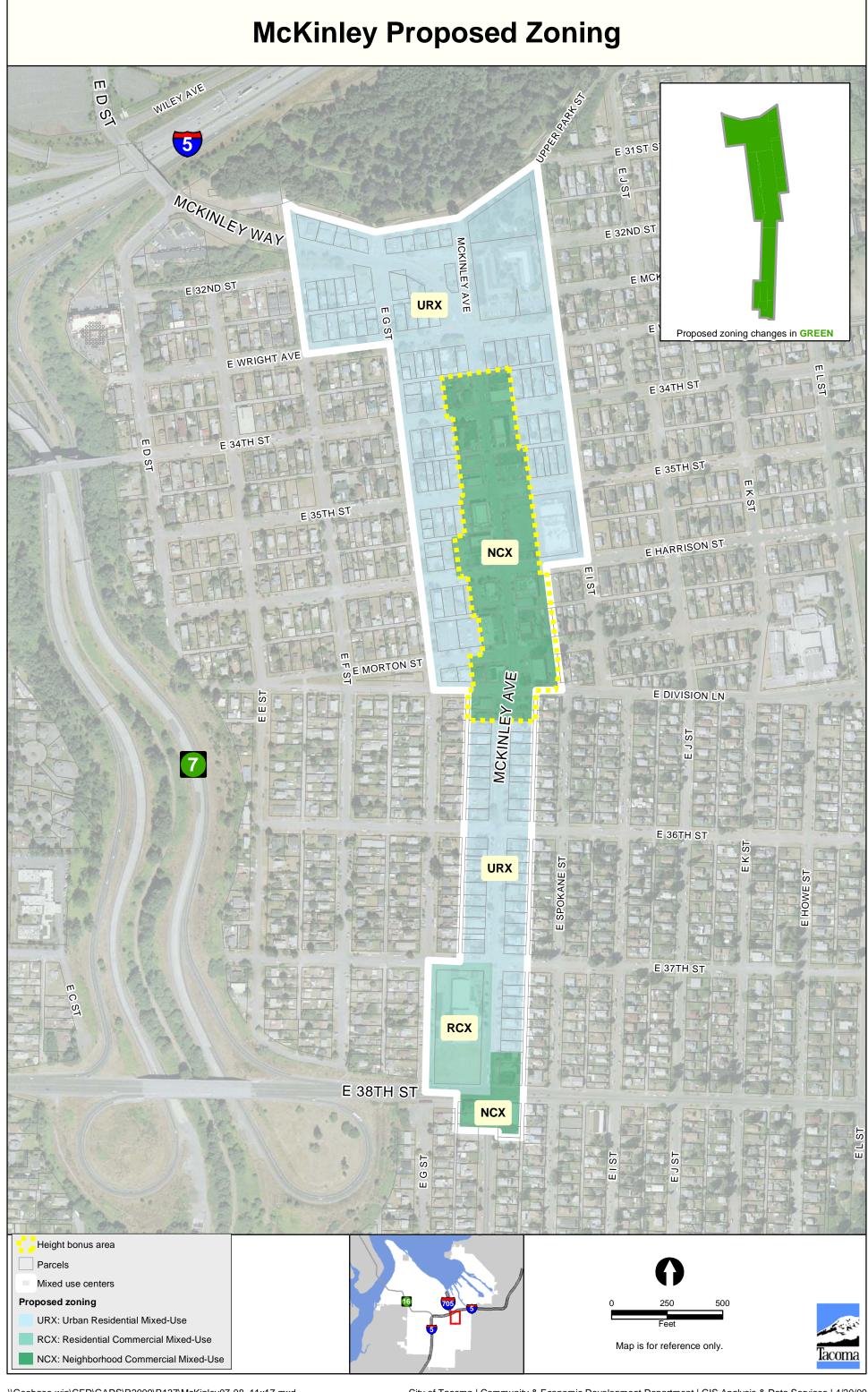








### **Lower Portland Proposed Zoning** E 26TH ST Proposed zoning changes in **GREEN** E 27TH ST E 28TH ST E 29TH ST RCX E 29TH ST E30THST CCX E PORTLAND AVE R2 E 31ST ST E 32ND ST E 32ND ST E WRIGHT AVE E 34TH ST E WRIGHT AVE **RCX** E 35TH ST E HARRISON ST E MORTON ST E HARRISON ST E MORTON ST E FAIRBANKS ST E FAIRBANKS ST E SHERMAN ST E DIVISION LN LENNOX PL Parcels Mixed use centers **Proposed zoning** URX: Urban Residential Mixed-Use RCX: Residential Commercial Mixed-Use Map is for reference only. CCX: Community Commercial Mixed-Use

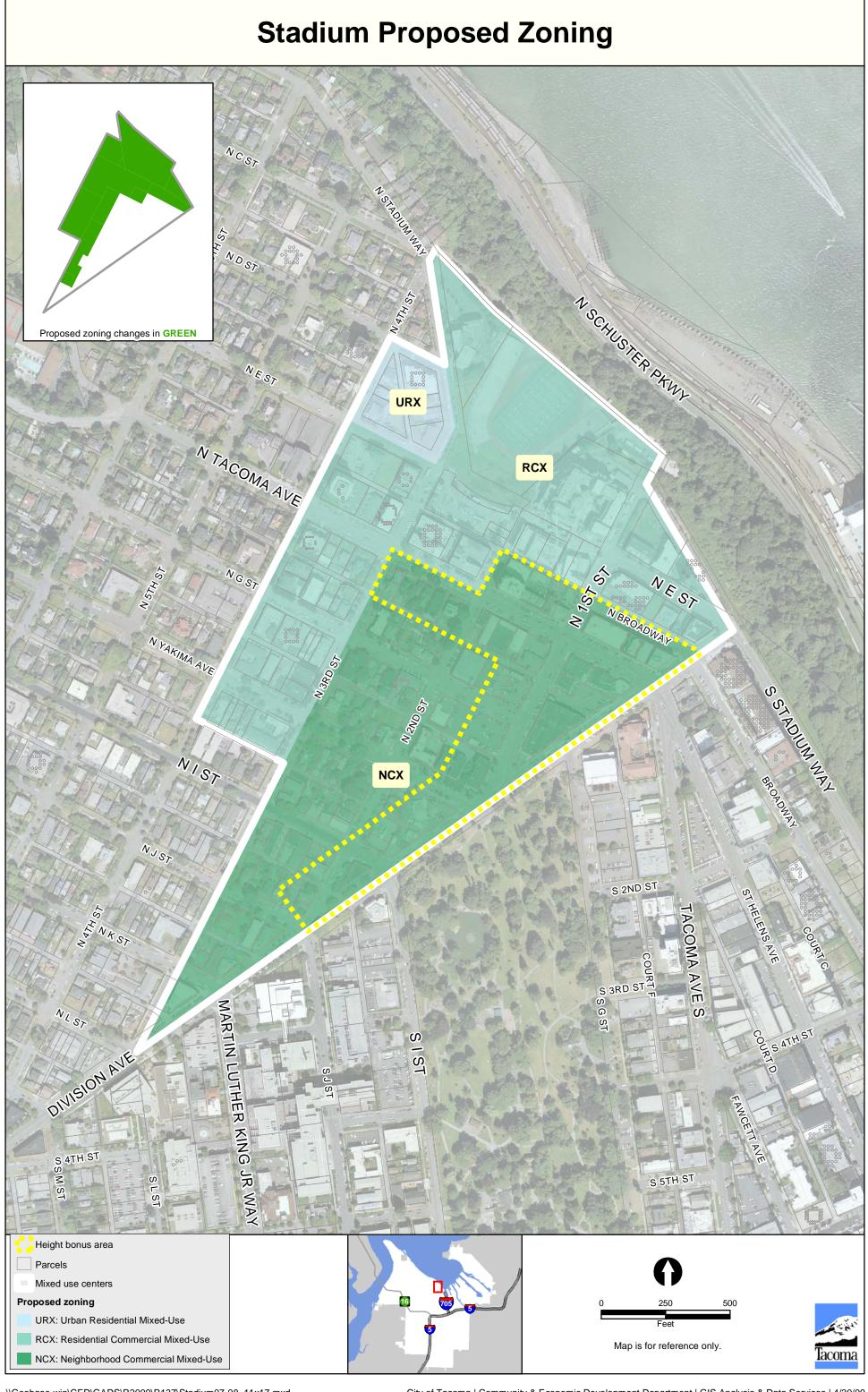


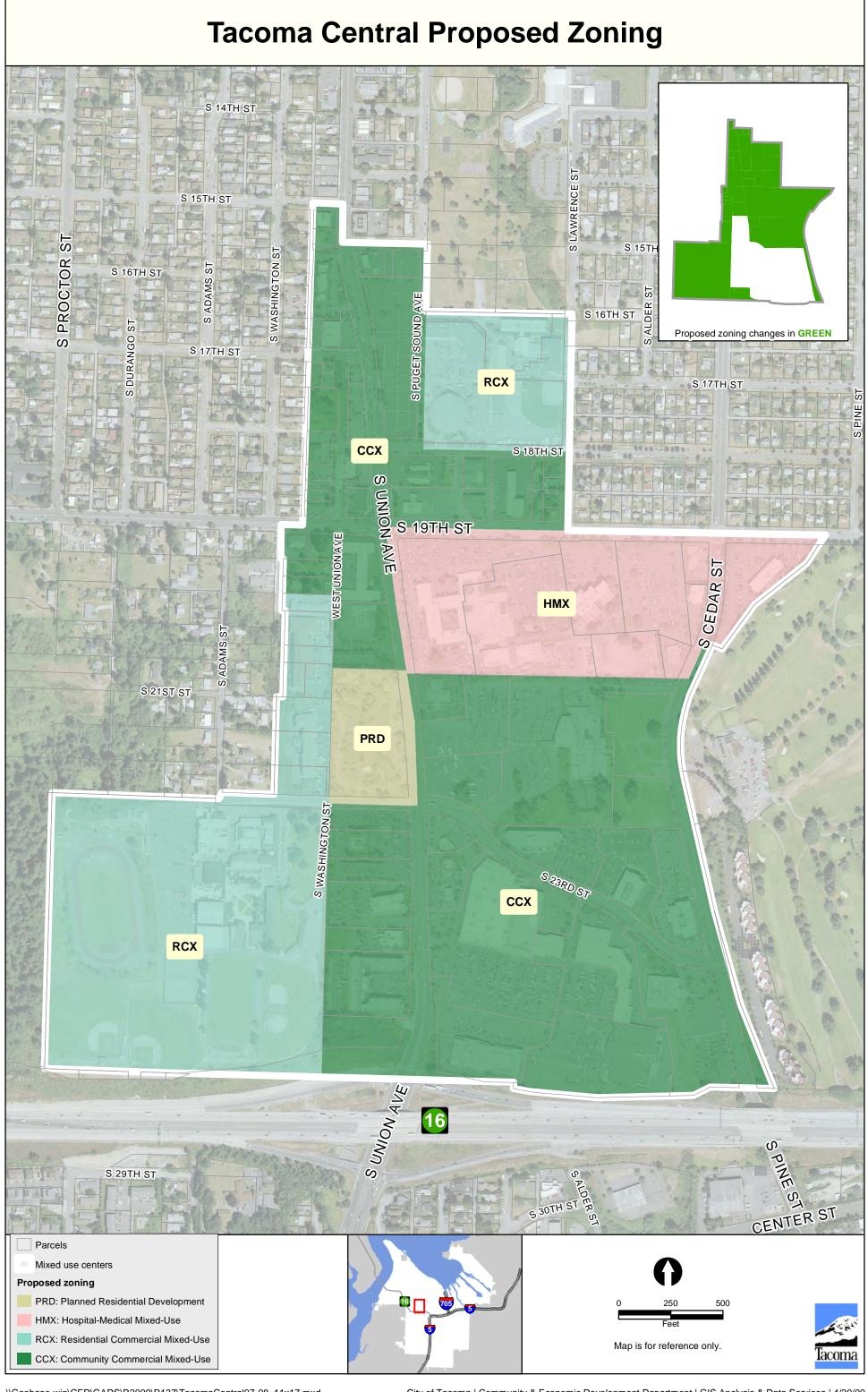
#### **Martin Luther King Proposed Zoning** NIST S 2ND ST INSION AVE Proposed zoning changes in **GREEN** ST **HMX** NCUSHMANAVE S 5TH ST 6TH AVE NCX **URX** NRXTACOMA MARTIN LUTHER KING JR WAY H AVE RCXS 10TH ST EARNEST S BRAZILL ST NCX EARNEST S BRAZILL ST S 13TH ST RCX SIST S 13TH ST S 14TH ST S 15TH ST S 16TH ST Height bonus area **HMX** Parcels Mixed use centers **Proposed zoning** HMX: Hospital-Medical Mixed-Use URX: Urban Residential Mixed-Use NRX: Neighborhood Residential Mixed-Use RCX: Residential Commercial Mixed-Use Map is for reference only. NCX: Neighborhood Commercial Mixed-Use

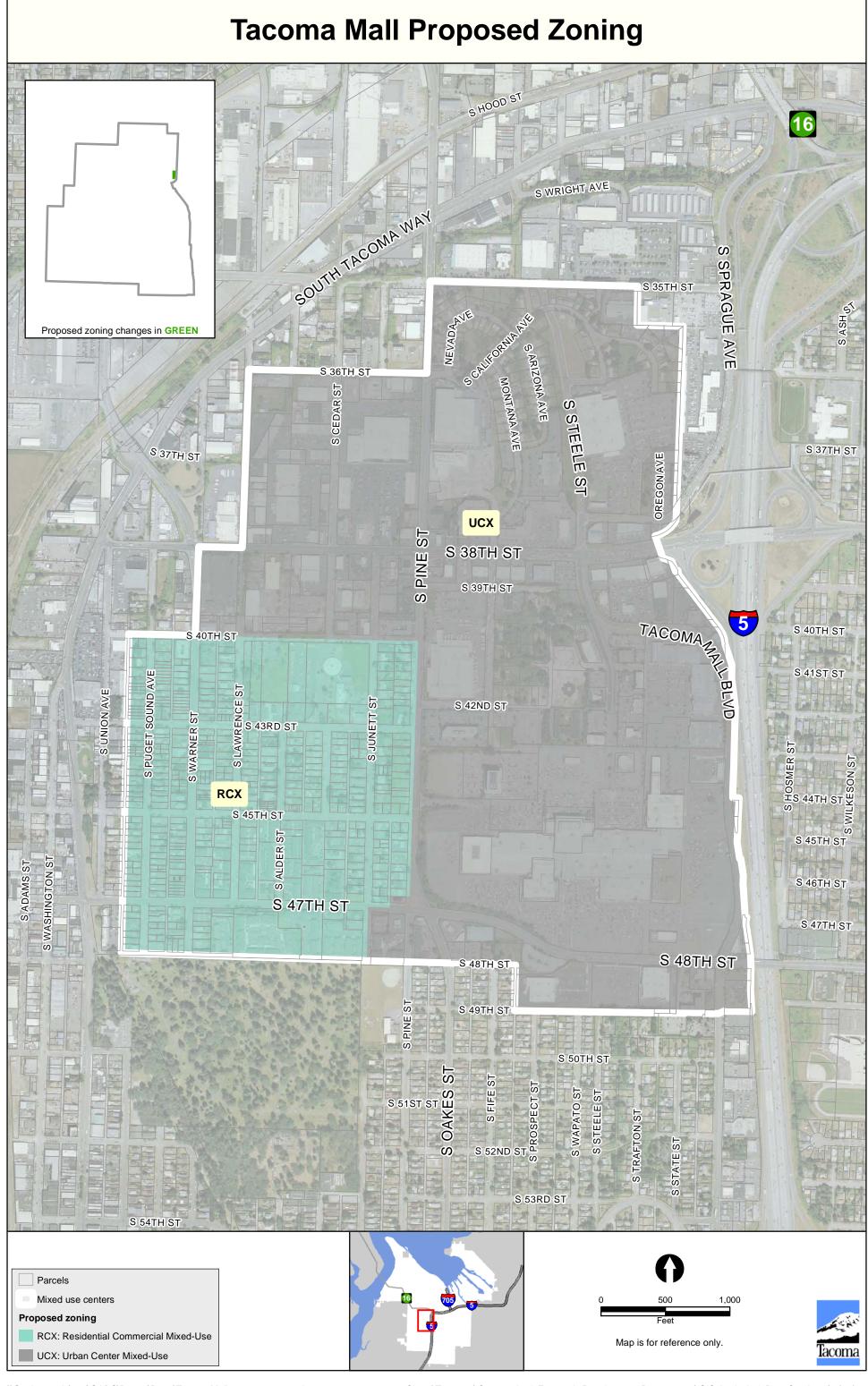
## **Martin Luther King Proposed Zoning** RCX S 14TH ST TACOMA AVE S NCX S 15TH ST Proposed zoning changes in **GREEN** MARTIN LUTHER KING JR WAY **HMX** S 19TH ST S 20TH ST RCX S 23RD ST Z S 25TH ST NCX YAKIMA AVE S 27TH ST Height bonus area S 28TH ST Parcels Mixed use centers Proposed zoning HMX: Hospital-Medical Mixed-Use URX: Urban Residential Mixed-Use NRX: Neighborhood Residential Mixed-Use RCX: Residential Commercial Mixed-Use Map is for reference only. NCX: Neighborhood Commercial Mixed-Use

#### **Narrows Proposed Zoning** N HEATHERWOOD WEST N HARMON ST N JAMES ST BRIDGEVIEWOR SKYLINE DR N 11 N 11TH ST N JACKSON AVE N 10TH 16 Proposed zoning changes in **GREEN** N 9TH ST NSAMIEWIN N SKYVIEW PL **PRD** N MILDRED ST RCX N SKYLINE DR **URX 6TH AVE** NCX URX URX URX RCX S 8TH ST S JACKSON AVE S MACARTHUR ST S MILDRED ST S HAWTHORNE ST OXFORD ST S 10TH ST Height bonus area Mixed use centers **Proposed zoning** PRD: Planned Residential Development URX: Urban Residential Mixed-Use RCX: Residential Commercial Mixed-Use Map is for reference only. NCX: Neighborhood Commercial Mixed-Use

# **Proctor Proposed Zoning** N 31ST ST N 30TH ST Proposed zoning changes in **GREEN** N 29TH ST N 29TH ST RCX N 28TH ST NCX URX N 26TH ST N 25TH ST N 24TH ST W N MADISON S PROCTOR N 22ND ST Height bonus area Parcels Mixed use centers **Proposed zoning** URX: Urban Residential Mixed-Use RCX: Residential Commercial Mixed-Use Map is for reference only. NCX: Neighborhood Commercial Mixed-Use







## **Westgate Proposed Zoning** N 31ST ST N NARROWS DR N 30TH ST N 28TH ST Proposed zoning changes in **GREEN** RCX N 26TH ST RCX N PEARL ST TS TANK N 23RD ST CCX N 21ST ST PRD WESTGATE BLVD PRD N 18TH ST N SHIRL AUGUSTA PL VISSCHER ST N 16TH ST N 15TH ST Parcels Mixed use centers **Proposed zoning** PRD: Planned Residential Development RCX: Residential Commercial Mixed-Use Map is for reference only. CCX: Community Commercial Mixed-Use