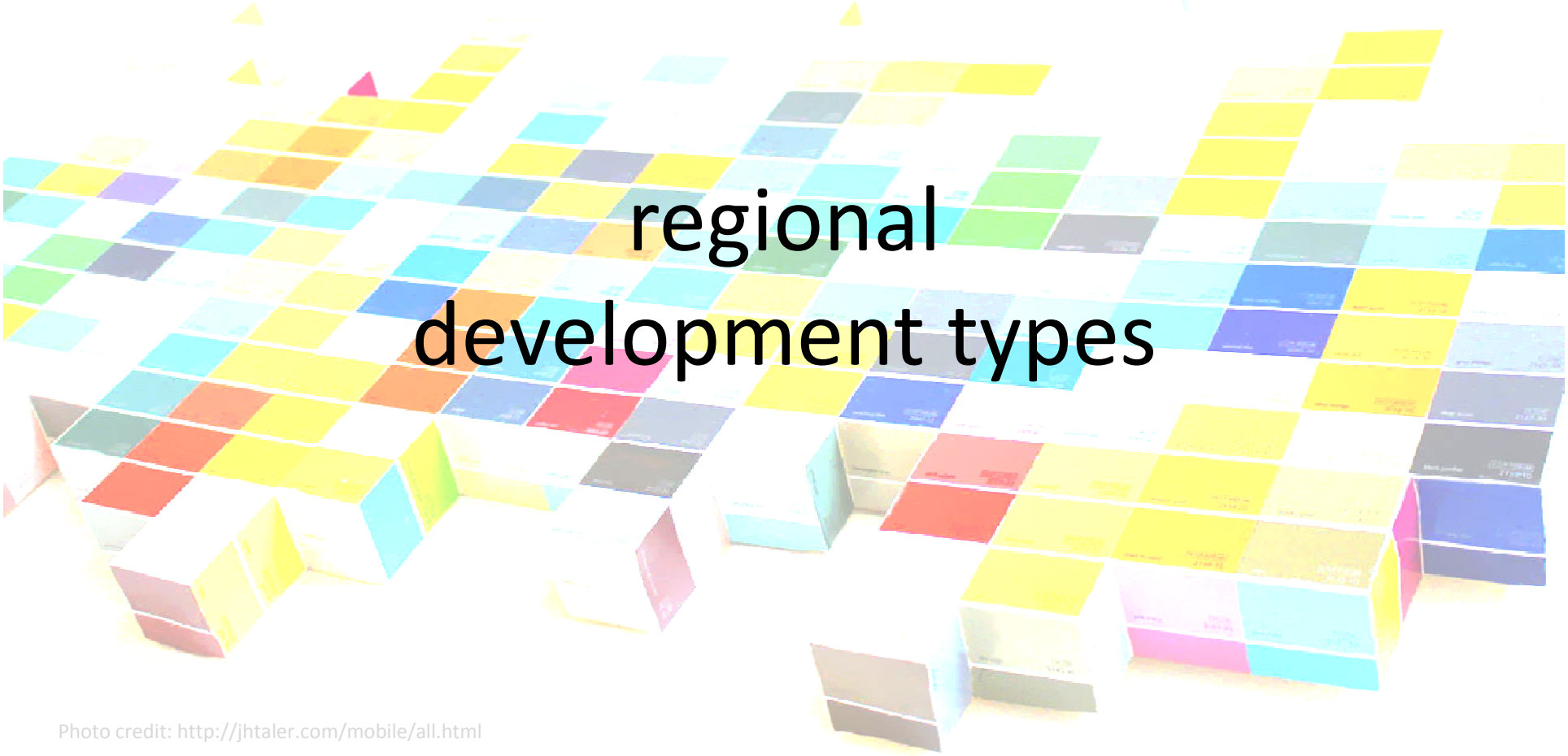


regional development types

Photo credit: http://jhtaler.com/mobile/all.html

regional development types

- ***building blocks***

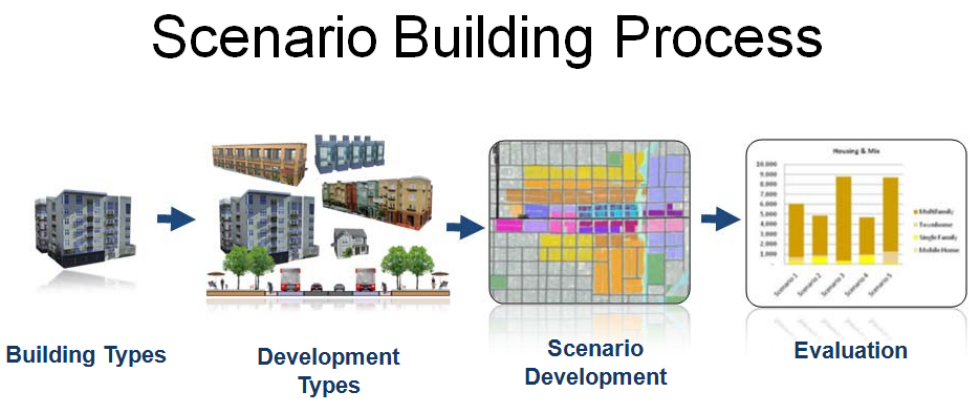
creating the building library to reflect regional development

- ***paint taxonomy***

creating and refining the development types for the Metro region

- ***application of Envision***

at Metro and beyond



building blocks

•Portland's library of prototype buildings

•Expanded and adapted buildings to reflect regional development projects

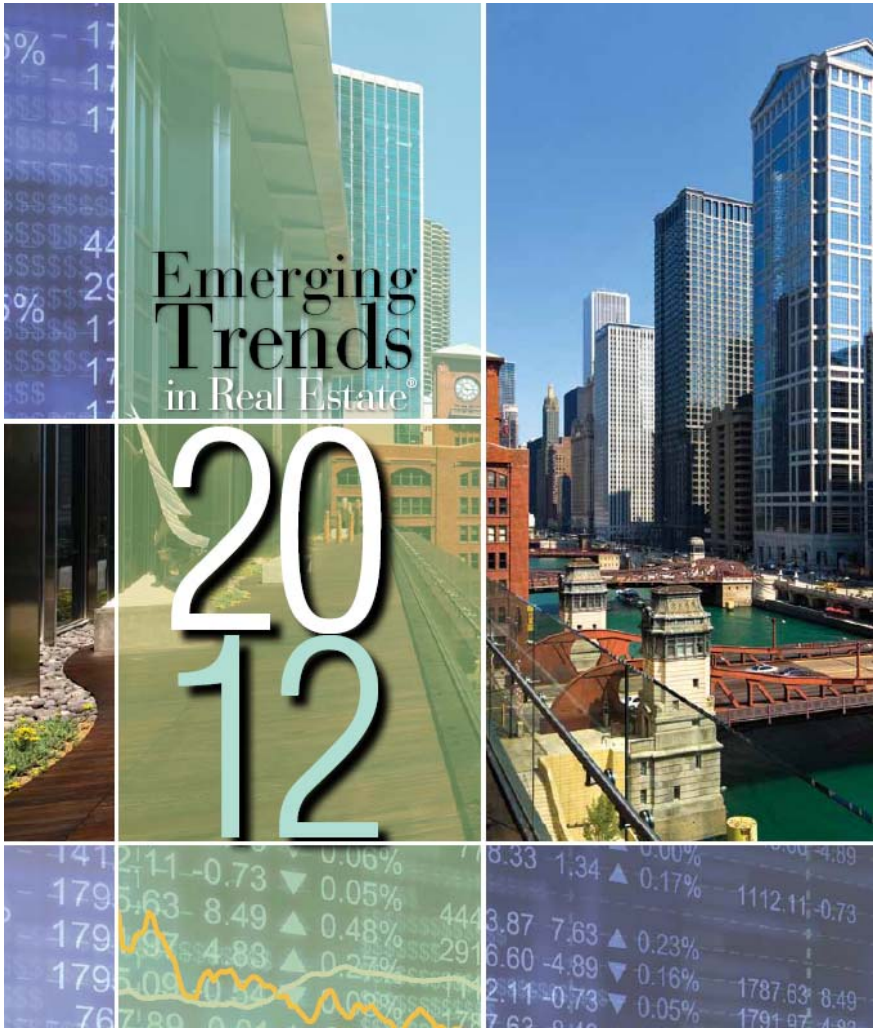
•Convened experts in house and out

building blocks

- local projects
- national trends and changing demographics
- detailed financial analysis

"Among property sectors, everybody wants apartments. Living smaller, closer to work, and preferably near mass transit holds increasingly appeal as more people look to manage expenses wisely. Interest cools on offices, especially suburban office parks: more companies concentrate in urban districts where sought-after generation-Y talent wants to locate in 24-hour environments."

2012 ULI Emerging Trends in Real Estate



building blocks

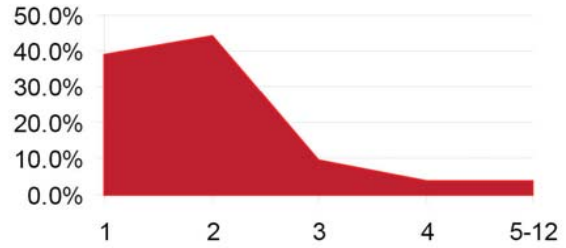
•30 buildings

•Range of building types from single family to small unit mixed use

•From main street retail to big box

•87% of the buildings are 6 stories or less

Distribution of Building Heights within the District

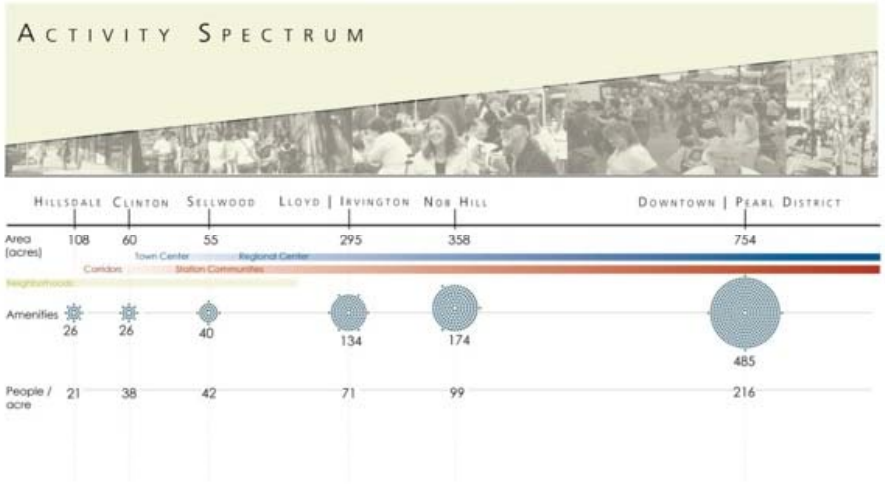


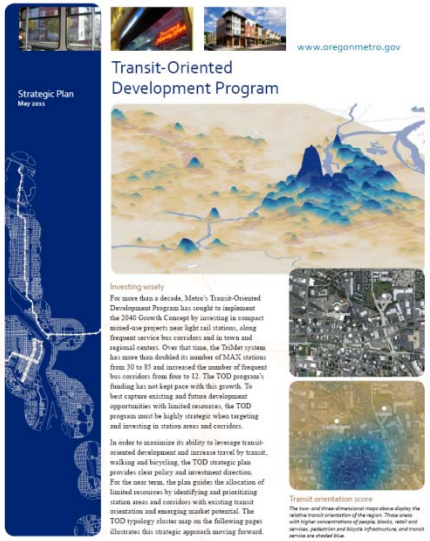
Floor Area Ratio (FAR)
Nob Hill District
1.14:1

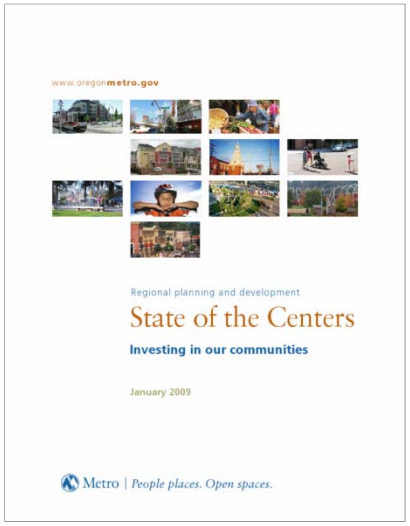
creating the dev types

Establishing a common language across the region

- State of the Centers
- Activity Spectrum
- Transit Oriented Development Strategic Plan
- Context Tool







creating the dev types

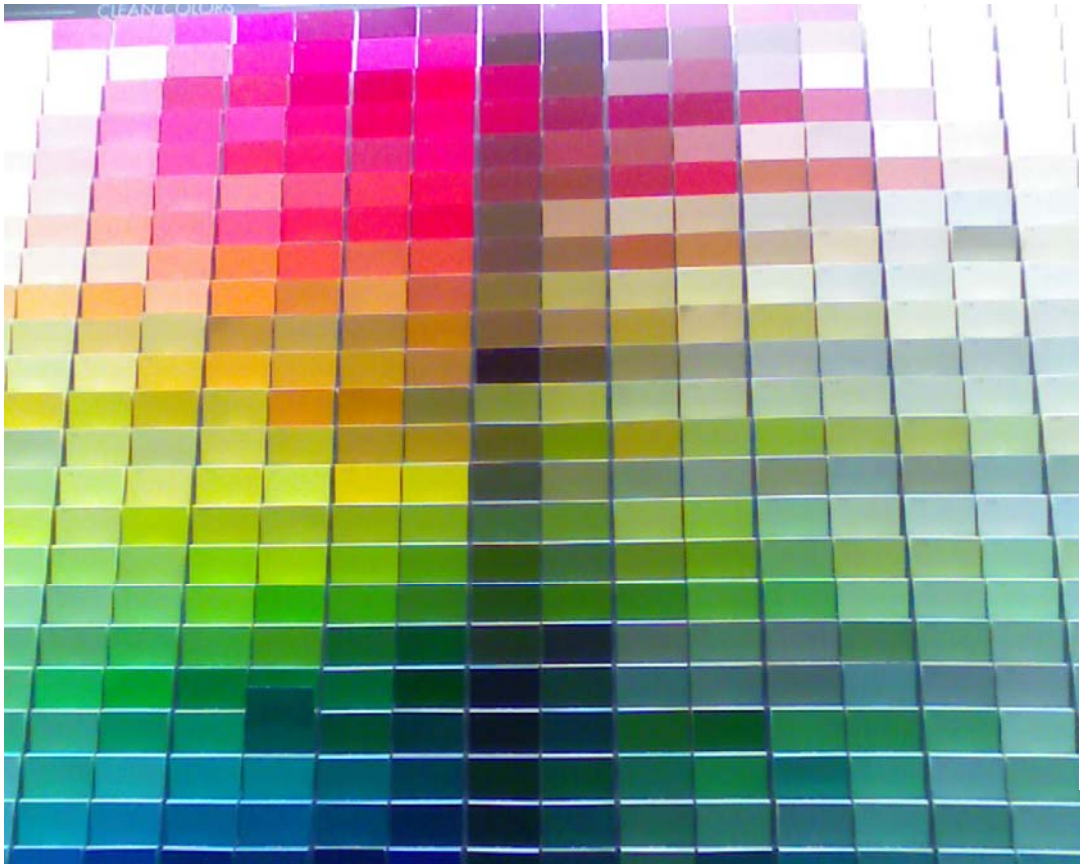
Developing the palatte

scale / precision

& purpose

Customized regional colors

range of development styles



a note about scale…

Envision can be used at a range of scales

Focus for the Climate Smart Communities and Southwest Corridor Plan are regional in nature

bold colors (generalized)

a note about scale…

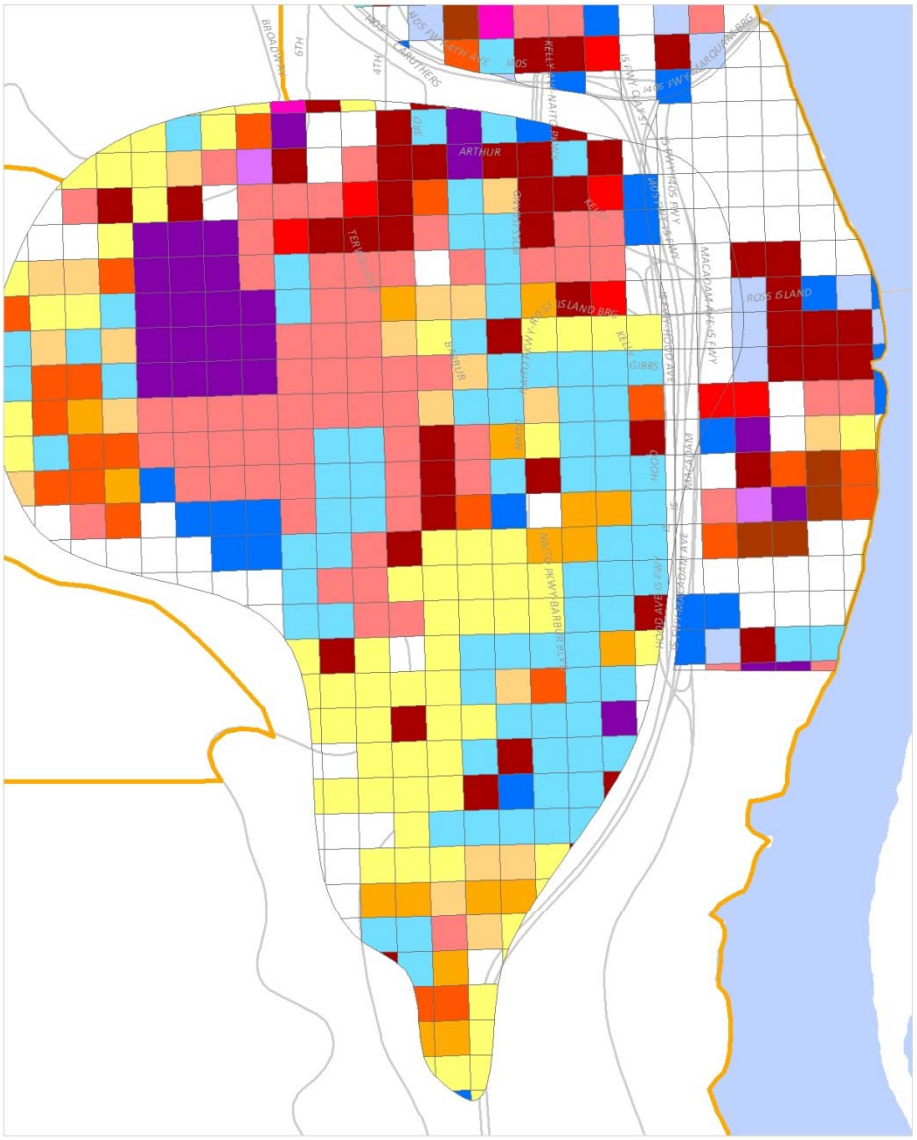
Mix it up!

Regional scaled planning can provide guidance for more detailed planning at the local level

The taxonomy of the paint palette can be refined to reflect local conditions to serve a finer grain of scale

creating the dev types

A mosaic of generalized development typologies



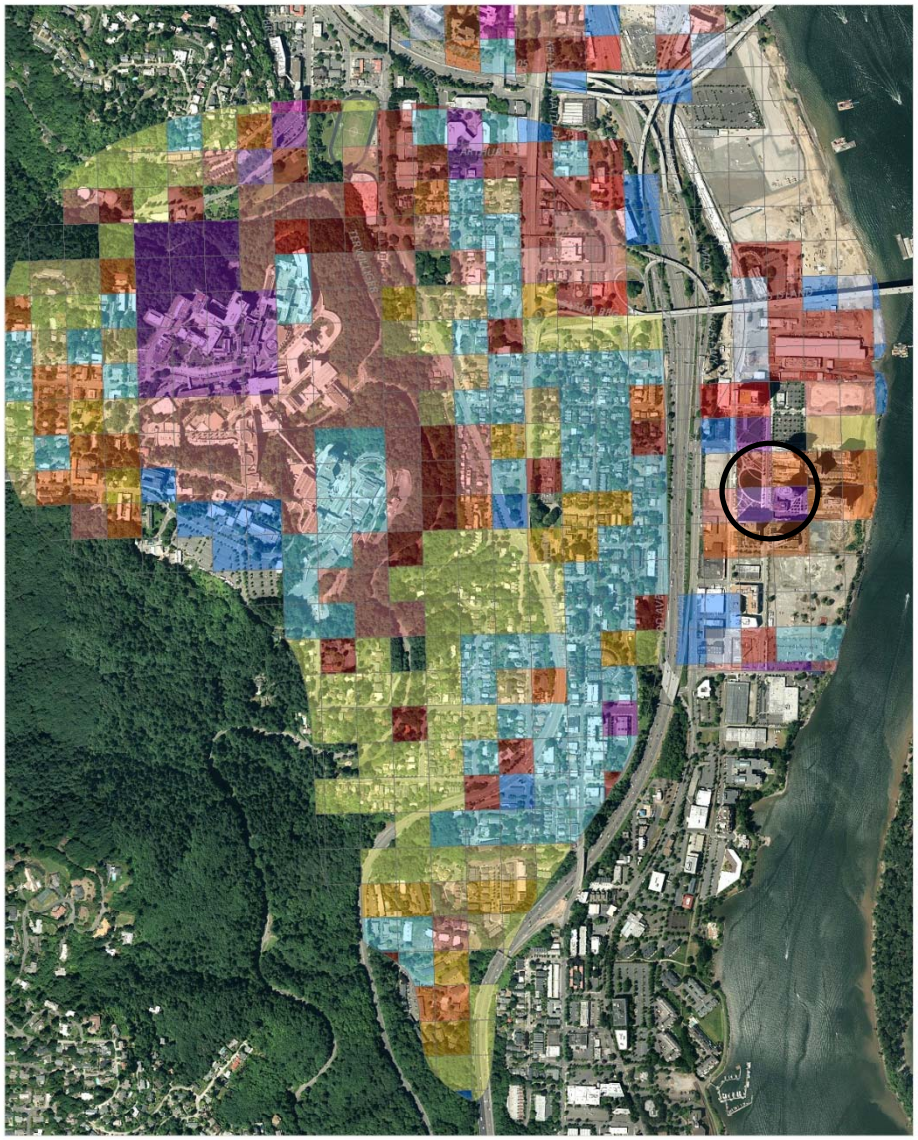
creating the dev types

Each dev type includes quantitative estimates of…

- Streets
- Open space
- Civic uses

Each development type was created with the following qualitative elements in mind….

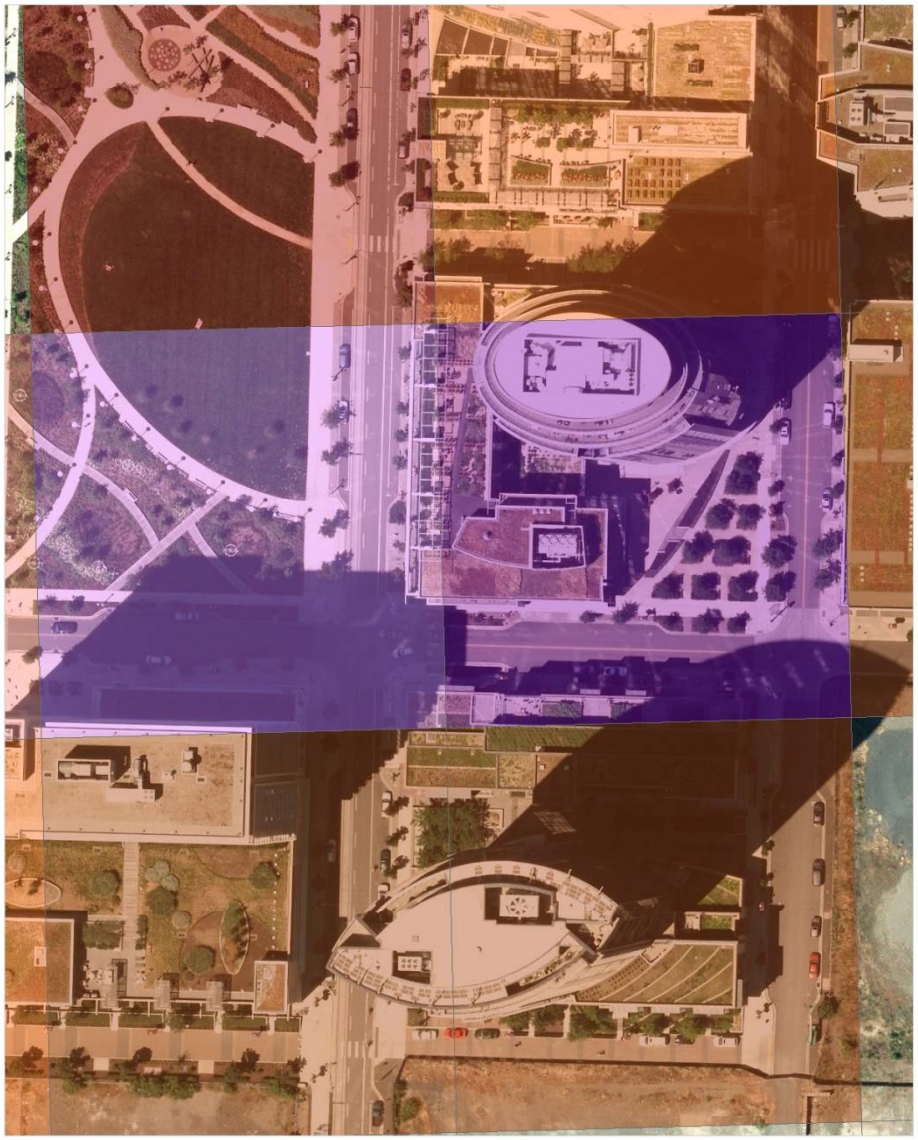
- Transit accessibility (RTP)
- Street Design (RTP)
- Parking accessibility
- Activity Level & Amenities



creating the dev types

Sampled existing areas that reflected the range of development types

- Context Tool



The Regional Dev Types

16

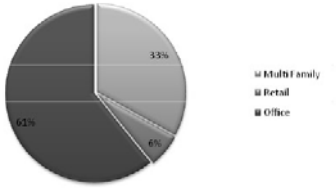
Central Business District

This is an active downtown environment made up of primarily higher concentration of destination commercial, retail services, centralized office employment in urban style office buildings, multi story residential housing and vertical mixed use buildings.

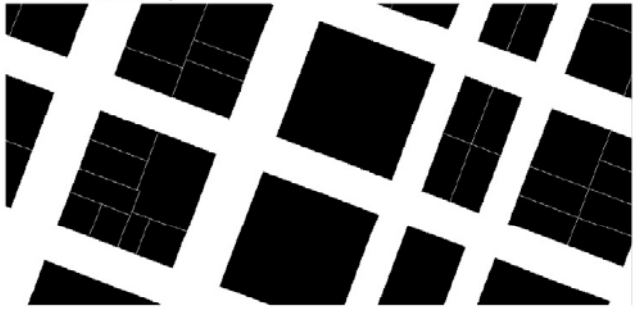
Dwelling Units/Acre: 93

Jobs/Acre: 467

Land Area Mix



Urban Form Map



24 HOURS

Central Business District

The Central Business District includes a multi modal network of complete street and has a very high level of connectivity and accessibility for all modes.

The CBD has a limited parking supply, demand based parking management programs and Transportation Demand Management Programs in place.

painting the region!

Regional efforts

- Climate Smart Communities
- Southwest Corridor Plan

Local Efforts

- Gresham – Rockwood Plan Update
- Hillsboro
- Portland
- Beaverton Civic Plan
- West Linn Highway 43 Plan