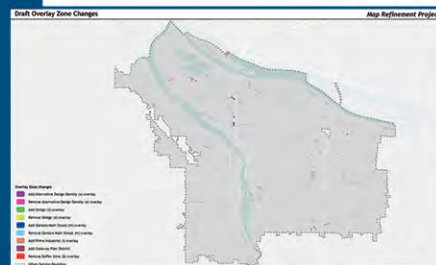
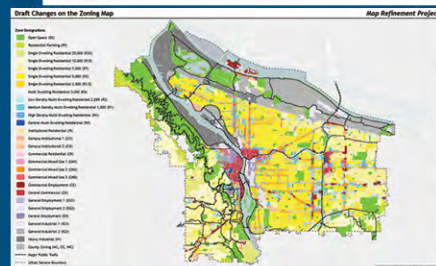
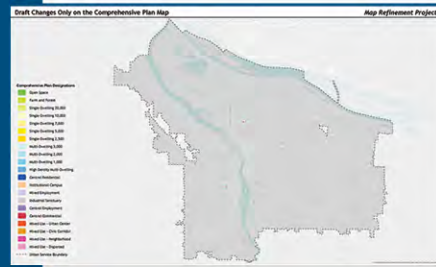
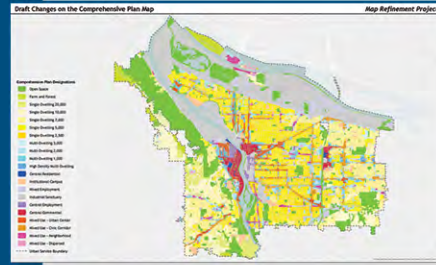


2035 Comprehensive Plan

Map Refinement Project

Proposed Draft
September 2017



How to Comment

Formal public testimony on the Map Refinement Project **Proposed Draft** is directed to the Planning and Sustainability Commission (PSC) for consideration. The public is invited to submit formal public testimony to the PSC in writing or in person at a public hearing scheduled for October 24, 2017. The Commission may amend the proposal and will subsequently vote to recommend the changes and draft plan to Portland City Council. This is then called the **Recommended Draft**.

Send **Proposed Draft** public testimony to:

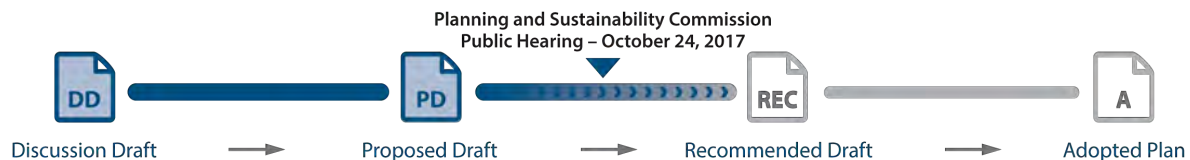
In person: PSC public hearing, Tuesday, October 24, 2017, at 5 p.m., 1900 SW 4th Avenue, Room 2500, Portland, OR

Email: psc@portlandoregon.gov with subject line “Map Refinement Project Testimony”

U.S. Mail: Portland Planning and Sustainability Commission
Map Refinement Project Testimony
1900 SW 4th Avenue, Suite 7100
Portland, OR 97201

Map App: www.portlandmaps.com/bps/mapapp, click on **Map Refinement Project** and use the comment tab to provide your testimony

Next Steps:



Recommended Draft: City Council will hold an additional public hearing and take formal public testimony on the **Recommended Draft**. The City Council may amend the **Recommended Draft** before they vote to adopt the plan. This will likely occur in Winter or Spring of 2018.

The Bureau of Planning and Sustainability is committed to providing meaningful access. For accommodations, modifications, translation, interpretation or other services, please contact at 503-823-7700 or use City TTY 503-823-6868, or Oregon Relay Service 711.
Traducción o interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Письменный или устный перевод | Traducere sau Interpretare |
Письмовий або усний переклад | 翻訳または通訳 | Turjumida ama Fasiraadda | ການແປພາສາ ຫຼື ການອະທິບາຍ | الترجمة التحريرية أو الشفهية
503-823-7700 | www.portlandoregon.gov/bps/71701

Acknowledgements

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1. Introduction

The *2035 Comprehensive Plan* included major changes to both the Comprehensive Plan Map and Zoning Map. Near the end of the Comprehensive Plan Update process, City Council directed the Bureau of Planning and Sustainability (BPS) to re-examine the land use designations on a small number of sites. In addition, there are several sites where development approvals have recently been granted under old land use designations, prompting possible reconsideration of the new designations scheduled to go into effect in 2018. This is also an opportunity to make additional technical corrections to the adopted map.

Project Summary

The Map Refinement Project is one of two projects to implement the post-adoption *2035 Comprehensive Plan*. The Code Reconciliation Project is addressed in a separate report that includes proposed changes to the Zoning Code. Both the Map Refinement Project and the Code Reconciliation Project are being considered through their separate public process and timeline. The Comprehensive Plan Map and/or Zoning Map changes are addressed in this report. There are no accompanying changes proposed to the Zoning Code in this effort or document, but there are related code changes in the Code Reconciliation Project. These include the following code revisions: 1) additions to Chapter 33.120 Map of RH Areas with Maximum FAR of 4:1; and 2) revisions to setback and exterior use standards in employment and industrial zones due to the proposed removal of the Buffer “b” overlay zone.

What’s in this report?

This report consists of six sections:

- **Section 1** introduces the project.
- **Section 2** describes how draft Comprehensive Plan Map and/or Zoning Map changes relate to the 2035 Comprehensive Plan.
- **Section 3** summarizes public and stakeholder involvement activities that have helped inform this project.
- **Section 4** describes draft Comprehensive Plan Map and/or Zoning Map changes by the following categories:
 - a. Exhibit O – Further Refinement Directive, dated December 2016
 - b. Reconciliation of Bureau of Development Services land use reviews between January 2013 and August 2017
 - c. Reconciliation of nonconforming development, as appropriate, constructed between January 2013 and August 2017
 - d. Technical and policy priority map changes (e.g., affordable housing, City bureau coordinated, nonconforming commercial uses, overlay zone modifications, split zones)
- **Section 5** includes appendices and maps.

2. Relationship to the 2035 Comprehensive Plan

The *2035 Comprehensive Plan* process included changes to the Comprehensive Plan Map to carry out goals and policies related to residential, employment, commercial mixed use and open space. For residential uses, it guides growth to increase the number of households that 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 2035 Comprehensive Plan most relevant to the draft Comprehensive Plan Map designation and/or 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; Chapter 8, Public Facilities and Services; Chapter 9, Transportation; and Chapter 10, Land Use Designations and Zoning.

What is the difference between the Comprehensive Plan Map and Zoning Map designations?

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 Map 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.

3. Public and stakeholder involvement

Prior public involvement activities related to adopted Comprehensive Plan and Zoning Maps

Map changes were adopted as follows:

- Comprehensive Plan Map changes – through the 2035 Comprehensive Plan Update – Adopted June 2016.
- Zoning Map changes – through the 2035 Comprehensive Plan Early Implementation Package – Adopted December 2016.

Proposed changes to the Comprehensive Plan Map and Zoning Map were informed by testimony and/or community conversations and coordination with City service bureaus. Staff attended numerous community meetings, held public office hours at community locations and hosted open houses.

From October 2015 to July 2016, leading up to and during the Planning and Sustainability Commission (PSC) hearings on each Early Implementation projects, public testimony was invited and received. After considering testimony and deliberating, the PSC transmitted the Recommended Draft of the 2035 Comprehensive Plan Early Implementation Package to City Council and the public for review.

Portland City Council invited testimony on the Recommended Draft of the 2035 Comprehensive Plan Early Implementation Package until October 17, 2016. City Council held a work session on October 25, 2016. On November 17, 2016, City Council held the last public hearing on the City's new Comprehensive Plan to accept testimony on new amendments. On December 21, 2016, City Council adopted the Early Implementation Package, which included the Zoning Map.

Map Refinement Project

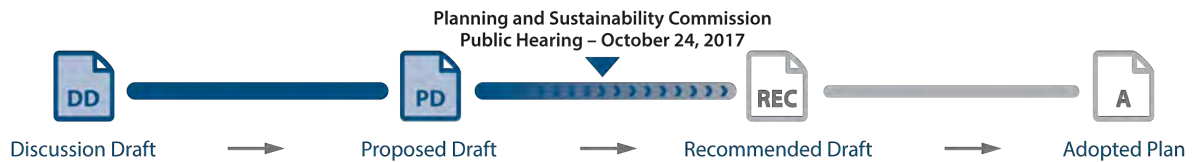
In December 2016, with the adoption of Exhibit O – Further Refinements Directive, City Council directed staff to carry out a map refinement process to consider additional map changes. This short list of potential map changes was initiated by public testimony and Council feedback on the Zoning Map changes in the 2035 Comprehensive Plan Early Implementation Package.

Key public involvement activities related to the Map Refinement Project include:

- **Early Involvement meetings** (April – June 14, 2017): Staff attended 15 neighborhood coalition meetings, neighborhood association and other interested party meetings to present information related to sites identified in Exhibit O, answer questions and collect feedback while hearing other area-specific concerns. Staff also contacted additional neighborhood groups by email and phone. Public comments and/or contacts are briefly summarized for each Exhibit O site description in Appendices A and B.
- **Discussion Draft** release, public comment period and follow-up outreach (June 15 – August 2017): A courtesy notice was mailed the week of June 19, 2017, to both the property owners and occupants affected by draft map changes. Additionally, a courtesy postcard was mailed to occupants within 100 feet of draft map changes. A help line number and email address was included in these mailings to support the public with questions. While the Discussion Draft public comment period was from June 15 through July 31, staff continued to provide information on the project and attend community meetings through the month of August. Staff attended 16 neighborhood coalition meetings, neighborhood association and other interested party meeting to present information related to the Discussion Draft, answer questions and direct community members to submit public comments on the Discussion Draft.

Public comments on the Discussion Draft is summarized in Appendix D and community engagement on the Discussion Draft is summarized in Appendix E.

- **Proposed Draft** release, public comment period and follow-up outreach (September – November/December 2017): The Planning and Sustainability Commission (PSC) Legislative Notice for the Proposed Draft will be sent to all recognized organizations within the subject area of the map changes and within 1,000 feet of it. Staff are scheduled to attend meetings throughout September and October 2017. We will follow up on meeting requests and contact groups and organizations following the release of this proposed draft. A public hearing before the PSC is scheduled for Tuesday, October 24, 2017.
- The graphic below depicts where the Map Refinement Project is in the process:



The audience is the public, including stakeholders, intergovernmental partners, City bureaus and other interested parties. Project stakeholders include private and public property owners, residents, businesses, neighborhood associations, community-based organizations, under-represented and underserved communities, environmental groups, the real estate industry, and property developers and builders.

Interbureau coordination

As with the map changes proposed for the Comprehensive Plan Update and Early Implementation projects, staff has and will continue to consult with other City bureaus on potential map changes during the Map Refinement Project. The *Proposed Draft* is informed by coordination with the following bureaus:

- Bureau of Development Services (BDS)
- Bureau of Environmental Services (BES)
- Office of Management and Finance (OMF)
- Portland Housing Bureau (PHB)
- Portland Parks and Recreation (PP&R)

The Bureau of Development Services was briefed of the project and aided in convening the Portland Housing Bureau and the Office of Management and Finance to discuss affordable housing projects on City-owned sites. In the *Discussion Draft*, one site was included in the project on SE 60th Avenue and SE Stark Street. On July 19, staff from the Planning and Sustainability and Housing bureaus attended the Mt Tabor Neighborhood Association to present and answer questions on the Map Refinement Project, specifically the site at 511 SE 60th Avenue (Change #1662).

In the *Proposed Draft*, another City-owned site is now included in the project for an affordable housing project at 3000 SE Powell Boulevard (Change #1801).

In coordination with the Bureau of Environmental Services (BES) and Portland Parks & Recreation (PP&R), there are a few sites that this project proposes going to an Open Space designation and corresponding zone to reflect either recent City purchases and/or ongoing open space uses. Additionally, coordination with BES and PP&R identified a draft move on a segment of the public recreational trail (trail stars) up in the Columbia Slough watershed.

In an email dated June 19, 2017, sent with the release of the *Discussion Draft*, staff invited the City bureaus mentioned above and other City bureaus and/or offices, as appropriate, to provide feedback, including:

- Office of Neighborhood Involvement (ONI)
- Portland Bureau of Emergency Management (PBEM)
- Portland Bureau of Transportation (PBOT)

The Bureau of Development Services submitted comments on July 31, 2017. Staff will invite City bureaus to provide feedback with the release of the *Proposed Draft*.

In addition, local jurisdictional partners, such as, Metro, Multnomah County, Oregon Department of Transportation (ODOT), and TriMet will be invited to review and comment on this *Proposed Draft* via the Planning and Sustainability Commission (PSC) Legislative notice.

4. Proposed Comprehensive Plan Map and/or Zoning Map changes

Introduction

Potential Comprehensive Plan Map and/or Zoning Map changes by the following categories:

- a. Exhibit O – Further Refinement Directive, dated December 2016.
- b. Reconciliation of Bureau of Development Services land use reviews between January 2013 and August* 2017.
- c. Reconciliation of nonconforming development, as appropriate, constructed between January 2013 and August* 2017.
- d. Technical and policy priority map changes (e.g., affordable housing, City bureau coordinated, nonconforming commercial uses, overlay zone modifications, split zones).

*This date will change in the *Recommended Draft*.

Each of these categories of map changes are described in more detail on the following pages.

Evaluation Methodology

An initial set of criteria was developed to evaluate these potential map changes. Evaluation criteria allowed for comparison of different areas to ensure that like situations were being analyzed in similar ways. Evaluation criteria includes, but is not limited to:

- **Consistency with 2035 Comprehensive Plan goals and policies:** The proposed changes support multiple goals and policies of the adopted 2035 Comprehensive Plan, particularly those in Chapter 3, Urban Form; Chapter 4, Design and Development; Chapter 5, Housing; Chapter 6, Economic Development and Chapter 10, Land Use Designations and Zoning. Within each of those chapters are relevant goals and policies, including Goals 3.C: Focused growth and 3.D: A system of centers and corridors; Goal 4.A: Context-sensitive design and development; Goals 5.A: Housing diversity and 5.C: Healthy connected city; Goal 6.C: Business district vitality; and Goal 10.A: Land use designations and zoning.
- **Proximity to amenities and services:** Adjacency to commercial zoning, transit, parks and schools, as well as distance to designated centers and corridors or other services and amenities was considered. Increasing future development capacity within a quarter mile of commercial services or other community amenities were considered favorable.
- **Land use pattern:** The prevailing land use pattern of similar zoning adjacent to and/or across the street was considered.
- **Recent development activity:** Building permit activity and early assistance appointments, especially within the dates of January 2013 to August 2017, was reviewed.
- **Infrastructure availability:** Existing infrastructure as well as infrastructure projects identified in the Transportation System Plan (TSP) and the Citywide Systems Plan (CSP) were reviewed.
- **Land use and building permit history:** The existing condition of the site, land use reviews and/or building permits were reviewed for each map change area.

- **Occupancy:** Staff looked at the current percentage of renter-occupied homes within a quarter mile from each map change area to consider the degree to which a map change may indirectly result in displacement of renters, if properties were redeveloped.
- **Additional factors considered:** Staff considered other site-specific factors for each map change area, such as, existing uses and/or development, natural features, etc.
- **Stakeholder responses** during the 2035 Comprehensive Plan, early project development and/or the Discussion Draft of the Map Refinement Project: Staff consider many factors raised by public feedback while continuing to evaluate proposed map change areas for suitability and readiness for map changes.

4a. Exhibit O – Further Refinement Directive, dated December 2016

On December 21, 2016, City Council directed the Bureau of Planning and Sustainability to evaluate, or in some cases re-evaluate, the Comprehensive Plan designation and zoning for the following sites and bring appropriate recommendations back to Council for further consideration.

- a) 7008 SW Capitol Hill Rd
- b) 9808 N Edison St
- c) 4931-4947 N Williams Ave
- d) The Marquam Hill mixed use node (multiple parcels)
- e) 4836 SE Powell Blvd
- f) 310 NW 23rd Ave
- g) 4337 NE Prescott Ave
- h) 4543 SE Harney Dr
- i) 5727 SE 136th Ave
- j) 506 NE Thompson St
- k) 25 N Fargo St
- l) 3138 W/N Vancouver Ave
- m) 2525 NW Lovejoy St (and several abutting lots in medical office use)

Exhibit O – Further Refinement Directive Recommendations

The following table summarizes staff recommendations for all Exhibit O – Further Refinement Directive sites. Recommendations are based on evaluation criteria addressed above. Further detail about these sites is included in Appendices A and B.

Underlined text illustrates modifications to map changes included in the Discussion Draft (June 2017) or new map changes added in the Proposed Draft (September 2017) to Table 1.

Table 1: Exhibit O – Further Refinement Directive Recommendations

Change #	Location	Neighborhood	Map Change recommended?	Description of Map Change(s)
#1723	7008 SW Capitol Hill Rd	Hillsdale	Yes	Comp Plan: Single-Dwelling - 7,000 to Multi-Dwelling 2,000 Zoning: Retain the existing R7, R7c zone
#1688	9808 N Edison St*, 9816 N Edison St, 9848 N Edison St *While only one property was mentioned in the directive, the split-designated existing condition applies to two adjacent properties.	Cathedral Park	Yes	Comp Plan: Single-Dwelling – 5,000 and Mixed Employment to Single-Dwelling – 5,000 Zoning: R5, EG2 to R5
#1687	4931-4947 N Williams Ave*, 20 N Alberta St, 106 N Alberta St, 114 N Alberta St, 122 N Alberta St, 4922 N Vancouver Ave, 4934 N Vancouver Ave, 4946 N Vancouver Ave, 30 N Webster St *While only one property was mentioned in the directive, multiple commercial mixed use properties at this node were reviewed and included.	Humboldt	Yes	Comp Plan: Mixed Use – Neighborhood (MU-N) to Mixed Use – Urban Center (MU-U) Zoning: CM2 to CM2d
#1746	The Marquam Hill mixed use node (multiple parcels)	Homestead	Yes	Comp Plan: Mixed-Use Dispersed (MU-D) to the following: 1) High Density Residential and 2) Mixed Use-Neighborhood (MU-N) Zoning: CM1 to the following: 1) RH and 2) CM2 Code Reconciliation Project: <u>A prohibition on commercial parking and expansion of the plan district boundary may be considered for Chapter 33.555 Marquam Hill Plan District</u>
#1626	4836 WI/ SE Powell Blvd (R226842, R226843, R226844)	Creston-Kenilworth	Yes	Comp Plan: Single-Dwelling – 5,000 to Single-Dwelling 2,500 Zoning: R5 to R2.5

Change #	Location	Neighborhood	Map Change recommended?	Description of Map Change(s)
#1725	310 NW 23rd Ave	Northwest District	Yes	Comp Plan: High Density Residential and Mixed Use – Urban Center (MU-U) to Mixed Use Urban Center (MU-U) Zoning: RH, CM2d to CM2d
#1686	4337 NE Prescott Ave	Cully	Yes	Comp Plan: Multi-Dwelling – 3,000 to Mixed Use – Neighborhood (MU-N) Zoning: Retain R3 zoning
#1627	4543 SE Harney Dr	Brentwood-Darlington	Yes	Comp Plan: Multi-Dwelling – 2,000 to Open Space Zoning: No change as the zoning was already changed to OS in the <i>2035 Comprehensive Plan</i>
#1663	5727 SE 136th Ave	Pleasant Valley	No	Comp Plan: No change Zoning: No change
#1678	506 NE Thompson St	Eliot	Yes	Comp Plan: Single-Dwelling – 2,500 to Multi-Dwelling 2,000 Zoning: R2.5a to R2a
#1677	25 N Fargo St*, 1N1E27AB 10700 *While only one property was mentioned in the directive, the nonconforming development condition applies to one adjacent property.	Eliot	Yes	Comp Plan: High Density Residential to Mixed Use Urban Center (MU-U) Zoning: RH to CM3d
#1677	3138 W/N Vancouver Ave	Eliot	Yes	Comp Plan: Multi-Dwelling – 1,000 to Mixed Use Urban Center (MU-U) Zoning: R1 to CM3d
*#1724	2525 NW Lovejoy St (and abutting lots in medical office use)	Northwest District	No	Comp Plan: No change Zoning: No change

*This change # has been deactivated, representing a modification going into the *Proposed Draft*.

4b. Reconciliation of Bureau of Development Services (BDS) land use reviews between January 2013 and August 2017

A review of potential map changes that are a reconciliation of Bureau of Development Services (BDS) land use reviews between January 2013 and August 2017, specifically either Comprehensive Plan Map Amendment with a Zoning Map Amendment or just a Zoning Map Amendment, was conducted. A similar review will need to be updated for this project's Recommend Draft (Fall/Winter 2017-18).

In the BDS Comments on Map Refinement Project Memo, dated July 31, 2017, BDS staff requested that Zoning Map Error Correction (ZE) land use reviews be scanned for accuracy on the Comprehensive Plan Map and Zoning Map. A review was conducted of 13 ZE land use reviews between January 2013 and August 2017, and it was determined that none of the related ZE properties warranted inclusion in the Map Refinement Project as their corrections had already been addressed.

Reconciliation of BDS Land Use Reviews Recommendations

The following table summarizes staff recommendations for potential map changes that are a reconciliation of BDS land use reviews approved between January 2013 and August 2017.

Underlined text illustrates modifications to map changes included in the Discussion Draft (June 2017) or new map changes added in the Proposed Draft (September 2017) to Table 2.

Table 2: Reconciliation of BDS Land Use Reviews Recommendations

Change #	Location	Neighborhood	Related Land Use Review and, if applicable, condition(s) of approval	Description of Map Change(s)
#1736	3859 NW Thurman St	Northwest District	LU 15-194216 ZC LDP – Approval of a zone change from R10 to R5 in compliance with the Comprehensive Plan Map.	Comp Plan: Single-Dwelling – 10,000 to Single-Dwelling 5,000 Zoning: R10 to R5
#1743	NE 32nd Ave and NE Broadway (R162224, R16221, R183247)	Sullivan's Gulch	LU 15-186900 ZC – Void condition of approval E from LUR 00-00672 CP ZC, eliminating the 319-dwelling unit cap on the site and allowing Phases II and III to develop under the RX zone maximum density (currently 4:1 Floor Area Ratio).	Comp Plan: No change Zoning: CM2d to CM3d
<u>#1786</u>	<u>5901 SE Belmont St</u>	<u>Mt Tabor</u>	<u>LU 16-292724 CP ZC – The public hearing before the Hearings Officer was held in August 2017 with a staff recommendation of approval. There was no testimony in opposition.</u>	Comp Plan: <u>Multi-Dwelling 2,000 to Mixed Use-Neighborhood (MU-N)</u> Zoning: <u>R2 to CM2</u>

4c. Reconciliation of Nonconforming Development, as appropriate, coordinated and/or constructed between January 2013 and August 2017

Staff/BDS reviewed applications and building permits submitted between January 2013 and August 2017 that will create nonconforming development within residential and commercial mixed use downzoned areas in the 2035 *Comprehensive Plan*. A similar review will need to be updated for this project’s Recommend Draft (Winter 2017-18).

Reconciliation of Nonconforming Development Recommendations

The following table lists and summarizes staff recommendations for potential map changes that are a reconciliation of residential and commercial mixed use downzoned areas and nonconforming development coordinated and/or constructed with BDS between January 2013 and August 2017.

Underlined text illustrates modifications to map changes included in the Discussion Draft (June 2017) or new map changes added in the Proposed Draft (September 2017) to Table 3.

Table 3: Reconciliation of Nonconforming Development Recommendations

Change #	Location	Neighborhood	Related BDS application, building permit, land use review and/or development	Description of Map Change(s)
#1657	2027 SE Harold St, 2037 SE Harold St, 2022 SE Harold St, 2028 SE Harold St, 2036 SE Harold St	Sellwood- Moreland	#16-274970 CO – Construct a new three-story and four-unit building #LU 15-169630 LDP for a two-parcel partition for attached housing	Comp Plan: Single-Dwelling – 5,000 to Multi-Dwelling – 1,000 Zoning: R5 to R1d
<u>#1658</u>	<u>5209 SE 18th Ave,</u> <u>5205 SE 18th Ave,</u> <u>5301-5313 SE 19th Ave,</u> <u>5340 SE Milwaukie Ave,</u> <u>5415 SE Milwaukie Ave,</u> <u>5425 W/ SE Milwaukie Ave,</u> <u>5425 SE Milwaukie Ave,</u> <u>5425 S/ SE Milwaukie Ave,</u> <u>5434 SE Milwaukie Ave,</u> <u>5450 SE Milwaukie Ave</u>	<u>Sellwood- Moreland</u>	<u>#14-214032 CO – Construct a new three-story, 10-unit building</u> <u>#16-197547 CO – Construct a new six-story, 59-unit apartment building</u> <u>#17-134283 EA – Proposal is for a new four-story, 28-unit residential building</u> <u>#17-194894 EA – Proposal is for a new five-story, 19-unit residential building</u> <u>#17-190119 EA – Proposal is for two five-story buildings; one with 32 units; one with 48 units and with 31 surface parking spaces</u>	Comp Plan: <u>Mixed Use-Neighborhood, Multi-Dwelling 1,000, Single-Dwelling 2,500, Single-Dwelling 5,000 to High Density Residential</u> Zoning: <u>CM1d, R1d, R2.5ad, R5an to RHd, RHdn</u> Code Reconciliation Project: <u>Additions to Chapter 33.120 Map of RH Areas with Maximum FAR of 4:1</u>

Change #	Location	Neighborhood	Related BDS application, building permit, land use review and/or development	Description of Map Change(s)
#1679	16 NE Tillamook St, 20 NE Tillamook St	Eliot	#16-280746 CO, #16-280750 CO, #16-280758 CO, #16-280761, #16-280767 CO – Construct five buildings, including two three-story buildings (five units each), on two-story building (three units) and a common building	Comp Plan: Single-Dwelling – 2,500 to Multi-Dwelling – 2,000 Zoning: R2.5a to R2a
#1689	9336 N Lombard St, 9515 N Lombard St, 9525 N Lombard St	St. Johns	#16-247585 CO – Construct a new two-story and seven-unit apartment building	Comp Plan: Single-Dwelling – 2,500 to Multi-Dwelling – 1,000 Zoning: R2.5 to R1
#1796	<u>2505 NE Pacific St,</u> <u>2627 NE Sandy Blvd</u>	<u>Kerns</u>	<u>#17-212390 EA – Demolition and redevelopment of Pepsi distribution facility with four to five mixed use buildings</u>	Comp Plan: No change Zoning: <u>EG1 to CM3dm</u>
#1798	<u>6703 SE 83rd Ave,</u> <u>6709 SE 83rd Ave,</u> <u>6715 SE 83rd Ave,</u> <u>6721 SE 83rd Ave,</u> <u>6755 SE 83rd Ave,</u> <u>6755 SE 83rd Ave,</u> <u>6831 SE 83rd Ave,</u> <u>6835 SE 83rd Ave,</u> <u>6911 SE 83rd Ave,</u> <u>6911 SE 83rd Ave,</u> <u>6915 SE 83rd Ave,</u> <u>6927 SE 83rd Ave</u>	<u>Lents</u>	<u>#16-250002 RS (NSFR), #16-230033 (ADU) are currently under inspection</u> <u>Housing developer DK Homes owns two of the vacant sites along 83rd and has started construction on one new house. Thus, 11 of the 14 sites along 83rd on this block are now developed as residential and would be nonconforming in EG1.</u>	Comp Plan: <u>Mixed Employment (ME) to Multi-Dwelling 1,000</u> Zoning: <u>EG1 to R1a</u>
#1803	<u>NE 67th Ave and NE Halsey St (R265904)</u>	<u>Madison South</u>	<u>#LU 17-13754 DZM -New construction of a self-service storage building</u>	Comp Plan: No change Zoning: <u>CM1 to CE</u>

4d. Technical and Policy Priority Map Changes

This group of proposed map changes responds to ongoing map changes to address technical issues or policy priorities. A brief description of each technical issue or policy priority follows:

- **Affordable housing** – There are a few sites owned by public affordable housing agencies, Home Forward and the Portland Housing Bureau, and private nonprofit affordable housing providers, REACH Community Development, Portland Community Reinvestment Initiative (PCRI) and Sabin Community Development Corporation, that this project proposes addressing map-related issues.

Note that *this group of map changes are a policy priority* for the City of Portland to partially address the housing emergency declared by Ordinance 187371 under Portland City Code Title 15 for the entire City, through October 6, 2019.

The affordable housing policy priority is in support of the new policy direction adopted in the 2035 Comprehensive Plan:

Policy 5.10 Coordinate with fair housing program

Foster inclusive communities, overcome disparities in access to community assets, and enhance housing choices for people in protected classes throughout the city by coordinating plans and investments to affirmatively further fair housing.

- **City bureau coordinated** – In coordination with the Bureau of Environmental Services (BES) and Portland Parks & Recreation (PP&R), the project proposes a change to an Open Space designation and zoning for a few sites to reflect either recent City purchases and/or ongoing open space uses. Additionally, coordination with BES and PP&R identified a segment of the public recreational trail (trail stars) in the Columbia Slough watershed that merits a change to the trail alignment shown on the zoning map.

In discussions with the Portland Housing Bureau, which is also related to the above group of map changes on affordable housing, this project includes map changes on two City-owned sites at 511 SE 60th Avenue and 3000 SE Powell Boulevard.

- **Institutional Campus (IC) corrections** – In coordination with Bureau of Development Services (BDS), there are several properties adjacent to the University of Portland and Multnomah University that require minor map changes to the Zoning Map with the colleges’ previously approved land use reviews.
- **Nonconforming commercial uses** – Within the *2035 Comprehensive Plan*, many nonconforming commercial uses were acknowledged with commercial mixed use designations and corresponding zoning. Many of these nonconforming commercial uses were along commercial main streets or are neighborhood-serving businesses in small commercial or isolated nodes. Proposed map changes of nonconforming commercial uses are in support of the new policy direction adopted in *2035 Comprehensive Plan*:

Policy 6.69 Non-conforming neighborhood business uses

Limit non-conforming uses to reduce adverse impacts on nearby residential uses while avoiding displacement of existing neighborhood businesses.

- This project proposes both acknowledging several of these situations and limiting the continuation of nonconforming commercial uses in support of existing neighborhood businesses through proposed map changes.

- **Overlay zone and plan district modifications** – There are several overlay zone and plan district modifications in this *Proposed Draft*, including, but not limited to:
 - Alternative Design Density “a” overlay zone – Addition or removal of alternative design density overlay.
 - Design “d” overlay zone – Removal of the design overlay zone on sites going to an open space designation and expansion of the design overlay on sites going from residential to commercial.
 - Buffer “b” overlay zone – Removal of the remaining buffer overlay sites, which appear to be mapped on 15 additional employment and industrial areas.

Within the 2035 Comprehensive Plan, the buffer overlay zone was removed from all commercially zoned areas, where updated setbacks, landscaping, and exterior use standards were intended to remove the need for the b-overlay.

Continuing this approach, the remaining b-overlay zones are now proposed to be removed, combined with updated base zone standards. Revisions to setback and exterior use standards in employment and industrial zones are being proposed concurrently in the Code Reconciliation Project. Most of the buffering standards in employment and industrial zones already match or exceed those in commercial zones. The rationale for these changes is threefold:

1. It is a code improvement and simplification to remove inconsistent and redundant approaches.
 2. The mapped b-overlay sites are sparsely and inconsistently applied citywide to address residential and nonresidential buffering.
 3. Base zone standards provide for a citywide method to address residential/nonresidential buffering, and the standards vary to fit the expected development patterns of each base zone.
- Centers Main Street “m” overlay zone – Expansion of the centers main street overlay along North Interstate Avenue within Arbor Lodge, Kenton and Overlook areas and removal of the centers main street overlay on other sites going to residential zoning.
 - Prime Industrial “I” overlay – Expansion of the prime industrial overlay on Hayden Island.
 - Gateway Plan District – Expansion of the Gateway Plan District south of NE Halsey Street.
 - Laurelhurst Plan District – Removal of the Laurelhurst Plan District on properties abutting NE Sandy Boulevard that are also mapped with the Sandy Plan District.
 - Sandy Plan District – Removal of the Sandy Plan District on a property fronting NE Multnomah Street.

Proposed map changes of overlay zones or a plan district is in support of the new policy direction adopted in *2035 Comprehensive Plan*:

***Policy 10.3.e.** An amendment to apply or remove an overlay zone or plan district may be done legislatively or quasi-judicially, and must be based on a study or plan document that identifies a specific characteristic, situation, or problem that is not adequately addressed by the base zone or other regulations.*

- **Split zones** – Many sites have been identified with split-designation and zoned status. To remove barriers to property uses, expansion of existing uses and/or redevelopment of the property, this draft proposes elimination of several split zoning situations as identified and when there is not a specific rationale for keeping the split zoned nature of the property.

Proposed map changes that rectify split-designated and zoned properties is in support of the new policy direction adopted in 2035 Comprehensive Plan:

Goal 10A: Land use designations and zoning. Effectively and efficiently carry out the goals and policies of the Comprehensive Plan through the land use designations, Zoning Map, and the Zoning Code.

Removal of split-zoned situations allows for a more effective and efficient use of land, unless there are specific infrastructure and/or natural resource conditions that warrant a split-zoned site.

Technical and Policy Priority Map Recommendations

A table in Appendix C lists and categorizes staff recommendations for potential map changes per the technical and/or policy issues described above.

Summary of Public Comment on the Discussion Draft

Appendix D lists the written public comment received on the Discussion Draft between the dates of June 15 and July 31, 2017. There were several public comments on some of the Technical and Policy Priority Map Recommendations. Three of these changes with their summarized public comment are described below along with related staff recommendations.

#1637 (6912 – 6926 SE 52nd Ave) – In response to the proposal at 6912 – 6926 SE 52nd Ave to change the Comprehensive Plan Map designation from Single-Dwelling 5,000 to Mixed Use-Dispersed (MU-D) and zoning from R5a to CM1, staff received eight letters of opposition, one letter in support with a modification to the proposal and one letter of support from the property owner.

The eight letters of opposition from neighbors included these comments:

- The change from a residential to a commercial zone will remove the “hours of operation” limits on the nonconforming commercial property, which would potentially extend any issues and/or concerns with noise from 11 p.m. to 2:30 a.m.
- The proposed commercial zone on the site could lead to commercial redevelopment of the site. Concerns expressed related to the scale of development allowed in the CM1 zone and associated issues around parking.
- Residents and small businesses around the property understood the nonconforming commercial property to be zoned residential, not a commercial one and were not aware that zoning may change over time.
- Other written concerns related to the current aesthetics/lack of cleanliness of the property.

The letter of support with a modification to the proposal was from the Brentwood-Darlington Neighborhood Association (BDNA) included these comments:

- The BDNA supports the proposed change if the Commercial Residential (CR) zone is applied to the property rather than the Commercial Mixed Use-1 (CM1), at this time, due that the existing use, a tavern, has been a source of considerable “livability” concerns.

Staff notes that in code section, 33.130.100.A.2.c, in the CR zone, the hours when Retail Sales and Service uses can be open to the public are limited to 6 a.m. to 11 p.m.

- The property will still receive a Comprehensive Plan Map designation of Mixed Use-Dispersed (MU-D), which allows for future upzoning to CM1.

The letter of support from the property owner states that:

- The commercial building has held a business in the way of a neighborhood tavern for over 50 years.
- This property was commercial zoning when it was in Multnomah County and at some point, was residentially zoned, making the business nonconforming.
- Unable to obtain financing to improve the property due to its nonconforming commercial status.

Staff recommends retaining the proposal on the subject property (2425 – 2427 SE 67th Ave) of Comprehensive Plan Map designation change from Single-Dwelling 5,000 to Mixed Use-Dispersed (MU-D) for consistency with this policy:

Policy 6.69 Non-conforming neighborhood business uses: *Limit non-conforming uses to reduce adverse impacts on nearby residential uses while avoiding displacement of existing neighborhood businesses.”*

This property is a corner lot, the tavern is in a commercial building, and the other three corners of the intersection at SE 52nd and SE Bybee are all designated commercial.

Staff also recommends retaining the proposal of CM1 zoning on the subject property, but understands Brentwood-Darlington Neighborhood Association’s request of the CR zoning to address the operation hours. The rationale for retaining the CM1 zoning proposal is that in 33.130.030 Characteristics of the Zones, the CR zone, states the following:

Commercial Residential zone. *The Commercial Residential (CR) zone is a low-intensity zone for small and isolated sites in residential neighborhoods. The zone is intended to be applied in limited situations on local streets and neighborhood collectors in areas that are predominately residential in character. The zone encourages the provision of small scale retail and service uses for surrounding residential areas. Uses are restricted in size to promote a local orientation, and to limit adverse impacts on surrounding residential areas. Where commercial uses are not present, residential density is limited to provide compatibility with surrounding residential areas. Development is intended to be pedestrian-oriented and building height is intended to be compatible with the scale of surrounding residentially zoned areas.*

The property at 2425 – 2427 SE 67th Ave is not an isolated site in that it is adjacent to a strip of commercial zoning involving 13 contiguous properties that are zoned with the CM1 and CE zones. There are additional commercial areas on SE 52nd Avenue that are a couple blocks away (north at Duke Street to Glenwood, and south at Knapp to Flavel Drive). There is no example citywide of a CR-zoned property being adjacent to other commercial properties. All CR-zoned properties are single tax lots, isolated and surrounded, adjacent and across the street, by single-dwelling zoning. Even isolated commercial properties surrounded by multi-dwelling zoning, are zoned CM1 due to scale of existing and potential development. To zone the subject property CR would be a precedent setting use of the zone.

#1683 (5024 NE Fremont St) – In response to the proposal at 5024 NE Fremont St to change the Comprehensive Plan Map designation from Multi-Dwelling 2,000 to Mixed Use-Neighborhood (MU-N) and zoning from R2 to CM1, staff received one letter of opposition, with names and addresses of 59 neighbors, and one letter of support from the property owners. Staff also received a letter from the Rose City Park Neighborhood Association (RCPNA) Land Use and Transportation Committee. The letter was a transmittal to the RCPNA board from their July 20, 2017, meeting indicating that the LUT Committee voted to oppose the proposed map change. Attached to that letter were letters from the property owner and a neighboring property owner expressing support for the change. BPS staff did not receive a letter from the RCPNA board prior to the July 31 public comment deadline.

The letter of opposition from 59 neighbors included these comments:

- The proposed change is not to a split-zoned lot and that the City, through a technicality, is considering this a split-zoned site. Therefore, the change can be considered as a technical change through the Map Refinement project.
- The “split zone” rationale is simply an attempt to accommodate property owners who seek to maximize their profits upon sale to developers. The proposed up-zoning should not depend entirely on the identity of the property owners. If the current owner or any future owner wishes to seek a land use designation and zoning change, the owner should be required to do so in a standard quasi-judicial process.
- Finally, the up-zoning would leave a single residential property between NE 50th and 51st Ave. There is no other location on the south side of Fremont where three quarters of the Fremont-facing property is commercial and one quarter of the block residential.

The letter of support from the property owners stated that:

- The house (at 5024 NE Fremont) is “landlocked” between new construction to the east and their vacant corner lot.
- A bus stop and crosswalk are within 20 feet.
- Commercial is on the north side of Fremont.
- They would like to develop the three properties as one project.
- 40th to 50th on Fremont are also changing to CM1.

Staff recommends to change the subject lot (5024 NE Fremont Street) from R2 to CM1 for several reasons:

- Several properties on the south side of Fremont Street were changed during the Comprehensive Plan Map update from R2 to CM1, including the two abutting properties to the west (a vacant lot at the corner and the residentially developed lot facing 50th Ave in the same ownership). Most of those properties contain commercial uses that were nonconforming in the residential zone. A few additional properties were changed as requested by property owners to create more opportunities to expand the commercial/mixed use district on the south side of Fremont Street.
- Where the zoning on Fremont was changed, the mixed use zoning is along the same line that separated the R2 zone from the abutting R5 zone. Along the south side of Fremont this is 75 to 76 feet deep, except for this corner, where the depth is 86 feet following the property line. On the north side of Fremont Street, the commercial zoning is 100 to 105 feet deep, which is more typical of neighborhood commercial districts around the city.
- The single ownership of these three lots, one of which is vacant, is an unusual situation offering future development opportunity of more than 12,000 square feet for the consolidated site. In the CM1 zone, setbacks of a minimum of 10 feet are required when abutting a Residential zone. Allowed height of 35 feet is lower than the 40-foot height maximum allowed in the R2 zone.

#1730 (2426 – 2430 SE 66th Ave, 2425 – 2427 SE 67th Ave) – In response to the proposal to change the Comprehensive Plan map designation and zoning for these two properties from R2.5a and CM1 to R2a, staff received one email of opposition for the eastern duplex property 2425 – 2427 SE 67th Avenue within this map change. The email of opposition from the property owner included these comments:

- The proposed change removing the commercial zoning on split-zoned lot would negatively affect the significant investment based on the commercial zoning for the northern 10 feet of the property. Knowing that commercial zoning does not have setbacks, the property owner took advantage of the space bordering the condo’s parking lot to install a tiny house on a trailer. This will be an Airbnb (permitting with BDS in process).
- The current investment on the Tiny House of \$45,000, which included construction, transport and furnishing of the dwelling. This investment was made specifically for this commercial portion of the property. The property owner states that this property would not have been purchased if this location and the property’s current commercial split-zone situation were not present.

Staff recommends modifying the change on the subject lot (2425 – 2427 SE 67th Ave) from “R2a” to “R2a and CM1,” keeping the residential change but retaining the commercial split-zoning. This modification acknowledges the tiny house short-term rental use, which is allowed as a Retail and Sales use in a commercial zone, and the existing tiny house’s zero side setbacks, which are allowed in the commercial zone when abutting an adjacent commercially zoned site.

In addition, the following list of properties received public comment for map changes that staff consider outside the scope for the Map Refinement Project. A brief rationale for why the properties are considered outside the scope for this project is also given.

Location	Neighborhood	Request	Rationale for not including in the Map Refinement Project
5035 NE Sandy Blvd, 2446 NE 50th, 2456 NE 50th	Rose City Park	<p>Comp Plan: Single-Dwelling 2,500 to Mixed Use - Civic Corridor (MU-C)</p> <p>Zoning: R2.5 to CM2d</p>	<p>These tax lots could be included in the project at later phase due to their split-zoned site by ownership and/or nonconforming commercial associated use of a surface parking lot. But because the requested commercial zoning would extend north into a residential area rather than extending along a commercial corridor, the property owner is advised to reach out to the adjacent residents and neighborhood association.</p> <p>These tax lots may be added at a future phase per testimony submitted and direction received from either the PSC and/or City Council.</p>
126 NE Alberta St and 126 WI/ NE Alberta St	King	<p>Comp Plan: Single-Dwelling 2,500 to Mixed Use-Neighborhood(MU-N)</p> <p>Zoning: R2.5 to CM2</p>	<p>This request does not meet any of the project’s four categories for inclusion. These tax lots may be added at a future phase per testimony submitted and direction received from either the PSC and/or City Council.</p>
8112 SE 13th Ave, 4511 SE Hawthorne Blvd	Sellwood-Moreland, Sunnyside	<p>Comp Plan: No change</p> <p>Zoning: CM2d to CM3d</p>	<p>This request does not meet any of the project’s four categories for inclusion.</p> <p>Additionally, the property at 8112 SE 13th Ave cannot be rezoned from CM2d to CM3d, because CM3d is not a corresponding zone in the Mixed Use – Neighborhood designation.</p> <p>On the 4511 SE Hawthorne Blvd property, a rezone to CM2d to CM3d is possible per the Mixed Use – Urban Center designation, but it is questionable if 33.130.030 Characteristics of the Zones for D. Commercial/Mixed Use 3 zone is met because the property is adjacent to single-dwelling zoning.</p>
5100 NW Skyline Rd	Forest Park	<p>To evaluate the continuing need for and/or remove the Future Urban Zone “f” overlay zone.</p>	<p>This request does not meet any of the project’s four categories for inclusion. Within the 2035 Comprehensive Plan, City Council directed staff to scope a separate legislative project to review property zoned with the Future Urban Zone “f” overlay zone.</p>
115 SE 122nd	Hazelwood	<p>High Density Residential (RH) to Mixed Use-Civic Corridor (MU-N) / CM2d</p>	<p>This request does not meet any of the project’s four categories for inclusion. These tax lots may be added at a future phase per testimony submitted and direction received from either the PSC and/or City Council.</p>

5. Appendices and Maps

Appendix A. Details on Exhibit O – Further Refinement Directive

Appendix B. Related 2016 Testimony to City Council – Further Refinement Directive

Appendix C. Technical and Policy Priority Map Recommendations

Table 4a: East District – Technical and Policy Priority Map Recommendations

Table 4b: North District – Technical and Policy Priority Map Recommendations

Table 4c: Northeast District – Technical and Policy Priority Map Recommendations

Table 4d: Southeast District – Technical and Policy Priority Map Recommendations

Table 4e: West District – Technical and Policy Priority Map Recommendations

Appendix D. Public Comment on Discussion Draft

Appendix E. Discussion Draft Community Engagement Progress Report

Appendix F. Comprehensive Plan Map Land Use Designations and Zoning Map Characteristics of the Zone

Map 1. Proposed Changes in Map Refinement Project by Category:

- Exhibit O – Further Refinement Directive, dated December 2016
- Reconciliation of Bureau of Development Services land use reviews between January 2013 and August 2017
- Reconciliation of nonconforming development, as appropriate, constructed between January 2013 and August 2017
- Technical and Policy Priority (e.g., affordable housing, City bureau coordinated, nonconforming commercial uses, overlay zone modifications, split zones)

Map 2. Proposed Changes on the Comprehensive Plan Map

Map 3. Proposed Changes Only on the Comprehensive Plan Map

Map 4. Proposed Changes on the Zoning Map

Map 5. Proposed Changes Only on the Zoning Map

Map 6. Proposed Overlay and Other Changes

Appendix A. Details on Exhibit O – Further Refinement Directive

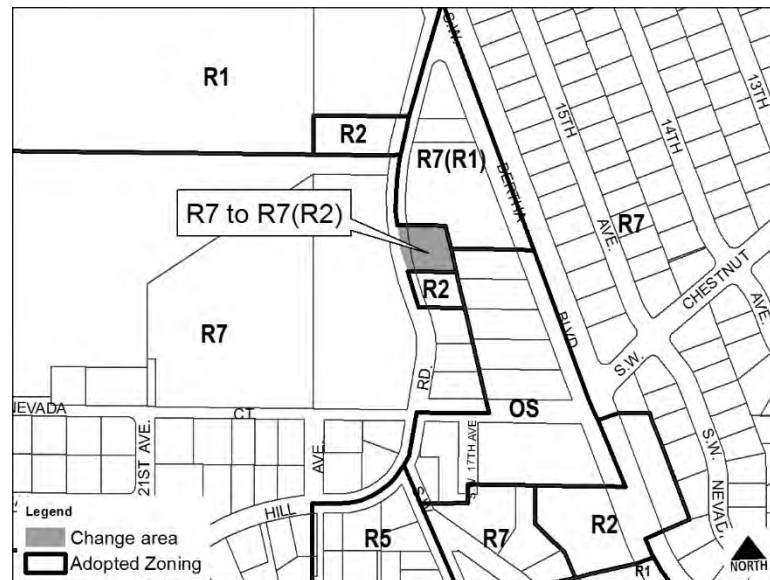
7008 SW Capitol Hill Road

Existing Comprehensive Plan Designation: Single-Dwelling 7,000

Existing Zoning: Residential 7,000 (R7) and Residential 7,000 with an Environmental Conservation “c” overlay zone (R7c)

Staff recommended Comprehensive Plan Designation: Multi-Dwelling 2,000

Staff recommended Zoning: Retain the existing Residential 7,000 (R7) and Residential 7,000 with an Environmental Conservation “c” overlay zone (R7c)



- **Consistency with Comprehensive Plan goals and policies:** This proposed map change supports Goal 5.A: Housing diversity, 5.C Healthy connected city and other housing-related policies in Chapter 5: Housing.
- **Proximity to amenities and services:** The site is within a half-mile of the Hillsdale commercial center as well as the Burlingame commercial area and SW Barbur Boulevard. Frequent bus service is available in Hillsdale via bus lines #54 and #56 and on SW Barbur Boulevard via line #12. These lines offer 20-minute or better peak-hours service. The proximity to transit, amenities and services means that this area is good for a range of housing types and/or uses.
- **Infrastructure availability:** There are no water or sewer constraints. SW Capitol Hill Road is a substandard street. A stormwater pipe is available in the street but site stormwater disposal availability needs to be determined.
- **Land use pattern:** The site is partly covered by Environmental Conservation ‘c’ overlay and is adjacent to R2 zoning and development to the south, Open Space to the southeast, and R7 zoning with R1

Comprehensive Plan designation to the north and northeast. There is R7c zoning across the road to the west. The site is within the Hillsdale Town Center.

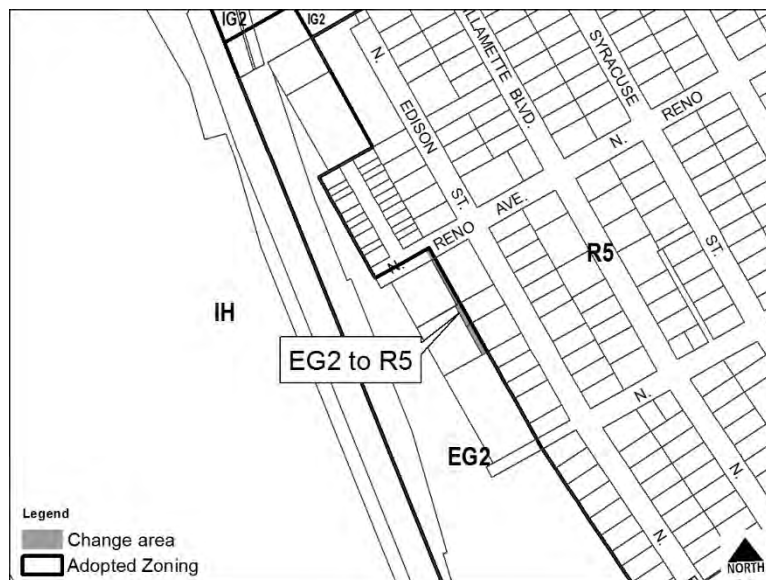
- **Land use and building permit history:** The site is developed with a single-family home and an Accessory Dwelling Unit.
- **Recent development activity in the area:** There has been no development activity adjacent to the site. There was a seven-unit condominium developed northwest of the site on SW Capitol Hill Road in the R2 zone in 2016.
- **Occupancy:** The area is approximately 52 percent renter-occupied within a quarter-mile of the site. (For comparison, 47 percent of households are renter-occupied citywide.)
- **Additional factors considered:** No additional factors were considered at the time of this Discussion Draft.
- **Stakeholder responses during the 2035 Comprehensive Plan, early project development and/or the Discussion Draft of the Map Refinement Project:** The property owner requested a change in designation and/or zoning for this site to R2 or R1 during the 2035 Comprehensive Plan process. To view the list of testimony related to this and all Exhibit O sites during the 2035 Comprehensive Plan, please see Appendix B.

There was no public comment received during the Discussion Draft comment period.

9808 N Edison Street, 9816 N Edison Street, 9848 N Edison Street

Existing Comprehensive Plan Designation: Mixed Employment (ME) and Single-Dwelling 5,000
Existing Zoning: General Employment 2 (EG2), Residential 5,000 (R5)

Staff recommended Comprehensive Plan Designation: Single-Dwelling 5,000
Staff recommended Zoning: Residential 5,000 (R5)



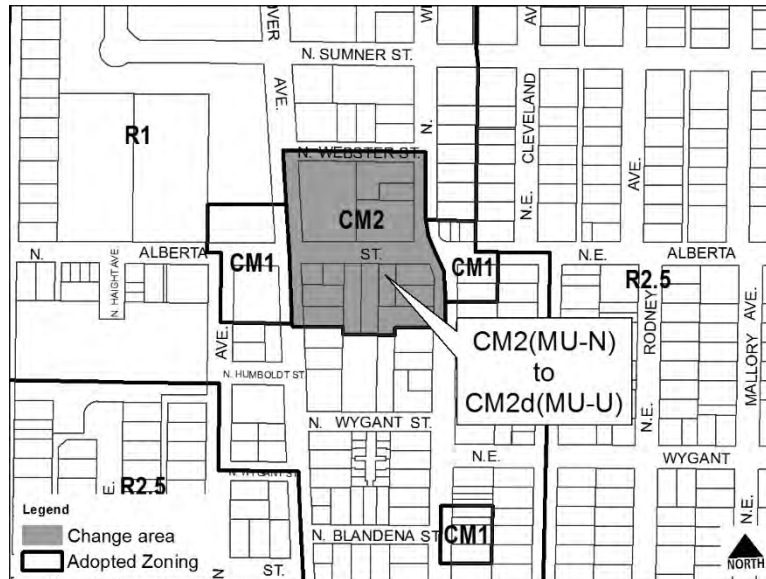
- **Consistency with Comprehensive Plan goals and policies:** This proposed map change supports Goal 10.A: Land use designations and zoning. Removal of split zoned situations allows for a more effective and efficient use of land, unless there are specific infrastructure or natural resource conditions that warrant a split zoned site.
- **Proximity to amenities and services:** The site is a block and half off the St. Johns Town Center, within easy walking distance to a variety of commercial amenities. Bus lines #44 and #75 are within one third of a mile from the site. The proximity to transit, amenities and services means that this area is good for a range of housing types and/or uses.
- **Infrastructure availability:** There are no water or sewer constraints.
- **Land use pattern:** The site falls comfortably within R5 single-dwelling zones to the east and employment zoning to the west and further north. As part of the 2035 Comprehensive Plan process, zoning for several adjacent properties were changed from employment to residential designations to acknowledge existing residences and to be in compliance with the zoning code.
- **Land use and building permit history:** The properties are developed with single-dwelling homes.
- **Recent development activity in the area:** Immediately adjacent to the site, there has been minimal development activity. However, a little further southeast of the site, within the St Johns Town Center, there has been much multi-dwelling development in the area.
- **Occupancy:** The area has a slightly higher percentage of renters and split almost evenly fifty-fifty between renters and home owners. (For comparison, 47 percent of households are renter-occupied citywide.)
- **Additional factors considered:** No additional factors were considered at the time of this Discussion Draft.
- **Stakeholder responses during the 2035 Comprehensive Plan process, early project development and/or the Discussion Draft of the Map Refinement Project:** No testimony was received during the 2035 Comprehensive Plan on this site, but the split-designated residential and employment status was identified by staff and City Council directed staff to review in a future project.

There was no public comment received during the Discussion Draft comment period.

4931-4947 N Williams Ave, 20 N Alberta St, 106 N Alberta St, 114 N Alberta St, 122 N Alberta St, 4922 N Vancouver Ave, 4934 N Vancouver Ave, 4946 N Vancouver Ave, 30 N Webster St

Existing Comprehensive Plan Designation: Mixed Use-Neighborhood (MU-N)
Existing Zoning: Commercial Mixed Use 2 (CM2)

Staff recommended Comprehensive Plan Designation: Mixed-Use-Urban Center (MU-U)
Staff recommend Zoning: Add Design “d” overlay zone to the existing CM2



- **Consistency with Comprehensive Plan goals and policies:** The proposed change supports multiple goals and policies of the adopted *2035 Comprehensive Plan*, including Goals 3.C: Focused growth and 3.D: A system of centers and corridors; Goals 5.A: Housing diversity and 5.C: Healthy connected city; and Goal 6.C: Business district vitality.
- **Proximity to amenities and services:** The site is well served by public services, adjacent to the Vancouver/Williams corridor. Both streets are Transit Access and District Collector streets and City Bikeways. Bus line #44, a frequent transit line, services these streets.
- **Infrastructure availability:** There are no water, sewer or stormwater constraints.
- **Land use pattern:** The site is on Alberta Street between Vancouver and Williams Avenues, and includes six lots in one family ownership, and four additional lots on the south side of Alberta Street, and four lots on the north side of Alberta Street owned and used by the State of Oregon for offices. The vicinity is developed with a mix of single and multi-dwelling development, and some commercial uses at this node. The family ownership includes a large vacant lot and two detached houses.
- **Land use and building permit history:** There is no recent land use or permit activity for the site.
- **Recent development activity in the area:** The Williams and Vancouver corridor to the south of Alberta Street is an area of intensive development activity over the past decade. The Home Forward property Humboldt Gardens was redeveloped in the past decade with slightly higher density housing and a small amount of commercial zoning was added at the Vancouver/Alberta node.

- **Occupancy:** The area within ¼ mile of the site is approximately 59 percent renter-occupied.
- **Additional factors considered:** The family who owns the six properties in this node testified about their desire to ensure that the zoning will allow the greatest opportunity for future development to benefit the community. The adopted Comprehensive Plan map will need refinement by extending the Urban Center boundary to capture this node to allow development options only allowed within that boundary.
- **Stakeholder responses during the 2035 Comprehensive Plan process, early project development and/or the Discussion Draft of the Map Refinement Project:** During the 2035 Comprehensive Plan process, the City Council adopted Mixed Use 2 (CM2) zoning for this site, in response to testimony by the property owners. It was initially proposed for CM1 zoning, corresponding to the current Neighborhood Commercial 2 zoning for this node.

During the Discussion Draft, staff received one comment from a community member in support of the change.

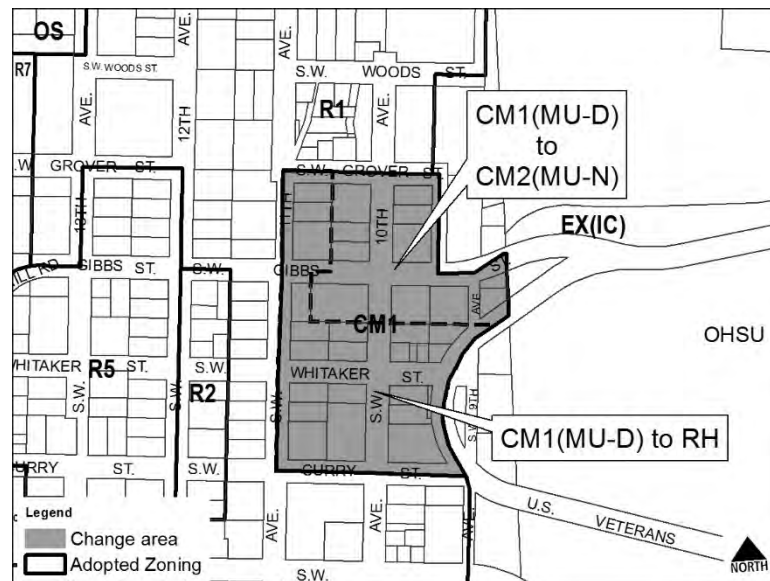
The Marquam Hill mixed use node (multiple parcels)

Existing Comprehensive Plan Designation: Mixed-Use Dispersed (MU-D)

Existing Zoning: Commercial-Mixed Use 1 (CM1)

Staff recommended Comprehensive Plan Designation: High Density Multi-Dwelling and Mixed-Use-Neighborhood (MU-N)

Staff recommended Zoning: High Density Residential (RH) and Commercial Mixed-Use 2 (CM2)



- **Consistency with Comprehensive Plan goals and policies:** The proposed change supports multiple goals and policies of the adopted *2035 Comprehensive Plan*, including Goal 3.D: A system of centers and corridors; Goals 5.A: Housing diversity and 5.C: Healthy connected city; and Goal 6.C: Business district vitality.

- **Proximity to amenities and services:** This commercial node contains a convenience store, another retail space, some commercial parking, and a few multi-dwelling residential buildings. It is a block west of the main Marquam Hill OHSU campus. In addition to OHSU, this node is near the US Veteran’s hospital, another large employer in the area. Frequent bus service is available on bus line #8 which runs on SW 11th, SW Gibbs and nearby SW Sam Jackson Parkway.
- **Infrastructure availability:** There are no water, sewer or stormwater constraints. There are several unimproved as well as substandard street segments within and at the edges of this node.
- **Land use pattern:** This commercial node is surrounded by R1 zoning to the west, north and south. West of the site there is EX zoning over the OHSU campus area.
- **Land use and building permit history:** This node consists of approximately 33 properties. Individual site histories have not been compiled in this case.
- **Recent development activity in the area:** There has been little development activity in this area in the past years. In this node, the most recent development was in the mid-1990s when a 14-unit three-story condominium was built at the northeast corner of SW Gibbs and 11th Avenue. A few blocks away on SW U.S. Veteran’s Road, a seven-story 69-unit apartment building was developed in 2016.
- **Occupancy:** The area is approximately 56 percent renter-occupied within a quarter mile of the site. (For comparison, 47 percent of households are renter-occupied citywide.)
- **Additional factors considered:** Early conversations with the neighborhood association conveyed that the primary concern was that the CM2 zone would allow commercial parking, whereas it is not allowed in the CM1 zone. Staff also understands from the 2016 testimony to City Council that there is interest in being able to develop some of these properties more intensely than existing conditions today. Both concerns were balanced and are reflected in the proposal. A limited amount of CM2 zoning is proposed on properties that allow commercial parking today under the Commercial Storefront (CS) zoning). RH zoning is proposed for the balance of the node to encourage more residential capacity than the CM1 zoning would provide. Staff is exploring ways to prohibit commercial parking in the area while still retaining the additional commercial and residential capacity provided by the CM2 zoning. This may entail an expansion of the Marquam Hill Plan District and new regulations through the current **Code Reconciliation Project**.
- **Stakeholder responses during the 2035 Comprehensive Plan process, early project development and/or the Discussion Draft of the Map Refinement Project:** Testimony from property owners during the 2035 Comprehensive Plan process requested CM2 or CM3 zoning for this area. Neighborhood comments continue to oppose the requested change. To view the list of testimony related to this and all Exhibit O sites during the 2035 Comprehensive Plan, please review Appendix B. Staff met with the Homestead Neighborhood Association on May 2, 2017 to discuss this area.

During the Discussion Draft, public comment period, staff received four comments from community members, including the Homestead Neighborhood Association chair, who object to the change from CM1 to CM2 for 11 properties in the commercial node. The primary concerns from the surrounding community are related to the outright allowance for commercial parking on CM2 zoned property. Additional concerns related to other allowed/uses commercial activity with potential for off-site impacts. Staff continues to recommend CM2 zoning for a portion of this node and RH zoning for the balance – see amended proposed map. Staff is also continuing to explore alternatives that would limit commercial parking through the zoning code for the CM2 areas in this location.

Staff received one letter of support for the CM2 zoning change in this location from a representative of a commercial property owner in this area.

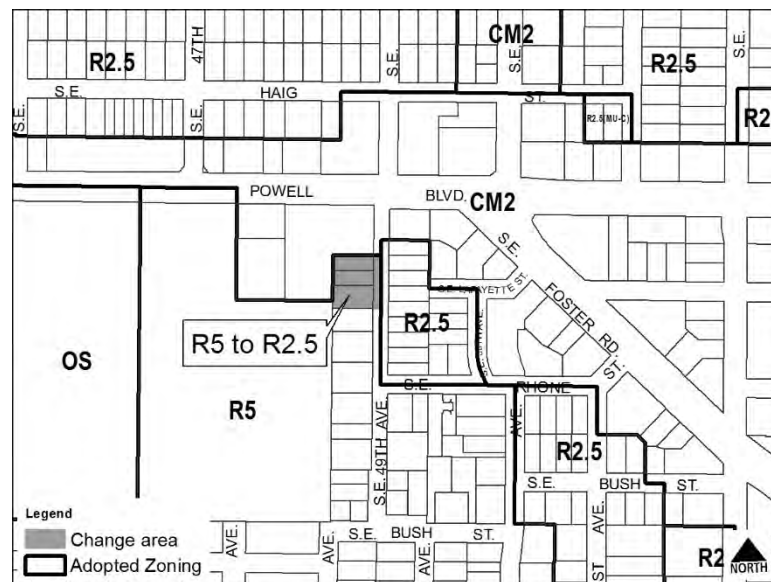
4836 WI/ SE Powell Blvd (R226842, R226843, R226844)

Existing Comprehensive Plan Designation: Single-Dwelling 5,000

Existing Zoning: Residential 5,000 (R5)

Staff recommended Comprehensive Plan Designation: Single-Dwelling 2,500

Staff recommended Zoning: Residential 2,500 (R2.5)



- **Consistency with Comprehensive Plan goals and policies:** This proposed map change supports Goal 5.A: Housing diversity and many housing-related policies in Chapter 5: Housing.
- **Proximity to amenities and services:** The site is located south of SE Powell Boulevard and on the west side of SE 49th Avenue. The #9 Powell Blvd bus is approximately 128 feet north, providing frequent-service transit. The #14 Hawthorne bus travels along SE 50th Avenue and SE Foster Road, a block away, also provides frequent-service transit. Both lines offer 20-minute or better peak-hours service. The site is near Creston Park and Creston Elementary School to the west. The proximity to transit, amenities and services means that this area is good for a range in housing types and/or uses.
- **Infrastructure availability:** There are no water, sewer or stormwater constraints.
- **Land use pattern:** The site is adjacent to mixed use areas along SE Powell, R5 zoned area to the south and an area directly to the east zoned R2.5.
- **Land use and building permit history:** The site is vacant. Cesspools were in use on these lots in the past. There is no record that they were properly decommissioned, but the present location is unknown. In May 2004, a Type III conditional use was approved to replace two antennas and increase wattage on

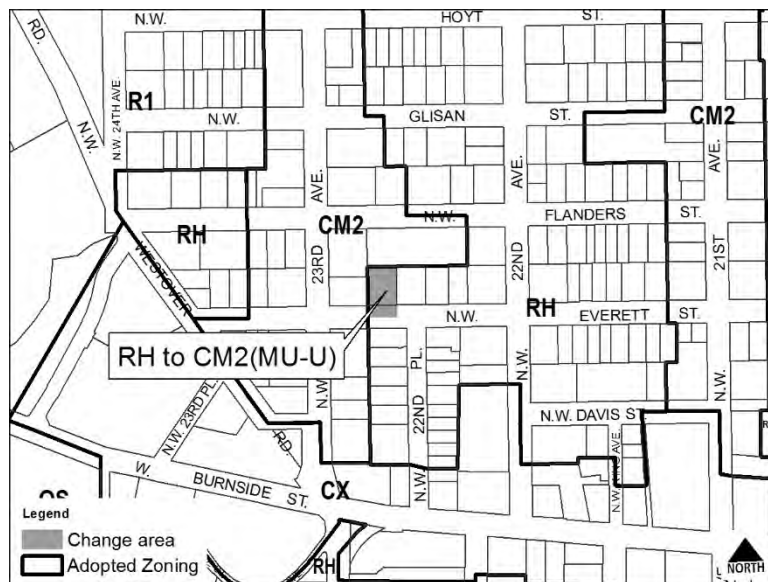
an existing cell tower. A property line adjustment was submitted in March 2017 to adjust the property line between Lots 4 and 5.

- **Recent development activity in the area:** The adjacent property at 4836 SE Powell Blvd was in the same ownership until January 2017. On this property, a proposal for building updates and improvements to an existing warehouse and truck parking facility. The building at the northwest corner and the metal building at the southwest corner is intended for self-service storage by NW Storage.
- **Occupancy:** The area is approximately 57 percent renter-occupied within a quarter-mile of the site. (For comparison, 47 percent of households are renter-occupied citywide.)
- **Additional factors considered:** No additional factors were considered at the time of this Discussion Draft.
- **Stakeholder responses during the 2035 Comprehensive Plan process, early project development and/or the Discussion Draft of the Map Refinement Project:** To view testimony during the 2035 Comprehensive Plan on 4835 SE Powell Blvd, please review Appendix B. Staff met with the Creston-Kenilworth Neighborhood Association on Monday, June 26, 2017. There was no public comment received during the Discussion Draft comment period.

310 NW 23rd Avenue

Existing Comprehensive Plan Designation: Mixed-Use-Urban Center (MU-U) and High Density Multi-Dwelling
Existing Zoning: Commercial Mixed-Use 2 (CM2) with a Design “d” overlay and High Density Residential (RH)

Staff recommended Comprehensive Plan Designation: Mixed-Use-Urban Center (MU-U)
Staff recommended Zoning: Commercial Mixed-Use 2 (CM2) with a Design “d” overlay



- **Consistency with Comprehensive Plan goals and policies:** The proposed change supports multiple goals and policies of the adopted *2035 Comprehensive Plan*, including Goals 3.C: Focused growth and 3.D: A system of centers and corridors; and Goal 6.C: Business district vitality.
- **Proximity to amenities and services:** This site is located along NW 23rd Avenue a block north of W Burnside, with many services available within a quarter mile. The site has frequent bus service on line # 15, and easy access to bus line #20 on W Burnside.
- **Infrastructure availability:** There are no sewer, water, stormwater or roadway improvement constraints in this area.
- **Land use pattern:** The site is split zoned, commercial (CM2) on its western half and high density residential (RH) on its eastern half. The NW 23rd Avenue corridor is lined with commercial zoning on both sides, with higher density multi dwelling residential zoning to the east and west beyond the commercial areas.
- **Land use and building permit history:** This site was developed with a large retail space in the mid-1990s. The pre-existing smaller, older building to its east was attached and used for offices sometime in the early 2000s. Aside from internal and routine upgrades there has been little permit activity since the main retail structure was developed.
- **Recent development activity in the area:** There has been little activity in the immediate area but the broader area has seen significant commercial and residential redevelopment and intensification in the last 10 years.
- **Occupancy:** The area is approximately 69 percent renter-occupied within a quarter-mile of the site. (For comparison, 47 percent of households are renter-occupied citywide.)
- **Additional factors considered:** The eastern RH zoned, half of the property has had accessory parking for commercial uses and small building with office uses for many years.
- **Stakeholder responses during the 2035 Comprehensive Plan, early project development and/or the Discussion Draft of the Map Refinement Project:** Testimony from property owners during the 2035 Comprehensive Plan process requested CM2 zoning for the eastern portion of this site. To view the list of testimony related to this and all Exhibit O sites during the 2035 Comprehensive Plan, please review Appendix B. Staff met the NW District Association on Thursday, June 15, 2017 to discuss this site.

During the Discussion Draft, public comment period, two comments were received on this proposal. One from a representative of the property owners in support of the proposed change. The other was from the co-chair of the NW District Association (NWDA) Planning Committee in opposition to the change. The NWDA noted various concerns with the change including that the historic zoning pattern is to have commercial zoning within 100 feet of NW 23rd Avenue to reinforce the main street character of NW 23rd. They also noted that changing the zoning to Commercial Mixed Use-2 (CM2) on the eastern portion of this site beyond the 100 feet will have a negative impact on the residential character of the streets beyond NW 23rd and 21st especially in the historic district. They note that the residential character of the side streets will be impacted by future commercial uses in this location stemming from longer hours of activity, noise and greater outdoor activities.

Staff continues to recommend CM2d for the whole site. The site area in question has been providing non-conforming accessory uses (office space and parking) to the main retail sales use since at least the mid-1990s. Any redevelopment as mixed use or commercial uses in this location would not be inconsistent with the area. The noted 100-foot commercial boundary is more consistent north of NW

Glisan Street, whereas, between NW Glisan Street and NW Flanders Street, a block north of the site there are variations to the 100-foot depth.

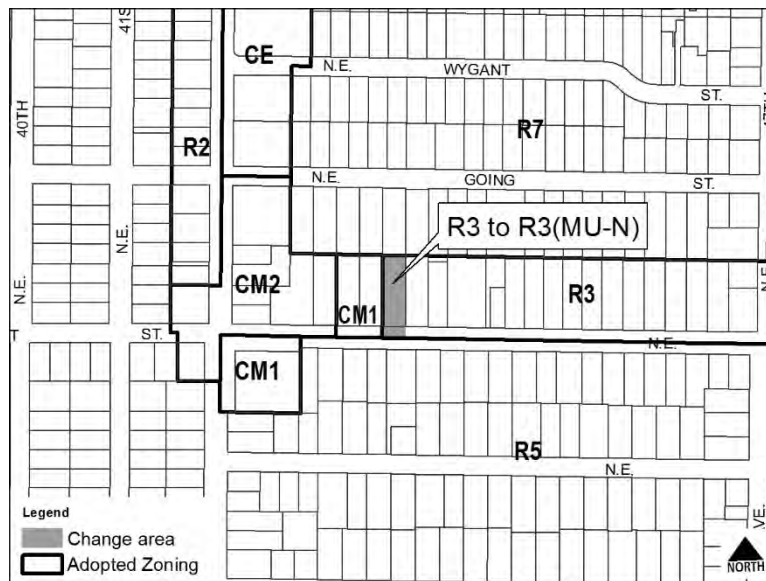
4337 NE Prescott Avenue

Existing Comprehensive Plan Designation: Multi-Dwelling – 3,000

Existing Zoning: Residential 3,000 (R3)

Staff recommended Comprehensive Plan Designation: Mixed-Use-Neighborhood (MU-N)

Staff recommended Zoning: No change



- **Consistency with Comprehensive Plan goals and policies:** The proposed change supports multiple goals and policies of the adopted *2035 Comprehensive Plan*, including Goals 3.C: Focused growth and 3.D: A system of centers and corridors; Goals 5.A: Housing diversity and 5.C: Healthy connected city; and Goal 6.C: Business district vitality.
- **Proximity to amenities and services:** The site is east of NE 42nd Ave on Prescott Street. Both streets are Neighborhood collector streets, Transit Access streets and City Bikeways. Bus #75, a frequent transit bus, runs on 42nd Ave. The site is adjacent to a commercial node at NE 42nd and Prescott, which extends several blocks north.
- **Infrastructure availability:** There are no water, sewer or stormwater constraints.
- **Land use pattern:** Along NE 42nd Avenue at Prescott Street going north is primarily zoned Mixed Use, with some intermittent medium-density multi-dwelling zoning. Most of the properties with Mixed Use zoning are occupied with commercial and small-scale production uses. To the east and west of 42nd Ave is predominantly a single-dwelling neighborhood, except for Prescott Street, where the R3 zoning allows multi-unit development.
- **Land use and building permit history:** There is no recent land use or permit activity for the site.

- **Recent development activity in the area:** The 42nd Avenue corridor is transitioning to a somewhat higher intensity commercial district, with a greater occupancy of commercial uses in recent years. There are also recent mixed use developments along this corridor which will continue to occur.
- **Occupancy:** The site is currently developed with three detached houses. The abutting properties to the west in the same ownership are in commercial use. The area within ¼ mile of the site is approximately 30 percent renter-occupied.
- **Additional factors considered:** No additional factors were considered at the time of this Proposed Draft.
- **Stakeholder responses during the 2035 Comprehensive Plan process, early project development and/or the Discussion Draft of the Map Refinement Project:** During the 2035 Comprehensive Plan process, the two abutting properties in the same ownership were changed from a Comprehensive Plan designation of Multi-Dwelling – 3,000 to Mixed Use-Neighborhood, and the zoning was changed from R3 to CM1. Our 42nd Avenue Neighborhood Prosperity Initiative, a program funded by Prosper Portland, supported the proposal. The property owner subsequently requested to include this property in the change, but after the Comprehensive Plan Map was adopted in June 2016.

During the Discussion Draft, public community period, staff received one comment from a community member opposed to the change because there are three affordable homes currently on the property, and redevelopment would not result in affordable housing to replace the existing affordable units. One other comment was received, inquiring about what would be allowed because of the change.

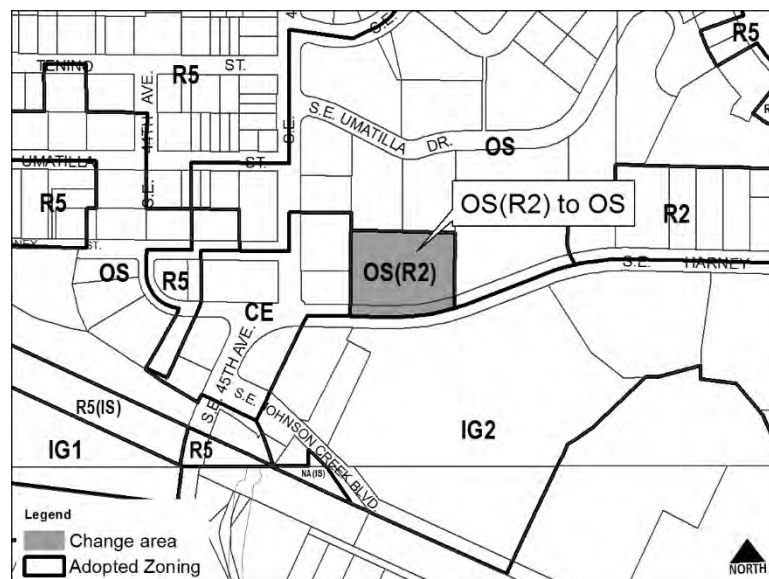
4543 SE Harney Drive

Existing Comprehensive Plan Designation: Multi-Dwelling – 2,000

Existing Zoning: Open Space (OS)

Staff recommended Comprehensive Plan Designation: Open Space

Staff recommended Zoning: No change to the Open Space (OS) zone adopted in December, 2016

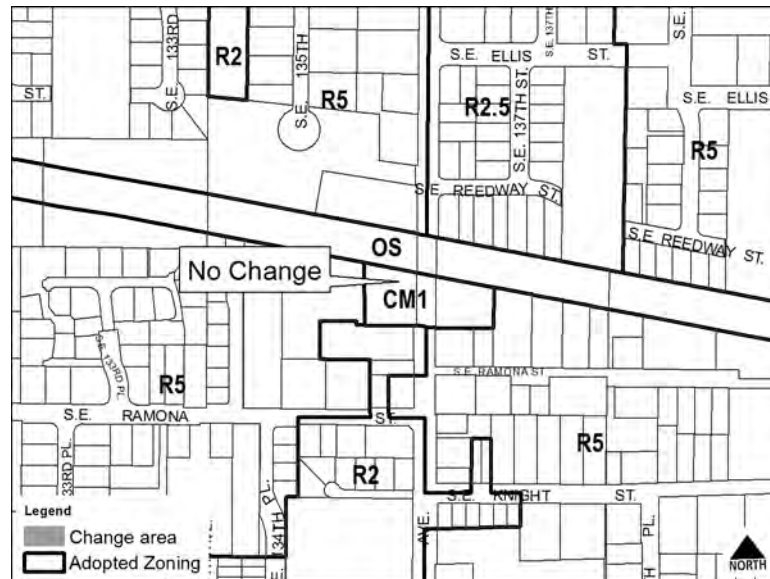


- **Consistency with Comprehensive Plan goals and policies:** The proposed change supports multiple goals and policies of the adopted *2035 Comprehensive Plan*, in Chapter 7: Environment and Watershed Health, including Goal 7.B: Healthy watersheds and environment and policies 7.1 through 7.18 related to improving environmental quality and resilience.
- **Proximity to amenities and services:** The site is located north of SE Harney Drive and east of SE 45th Avenue. The #75-Chavez/Lombard bus runs along the site frontage, providing frequent-service transit. There is a small commercial node at SE 45th Avenue and SE Harney Drive. The site abuts the southern portion of Errol Heights Park, a City-owned natural area and a future park.
- **Infrastructure availability:** This site is within the 100-year floodplain and has water system constraints.
- **Land use pattern:** There is open space zoning to the north and east of the site. To the west is commercial employment zoning and industrial zoning across SE Harney Drive to the south.
- **Land use and building permit history:** In the 2035 Comprehensive Plan process, this property was rezoned to open space, but the comprehensive plan designation on the site was left multi-dwelling – 2,000 due to timing in the process.
- **Recent development activity in the area:** Immediately adjacent to the site, there has been minimal development activity.
- **Occupancy:** The site is vacant. The area is approximately 13.5 percent renter-occupied within a quarter-mile of the site. (For comparison, 47 percent of households are renter-occupied citywide.)
- **Additional factors considered:** No additional factors were considered at the time of this Proposed Draft.
- **Stakeholder responses during the 2035 Comprehensive Plan process, early project development and/or the Discussion Draft of the Map Refinement Project:** In coordination with the Bureau of Environmental Services who owns the site, during the 2035 Comprehensive Plan this site was requested to go to open space, but the timing only allowed for the zone change. Therefore, in this project, the comprehensive plan map designation is now a staff recommendation to the Open Space designation. Staff met with the Brentwood-Darlington Neighborhood Association on May 4 and June 1, 2017 to discuss this area and other map changes sites within the neighborhood.

5727 SE 136th Avenue

Existing Comprehensive Plan Designation: Mixed Use-Dispersed (MU-D) and Single-Dwelling – 5,000
 Existing Zoning: Commercial Mixed-Use 1 (CM1) and Residential 5,000 (R5)

Staff recommended Comprehensive Plan Designation: No change
 Staff recommended Zoning: No change



- **Consistency with Comprehensive Plan goals and policies:** As no change is proposed, a goals and policies review was not conducted.
- **Proximity to amenities and services:** The site abuts SE 136th Avenue, an arterial street, which #10-Harold, a non-frequent bus runs along. Across SE 136th Avenue to the east is a commercial property developed with a retail building with multiple tenants.
- **Infrastructure availability:** There are water service availability constraints in the vicinity, but not for the site.
- **Land use pattern:** The surrounding area is developed with mainly single-dwelling structures.
- **Land use and building permit history:** The site is a vacant lot.
- **Recent development activity in the area:** Immediately adjacent to the site, there has been minimal development activity.
- **Occupancy:** The site is a vacant lot.
- **Additional factors considered:** Staff was prepared to recommended CM1 for the site through the Map Refinement Project. The site has since been sold and is no longer planned for affordable housing, therefore staff recommended leaving the split zoned nature for commercial opportunities along SE 136th Avenue and R5 on the western portion to reflect the surrounding zoning pattern.

- **Stakeholder responses during the 2035 Comprehensive Plan process, early project development and/or the Discussion Draft of the Map Refinement Project:** After the last Comprehensive Plan hearing in fall 2017, the consultant for the property owner contacted City Council to request a map change to the property to CM1 zoning for the site. The property was owned by a private affordable housing developer until January 2017 and then it was sold to a private owner. There was no public comment received during the Discussion Draft comment period.

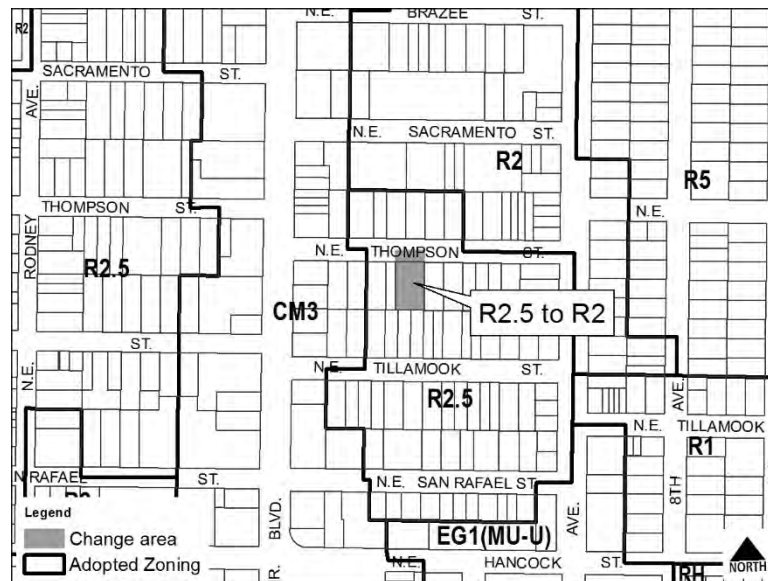
506 NE Thompson Street

Existing Comprehensive Plan Designation: Single-Dwelling – 2,500

Existing Zoning: Residential 2,500 (R2.5) with an Alternative Design Density “a” overlay zone

Staff recommended Comprehensive Plan Designation: Multi-Dwelling – 2,000

Staff recommended Zoning: Residential 2,000 (R2) with an Alternative Design Density “a” overlay zone



- **Consistency with Comprehensive Plan goals and policies:** This proposed map change supports Goal 5.A: Housing diversity and many housing-related policies in Chapter 5: Housing.
- **Proximity to amenities and services:** The site is well served by services, adjacent to MLK Jr Blvd, which is a Major City Transit and Traffic street and City Bikeway. Other City Bikeways are on Tillamook Street, one block south, and 7th Ave, one block east. Bus line #6, a frequent transit line, runs on MLK Jr Blvd.
- **Infrastructure availability:** There are no water, sewer or stormwater constraints.
- **Land use pattern:** This block of Thompson Street is developed with a mix of single detached houses, duplexes and triplexes. Lots vary in size from 3,000 square feet to 9,375 square feet (the size of the subject site), with a somewhat consistent pattern of 6,250 square foot lots as found throughout the Eliot neighborhood.

An inventory of this block from the west edge of the Residential zone shows the following:

- South side of Thompson Street: two single detached houses (442 and 504); subject site, duplex (506); two detached houses on one lot (528); triplex (532-536); remaining four lots have single detached houses.
- North side of Thompson Street: triplex (abutting commercial mixed use zone) (431-437); remaining five lots in the R2.5 zone are developed with single detached houses. The Eliot Conservation District ends where the R2 zone begins, on the east half of the north side of Thompson Street.
- **Land use and building permit history:** There is no recent history for this site.
- **Recent development activity in the area:** This block of Thompson Street consists entirely of late 19th and early 20th century residential structures, except for a multi-plex in the R2 zone, on the east side of the block, developed in the latter half of the 20th century. The only other more recent development activity in the area would be on MLK Jr Blvd.
- **Occupancy:** The area within a ¼ mile of the site is approximately 68 percent renter-occupied, and the population of people of color is approximately 26 percent (compared to the citywide average of 28 percent). Racial demographics were reviewed to understand if the change might cause further displacement burdens on lower income communities of color, especially renters (assuming they benefit from the change if they are owners).
- **Additional factors considered:** The Residential Infill Project will likely provide options for multi-unit development on single-dwelling zoned lots that will allow for a density like the R2 zone in the R2.5 zones, and will not require a land division for such development. Currently three units would be allowed on this 9,350 square-foot lot in the R2.5 zone, and four units in the R2 zone, without a land division.
- **Stakeholder responses during the 2035 Comprehensive Plan process, early project development and/or Discussion Draft of the Map Refinement Project:** During the 2035 Comprehensive Plan process the Eliot Neighborhood Association advocated for a change to properties zoned R2 in the Eliot Conservation District to R2.5. This change was supported and ultimately approved by City Council. The owner of the subject property testified multiple times that she would prefer to retain the R2 zoning to have the most development options available in the future.

In an early meeting about the Map Refinement Project, the Eliot Neighborhood land use committee gave preliminary support to this request to change the subject property back to R2 for the reasons given by the property owner. Staff is recommending support for the requested change to this lot.

Staff received one comment from a community member opposed to the change, stating that the owner will be able add the additional units desired in the future whether the zoning is R2 or R2.5. They also stated that changing this property to R2 would create a spot zone, which does not support comprehensive planning, and it goes against the community's proposal which changed the area to R2.5 for historic preservation.

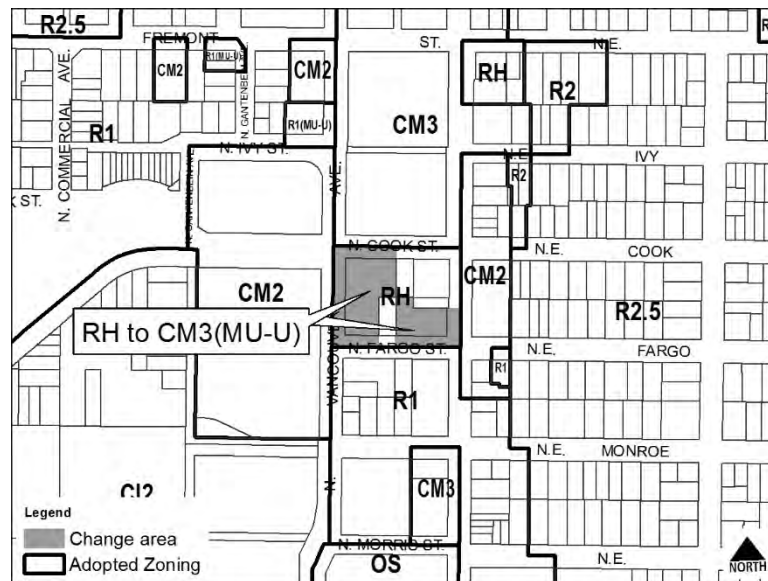
25 N Fargo Street, 1N1E27AB 10700

Existing Comprehensive Plan Designation: High Density Multi-Dwelling

Existing Zoning: High Density Residential (RH) with a Design “d” overlay

Staff recommended Comprehensive Plan Designation: Mixed Use-Urban Center (MU-N)

Staff recommended Zoning: Commercial Mixed-Use 3 (CM3) with a Design “d” overlay



- **Consistency with Comprehensive Plan goals and policies:** The proposed change supports multiple goals and policies of the adopted *2035 Comprehensive Plan*, including Goals 3.C: Focused growth and 3.D: A system of centers and corridors; Goals 5.A: Housing diversity and 5.C: Healthy connected city; and Goal 6.C: Business district vitality.
- **Proximity to amenities and services:** The properties are well served by public services, adjacent to the Vancouver/Williams corridor. Both streets are Transit Access and District Collector streets and City Bikeways. Bus line 44, a frequent transit line, services these streets.
- **Infrastructure availability:** There are no water, sewer or stormwater constraints.
- **Land use pattern:** The vicinity is developed with a mix of residential, commercial and institutional uses. High density residential development is adjacent and in nearby mixed use structures. The Emanuel Hospital campus is to the west of Vancouver Ave. Development in the vicinity is of a high intensity urban pattern.
- **Land use and building permit history:** The property at N Fargo is subject of a Design Review, LU 14-220864 DZ, which approved a 6-story mixed use building with fifty residential units and ground floor retail. Building permits for this development are under review. The project is being reviewed under the current RX zoning, which allows a portion of commercial development in high-density residential developments. The adopted RH zone does not allow commercial development.
- **Recent development activity in the area:** The site is in the Williams/Vancouver corridor south of Fremont Street, where several mixed-use developments have been built relatively recently.

- **Occupancy:** Approximately 59 percent of the area within a quarter-mile of the site is renter-occupied, with a population of communities of color of approximately 26 percent. Racial demographics were reviewed to understand if the change might cause further displacement burdens on lower income people of color, especially renters (assuming they benefit from the change if they are owners).
- **Additional factors considered:** The mixed-use projects were approved under the current RX zoning, which allows a portion of commercial uses in new residential developments. The adopted change to RH zoning would make the commercial uses nonconforming, because commercial uses are not allowed in the RH zone except in specific locations proximate to transit stations. The proposed change to the Comprehensive Plan and Zoning Map designations would result in development that conforms to the maps and zoning code.

In addition, the property at N Fargo was a former brownfield that was cleaned up over the past few years to allow the development to move forward. The extra time and expense of remediating this site has caused delays in the project, for which the property owners should not be penalized by placing new zoning that does not match the development intended there.

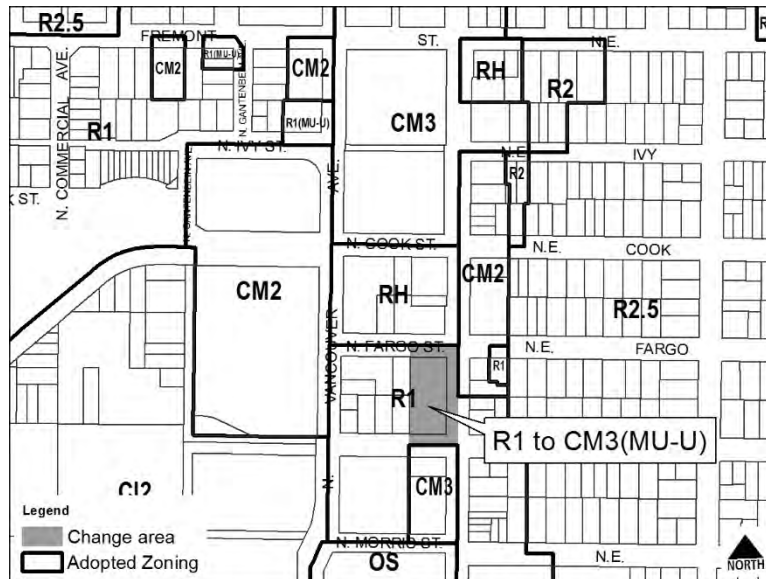
- **Stakeholder responses during the 2035 Comprehensive Plan process, early project development and/or the Discussion Draft of the Map Refinement Project:** The project was brought to the attention of City Council through testimony in 2016, after the Comprehensive Plan map was approved. The applicant’s attorney recommended possible changes to the RH zoning code standards to allow commercial development as an alternative to changing it back to the RX zone.

Staff did not receive any comments about this proposed change during the Discussion Draft public comment period.

3185 N Vancouver Avenue (formerly 3138 WI /N Vancouver Avenue)

Existing Comprehensive Plan Designation: Medium Density Multi-Dwelling
 Existing Zoning: Residential 1,000 (R1)

Staff recommended Comprehensive Plan Designation: Mixed Use-Urban Center (MU-U)
 Staff recommended Zoning: Commercial Mixed-Use 3 (CM3) with a Design “d” overlay



This site is adjacent to and in the same ownership as 25 N Fargo Street. Due to the adjacency, the same analysis applies to both sites, with the exception that the adopted Comprehensive Plan designation and zoning for this site is R1, but is also proposed to be changed to the Mixed Use- Urban Center designation with CM3 zoning. (See information provided on previous pages for 25 N Fargo site.)

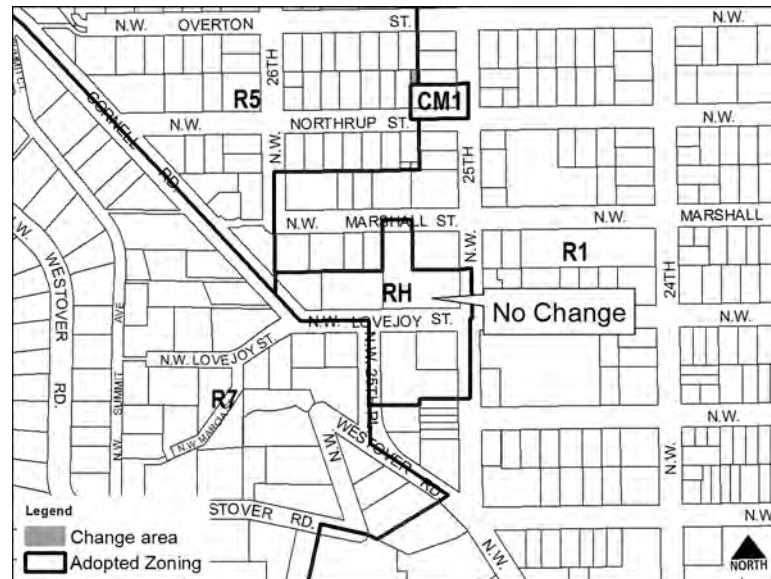
The project proposed for this site has been reviewed or is under review through the following land use cases, under the current RX zoning:

- LU 16-135054 CU, a Conditional Use which allowed the subject lot to be separated from the church property for which it was formerly used as a parking lot.
- LU 17-181105 DZ, Design Review application recently submitted for a six-story mixed use building with residential uses above ground floor commercial space.
- **Additional factors considered:** The adopted change to R1 zoning would make the commercial uses nonconforming, because commercial uses are not allowed in the R1 zone. The proposed change to the Comprehensive Plan and Zoning Map designations would result in development that conforms to the maps and zoning code.
- **Stakeholder responses during the 2035 Comprehensive Plan process, early project development and/or the Discussion Draft of Map Refinement Project:** Staff did not receive any comments about this proposed map change during the Discussion Draft public comment period.

2525 NW Lovejoy and adjacent sites

Existing Comprehensive Plan Designation: High Density Multi-Dwelling
 Existing Zoning: High Density Residential (RH)

Staff recommended Comprehensive Plan Designation: No change
 Staff recommended Zoning: No change



- **Consistency with Comprehensive Plan goals and policies:** As no change is proposed, a goals and policies review was not conducted. However, it should be noted that transportation related considerations are supported by Policy 9.11: Land use and transportation coordination.
- **Proximity to amenities and services:** The sites are two blocks/quarter-mile from NW 23rd Avenue where a variety of commercial and personal services can be found. On NW 23rd Avenue the sites also have access to frequent bus service via bus line #15.
- **Infrastructure availability:** There are no sewer, water, stormwater or roadway improvement constraints in this area. West of this area there are transportation capacity constraints.
- **Land use pattern:** These sites are surrounded to the north, east and south with Multi Dwelling 1,000 (R1) zoning and by Single Family Residential 7,000 (R7) to the west.
- **Land use and building permit history:** Three sites are considered for changes here. All the sites were approved for office uses through past conditional use reviews. The property at 2525 NW Lovejoy was built as an office building in the 1960s/70s. Over the years, it has had multiple wireless facility permits and reviews, as well as internal and routine upgrades. The property at 933 NW 25th is in medical office use since at least the mid-1970s with nothing other than routine internal upgrades. The property at 2565 NW Lovejoy was developed with offices in the late 1960s and has had only internal and routine upgrades in the intervening years.
- **Recent development activity in the area:** There has been no activity in the immediate vicinity of the site. Nearby on NW 23rd and multiple cross streets there is substantial redevelopment activity for both commercial and residential uses.

- **Occupancy:** The area is approximately 62 percent renter-occupied within a quarter-mile of the site. (For comparison, 47 percent of households are renter-occupied citywide.)
- **Additional factors considered:** These sites have been in medical office use for many years, a non-conforming use in the RH zone.
- **Stakeholder responses during the 2035 Comprehensive Plan process, early project development and/or the Discussion Draft of the Map Refinement Project:** Testimony from a representative of the 2525 NW Lovejoy site during the 2035 Comprehensive Plan process requested CM2 or CM3 zoning for this site. To view the list of testimony related to this and all Exhibit O sites during the 2035 Comprehensive Plan, please review Appendix B.

During the Discussion Draft, public comment period, comments were received from the representative of the 2525 NW Lovejoy property opposing the change. They do not support the change to CM1 as they state that the CM2 or CM3 zones are needed to make the existing medical offices, some of them larger than the allowed 5,000 square feet in the CM1 zone, conforming uses.

Three comments were received from community members, including the co-chair of the NW District Association Planning Committee, in opposition to the changes. Some of the concerns include the potential for worsening the vehicular congestion in this area, neglect for prior planning efforts that specifically considered the uses and zoning in this location and called for concentration of commercial uses to be on NW 21st, NW 23rd and Thurman streets, and need for a more thorough evaluation of all potential impacts of such a change.

Staff acknowledges the traffic congestion issues here and recommends retaining the existing High Density Residential designation and RH zoning in this location. There are no proposed Transportation System Plan (TSP) project for this location in the 2035 planning horizon.

Appendix B.

Testimony on Exhibit O – Further Refinement Directive

To search for and view testimony, please visit the website: www.portlandmaps.com/bps/testimony.

Change #	Location	Neighborhood	Date	Testimony/ Comment ID	Person/Organization
#1723	7008 SW Capitol Hill Rd	Hillsdale	Oct 13, 2016	#21646 Hearing - Oral	Issac Dweik
			Oct 14, 2016	#21724 Letter	Issac Dweik
#1688	9808 N Edison St*, 9816 N Edison St, 9848 N Edison St	Cathedral Park			No testimony found
#1687	4931-4947 N Williams Ave	Humboldt	Nov 16, 2015	#2324 Email	Chuck Martinez
			May 5, 2016	#18060 Letter	Darnell Jackie Strong and Luther Strong 4931 N Williams
			May 10, 2016	#18744 Hearing - Oral	Chuck Martinez
			May 10, 2016	#18742 Hearing - Oral	Jackie Strong 4937 N Williams
			May 10, 2016	#18763 Hearing - Oral	Mark Strong
			May 10, 2016	#18768 Hearing - Oral	Rekah Strong
			Jul 12, 2016	#20023 Hearing - Oral	Jackie Strong
			Jul 12, 2016	#20164 Hearing - Oral	Jackie Strong
			Oct 13, 2016	#21653 Hearing - Oral	Jackie Strong
			Nov 17, 2016	#22368 Letter	Jackie Strong
#1746	The Marquam Hill mixed use node (multiple parcels)	Homestead	Nov 5, 2015	#14156 Email	Schnell, Eric
			Nov 9, 2015	#2207 Email	Milt Jones
			Nov 6, 2015	#2216 Email	Eric Schnell

Change #	Location	Neighborhood	Date	Testimony/ Comment ID	Person/Organization
			Nov 16, 2015	#2236 Email	Richard Piacentini, Belmar Properties 907-917 SW Gibbs St
			Nov 16, 2015	#2330 Email	Richard Piacentini, Belmar Properties
			Mar 22, 2016	#2410 Map App	Milton Jones
			Apr 6, 2016	#16818 Email	Eric Schnell
			April 14, 2016	#18318 Hearing - Oral	Anton Vetterlein 430 SW Hamilton St Portland
			Apr 16, 2016	#17273 Email	Milt Jones
			Oct 13, 2016	#22178 Letter	Brian Dapp 3332-3336 SW 10th Ave; 930 SW Whitaker St
			Oct 13, 2016	#21645 Hearing - Oral	Brian Dapp
			Oct 14, 2016	#21806 Letter	Erika Yoshida Watson 836 SW Gibbs St
			Oct 14, 2016	#22002 Email	Eric Schnell
			Oct 15, 2016	#22012 Email	Milt Jones
			Oct 15, 2016	#22177 Letter	Shin Jeon
			Oct 16, 2016	#22058 Email	Ellen Pillow
			Oct 17, 2016	#21972 Email	Brian Dapp
			Oct 17, 2016	#22057 Email	Aaron Clemons
			Oct 17, 2016	#22059 Email	Jackie Phillips
			Nov 3, 2016	#22298 Email	Shanti Ersson
			Nov 10, 2016	#22089 Email	Brian Dapp

Change #	Location	Neighborhood	Date	Testimony/ Comment ID	Person/Organization
			Nov 11, 2016	#22103 Email	Eric Schnell
			Nov 11, 2016	#22108 Email	Anton Vetterlein
			Nov 12, 2016	#22114 Email	Milt Jones
			Nov 12, 2016	#22118 Email	Edward L. Fischer
			Nov 17, 2016	#22263 Email	Aaron Clemons
			Nov 17, 2016	#22331 Email	Ellen Pillow
			Nov 17, 2016	#22440 Letter	Terry Amundson
			Nov 17, 2016	#22465 Letter	Richard Larson
			Nov 17, 2016	#22539 Hearing - Oral	Richard Larson
#1626	4836 WI/ SE Powell Blvd (1S2E07CA 10000, 1S2E07CA 10100, 1S2E07CA 10200)	Creston- Kenilworth	Sept 28, 2016	#21198 Map App	Suzannah Stanley
#1725	310 NW 23rd Ave	Northwest District	Oct 13, 2016	#21769 Email	Dana L. Krawczuk
#1686	4337 NE Prescott Ave	Cully	Apr 28, 2016	#17895 Email	Eric Bohne
			Nov 17, 2016	#22528 Hearing - Oral	Eric Bohne
#1627	4543 SE Harney Dr	Brentwood- Darlington			No testimony found
#1663	5727 SE 136th Ave	Pleasant Valley			No testimony found
#1678	506 NE Thompson St	Eliot	Nov 2, 2015	#1697 Map App	Rebecca Mode
			Nov 19, 2015	#16082 Hearing - Oral	Rebecca Mode
			Dec 11, 2015	#1937 Map App	Rebecca Mode
			Dec 12, 2015	#1938 Map App	David M. Stone

Change #	Location	Neighborhood	Date	Testimony/ Comment ID	Person/Organization
			Jan 7, 2016	#15903 Hearing - Oral	David Stone
			Mar 27, 2016	#16495 Map App	Rebecca Mode
			Apr 8, 2016	#16844 Map App	Rebecca Mode
			Apr 8, 2016	#16944 Email	Rebecca Mode and David Stone
			Apr 14, 2016	#18269 Hearing - Oral	Rebecca Mode
			Apr 18, 2016	#17373 Email	Rebecca Mode and David Stone
			Sept 11, 2016	#21109 Map App	Rebecca Mode
			Sept 11, 2016	#21247 Email	Rebecca Mode
			Oct 6, 2016	#21413 Hearing - Oral	Rebecca Mode
#1677	25 N Fargo St*, 1N1E27AB 10700 *While only one property was mentioned in the directive, the nonconforming development condition applies to one adjacent property.	Eliot	Jul 12, 2016	#20231 Hearing - Oral	Allison Reynolds
			Oct 13, 2016	#21775 Email	Allison J. Reynolds
#1677	3138 W/N Vancouver Ave	Eliot	Oct 14, 2016	#21774 Email	Allison J. Reynolds
#1724	2525 NW Lovejoy St (and several abutting lots in medical office use)	Northwest District	Oct 13, 2016	#21770 Email	Dana Krawczuk

Appendix C.

Table 4: Technical and Policy Priority Map Recommendations

Underlined text illustrates modifications to map changes included in the Discussion Draft (June 2017) or new map changes added in the Proposed Draft (September 2017) to the tables in Appendix C.

Table 4a: East District – Technical and Policy Priority Map Recommendations

Change #	Location	East District -- Neighborhood	Issue to Address	Description of Map Change(s)
#1664	15706, 15724 E Burnside St, 112 SE 157th Ave, R217945, R217946	Glenfair	Incorrect 2035 Comprehensive Plan Map designation	Comp Plan: Mixed Use – Dispersed (MU-D) to Mixed Use – Neighborhood (MU-N) Zoning: CM1 to CM2
#1665	2405 SE 142nd Ave	Hazelwood	Incorrect 2035 Comprehensive Plan Map designation	Comp Plan: Mixed Use – Dispersed (MU-D) to Mixed Use – Neighborhood (MU-N) Zoning: CM1 to CM2
#1666	1421, 1418, 1409, 1406, 1353, 1342 NE 112th Ave	Hazelwood	Modify Gateway Plan District boundary to include these six lots	Comp Plan: No change Zoning: Modify Gateway Plan District boundary to include these six lots
#1667	10322 NE Pacific St	Hazelwood	Split zone	Comp Plan: Multi-Dwelling 2,000 and Single-Dwelling 5,000 to Single- Dwelling 5,000 Zoning: R2ad, R5a to R5a
#1668	13315 and 13333 SE Washington St	Hazelwood	Split zone	Comp Plan: Multi-Dwelling – 3,000, Single-Dwelling – 7,000 to Single- Dwelling – 7,000 Zoning: R3a, R7a to R7a
#1669	530 & 539 SE 135th Ave	Hazelwood	Split zone	Comp Plan: Single-Dwelling – 7,000 and Multi-Dwelling – 3,000 to Multi- Dwelling – 3,000 Zoning: R7, R3 to R3
#1670	12434, 12504, 12518, 12604, 12616, 12646, 12650 SE Sherman St	Mill Park	Split zone	Comp Plan: Single-Dwelling – 7,000 and Multi-Dwelling 2,000, to Single- Dwelling 7,000 Zoning: R2, R7 to R7
#1671	14324 SE Division St	Centennial	Split zone/non- conforming commercial use	Comp Plan: Multi-Dwelling – 2,000, Mixed Use –Civic Corridor (MU-CC) to Mixed Use –Civic Corridor (MU-CC) Zoning: R2, CM2 to CM2
#1672	2533 and 2539 SE 87th Ave	Powellhurst- Gilbert	Split zone	Comp Plan: Multi-Dwelling – 1,000, Mixed Use – Civic Corridor (MU-CC) to Multi-Dwelling – 1,000 Zoning: R1, CM1 to R1

Change #	Location	East District -- Neighborhood	Issue to Address	Description of Map Change(s)
#1673	9230-9257 SE Division Street or Clinton (condos, see R591390)	Powellhurst-Gilbert	Split zone	Comp Plan: Multi-Dwelling – 2,000, Multi-Dwelling – 1,000 to Multi-Dwelling – 1,000 Zoning: R2, R1 to R1
#1674	402 and 408 NE 156th Ave, 357 and 401 NE 157th Ave	Glenfair	Add Design “d” overlay zone	Comp Plan: No change Zoning: Add Design “d” overlay zone
#1721	2312 SE 130th Ave, 13012 SE Sherman St, 13120 W/ SE Sherman St (1S2E02CD 3600), 13026 SE Sherman St, 13116 SE Sherman St, 13126 SE Sherman St	Hazelwood	Split zone	Comp Plan: Single-Dwelling – 5,000 and Multi-Dwelling – 1,000 to Single-Dwelling – 5,000 Zoning: R5a, R1a to R5a
#1747	3710 NE 122nd Ave (1N2E23CC 600), 3710 N/ NE 122nd Ave (1N2E23CC 500), E SIDE/ NE 122nd Ave (1N2E23CC 400), SE COR/ 122nd & NE Shaver St (1N2E23CC 300)	Argay	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1748	6400 SE 101st Ave (1S2E21A 100), 6400 WI/ SE 101st Ave (1S2E22BC 100), 6400 WI/ SE 101st Ave (1S2E22BB 3200)	Lents	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1749	7405 SE 83rd Ave, 7401 SE 83rd Ave, 7351 SE 83rd Ave, 7345 SE 83rd Ave, 7335 SE 83rd Ave, 7329 SE 83rd Ave, 7325 SE 83rd Ave, 7304 WI/ SE 82nd Ave (1S2E21BC 12000), 7011-7015 SE 83rd Ave, 7023 SE 83RD Ave, 7029 SE 83rd Ave, 7105 SE 83rd Ave, 7115 SE 83rd Ave, 7121 SE 83rd Ave, 7127 SE 83rd Ave, 7203 SE 83rd Ave, 7209 SE 83rd Ave, 7209	Lents	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone

Change #	Location	East District -- Neighborhood	Issue to Address	Description of Map Change(s)
	SE 83rd Ave, 7227 SE 83rd Ave, 7215 SE 83rd Ave			
#1750	<u>7622 SE 82nd Ave,</u> <u>7766 SE 82nd Ave,</u> <u>7914 W/ SE 82nd</u> <u>Ave (1S2E21CB</u> <u>5100, 1S2E21CB</u> <u>5200)</u>	<u>Lents</u>	<u>Remove Buffer “b”</u> <u>overlay zone</u>	<u>Comp Plan: No change</u> <u>Zoning: Remove Buffer “b” overlay</u> <u>zone</u>
#1751	8105 SE 86th Ave, SE Harney St (1S2E21CC 1800)	Lents	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1752	10323 SE Foster Rd, 10207 W/ SE Foster Rd (1S2E15CC 8301)	Lents	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1783	<u>1045 SE 122nd Ave,</u> <u>1048 SE 122nd Ave,</u> <u>1105 SE 122nd Ave,</u> <u>1110 SE 122nd Ave,</u> <u>1117 SE 122nd Ave,</u>	<u>Mill Park</u>	<u>Nonconforming</u> <u>commercial uses</u>	<u>Comp Plan:</u> <u>Multi-Dwelling 3,000 to</u> <u>Mixed Use – Civic Corridor (MU-C)</u> <u>Zoning:</u> <u>R3 to CM1</u>

Table 4b: North District – Technical and Policy Priority Map Recommendations

Change #	Location	North District - Neighborhood	Issue to Address	Description of Map Change(s)
#1690	7111 NE Martin Luther King Blvd	Piedmont	Nonconforming commercial use	Comp Plan: Multi-Dwelling – 1,000 to Mixed Use – Urban Center (MU-U) Zoning: R1dh to CM2dh
#1694	West End/ N Hayden Is Dr	Hayden Island	Split zone	Comp Plan: Farm and Forest, Multi-Dwelling – 2,000, Industrial Sanctuary to Industrial Sanctuary Zoning: RFchx, R2chx, IG2hx to IG2chx, IG2hx
#1702	8131 N Interstate Ave, 8338 N Interstate Ave, 8360 N Interstate Ave, 8371 N Interstate Ave, 8355 N Interstate Ave, 8245 N Interstate Ave, 1706 N McClellan St, 1525 N Kilpatrick St, 1515 N Kilpatrick St, 1504 N Kilpatrick St, 1508 N Kilpatrick St, 1510 N Kilpatrick St, 8440 W/ N Interstate Ave, 8106-8108 N Interstate Ave, 8260 N Interstate Ave, 8240 N Interstate Ave, 1422 N McClellan St, 8220 N Interstate Ave, 8124 N Interstate Ave, 5930-5940 N Interstate Ave, 5922 N Interstate Ave, 5902-5920 N Interstate Ave, 5830 N Interstate Ave, 5826 N Interstate Ave, 5929 N Interstate Ave, 5905 N Interstate Ave, 5835 N Interstate Ave, 1510 N Sumner St, 5101 N	Arbor Lodge, Overlook, Kenton	Expand the Centers Main Street “m” overlay	Comp Plan: No change Zoning: Expand the Centers Main Street “m” overlay zone

Change #	Location	North District - Neighborhood	Issue to Address	Description of Map Change(s)
	Interstate Ave, 5041 N Interstate Ave, 5033 N Interstate Ave, 5009 N Interstate Ave, 5205 N Interstate Ave, 1510 N Alberta St, 4915 N Interstate Ave, 4905 N Interstate Ave, 4801 N Interstate Ave, 1429 N Webster St, 5120 N Interstate Ave, 5134 N Interstate Ave, 5020 N Interstate Ave, 5272 N Interstate Ave, 4920 N Interstate Ave, 4812 N Interstate Ave, 4834 N Interstate Ave			
#1703	7602-7630 N Gloucester Ave, 7704 N Hereford Ave	Portsmouth	Split zone	Comp Plan: Mixed Use – Civic Corridor (MU-CC), Multi-Dwelling – 1,000 to Multi-dwelling – 1,000 Zoning: R1, CM2 to R1
#1708	8120 N Albina Ave, 8120 W/ N Albina Ave (1N1E10CA 8400), 8009 N Kerby Ave	Piedmont	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1709	N Argyle Way (1N1E09AC 1100), 2250-2344 N Columbia Blvd, 2420 N Columbia Blvd, 1812 N Columbia Blvd, 1725 N Argyle St, 1628 N Columbia Blvd, 1608 N Columbia Blvd, 1602 N Columbia Blvd	Kenton	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1710	172 N Tomahawk Is Dr, 1N1E03AB 700, 2N1E34DC 5800	Hayden Island	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1712	1N1E06AC 500, 7024 N Richards St,	St. Johns	Remove Buffer “b” overlay zone	Comp Plan: No change

Change #	Location	North District - Neighborhood	Issue to Address	Description of Map Change(s)
	7024 WI/ N Richards St (1N1E06AC 700, 1N1E06AC 800, 1N1E06AC 900), 7543 E/ N Columbia Blvd (1N1E06B 1200), 1N1E06B 1201, 10550 N Midway Ave, 1N1E06BD 3600, 1N1E06BD 3700, 1N1E06BD 3800, 1N1E06BD 3900, 10540 N Midway Ave, 1N1E06BD 4200, 1N1E06BD 4300, 1N1E06BD 4400, 1N1E06BD 4500, 7605-7615 N Upland Dr, 1N1E06BD 700, 1N1E06BD 800, 1N1E06DB 8400, 1N1E06DB 8500, 1N1E06DB 8600, 1N1E06DB 8700, 6671 N Armour St, 1N1E06DB 8900, 6679 N Armour St			Zoning: Remove Buffer “b” overlay zone
#1713	10200 N Lombard St (1N1W02 500)	St. Johns	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1714	12001 N Portland Rd (1N1E05B 800), 12001 N/ N Portland Rd (1N1E05B 700)	St. Johns	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1715	110 WI/ N Marine Dr (1N1E03AD 6300, 1N1E03AD 6400), 10415 NE 2nd Ave, 10201 WI/ NE 6th Dr (1N1E03DA 1400)	East Columbia	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1716	10040 NE 6th Dr, 10201 WI/ NE 6th Dr (1N1E03DA 1400), 10201 NE 6th Dr, 10111 NE 6th Dr, 9945 NE 6th Dr, 1N1E03DD 100,	East Columbia	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone

Change #	Location	North District - Neighborhood	Issue to Address	Description of Map Change(s)
	9800 NE 6th Dr, 9816 NE 6th Dr, 9801 NE 6th Dr, 9802 WI/ N Vancouver Way (1N1E03DD 1700)			
#1718	E SIDE/ NE 13th Ave (1N1E11A 300)	East Columbia	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1719	10040 NE 6th Dr, 1N1E02C 400, 9622 NE Vancouver Way, 9414 NE Vancouver Way, 901 NE Gertz Rd, 1230 NE Gertz Rd	East Columbia	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1764	8338 N Interstate Ave	Kenton	Split zone	Comp Plan: Mixed Use – Civic Corridor (MU-CC) and High Density Residential to Mixed Use – Civic Corridor (MU-CC) Zoning: CM2dm and RH to CM2dm
#1765	1550 N Midway Ave, 10540 N Midway Ave	St. Johns	Split zone	Comp Plan: Single-Dwelling – 5,000 and Industrial Sanctuary to Single- Dwelling – 5,000 Zoning: R5 and IG2b to R5
#1785	<u>5801 and 5815 N Warren St</u>	<u>University Park</u>	<u>Institutional Campus technical correction</u>	Comp Plan: <u>Single-Dwelling – 2,500 to Campus Institutional</u> Zoning: <u>No change</u>

Table 4c: Northeast District – Technical and Policy Priority Map Recommendations

Change #	Location	NE District -- Neighborhood	Issue to Address	Description of Map Change(s)
#1680	69 NE Hancock St and 66 NE San Rafael St	Eliot	Former commercial use	Comp Plan: Single-Dwelling – 2,500 to Mixed Use – Urban Center (MU-U) Zoning: R2.5 to CM3d
#1681	5025 NE 8th Ave	King	Affordable housing provider owned property (Sabin CDC)	Comp Plan: Multi-Dwelling – 1,000 to Mixed Use – Urban Center (MU-U) Zoning: R1 to CM2dh
#1682	5421 NE 14th Pl	Vernon	Affordable housing provider owned property (Sabin CDC)	Comp Plan: Multi-Dwelling – 1,000 to Mixed Use – Neighborhood (MU-N) Zoning: R1 to CM2
#1682	5010 NE 19th Ave	Vernon	Affordable housing provider owned property (Sabin CDC)	Comp Plan: Multi-Dwelling – 1,000 to Mixed Use – Urban Center (MU-U) Zoning: R1 to CM2d
#1683	5024 NE Fremont St	Rose City Park	Split zoned site based on ownership	Comp Plan: Multi-Dwelling – 2,000 to Mixed Use – Neighborhood (MU-N) Zoning: R2h to CM1h
#1684	8040 WI/ NE Sandy Blvd (1N2E20DD 1200)	Roseway	Split zone	Comp Plan: Multi-Dwelling – 1,000 to Mixed Use – Civic Corridor (MU-C) Zoning: R1 to CM2
#1685	3921 NE 81st Ave	Roseway	Split zone	Comp Plan: Single-Dwelling – 2,500 to Multi-Dwelling – 1,000 Zoning: R2.5, R1 to R1
#1691	NE 27th Ave and NE Saratoga (1N1E13BC 17200, 1N1E13BC 17300, 1N1E13BC 17400, 1N1E13BC 17500, 1N1E13BC 17600)	Concordia	Affordable housing provider owned property (Home Forward)	Comp Plan: Single-Dwelling – 5,000 to Multi-Dwelling – 2,000 Zoning: R5ah to R2ah
#1717	4400 NE Broadway, 4325, 4341, 4353 NE Halsey St, 4265-4275 NE Halsey St, 1511 NE 45th Ave	Hollywood	Removing RX from everywhere except Central City and Gateway	Comp Plan: Central Residential to High Density Residential Zoning: RX to RH Code Reconciliation Project: Additions to Chapter 33.120 Map of RH Areas with Maximum FAR of 4:1
#1731	705 and 815 N Fremont St, 311 WI/ N Ivy St	Boise	Remove Alternative Design Density “a” overlay	Comp Plan: No change Zoning: Remove Alternative Design Density “a” overlay
#1733	4927 NE 14th Ave	King	Remove Centers Main Street “m” overlay	Comp Plan: No change Zoning: Remove Centers Main Street “m” overlay

Change #	Location	NE District -- Neighborhood	Issue to Address	Description of Map Change(s)
#1734	5327 N Vancouver Ave, 5416 N Vancouver Ave, 5416 W/ N Vancouver Ave	Humboldt	Split zone	Comp Plan: Multi-Dwelling – 1,000 and Mixed Use – Urban Center (MU-U) to Mixed Use – Urban Center (MU-U) Zoning: R1a, CM2d to CM2d
#1737	NE Bryant St (1N2E18AA 300)	Cully	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1739	1511 NE 92nd Ave, 1702 NE 92nd Ave, 1702 E/ NE 92nd Ave (1N2E28DC 6000), 8928 NE Halsey St	Madison South	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1740	8500 NE Siskiyou St, UN A, 2925 W/ NE Fremont Dr (1N2E28BD 11900)	Madison South	Remove Buffer “b” overlay zone and rectify zoning on housing portion of site to avoid nonconforming situation	Comp Plan: <u>Change two-acre portion of 8500 NE Siskiyou to Multi-Dwelling 1,000</u> Zoning: Remove Buffer “b” overlay zone; <u>Change two-acre portion of 8500 NE Siskiyou to R1</u>
#1742	1005 NE Stafford St, 1015 NE Stafford St, 1037-1039 NE Stafford St	Woodlawn	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
N/A	The segment to be deleted is along the Peninsula canal to the west of Riverside golf course between NE Marine Drive and NE Elrod Rd. The alignment to be added as a replacement will be along the east side of NE 33rd between NE Marine Drive and NE Elrod Rd. The new alignment will be partially in the NE 33rd ROW and partially on parcels adjacent to NE 33rd.	Sunderland	City bureau coordinated (Bureau of Environmental Services and Portland Parks & Rec)	Comp Plan: No change Zoning: Move a segment of the public recreational trail (trail stars) up in the Columbia Slough watershed.
#1789	9630 NE 13th Ave	East Columbia	City bureau coordinated (Bureau of	Comp Plan: <u>Single-Dwelling Farm and Forest to Single Dwelling 10,000</u> Zoning: <u>RF to R10</u>

Proposed Draft – Map Refinement Project

Change #	Location	NE District -- Neighborhood	Issue to Address	Description of Map Change(s)
			<u>Environmental Services</u>	
<u>#1795</u>	<u>4830, 4908 and 4930 NE Buffalo St, 7156 NE 47th Ave</u>	<u>Cully</u>	<u>Match zoning with Comp Plan Map designation – remove OS on private property</u>	Comp Plan: <u>No change</u> Zoning: <u>OS to IG2</u>
<u>#1797</u>		<u>Cully</u>	<u>Split zone</u>	Comp Plan: <u>Open Space, Industrial Sanctuary to Open Space</u> Zoning: <u>OS, IG2 to OS</u>
<u>#1799</u>	<u>705 and 815 N Fremont St</u>	<u>Boise</u>		Comp Plan: <u>No change</u> Zoning: <u>CM2d to CM3d</u>
<u>#1800</u>	<u>4325, 4341 and 4353 NE Halsey St, 1511 NE 45th Ave, 1510 NE 45th Ave, 1524-1526 NE 45th Ave, 1532, 1542, 1604, 1614 NE 45th Ave</u>	<u>Hollywood</u>	<u>Removing RX from everywhere except Central City and Gateway</u>	Comp Plan: <u>Central Residential and High Residential to Multi-Dwelling 1,000</u> Zoning: <u>RX, RH to R1</u> Code Reconciliation Project: <u>Deletions to Chapter 33.120 Map of RH Areas with Maximum FAR of 4:1</u>
<u>#1804</u>	<u>2925 WI/ NE Fremont Dt</u>	<u>Madison South</u>	<u>Split zone and remove Buffer “b” overlay zone</u>	Comp Plan: <u>Single-Dwelling 5,000 and Mixed Employment to Single-Dwelling 5,000</u> Zoning: <u>R5, EG2b to R5</u>

Table 4d: Southeast District – Technical and Policy Priority Map Recommendations

Change #	Location	SE District -- Neighborhood	Issue to Address	Description of Map Change(s)
#1628	1636 SE 25th Ave	Hosford-Abernethy	Split zone	Comp Plan: Single-Dwelling – 5,000 and Single-Dwelling 2,500 to Single-Dwelling – 2,500 Zoning: R5, R2.5 to R5
#1629	2232 SE Clinton St	Hosford-Abernethy	Nonconforming commercial use	Comp Plan: Single-Dwelling – 2,500 to Mixed Use – Dispersed (MU-D) Zoning: R2.5 to CR
#1630	2519 E Burnside St	Kerns	Nonconforming commercial use	Comp Plan: Multi-Dwelling – 1,000 to Mixed Use – Urban Center (MU-U) Zoning: R1 to CM2d
#1631	1404 SE Ankeny St	Buckman	Split zone <u>and include in the Centers Boundary</u>	Comp Plan: Single-Dwelling 2,500 and Multi-Dwelling – 1,000 to Multi-Dwelling – 1,000 Zoning: R2.5, R1 to R1
#1632	1705 SE Morrison St and 1725 SE Morrison St	Buckman	Affordable housing provider owned property (REACH CDC) and split zone	Comp Plan: Single-Dwelling 2,500 and Multi-Dwelling – 1,000 to Multi-Dwelling – 1,000 Zoning: R2.5, R1 to R1
#1633	1668 SE Nehalem St, 7968 SE 16th Ave	Sellwood-Moreland	Split zone	Comp Plan: Single-Dwelling – 2,500 and Mixed Use – Neighborhood (MU-N) to Single-Dwelling 2,500 Zoning: R2.5ad, CM2d to R2.5ad
#1634	1S1E14C 100, SE Ramona St (1S1E14CA 1000, 1S1E14CA 900), 1S1E14CA 200, SE Reedway St (1S1E14CA 300)	Sellwood-Moreland	Remove Design “d” overlay zone on Open Space	Comp Plan: No change Zoning: Remove Design “d” overlay zone
#1635	SE Sherrett St (1S1E24DC 5100)	Ardenwald-Johnson Creek	City bureau coordinated regarding open space	Comp Plan: Single-Dwelling 10,000 to Open Space Zoning: R10 to OS
#1637	6912-6926 SE 52nd Ave	Brentwood-Darlington	Nonconforming commercial use	Comp Plan: Single-Dwelling – 5,000 to Mixed Use – Dispersed(MU-D) Zoning: R5a to CM1
#1641	6735 SE 82nd Ave	Brentwood-Darlington	Nonconforming commercial use	Comp Plan: Multi-Dwelling – 1,000 to Mixed Use – Civic Corridor (MU-CC) Zoning: R1 to CM2
#1642	4602-4710 SE Cesar E Chavez Blvd	Woodstock	Split zone	Comp Plan: Single-Dwelling – 2,500 and Multi-Dwelling – 1,000 to Multi-Dwelling – 1,000 Zoning: R2.5 to R1
#1643	4106 SE Franklin St, 4114 SE Franklin St,	Richmond	Split designated on Comp Plan Map	Comp Plan: Single-Dwelling – 2,500 and Mixed Use – Civic Corridor (MU-CC) to Single-Dwelling 2,500

Change #	Location	SE District -- Neighborhood	Issue to Address	Description of Map Change(s)
	4124 SE Franklin St, 4136 SE Franklin St			Zoning: No change
#1644	4026 SE Grant St, 4029 SE Grant Ct	Richmond	Split zone	Comp Plan: Single-Dwelling – 5,000 and Single-Dwelling – 2,500 to Single- Dwelling – 2,500 Zoning: R5, R2.5 to R2.5
#1645	1606 SE 46th Ave	Richmond	Split zone	Comp Plan: Single-Dwelling – 5,000 and Single-Dwelling – 2,500 to Single- Dwelling – 2,500 Zoning: R5, R2.5 to R2.5
#1646	344 SE 52nd Ave	Mt Tabor	Split zone	Comp Plan: Single-Dwelling – 5,000 and Multi-Dwelling – 2,000 to Multi- Dwelling – 2,000 Zoning: R5, R2 to R2
#1647	5725 NE Flanders St, 415 NE 58th Ave	North Tabor	Split designed on Comp Plan Map	Comp Plan: Multi-Dwelling – 2,000 and Multi-Dwelling – 1,000 to Multi- Dwelling – 1,000 Zoning: No change
#1648	44-50 NE 57th Ave	North Tabor	Split zone	Comp Plan: Multi-Dwelling – 2,000 and Multi-Dwelling – 1,000 to Multi- Dwelling – 1,000 Zoning: R2 to R1
#1649	6134 E Burnside St	Mt Tabor	Split zone	Comp Plan: Multi-Dwelling – 2,000 and Multi-Dwelling – 1,000 to Multi- Dwelling – 1,000 Zoning: R2 to R1
#1650	819 NE 68th Ave	North Tabor	Split zone	Comp Plan: Single-Dwelling – 5,000 and Single-Dwelling – 2,500 to Single- Dwelling – 2,500 Zoning: R5, R2.5 to R2.5
#1651	6403 NE Glisan St	North Tabor	Split zone	Comp Plan: Multi-Dwelling – 2,000 and Multi-Dwelling – 1,000 to Multi- Dwelling – 1,000 Zoning: R2 to R1
#1652	253 SE 74th Ave	Mt Tabor	Split zone	Comp Plan: Single-Dwelling – 5,000 and Single-Dwelling – 2,500 to Single- Dwelling – 2,500 Zoning: R5, R2.5 to R2.5
#1653	524 NE 79th Ave, 7925 NE Glisan St	Montavilla	Split zone	Comp Plan: Single-Dwelling – 5,000 and Mixed Use – Neighborhood(MU- N) to Mixed Use – Neighborhood (MU-N) Zoning: R5a, CM2 to CM2
#1654	1135 SE 80th Ave	Montavilla	Nonconforming commercial use	Comp Plan: Single-Dwelling – 5,000 to Mixed Use – Dispersed (MU-D)

Change #	Location	SE District -- Neighborhood	Issue to Address	Description of Map Change(s)
				Zoning: R5a to CR
#1659	8303 SE 28th Ave	Ardenwald-Johnson Creek	Split zone	Comp Plan: Single-Dwelling – 5,000 and Industrial Sanctuary to Single-Dwelling 5,000 Zoning: R5, R5c, R5p, IG2, IG2c to R5, R5c, R5p
#1660	2515 SE 51st Ave	Richmond	Split zone	Comp Plan: Multi-Dwelling – 2,000 and Multi-Dwelling – 1,000 to Multi-Dwelling – 1,000 Zoning: R2 to R1
#1661	7500 SE Division St, 7600 SE Division St, 2401 SE 76th Ave, 2405 SE 76th Ave	South Tabor	Nonconforming commercial use and former commercial property	Comp Plan: Multi-Dwelling – 2,000 to Mixed Use – Neighborhood (MU-N) Zoning: R2a to CM2
#1662	511 SE 60th Ave	Mt. Tabor	Affordable housing and City bureau coordinated (Portland Parks & Rec and Portland Housing Bureau)	Comp Plan: Single-Dwelling – 5,000 to Mixed Use – Dispersed (MU-D) Zoning: R5 to CM1
#1676	2002 SE Stark St	Buckman	Split zone	Comp Plan: Multi-Dwelling – 1,000 and Mixed Use – Dispersed (MU-D) to Mixed Use – Dispersed (MU-D) Zoning: R1, CM1 to CM1
#1692	3365 SE 17th Ave, 3401-3435 SE 17th Ave, 3851 SE 17th Ave, 1S1E11DB 10100, 1S1E11DB 10200, 1625 SE Rhone St, 3625 SE 17th Ave, 3525 SE 17th Ave, 1630 SE Rhine St, 3825 SE 17th Ave, 1S1E11DB 9900, 4139 SE 17th Ave, 4139 N/SE 17th Ave, 4235 SE 17th Ave	Brooklyn	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1693	SE McLoughlin Blvd (1S1E11CB 7800, 1S1E11CB 7900, 1S1E11CB 8000, 1S1E11CB 8100, 1S1E11CB 8200), Springwater Corridor (1S1E11CC 1000), 4315 SE McLoughlin Blvd, 4315 WI/SE McLoughlin Blvd	Brooklyn	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1695	3028 SE 17th Ave, 3024 SE 17th Ave, 1S1E11AC	Hosford-Abernethy	Remove Buffer “b” overlay zone	Comp Plan: No change

Change #	Location	SE District -- Neighborhood	Issue to Address	Description of Map Change(s)
	2600, 3112 SE 17th Ave, 3112 WI/ SE 17th Ave			Zoning: Remove Buffer “b” overlay zone
#1696	2727 SE 15th Ave, 2738 SE 15th Ave, 1S1E11AB 90000, 1410 SE Clinton St, 2728 SE 14th Ave	Hosford-Abernethy	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1697	2934 SE 16th Ave, 2920-2922 SE 16th Ave, 1616 SE Woodward St, 1710 SE Brooklyn St, 1634 SE Brooklyn St, 1624 SE Brooklyn St, 1612 SE Brooklyn St	Hosford-Abernethy	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1698	8115 SE Ogden St, 8118 SE Ogden St, 8120 SE Bybee Blvd, 8123 SE Henderson St, 8110 SE Bybee Blvd	Brentwood-Darlington	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1699	8115 SE 82nd Ave, 8005 SE Harney St	Brentwood-Darlington	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1700	7807 SE 82nd Ave	Brentwood-Darlington	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1701	8120 SE Malden St, 8107-8129 SE Malden St, 8111-8115 SE Malden Ct, 8121 SE Malden Ct	Brentwood-Darlington	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1704	8400 SE 26th Pl, Springwater Corridor (1S1E24CD 5700), 1S1E24CD 7400	Ardenwald-Johnson Creek	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1705	7921 NE Clackamas St, 7909 NE Clackamas St, 1405 NE 79th Ave, 1404 NE 78th Ave, 1412 NE 78th Ave, 1420 NE 78th Ave, 1406 NE 80th Ave	Montavilla	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1706	8104 SE Alder St, 736-738 SE 81st Ave, 8304 SE Alder St, 8257 SE Morrison St, 8310 SE Morrison St, 8309 SE Yamhill St, 8308 SE Yamhill St, 8235 SE Taylor St, 1134 SE 82nd Ave, 1202 SE 82nd Ave, 8124 SE Morrison St,	Montavilla	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone

Change #	Location	SE District -- Neighborhood	Issue to Address	Description of Map Change(s)
	8123 SE Yamhill St, 8120 SE Yamhill St, 8121 SE Taylor St, 8123 SE Taylor Ct, 8116 SE Taylor Ct, 8126 SE Taylor St, 8115 SE Salmon St, 8112 SE Salmon St, 8134 W/ SE Salmon St, 8116 SE Main St, 8105 SE Madison St, 8110 SE Madison St, 8105 SE Hawthorne Blvd			
#1707	8314 E/ SE Madison St, 8315 SE Hawthorne Blvd, 8310 SE Clay St, 8301 SE Clay St, 1S2E04CB 14600, 8116 SE Hawthorne Blvd, 8122 SE Clay St, 8113-8129 SE Clay St, 8115 SE Market St, 8114 SE Market St, 8117 SE Mill St, 2025 SE 82nd Ave, 2305 SE 82nd Ave	Montavilla	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1726	7430 SE Division St	South Tabor	Split zone	Comp Plan: Single-Dwelling 2,500 and Multi-Dwelling 1,000 to Multi-Dwelling 1,000 Zoning: R2.5a and R2a to R2a
#1729	6502 SE Windsor Ct, 2417 SE 66th Ave	South Tabor	Split zone	Comp Plan: Single-Dwelling 2,500 and Multi-Dwelling 2,000 to Multi-Dwelling 2,000 Zoning: R2.5a and R1a to R1a
#1730	2426-2430 SE 66th Ave, 2425-2427 SE 67th Ave	South Tabor	Split zone	Comp Plan: Single-Dwelling 2,500 and Mixed Use – Neighborhood (MU-N) to Multi-Dwelling 2,000; <u>Retain Mixed Use-Neighborhood on 2425-2427 SE 67th Ave only</u> Zoning: R2.5a and CM1 to R2a; <u>Retain CM1 on 2425-2427 SE 67th Ave only</u>
#1763	8400 SE 26th Pl, 8228 SE 26th Pl	Ardenwald-Johnson Creek	Split zone	Comp Plan: Single-Dwelling 5,000 and Industrial Sanctuary to Industrial Sanctuary Zoning: R5 and IG2 to IG2; no change to the “c” and “p” overlay zones
#1767	<u>9350 SE Taylor St (Home Forward owned property)</u>	<u>Montavilla</u>	<u>Split zone</u>	Comp Plan: <u>Open Space and Single-Dwelling 2,500 to Single-Dwelling 2,500</u> Zoning: <u>OS and R2.5a to R2.5a</u>

Change #	Location	SE District -- Neighborhood	Issue to Address	Description of Map Change(s)
#1768	<u>9208 NE Glisan St, 9218 NE Glisan St</u>	<u>Montavilla</u>	<u>Split zone</u>	Comp Plan: <u>Multi-Dwelling 2,000 and Mixed Use-Dispersed (MU-D) to Mixed Use-Dispersed (MU-D)</u> Zoning: <u>R2a and CM1 to CM1</u>
#1769	<u>9145-9149 NE Glisan St</u>	<u>Montavilla</u>	<u>Split zone</u>	Comp Plan: <u>Multi-Dwelling 2,000 and Mixed Use-Dispersed (MU-D) to Multi-Dwelling 2,000</u> Zoning: <u>R2a and CM1 to R2a</u>
#1770	<u>9030 NE Glisan St (R265869, R319704)</u>	<u>Montavilla</u>	<u>Split zone</u>	Comp Plan: <u>Single-Dwelling 2,500 and Multi-Dwelling 2,000 to Multi-Dwelling 2,000</u> Zoning: <u>R2.5a and R2a to R2a</u>
#1771	<u>4120 SE Gladstone St, 4135 SE Gladstone St</u>	<u>Creston-Kenilworth</u>	<u>Nonconforming commercial use</u>	Comp Plan: <u>Multi-Dwelling 1,000 to Mixed Use-Dispersed (MU-D)</u> Zoning: <u>R1 to CM1</u>
#1772	<u>1407 SE 27th Ave</u>	<u>Buckman</u>	<u>Split zone</u>	Comp Plan: <u>Multi-Dwelling 1,000 and Mixed Use-Urban Center (MU-U) to Multi-Dwelling 1,000</u> Zoning: <u>R1 and CM2d to R1</u>
#1773	<u>2612 SE Madison St</u>	<u>Buckman</u>	<u>Split zone</u>	Comp Plan: <u>Single-Dwelling 2,500 and Mixed Use-Urban Center (MU-U) to Single-Dwelling 2,500</u> Zoning: <u>R2.5 and CM2d to R2.5</u>
#1774	<u>1022-1026 SE 45th Ave</u>	<u>Sunnyside</u>	<u>Split zone</u>	Comp Plan: <u>Single-Dwelling 5,000 and Single-Dwelling 2,500 to Single-Dwelling 2,500</u> Zoning: <u>R5 and R2.5 to R2.5</u>
#1775	<u>1320-1322 SE 33rd Ave, 1304-1306 SE 33rd Ave (same ownership)</u>	<u>Sunnyside</u>	<u>Split zone</u>	Comp Plan: <u>Single-Dwelling 5,000 and Single-Dwelling 2,500 to Single-Dwelling 2,500</u> Zoning: <u>R5 and R2.5 to R2.5</u>
#1776	<u>3060 SE Stark St, 3130 SE Stark St (other adjacent properties in ownership: 3120 SE Stark St, 3027 SE Alder St, 3033 SE Alder St, 3039 SE Alder St, 3051 SE Alder St), 3215 SE Alder Ct, 3225 SE Alder Ct</u>	<u>Sunnyside</u>	<u>Split zoned site by ownership; two nonconforming residential properties</u>	Comp Plan: <u>Single-Dwelling 5,000 to Multi-Dwelling 2,000</u> Zoning: <u>R5 to R2</u>
#1777	<u>2438-2450 SE Main St</u>	<u>Buckman</u>	<u>Split zone</u>	Comp Plan: <u>Single-Dwelling 5,000 and to Multi-Dwelling 1,000 to Multi-Dwelling 2,000</u> Zoning: <u>R5 and R1 to R2</u>

Change #	Location	SE District -- Neighborhood	Issue to Address	Description of Map Change(s)
#1778	<u>138 SE 61st Ave</u>	<u>Mt Tabor</u>	<u>Split zone</u>	Comp Plan: <u>Single-Dwelling 5,000 and Single-Dwelling 2,500 to Single-Dwelling 2,500</u> Zoning: <u>R5 and R2.5 to R2.5</u>
#1779	<u>2450 SE 78th Ave</u>	<u>South Tabor</u>	<u>Split zone</u>	Comp Plan: <u>Single-Dwelling 2,500 and Multi-Dwelling 1,000 to Single-Dwelling 2,500</u> Zoning: <u>R2.5a and R1a to R2.5a</u>
#1780	<u>8522 NE Pacific St, 8526 NE Pacific St, 8536 NE Pacific St, 8600 NE Pacific St, 8610 NE Pacific St, 8620 NE Pacific St, 8630 NE Pacific St, 8640 NE Pacific St</u>	<u>Montavilla</u>	<u>Institutional Campus technical correction</u>	Comp Plan: <u>No change</u> Zoning: <u>IR to R5</u>
#1781	<u>2237 SE 77th Ave</u>	<u>Montavilla</u>	<u>Split zone</u>	Comp Plan: <u>Single-Dwelling 2,500 and Multi-Dwelling 2,000 to Single-Dwelling 2,500</u> Zoning: <u>R2.5a and R2a to R2.5a</u>
#1782	<u>2405 SE Umatilla</u>	<u>Sellwood-Moreland</u>	<u>Split zone</u>	Comp Plan: <u>Multi-Dwelling 1,000 and Mixed-Use Neighborhood (MU-N) to Multi-Dwelling 1,000</u> Zoning: <u>R2.5a and R2a to R2.5a</u>
#1787	<u>NE Sandy Blvd, between NE Multnomah and NE 37th</u>	<u>Laurelhurst</u>	<u>Remove Laurelhurst Plan District</u>	Comp Plan: <u>No change</u> Zoning: <u>Remove Laurelhurst Plan District</u>
#1788	<u>3349 NE Multnomah St</u>	<u>Laurelhurst</u>	<u>Remove from Sandy Plan District</u>	Comp Plan: <u>No change</u> Zoning: <u>Remove Sandy Plan District</u>
#1790	<u>2901 WI/ E Burnside St (R177752, R177753), 111 NE 28th Ave</u>	<u>Kerns</u>	<u>Include in the Centers Boundary</u>	Comp Plan: <u>Include in the Centers Boundary</u> Zoning: <u>No change</u>
#1792	<u>2508 NE Everett St</u>	<u>Kerns</u>	<u>Remove from the Centers Boundary</u>	Comp Plan: <u>Remove Centers Boundary</u> Zoning: <u>No change</u>
#1801	<u>3000 SE Powell Blvd</u>	<u>Creston-Kenilworth</u>	<u>Affordable housing and City bureau coordinated</u>	Comp Plan: <u>No change</u> Zoning: <u>CE to CM2d</u>

Change #	Location	SE District -- Neighborhood	Issue to Address	Description of Map Change(s)
			(Portland Housing Bureau)	
#1802	<u>7124 SE Ramona St</u>	<u>Mt. Scott-Arleta</u>	<u>Split zone</u>	Comp Plan: <u>Single-Dwelling 2,500 and Mixed Use-Neighborhood (MU-N) to Single-Dwelling 2,5000</u> Zoning: <u>R2.5a and CM2 to R2.5a</u>
#1805	<u>1802 SE Insley St, 1814-1816 SE Insley St, 1824 SE Insley St, 1830 SE Insley St, 1840 SE Insley St, 1854 SE Insley St, 1906 SE Insley St, 1916 SE Insley St, 1926 SE Insley St, 1936 SE Insley St, 2006 SE Insley St, 2016 SE Insley St, 2026 SE Insley St, 5434 SE 20th Ave, 1805 SE Harold St, 1811-1813 SE Harold St, 1825 SE Harold St, 1837 SE Harold St, 1847 SE Harold St, 1905 SE Harold St, 1913 SE Harold St, 1927 SE Harold St, 1935 SE Harold St, 1935 E/SE Harold St, 2005 SE Harold St, 2014 SE Harold St, 2015 SE Harold St, 5512 SE 20th Ave, 5524 SE 20th Ave, 2005 SE Ellis St, 2015 SE Ellis St, 2025 SE Ellis St, 2035 SE Ellis St</u>	<u>Sellwood-Moreland</u>	<u>Add Alternative Design Density “a” overlay zone</u>	Comp Plan: <u>No change</u> Zoning: <u>Add Alternative Design Density “a” overlay zone</u>

Table 4e: West District – Technical and Policy Priority Map Recommendations

Change #	Location	West District -- Neighborhood	Issue to Address	Description of Map Change(s)
#1727	2135 S/ NW 29th Ave (1N1E29DB 3900), 2130 NW 29th Ave	Northwest	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd (1N1E29CB 300)	Northwest	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1732	2450 SW Vermont St, 2423-2429 SW Vermont St	Hillsdale	Split zone	Comp Plan: Multi-Dwelling 2,000 and Mixed Use – Neighborhood (MU-N) to Mixed Use – Neighborhood (MU-N) Zoning: R2 and CM2d to CM2d
#1735	1217 NW 25th Ave	Northwest	Split zone	Comp Plan: Single-Dwelling 5,000 and Multi-Dwelling 1,000 to Multi-Dwelling 1,000 Zoning: R2 and R1 to R1
#1738	1222 SW Maplecrest Dr	Marshall Park	Split zone	Comp Plan: Single-Dwelling 20,000 and Single-Dwelling 10,000 to Single-Dwelling 20,000 Zoning: R20, R20c, R20p and R10p to R20, R20c and R20p
#1741	6732 SW 42nd Ave	Multnomah	City bureau coordinated (Portland Parks & Rec)	Comp Plan: Single-Dwelling 7,000 and Open Space to Open Space Zoning: R7 to OS
#1744	1S1E09CA 3500	Homestead	Split zoned and City bureau coordinated (Portland Parks & Rec)	Comp Plan: Single-Dwelling 7,000 to Open Space Zoning: R7 and OS to OS
#1745	SW 14th Ave, south of SW Gaines (1S1E09CA 5500, 1S1E09CA 5400)	Homestead	City bureau coordinated (Portland Parks & Rec)	Comp Plan: Single-Dwelling 7,000 to Open Space Zoning: R7p to OSp
#1754	SW 15th Ave, south of SW Broadway (1S1E04CD 11401)	Southwest Hills	City bureau coordinated (Portland Parks & Rec)	Comp Plan: Single-Dwelling 5,000 to Open Space Zoning: R5c, R5p to OSc, OSp
#1755	2640 S/ NW Alexandra Ave	Forest Park	City bureau coordinated (Portland Parks & Rec)	Comp Plan: Single-Dwelling 10,000 and Open Space to Open Space Zoning: R10, OSc, OSp to OS, OSc, OSp
#1756	3101-3111 SW 13TH Ave	Homestead	Nonconforming residential development in OS zoned area	Comp Plan: Single-Dwelling 7,000, Multi-Dwelling 1,000 and Open Space to Single-Dwelling 7,000 and Multi-Dwelling 1,000

Change #	Location	West District -- Neighborhood	Issue to Address	Description of Map Change(s)
				Zoning: R7, R7c, R7p, R1, OSp to R7, R7c, R7p, R1, R1p
#1757	3725 SW Marquam Hill Rd	Homestead	Privately owned Open Space property. Change to R10c.	Comp Plan: Open Space to Single-Dwelling 10,000 Zoning: OSc, OSp to R10c, R10p
#1758	3706 SW Marquam Hill Rd	Homestead	Split zone	Comp Plan: Single-Dwelling 7,000 and Single-Dwelling 10,000 to Single-Dwelling 7,000 Zoning: R7, R10 to R7
#1759	10723 SW Capitol Hwy	West Portland Park	Nonconforming community service use	Comp Plan: Multi-Dwelling 2,000 to Mixed Use – Dispersed (MU-D) Zoning: R2 to CM1
#1760	6810 SW 26th Ave	Hillsdale	Add the Design “d” overlay	Comp Plan: No change Zoning: Add the Design “d” overlay to NE corner of site
#1761	4112 SW 6th Avenue Dr	Homestead	Add Design “d” overlay	Comp Plan: No change Zoning: Add the Design “d” overlay to small NW corner of site
#1762	825 NW 18th Ave, 1849 NW Kearney St, 828 NW 19th Ave, 905 NW 17th Ave, 1613 NW Kearney St, NEC/ 16th & NW Kearney St, 1715 NW Johnson St, 723-735 NW 18th Ave, 1801-1817 NW Irving St, 1732 NW Johnson St, 1704 NW Johnson St, 625 NW 17th Ave, 1640 NW Johnson St, 735 NW 16th Ave, 717 NW 16th Ave, 710 NW 17th Ave, 703 NW 16th Ave, 625 NW 17th Ave, 1640 NW Irving St, 635 NW 16th Ave	Northwest	Remove Design “d” overlay	Comp Plan: No change Zoning: Remove the Design “d” overlay

Appendix D.

Public Comments on the Discussion Draft

Table 1: Public Comments

Change #	Location	Neighborhood	Date	Comment Type	Person/ Organization	Support/ Support with modification/ Oppose
#1637	6912-6926 SE 52nd Ave	Brentwood-Darlington	July 26, 2017	Letter	Dennis J. Meschino and Pamela Kenley-Meschino 5243 SE Bybee Blvd	Oppose
#1637	6912-6926 SE 52nd Ave	Brentwood-Darlington	July 27, 2017	Email	Ethan Jackson 6818 SE 52nd Ave	Oppose
#1637	6912-6926 SE 52nd Ave	Brentwood-Darlington	July 28, 2017	Email	Mary Dieringer	Oppose
#1637	6912-6920 SE 52nd Ave	Brentwood-Darlington	July 28, 2017	Email	Chelsea Powers (Brentwood-Darlington Neighborhood Association)	Support with modification
#1637	6912-6920 SE 52nd Ave	Brentwood-Darlington	July 28, 2017	Email	Mehri Gaspeed 5141 SE Bybee Blvd	Oppose
#1637	6912-6920 SE 52nd Ave	Brentwood-Darlington	July 30, 2017	Email	Patrick Burke 7006 SE 52nd Ave	Oppose
#1637	6912-6920 SE 52nd Ave	Brentwood-Darlington	July 30, 2017	Email	Scott and Donna Charlson 7021 SE 52nd Ave	Oppose
#1637	6912-6920 SE 52nd Ave	Brentwood-Darlington	July 31, 2017	Email	Tami Cheng 7006 SE 52nd Ave	Oppose
#1637	6912-6920 SE 52nd Ave	Brentwood-Darlington	July 31, 2017	Email	Ryan Goosmann	Support
#1637	6912-6920 SE 52nd Ave	Brentwood-Darlington	July 31, 2017	Email	Janet L. Benson 5230 SE Bybee Blvd.	Oppose
#1646	344 SE 52nd Ave	Mt. Tabor	July 17, 2017	Email	Laura Bender and John Early 330 SE 52nd Ave	Oppose

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Change #	Location	Neighborhood	Date	Comment Type	Person/ Organization	Support/ Support with modification/ Oppose
#1646	344 SE 52nd Ave	Mt. Tabor	July 31, 2017	Email	John Early and Laura Bender 330 SE 52nd Ave	Oppose
#1664	15724 E Burnside St	Glenfair	July 31, 2017	Email	Wayne F. King	Support
#1678	506 NE Thompson St	Eliot	July 18, 2017	Email	Laurie and Steve Simpson (Eliot Neighborhood Association) 33 NE Monroe St	Oppose
#1678	506 NE Thompson St	Eliot	July 31, 2017	Email	Mike Warwick (Eliot Neighborhood Association) 535 NE Thompson St	Oppose
N/A	435 NE Stanton St	Eliot	July 31, 2017	Email	Mike Warwick (Eliot Neighborhood Association) 535 NE Thompson St	N/A
#1683	5024 NE Fremont St	Rose City Park	June 29, 2017	Email	Emily Courtnage, 58 others	Oppose
#1683	5024 NE Fremont St	Rose City Park	July 31, 2017	Email	Rick and Blair Peterson	Support
#1683	5024 NE Fremont St	Rose City Park	July 28, 2017	Email	Tamara DeRidder (Rose City Park Neighborhood Association, Land Use & Transportation Committee)	Oppose
#1683	5024 NE Fremont St	Rose City Park	*Aug 9, 2017	Email	Tamara DeRidder (Rose City Park Neighborhood Association, Board)	Oppose
#1686	4337 NE Prescott Ave	Cully	July 19, 2017	Email	Tania Neubauer 4312 NE Prescott St	Oppose
#1687	20 N Alberta St, 106 N Alberta St, 114 N Alberta St,	Humboldt	July 31, 2017	Email	Jackie Strong	Support

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Change #	Location	Neighborhood	Date	Comment Type	Person/ Organization	Support/ Support with modification/ Oppose
	4931 N Williams Ave					
#1689	9336 N Lombard St, 9515 N Lombard St, 9525 N Lombard St	St. Johns	June 26, 2017	Email	Rachel Hill (St. Johns Neighborhood Association)	Oppose
#1689	9336 N Lombard St, 9515 N Lombard St, 9525 N Lombard St	St. Johns	July 14, 2017	Email	Rachel Hill	Oppose
#1689	9336 N Lombard St, 9515 N Lombard St, 9525 N Lombard St	St. Johns	July 24, 2017	Email	Amy Higgins	Support
#1689	9336 N Lombard St	St. Johns	*Aug. 18, 2017	Email	Lev Dusseljee	Support
#1702	8245 N Interstate Ave and 1706 N McClellan St	Kenton	June 23, 2017	Email	Michael Allan	Oppose m overlay
#1712	1N1E06DB 8400 1N1E06DB 8500	St. Johns	July 29, 2017	Email	Melanie Sorensen Colburn 10311 N Macrum	Oppose
#1717	4400 NE Broadway, 4325, 4341, 4353 NE Halsey St, 4265-4275 NE Halsey St, 1511 NE 45th Ave	Hollywood	July 26, 2017	Letter	Howard M. Thurston 4341 NE Halsey #19	Support with modification
#1717	4400 NE Broadway, 4325, 4341, 4353 NE Halsey St, 4265-4275 NE Halsey St, 1511 NE 45th Ave	Hollywood	July 27, 2017	Letter	Nancy Thurston 4341 NE Halsey #19	Support with modification
#1717	4400 NE Broadway, 4325, 4341, 4353 NE Halsey St, 4265-4275 NE Halsey St, 1511 NE 45th Ave	Hollywood	July 28, 2017	Email	Sarah Spotts 4353 NE Halsey St #5	Support
#1724	2525 NW Lovejoy St (and abutting	Northwest District	July 10, 2017	Email	Jeanne and Michael Harrison	Oppose

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Change #	Location	Neighborhood	Date	Comment Type	Person/ Organization	Support/ Support with modification/ Oppose
	lots in medical office use)				837 NW 25th Ave	
#1724	2525 NW Lovejoy St (and abutting lots in medical office use)	Northwest District	July 26, 2017	Email	Sharon Kelly 2487 NW Lovejoy	Oppose
#1724 #1725	2525 NW Lovejoy, 310 NW 23rd Ave	Northwest District	July 28, 2017	Email	Dana Krawczuk	Support #1725, Support #1724 with modification
#1724, #1725	2525 NW Lovejoy St (and abutting lots in medical office use), 310 NW 23rd Ave	Northwest District	July 31, 2017	Email	Greg Theisen (Northwest District Association)	Oppose
#1730	2425-2427 SE 67th Ave	South Tabor	June 24, 2017	Email	Jennifer Day Domanski 2425 SE 67th Ave	Oppose
#1730	2425-2427 SE 67th Ave	South Tabor	July 20, 2017	Email	Jennifer Domanski 2425 SE 67th Ave	Oppose
#1746	The Marquam Hill mixed use node (multiple parcels)	Homestead	June 20, 2017	Email	Eric Schnell (Homestead Neighborhood Association)	Oppose
#1746	The Marquam Hill mixed use node (multiple parcels)	Homestead	July 11, 2017	Email	Eric Schnell (Homestead Neighborhood Association)	Oppose
#1746	The Marquam Hill mixed use node (multiple parcels)	Homestead	July 17, 2017	Email	Ed Fischer (Homestead Neighborhood Association) 3404 SW 13th Ave	Oppose
#1746	The Marquam Hill mixed use node (multiple parcels)	Homestead	July 19, 2017	Email	Ann Knedler (Homestead Neighborhood Association)	Oppose
#1746	The Marquam Hill mixed use node (multiple parcels)	Homestead	July 28, 2017	Email	Milt Jones	Oppose
#1746	The Marquam Hill mixed use node -	Homestead	July 28, 2017	Email/ Letter	Martha F. Stiven	Support

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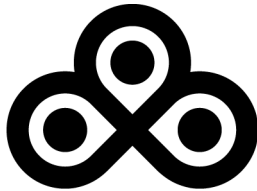
Change #	Location	Neighborhood	Date	Comment Type	Person/ Organization	Support/ Support with modification/ Oppose
	907-917 SW Gibbs St					
N/A	5035 NE Sandy Blvd, 2446 NE 50th, 2456 NE 50th	Rose City Park	July 21, 2017	Email	Matt Bokar	N/A
N/A	N/A	Brentwood-Darlington	July 4, 2017	Email	Monty Sleeper 7911 SE 82nd Ave #44	N/A
N/A	126 NE Alberta St and 126 W/ NE Alberta St	King	July 28, 2017	Email	Mai Huynh-Carnes	N/A
N/A	8112 SE 13th Ave, 4511 SE Hawthorne Blvd	Sellwood-Moreland, Sunnyside	July 31, 2017	Email	Dana Krawczuk	N/A
N/A	5100 NW Skyline Rd	Forest Park	July 31, 2017	Email	Steven Pfeiffer	N/A
N/A	2505 NE Pacific St 2627 NE Sandy Blvd	Kerns	July 31, 2017	Email/ Letter	Sarah Curtiss (Bottling Group, LLC)	N/A
N/A	815 N Fremont St	Boise	July 31, 2017	Email	Alonzo Simpson	N/A
N/A	115 SE 122nd	Hazelwood	July 31, 2017	Email	Tom Badrick	N/A
N/A	2005 N Rosa Parks Way and 6541 N Denver Ave	Arbor Lodge	*Aug. 8, 2017	Email	Mark Fitz	N/A

*Received after the public comment period deadline of July 31, 2017, so therefore were not reflected in the staff analysis and/or response.

Table 2: Bureau Comments

Change #	Location	Neighborhood	Date	Comment Type	Person/Organization	Support/ support with modification/ oppose
N/A	N/A	N/A	July 31, 2017	Email	Matt Wickstrom (BDS)	N/A

Appendix E: Discussion Draft – Community Engagement Progress Report



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.

DATE: August 30, 2017
TO: Marty Stockton
FROM: Jena Hughes
SUBJECT: **Map Refinement Project Proposed Draft**, Appendix E: Discussion Draft - Community Engagement Progress Report

Overview

This memo describes and summarizes what was completed during Phase 2 of the 2035 Comprehensive Plan Map Refinement Project’s Community Engagement Plan. This phase takes place after the release of the Discussion Draft and leads up to the Proposed Draft. This memo summarizes what was completed in the following categories: communications, data and analysis, outreach and relationships, budget, documentation and evaluation, deliverables and next steps for future community engagement activities. Relevant figures and tables are shown at the end of this document.

Approach

The primary focus of community engagement leading to the Proposed Draft was to determine who is most affected by the Map Refinement Project and how to best engage with them as well as inform the public on project status and collect project-relevant information from stakeholders to inform the development of the Proposed Draft. Staff have increased outreach to place-based and interest-based organizations following the Discussion Draft with the priority of outreach being to owners and occupants of sites where there is a proposed map change.

Communications

In the early development of the Discussion Draft, the Map Refinement Project website was launched, and information about the project has been shared in monthly emails to place-based and interest-based organizations. A project overview handout was also created, ensuring that project information can be shared in a variety of formats. See Documentation and Evaluation for statistics on website activity through August 17, 2017.

On June 19, 2017 following the June 15th release of the Discussion Draft, courtesy mailers were sent to property owners and occupants of a proposed map change and occupants of adjacent properties within 100-feet to notify the public about the project, where they can find more information, and how provide a comment. Staff have been available via phone and email to answer questions and in some cases met with community members in person to discuss potential map changes. Public comments were received until 5 p.m. on July 31, 2017. See Documentation and Evaluation for a summary of interactions staff had with members of the public surrounding the Map Refinement Project.

Data and Analysis

Staff have begun production on a Map App layer to display all Map Refinement sites. This web map layer will go live with the release of the Proposed Draft in September.

In addition, two maps were produced with correlating demographic data to help inform staff on how to best engage with folks. The first map shows the location of sites for the Map Refinement Project with dots color-coded based on the following map change categories: Exhibit O – Further Refinement Directive, Reconciliation of Bureau of Development Services (BDS) land use reviews, Reconciliation of nonconforming development, and Technical and Policy Priority map changes. This is shown in Figure 1.

The second map produced is identical to the first with the sites shown within Neighborhood Analysis Areas. Neighborhood Analysis Areas, also known as Portland Plan “Study Areas”, are outlined in the Portland Plan that was adopted in 2012. These analysis areas were created as part of the plan’s 20-minute neighborhood analysis where neighborhoods were grouped around Neighborhood Centers that are considered to have relatively good access to basic services and amenities. See Figure 2 for the map of the Neighborhood Analysis Areas in relation to Map Refinement sites.

For these Neighborhood Analysis Areas that contained Map Refinement sites, staff conducted a demographic analysis by gathering data on race/ethnicity, limited English proficiency, age and tenure. These categories were identified as factors that may affect the overall outreach strategy and overall site analysis. Race/ethnicity statistics are shown in Table 1. Statistics on limited English proficiency are shown in Table 2. Statistics on age are shown in Table 3, and statistics on tenure are shown in Table 4. Due to the statistical limitations in how Census data is collected and aggregated, staff have decided to switch their methodology from a demographic analysis based on quarter-mile buffers around each site to looking at the demographics of the larger areas that Map Refinement sites are located. Neighborhood Analysis Areas were proven to be a more accurate indicator for conducting a demographic analysis since they do a better job of preserving the boundaries and unique qualities of Portland’s neighborhoods.

How these maps and data are being used

Staff will use the demographic data to inform their outreach, and going forward this may help staff recognize new stakeholders not previously identified. Staff will also use this information to identify areas in need of extra attention to fulfil the goals and policies listed in the 2035 Comprehensive Plan - Chapter 2: Community involvement. Below are some considerations based on the categories of Race/Ethnicity, Limited English Proficiency, Age, and Tenure.

Race/Ethnicity

59 out of 162 Proposed Draft Map Refinement Sites fell in areas with a communities of color population that is higher than the citywide average of 28.4%, and staff should be especially conscious of these areas. Staff recognize that communities of color have been historically over-burdened by land use decisions, and there is a high need to engage these vulnerable groups in a culturally-responsive manner.

Policies 2.3 and 2.4 of Chapter 2: Community involvement state that staff should strive to extend benefits and eliminate burdens of land use decisions for under-served and under-represented groups, including communities of color. Some areas where staff should use extra caution:

- Wealth-building opportunities (Policy 2.3)
- Areas where a zoning change could lead to displacement (Policy 2.4)
- Areas with incompatible uses that could have negatively impacts (Policy 2.4)

Limited English Proficiency (LEP)

Staff identified 10 Neighborhood Analysis Areas with higher-than-average LEP households (citywide average is 4.1%). 67 out of 162 Proposed Draft Map Refinement sites are located in these areas. Staff should be especially mindful when conducting outreach in these areas to ensure that community members understand how the project may affect them and how they can participate in the project process. Materials mailed to affected and surrounding sites will include translated text, and further translation and interpretation, including use of the Language Line, will be provided as needed (Policy 2.41). The translated text included in the courtesy mailers is below:

The Bureau of Planning and Sustainability is committed to providing meaningful access. For accommodations, modifications, translation, interpretation or other services, please contact at 503-823-7700 or use City TTY 503-823-6868, or Oregon Relay Service 711. Traducción o interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Письменный или устный перевод | Traducere sau Interpretare | Письмовий або усний переклад | 翻訳または通訳 | Turjumida ama Fasiraadda | ການແປພາສາ ຫຼື ການອະທິບາຍ | الترجمة التحريرية أو الشفوية | 503-823-7700 | www.portlandoregon.gov/bps/71701

Age

47 of 162 Proposed Draft Map Refinement sites are in areas with a higher-than-average population under the age of 18 (citywide average is 18.5%). 78 sites are in areas with a higher-than-average population over the age of 65 (citywide average is 11.3%). Overall, the demographic analysis showed that there is a wide range of ages in most of the affected site areas, and staff should be thoughtful of how to best reach these varying audiences. Project information will be available in a variety of formats to reach audiences with different preferences or abilities for accessing information (Policy 2.40). Staff should also be conscious of how people of varying age groups may have different living preferences and should strive to create places that are welcoming to people of all ages.

Tenure

Staff recognize that renters have been a typically under-served and under-represented group in land use decisions, and more effort should be taken to engage this vulnerable group. 7 Neighborhood Analysis Areas, containing a combined total of 48 Proposed Draft Map Refinement sites, have a renter household share that is higher than the citywide average of 47.1%. In many areas, the owner and renter household shares differ only slightly. Though not required by the State, courtesy notices will continue to be sent to occupants of Map Refinement Project sites in addition to the property owners, if different. Occupants within 100 feet of the affected property will also receive a notice to improve overall transparency in the planning process and create more equitable community engagement (Policy 2.39). Some areas where staff should use extra caution:

- Affordable Housing opportunity sites (Policy 2.3)
- Areas where a zoning change could lead to displacement (Policy 2.4)

Outreach and Relationships

The Discussion Draft was posted to the project website on June 15, 2017 and the Community Engagement Plan was posted to the project website on July 18, 2017. Staff have begun engagement for place-based groups by attending existing meetings to make announcements and share project information as well as sending information through mail and email. In some cases, staff have met with stakeholders to share the Discussion Draft and gather input to influence the development of the Proposed Draft. Staff have been tracking in-person interactions with the public, as well as phone calls and emails related to the Map Refinement Project. See Documentation and Evaluation for details of these interactions.

For internal outreach, Bureau of Planning and Sustainability staff have been coordinating with Bureau of Development Services, Portland Parks and Recreation, and Portland Housing Bureau for map changes. Staff have invited other bureaus to comment on the Discussion Draft and meet if interested.

Budget

Items for community engagement that required funding up until this point include the courtesy tri-fold mailers that were sent to property owners of sites and courtesy postcards to occupants of sites and adjacent sites within 100 feet as well as copies of the Discussion Draft for public meetings. The costs of these items are listed below:

- Courtesy postcards: 5,728 pieces = \$504.30
- Tri-fold mailer: 1,923 pieces = \$293.19
- Printing the Discussion Draft: 40 copies = \$242.64

Documentation and Evaluation

Maps of sites with correlating demographic analysis

Refer to Figures 1 and 2 for the scatter maps of Map Refinement Project sites and Tables 1, 2, 3 and 4 for the correlating demographic analysis.

Website activity

Between the dates of April 4, 2017 and August 17, 2017, the Map Refinement Project website was viewed a total of 28,746 times. The month with the highest amount of web activity was June, with views of 8,275. During this 4-month period, the most visited sub-category was the Calendar with 12,059 views, and the most viewed content was the Map Refinement Project Discussion Draft with 2,017 views.

Staff interactions with the public

Following the release of the Discussion Draft on June 19, 2017 through August 2, 2017, staff recorded 69 phone calls and conversations on the Comprehensive Plan Helpline. The Language Line was not used during this time. 69 emails were sent to the Map Refinement Project email address between these same dates. 53 comments were received through the public comment period deadline of 5 p.m. on July 31, 2017. Of these, there were 48 emails and 5 letters. 1 of the email comments was from another City Bureau. 3 additional email comments were received after this date but were not reflected in the staff analysis and/or response.

Staff are also tracking the number and dates of meetings they have attended to share information about the Map Refinement Project. Staff attended 31 meetings for the months of April through August 2017. See Table 5

for the complete list of these meetings. Further details of these meetings can be viewed on the project website.

Deliverables

During this phase of the project process, the following deliverables were completed:

- Project website
- Project Overview handout
- Discussion Draft
- Community Engagement Plan

Next Steps

- The project website will continue to be updated frequently to keep the public informed and provide opportunities for feedback.
- Staff will continue to look at the maps and correlating demographic analysis to inform their outreach strategy in all subsequent phases of the Map Refinement Project and determine how to best engage with groups. The maps and demographic tables will be updated following the Proposed Draft for properties that are added or removed.
- A Map App layer will be launched with the release of the Proposed Draft in mid-September 2017 to assist the public and staff with understanding the proposed map changes as well as offer another format for members of the public to provide testimony.
- The public release of the Proposed Draft will be mid-September. In conjunction with its release, Measure 56 (M56) Notices will be mailed to property owners of sites where there is a proposed map change, and courtesy notices will be mailed to occupants (residential and business) of properties and occupants within 100 feet of a proposed map change. A Legislative Notice will be mailed to TriMet, Metro, Oregon Department of Transportation, all recognized organizations within 1000 feet of the subject area (neighborhood coalitions, neighborhood associations and business district associations), affected bureaus and interested persons who have requested such notice. A DLCD Notice will be prepared and submitted to the State of Oregon’s Department of Land Conservation and Development 30 days prior to the October 24th PSC hearing. Email announcements will also be sent to the project listserv and other interested parties.
- Staff will continue to revisit the engagement plan and modify the outreach strategy based on feedback and changes to the Discussion Draft.

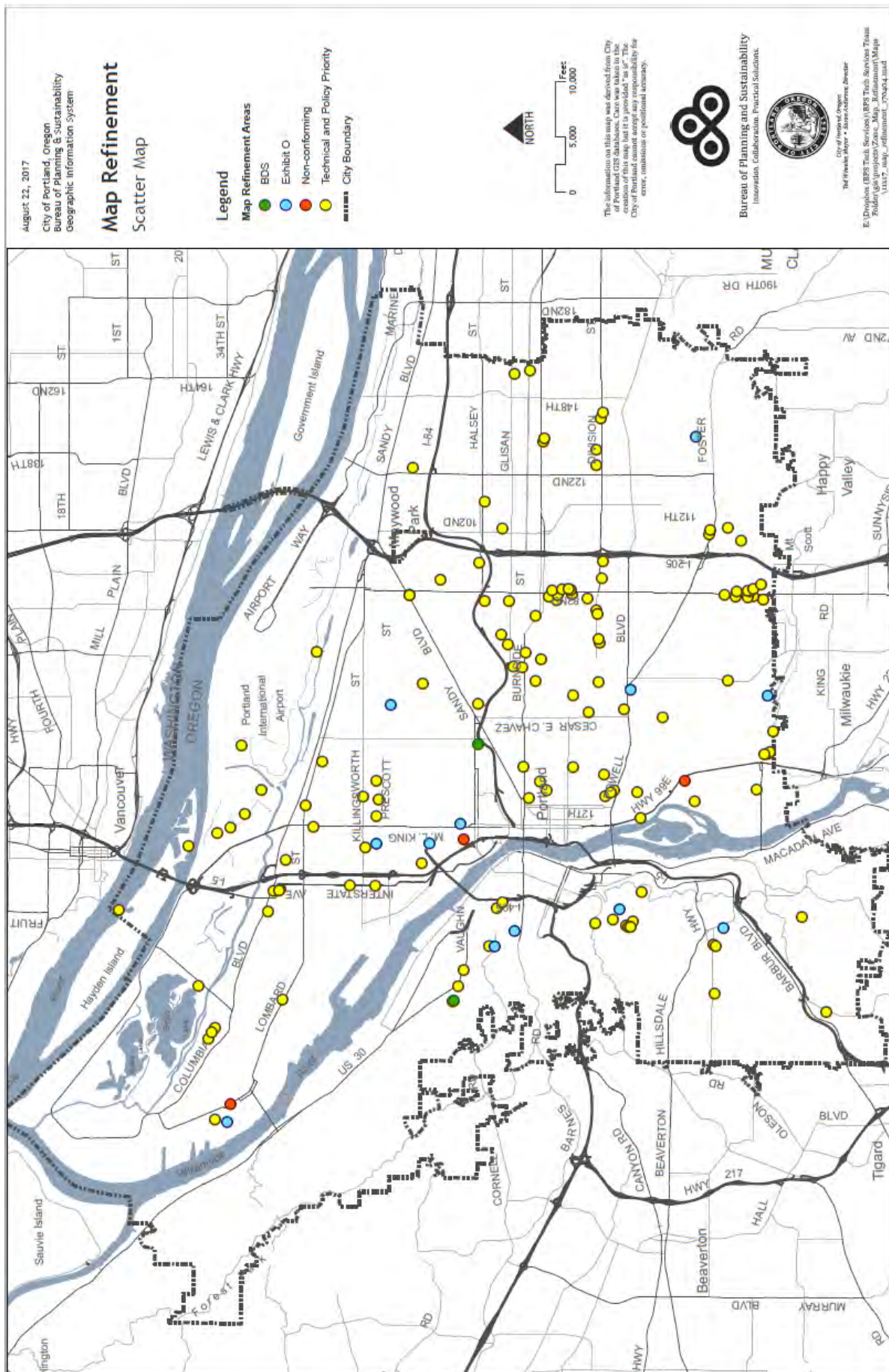


Figure1: Map Refinement Project sites

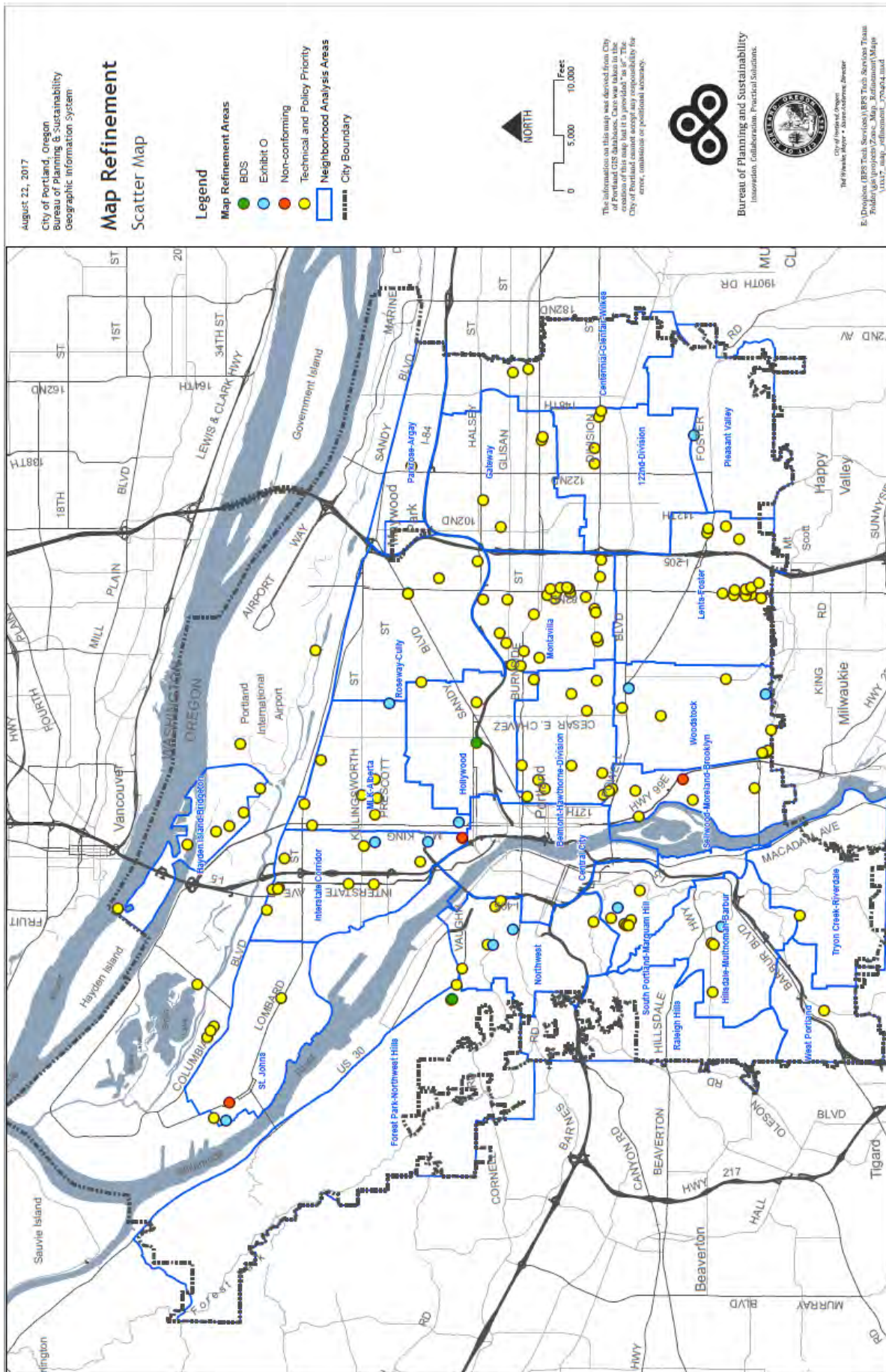


Figure 2: Map Refinement Project sites within Neighborhood Analysis Areas

Geography	Number of sites (DD* through June)	Number of sites (PD** through Sept)	Total population	White	Communities of color	Black	Hispanic or Latino	Native American	Asian	Pacific Islander	Another race	Two or more races
Portland (citywide)	128	162	612,206	71.6%	28.4%	5.7%	9.7%	0.6%	7.5%	0.5%	0.2%	4.1%
122nd-Division	4	4	23,629	56.2%	43.8%	6.1%	17.4%	0.3%	15.4%	0.7%	0.1%	3.7%
Belmont-Hawthorne-Division	12	19	29,360	83.3%	16.7%	1.5%	4.7%	0.3%	5.4%	0.1%	0.1%	4.6%
Centennial-Glenfair-Wilkes	2	2	30,556	57.7%	42.3%	6.6%	20.9%	1.1%	8.7%	1.5%	0.1%	3.4%
Forest Park-Northwest Hills	3	3	9,291	76.0%	24.0%	1.1%	3.3%	0.0%	12.1%	0.1%	1.7%	5.7%
Gateway	4	5	51,128	60.9%	39.1%	6.6%	14.2%	0.9%	10.6%	1.5%	0.1%	5.2%
Hayden Island-Bridgeton	7	8	6,662	63.2%	36.8%	9.5%	11.0%	2.4%	7.0%	0.8%	0.0%	6.1%
Hillsdale-Multnomah-Barbur	4	4	20,825	86.5%	13.5%	1.5%	4.8%	0.2%	2.5%	0.3%	0.2%	3.8%
Hollywood	4	9	32,403	84.9%	15.1%	1.8%	5.7%	0.2%	3.7%	0.0%	0.0%	3.7%
Interstate Corridor	9	10	44,625	68.3%	31.7%	13.7%	9.0%	0.1%	4.6%	0.1%	0.3%	3.8%
Lents-Foster	10	12	49,546	64.5%	35.5%	3.2%	13.9%	0.7%	13.6%	0.3%	0.1%	3.6%
MLK-Alberta	8	8	35,257	72.5%	27.5%	12.7%	6.4%	0.4%	2.7%	0.0%	0.5%	4.9%
Montavilla	18	27	37,819	74.0%	26.0%	4.1%	6.9%	1.0%	9.1%	0.8%	0.3%	3.9%
Northwest	6	5	21,542	82.5%	17.5%	1.8%	6.9%	0.1%	4.5%	0.0%	0.1%	4.0%
Parkrose-Argay	1	1	13,449	53.4%	46.6%	14.8%	12.2%	0.1%	11.1%	1.1%	0.1%	7.2%
Pleasant Valley	1	0	15,509	67.2%	32.8%	4.9%	9.0%	0.7%	13.9%	0.0%	2.1%	2.3%
Roseway-Cully	5	9	36,523	65.9%	34.1%	8.4%	13.9%	0.5%	7.4%	0.2%	0.2%	3.5%
Sellwood-Moreland-Brooklyn	5	7	18,070	84.2%	15.8%	0.5%	7.6%	0.7%	3.8%	0.0%	0.2%	3.0%
South Portland-Marquam Hill	7	7	13,957	81.9%	18.1%	3.1%	4.1%	1.1%	7.2%	0.2%	0.0%	2.4%
St. Johns	7	8	30,153	62.7%	37.3%	8.5%	15.8%	1.0%	3.3%	2.8%	0.5%	5.4%
Tryon Creek-Riverdale	1	1	10,896	85.0%	15.0%	0.3%	4.5%	0.0%	4.4%	0.1%	0.3%	5.3%
West Portland	1	1	13,691	82.9%	17.1%	5.3%	2.2%	0.3%	5.6%	0.0%	0.0%	3.7%
Woodstock	9	11	25,524	82.9%	17.1%	2.8%	5.8%	0.5%	5.4%	0.1%	0.0%	2.5%

Table 1: Statistics on race/ethnicity for Neighborhood Analysis Areas that contain Map Refinement Project sites

*DD = Discussion Draft, **PD = Proposed Draft

U.S. Census Bureau. 2011-2015 ACS 5-year estimates. Tables B01001, B03002, B25003, S1602. Prepared August 18, 2017 by City of Portland Bureau of Planning and Sustainability.

Geography	Number of Map Refinement sites (DD through June)	Number of Map Refinement sites (PD through Sept)	Number of Households	LEP share	Spanish-speaking share
Portland (citywide)	128	162	254,167	4.1%	6.9%
122nd-Division	4	4	7,795	14.4%	13.6%
Belmont-Hawthorne-Division	12	19	13,375	1.5%	5.1%
Centennial-Glenfair-Wilkes	2	2	9,866	10.2%	16.1%
Forest Park-Northwest Hills	3	3	3,507	1.9%	5.1%
Gateway	4	5	18,846	8.1%	8.8%
Hayden Island-Bridgeton	7	8	2,548	4.2%	8.4%
Hillsdale-Multnomah-Barbur	4	4	9,176	1.2%	3.6%
Hollywood	4	9	14,503	0.7%	5.4%
Interstate Corridor	9	10	18,096	1.5%	7.2%
Lents-Foster	10	12	18,599	7.6%	9.7%
MLK-Alberta	8	8	13,821	0.9%	6.0%
Montavilla	18	27	15,674	4.5%	6.0%
Northwest	6	5	12,635	2.1%	5.0%
Parkrose-Argay	1	1	5,258	9.0%	8.9%
Pleasant Valley	1	0	5,198	8.9%	7.3%
Roseway-Cully	5	9	14,547	4.8%	9.3%
Sellwood-Moreland-Brooklyn	5	7	8,333	2.1%	4.3%
South Portland-Marquam Hill	7	7	7,375	1.7%	4.9%
St. Johns	7	8	10,798	4.2%	11.4%
Tryon Creek-Riverdale	1	1	3,666	1.6%	4.3%
West Portland	1	1	5,784	1.8%	2.9%
Woodstock	9	11	10,486	2.3%	3.2%

Table 2: Statistics on limited English proficiency (LEP) for Neighborhood Analysis Areas that contain Map Refinement Project sites

*DD = Discussion Draft, **PD = Proposed Draft

U.S. Census Bureau. 2011-2015 ACS 5-year estimates. Tables B01001, B03002, B25003, S1602. Prepared August 18, 2017 by City of Portland Bureau of Planning and Sustainability.

Geography	Number of Map Refinement sites (DD through June)	Number of Map Refinement sites (PD through Sept)	Total population	Under 15	Under 18	Under 21	Over 62	Over 65
Portland (citywide)	128	162	612,206	15.8%	18.5%	21.8%	14.8%	11.3%
122nd-Division	4	4	23,629	21.5%	25.9%	29.5%	13.5%	10.3%
Belmont-Hawthorne-Division	12	19	29,360	11.6%	13.9%	15.2%	11.8%	8.5%
Centennial-Glenfair-Wilkes	2	2	30,556	23.4%	27.9%	30.8%	13.3%	10.6%
Forest Park-Northwest Hills	3	3	9,291	22.8%	26.1%	27.4%	17.0%	12.7%
Gateway	4	5	51,128	17.6%	21.1%	24.5%	18.9%	15.6%
Hayden Island-Bridgeton	7	8	6,662	12.9%	14.1%	16.3%	21.0%	15.4%
Hillsdale-Multnomah-Barbur	4	4	20,825	16.0%	18.3%	20.6%	15.5%	11.7%
Hollywood	4	9	32,403	16.1%	18.8%	19.8%	16.0%	11.6%
Interstate Corridor	9	10	44,625	16.0%	18.1%	20.3%	11.2%	8.6%
Lents-Foster	10	12	49,546	18.2%	21.6%	24.4%	11.9%	9.2%
MLK-Alberta	8	8	35,257	15.2%	17.3%	19.6%	12.5%	8.9%
Montavilla	18	27	37,819	14.3%	16.7%	19.5%	15.9%	12.0%
Northwest	6	5	21,542	8.1%	9.8%	11.3%	17.4%	12.9%
Parkrose-Argay	1	1	13,449	19.5%	23.4%	25.6%	17.6%	14.0%
Pleasant Valley	1	0	15,509	21.4%	26.0%	27.8%	14.8%	12.2%
Roseway-Cully	5	9	36,523	18.3%	20.9%	23.6%	14.3%	10.5%
Sellwood-Moreland-Brooklyn	5	7	18,070	16.5%	18.3%	19.4%	16.5%	11.4%
South Portland-Marquam Hill	7	7	13,957	9.0%	10.2%	12.6%	19.3%	15.6%
St. Johns	7	8	30,153	17.3%	20.1%	29.3%	11.2%	7.8%
Tryon Creek-Riverdale	1	1	10,896	14.3%	19.3%	31.6%	15.7%	12.2%
West Portland	1	1	13,691	15.8%	18.9%	22.3%	18.9%	14.2%
Woodstock	9	11	25,524	13.8%	16.3%	22.0%	14.4%	11.2%

Table 3: Statistics on age for Neighborhood Analysis Areas that contain Map Refinement Project sites

*DD = Discussion Draft, **PD = Proposed Draft

U.S. Census Bureau. 2011-2015 ACS 5-year estimates. Tables B01001, B03002, B25003, S1602. Prepared August 18, 2017 by City of Portland Bureau of Planning and Sustainability.

Geography	Number of Map Refinement sites (DD through June)	Number of Map Refinement sites (PD through Sept)	Total population	Number of Households	Renter share
Portland (citywide)	128	162	612,206	254,167	47.1%
122nd-Division	4	4	23,629	7,795	50.3%
Belmont-Hawthorne-Division	12	19	29,360	13,375	50.8%
Centennial-Glenfair-Wilkes	2	2	30,556	9,866	46.1%
Forest Park-Northwest Hills	3	3	9,291	3,507	16.8%
Gateway	4	5	51,128	18,846	50.5%
Hayden Island-Bridgeton	7	8	6,662	2,548	24.1%
Hillsdale-Multnomah-Barbur	4	4	20,825	9,176	42.1%
Hollywood	4	9	32,403	14,503	46.0%
Interstate Corridor	9	10	44,625	18,096	43.2%
Lents-Foster	10	12	49,546	18,599	42.7%
MLK-Alberta	8	8	35,257	13,821	30.0%
Montavilla	18	27	37,819	15,674	43.1%
Northwest	6	5	21,542	12,635	65.5%
Parkrose-Argay	1	1	13,449	5,258	47.6%
Pleasant Valley	1	0	15,509	5,198	32.0%
Roseway-Cully	5	9	36,523	14,547	37.0%
Sellwood-Moreland-Brooklyn	5	7	18,070	8,333	51.6%
South Portland-Marquam Hill	7	7	13,957	7,375	54.1%
St. Johns	7	8	30,153	10,798	45.7%
Tryon Creek-Riverdale	1	1	10,896	3,666	12.7%
West Portland	1	1	13,691	5,784	28.5%
Woodstock	9	11	25,524	10,486	46.1%

Table 4: Statistics on tenure for Neighborhood Analysis Areas that contain Map Refinement Project sites

*DD = Discussion Draft, **PD = Proposed Draft

U.S. Census Bureau. 2011-2015 ACS 5-year estimates. Tables B01001, B03002, B25003, S1602. Prepared August 18, 2017 by City of Portland Bureau of Planning and Sustainability.

Date	Organization
April 10, 2017, 7:00 PM to 9:00 PM	Eliot Neighborhood Association Land Use Committee
April 12, 2017, 7:00 PM to 9:00 PM	East Portland Neighborhood Office Land Use and Transportation
April 13, 2017, 7:00 PM to 9:00 PM	Central Neighbors Northeast LUTOP Committee
April 17, 2017, 7:00 PM to 9:00 PM	Southeast Uplift Land Use & Transportation Committee
April 18, 2017, 7:00 PM to 9:00 PM	Southwest Neighbors Inc. Land Use Committee
April 27, 2017, 7:00 PM to 8:30 PM	North Portland Land Use Group
May 2, 2017, 7:00 PM to 9:00 PM	Homestead Neighborhood Association
May 4, 2017, 7:00 PM to 9:00 PM	Brentwood-Darlington Neighborhood Association
May 11, 2017, 7:00 PM to 8:30 PM	Central Northeast Neighbors
May 15, 2017, 7:00 PM to 9:00 PM	Southeast Uplift Land Use & Transportation Committee
May 16, 2017, 7:00 PM to 8:30 PM	Southwest Neighbors Inc. Land Use Committee
May 17, 2017, 7:00 PM to 9:00 PM	Vernon Neighborhood Association
May 18, 2017, 7:00 PM to 9:00 PM	Rose City Park Neighborhood Association
May 22, 2017, 7:00 PM to 8:30 PM	Central Northeast Neighbors Land Use & Transportation
June 8, 2017, 7:00 PM to 9:00 PM	Central Northeast Neighbors
June 15, 2017, 8:00 AM to 9:00 AM	Northwest District Neighborhood Association
June 19, 2017, 7:00 PM to 9:00 PM	Southeast Uplift Land Use & Transportation Committee
June 21, 2017, 7:00 PM to 8:30 PM	Southwest Neighbors Inc. Land Use Committee
June 26, 2017, 7:00 PM to 9:00 PM	Creston-Kenilworth Neighborhood Association
June 28, 2017, 6:30 PM to 8:00 PM	North Tabor Neighborhood Association
June 28, 2017, 7:00 PM to 9:00 PM	Northeast Coalition of Neighbors (NECN)
June 29, 2017, 7:00 PM to 9:00 PM	North Portland Land Use Group (NPLUG)
July 13, 2017, 10:00 AM to 11:00 AM	Homestead Neighborhood Association
July 13, 2017, 7:00 PM to 8:30 PM	West Portland Park Neighborhood Association
July 17, 2017, 7:00 PM to 9:00 PM	Southeast Uplift Land Use & Transportation Committee
July 18, 2017, 7:00 PM to 8:30 PM	Southwest Neighbors Inc. Land Use Committee
July 19, 2017, 7:00 PM to 8:15 PM	Mt Tabor Neighborhood Association
July 20, 2017, 8:00 AM to 10:00 AM	Development Review Advisory Committee (DRAC)
July 24, 2017, 7:00 PM to 9:00 PM	Richmond Neighborhood Land Use and Transportation Committee
August 9, 2017, 6:30 PM to 7:30 PM	Brooklyn Action Corps Board Meeting
August 24, 2017, 7:00 PM to 9:00 PM	North Portland Land Use Group (NPLUG)

Table 5: Meetings with geography-based groups about the Map Refinement Project between April 2017 through August 2017

Appendix F: Comprehensive Plan Map Land Use Designations and Zoning Map Characteristics of the Zone

Comprehensive Plan Map Land Use Designations

Open Space

This designation is intended for lands that serve a recreational, public open space, or ecological function, or provide visual relief. Lands in this designation are primarily publicly-owned but can be in private ownership. Lands intended for the Open Space designation include parks, public plazas, natural areas, scenic lands, golf courses, cemeteries, open space buffers along freeway margins, railroads or abutting industrial areas, and large water bodies. The corresponding zone is OS.

Farm and Forest

This designation is intended for agricultural and forested areas far from centers and corridors, where urban public services are extremely limited or absent, and future investment to establish an urban level of public services is not planned. Areas within this designation generally have multiple significant development constraints that may pose health and safety risks if the land were more densely developed. The designation can be used where larger lot sizes are necessary to enable on-site sanitary or stormwater disposal. It also may be used in locations that may become more urban in the future, but where plans are not yet in place to ensure orderly development. Agriculture, forestry, and very low-density single-dwelling residential will be the primary uses. The maximum density is generally 1 unit per 2 acres. The corresponding zone is RF.

Single-Dwelling — 20,000

This designation is intended for areas that are generally far from centers and corridors where urban public services are extremely limited or absent, and future investments in urban public services will be limited. Areas within the designation generally have multiple significant development constraints that may pose health and safety risks if the land were more densely developed. Very low-density single-dwelling residential and agriculture will be the primary uses. The maximum density is generally 2.2 units per acre. The corresponding zone is R20.

Single-Dwelling — 10,000

This designation is intended for areas far from centers and corridors where urban public services are available or planned but complete local street networks or transit service is limited. This designation is also intended for areas where ecological resources or public health and safety considerations warrant lower densities. Areas within this designation generally have development constraints, but the constraints can be managed through appropriate design during the subdivision process. Single-dwelling residential will be the primary use. The maximum density is generally 4.4 units per acre. The corresponding zone is R10.

Single-Dwelling — 7,000

This designation is intended for areas that are not adjacent to centers and corridors, where urban public services are available or planned, but complete local street networks or transit service is limited. This designation is also intended for areas where ecological resources or public health and safety considerations warrant lower densities. Areas within this designation may have minor development constraints, but the constraints can be managed through appropriate design during the subdivision process. This designation may also be applied in areas where urban public services are available or planned, but the development pattern is already predominantly built-out at 5 to 6 units per acre. Single-dwelling residential will be the primary use. The maximum density is generally 6.2 units per acre. The corresponding zone is R7.

Single-Dwelling — 5,000

This designation is Portland’s most common pattern of single-dwelling development, particularly in the city’s inner neighborhoods. It is intended for areas where urban public services, generally including complete local street networks and access to frequent transit, are available or planned. Areas within this designation generally have few or very minor development constraints. Single-dwelling residential will be the primary use. The maximum density is generally 8.7 units per acre. The corresponding zone is R5.

Single-Dwelling — 2,500

This designation allows a mix of housing types that are single-dwelling in character. This designation is intended for areas near, in, and along centers and corridors, near transit station areas, where urban public services, generally including complete local street networks and access to frequent transit, are available or planned. Areas within this designation generally do not have development constraints. This designation often serves as a transition between mixed use or multi-dwelling designations and lower density single dwelling designations. The maximum density is generally 17.4 units per acre. The corresponding zone is R2.5.

Multi-Dwelling — 3,000

This designation allows a mix of housing types, including multi-dwelling structures, in a manner similar to the scale of development anticipated within the Single-Dwelling — 2,500 designation. This designation is intended for areas near, in, and along centers and corridors where urban public services, generally including complete local street networks and access to frequent transit, are available or planned. Areas within this designation generally do not have development constraints and may include larger development sites. The maximum density is generally 14.5 units per acre, but may go up to 21 units per acre in some situations. The corresponding zone is R3.

Multi-Dwelling — 2,000

This designation allows multi-dwelling development mixed with single-dwelling housing types but at a scale greater than for single-dwelling residential. This designation is intended for areas near, in, and along centers and corridors and transit station areas, where urban public services, generally including complete local street networks and access to frequent transit, are available or planned. Areas within this designation generally do not have development constraints. The maximum density is generally 21.8 units per acre, but may be as much as 32 units per acre in some situations. The corresponding zone is R2.

Multi-Dwelling — 1,000

This designation allows medium density multi-dwelling development. The scale of development is intended to reflect the allowed densities while being compatible with nearby single-dwelling residential. The designation is intended for areas near, in, and along centers and corridors, and transit station areas, where urban public services, generally including complete local street networks and access to frequent transit, are available or planned. Areas within this designation generally do not have development constraints. The maximum density is generally 43 units per acre, but may be as much as 65 units per acre in some situations. The corresponding zone is R1.

High-Density Multi-Dwelling

This designation is intended for the Central City, Gateway Regional Center, Town Centers, and transit station areas where a residential focus is desired and urban public services including access to high-capacity transit, very frequent bus service, or streetcar service are available or planned. This designation is intended to allow high-density multi-dwelling structures at an urban scale. Maximum density is based on a floor-area-ratio, not on a unit-per-square-foot basis. Densities will range from 80 to 125 units per acre. The corresponding zone is RH.

Central Residential

This designation allows the highest density and most intensely developed multi-dwelling structures. Limited commercial uses are also allowed as part of new development. The designation is intended for the Central City and Gateway Regional Center where urban public services are available or planned including access to high-capacity transit, very frequent bus service, or streetcar service. Development will generally be oriented to pedestrians. Maximum density is based on a floor area ratio, not on a units-per-square-foot basis. Densities allowed exceed 100 units per acre. The corresponding zone is RX. This designation is generally accompanied by a design overlay zone.

Mixed Use — Dispersed

This designation allows mixed use, multi-dwelling, or commercial development that is small in scale, has little impact, and provides services for the nearby residential areas. Development will be similar in scale to nearby residential development to promote compatibility with the surrounding area. This designation is intended for areas where urban public services are available or planned. Areas within this designation are generally small nodes rather than large areas or corridors. The corresponding zones are Commercial Mixed Use 1 (CM1), Commercial Employment (CE), and Commercial Residential (CR).

Mixed Use — Neighborhood

This designation promotes mixed-use development in neighborhood centers and along neighborhood corridors to preserve or cultivate locally serving commercial areas with a storefront character. This designation is intended for areas where urban public services, generally including complete local street networks and access to frequent transit, are available or planned, and development constraints do not exist. Areas within this designation are generally pedestrian-oriented and are predominantly built at low- to mid-rise scale, often with buildings close to and oriented towards the sidewalk. The corresponding zones are Commercial Mixed Use 1 (CM1), Commercial Mixed Use 2 (CM2), and Commercial Employment (CE).

Mixed Use — Civic Corridor

This designation allows for transit-supportive densities of commercial, residential, and employment uses, including a full range of housing, retail, and service businesses with a local or regional market. This designation is intended for areas along major corridors where urban public services are available or planned including access to high-capacity transit, frequent bus service, or streetcar service. The Civic Corridor designation is applied along some of the City’s busiest, widest, and most prominent streets. As the city grows, these corridors also need to become places that can succeed as attractive locations for more intense, mixed-use development. They need to become places that are attractive and safe for pedestrians while continuing to play a major role in the City’s transportation system. Civic Corridors, as redevelopment occurs, are also expected to achieve a high level of environmental performance and design. The corresponding zones are Commercial Mixed Use 1 (CM1), Commercial Mixed Use 2 (CM2), Commercial Mixed Use 3 (CM3), and Commercial Employment (CE).

Mixed Use — Urban Center

This designation is intended for areas that are close to the Central City and within Town Centers where urban public services are available or planned including access to high-capacity transit, very frequent bus service, or streetcar service. The designation allows a broad range of commercial and employment uses, public services, and a wide range of housing options. Areas within this designation are generally mixed-use and very urban in character. Development will be pedestrian-oriented with a strong emphasis on design and street level activity, and will range from low- to mid-rise in scale. The range of zones and development scale associated with this designation are intended to allow for more intense development in core areas of centers and corridors and near transit stations, while providing transitions to adjacent residential areas. The corresponding zones are Commercial Mixed Use 1 (CM1), Commercial Mixed Use 2 (CM2), Commercial Mixed Use 3 (CM3), and Commercial Employment (CE). This designation is generally accompanied by a design overlay zone.

Central Commercial

This designation is intended to provide for commercial development within Portland’s Central City and Gateway Regional Center. A broad range of uses is allowed to reflect Portland’s role as a commercial, cultural, and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together along a pedestrian-oriented, safe, and attractive streetscape. The corresponding zone is Central Commercial (CX). This designation is generally accompanied by a design overlay zone.

Central Employment

The designation allows for a full range of commercial, light-industrial, and residential uses. This designation is intended to provide for mixed-use areas within the Central City and Gateway Regional Center where urban public services are available or planned including access to high-capacity transit or streetcar service. The intensity of development will be higher than in other mixed-use land designations. The corresponding zone is Central Employment (EX). This designation is generally accompanied by a design overlay zone.

Mixed Employment

This designation encourages a wide variety of office, creative services, manufacturing, distribution, traded sector, and other light-industrial employment opportunities, typically in a low-rise, flex-space development pattern. Most employment uses are allowed but limited in impact by the small lot size and adjacency to residential neighborhoods. Retail uses are allowed but are limited in intensity so as to maintain adequate employment development opportunities. Residential uses are not allowed to reserve land for employment uses, to prevent conflicts with the other uses, and to limit the proximity of residents to truck traffic and other impacts. The corresponding zones are General Employment 1 (EG1) and General Employment 2 (EG2).

Institutional Campus

This designation is intended for large institutional campuses that are centers of employment and serve a population from a larger area than the neighborhood or neighborhoods in which the campus is located. This designation is intended for areas where urban public services are available or planned. This designation includes medical centers, colleges, schools, and universities. A variety of other uses are allowed that support the mission of the campus, such as residences for students, staff, or faculty. Neighborhood-serving commercial uses and other services are also encouraged. The designation is intended to foster the growth of the institution while enhancing the livability of surrounding residential neighborhoods and the viability of nearby business areas. Corresponding zones are Campus Institution 1 (CI1), Campus Institution 2 (CI2), and Institutional Residential (IR).

Industrial Sanctuary

This designation is intended to reserve areas that are attractive for manufacturing and distribution operations and encourage the growth of industrial activities in the parts of the city where important freight and distribution infrastructure exists, including navigable rivers, airports, railways, and pipelines. A full range of industrial uses are permitted and encouraged. Nonindustrial uses are significantly restricted to facilitate freight mobility, retain market feasibility for industrial development, prevent land use conflicts, reduce human exposure to freight traffic and potential air quality, noise, and pedestrian safety impacts, and to preserve land for sustained industrial use. The corresponding zones are General Industrial 1 (IG1), General Industrial 2 (IG2), and Heavy Industrial (IH).

Zoning Map Characteristics of the Zone (Base Zone Descriptions)

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.

CR (Commercial Residential) zone.

The CR zone is a low-intensity zone for small and isolated sites in residential neighborhoods. The zone is intended to be applied in limited situations on local streets and neighborhood collectors in areas that are predominately zoned single-dwelling residential. The zone encourages the provision of small scale retail and service uses for surrounding residential areas. Uses are restricted in size to promote a local orientation, and to limit adverse impacts on surrounding residential areas. Where commercial uses are not present, residential density is limited to provide compatibility with surrounding residential areas. Development is intended to be pedestrian-oriented and building height is intended to be compatible with the scale of surrounding residentially zoned areas.

CM1 (Commercial/Mixed Use 1) zone.

The CM1 zone is a small-scale zone intended for sites in dispersed mixed use nodes within lower density residential areas, as well as on neighborhood corridors and at the edges of neighborhood centers, town centers and regional centers. The zone is also appropriate in core commercial areas of centers in locations where older commercial storefront buildings of 1 to 2 stories are predominant. This zone allows a mix of commercial and residential uses. The size of commercial uses is limited to minimize impacts on surrounding residential areas. Buildings in this zone will generally be up to three stories tall. Development is intended to be pedestrian-oriented and compatible with the scale and characteristics of adjacent residentially zoned areas or low-rise commercial areas.

CM2 (Commercial/Mixed Use 2) zone.

The CM2 zone is a medium-scale zone intended for sites in a variety of centers, along corridors, and in other mixed use areas that have frequent transit service. The zone allows a wide range and mix of commercial and residential uses, as well as employment uses that have limited off-site impacts. Buildings in this zone will generally be up to four stories tall unless height and floor area bonuses are used, or plan district provisions specify other height limits. Development is intended to be pedestrian-oriented, provide a strong relationship between buildings and sidewalks, and complement the scale of surrounding residentially zoned areas.

CM3 (Commercial/Mixed Use 3) zone.

The CM3 zone is a large-scale zone intended for sites in high-capacity transit station areas, in town centers, along streetcar alignments, along civic corridors, and in locations close to the Central City. It is intended to be an intensely urban zone and is not appropriate for sites where adjacent properties have single-dwelling residential zoning. The zone allows a wide range and mix of commercial and residential uses, as well as employment uses that have limited off-site impacts. Buildings in this zone will generally be up to six stories tall unless height and floor area bonuses are used, or plan district provisions specify other height limits. Development is intended to be pedestrian-oriented, with buildings that contribute to an urban environment with a strong street edge of buildings. The scale of development is intended to be larger than what is allowed in lower intensity commercial/mixed use and residential zones. Design review is typically required in this zone.

CE (Commercial Employment) zone.

The CE zone is a medium-scale zone intended for sites along corridors with a Neighborhood Collector or higher traffic classification, especially along civic corridors that are also Major Truck Streets or Priority Truck Streets. This zone is generally not appropriate in designated centers, except on a site that is currently developed in an auto-oriented manner and where more urban development is not yet economically feasible. The zone allows a mix of commercial uses, including auto-accommodating development and drive-through facilities, as well as some light manufacturing and distribution uses that have few off-site impacts. The emphasis of this zone is on commercial and employment uses, but residential uses are also allowed. Buildings in this zone will generally be up to four stories tall. This zone is intended to allow for development with auto-accommodating configurations, while also including pedestrian-oriented design features that support transit and pedestrian access.

CX (Central Commercial) zone.

The CX zone is intended to provide for commercial and mixed use development within Portland's most urban and intense areas, specifically the Central City and the Gateway Regional Center. A broad range of uses are allowed to reflect Portland's role as a commercial, cultural, residential, and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

General Employment zones

The General Employment zones implement the Mixed Employment map designation of the Comprehensive Plan. The zones allow a wide range of employment opportunities without potential conflicts from interspersed residential uses. The emphasis of the zones is on industrial and industrially-related uses. Other commercial uses are also allowed to support a wide range of services and employment opportunities. The development standards for each zone are intended to allow new development which is similar in character to existing development. The intent is to promote viable and attractive industrial/commercial areas.

- **General Employment 1.** EG1 areas generally have smaller lots and a grid block pattern. The area is mostly developed, with sites having high building coverages and buildings which are usually close to the street. EG1 zoned lands will tend to be on strips or small areas.
- **General Employment 2.** EG2 areas have larger lots and an irregular or large block pattern. The area is less developed, with sites having medium and low building coverages and buildings which are usually set back from the street. EG2 zoned lands will generally be on larger areas than those zoned EG1.

EX (Central Employment) zone

This zone implements the Central Employment map designation of the Comprehensive Plan. The zone allows mixed-uses and is intended for areas in the center of the City that have predominantly industrial type development. The intent of the zone is to allow industrial, business, and service uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area. The development standards are intended to allow new development which is similar in character to existing development.

General Industrial zones

The General Industrial zones are two of the three zones that implement the Industrial Sanctuary map designation of the Comprehensive Plan. The zones provide areas where most industrial uses may locate, while other uses are restricted to prevent potential conflicts and to preserve land for industry. The development

standards for each zone are intended to allow new development which is similar in character to existing development. The intent is to promote viable and attractive industrial areas.

- **General Industrial 1.** IG1 areas generally have smaller lots and a grid block pattern. The area is mostly developed, with sites having high building coverages and buildings which are usually close to the street. IG1 areas tend to be the City’s older industrial areas.
- **General Industrial 2.** IG2 areas generally have larger lots and an irregular or large block pattern. The area is less developed, with sites having medium and low building coverages and buildings which are usually set back from the street.

IH (Heavy Industrial) zone

This zone is one of the three zones that implement the Industrial Sanctuary map designation of the Comprehensive Plan. The zone provides areas where all kinds of industries may locate including those not desirable in other zones due to their objectionable impacts or appearance. The development standards are the minimum necessary to assure safe, functional, efficient, and environmentally sound development.

Campus Institutional 1 zone

The Campus Institutional 1 (CI1) zone is intended for large colleges and medical centers located in or near low and medium density residential neighborhoods. Retail Sales and Service and other uses that serve or support the campus and neighborhood are allowed. Development is intended to be internally focused and compatible with the scale of the surrounding neighborhood. Setback and open space requirements create a buffer between the institution and the surrounding community.

Campus Institutional 2 zone

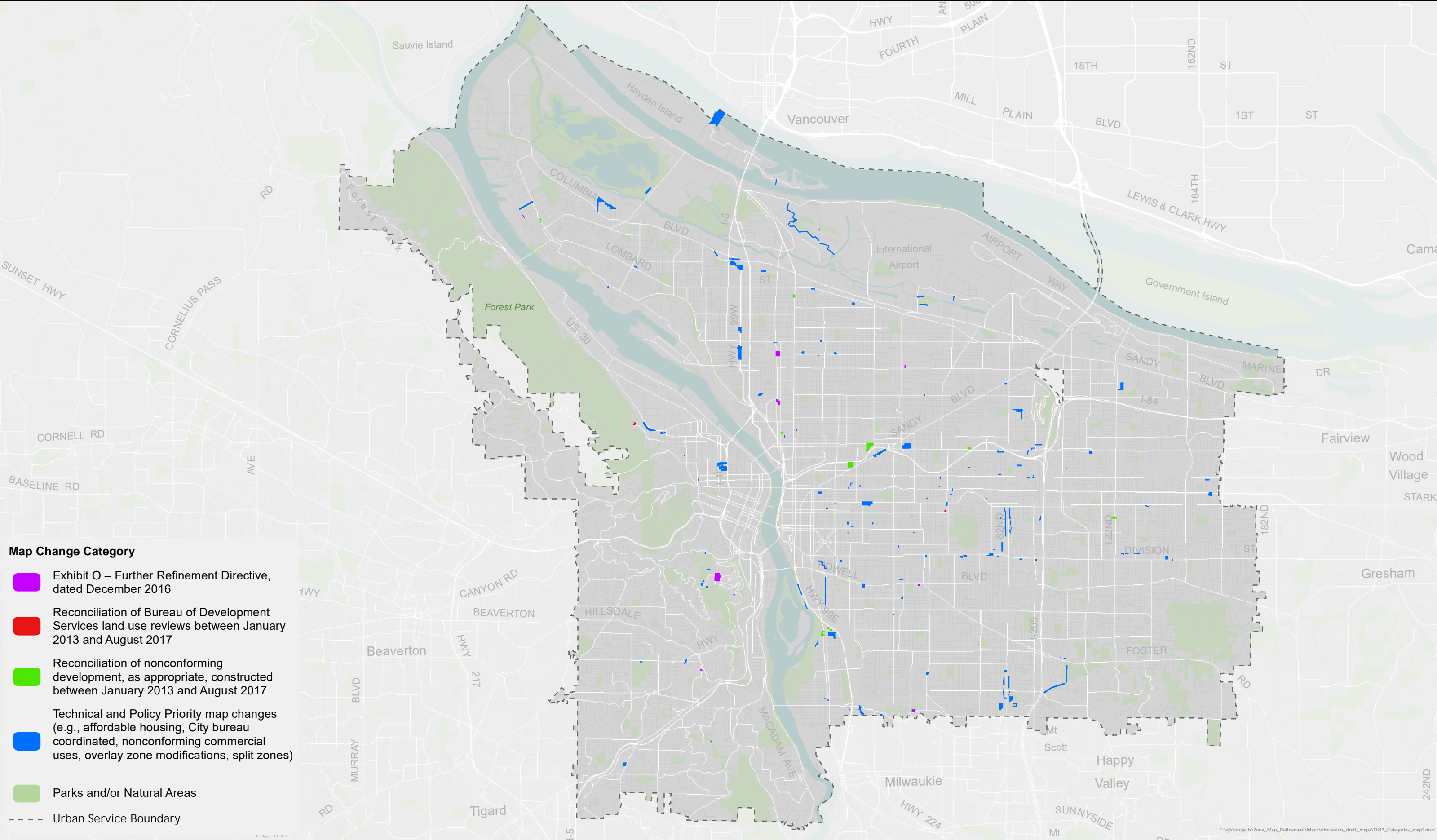
The Campus Institutional 2 (CI2) zone is intended for large medical centers, colleges and universities located or near a Regional, Town or Neighborhood Center, or along a civic or neighborhood corridor that is served by frequent transit service. Development is intended to be pedestrian-oriented and at a scale that encourages urban-scale medical and educational facilities, while also ensuring compatibility with nearby mixed-use commercial and residential areas. Retail Sales and Service and Office uses are allowed to support the medical or college campus, and to provide services to the surrounding neighborhoods.

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.

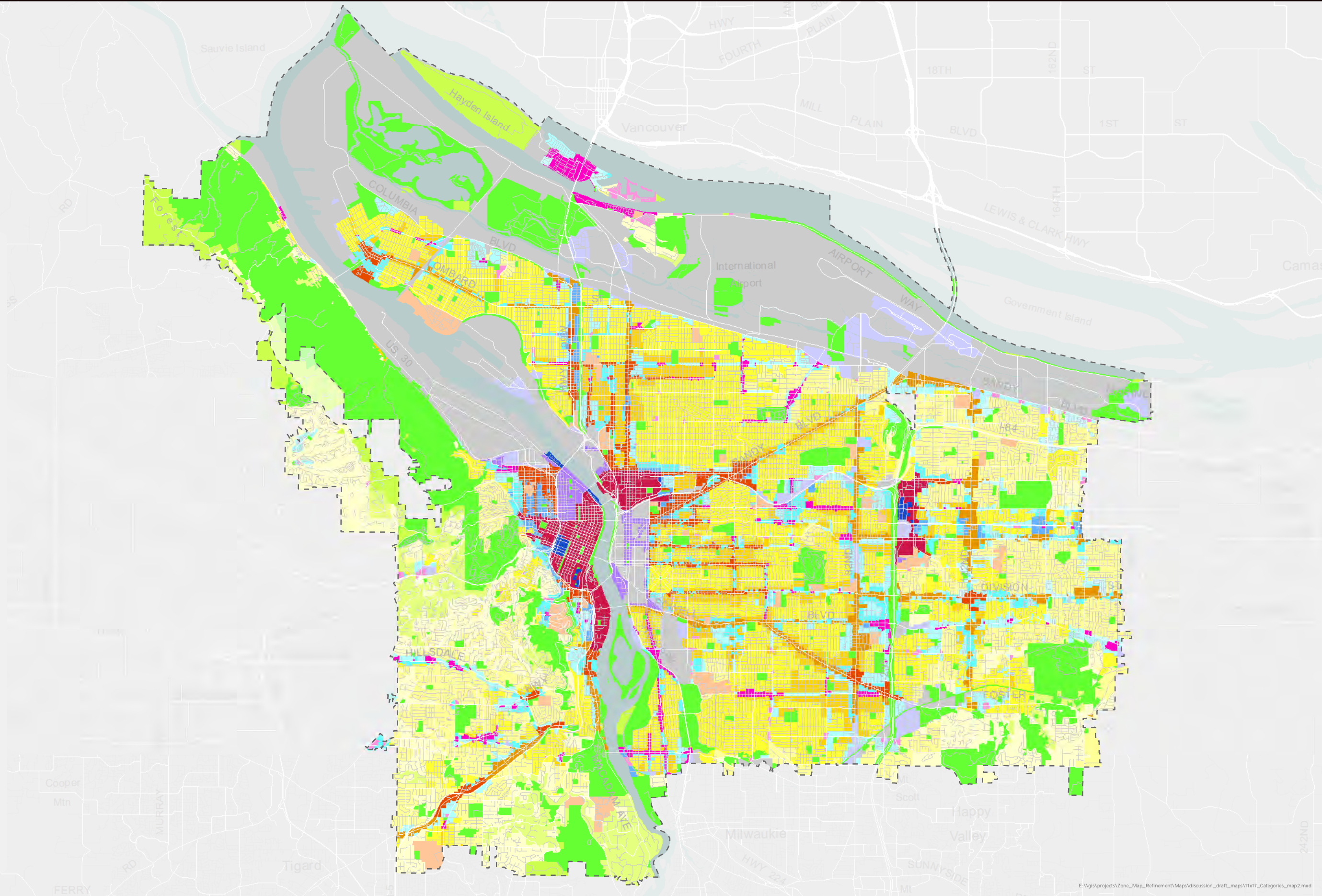
Index of Symbols on the Official Zoning Maps

	Symbol	Full Name
Base Zones	CG	General Commercial
	CM	Mixed Commercial/Residential
	CN1	Neighborhood Commercial 1
	CN2	Neighborhood Commercial 1
	CO1	Office Commercial
	CO2	Office Commercial
	CS	Storefront Commercial
	CX	Central Commercial
	EG1	General Employment 1
	EG2	General Employment 2
	EX	Central Employment
	IG1	General Industrial 1
	IG2	General Industrial 2
	IH	Heavy Industrial
	IR	Institutional Residential
	OS	Open Space
	R1	Residential 1,000
	R2	Residential 2,000
	R2.5	Residential 2,500
	R3	Residential 3,000
R5	Residential 5,000	
R7	Residential 7,000	
R10	Residential 10,000	
R20	Residential 20,000	
RF	Residential Farm/Forest	
RH	High Density Residential	
RX	Central Residential	
Overlay Zones	a	Alternative Design Density Overlay Zone
	b	Buffer Overlay Zone
	c	Environmental Conservation Overlay Zone
	d	Design Overlay Zone
	f	Future Urban Overlay Zone
	g	River General Overlay Zone
	h	Aircraft Landing Overlay Zone
	i	River Industrial Overlay Zone
	j	Main Street Node Overlay Zone
	m	Main Street Corridor Overlay Zone
	n	River Natural Overlay Zone
	q	River Water Quality Overlay Zone
	r	River Recreational Overlay Zone
	q	River Water Quality
	p	Environmental Protection Overlay Zone
	s	Scenic Resource Overlay Zone
	t	Light Rail Transit Station Overlay Zone
	v	Pleasant Valley Natural Resources Overlay Zone
x	Portland International Airport Noise Impact Overlay Zone	
Special	(XX)	Comprehensive Plan Map Designation Comp. Plan
	••••	Areas of difference between current zoning and Comprehensive Plan Map Designation
		Plan Districts
		Historic and Conservation Districts
		Natural Resource Management Plans NRMP documents
	☆☆☆	Recreational Trails
●	Historic Landmarks	
▲	Conservation Landmarks	



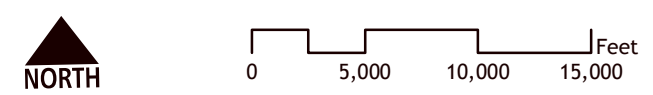
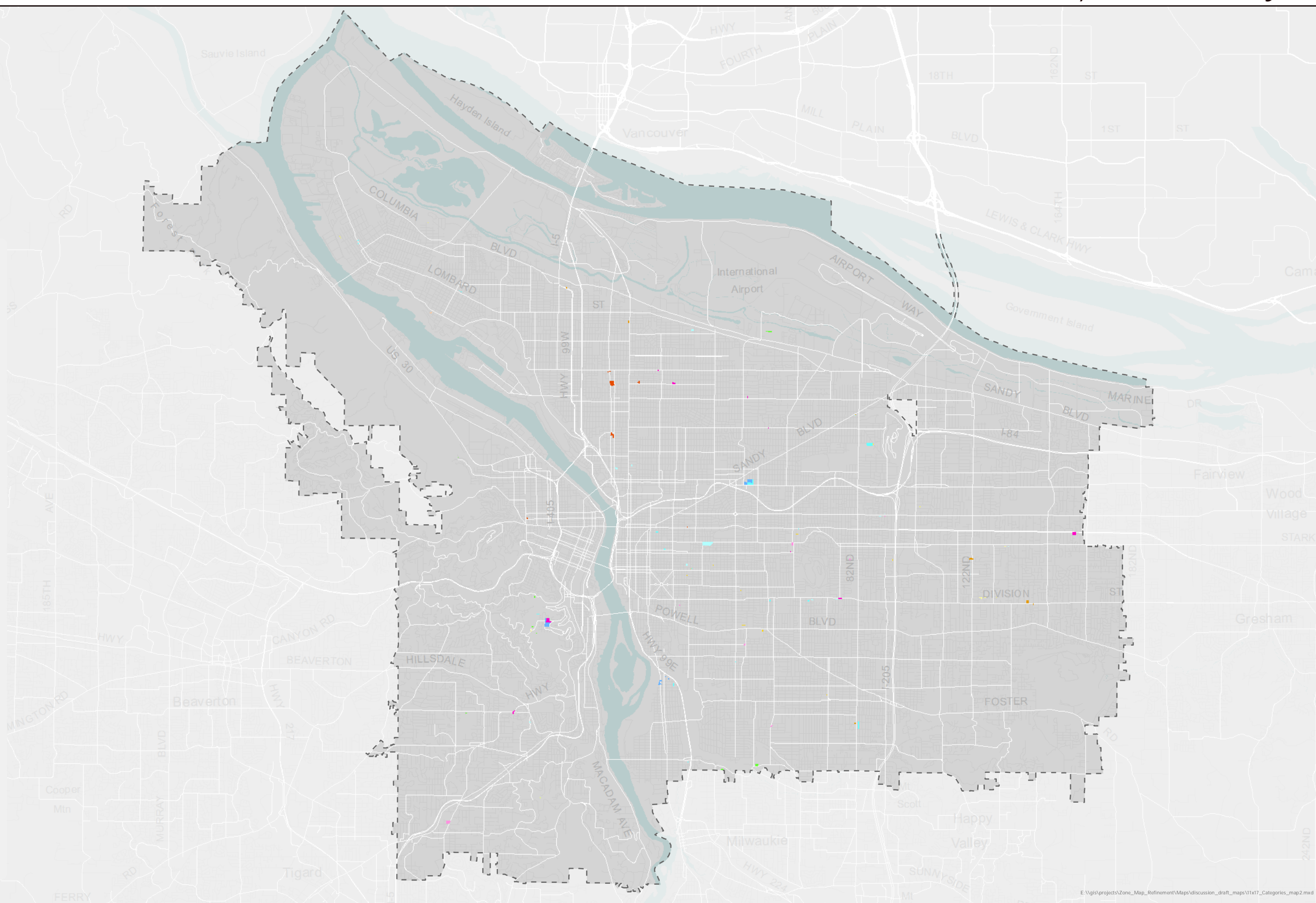
Comprehensive Plan Designations

- Open Space
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- Single-Dwelling 10,000
- Single-Dwelling 7,000
- Single-Dwelling 5,000
- Single-Dwelling 2,500
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- High Density Multi-Dwelling
- Central Residential
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- Mixed Employment
- Industrial Sanctuary
- Central Employment
- Central Commercial
- Mixed Use - Urban Center
- Mixed Use - Civic Corridor
- Mixed Use - Neighborhood
- Mixed Use - Dispersed
- Urban Service Boundary



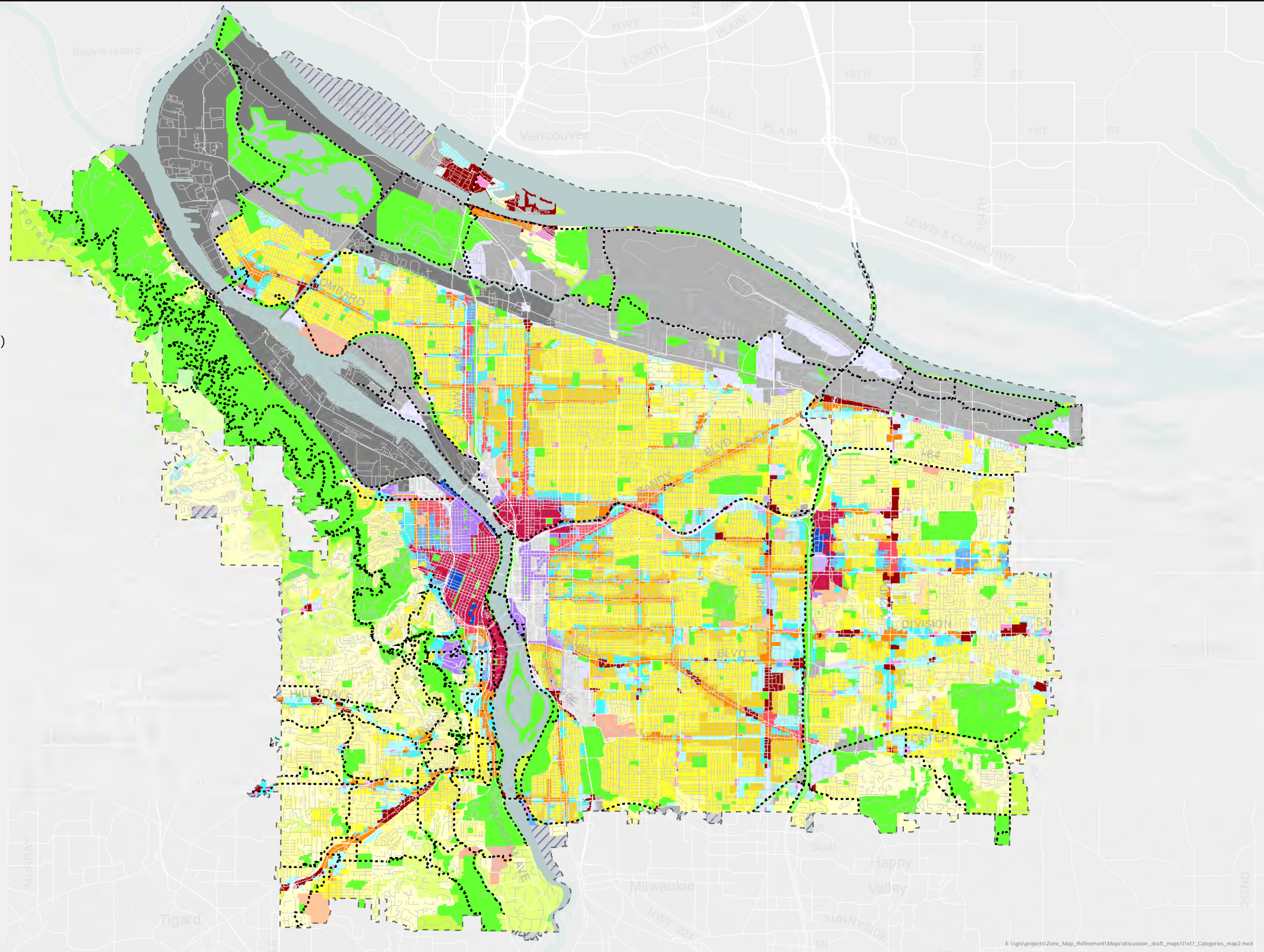
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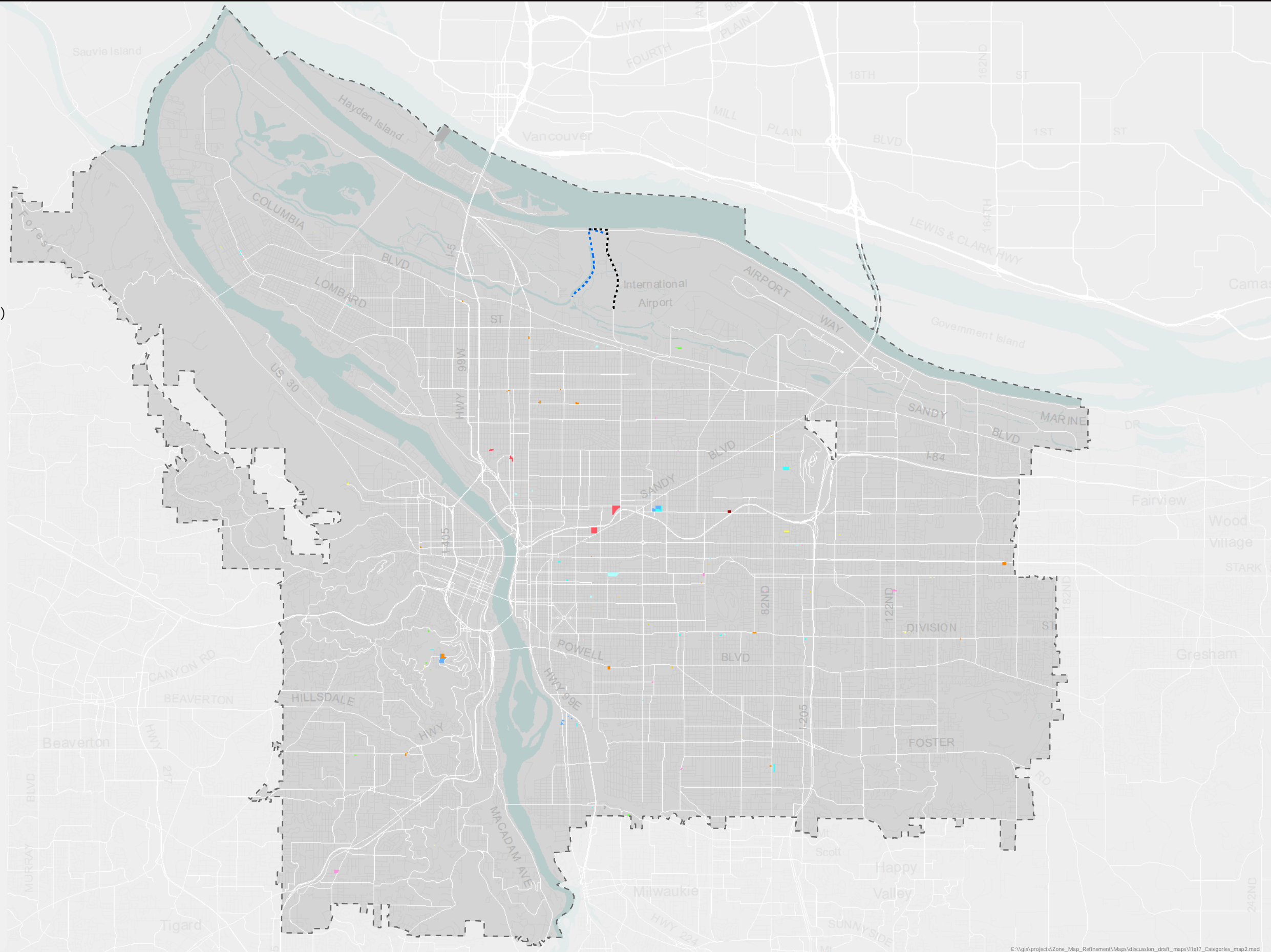


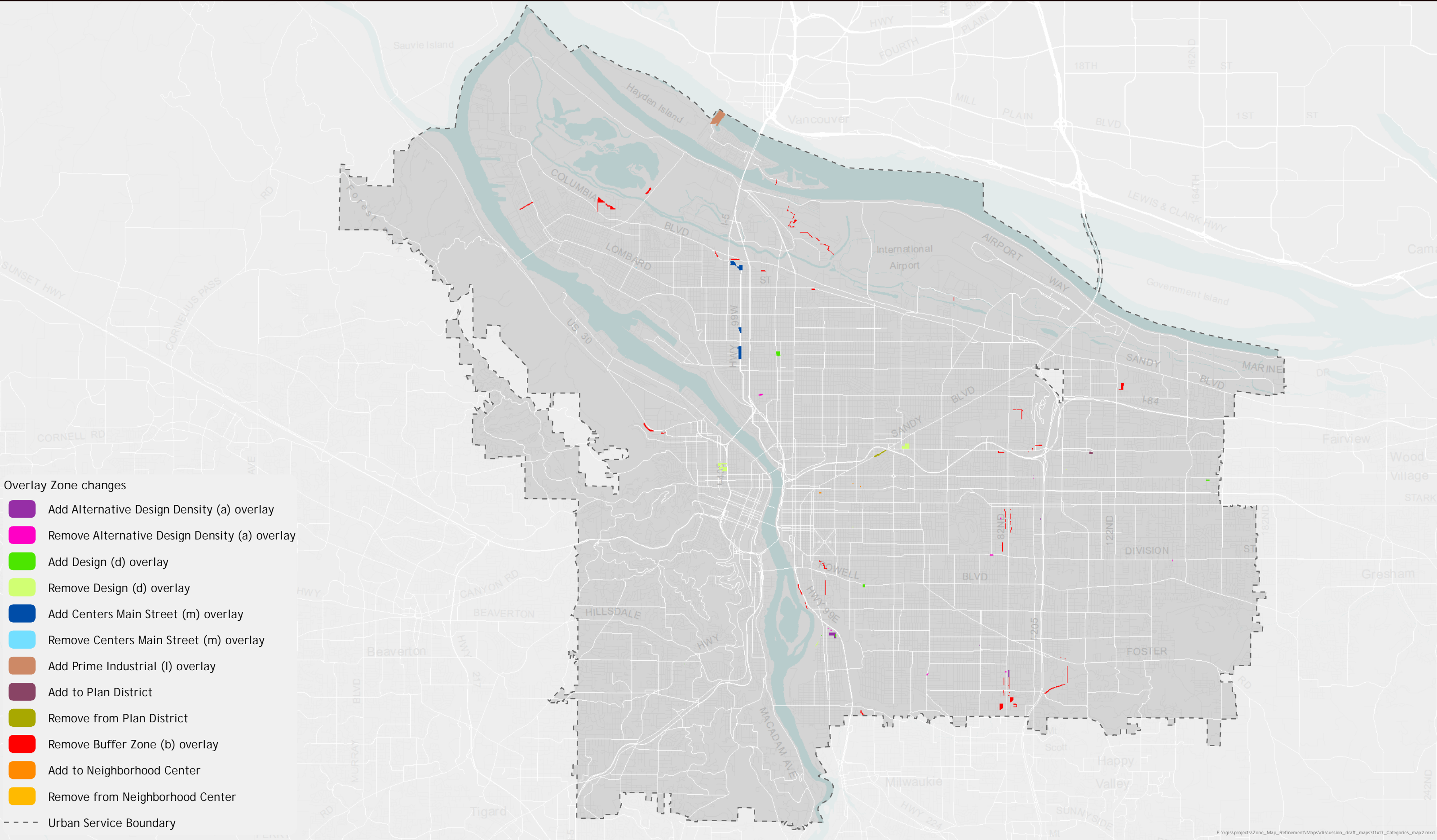
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 - Residential Farming (RF)
 - Single Dwelling Residential 20,000 (R20)
 - Single Dwelling Residential 10,000 (R10)
 - Single Dwelling Residential 7,000 (R7)
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 - Single Dwelling Residential 10,000 (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)
 - Institutional Residential (IR)
 - Campus Institutional 1 (CI1)
 - Campus Institutional 2 (CI2)
 - Commercial Residential (CR)
 - Commercial Mixed Use 1 (CM1)
 - Commercial Mixed Use 2 (CM2)
 - Commercial Mixed Use 3 (CM3)
 - Commercial Employment (CE)
 - Central Commercial (CX)
 - General Employment 1 (EG1)
 - General Employment 2 (EG2)
 - Central Employment (EX)
 - General Industrial 1 (IG1)
 - General Industrial 2 (IG2)
 - Heavy Industrial (IH)
 - County Zoning (MC, CC, WC)
 - Major Public Trail Additon
 - Major Public Trail Removal
 - Urban Service Boundary





- Overlay Zone changes
- Add Alternative Design Density (a) overlay
 - Remove Alternative Design Density (a) overlay
 - Add Design (d) overlay
 - Remove Design (d) overlay
 - Add Centers Main Street (m) overlay
 - Remove Centers Main Street (m) overlay
 - Add Prime Industrial (I) overlay
 - Add to Plan District
 - Remove from Plan District
 - Remove Buffer Zone (b) overlay
 - Add to Neighborhood Center
 - Remove from Neighborhood Center
 - - - Urban Service Boundary



E:\gis\projects\Zone_Map_Refinement\Maps\discussion_draft_maps\11x17_Categories_map2.mxd