

Residential and Open Space Zoning Map

EARLY IMPLEMENTATION OF THE 2035 COMPREHENSIVE PLAN

RECOMMENDED DRAFT - AUGUST 2016



City Council Public Hearings
October 6 and 13, 2016



Discussion Draft



Proposed Draft



Recommended Draft



Adopted Plan

August 2016
www.portlandoregon.gov/bps/residentialzoning



Bureau of Planning and Sustainability

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- **By Email:** cputestimony@portlandoregon.gov with subject line “Comprehensive Plan Implementation”
- **By U.S. Mail:** Portland City Council, 1221 SW 4th Ave, Room 130, Portland, OR 97204, Attn: Comprehensive Plan Implementation
- Through the Map App: www.portlandmaps.com/bps/mapapp, click on Zoning Map Changes and use the comment tab to provide your testimony
- **In person at a public hearing:**

October 6 at 2 p.m. or

October 13 at 2 p.m.

City Council Chambers

1221 SW 4th Avenue, Portland

To confirm dates and times, please check the City Council calendar at www.portlandoregon.gov/auditor/26997

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Section I: Introduction

The Residential and Open Space Zoning Map Update is one of eight projects that implement Portland's *2035 Comprehensive Plan*, adopted by the Portland City Council on June 15, 2016. These "Early Implementation" projects are the final stage of the state-required periodic review of Portland's Comprehensive Plan. Each project was considered through its own public process and timeline.

The Comprehensive Plan Early Implementation Package

On August 23, 2016, the Portland Planning and Sustainability Commission voted to consolidate its recommendations on all of the Early Implementation projects into one submittal to City Council. This submittal, the "Comprehensive Plan Early Implementation Package," includes:

- Zoning Code changes
- Zoning Map changes
- A new Community Involvement Program
- Transportation System Plan – Stage 2

This report addresses Residential and Open Space Zoning Map changes recommended by the Planning and Sustainability Commission. Other projects (Employment Zoning, Campus Institutional Zoning, Mixed Use Zoning, Miscellaneous Zoning Amendments and the Community Involvement Program) are covered in separate reports.

Project Summary

The Residential and Open Space Zoning Map Update is relatively limited in scope. Rather than undertake a major overhaul of all residential zoning in the city, the Planning and Sustainability Commission recommends a focused set of Residential and Open Space Zoning Map changes that:

- **Correspond with newly adopted Residential and Open Space Comprehensive Plan Map designations.** For Open Space, there is a one-to-one correspondence between the Comprehensive Plan designation and Zoning Map for all of these changes. Residential zones match newly adopted Comprehensive Plan Map designations in nearly all cases. Where there is not a match, the rationale is briefly summarized in this report.
- **Address situations where changes to residential zoning are appropriate to promote a more consistent pattern of residential development** – some in locations with Mixed Use Comprehensive Plan designations.
- **Reduce residential density to ease David Douglas School District's overcrowding.** In these situations, the Zoning Map does not match the Comprehensive Plan designation.
- **Match Comprehensive Plan designations established in 1980** where it is timely and appropriate to expand housing opportunity, based on an evaluation of infrastructure capacity; proximity to services, transit and amenities; market activity; demographics; and a lack of development constraints.

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Section II: Relationship to the Comprehensive Plan

What is the difference between Comprehensive Plan map designations and zoning?

The Comprehensive Plan Map depicts a long-term vision of how and where the city will grow and change over the next 20 years to accommodate anticipated population and job growth. In contrast, the Zoning Map tells us how land can be used and what can be built on any given property *today*.

Zones are more specific than the Comprehensive Plan designations and come with a set of rules that clarify what uses are allowed (e.g., residences, businesses, manufacturing), and how buildings may be developed or changed (e.g., maximum heights and required setbacks from property lines).

In Portland, all properties have both Comprehensive Plan and Zoning designations. Usually these designations match.

Zoning to meet long range goals

The 2035 Comprehensive Plan update includes changes to the Comprehensive Plan Map to carry out plan goals and policies related to residential development, employment, mixed use and open space. The plan expands opportunities for more households to have access to "complete neighborhoods" -- neighborhoods with a wide range of housing types and prices, where residents have safe and convenient access to the goods and services needed in daily life. This approach is key to having a healthier, more prosperous and equitable city in the future.

The goals and policies in the Recommended Draft Comprehensive Plan most relevant to proposed residential Zoning Map changes include Chapter 3, Urban Form; Chapter 4, Design and Development; Chapter 5, Housing; Chapter 6, Economic Development; Chapter 7, Environment and Watershed Health; and Chapter 8, Public Facilities and Services.

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Section III: Public and stakeholder involvement

Involvement leading up to City Council's adoption of the 2035 Comprehensive Plan Map

The public was extensively involved in several phases of map development leading up to the *2035 Comprehensive Plan* Map that Portland City Council adopted in June 2016.

In 2014 and 2015, the Planning and Sustainability Commission (PSC) received over 4,000 pieces of testimony on the Proposed Draft Comprehensive Plan (inclusive of testimony on goals, policies, maps and significant projects). After the release of the Comprehensive Plan Recommended Draft, over two thousand pieces of testimony were submitted to City Council. Nearly a third of those comments pertained directly to land use designations and zoning, while additional comments addressed such topics as design and development standards, and citywide housing issues.

Key themes raised in testimony that relate to the Comprehensive Plan Map include:

- Support for policies to help ensure that housing remains affordable for low-income residents and prevent displacement in all of Portland's neighborhoods.
- Concerns about and/or support for down-designations to promote public health and safety in areas with natural hazard risks and/or service and infrastructure gaps.
- Support for equitable investments in transportation and infrastructure. Many commenters also highlighted the need for infrastructure to adequately support areas that are currently under-served and for areas where significant growth is anticipated.
- Recommendations, observations and concerns regarding the character of residential neighborhoods, including desire to address large homes, demolitions, parking and traffic, the design and scale of infill developments and tree preservation.

Testimony to the PSC related to specific proposed or requested Comprehensive Plan mapping changes is summarized in a series of staff reports prepared for the PSC in January 2015 through August 2016 (see Appendix D for an index of PSC staff reports and topics related to the Comprehensive Plan Map).

Inter-governmental coordination

In the course of developing the Comprehensive Plan Map and Residential and Open Space Zoning Map Update, Bureau of Planning and Sustainability (BPS) staff consulted with City of Portland bureau and agency staff from:

- Development Services
- Transportation
- Environmental Services
- Water
- Parks and Recreation
- Fire and Rescue
- Housing
- Emergency Management
- Management and Finance
- Office of Equity and Human Rights
- Portland Development Commission

BPS staff also consulted with staff from Portland Public Schools, David Douglas School District and Parkrose School District (the three districts with facilities entirely within the city of Portland) to understand how growth forecasts affect enrollment trends and school capacity.

Because David Douglas School District (DDSD) is experiencing serious overcrowding district-wide, BPS staff has worked closely with the DDSD Superintendent, staff, board members and their facilities planning consultant to develop a proposal for Zoning Map changes designed to help alleviate pressures on school capacity throughout the district. These changes, as recommended by the PSC, are discussed in Section 4c of this report.

Public involvement activities related to mapping (2012 through March 2016)

Updates of the Comprehensive Plan Map and associated Zoning Map have been informed by testimony, community conversations and coordination with City service bureaus. Key public involvement activities related to mapping include:

- **Information gathering (2012):** Bureau of Planning and Sustainability (BPS) staff provided information about the Comprehensive Plan Update process and content and solicited feedback from neighborhoods and interest-based organizations, reaching over 2000 people.
- **Workshops to raise awareness and gather community input (2013):** BPS staff provided information about and collected public feedback on Working Draft Parts 1 and 2 and Growth Scenarios. Outreach focused on groups not reached by earlier outreach activities. Staff also made 65 presentations to various neighborhood associations and community groups and tabled at street fairs and other events.
- **District Mapping Conversations (2013):** District Liaisons led ten interactive workshops targeted to each District Coalition's concerns, followed by discussion and mapping exercises.

- **Outreach directed towards under-represented populations (2013):** Understanding gaps in earlier outreach, staff directed outreach to youth, communities of color, tenants and low income residents.
- **Map App release (2013):** This interactive communication and engagement tool was released to share proposals, accept public comments, and allow members of the public to hold electronic “conversations” about proposals. Information about the Working Draft was shared at 51 community meetings, 33 demonstrations/training events on the Map App, and three District Mapping Conversations that also focused on area-specific issues.
- **Integration of public feedback (2013-2014):** Staff continued to review feedback received from individuals and groups, conduct further analysis, weigh competing comments and incorporate changes to produce the Proposed Draft Comprehensive Plan (July 2014) for public and Planning and Sustainability Commission review and discussion.
- **Continued information sharing (2014-March 2016):** District Liaisons and other BPS staff continued to present information about process and plan content at numerous community meetings. Staff continued to share the PSC’s Recommended Draft Comprehensive Plan Map, provided guidance about how to effectively provide testimony to City Council, and presented information about participating in early implementation projects including Zoning Code and Zoning Map updates.
- **Zoning Review Area meetings (October-December 2015):** Staff attended fourteen neighborhood association meetings to present information related to “Zoning Review Areas” (areas under consideration for Zoning Map changes to match Comprehensive Plan Map designations applied in 1980, but where current zoning allows less intensive residential development). In these meetings, staff answered questions and collected feedback on the evaluation criteria while hearing other area-specific concerns. Staff also contacted additional neighborhood groups by email and phone.
- **Feedback on the *Residential and Open Space Zoning Map Discussion Draft* (November 2015-March 2016):** Staff received thirty-four comments on the Discussion Draft by email and through the Map App, eighteen of which were related to the Zoning Review Areas discussed in Section 4d of this report. Most of the other comments related to testimony that was also given to City Council in relation to the Comprehensive Plan map, either to recommend that a favored Comprehensive Plan designation be implemented with consistent zoning, or that a designation *not* be implemented in zoning. One comment related to a request for zoning to match the pre-existing Comprehensive Plan designation in an area that had not been labeled as a Zoning Review Area, since staff analysis had shown limited access to services or infrastructure.

Public involvement activities related to mapping (March to August 2016)

Following publication of the Proposed Draft Residential and Open Space Zoning Map Update in March 2016, staff met with several Neighborhood Associations and community organizations and responded to email and phone inquiries. The Map App continued to provide opportunities for the public to view and comment on proposed Zoning Map changes. Each Map App layer (Residential and Open Space, Mixed Use, etc.) enabled viewers to type in a property address and zoom in or out to see proposed changes. Details about what the proposed Zoning Map designation means were described with words and images.

As required by state law, Measure 56 notices were sent to all property owners potentially affected by a Residential or Open Space Zoning Map change. These notices described proposed Zoning Map changes, notified recipients of the April 12th Planning and Sustainability Commission (PSC) hearing, and provided information about how to offer testimony to the PSC.

The Measure 56 notices generated many questions from property owners who were not familiar with the Comprehensive Plan and related Zoning Map and Zoning Code changes. The Comprehensive Plan Help Line answered approximately 250 callers' questions in March-April. The Help Line used language interpretation services for 13 of these calls. In addition, staff were available for one-on-one consultation at six different "drop-in hours" at libraries, fire stations and other community locations between March 16 and March 30th.

PSC consideration of Residential and Open Space Zoning (April 2016)

The PSC held a public hearing on the Proposed Draft Residential and Open Space Zoning Map Update on April 12, 2016. Themes heard in testimony regarding proposed residential zoning included support for:

- Expanding housing availability and options
- Residential potential that complements the centers and corridors growth strategy
- Addressing David Douglas School District's current overcrowding situation.

Testimony in opposition to proposed changes included concerns about:

- Increased traffic, parking and loss of trees
- Zoning changes providing an incentive to demolish smaller, relatively affordable houses
- Negative effects of new infill development on neighborhood livability, property values and/or property taxes

At their April 26th work session on the Residential and Open Space Zoning, PSC raised a number of questions about staff's evaluation of Zoning Review Areas to better understand who is likely to benefit or be burdened by proposed Zoning Map changes. In response, staff reviewed demographic data and conducted additional analysis to ascertain the implications of possible Zoning Map changes on the racial composition of neighborhoods; intergenerational wealth creation; and potential displacement of lower-income residents, particularly communities of color. As a result of this analysis, staff amended its original proposal to change zoning in the Piedmont Zoning Review Area due to concerns about potential

displacement of long-time African American residents. The PSC concurred with staff and recommends that the existing R5 zoning here be retained.

In its preliminary direction to staff on April 26, the PSC generally expressed support for Zoning Map changes in the David Douglas School District, with an admonition to consider any potential unintended consequences. In the Rose City Park neighborhood near the 60th Avenue MAX Station, an area subject to a lot of public testimony, the PSC generally supported a combination of R1 and R2 zoning. In the Maplewood neighborhood, the PSC supported a proposed up-zoning from R7 to R1 adjacent to Gabriel Park and a small commercial node because of the amenity-rich location.

In areas currently zoned R5 or R2 that have a new Mixed Use Comprehensive Plan designation, staff asked the PSC to consider two options: to change the zoning to a Commercial/Mixed Use zone, or to change the zoning to match the adjacent residential zone. The PSC provided a mix of perspectives and asked staff to follow up with additional analysis in consultation with the Mixed Use Zones team.

The PSC's preliminary recommendations on the Residential and Open Space Zoning Map were incorporated into the "Composite Zoning Map," published in May 2016. The Composite Zoning Map combined proposals for Employment, Campus Institutions, Mixed Use, Residential and Open Space into a single map. The map also updated zoning to reflect votes by the City Council on the Comprehensive Plan Map in May 2016 that affect zoning.

The public review period for the Composite Zoning Map (May - August 2016) provided the PSC and the public a fresh opportunity to review the proposed Zoning Map in its entirety, rather than in individual layers (Employment, Mixed Use, etc.).

PSC consideration of the Composite Zoning Map (August 2016)

On July 12, 2016, the PSC heard testimony from property owners and other interested parties on the proposed Composite Zoning Map. Testimony received through the Map App, email, US Mail and in person at the PSC public hearing addressed proposed Zoning Map changes in all zoning categories: Residential, Open Space, Employment, Industrial, Campus Institution, and Commercial/Mixed Use. In addition to base zones, testimony addressed proposed changes to overlay zones and plan districts.

On August 2, 2016, the PSC held a work session at which they discussed and deliberated about testimony received on the Composite Zoning Map. At the conclusion of this work session, the PSC provided preliminary direction to staff on Residential, Employment, Campus and Open Space Zoning Map amendments. A week later, on August 9, the PSC held a work session on Mixed Use Zoning Map changes and provided additional preliminary direction to staff.

On August 23, 2016, the PSC held a concluding work session and voted to adopt Zoning Map changes (including but not limited to those addressed in this report). The PSC further voted to consolidate Zoning Code and Zoning Map recommendations on all the Early Implementation projects into a single package to forward on to City Council.

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Section IV: Residential and Open Space Zoning Map changes recommended by the PSC

Introduction

In their recommendation to Portland City Council, the Planning and Sustainability Commission recommends Residential and Open Space Zoning Map changes to:

- a. Correspond with the Adopted 2035 Comprehensive Plan Map;
- b. Address situations where changes to residential zoning are appropriate to promote a more consistent pattern of residential development – some in locations with Mixed Use Comprehensive Plan designations.
- c. Reduce residential density to ease David Douglas School District’s overcrowding; and
- d. Match Comprehensive Plan designations established in 1980.

Each of these groups are described in more detail in the following pages.

a. Zoning Map recommendations that correspond with the Adopted 2035 Comprehensive Plan Map

All of the proposed Open Space, and most of the Residential Zoning Map changes, fall into this category. The following table, Table 1, summarizes the location, reason for and type of change. Additional background information about proposed changes can be found in staff reports prepared for the Planning and Sustainability Commission’s Comprehensive Plan work sessions (January through June 2015). See Appendix D for links to staff report dates and topics.

This category of Zoning Map changes largely reflects the Proposed Draft (March 2016), with the exception of some changes that reflect the City Council’s final action on the 2035 Comprehensive Plan Map (adopted on June 15, 2016).

Planning and Sustainability Commission Recommendations

See the following table, Table 1.

General location of recommended Zoning Map changes	Reason for Zoning Map changes	Effect of Zoning Map changes	Zoning Map changes that correspond with City Council amendments to the Comprehensive Plan Map (since publication of the Proposed Draft)
Dispersed sites citywide	<p>The Open Space zone is applied to planned parks or open space use on properties owned by the City of Portland, Metro and other public agencies.</p> <ul style="list-style-type: none"> • See PSC March 24, 2015 staff report: <i>Open Space Designations</i> (pp. 1-3) 	Various zones changing to Open Space	Additions: 16111 SE Foster Rd, 15912 SE Clatsop, SW 45 th & Umatilla, Barbara Welch Rd, N Omaha greenway, 6840 N Marine Dr, BES properties in Errol Heights, and portions of the Springwater Corridor
Primarily Southwest hills and near Powell Butte. Also, small areas in Sellwood-Moreland, Reed, and Linnton.	<p>Comprehensive Plan and zoning designations would reduce potential risks to public health and safety in areas at risk of natural hazards (e.g., landslide, wildfire, earthquake, flooding) and/or have drainage problems due to steep slopes, soil conditions, high groundwater, seeps and springs, or stream channels.</p> <p>Most of these areas also have limited stormwater management and drinking water capacity, or lack good quality streets and/or sidewalk connections. Proposed changes would limit the number of new homes that can be built in locations that may be hazardous, difficult or costly to provide with public services. Existing buildings would not be affected.</p> <ul style="list-style-type: none"> • See PSC March 10, 2015 staff report: <i>Residential Densities</i> (pp. 5-10 and i-iii) 	Decreases in residential density	
Dispersed areas of Southeast, East, and North Portland	<p>Recommended zone would reduce allowable residential density where the existing development pattern is predominantly lower than what the Comprehensive Plan designation currently allows. Areas recommended for change are relatively distant from centers and corridors.</p> <ul style="list-style-type: none"> • See PSC March 10, 2015 staff report: <i>Residential Densities</i> (pp. 16-21 and v-vi) 	Decreases in residential density	

Table 1: Zoning Map Recommendations that correspond with Adopted 2035 Comprehensive Plan designations

General location of recommended Zoning Map changes	Reason for Zoning Map changes	Effect of Zoning Map changes	Zoning Map changes that correspond with City Council amendments to the Comprehensive Plan Map (since publication of the Proposed Draft)
Powellhurst-Gilbert and Centennial	<p>Recommended zone would reduce allowable residential density in areas outside of centers and corridors, where public services and amenities are limited and where the existing development pattern is relatively established.</p> <p>The City will continue to pursue infrastructure improvements in these areas where they are lacking, including but not limited to new school construction, parks, safe routes to schools, and other pedestrian improvements.</p> <ul style="list-style-type: none"> • See PSC March 10, 2015 staff report: Residential Densities (pp. 11-15 and iv-v) 	Decreases in residential density	
Eliot Conservation District (Northeast Portland)	<p>Recommended zone would preserve the historic character of the Eliot Conservation District.</p> <p>The change is intended to alleviate pressure on the existing housing stock, and instead focus multi-dwelling development at higher densities along the bordering corridors (Vancouver/Williams and MLK).</p> <ul style="list-style-type: none"> • See PSC March 10, 2015 staff report: Residential Densities (pp. 22-25 and vi-vii) 	Decreases in residential density	
Primarily Southeast Portland, and dispersed locations in Northeast, East and North Portland	<p>Recommended zone will better match surrounding zoning and/or acknowledge what is built on the site.</p> <ul style="list-style-type: none"> • See PSC May 12, 2015 Final Consent Lists. "Proposed Map Changes" (pp. 4, 5) 	Decreases in residential density and a change from commercial to residential zoning	
Sellwood-Moreland (Southeast)	<p>Recommended zone would reduce allowable residential density since the planned Orange Line light rail station at Harold Street, which was the reason for the higher density zoning, won't be built</p>	Decreases in residential density	<p>Modification: Change from RH to R1 rather than R2.5, to acknowledge existing development and to</p>

General location of recommended Zoning Map changes	Reason for Zoning Map changes	Effect of Zoning Map changes	Zoning Map changes that correspond with City Council amendments to the Comprehensive Plan Map (since publication of the Proposed Draft)
	<p>within next 20 years.</p> <ul style="list-style-type: none"> • See PSC March 10, 2015 staff report: Residential Densities (pp. 29-32 and vii) 		<p>be consistent with Council’s decision to change the Comprehensive Plan Map designation on four properties at 5624 SE Milwaukie, 1650 SE Harold, 5505 SE 17th, and 1640-1644 SE Ellis</p>
Dispersed locations citywide	<p>Recommended zone would correct a situation in which a site is covered by more than one zone and more than one Comprehensive Plan designation.</p> <ul style="list-style-type: none"> • See PSC April 14, 2015 Consent List: Map Changes (pg. 3, 6) and May 12, 2015 Consent Lists (pp. 13-21) 	Changes from multiple zones on a site to a single zone	<p>Additions:</p> <ul style="list-style-type: none"> • 5324, 5408, 5418-5420 NE HASSALO • 2508 NE EVERETT ST • 4050 & 4104 SE GLADSTONE ST • 50th & BUSH • 2641-2649 SE 51ST AVE • 603 SE 48TH AVE • 305 SE 61ST AVE • 7061, 7075-7077, 7083-8085, 7101-7103 SE Division; and 2342 SE 70th, 7337-7419 SE DIVISION ST • 3935 SE LINCOLN ST • SE CHAVEZ & SE GRANT • 5430 & 5439 SE TOLMAN ST • 5430 & 5433 SE HENRY • 5429 SE DUKE • 1522 SE 21ST AVE • Terwilliger Plaza • 4503-4515 N Interstate
Primarily Inner Southeast, and near centers and corridors in North, Northeast and Southwest Portland	<p>Recommended zoning will provide more housing capacity adjacent to centers and corridors to reflect availability of transit, service and amenities. Recommended changes would also promote greater uniformity in scale and intensity of development within these areas.</p> <ul style="list-style-type: none"> • See PSC April 14, 2015 staff report: Residential Densities: Up-Designations (pp. 2-8) 	Increases in residential density	<p>Additions: 4736 and 4752 NE GOING, 6210 NE Going, 4532 NE 62nd, NE 62nd and DAVIS, SE Tacoma & SE 23rd; 5640, 5620-24 & 5606 NE Killingsworth, 4055 SW Garden Home, 8619-8923 SW 30th (at SW Dolph)</p>

Table 1: Zoning Map Recommendations that correspond with Adopted 2035 Comprehensive Plan designations

General location of recommended Zoning Map changes	Reason for Zoning Map changes	Effect of Zoning Map changes	Zoning Map changes that correspond with City Council amendments to the Comprehensive Plan Map (since publication of the Proposed Draft)
Dispersed areas in Northeast and Southeast Portland	<p>Recommended zone will better match what is currently built on the site, where existing buildings exceed the residential density allowed by the existing zone.</p> <ul style="list-style-type: none"> • See PSC March 16, 2015 staff report: <i>Nonconforming Residential Densities and Use</i> (pp. 1-3) 	<p>Increases in residential density</p> <p>Also, one correction from open space to residential on a property that is already developed as residential</p>	<p>Additions:</p> <ul style="list-style-type: none"> • 4210 NE Shaver • 1602-1620 NE 84TH AVE, • 2903-2919 & 2929-2935 SE CLAY ST • 1404-1422 & 1535 SE 29TH AVE • 1023-1039 SE 21ST AVE • 1521, 1533-1539, 1605-1607, 1611-1619 SE 21ST AVE • 1402-1420 SE 28TH AVE • 4020-4030 SE PARDEE ST • 4117-4123 SE LONG ST • 2005, 2007-2027 SE TAYLOR ST • 2052 & 2128; 2904 SE HAWTHORNE BLVD and adjacent • 4109-4119 SE MORRISON ST • 1411, 1521-1523, 1529-1549 SE 30TH AVE • 30th and Alder • 421-425, 433 NE 66TH AVE • 6136, 6144, 6148 SE DUKE ST • 6529, 6539, 6525, 6521, 6509 SE 62ND AVE
Southeast and North Portland	<p>Recommended change from employment to residential zoning ensures that residences previously approved through a conditional use process won't be nonconforming.</p> <ul style="list-style-type: none"> • See PSC March 16, 2015 staff report: <i>Nonconforming Residential Densities and Uses</i> (pg. 1) and April 14, 2015: 	<p>Changes from employment zoning (EG1 and EG2) to residential zoning</p>	<p>Additions: 2832 WI/ SE 50TH AVE</p>

General location of recommended Zoning Map changes	Reason for Zoning Map changes	Effect of Zoning Map changes	Zoning Map changes that correspond with City Council amendments to the Comprehensive Plan Map (since publication of the Proposed Draft)
	<i>Consent List: Map Changes (pg. 4)</i>		
Lombard Blvd in St. Johns, outside of the Town Center.	<p>Recommended zone would reduce allowable residential density along this truck route, while recognizing existing development. Fewer new housing units will result in fewer residents exposed to noise, vibration, and air quality impacts of truck traffic that may negatively affect human health.</p> <ul style="list-style-type: none"> • <i>See PSC March 10, 2015 staff report: Residential Densities (pp. 26-28 and vii)</i> 	Decreases in residential density	
Dispersed sites citywide	<p>Recommended zone will ease the transition in scale between new infill and adjacent residential development.</p> <ul style="list-style-type: none"> • <i>Not addressed in a PSC staff report, but corresponds with Policy 4.26</i> 	Decreases in residential density and a change from commercial to residential zoning	
Glenfair (East) and Maplewood (Southwest)	<p>Increase in zoning potential is recommended because infrastructure improvements have occurred or are underway to support additional housing potential in this well-served location.</p> <ul style="list-style-type: none"> • <i>See PSC March 10, 2015 staff report: Residential Densities (p. 9 and 41)</i> 	Increases in residential density	
Collins View (Southwest), Concordia (Northeast), and Montavilla (Southeast)	<p>Residential zone change is recommended because the site is no longer being considered by an adjacent or nearby campus institution for future expansion.</p> <ul style="list-style-type: none"> • <i>See PSC March 16, 2015 staff report: Nonconforming Residential Densities and Uses and May 12, 2015 Consent Lists</i> 	Changes from IR (Institutional Residential) zoning to residential	Additions: 4609-4615 NE HOYT ST

Table 1: Zoning Map Recommendations that correspond with Adopted 2035 Comprehensive Plan designations

General location of recommended Zoning Map changes	Reason for Zoning Map changes	Effect of Zoning Map changes	Zoning Map changes that correspond with City Council amendments to the Comprehensive Plan Map (since publication of the Proposed Draft)
Argay	Residential zone is consistent with Council-adopted residential (R3) Comprehensive Plan designation.	CG to R3	Addition: portion of Rossi Farm near NE 122 nd & NE Shaver
South Portland	Residential zone is consistent with Council-adopted residential (RH) Comprehensive Plan designation.	RH, R1, and CS to RH	Addition: Terwilliger Plaza
NW 29 th & NW Wilson	Residential zone is consistent with Council-adopted residential (R1) Comprehensive Plan designation.	Change from EG1 (General Employment) to R1	Addition: 2135 S/NW 29 th , 2135 NW 29TH AVE

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b. Zoning Map proposals that address various situations

Section 4b of the Proposed Draft briefly described a small set of Zoning Map changes that addressed miscellaneous situations that didn't fit neatly into categories described elsewhere in the report, such as:

- Fixing split zones
- Acknowledging nonconforming residential density
- Promoting a more consistent pattern of residential development, where infrastructure is in place.

In this Recommended Draft, these changes have been incorporated and are addressed in Section 4a (Zoning Map recommendations that correspond with the Adopted 2035 Comprehensive Plan Map) or Section 4d (Zoning Map recommendations that match 1980 Comprehensive Plan designations), as appropriate.

The Proposed Draft included a small number of Zoning Map changes that fit under the category of “promoting a more consistent zoning pattern.” Since publication of the Proposed Draft, staff identified some additional situations that fit into this category. Specifically, while considering changes to surrounding zoning to match 1980 Comprehensive Plan Map designations (discussed later in section 4d), some sites zoned R5 and R2 but with a Mixed Use Comprehensive Plan designation created a donut hole in the recommended pattern of residential zoning along some corridors in inner SE Portland.

Planning and Sustainability Commission Recommendations

The PSC recommends changing residential zoning in a small number of locations in Inner Southeast Portland where the Comprehensive Plan designation is Mixed Use. In the locations listed below, the current zoning is R5 or R2. Because the locations are transit- and amenity-rich, the PSC recommends applying a residential zone that has more housing potential than R5 or R2: either R2.5 or R1, to be consistent with zoning on adjacent properties.

The PSC recommends Residential zoning here rather than Mixed Use because retention of the existing housing stock overrides the need for additional commercial uses at this time, and because the existing supply of commercial development in the area is sufficient to meet market demand for the next several years. In addition, in Woodstock, infrastructure improvements may occur incrementally over time, as individual property owners seek Zoning Map changes through a quasi-judicial land use review.

Location	Comprehensive Plan Map designation adopted June 15, 2016	Recommended Zoning Map change
SE Chavez & SE Caruthers	Mixed Use-Civic Corridor <i>(Commercial designation applied in 1980)</i>	Change from R5 to R1
SE Chavez & Holgate	Mixed Use-Civic Corridor <i>(Commercial designation applied in 1980)</i>	Change from R2 to R1
5030 & 5032 SE Haig	Mixed Use-Civic Corridor <i>(Commercial designation applied in 1980)</i>	Change from R5 to R2.5
Properties on the edge of SE Woodstock between SE 40 th and SE 52 nd	Mixed Use-Neighborhood <i>(Residential designation R2.5 applied in 1980; Mixed Use designation applied in 2016)</i>	Change from R5 to R2.5

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c. Zoning Map recommendations that reduce residential density to ease David Douglas School District’s overcrowding

The Planning and Sustainability (PSC) recommends Zoning Map changes on a small number of properties now zoned R1 or R2 within the David Douglas School District boundary to ease enrollment pressures that the district is facing.

The PSC recommends these Zoning Map changes to address the district’s short term problem. However, the adopted 2035 Comprehensive Plan Map retains current Comprehensive Plan designations. This approach signals that once the district’s current enrollment pressures are alleviated by new facilities and/or programmatic changes, the zoning can change. This may occur either through a legislative process, or through a property owner-initiated quasi-judicial process to match the higher densities allowed by the Comprehensive Plan designations.

Properties currently zoned R1 are recommended to be changed to R2, and properties currently zoned R2 are recommended to be changed to R5. All affected properties are located in the Mill Park and Hazelwood neighborhoods. Properties were selected for this Zoning Map change based on the following criteria:

- Not located within a neighborhood center or the Gateway Regional Center
- Currently vacant or developed with a single-dwelling structure
- Identified in the Buildable Lands Inventory as having capacity for 3 or more units

In conjunction with these map changes, the PSC recommends an amendment to the Zoning Code to add adequate school district capacity as an approval criterion for a base zone change (along with the adequacy of other public services such as sanitary sewer and water).

*This amendment is included in the package of **Miscellaneous Zoning Amendments**, another Early Implementation project of the Comprehensive Plan update.*

Planning and Sustainability Commission Recommendations

The PSC heard testimony from six property owners about proposed Zoning Map changes in the David Douglas School District. At their August 2, 2016 work session, the PSC endorsed the Proposed Draft, with the following change:

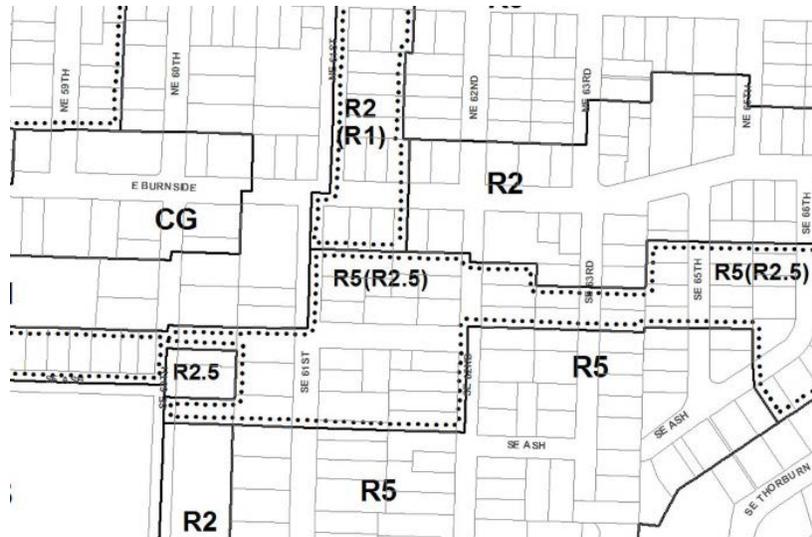
- The PSC recommends retaining R2 zoning on 13 properties that are already developed with multidwelling structures, rather than applying R5 as originally proposed (which would render the development nonconforming). Staff proposed these amendments to the PSC, following further research, and the PSC’s recommendation responds to testimony from two of the affected property owners.

The PSC heard testimony from three property owners who opposed a zone change from R2 to R5. The commenters own three properties that are large enough to provide additional development potential under R5. The PSC supported changing the zoning from R2 to R5 zone on these three properties because they are beyond ¼ mile from the MAX station on Burnside, and are currently developed with single

dwelling structures. However, the PSC recommends that the Interagency Agreement between the City of Portland and David Douglas School District include a sunset date for the Zoning Map changes and associated Zoning Code change.

d. Zoning Map recommendations that match 1980 Comprehensive Plan designations

Since 1980, the Comprehensive Plan has included a small percentage (about 3.5%) of properties across the city where the existing Comprehensive Plan residential designations and zoning do not match. The City of Portland Official Zoning Map depicts such areas with a dotted line. Properties are labeled with the zoning designation, followed by the Comprehensive Plan designation in parentheses.



Dotted lines illustrate where the zoning differs from the Comprehensive Plan designation.

With a few exceptions, these areas are located in parts of the city where there hasn't been a Comprehensive Plan or Zoning Map update since 1980. However, conditions in these areas have changed through improved infrastructure, demographic and market factors, and increased desirability of living close to the Central City. More than half of the affected neighborhoods are in Inner Southeast Portland.

These areas have the potential to provide more diverse housing options near opportunity areas (i.e., locations with close and convenient access to transit, shops, services and amenities).

In the process of developing the Proposed Draft, staff evaluated these areas to determine their suitability and readiness for a Zoning Map change. Evaluation criteria considered a number of factors including infrastructure constraints and conditions, actual built densities, recent market activity, demographics (including the ratio of renters to owners and neighborhood racial composition), and policy direction in the 2035 Comprehensive Plan. Factors were considered on balance, such that minor infrastructure shortcomings might be outweighed by other location strengths, and vice versa.

Appendix B summarizes the evaluation methodology used to evaluate potential zone changes in areas where the 1980 Comprehensive Plan Map designation allows more residential density than the current

zoning. Appendix A provides descriptive profiles of “Zoning Review Areas” where the PSC recommends Zoning Map changes, following analysis and community discussions.

Planning and Sustainability Commission Recommendations

The Planning and Sustainability Commission (PSC) recommends changing residential zones to match long-standing Comprehensive Plan designations in areas with relatively strong infrastructure investments and proximity to transit, amenities and services.

The majority of recommended changes are modest in scale, such as the difference between Residential 5,000 (R5), which mostly allows single-family home development, and Residential 2,500 (R2.5) which allows single-family home development as well as duplexes and row houses.

In areas farther from centers, with more limited infrastructure and/or with other constraints (such as steep slopes), or where a Zoning Map change would likely result in displacement of residential tenants or have an adverse impact on communities of color, the PSC recommends retention of current zoning at this time. In these areas, property owners would continue to be able to request an individual zone change through a land use review process, subject to meeting approval criteria in the Zoning Code.

Table 2, below, summarizes Zoning Map changes recommended by the PSC in this category.

Table 2: Recommended Zoning Map changes to Match 1980 Comprehensive Plan Designation

	Location	Recommended Zoning Map change	Rationale (reference Zoning Review Area appendix where applicable)	Notes¹
1.	Concordia, north of NE Killingsworth between 22 nd and 33 rd	R5 to R2.5	See Appendix A, pg A-1	
2.	Creston-Kenilworth, East of Chavez Blvd, north of SE Holgate	R5 to R2.5 and R2	See Appendix A, pg A-3	
3.	Creston-Kenilworth, near SE Powell and SE Foster	R5 to R2.5	See Appendix A, pg A-4	
4.	Far Southwest: SW 64 th S of SW Barbur Blvd	R10 to R5	These sites have the infrastructure in place to support the R5 designation. There have also been zoning map amendments approved in the area further supporting the proposed change.	
5.	Hosford-Abernethy, near SE Division & SE 12 th	R2 to R1	See Appendix A, pg A-5	
6.	Hosford-Abernethy, near SE 21 st and SE Powell	R2.5 to R1	See Appendix A, pg A-6	
7.	Mt Tabor, south of E Burnside from SE 58 th -77 th	R5 to R2.5	See Appendix A, pg A-7	
8.	Mt Tabor, SE 60 th & Stark	R5 to R2	See Appendix A, pg A-9	
9.	Mt Tabor, north of SE Division between 70 th and 76 th	R5 to R2.5	See Appendix A, pg A-10	
10.	Mt Tabor: SE Division & 64 th	R5 to R1	Split zone within single designation on a site developed as an assisted living facility owned by Courtyard Assisted Members LLC.	
11.	Mt Tabor: 60 th & Belmont	R5 to R2	Multiple sites developed with uses that exceed the existing R5 zones: an apartment building at 911 SE 60 th ; an assisted living facility, the Marquis Mt Tabor at 6040 SE Belmont; a dormitory owned by the Institute for International Christian Communication at 6012 SE Yamhill; a church affiliated with the Oregon Conference Adventist Churches at 1001 SE 60 th ; and a duplex at 6120-6122 SE Yamhill.	

¹ Unless otherwise noted, the PSC's recommendations match the proposal described in the Residential and Open Space Zoning Map Update Proposed Draft (March 2016)

Table 2: Recommended Zoning Map changes to Match 1980 Comprehensive Plan Designation

	Location	Recommended Zoning Map change	Rationale (reference Zoning Review Area appendix where applicable)	Notes¹
12.	Mt Tabor: 52 nd & Burnside	R2 to R1	Two sites that are developed with apartment and condominium buildings that meet the R1 density.	
13.	North Tabor, north of NE Glisan between NE 53 rd and 58 th	R2 to R1 (properties on the same block that contain CM2 zone)	Properties abut Commercial/Mixed Use zoning. Trimet bus #20 is scheduled for an upgrade to Frequent service. Infrastructure analysis supports density increase. North Tabor Neighborhood Association Board requested Zoning Map change here to match the 1980 Comprehensive Plan Map designation.	Zoning Map change was introduced after publication of the Proposed Draft in response to testimony and new technical information (Trimet North/Central Service Enhancement Plan).
14.	North Tabor, north of NE Glisan between 63 rd and 68 th	R5 to R2.5	See Appendix A, pg A-11	
	North Tabor, north of NE Glisan between 60 th and 65 th	R5 and R2 to R1	See Appendix A, pg A-13	
15.	North Tabor, south of NE Glisan between 61 st and 65 th	R2 to R1	See Appendix A, pg A-15	
16.	North Tabor: NE 66 th & Glisan	R5 to R2	A four-plex that meets the R2 density.	
17.	Northwest: NW Thurman	R10 to R5	These sites have the infrastructure in place to support the R5 designation. There have also been zoning map amendments approved in the area further supporting the proposed change.	
18.	Overlook	R5 to R2.5	See Appendix A, pg A-17	
19.	Reed, near SE Schiller & 37th	R5 to R2.5	See Appendix A, pg A-19	
20.	Reed: Tucker-Maxon School	R5 and R2.5 to R2.5	Split zone within single designation	
21.	Richmond/Hosford-Abernethy, between Hawthorne and Powell	R5 to R2.5	See Appendix A, pg A-21	
22.	Richmond, along SE Chavez between Hawthorne & Division	R5 to R1	See Appendix A, pg A-23	
23.	Rose City Park, south of NE Halsey	R5 to R1 and R2	See Appendix A, pg A-25	

Table 2: Recommended Zoning Map changes to Match 1980 Comprehensive Plan Designation

	Location	Recommended Zoning Map change	Rationale (reference Zoning Review Area appendix where applicable)	Notes¹
24.	Rose City Park, between NE Holladay and Wasco on NE 60th	R5 to R1	See Appendix A, pg A-26	Since publication of the Proposed Draft, the zoning pattern has been modified to reflect City Council-adopted Comprehensive Plan Map changes.
25.	Sellwood-Moreland, SE Lambert between SE 21 st and 22 nd	R5 to R2	See Appendix A, pg A-27	
26.	South Tabor: SE 50 th & Woodward	R2 to R1	A triplex that meets the R1 density and a duplex.	
27.	St Johns, N Fessenden/N Columbia	R5 to R2.5	See Appendix A, pg A-28	
28.	Sunnyside/Mt Tabor, N of Belmont, 42 nd -53 rd	R5 to R2.5	See Appendix A, pg A-29	
29.	Sunnyside/Mt Tabor, SE Hawthorne, 45 th -52 nd	R5 to R2.5	See Appendix A, pg A-31	
30.	Sunnyside: SE Belmont & Chavez	R2 to R1	Split zone and nonconforming residential density sites, including a REACH Community Development owned apartment at 804 SE Cesar E Chavez and an apartment complex at 600-610 SE Cesar E Chavez.	
31.	West Portland Park: SW Capitol near SW Dickinson	R7 to R2	These sites have the infrastructure in place to support the R2 designation and have no known hazards or constraints. They are within a block of a park and library and within 1 to 2 blocks of transit service.	
32.	Woodstock, near SE Woodstock, 36 th -SE 60 th	R5 to R2.5	See Appendix A, pg A-33	The section of SE Henry east of 52 nd Ave. has been deleted from recommended Zoning Map change to be consistent with City Council's decision to retain R5 Comprehensive Plan Map designation here.
33.	Woodstock, N of Woodstock, Chavez-40 th	R5 to R2	See Appendix A, pg A-35	

Appendices and Maps

- A. Proposed Zoning Map changes to Match 1980 Comprehensive Plan Designation: Zoning Review Area profiles
- B. Zoning Review Area Evaluation Methodology
- C. Zoning Review Areas with no proposed Zoning Map changes
- D. Index of Related PSC Staff Reports
- E. Residential Zone Definitions

Map 1. Residential and Open Space Zone Chnages

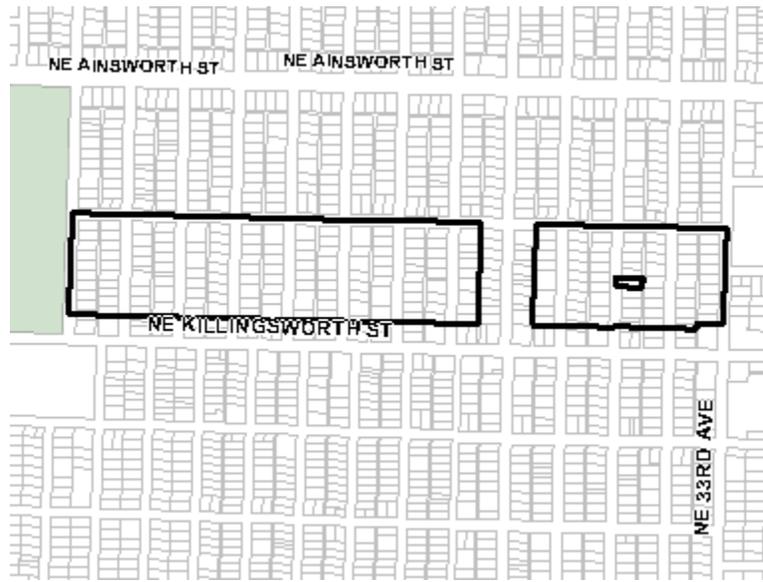
Appendix A: Recommended Zoning Map changes to Match 1980 Comprehensive Plan Designation: Zoning Review Area profiles

Concordia Neighborhood, North of NE Killingsworth between 22nd and 33rd

Comprehensive Plan Designation: Residential 2,500

Existing Zoning: R5

Proposed Zoning: R2.5



Area proposed for zoning change to R2.5

- **Proximity to amenities and services:** This area is located north of Killingsworth Street between 22nd and 33rd Ave. Most of the area designated R2.5 is situated within ½ mile of the Alberta Neighborhood Center. There are three bus lines serving the area: the #17 bus runs along 27th Avenue; the #70 runs along 33rd Avenue, and the #72 runs along Alberta Street to 30th Avenue to Killingsworth Street. Line 72 is a frequent service line (15 minutes or less throughout the day), and lines 17 and 70 have 20-minute or less service most of the day. The proximity of this area to transit, amenities and services suggests that this area is a good location for a range of housing types.
- **Infrastructure availability:** There are no water, sewer or stormwater systems constraints.
- **Lot sizes and built densities:** Of a total of 199 lots in this review area, 9 are under 3,000 square-feet in size. The original platting for much of Concordia is 25'x100' lots which are combined so that the typical house is developed on a 50'x100' lot, although there are also several lots of 7,500 and 10,000 square-feet developed with single-family houses. West of 30th Avenue, there are two 2,500 square-foot lots developed with detached houses. One of those lots was confirmed through the Lot Confirmation process, separated from the existing abutting lot that was originally 7,500 square-feet and is now 5,000 square-feet. There are also two lots of 3,750 square-feet, developed with early 20th century houses.

Appendix A: Zoning Review Area profiles

Between 31st and 33rd Ave there is a similar pattern. There are four lots over 5,000 square-feet, three lots that are 2,500 square-feet, and two lots that are 4,087 and 3,413 square-feet.

There is one multi-dwelling structure, an early 20th century four-plex on a 10,000 square-foot corner lot.

- **Recent development activity:** A total of three lots have seen recent activity:
 - One lot was changed to the R2.5 zone through the quasi-judicial review process in 2012, owned by a non-profit housing development organization.
 - One lot was re-established as a 2,500 square-foot lot through the Lot Confirmation process, and was subsequently developed with a single-family house in 2013. It was originally part of the lot to the north.
 - One existing vacant 2,500 square-foot lot was developed with a single-family house in 2014.
- **Occupancy:** The area west of 30th Ave is approximately 27% tenant-occupied, and east of 31st, west of 33rd Ave is 25% tenant-occupied. (For comparison, 47% of households are tenant-occupied citywide.)
- **Additional factors considered:** This Zoning Review Area is adjacent to areas zoned R2 along Killingsworth St, R2.5 south of Killingsworth St, and R5 directly to the north.

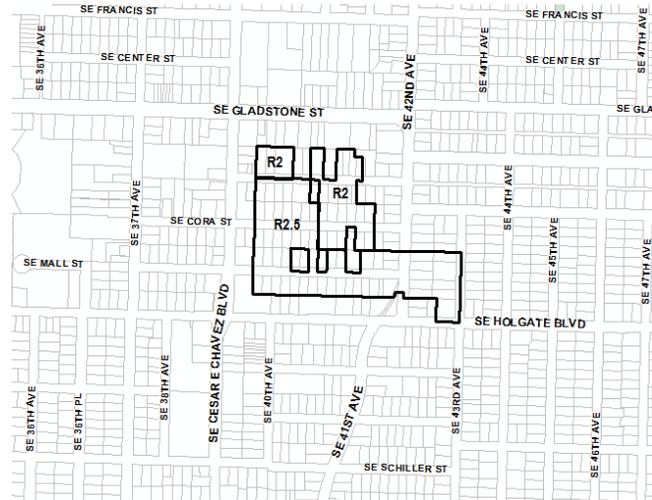
Appendix A: Recommended Zoning Map changes to Match 1980 Comprehensive Plan Designation: Zoning Review Area profiles

Creston-Kenilworth Neighborhood, East of Chavez Blvd, North of SE Holgate

Comprehensive Plan Designation: R2.5 and R2

Existing Zoning: R5

Proposed Zoning: R2.5 and R2



Areas proposed for zoning changes to R2 and R1

- **Proximity to amenities and services:** This area north of SE Holgate and east of SE Cesar E Chavez is situated within a half mile of the Powell/Creston Neighborhood Center. The #75 bus runs along SE Cesar E Chavez to the west and is a frequent service line. The proximity of this area to transit, amenities and services means that this area is a good location for a range in housing types.
- **Infrastructure availability:** There are no water, sewer or stormwater systems constraints.
- **Lot sizes and built densities:** There are a number of buildings that include more units than allowed by the current R5 zoning. There are few underlying lots, so this area has some potential for lot confirmations.
- **Recent development activity:** There have been eight individual sites in this area that have gone through a quasi-judicial zone map amendment process to convert to R2.5 or R2. There has been some demolition and redevelopment in this area.
- **Occupancy:** This area is approximately 35% (R5 to R2.5 area) and 43% (R5 to R2 area) tenant-occupied. (For comparison, 47% of households are tenant-occupied citywide.)
- **Additional factors considered:** This Zoning Review Area is surrounded by areas already zoned for R2 and R1 to the north, west and south. The area to the east is zoned R5.

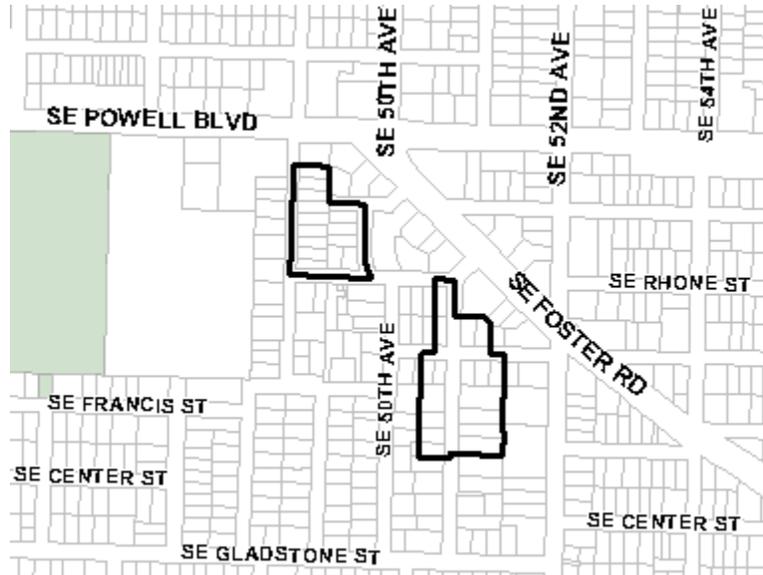
Appendix A: Zoning Review Area profiles

Creston-Kenilworth Neighborhood, near SE Powell & SE Foster

Comprehensive Plan Designation: R2.5

Existing Zoning: R5

Proposed Zoning: R2.5



Areas proposed for zoning change to R2.5

- **Proximity to amenities and services:** This area south of SE Powell, west of SE Foster and east of SE 49th Avenue is situated within a half mile of the Foster/Creston Neighborhood Center. The #9 Powell and #14 Hawthorne buses runs along SE Powell and SE Foster respectively to the north and both are frequent service lines. The proximity of this area to transit, amenities and services means that this area is a good location for a range in housing types.
- **Infrastructure availability:** There are no water, sewer or stormwater systems constraints.
- **Lot sizes and built densities:** There are a number of lots in this area that are smaller than 4750 square feet, the threshold for allowing two dwelling units if the area were to be rezoned to R2.5. Therefore, in much of this Zoning Review Area, a change in zoning would have no effect. There are no underlying lots, so this area does not have the potential for lot confirmations.
- **Recent development activity:** There has been some demolition and redevelopment in this area.
- **Occupancy:** This area is approximately 33% tenant-occupied. (For comparison, 47% of households are tenant-occupied citywide.)
- **Additional factors considered:** This Zoning Review Area is adjacent to mixed use areas along SE Foster and an area to the east already zoned for R2.

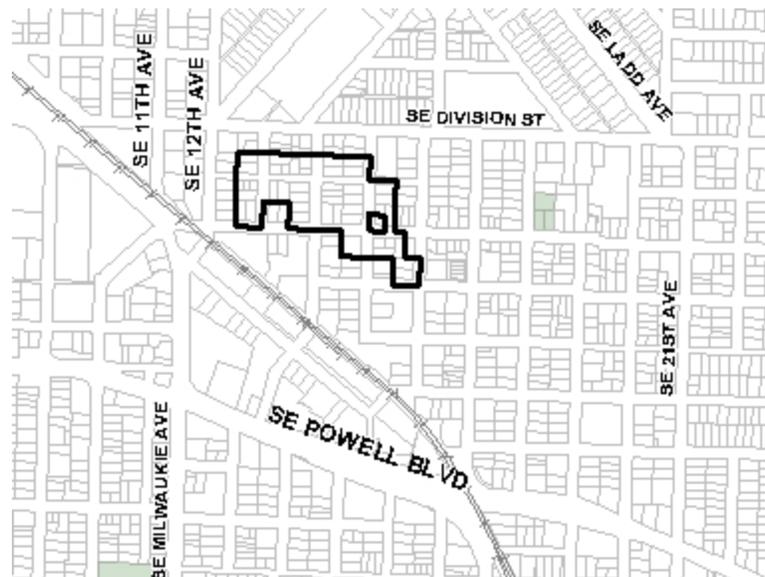
Appendix A: Recommended Zoning Map changes to Match 1980 Comprehensive Plan Designation: Zoning Review Area profiles

Hosford-Abernethy, near SE Division and SE 12th

Comprehensive Plan Designation: R1

Existing Zoning: R2

Proposed Zoning: R1



Area proposed for zoning change to R1

- **Proximity to amenities and services:** This area south of SE Division, east of SE 12th Avenue and west of SE 16th Avenue is situated within a quarter mile of the Clinton/SE 12th Avenue Station of the Max Orange Line. The #70 12th/33rd and #4 Division/Fessenden buses runs along SE 12th and SE Division respectively to the west and north and the #4 is a frequent service line. The proximity of this area to transit, amenities and services means that this area is a good location for a range in housing types.
- **Infrastructure availability:** The Portland Bike Share is scheduled in the Transportation Systems Plan (TSP) for the Years 1 – 10. The Taggart/Insley – sewer capacity updates project is identified in this area with the timeframe of 2013-2032. There are no water or stormwater systems constraints.
- **Lot sizes and built densities:** There are a number of buildings that include more units than allowed by the current R2 zoning.
- **Recent development activity:** There has been some demolition and redevelopment in this area.
- **Occupancy:** This area is approximately 56% tenant-occupied. (For comparison, 47% of households are tenant-occupied citywide.) There are four properties owned by REACH Community Development that provide affordable housing.
- **Additional factors considered:** This Zoning Review Area is adjacent to mixed use areas along SE 12th Avenue and an area to the north and along SE Clinton is already zoned for R1.

Appendix A: Zoning Review Area profiles

Hosford-Abernethy, near SE 21st & SE Powell

Comprehensive Plan Designation: R1

Existing Zoning: R2.5

Proposed Zoning: R1



Area proposed for zoning change to R1

- **Proximity to amenities and services:** This area north of SE Powell Boulevard, east of SE 19th Avenue and west of SE 21st Avenue is situated within a quarter mile of the SE 17th/Rhine Station of the Max Orange Line. The #9 Powell bus runs along SE Powell Boulevard to the south and is a frequent service line. The proximity of this area to transit, amenities and services means that this area is a good location for a range in housing types.
- **Infrastructure availability:** The Portland Bike Share is scheduled in the Transportation Systems Plan (TSP) for the Years 1 – 10. The Taggart/Insley – sewer capacity updates project is identified in this area with the timeframe of 2013-2032. There are no water or stormwater systems constraints.
- **Lot sizes and built densities:** The address 3124-3134 SE 20th AVE appears to be developed as a duplex on a 13,000 square foot site. The other lots are developed with single-dwellings on lots that range from 3,300 to 5,000 square feet.
- **Recent development activity:** There has been no recent demolition or redevelopment in this area.
- **Occupancy:** This area is approximately 67% tenant-occupied. (For comparison, 47% of households are tenant-occupied citywide.)
- **Additional factors considered:** This Zoning Review Area is adjacent to an employment area along SE Powell Boulevard and an area to the west and north along SE 19th Avenue is already zoned for R1.

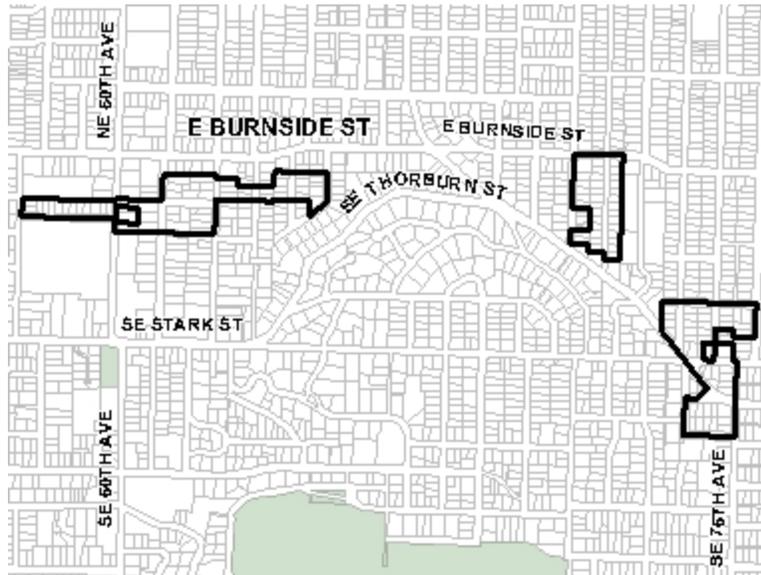
Appendix A: Recommended Zoning Map changes to Match 1980 Comprehensive Plan Designation: Zoning Review Area profiles

Mt. Tabor, south of E Burnside from SE 58th to SE 77th

Comprehensive Plan Designation: R2.5

Existing Zoning: R5

Proposed Zoning: R2.5



Areas proposed for zoning change to R2.5

- **Proximity to amenities and services:** This large area south of E Burnside Street, west of SE 58th Avenue and east of SE 77th Avenue is situated within ½ mile both of the 60th Avenue Neighborhood Center and the Montavilla Neighborhood Center. In the Trimet Annual Service Plan and Service Enhancement Plan priorities, the #20 Burnside bus will be increasing frequency starting in March 2017. The #15 Belmont/NW 23rd runs along SE Belmont and Yamhill to SE 76th to the south and the #72 Killingsworth/82nd runs along SE 82nd to the east and both are frequent service lines. The proximity of this area to transit, amenities and services means that this area is a good location for a range in housing types.
- **Infrastructure availability:** The Inner E Burnside Ped/Bike Improvements is scheduled in the Transportation Systems Plan (TSP) for the Years 1 – 10. The SE Seventies Bikeway is listed on the TSP for Years 1-10. The Holladay/Stark/Sullivan – sewer capacity updates project is identified in this area with the timeframe of 2013-2032. There are no water or stormwater systems constraints.
- **Lot sizes and built densities:** There are a number of lots in this area that are smaller than 4750 square feet, the threshold for allowing two dwelling units if the area were to be rezoned to R2.5. Therefore, in much of this Zoning Review Area, a change in zoning would have no effect. There are few underlying lots, so this area has some potential for lot confirmations.

Appendix A: Zoning Review Area profiles

- **Recent development activity:** There have been five individual sites in this area that have gone through a quasi-judicial zone map amendment process to convert to R2.5. There has been some demolition and redevelopment in this area.
- **Occupancy:** This area is approximately 23% tenant-occupied. (For comparison, 47% of households are tenant-occupied citywide.)
- **Additional factors considered:** This Zoning Review Area is adjacent to mixed use and multi-dwelling areas along E Burnside and an area to the east already zoned for R1 adjacent to the Montavilla Neighborhood Center.

Appendix A: Recommended Zoning Map changes to Match 1980 Comprehensive Plan Designation: Zoning Review Area profiles

Mt. Tabor, SE 60th North of SE Stark

Comprehensive Plan Designation: R2

Existing Zoning: R5

Proposed Zoning: R2



Area proposed for zoning change to R2

- **Proximity to amenities and services:** This area straddles SE 60th Avenue, north of SE Stark Street and south of E Burnside Street. The #15 Belmont/NW 23rd bus travels south of this area and is a frequent service line.
- **Infrastructure availability:** The Sixties Neighborhood Greenway is listed on the TSP for Years 1 – 10. The Holladay/Stark/Sullivan – sewer capacity updates project is identified in this area with the timeframe of 2013-2032. There are no water or storm water systems constraints.
- **Lot sizes and built densities:** This area is owned by the Portland General Electric Company and is developed as a power substation.
- **Recent development activity:** There has been no recent development activity.
- **Occupancy:** This area contains no housing.
- **Additional factors considered:** This Zoning Review Area is adjacent to R2 areas to the west, south and north.

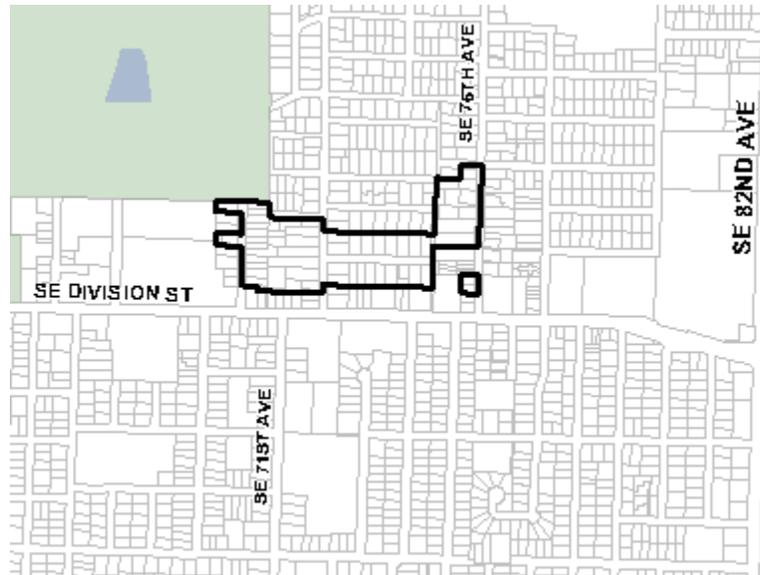
Appendix A: Zoning Review Area profiles

Mt. Tabor, North of SE Division between 70th and 76th

Comprehensive Plan Designation: R2.5

Existing Zoning: R5

Proposed Zoning: R2.5



Area proposed for zoning change to R2.5

- **Proximity to amenities and services:** This area north of SE Division Street, west of SE 70th Avenue and east of SE 76th Avenue is situated within ½ mile of the Jade Neighborhood Center. The #4 Division/Fessenden runs along SE Division Street to the south and the #72 Killingsworth/82nd runs along SE 82nd to the east and both are frequent service lines. The proximity of this area to transit, amenities and services means that this area is a good location for a range in housing types.
- **Infrastructure availability:** The Inner Division Corridor Improvements, Phase 3 is listed on the TSP for Years 11 – 20. The SE Seventies Bikeway is listed on the TSP for Years 1-10. There are no water, sewer or stormwater systems constraints.
- **Lot sizes and built densities:** There are a number of lots in this area that are smaller than 4750 square feet, the threshold for allowing two dwelling units if the area were to be rezoned to R2.5. Therefore, in much of this Zoning Review Area, a change in zoning would have no effect. There are few underlying lots, so this area has some potential for lot confirmations.
- **Recent development activity:** There have been five individual sites in this area that have gone through a quasi-judicial zone map amendment process to convert to R2.5. There has been some demolition and redevelopment in this area.
- **Occupancy:** This area is approximately 23% tenant-occupied. (For comparison, 47% of households are tenant-occupied citywide.)
- **Additional factors considered:** This Zoning Review Area is adjacent to multi-dwelling areas of R2 and R1 along SE Division to the south and an area east of SE 76th Avenue zoned for R2.

Appendix A: Zoning Review Area profiles

- **Occupancy:** This area is approximately 46% tenant-occupied. (For comparison, 47% of households are tenant-occupied citywide.)
- **Additional factors considered:** This Zoning Review Area is adjacent to a mixed use area along NE Glisan Street and across from High Density Residential – RH zoning on the west side of NE 60th Avenue.

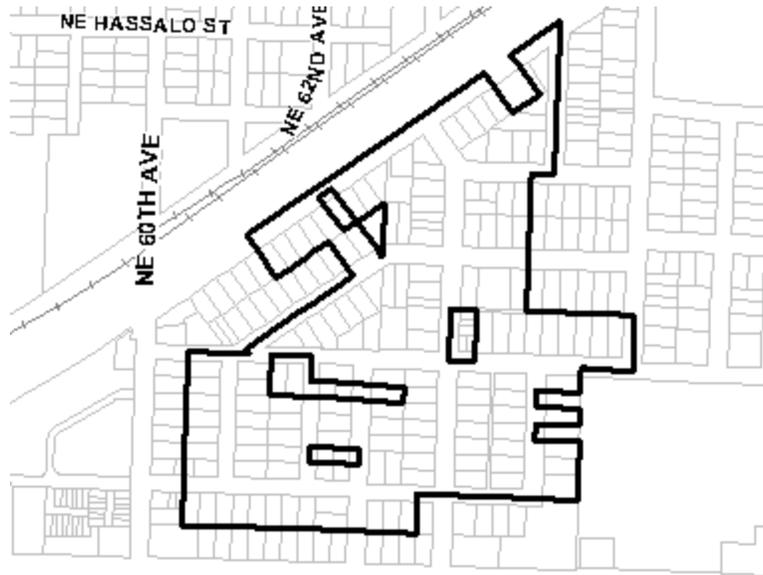
Appendix A: Recommended Zoning Map changes to Match 1980 Comprehensive Plan Designation: Zoning Review Area profiles

North Tabor, North of NE Glisan between 60th and 65th

Comprehensive Plan Designation: R1

Existing Zoning: R5 and R2

Proposed Zoning: R1



Area proposed for zoning change to R1

- **Proximity to amenities and services:** This area is north of NE Glisan Street, south of Interstate 84 (I-84), east of NE 60th Avenue and west of NE 65th Avenue. The NE 60th Max Station is within a quarter mile to the west. The proximity of this area to transit, amenities and services means that this area is a good location for a range in housing types.
- **Infrastructure availability:** The 60th Ave MAX Station Area Improvements are listed on the Transportation Systems Plan (TSP) for the Years 1 – 10. The Sixties Neighborhood Greenway is listed on the TSP for Years 1 – 10. There are substandard streets. The Holladay/Stark/Sullivan – sewer capacity updates project is identified in this area with the timeframe of 2013-2032. There are no water or stormwater systems constraints.
- **Lot sizes and built densities:** All the properties currently zoned R2 are duplexes with the exception of 6342-6348 NE Willow Street, which is a four-plex. The R5 zoned lots are developed with single-dwellings and duplexes on lots that range from 2,500 to 12,470 square feet.
- **Recent development activity:** The duplex at 6016-6020 NE Willow Street is the only redevelopment in this area since 1995.
- **Occupancy:** This area is approximately 100% tenant-occupied for the properties currently zoned R2 and 26% tenant-occupied for the properties currently zoned R5. (For comparison, 47% of households are tenant-occupied citywide.)

Appendix A: Zoning Review Area profiles

- **Additional factors considered:** This Zoning Review Area is adjacent to a mixed use area along NE Glisan Street and across from High Density Residential – RH zoning on the west side of NE 60th Avenue.

Appendix A: Zoning Review Area profiles

- **Occupancy:** This area is approximately 35% tenant-occupied. (For comparison, 47% of households are tenant-occupied citywide.)
- **Additional factors considered:** This Zoning Review Area is adjacent to mixed use areas along NE Glisan Street and E Burnside Street, as well as, the Multi-Dwelling Residential 1,000 (R1) across the street on the west side of NE 60th Avenue.

Appendix A: Recommended Zoning Map changes to Match 1980 Comprehensive Plan Designation: Zoning Review Area profiles

Overlook Neighborhood

Comprehensive Plan Designation: R2.5

Existing Zoning: R5

Proposed Zoning: R2.5



Area proposed for zoning change to R2.5

- **Proximity to amenities and services:** This area has two sections off Killingsworth. Both areas are between N Greeley and N Interstate. The Killingsworth Town Center bounds these two areas, with a coffee shop and restaurants nearby. The number 35 bus line operates on Greeley and the frequent service 72 bus line runs on Killingsworth. In addition, the MAX Interstate, yellow line is adjacent. The proximity of this area to transit, amenities, services, and working class jobs on the peninsula suggests that this area is a good location for a range in housing types.
- **Infrastructure availability:** There are no street, water, sewer or stormwater systems constraints.
- **Lot sizes and built densities:** There are 6 (out of 862) properties that have lots smaller than 5,000 square feet and no buildings that include more units than allowed by the current R5 zoning. There are many underlying lots, so this area has some potential for lot confirmations.
- **Recent development activity:** There has been one individual site in this area that has gone through a quasi-judicial zone map amendment process to convert to R2.5. There has been some demolition and redevelopment since 1995 in this area.
- **Occupancy:** This area is approximately 26% to 30% tenant-occupied. (For comparison, 47% of households are tenant-occupied citywide.)

Appendix A: Zoning Review Area profiles

Additional factors considered: This Zoning Review Area lies in between Mixed Use and R1 zoning on Killingsworth and R5 to the North and South.

Appendix A: Recommended Zoning Map changes to Match 1980 Comprehensive Plan Designation: Zoning Review Area profiles

Reed, Near SE Schiller and 37th

Comprehensive Plan Designation: R2.5

Existing Zoning: R5

Proposed Zoning: R2.5



Area proposed for zoning change to R2.5

- **Proximity to amenities and services:** This area is south of SE Long Street, north of SE Schiller Street, east of SE 36th Avenue and west of SE Cesar E Chavez. The #75 bus runs along SE Cesar E Chavez to the west and is a frequent service line. The proximity of this area to transit, amenities and services means that this area is a good location for a range in housing types.
- **Infrastructure availability:** The Cesar Chavez Corridor Improvements on the Transportation Systems Plan (TSP) are scheduled for Years 1 – 10. There are no water, sewer or stormwater systems constraints.
- **Lot sizes and built densities:** There are a number of lots in this area that are smaller than 4750 square feet, the threshold for allowing two dwelling units if the area were to be rezoned to R2.5. Therefore, in much of this Zoning Review Area, a change in zoning would have no effect. There are few underlying lots, so this area has some potential for lot confirmations. There are a number of buildings that include more units than allowed by the current R5 zoning.
- **Recent development activity:** There is one individual site in this area on SE Schiller Street that has gone through a quasi-judicial zone map amendment process to convert to R2.5. There has been some demolition and redevelopment in this area.
- **Occupancy:** This area is approximately 44% tenant-occupied. (For comparison, 47% of households are tenant-occupied citywide.)

Appendix A: Zoning Review Area profiles

- **Additional factors considered:** This Zoning Review Area is adjacent to a mixed use and multi-dwelling area along SE Cesar E Chavez Boulevard and SE Holgate Boulevard. An adjacent area north of SE Long Street is already zoned R2.5.

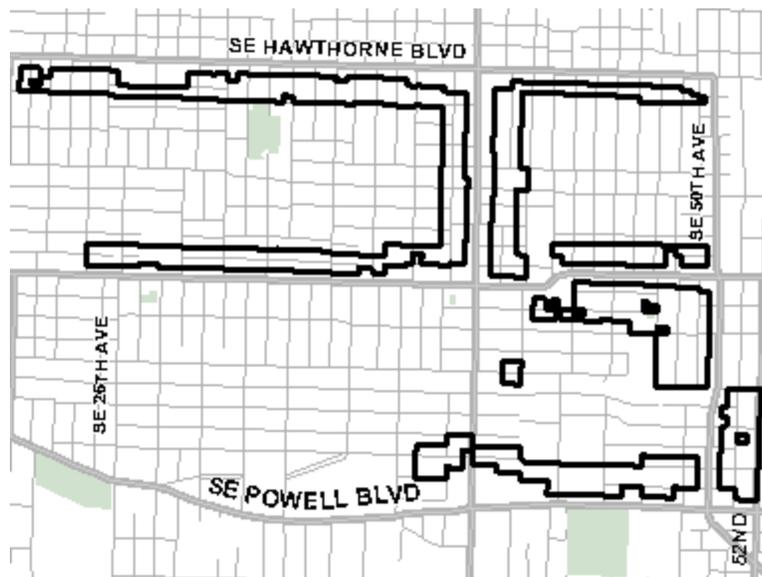
Appendix A: Recommended Zoning Map changes to Match 1980 Comprehensive Plan Designation: Zoning Review Area profiles

Richmond/Hosford-Abernethy, Between Hawthorne and Powell

Comprehensive Plan Designation: R2.5

Existing Zoning: R5

Proposed Zoning: R2.5



Area proposed for zoning change to R2.5

- **Proximity to amenities and services:** This large area is south of SE Hawthorne Boulevard, east of SE 20th Avenue, west of SE 52nd Avenue and north of SE Powell Boulevard. The #14 Hawthorne, the #4 Division/Fessenden, the #75 Cesar Chavez/Lombard, the #9 Powell bus runs along SE Powell are all frequent service lines. The proximity of this area to transit, amenities and services means that this area is a good location for a range in housing types.
- **Infrastructure availability:** The Cesar Chavez Corridor Improvements on the Transportation Systems Plan (TSP) are scheduled for Years 1 – 10. The SE Division Street Transit Improvements on the TSP are scheduled for Years 11 – 20. The Portland Bike Share is scheduled in the TSP for the Years 1 – 10. The Taggart/Insley – sewer capacity updates project is identified in this area with the timeframe of 2013-2032. There are no water or stormwater systems constraints.
- **Lot sizes and built densities:** There are a number of lots in this area that are smaller than 4750 square feet, the threshold for allowing two dwelling units if the area were to be rezoned to R2.5. Therefore, in much of this Zoning Review Area, a change in zoning would have no effect. There are a few underlying lots, so this area does have some potential for lot confirmations. There are a number of buildings that include more units than allowed by the current R5 zoning.
- **Recent development activity:** There have been seventeen sites in this area that have gone through a quasi-judicial zone map amendment process to convert to R2.5. There has been some demolition and redevelopment in this area.

Appendix A: Zoning Review Area profiles

- **Occupancy:** This area is approximately 30% tenant-occupied. (For comparison, 47% of households are tenant-occupied citywide.)
- **Additional factors considered:** This Zoning Review Area is adjacent to mixed use and multi-dwelling areas along SE Hawthorne Blvd, SE Division Street, SE Cesar E Chavez Boulevard, SE Powell Boulevard and SE 50th Avenue.

Appendix A: Recommended Zoning Map changes to Match 1980 Comprehensive Plan Designation: Zoning Review Area profiles

Richmond, along SE Chavez, Between Hawthorne and Division

Comprehensive Plan Designation: R1

Existing Zoning: R5

Proposed Zoning: R1



Area proposed for zoning change to R1

- **Proximity to amenities and services:** This area is on either side of SE Cesar E Chavez Boulevard, south of SE Hawthorne Boulevard and north of SE Division Street. The #75 Cesar Chavez/Lombard, #14 Hawthorne and the #4 Division/Fessenden buses travel through this area and are all frequent service lines. The proximity of this area to transit, amenities and services means that this area is a good location for a range in housing types.
- **Infrastructure availability:** The Cesar Chavez Corridor Improvements on the Transportation Systems Plan are scheduled for Years 1 – 10. The Taggart/Insley – sewer capacity updates project is identified in this area with the timeframe of 2013-2032. There are no water or stormwater systems constraints.
- **Lot sizes and built densities:** There is one building that includes more units than allowed by the current R5 zoning.
- **Recent development activity:** There have been five individual sites in this area that have gone through a quasi-judicial zone map amendment process to convert to R1. There has been some demolition and redevelopment in this area.
- **Occupancy:** This area is approximately 34% tenant-occupied. (For comparison, 47% of households are tenant-occupied citywide.)

Appendix A: Zoning Review Area profiles

- **Additional factors considered:** This Zoning Review Area is adjacent to mixed use and multi-dwelling areas along SE Cesar E Chavez Boulevard, SE Hawthorne Boulevard and SE Division Street.

Appendix A: Zoning Review Area profiles

identified in this area with the timeframe of 2013-2032. There are no water or stormwater systems constraints. There are some unimproved streets where sidewalks are lacking.

- **Lot sizes and built densities:** There is a mix of single-family houses, duplexes and triplexes in the R5(R1) and R5(R2) areas east of 60th Avenue. The same is true west of 60th Avenue, but there is also a ten-plex and a four-plex on 57th Avenue across from Normandale Park. The west side of 60th Avenue to 58th Avenue is entirely developed with single-family houses in the R5(R2) and (R1) area. There is a band of R5(R1) east of 60th to 62nd Ave from Clackamas to Wasco, and to Multnomah east of 62nd, which includes three duplexes and two triplexes.

There are several duplexes in the R5(R2) area; these are nonconforming under the current R5 zoning. There are several multi-plexes and duplexes in the R5(R1) area; these are also out of conformance with the current R5 zoning. Under the proposed R2 and R1 zoning, these housing types would become conforming to the density allowed in these zones. If the current R5 zoning is retained, the duplexes and multi-plexes could be replaced with single family houses.

- **Recent development activity:** There are two lots internal to the R5(R1) area where the zoning is R1. One of those (61st/Wasco) was changed through a quasi-judicial review in 1998. It is a vacant lot that has never been developed. The other (62nd/Clackamas) was developed with a single-family house in 1989. There have been no quasi-judicial changes in the R5(R2) area.
- **Occupancy:** This area is approximately 27% tenant-occupied in the R5(R2) area, and 41% in the R5(R1) area. (For comparison, 47% of households are tenant-occupied citywide.) Most of the rental housing in this area is in multi-dwelling structures.
- **Additional factors considered:** This Zoning Review Area is adjacent to a mixed use node along NE Halsey Street at 60th Avenue.

Appendix A: Recommended Zoning Map changes to Match 1980 Comprehensive Plan Designation: Zoning Review Area profiles

Sellwood-Moreland

Comprehensive Plan Designation: R2

Existing Zoning: R5

Proposed Zoning: R2



Area proposed for zoning change to R2

- **Proximity to amenities and services:** This area is south of SE Lambert Street, east of SE 21st Avenue, west of SE 23rd Avenue and across the street from Moreland Park. The SE Tacoma/Johnson Creek Max Station is to the southeast and just over a quarter of a mile. The proximity of this area to transit, amenities and services means that this area is a good location for a range in housing types.
- **Infrastructure availability:** There are no water, sewer or stormwater systems constraints.
- **Lot sizes and built densities:** There are two 5,000 square foot lots developed with single-dwellings.
- **Recent development activity:** There has been no demolition and redevelopment in this area.
- **Occupancy:** This area is 50% tenant-occupied. (For comparison, 47% of households are tenant-occupied citywide.)
- **Additional factors considered:** This Zoning Review Area is adjacent to R2 zoning and multi-dwelling areas to the south and east.

Appendix A: Zoning Review Area profiles

St John's Neighborhood

Comprehensive Plan Designation: R2.5

Existing Zoning: R5

Proposed Zoning: R2.5



Area proposed for zoning change to R2.5

- **Proximity to amenities and services:** This area is bounded by N Columbia Blvd, N Fessenden Ave, and N Columbia Way. It is near a small neighborhood commercial hub on Fessenden with a gas station, corner store, and restaurants. The number 4 frequent service bus line runs on Fessenden too. The new number 11 bus line will connect the neighborhood to the St. John's Bridge to the south and to Smith and Bybee Lake to the north. The proximity of this area to transit, amenities and services means that this area is a good location for a range in housing types.
- **Infrastructure availability:** There are no water, sewer or stormwater systems constraints. However, there are transportation constraints on N Columbia Blvd.
- **Lot sizes and built densities:** There are 23 (out of 130) properties that have lots smaller than 5,000 square feet and no buildings that include more units than allowed by the current R5 zoning. There are few underlying lots, so this area has some potential for lot confirmations.
- **Recent development activity:** There have been 4 individual sites in this area that have gone through a quasi-judicial zone map amendment process to convert to R2.5. There has been some demolition and redevelopment since 1995 in this area.
- **Occupancy:** This area is approximately 32% tenant-occupied. (For comparison, 47% of households are tenant-occupied citywide.)
- **Additional factors considered:** This Zoning Review Area is surrounded by areas already zoned for R2 and R1 to the north, west and south. The area to the east is zoned R5.

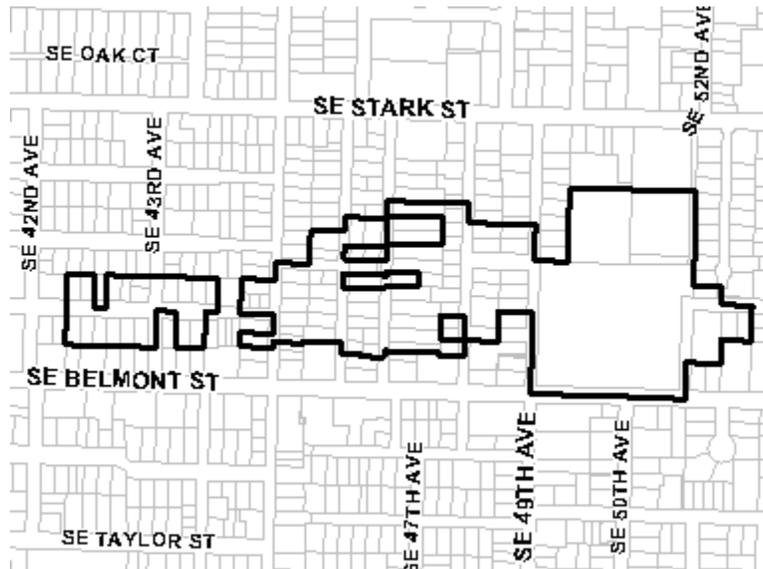
Appendix A: Recommended Zoning Map changes to Match 1980 Comprehensive Plan Designation: Zoning Review Area profiles

Sunnyside/Mt. Tabor, North of SE Belmont Between 42nd and 53rd

Comprehensive Plan Designation: R2.5

Existing Zoning: R5

Proposed Zoning: R2.5



Area proposed for zoning change to R2.5

- **Proximity to amenities and services:** This area is south of SE Stark Street, north of SE Belmont Street, east of SE 42nd Avenue and west of SE 53rd Avenue. The #15 Belmont/NW 23rd runs along SE Belmont and is a frequent service line. The proximity of this area to transit, amenities and services means that this area is a good location for a range in housing types.
- **Infrastructure availability:** The Holladay/Stark/Sullivan – sewer capacity updates project is identified in this area with the timeframe of 2013-2032. There are no water or stormwater systems constraints.
- **Lot sizes and built densities:** There are a number of lots in this area that are smaller than 4750 square feet, the threshold for allowing two dwelling units if the area were to be rezoned to R2.5. Therefore, in much of this Zoning Review Area, a change in zoning would have no effect. There are relatively few underlying lots, so this area does not have the potential for lot confirmations. There are a number of buildings that include more units than allowed by the current R5 zoning.
- **Recent development activity:** There have been eleven individual sites in this area that have gone through a quasi-judicial zone map amendment process to convert to R2.5. There has been some demolition and redevelopment in this area.
- **Occupancy:** This area is approximately 33% tenant-occupied. (For comparison, 47% of households are tenant-occupied citywide.)

Appendix A: Zoning Review Area profiles

- **Additional factors considered:** This Zoning Review Area is adjacent to mixed use and multi-dwelling areas along SE Belmont Street.

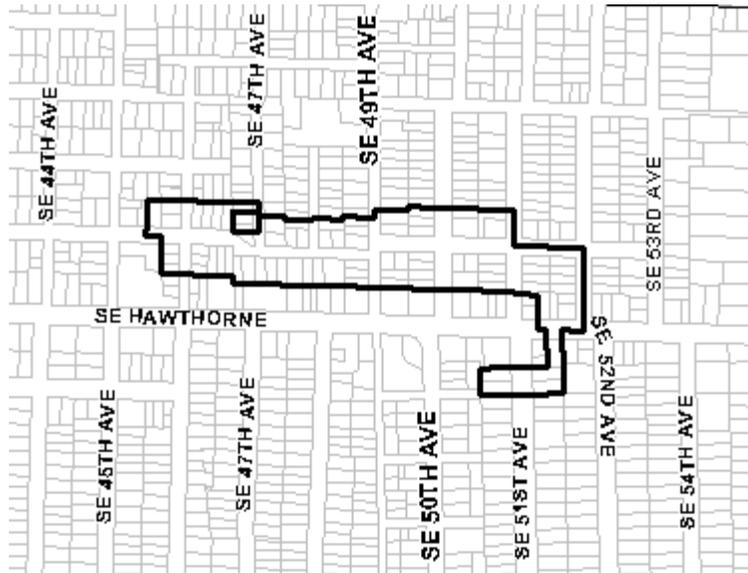
Appendix A: Recommended Zoning Map changes to Match 1980 Comprehensive Plan Designation: Zoning Review Area profiles

Sunnyside/Mt. Tabor, Near SE Hawthorne between 45th and 52nd

Comprehensive Plan Designation: R2.5

Existing Zoning: R5

Proposed Zoning: R2.5



Area proposed for zoning change to R2.5

- **Proximity to amenities and services:** This area is north of SE Hawthorne Blvd, south of SE Belmont Street, east of SE 45th Avenue and west of SE 52nd Avenue. The #14 Hawthorne runs along SE Hawthorne and then continues south on SE 50th, is a frequent service line. The #15 Belmont/NW 23rd runs along SE Belmont and is a frequent service line. The proximity of this area to transit, amenities and services means that this area is a good location for a range in housing types.
- **Infrastructure availability:** The Taggart/Insley – sewer capacity updates project is identified in this area with the timeframe of 2013-2032. There are no water or stormwater systems constraints.
- **Lot sizes and built densities:** There are a number of lots in this area that are smaller than 4750 square feet, the threshold for allowing two dwelling units if the area were to be rezoned to R2.5. Therefore, in much of this Zoning Review Area, a change in zoning would have no effect. There are relatively few underlying lots, so this area does not have the potential for lot confirmations. There are a number of buildings that include more units than allowed by the current R5 zoning.
- **Recent development activity:** There have been two individual sites in this area that have gone through a quasi-judicial zone map amendment process to convert to R2.5. There has been some demolition and redevelopment in this area.
- **Occupancy:** This area is approximately 33% tenant-occupied. (For comparison, 47% of households are tenant-occupied citywide.)

Appendix A: Zoning Review Area profiles

- **Additional factors considered:** This Zoning Review Area is adjacent to a mixed use area along SE Hawthorne Blvd.

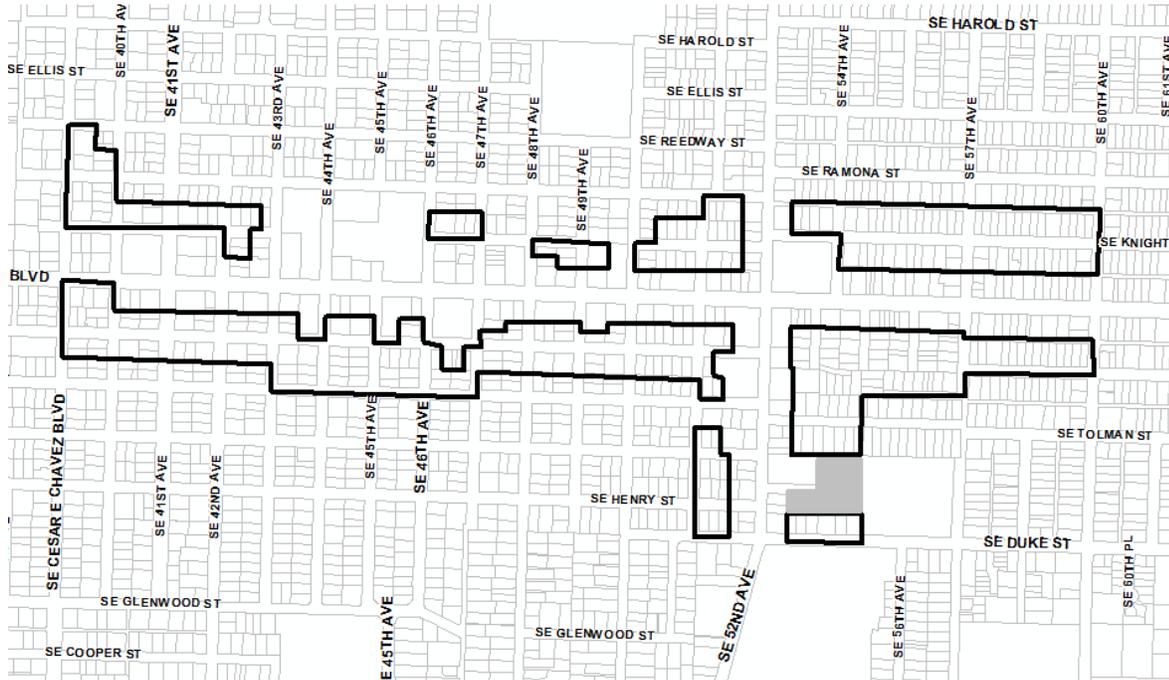
Appendix A: Recommended Zoning Map changes to Match 1980 Comprehensive Plan Designation: Zoning Review Area profiles

Woodstock, near SE Woodstock Blvd

Comprehensive Plan Designation: R2.5

Existing Zoning: R5

Proposed Zoning: R2.5



Area of Woodstock recommended for R2.5 change, highlighted in black. The area shown is inclusive of properties recommended for R2.5 with a Mixed Use designation. Solid gray area shows lots removed from proposal on SE Henry by City Council amendment.

- **Proximity to amenities and services:** This area is south of SE Reedway Street, north of SE Carlton Street, east of SE 36th Avenue and west of SE 60th Avenue. At SE 52nd, this area continues south to SE Duke Street. This area surrounds the Woodstock Neighborhood Center. The #75 bus runs along SE Cesar E Chavez Boulevard to the west and a portion of SE Woodstock Boulevard and is a frequent service line. The proximity of this area to transit, amenities and services means that this area is a good location for a range in housing types.
- **Infrastructure availability:** The Cesar Chavez Corridor Improvements on the Transportation Systems Plan (TSP) are scheduled for Years 1 – 10. There are substandard streets. The Taggart/Insley – sewer capacity updates project is identified in this area with the timeframe of 2013-2032. There are no water or stormwater systems constraints.
- **Lot sizes and built densities:** The majority of lots in this area are 5,000 square feet. There are underlying lots in the area east of SE 50th Avenue and north of SE Woodstock Boulevard, so this area has potential for lot confirmations.

Appendix A: Zoning Review Area profiles

- **Recent development activity:** There has been one individual site in this area that has gone through a quasi-judicial zone map amendment process to convert to R2.5. There have been several lot confirmations. There has been some demolition and redevelopment in this area.
- **Occupancy:** This area is approximately 24% tenant-occupied. (For comparison, 47% of households are tenant-occupied citywide.)
- **Additional factors considered:** This Zoning Review Area is adjacent to a mixed use area along SE Woodstock Boulevard.

Appendix A: Recommended Zoning Map changes to Match 1980 Comprehensive Plan Designation: Zoning Review Area profiles

Woodstock, at SE Woodstock & SE Cesar E Chavez Blvd

Comprehensive Plan Designation: R2

Existing Zoning: R5

Proposed Zoning: R2



Areas proposed for zoning change to R2

- **Proximity to amenities and services:** This area is north of Woodstock Boulevard, south of SE Knight Street, east of SE Cesar E Chavez Boulevard and west of SE 40th Avenue. The #75 bus runs along SE Cesar E Chavez Boulevard to the west and is a frequent service line. The proximity of this area to transit, amenities and services means that this area is a good location for a range in housing types.
- **Infrastructure availability:** The Cesar Chavez Corridor Improvements on the Transportation Systems Plan (TSP) are scheduled for Years 1 – 10. The Lower SE Bikeway Network Improvements is scheduled in the Transportation Systems Plan (TSP) for the Years 11 – 20. There are substandard streets. The Taggart/Insley – sewer capacity updates project is identified in this area with the timeframe of 2013-2032. There are no water or stormwater systems constraints.
- **Lot sizes and built densities:** There are three lots in this area built with single-dwellings on a block with the other lots zoned R2 and developed with multi-dwellings. Whole Child Montessori Center is located at 5909 SE 40TH AVE, one of the R5 zoned lots.
- **Recent development activity:** There is one individual site in this area that has gone through a quasi-judicial zone map amendment process to convert to R2.
- **Occupancy:** This area is 100% owner-occupied.
- **Additional factors considered:** This Zoning Review Area is adjacent to a mixed use area along SE Woodstock Boulevard.

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Appendix B: Zoning Review Area Evaluation Methodology

Evaluation Methodology

An initial set of criteria was developed to evaluate potential zone changes in Zoning Review Areas. Evaluation criteria allowed for comparison of different areas to ensure that like situations were being analyzed in like ways. An initial high/medium/low score was assigned to each area; this initial score served as a basis for closer examination including field visits and additional analysis.

For each criterion below, a positive score indicated greater suitability for a zone change:

- Proximity to centers
- Lack of substandard streets, water system constraints, and other infrastructure barriers
- Transportation capacity
- Existing development that exceeds the allowable density in the current zone (typically a legacy of less restrictive zoning in the past)
- Lot sizes that are smaller than allowed in the current zone
- Underlying plats and/or alleys
- Properties that have zoning in place to match the Comprehensive Plan, approved through owner-initiated Land Use Reviews
- Existing development allowed through lot confirmations
- Low potential for displacement of tenants as a result of redevelopment

Following publication of the [Discussion Draft](#) in November 2015, staff contacted neighborhood associations in which Zoning Review Areas are located. Fourteen of these associations invited staff to attend meetings to present information, answer questions and hear feedback. Additional comments were accepted through email and the Map App. Through these meetings and follow-up feedback, residents suggested additional evaluation criteria, including:

- Historic neighborhood character
- Differences in infrastructure sufficiency within a neighborhood
- Timing of scheduled infrastructure improvements
- Availability of on-street parking
- Motor vehicle/bike/pedestrian road conflicts
- Access to transit and services as measured by actual walking distances (taking into account barriers)
- Steep slopes
- Impact on yards and gardens
- Air pollution
- Tree canopy
- Sustainability and resilience
- Availability of parks
- Neighborhood demographics
- Housing affordability and displacement
- History of under-served communities negatively affected by land use changes

Appendix B: Zoning Review Area Evaluation Methodology

Staff considered many of these factors while continuing to evaluate Zoning Review Areas for suitability and readiness for zone changes. For example, proposals for the areas north of the Mt. Tabor volcanic butte and the northeast corner of Eastmoreland were modified to consider steep slopes.

Affordability and Displacement

Staff also looked at the current percentage of renter-occupied homes² in each Zoning Review Area as one way to consider the degree to which a zone change may indirectly result in displacement of tenants, if properties were redeveloped. [SD1]Zoning Review Area evaluation criteria were equally weighted and considered on balance. For areas that didn't score high on other factors (e.g., locational characteristics, infrastructure, etc.), a relatively high renter-occupancy rate generally tipped the scale towards recommending against a zone change at this time.

During the [Proposed Draft](#) phase, PSC directed staff to conduct additional analysis of local demographic data, and to respond to additional questions about the relationship between proposed zoning changes and projected growth needs. This information was provided in a [memo to the PSC dated July 5, 2016](#).

² Zoning Review Area occupancy data is estimated from Multnomah County property records, and is specific to the boundaries of the Zoning Review Areas. This data has been compared with citywide occupancy data from the 2012-2015 American Community Survey.

Appendix C: Zoning Review Areas with no proposed Zoning Map changes

Neighborhood	Proposal	Rationale
Ardenwald-Johnson Creek	Retain R5(R2.5) and R10(R2.5) zoning. <i>City Council approved Comprehensive Plan map amendments to R5 and R10.</i>	Very low score on infrastructure/proximity analysis. Flooding risk. Many properties have Environmental protection and/or conservation zones.
Concordia near NE 22 nd & Lombard	Retain R5(R2.5) zoning. <i>The Comprehensive Plan map designation for this area was changed by City Council to R5, to match the current zoning.</i>	Low score on infrastructure/proximity analysis. Near industrial.
Creston-Kenilworth north of SE Gladstone and west of SE Cesar E Chavez	Retain R5(R1) zoning. The area north of Gladstone may be discussed again in Powell-Division Transit and Development Project.	Higher rate of renters and concern about displacement of tenants if this area were to redevelop without anti-displacement strategies in place.
Creston-Kenilworth north of SE Gladstone and east of SE Cesar E Chavez	Retain R5(2.5) zoning. The area north of Gladstone may be discussed again in Powell-Division Transit and Development Project.	Higher rate of renters and concern about displacement of tenants if this area were to redevelop without anti-displacement strategies in place.
Eastmoreland near SE Moreland Lane	Retain R7(R5) zoning.	Moderate score on proximity analysis.
Eastmoreland near SE Cesar E Chavez & SE Woodstock	Retain R5(R2.5) zoning.	Moderate score on infrastructure and steep slope.
Madison South	Retain R5(R2.5), R5(R2), R5(R1), or R2(R1) as now applies.	Moderate score on infrastructure/proximity analysis and higher displacement concern.
Mt Tabor south of E Burnside and between SE 56 th and 57 th	Retain R5(R1) zoning.	Moderate score on infrastructure/proximity analysis and higher displacement concern.
Mt Tabor north of SE Belmont and along SE 60 th	Retain R5(R1) zoning.	Moderate score on infrastructure/proximity analysis and higher displacement concern.
Mt Tabor north of SE Division between SE 5 ^{1st} & SE 64 th	Retain R5(R2.5) zoning.	Moderate score on infrastructure/proximity analysis.
Mt Tabor south of E Burnside between SE 66 th and 71 st ; west of SE Thorburn and north of SE	Retain R5(R2.5) zoning.	Steep slope.

Neighborhood	Proposal	Rationale
Alder		
North Tabor near NE 58 th and 59 th	Retain R2(R1) zoning.	R2 provides for reasonable range of housing types, and this area of the neighborhood is farther from MAX and main streets.
Piedmont	Retain R5(R2.5) zoning.	Concern of displacement of long time African-American residents led to PSC changing this proposal.
Portsmouth	Retain R5(R2.5) zoning.	Moderate score on infrastructure/proximity analysis and higher displacement concern.
Reed west of SE Cesar E Chavez and south of SE Schiller	Retain R5(R2.5) zoning.	Moderate score on infrastructure/proximity analysis.
Reed near SE 28 th & SE Schiller	Retain R5(R2.5) zoning.	Low score on infrastructure/proximity analysis.
Rose City Park, Euclid Heights Subdivision east of 47 th Ave at Halsey St.	Retain R5 zoning, consistent with City Council decision to change the Comp Plan Map designation from R2.5 to R5.	Slopes, no development activity or Zoning Map amendment requests.
St Johns near N Allegheny & Fessenden	Retain R5(R2.5) zoning.	Moderate score on infrastructure/proximity analysis and higher displacement concern. Majority of housing was built within last two decades.
University Park	Retain R5(R2.5) zoning.	Moderate score on infrastructure/proximity analysis and higher displacement concern.
Woodstock south of Holgate and east of SE Cesar E Chavez	Retain R5(R2.5) zoning.	Moderate score on infrastructure analysis and farther from center.
Woodstock south of Holgate and SE 52 nd	Retain R5(R2.5) zoning.	Moderate score on infrastructure analysis and farther from center.

Appendix D: Index of Related PSC Staff Reports

PSC Work Session Date	Report Title	Sections Contained	URL
Jan 27, 2015	Centers and Corridors Growth Strategy	<ul style="list-style-type: none"> • Urban Design Framework Diagram • Comp Plan Map • Investment Strategy • Relationship to Mixed Use Zones • Commercial Gentrification and Displacement 	http://efiles.portlandoregon.gov/Record/7159906
Jan 27, 2015	Miscellaneous Consent List #1	<ul style="list-style-type: none"> • Plan Introduction • Flood Management and Drainage Districts • Right-of-Way Vacation • Trails • Urban Forest/Street Trees • Miscellaneous Policy Recommendations • Other Miscellaneous Mapping Recommendations 	http://efiles.portlandoregon.gov/Record/7159910
Feb 24, 2015	School Capacity at David Douglas School District	Introduction to concept, discussion questions, and attachments	http://efiles.portlandoregon.gov/Record/7214182
March 10, 2015	Residential Densities	<ul style="list-style-type: none"> • Natural Hazards.... • Distance from centers and corridors.... • Historic character in a Conservation District • Down-designations...truck route • Appropriate density...anticipated light rail won't be built 	http://efiles.portlandoregon.gov/Record/7235931
March 10, 2015	Housing Affordability and Residential Compatibility	<ul style="list-style-type: none"> • Homelessness • Regulated Affordable Housing • Housing Variety & Opportunity Areas • Gentrification and Displacement • Residential Compatibility 	http://efiles.portlandoregon.gov/Record/7235961

PSC Work Session Date	Report Title	Sections Contained	URL
March 24, 2015	Open Space Designations on the Comprehensive Plan Map	Background, methodology, and testimony	http://efiles.portlandoregon.gov/Record/7279736
March 24, 2015	Nonconforming Residential Densities and Uses	Introduction and implications	http://efiles.portlandoregon.gov/Record/7279737
April 14, 2015	Residential Densities: Up-Designations	Introduction and proposed changes in Southeast	http://efiles.portlandoregon.gov/Record/7424786
April 14, 2015	Staff Analysis of Community Based Anti-Displacement Recommendations	<ul style="list-style-type: none"> • Comp Plan Amendments • Scale & Applicability • Legal Research Agenda • Zoning Tools 	http://efiles.portlandoregon.gov/Record/7432402
April 14, 2015	Background Information about Eastmoreland	Introduction, maps, and charts	http://efiles.portlandoregon.gov/Record/7424783
April 14, 2015	Consent List: Map Changes	Proposed Map Changes	http://efiles.portlandoregon.gov/Record/7424784
May 12, 2015	Comprehensive Plan Update: Final Consent Lists	<ul style="list-style-type: none"> • Policy Changes (Ch 1-10 and CSP) • Land Use Map Changes • Non-conforming use 	http://efiles.portlandoregon.gov/Record/7477973
Nov. 2015	Residential and Open Space Discussion Draft	Tentative zoning map changes	http://www.portlandoregon.gov/bps/article/555020
April 12, 2016	Residential and Open Space Proposed Draft	Proposed zoning map changes	http://efiles.portlandoregon.gov/Record/8858401
April 26, 2016	Residential and Open Space Zoning Map Update: Preparation for April 26, 2016 Work Session	<ul style="list-style-type: none"> • Responses to PSC questions • Summary of written and oral testimony 	http://efiles.portlandoregon.gov/Record/9022108

Appendix D: Index of Related PSC Staff Reports

PSC Work Session Date	Report Title	Sections Contained	URL
July 12, 2016	Task 5 Composite Zoning Map	Contains proposed changes to residential and open space zoning	http://efiles.portlandoregon.gov/Record/9496988
July 12, 2016	Composite Map Errata Memo	Contains proposed changes to residential and open space zoning	http://efiles.portlandoregon.gov/Record/9596602
July 12, 2016	Follow-up on the Proposed Residential and Open Space Zoning Map Update	Responses to PSC questions on Zoning Review Areas, including demographic analysis and relationship to growth assumptions	http://efiles.portlandoregon.gov/Record/9596601
August 2, 2016	Planning and Sustainability Commission Worksheet: Zoning Map Testimony	Summary of property-specific written and oral testimony on the Composite Zoning Map, other than Mixed Use proposals, along with general staff responses.	http://efiles.portlandoregon.gov/Record/9672100

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Appendix E: Residential Zone Definitions

Residential Zone Definitions

OS (Open Space) zone

The Open Space zone is intended to preserve and enhance public and private open, natural, and improved park and recreational areas identified in the Comprehensive Plan. These areas serve many functions including:

- Providing opportunities for outdoor recreation;
- Providing contrasts to the built environment;
- Preserving scenic qualities;
- Protecting sensitive or fragile environmental areas;
- Enhancing and protecting the values and functions of trees and the urban forest;
- Preserving the capacity and water quality of the stormwater drainage system; and
- Providing pedestrian and bicycle transportation connections.

RF (Residential Farm/Forest) zone

The RF zone is the lowest density single-dwelling residential zone. The major types of new housing development will be limited to single family houses.

R20 (Residential 20,000) zone

The R20 zone is a low density single-dwelling zone which allows 1 dwelling unit per 20,000 ft². The major types of new housing development will be limited to single family houses, accessory dwelling units (ADU) and duplexes on corners.

R10 (Residential 10,000) zone

The R10 zone is a low density single-dwelling zone which allows 1 dwelling unit per 10,000 ft². The major types of new housing development will be limited to single family houses, accessory dwelling units (ADU) and duplexes on corners.

R7 (Residential 7,000) zone

The R7 zone is a low density single-dwelling zone which allows 1 dwelling unit per 7,000 ft². The major types of new housing development will be limited to single family houses, accessory dwelling units (ADU) and duplexes on corners.

R5 (Residential 5,000) zone

The R5 zone is a low density single-dwelling zone which allows 1 dwelling unit per 5,000 ft². The major types of new housing development will be limited to single family houses, accessory dwelling units (ADU) and duplexes on corners.

R2.5 (Residential 2,500) zone

The R2.5 zone is a low density single-dwelling zone which allows 1 dwelling unit per 2,500 ft². The major types of new housing development will be single family dwellings, row houses, duplexes and accessory dwelling units (ADU).

R3 (Residential 3,000) zone

The R3 zone is a low density multi-dwelling zone. It allows approximately 14.5 dwelling units per acre. Density may be as high as 21 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one and two story buildings and a relatively low building coverage. The major type of new development will be townhouses and small multi-dwelling residences. This development is compatible with low and medium density single-dwelling development. Generally, R3 zoning will be applied on large sites or groups of sites.

R2 (Residential 2,000) zone

The R2 zone is a low density multi-dwelling zone. It allows approximately 21.8 dwelling units per acre. Density may be as high as 32 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to three story buildings, but at a slightly larger amount of building coverage than the R3 zone. The major types of new development will be duplexes, townhouses, rowhouses and garden apartments. These housing types are intended to be compatible with adjacent houses. Generally, R2 zoning will be applied near Major City Traffic Streets, Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets.

R1 (Residential 1,000) zone

The R1 zone is a medium density multi-dwelling zone. It allows approximately 43 units per acre. Density may be as high as 65 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to four story buildings and a higher percentage of building coverage than in the R2 zone. The major type of new housing development will be multi-dwelling structures (condominiums and apartments), duplexes, townhouses, and rowhouses. Generally, R1 zoning will be applied near Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets.

RH (High Density Residential) zone

The RH zone is a high density multi-dwelling zone. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use is regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will range from 80 to 125 units per acre. Allowed housing is characterized by medium to high height and a relatively high percentage of building coverage. The major types of new housing development will be low, medium, and high-rise apartments and condominiums. Generally, RH zones will be well served by transit facilities or be near areas with supportive commercial services.

RX (Central Residential) zone

The RX zone is a high density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will be 100 or more units per acre. Allowed housing developments are characterized by a very high percentage of building coverage. The major types of new housing development will be medium and high rise apartments and condominiums, often with allowed retail, institutional, or other service oriented uses. Generally, RX zones will be located near the center of the city where transit is readily available and where commercial and employment opportunities are nearby. RX zones will usually be applied in combination with the Central City plan district.

Appendix E: Residential Zone Definitions

IR (Residential Institutional) zone

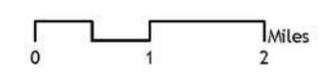
The IR zone is a multi-use zone that provides for the establishment and growth of large institutional campuses as well as higher density residential development. The IR zone recognizes the valuable role of institutional uses in the community. However, these institutions are generally in residential areas where the level of public services is scaled to a less intense level of development. Institutional uses are often of a significantly different scale and character than the areas in which they are located. Intensity and density are regulated by the maximum number of dwelling units per acre and the maximum size of buildings permitted. Some commercial and light industrial uses are allowed, along with major event entertainment facilities and other uses associated with institutions. Residential development allowed includes all structure types. Mixed use projects including both residential development and institutions are allowed as well as single use projects that are entirely residential or institutional. IR zones will be located near one or more streets that are designated as District Collector streets, Transit Access Streets, or streets of higher classification. IR zones will be used to implement the Comprehensive Plan's Institutional Campus designation. The IR zone will be applied only when it is accompanied by the "d" Design Review overlay zone.

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Recommended Zoning Residential & Open Space Zones Change Areas

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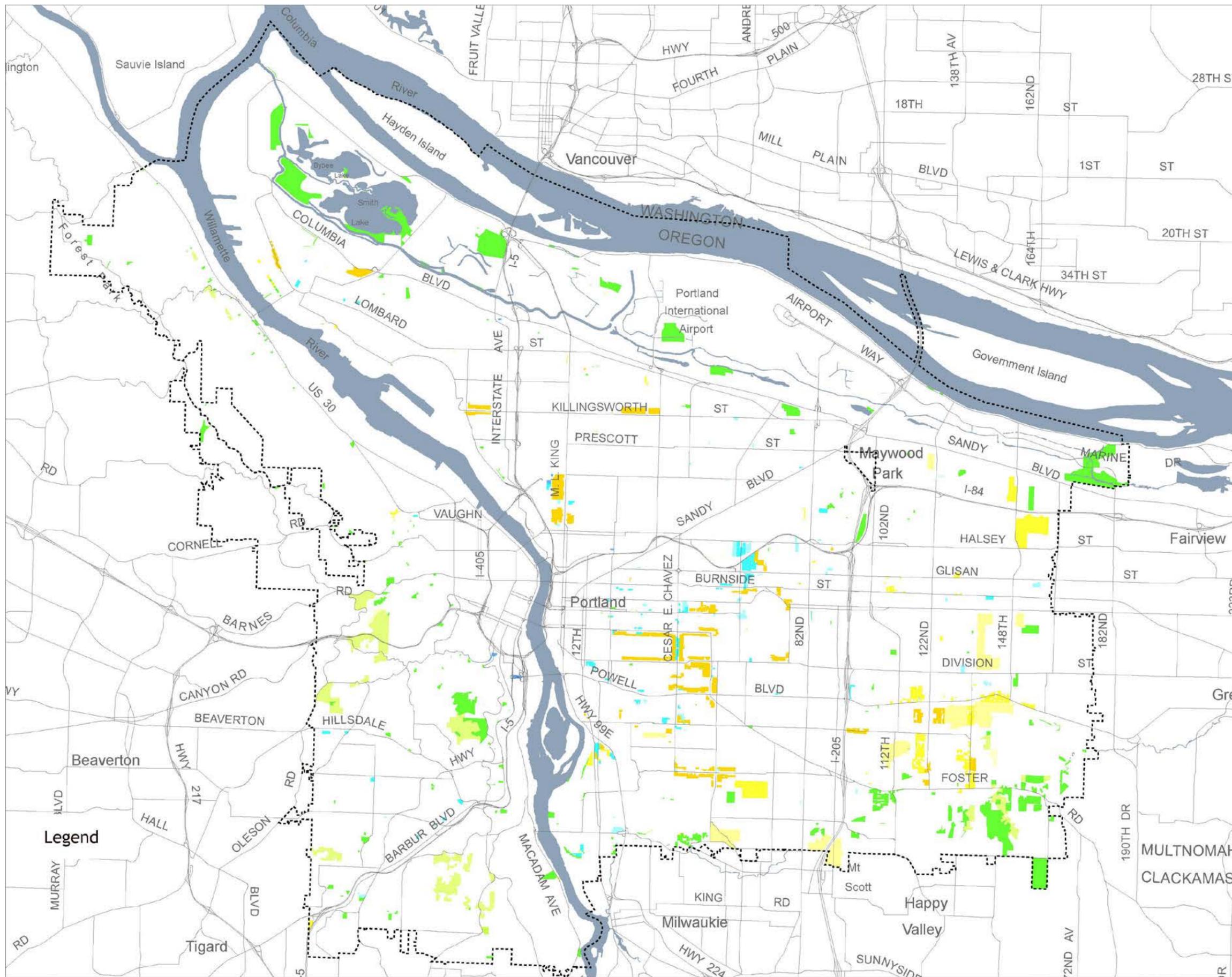
- Adopted Urban Service Boundary
- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
- Single Dwelling Residential 5,000 (R5)
- Single Dwelling Residential 2,500 (R2.5)
- Multi-Dwelling Residential 3,000 (R3)
- Low Density Multi-Dwelling Residential 2,000 (R2)
- Medium Density Multi-Dwelling Residential 1,000 (R1)
- High Density Multi-Dwelling Residential (RH)
- Central Multi-Dwelling Residential (RX)



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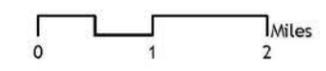


Recommended Zoning

All Residential & Open Space Zones

Legend

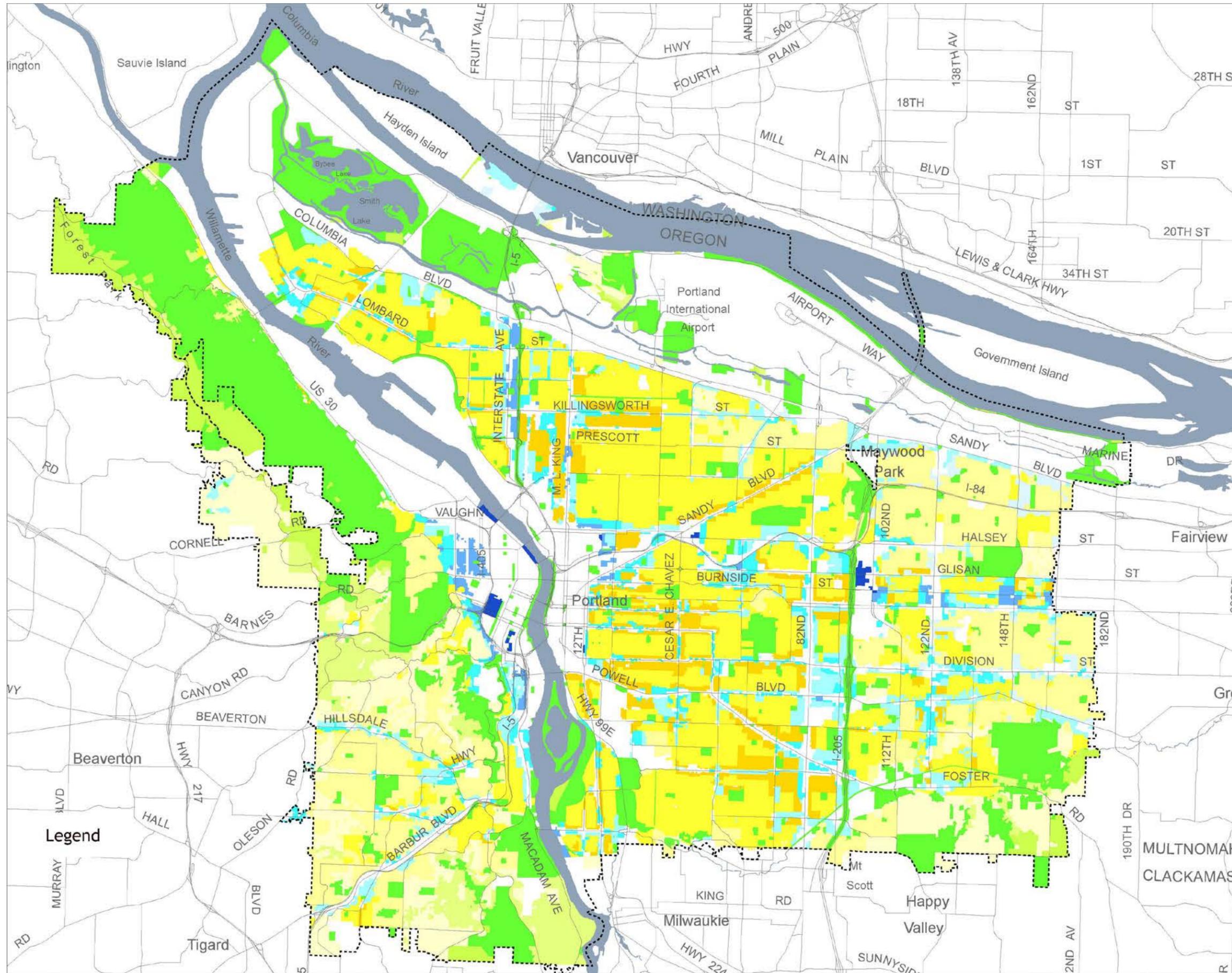
- Adopted Urban Service Boundary
- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
- Single Dwelling Residential 5,000 (R5)
- Single Dwelling Residential 2,500 (R2.5)
- Multi-Dwelling Residential 3,000 (R3)
- Low Density Multi-Dwelling Residential 2,000 (R2)
- Medium Density Multi-Dwelling Residential 1,000 (R1)
- High Density Multi-Dwelling Residential (RH)
- Central Multi-Dwelling Residential (RX)



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August 31, 2016



Legend

MURRAY RD
HALL BLVD
OLESON RD
BEAVERTON HWY 217
CANYON RD
BARNES RD
CORNELL RD
VAUGHN RD
HILLSDALE RD
BARBUR BLVD
MACADAM AVE
Tigard