



Manufactured Dwelling Parks

PHAC Briefing

June 5, 2018



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



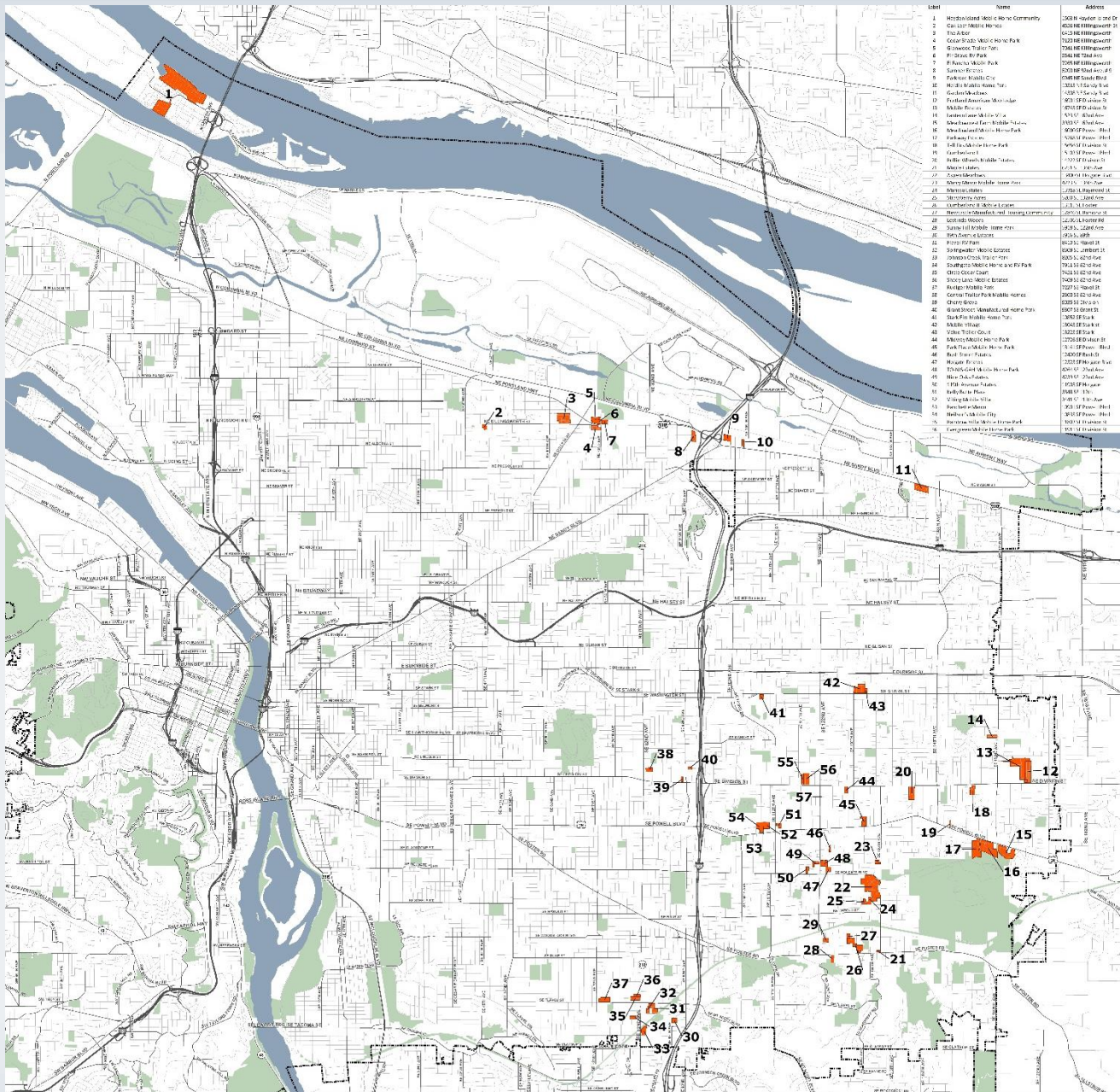
Proposed Changes

- **Comprehensive Plan Policy Amendments**
- **Comprehensive Plan Map Amendments**
- **Zoning Code Amendments**
- **Zoning Map Changes**

2035 Comprehensive Plan Policy

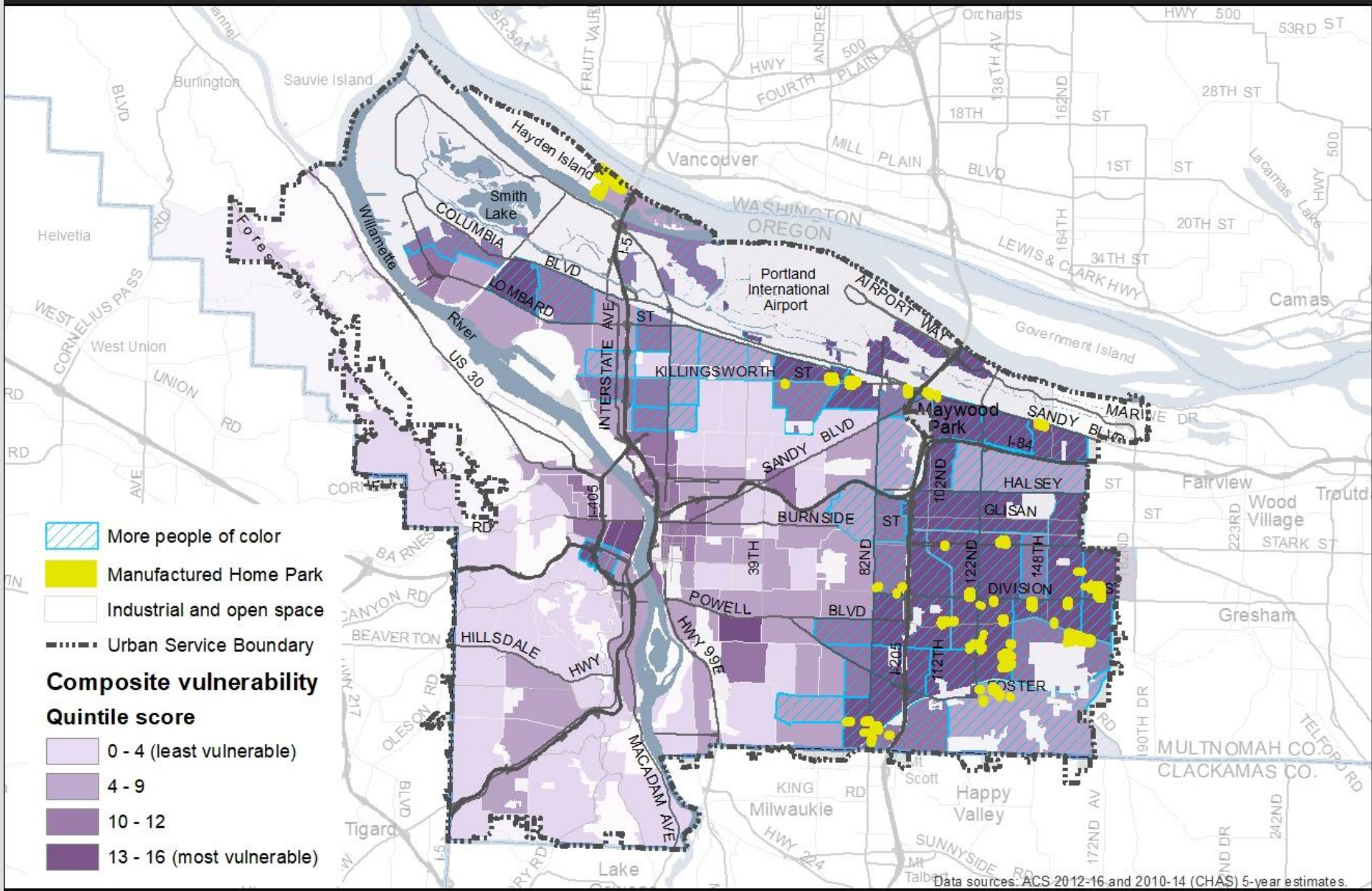
Policy 5.37 Mobile home parks

- Encourage preservation of mobile home parks as a low/moderate-income housing option.
- Evaluate for potential redevelopment pressures impacts
- Protect this low/moderate-income housing option.
- Facilitate replacement and alteration within existing mobile home parks.



Leaflet	Name	Address
1	Highland Hill Civic Community	2601 N. Quebec St. SE
2	City Center Medical Center	4021 NE Mississippi St.
3	Van Alstyne	1421 NE Mississippi St.
4	Clatsop Park Medical Center	7121 NE Mississippi St.
5	Quinn's Trailer Park	7541 NE Mississippi St.
6	Franklin Park	3541 NE Tillamook St.
7	Franklin Medical Center	3541 NE Tillamook St.
8	Franklin Medical Center	3541 NE Tillamook St.
9	Franklin Medical Center	3541 NE Tillamook St.
10	Franklin Medical Center	3541 NE Tillamook St.
11	Franklin Medical Center	3541 NE Tillamook St.
12	Franklin Medical Center	3541 NE Tillamook St.
13	Franklin Medical Center	3541 NE Tillamook St.
14	Franklin Medical Center	3541 NE Tillamook St.
15	Franklin Medical Center	3541 NE Tillamook St.
16	Franklin Medical Center	3541 NE Tillamook St.
17	Franklin Medical Center	3541 NE Tillamook St.
18	Franklin Medical Center	3541 NE Tillamook St.
19	Franklin Medical Center	3541 NE Tillamook St.
20	Franklin Medical Center	3541 NE Tillamook St.
21	Franklin Medical Center	3541 NE Tillamook St.
22	Franklin Medical Center	3541 NE Tillamook St.
23	Franklin Medical Center	3541 NE Tillamook St.
24	Franklin Medical Center	3541 NE Tillamook St.
25	Franklin Medical Center	3541 NE Tillamook St.
26	Franklin Medical Center	3541 NE Tillamook St.
27	Franklin Medical Center	3541 NE Tillamook St.
28	Franklin Medical Center	3541 NE Tillamook St.
29	Franklin Medical Center	3541 NE Tillamook St.
30	Franklin Medical Center	3541 NE Tillamook St.
31	Franklin Medical Center	3541 NE Tillamook St.
32	Franklin Medical Center	3541 NE Tillamook St.
33	Franklin Medical Center	3541 NE Tillamook St.
34	Franklin Medical Center	3541 NE Tillamook St.
35	Franklin Medical Center	3541 NE Tillamook St.
36	Franklin Medical Center	3541 NE Tillamook St.
37	Franklin Medical Center	3541 NE Tillamook St.
38	Franklin Medical Center	3541 NE Tillamook St.
39	Franklin Medical Center	3541 NE Tillamook St.
40	Franklin Medical Center	3541 NE Tillamook St.
41	Franklin Medical Center	3541 NE Tillamook St.
42	Franklin Medical Center	3541 NE Tillamook St.
43	Franklin Medical Center	3541 NE Tillamook St.
44	Franklin Medical Center	3541 NE Tillamook St.
45	Franklin Medical Center	3541 NE Tillamook St.
46	Franklin Medical Center	3541 NE Tillamook St.
47	Franklin Medical Center	3541 NE Tillamook St.
48	Franklin Medical Center	3541 NE Tillamook St.
49	Franklin Medical Center	3541 NE Tillamook St.
50	Franklin Medical Center	3541 NE Tillamook St.
51	Franklin Medical Center	3541 NE Tillamook St.
52	Franklin Medical Center	3541 NE Tillamook St.
53	Franklin Medical Center	3541 NE Tillamook St.
54	Franklin Medical Center	3541 NE Tillamook St.
55	Franklin Medical Center	3541 NE Tillamook St.
56	Franklin Medical Center	3541 NE Tillamook St.
57	Franklin Medical Center	3541 NE Tillamook St.





Zoning Code

- A new base zone - RMP
- The only type of development allowed in the RMP zone is manufactured dwellings in a manufactured dwelling park.
- Limited Retail Sales and Service
Recreational vehicle parks are allowed.
- Institutional Categories are Limited and/or Conditional Uses
Community service, schools, daycare

Impact

- 18 Non-conforming MDPs become conforming uses
- 45 MDPs will have surplus capacity that could be transferred to other multi-dwelling zones
- Comp Plan amendment required to change to another zone

Conversion

Quasi-Judicial Comprehensive Plan Map amendments are reviewed through a Type III procedure with City Council adoption.

Key Approval Criterion

The requested designation is evaluated against relevant Comprehensive Plan policies and on balance has been found to be equally or more supportive of the Comprehensive Plan as a whole than the old designation.

Process

June 12 PSC Hearing and Recommendation
Jul/Aug City Council