



2035 Comprehensive Plan

Planning and Sustainability Commission
Work Session

Residential and Open Space Zoning Map Update

April 26, 2016



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Proposed Zoning Map changes:

1. Correspond with 2035 Comp Plan map changes, or
2. Address miscellaneous situations, or
3. Ease David Douglas School District overcrowding, or
4. Match 1980 Comp Plan designations

Tonight's work session: **desired outcome**

- General direction to staff about what to include in the Proposed Draft Composite Zoning Map
- Direction will be *provisional*, pending additional public review and testimony through July 12

Tonight's work session: **agenda**

1. Q&A review
2. Discussion and provisional direction to staff:
 - **General issues**
 - **Area-specific topics**
3. Wrap up and next steps

Discussion questions: **general issues**

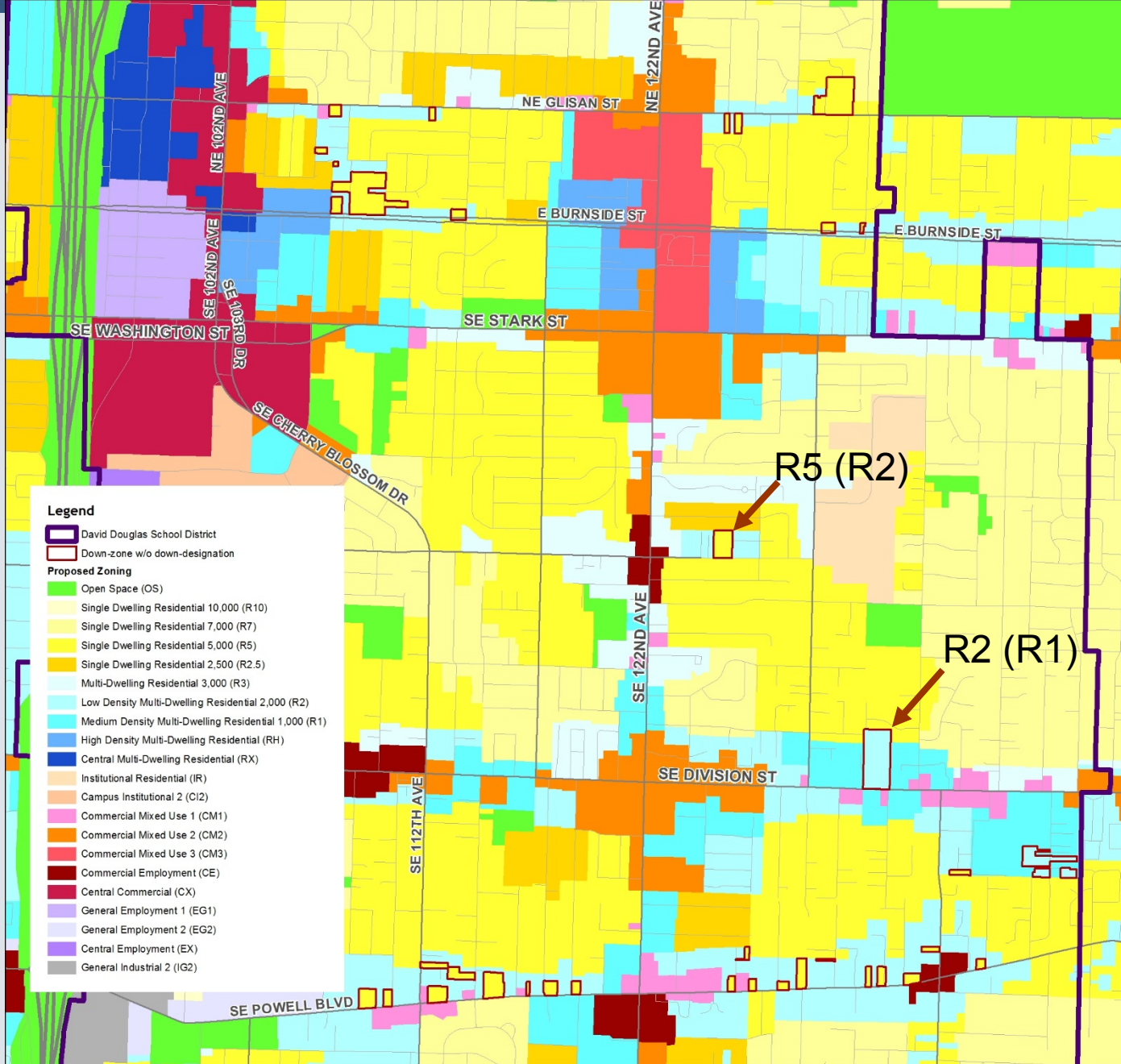
1. Should any of the following factors be the basis for modifying staff's proposals for residential Zoning Map changes?
 - a) Increased potential for demolition of existing homes
 - b) Effect of redevelopment on neighborhood character and scale
 - c) Pressures of redevelopment on parking and local traffic
 - d) Effect of zone changes on property values or taxes
 - e) Potential impact of a zone change on the racial composition in neighborhoods that are experiencing gentrification

Discussion questions: **general issues**

2. Does the PSC generally support proposed Zoning Map changes in the David Douglas School District, recognizing the temporary reduction of development potential on affected properties?

Down-zones without Down- designations

East Portland



0 0.1 0.2
Miles

The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.



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City of Portland, Oregon
Charlie Hales, Mayor • Susan Anderson, Director

E:\Dropbox (BPS Tech Services)\BPS Tech Services Team Folder\GIS\projects\District_Updates\East_District\Map\BPS_EPD_X_D2_no_DD.mxd

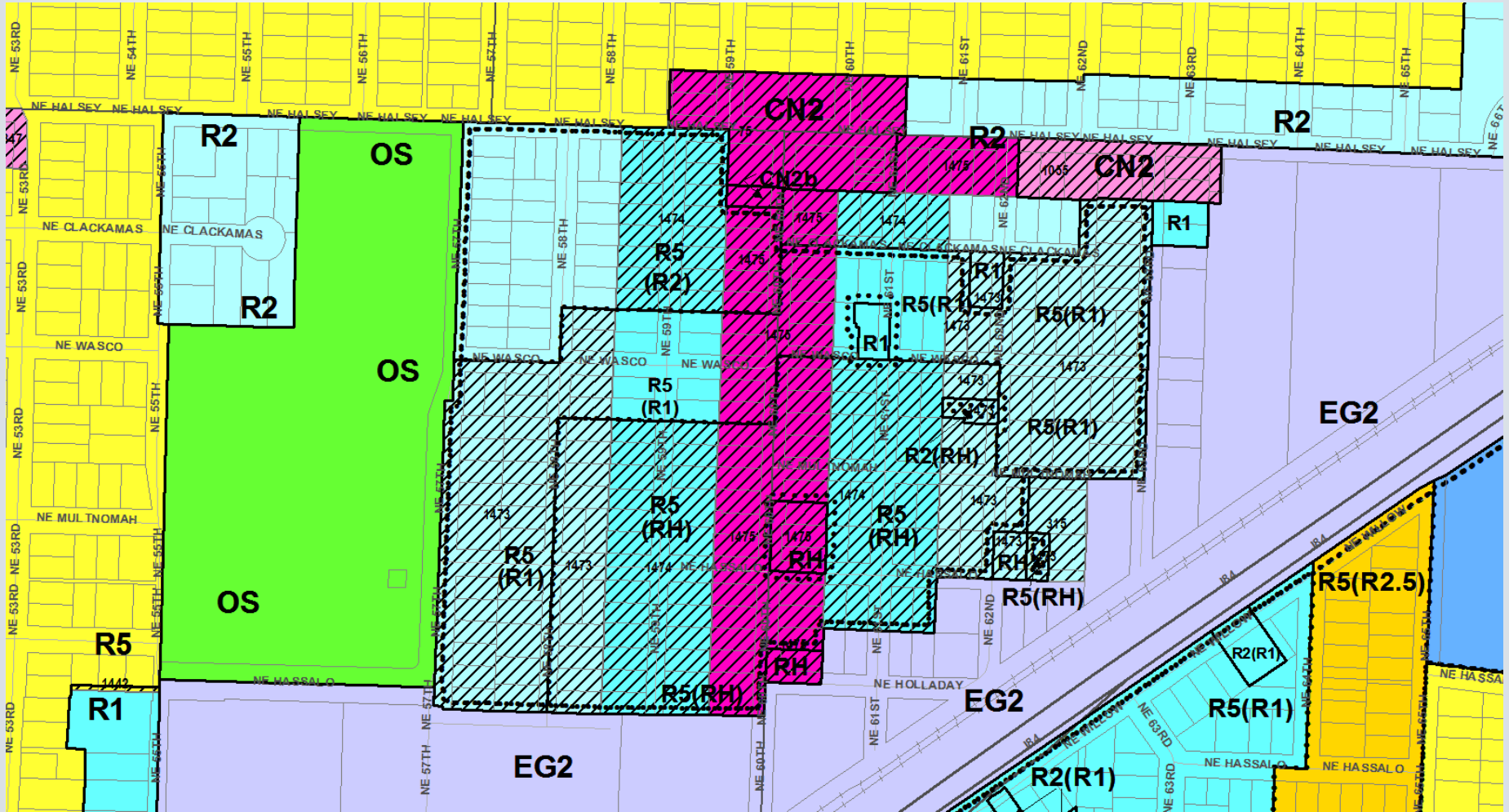
Area-specific discussion topic #1

Rose City Park near the 60th Ave MAX Station

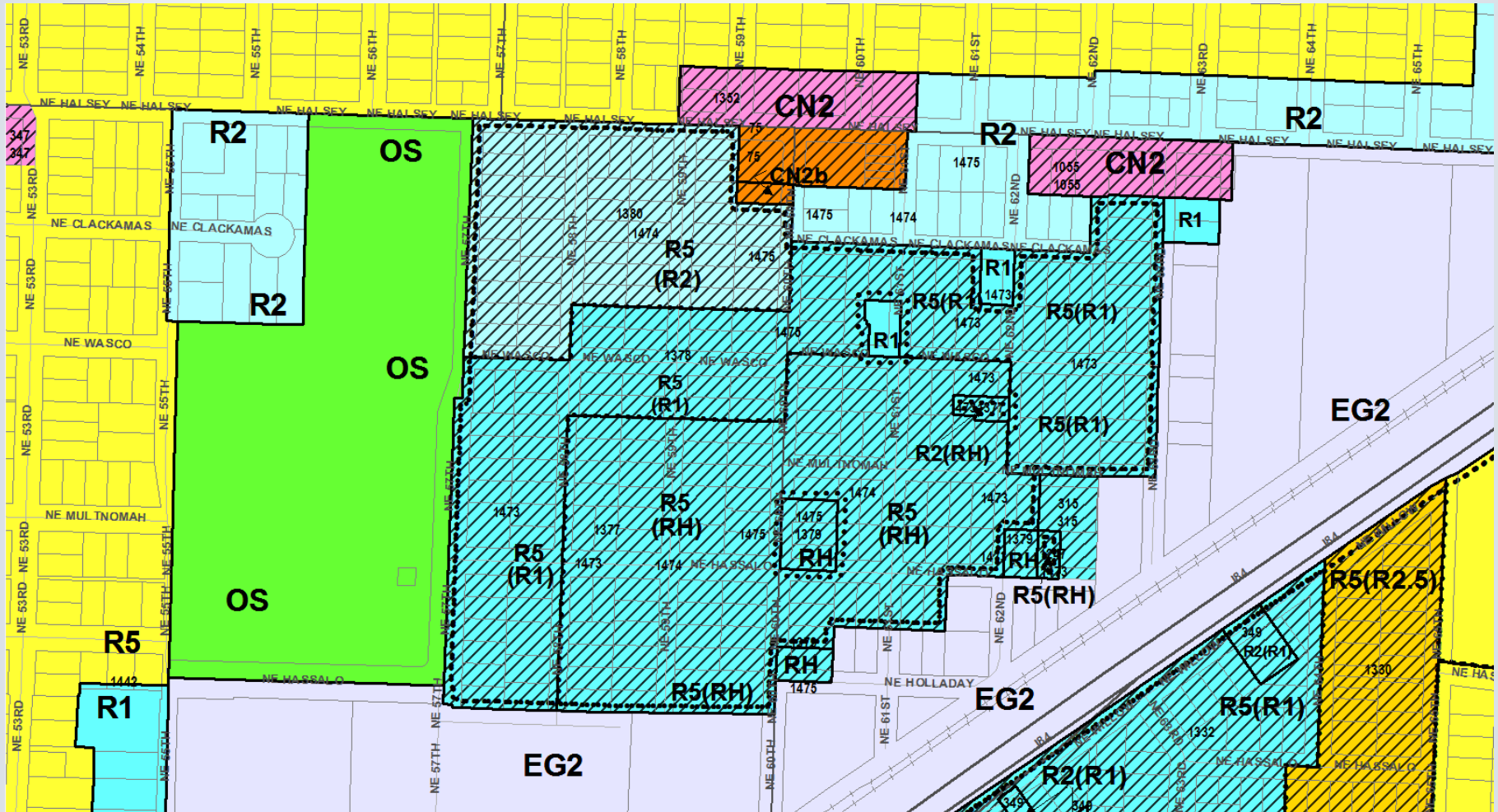
(proposed change from R5 to R2 and R1)

Does PSC support retaining the R5 zoning/pattern in this area?
Or should the zoning be changed to reflect location at 60th Ave station area?

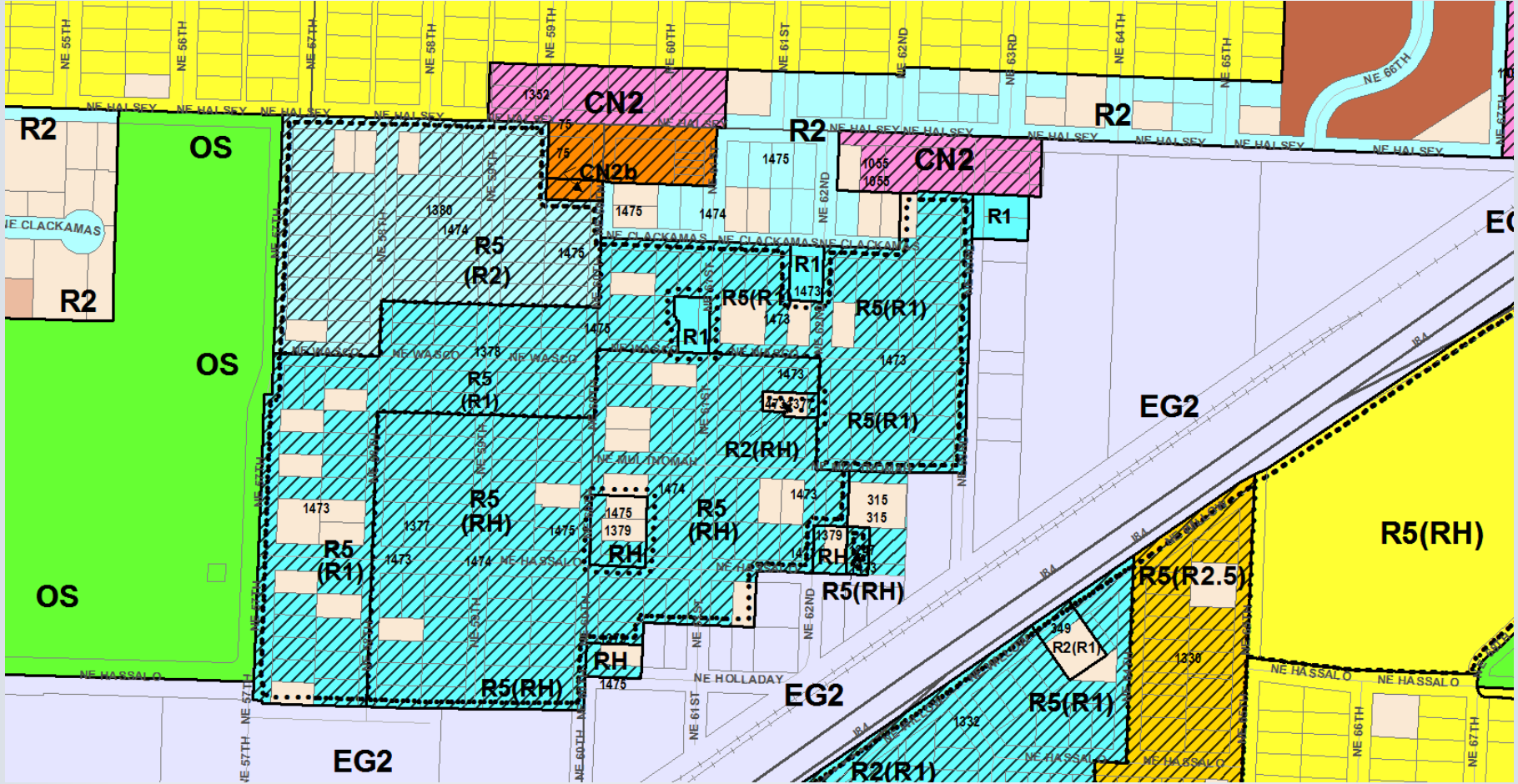
Rose City Park-NE 60th Proposed Comprehensive Plan map



Rose City Park-NE 60th Proposed zoning



Rose City Park-NE 60th

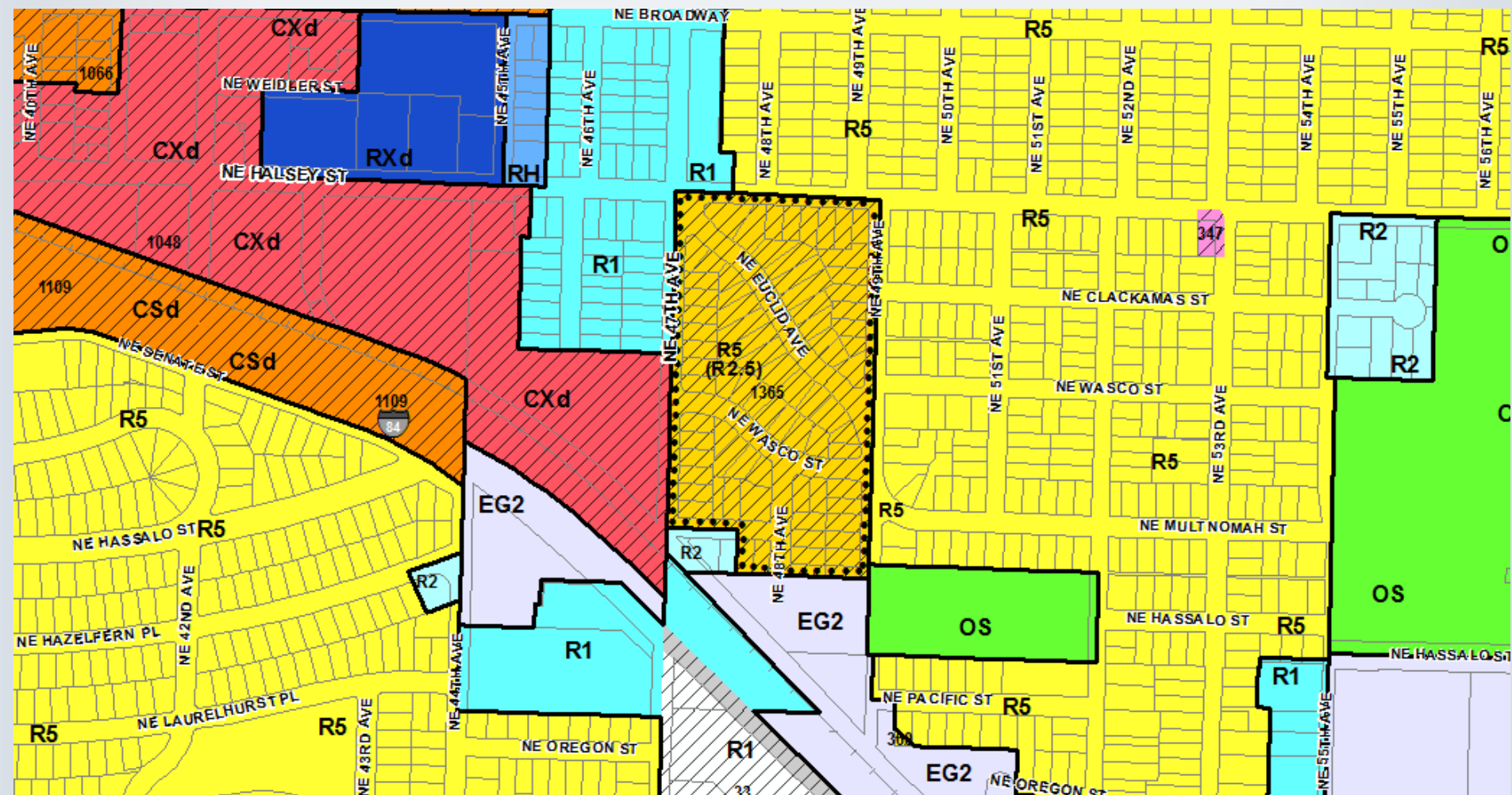




Area-specific discussion topic #2

Rose City Park - Euclid Heights (proposed change from R5 to R2.5)

Rose City Park - Euclid Heights



Rose City Park-Euclid Heights



NE Wasco & NE 48th



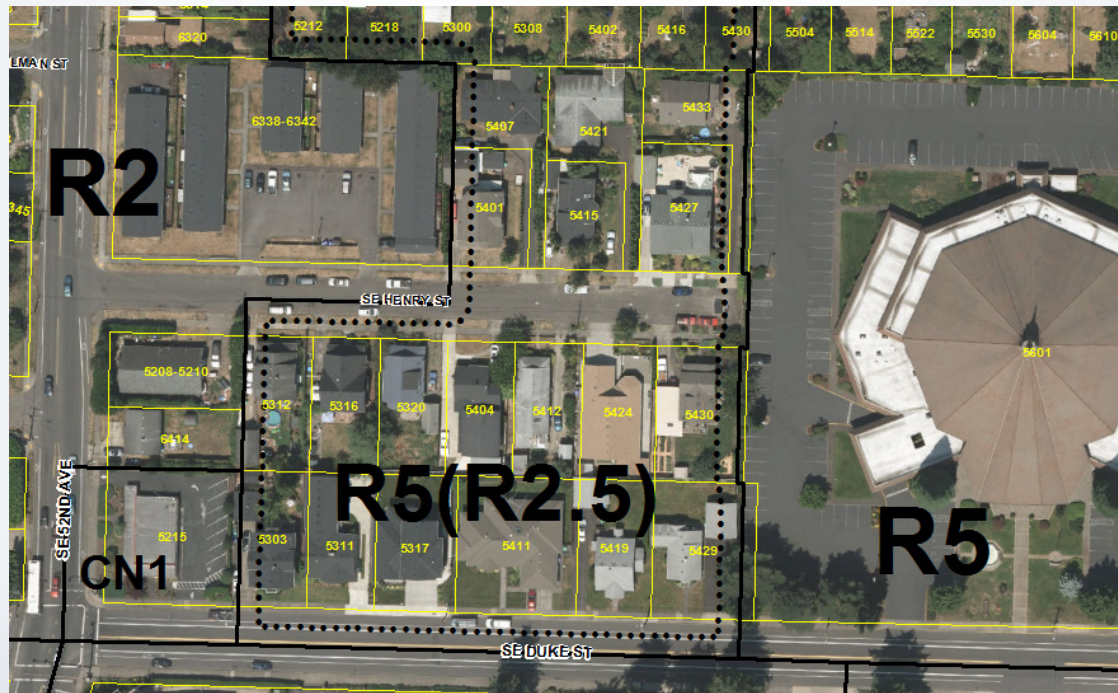
NE Euclid



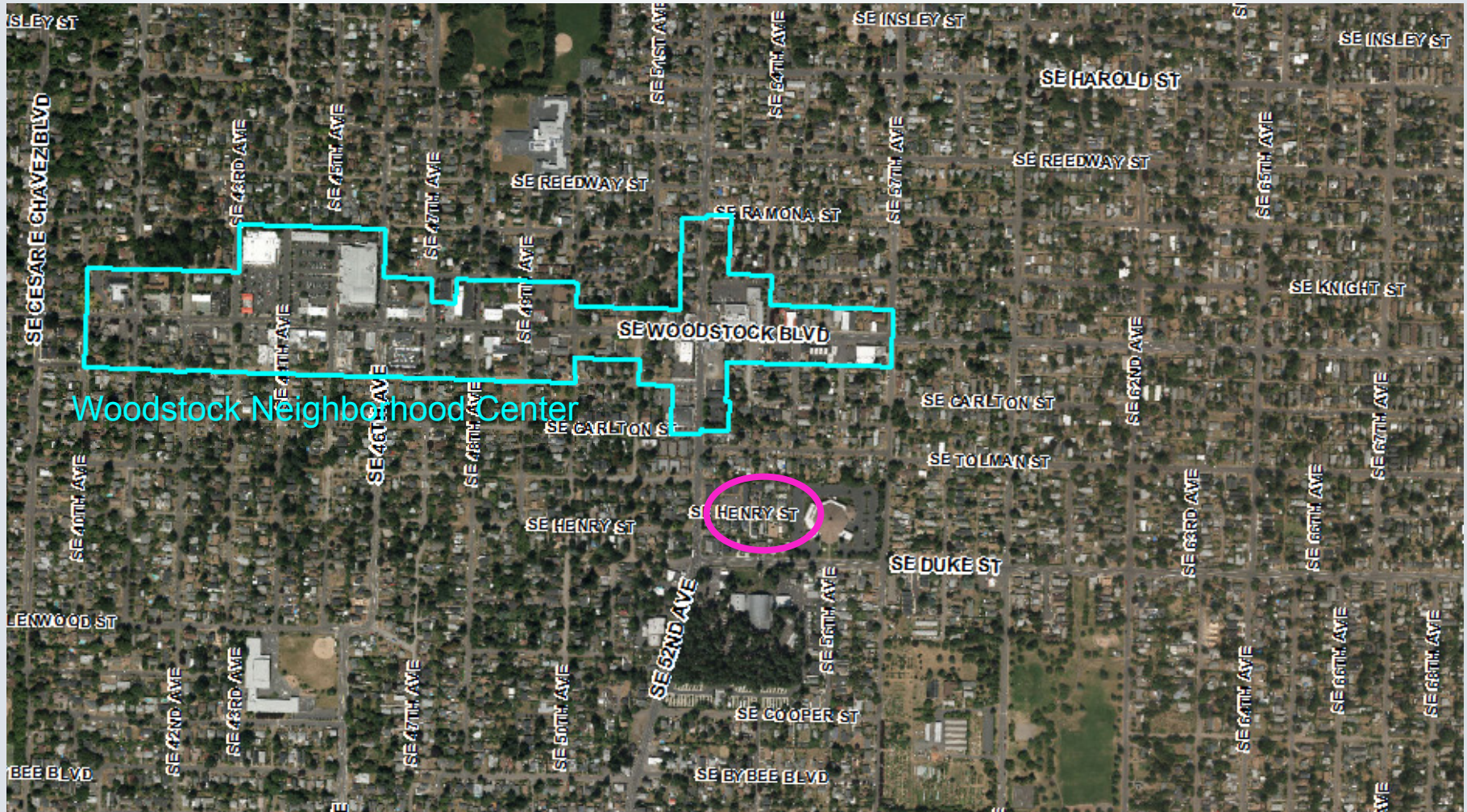
NE Halsey at 49th

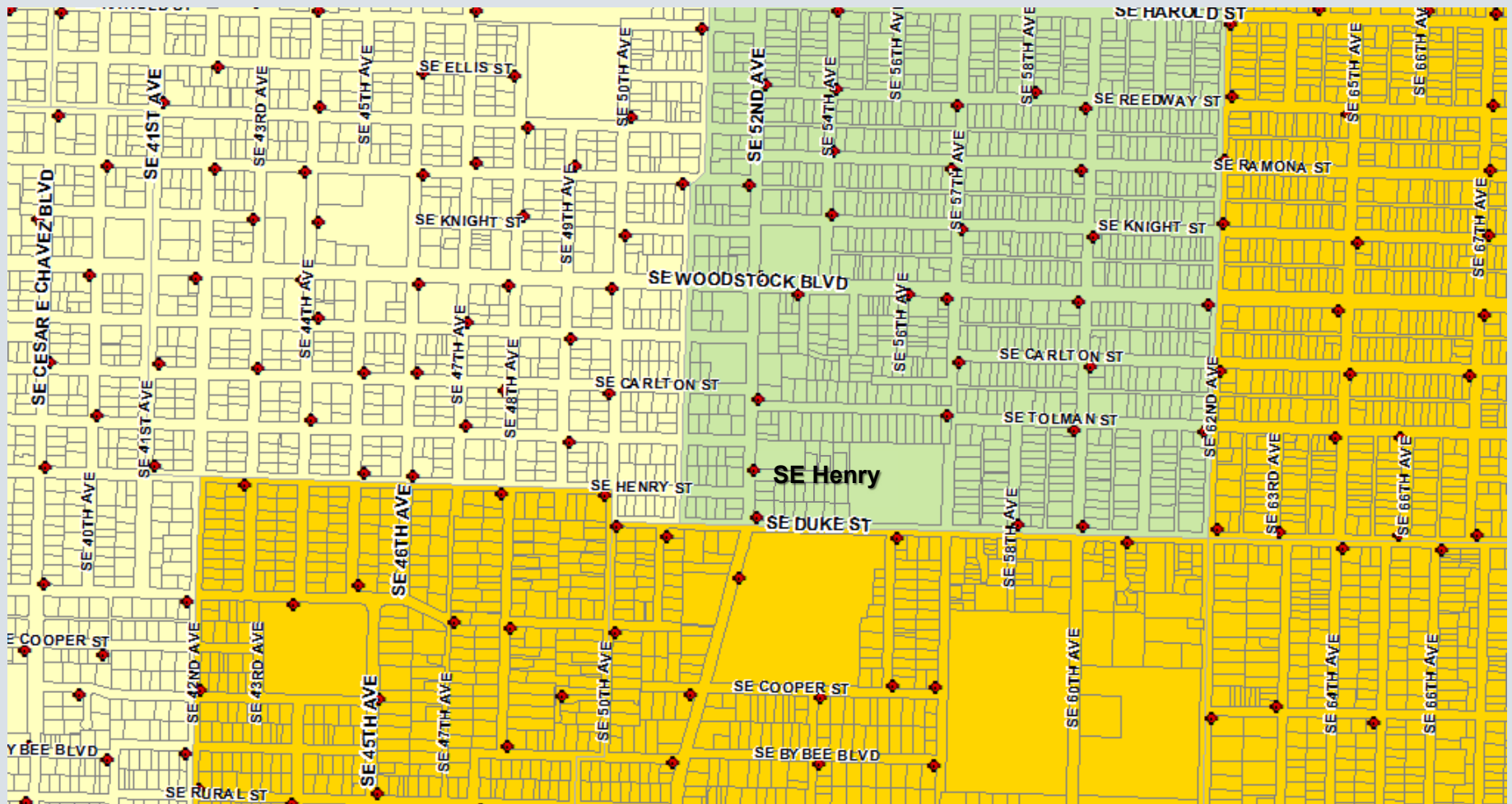
Area-specific discussion topic #3

Woodstock - SE Henry Street (proposed change from R5 to R2.5)



SE Henry Street

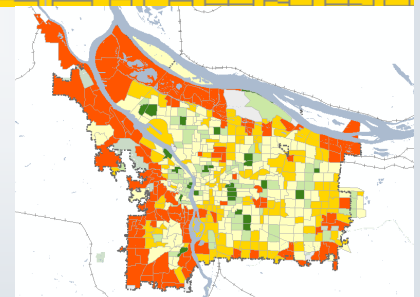




First_Unit_Response_Times_FIRE Hydrants - Fire

First Unit Response Time

- 5:20 or Shorter
- 5:21 - 6:00
- 6:01 - 7:00
- 7:01 - 8:00
- 8:01 or Longer



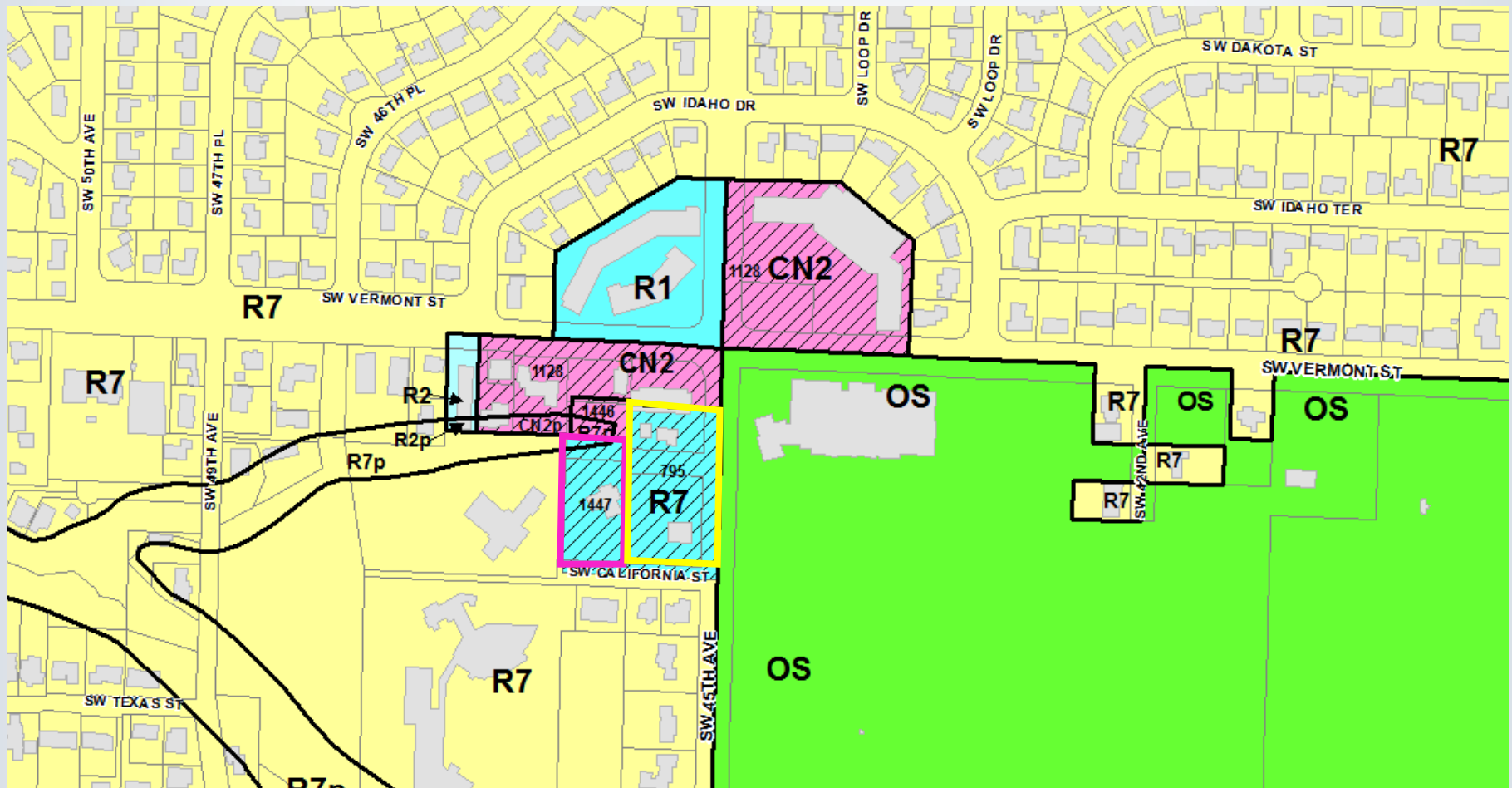
SE Henry Street



Area-specific discussion topic #4

- **Maplewood - SW 45th and California**
(proposed change from R7 to R1 to correspond with Recommended 2035 Comprehensive Plan Map)

SW 45th & California



SW 45th & California



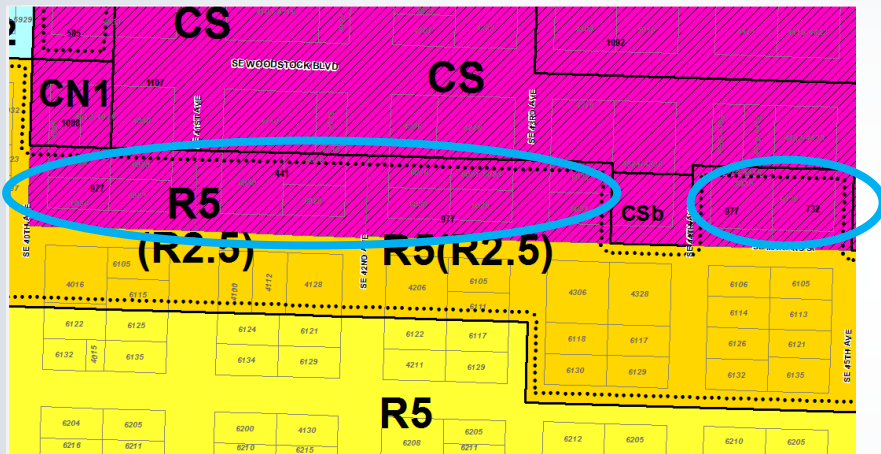
SW 45th & California

Area-specific discussion topic #5

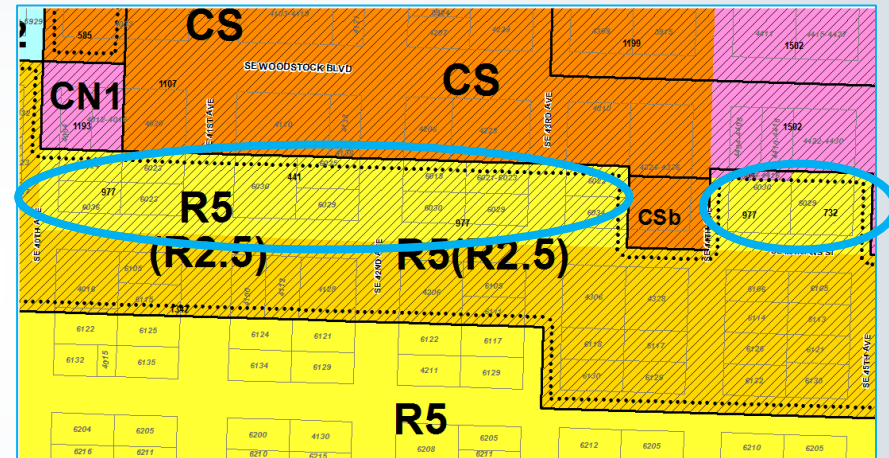
In locations with R5 or R2 zoning and Commercial/ Mixed Use Comp Plan designation (new or applied in 1980), should the Composite Zoning Map...

- a) Consider rezoning to Mixed Use?
- b) Consider rezoning to match the adjacent higher intensity residential zone?
- c) Retain the existing zoning?

Example of Concept

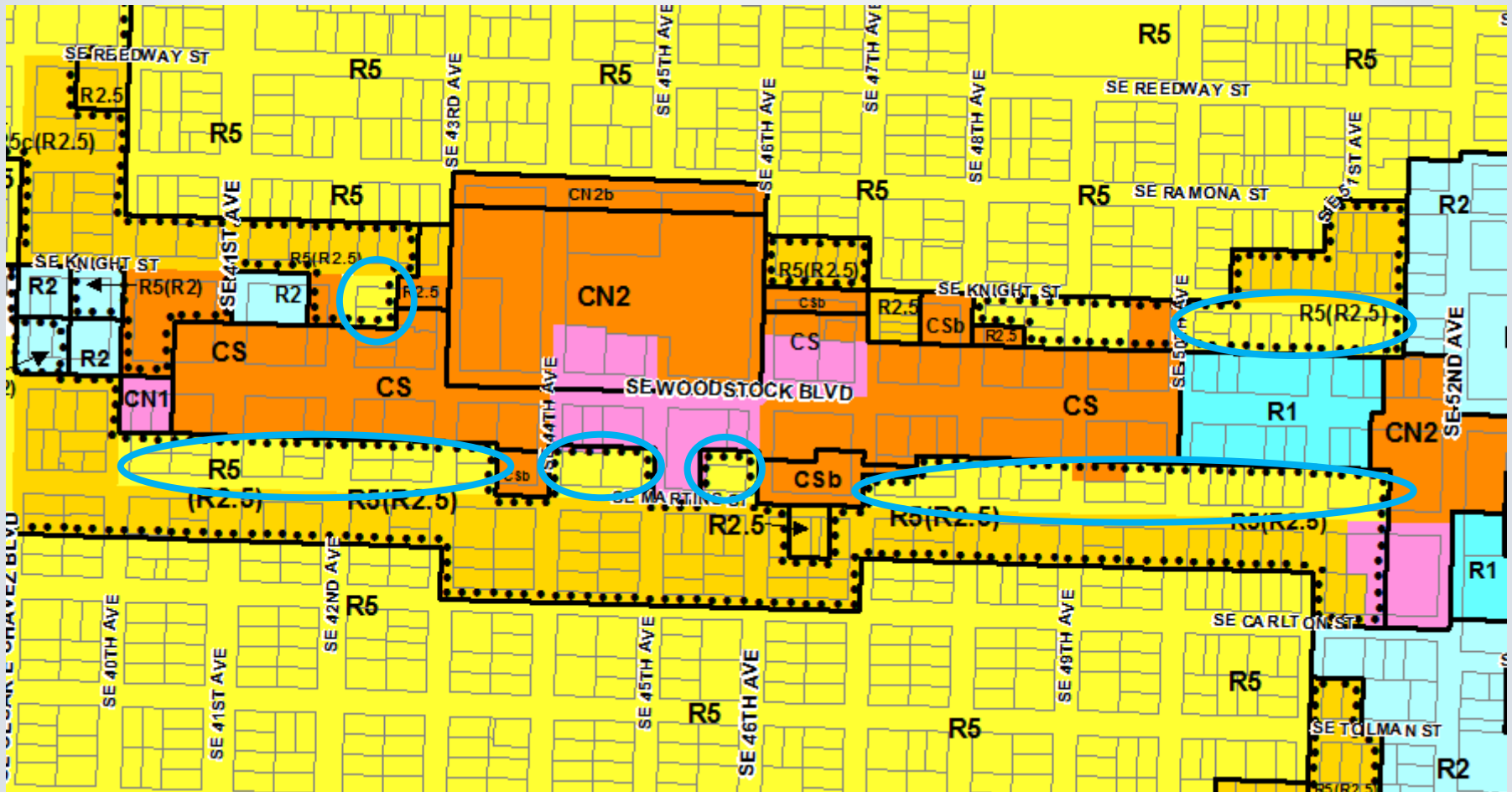


Recommended Comprehensive Plan Map

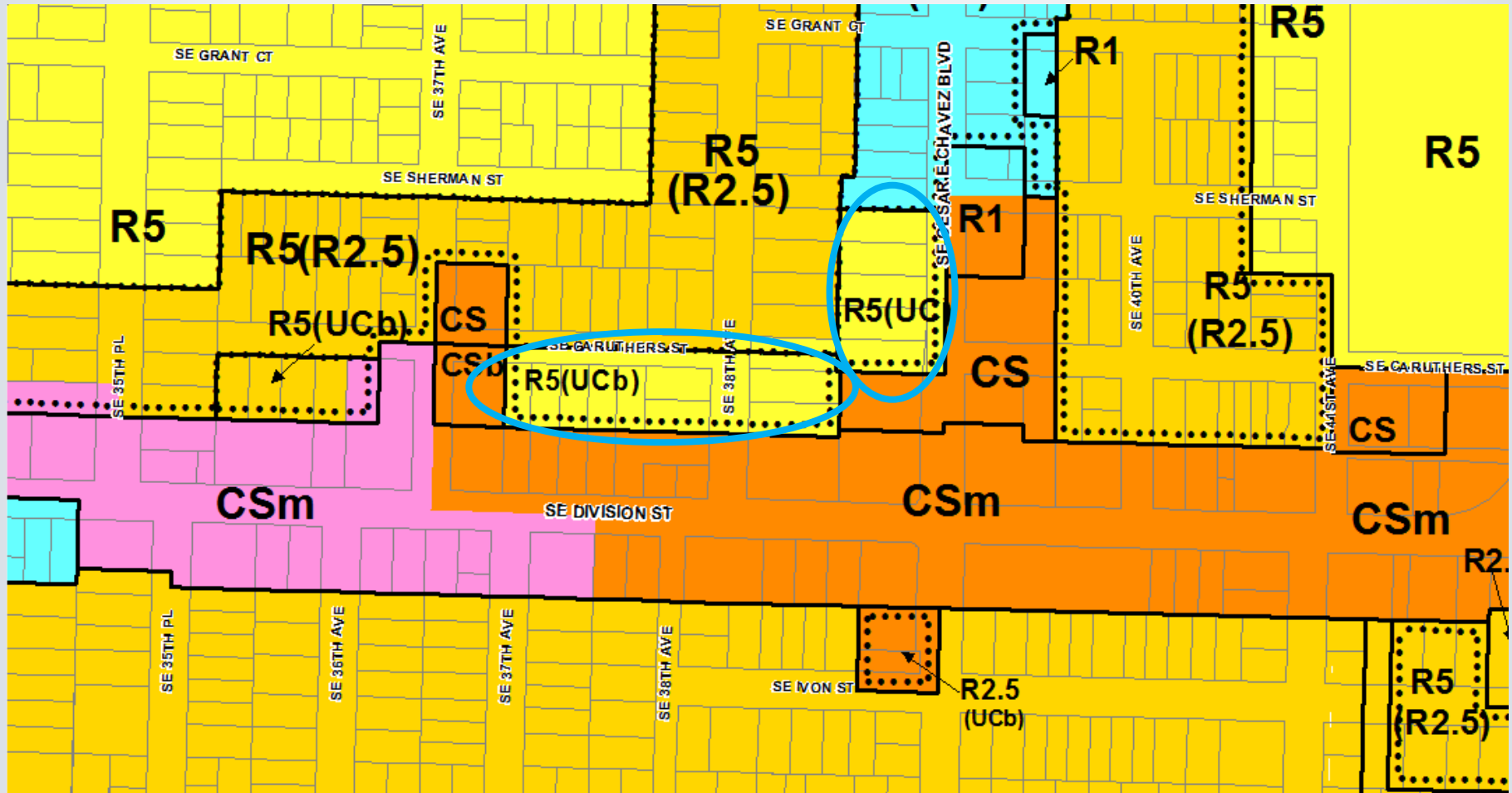


Proposed Zoning

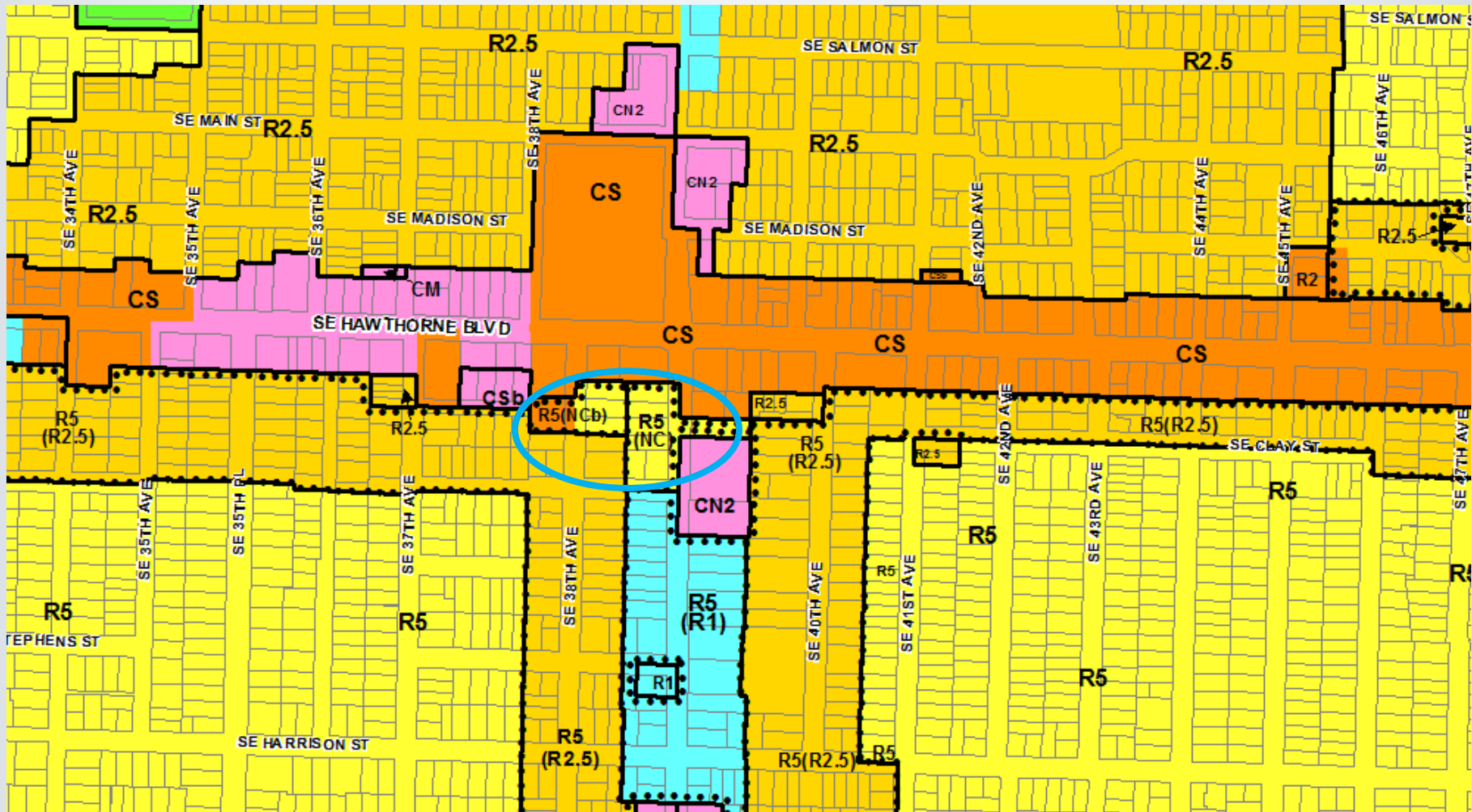
Woodstock



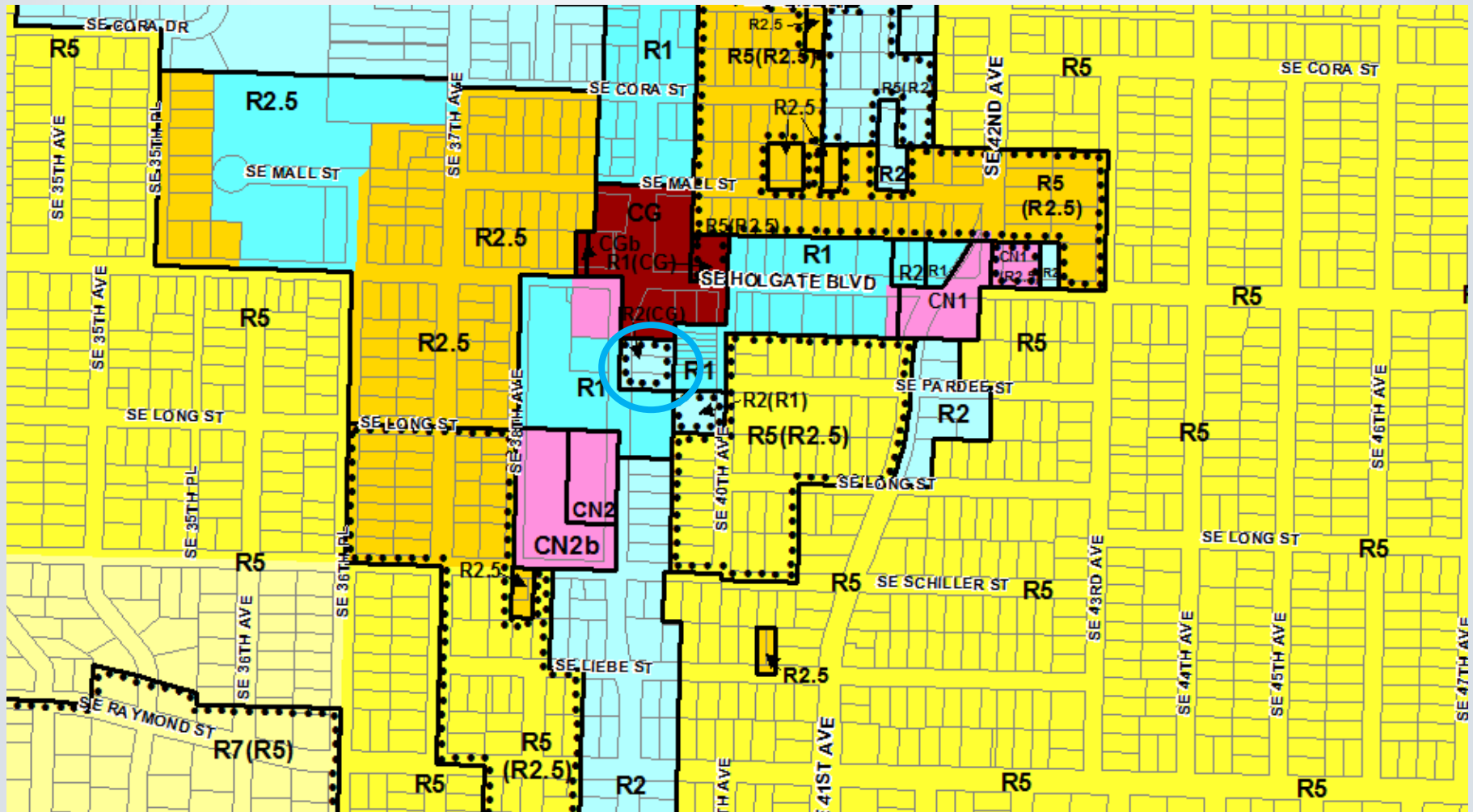
SE Caruthers



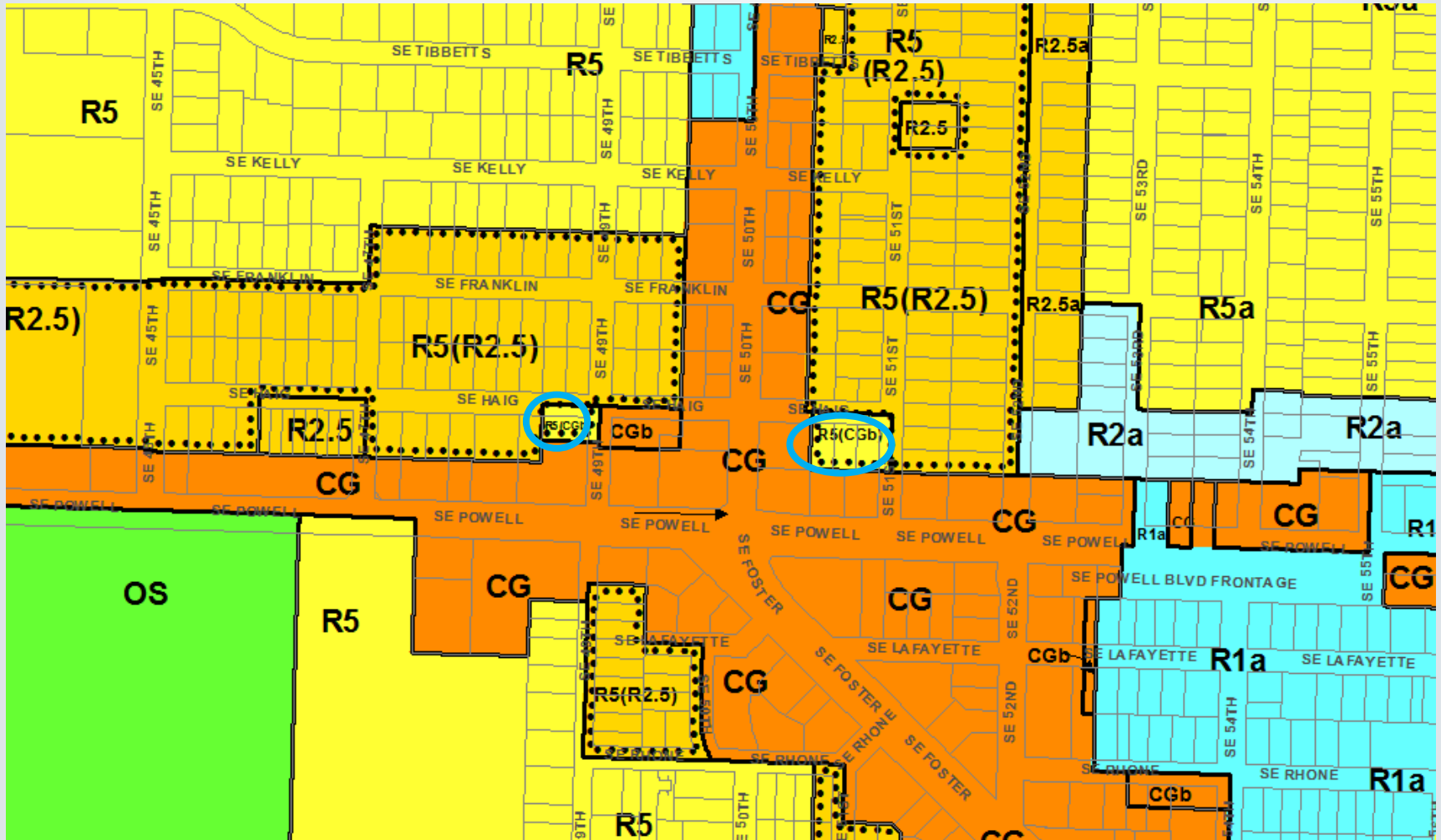
SE Hawthorne & Chavez



SE Holgate & Chavez



SE 50th & Powell



Next steps

- **June 2016:** staff publishes proposed Composite Zoning Map
- **July 12, 2016:** public hearing on Composite Zoning Map

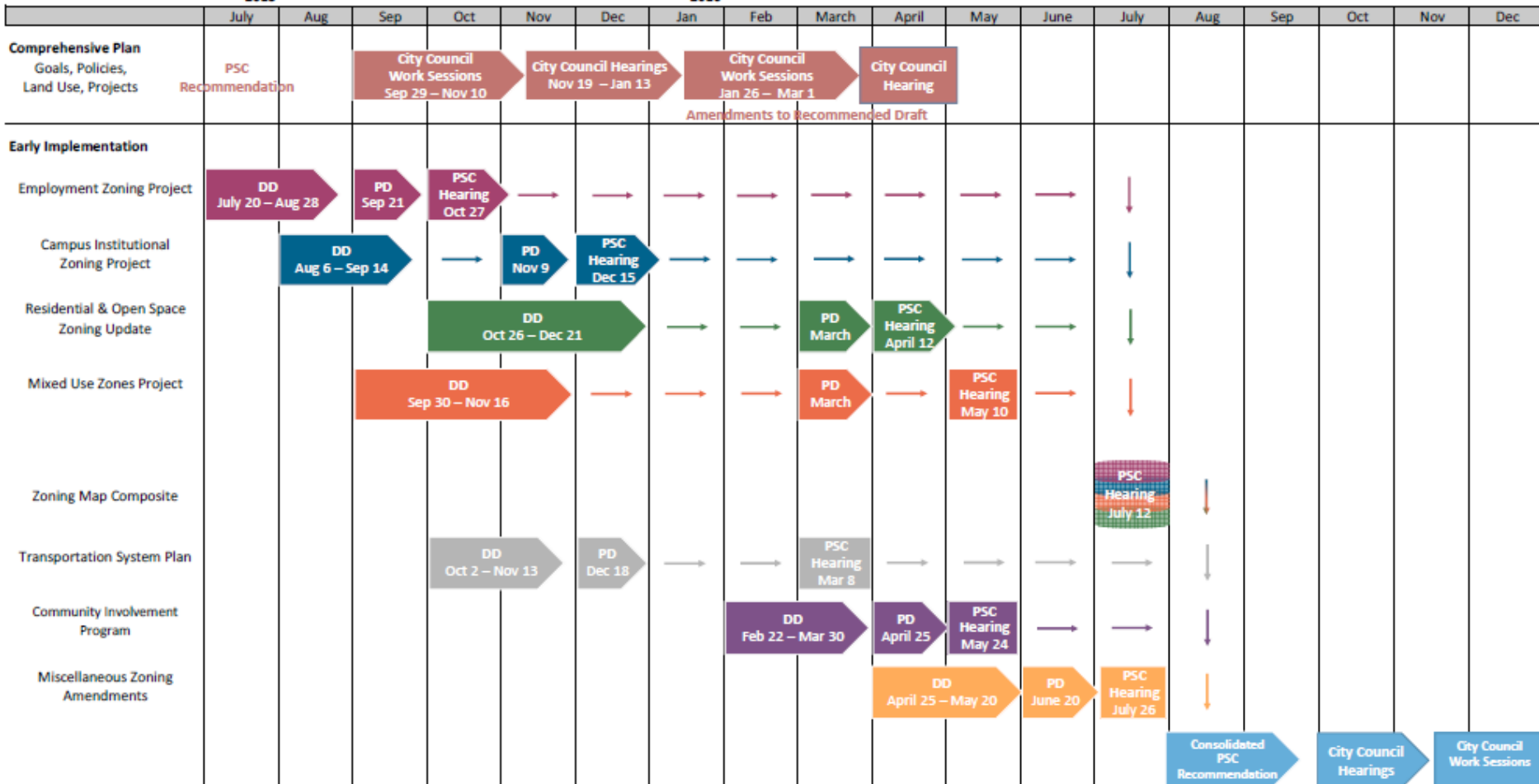
DD:
Discussion Draft
Release – Comments Due

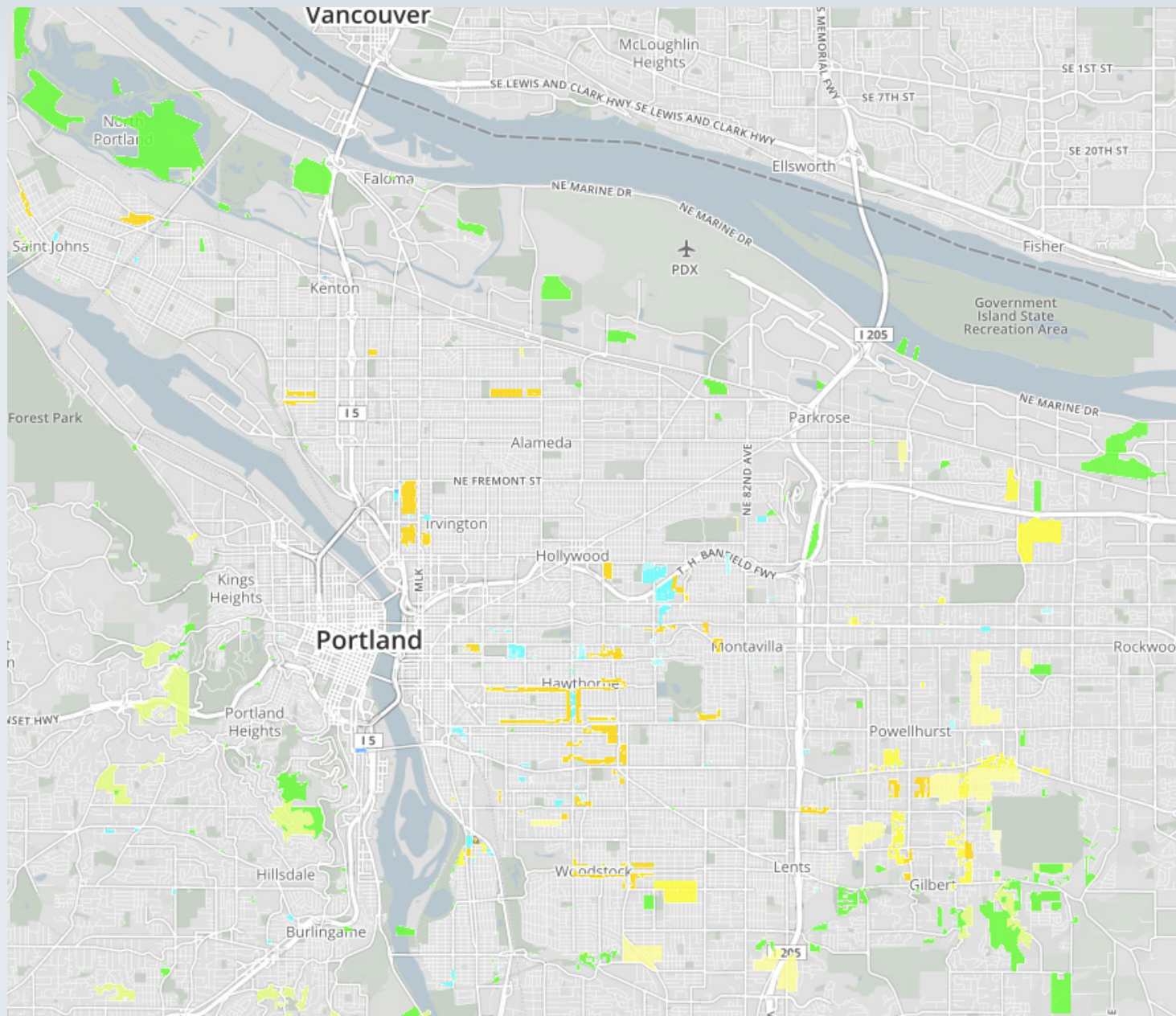
PD:
Proposed Draft Released

PSC:
First Hearing Date

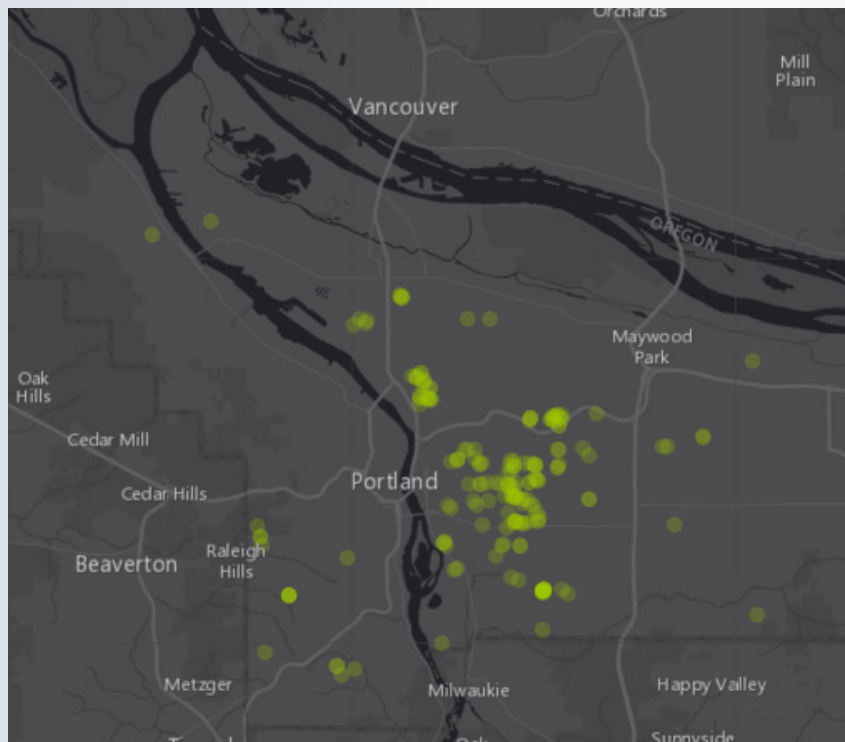
2015

2016

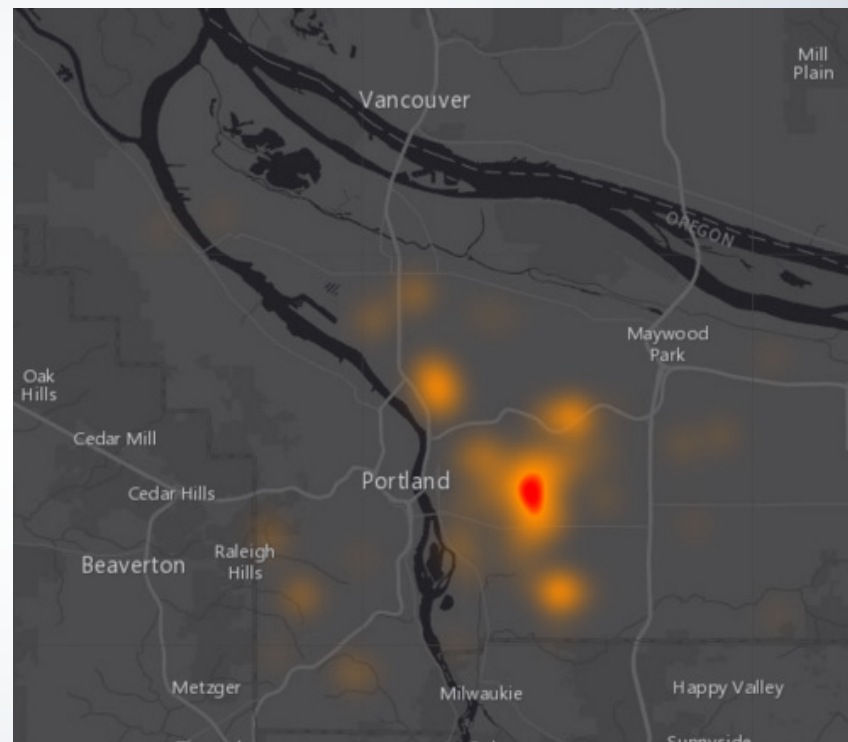




Geographic Distribution of Testimony



All Proposed Draft Testimony



Heat map of Proposed Draft Testimony

SW 45th & California

