

EXPANDING OPPORTUNITIES FOR AFFORDABLE HOUSING

Amendments to the Comprehensive
Plan Map, Zoning Map, and Zoning Code



DISCUSSION DRAFT
October 2019



For more information ...

Visit the project website: <https://www.portlandoregon.gov/bps/78009>

Email the project manager: nan.stark@portlandoregon.gov

To comment on this draft, send an email to expandingopps@portlandoregon.gov or mail comments to Nan Stark, Bureau of Planning and Sustainability, 1900 SW 4th Ave, Portland OR 97201

Comments on the Discussion Draft are due by December 2, 2019.

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

Cover drawings: Carleton Hart Architects

Acknowledgments

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Ted Wheeler, *Mayor*

Chloe Eudaly, *Commissioner*

Nick Fish, *Commissioner*

Amanda Fritz, *Commissioner*

Jo Ann Hardesty, *Commissioner*

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Bureau of Planning and Sustainability

Ted Wheeler, Mayor, Commissioner-in-charge

Andrea Durbin, Director

Joe Zehnder, Chief Planner

Project Staff

Eric Engstrom, Principal Planner, BPS

Nan Stark, Project Manager, City Planner, BPS

Emily Benoit, Portland Housing Bureau

Shannon Buono, Senior Planner, BPS

Kevin Bond, City Planner, BPS

Marguerite Feuersanger, City Planner, BDS

Jena Hughes, Planning Assistant, BPS (through June 2019)

Nikoyia Phillips, Community Engagement, BPS

Carmen Piekarski, GIS Analyst, BPS

Stakeholder Advisory Committee

Jan Elfers, Ecumenical Ministries of Oregon

Ed McNamara, Turtle Island Development

Julia Metz, PCRI (through Feb 2019)

Deb Meihoff, Communitas Planning

Travis Phillips, Catholic Charities

Sushma Raghavan, Unite Oregon

Nick Sauvie, Rose CDC

Caitlin Burke, Joint office of Homeless Services
(through Jan 2019)

Emily Benoit, Portland Housing Bureau

Tammy Boren-King, Portland Bureau of
Transportation

Damian Crowder, Prosper Portland

Kim Moreland, Prosper Portland

Marguerite Feuersanger, Bureau of
Development Services

Stephen Himes, Bur. of Environmental Services

Lisa Miles, Metro

Additional Community partners:

Julia Nielsen, Portsmouth Union

LaVeta Gilmore Jones, Leaven Community

Joni Hartmann, Housing Development Center

Cameron Herrington, Living Cully

Rob Justus, Home First Development Partners

Consultants:

Bill Hart, Carleton Hart Architects

Sharon Nielson, The Nielson Group

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Section I: Introduction

Project Summary

This report contains proposed amendments to the Zoning Code that will facilitate development of affordable housing on land in the ownership of community-based organizations. The proposed amendments address regulatory barriers typically facing community-based organizations such as faith institutions, fraternal organizations and other nonprofit organizations that are allowed as conditional uses in residential zones.

This proposal also includes Zoning Map and Comprehensive Plan Map amendments on sites where community development projects are planned; most of those sites are in the ownership of community-based organizations.

The major components of the proposed amendments include the following:

- Allow the following alterations to an existing conditional use site without a new conditional use review:
 - Development of affordable housing in compliance with base zone allowances.
 - Removal of up to 50 percent of the existing parking spaces to facilitate the development of affordable housing on sites close to frequent transit.
 - Reduction to the conditional use site area when all standards and conditions of approval met.
 - Additions of up to 2,000 square feet of floor area or exterior improvement area; currently 1,500 square feet is allowed.
- Reduce the conditional use review procedure type for some alterations to an existing conditional use.
- Minor changes to the Schools and School Sites chapter to reflect the change from 1,500 to 2,000 square feet of floor area of exterior improvement area, allowed without conditional use review.
- Comprehensive Plan Map and Zoning map amendments for a small number of community-based sites.

Commentary describing each amendment can be found on the facing pages next to the zoning code amendments in this report.

What is the purpose of the Discussion Draft?

The Discussion Draft serves as the first opportunity for the public to review and comment on draft zoning code regulations that amend the Conditional Use chapter in the Zoning Code (Chapter 33.815), the Conditional Use Master Plan chapter (Chapter 33.820) and the Schools and School Sites chapter (Chapter 33.285). In addition, changes to the Comprehensive Plan maps and Zoning maps are proposed for a small number of sites.

The public review period for the Discussion Draft is October 28 through December 2, 2019. Public comments on the Discussion Draft will inform staff's development of a Proposed Draft (expected in January 2020). The Proposed Draft will be presented to the Portland Planning and Sustainability Commission, which will hold a public hearing and consider public testimony on the Proposed Draft code amendments. The Commission's final recommendations will be incorporated into a Recommended Draft, which will be considered by Portland City Council later in 2020.

Addressing equity and housing affordability

In creating the concepts on which this report is based, staff reached out to mission-driven community-based organizations (CBOs). These groups want to utilize their land or support organizations with available land that can be used to develop affordable housing. This work helped identify regulatory and other barriers commonly faced by CBOs, particularly those that are conditional uses on residentially zoned land.

The mobilizing efforts of these CBOs continues to grow as they focus on addressing the housing affordability crisis that disproportionately affects people of color, most of whom are renters. By removing zoning-related barriers to the development of affordable housing, this proposal can help capture the momentum and potentially expand opportunities for development through community-based partnerships.

Section II: Zoning Code Amendments

This section presents staff proposed zoning code amendments. The section is formatted to facilitate readability by showing draft code amendments on the right-hand pages and related commentary on the facing left-hand pages.

Commentary

33.281.050.A.

These amendments streamline the review process for expanding development on a school site. Establishing a school requires a conditional use review, and expanding development on a school site requires an additional conditional use when the expansion adds more than 1,500 square feet of net building area (net building area is defined as +all floor area above and below grade minus parking areas). These amendments will allow a school to tear down and replace up to 25% of its existing net building area and/or add up to 2,000 square feet of new net building area to the site without a conditional use review. These amendments primarily address the type of development that the Portland Public School District has conducted over the past few years. PPS often adds portable classrooms to expand use of an existing school. A portable classroom is roughly 1,700 square feet in size. Increasing the threshold for new building area to 2,000 square feet will address this need.

PPS is also going through a process of rebuilding many of the high schools in Portland. The rebuilding often involves tearing down and rebuilding a portion of an existing building, and in some cases, expanding beyond the existing square footage. This amendment will allow PPS to tear down and replace up to 25% of an existing building without a conditional use review. If more than 25% of the existing structure is removed, or more than 2,000 square feet of new building is added to the site, a conditional use review will be required.

33.281 Schools and School Sites

281

33.281.050 Review Thresholds for Development

This section states when development related to schools and on school sites in the OS, R, and IR zones is allowed, when a conditional use review is required, and the type of procedure used. Recreational fields used for organized sports are subject to Chapter 33.279, Recreational Fields for Organized Sports.

- A. Allowed.** Alterations to the site that meet all of the following are allowed without a conditional use review.
1. The addition of new outdoor recreation areas, or changes to existing outdoor recreation areas;
 2. The demolition and replacement of up to 25 percent of the existing net building area on the site;
 - ~~3.~~ The addition of up to ~~1,500~~2,000 square feet of new net building area to the site;
 - ~~34.~~ Increases of new exterior improvement areas up to ~~1,500~~2,000 square feet. Fences, handicap access ramps, on-site pedestrian circulation systems, Community Gardens, Market Gardens, and increases allowed by Paragraphs A.5 and A.8 are exempt from this limitation;
 - ~~45.~~ Changes that do not result in a net gain or loss of site area;
 - ~~56.~~ The alteration will not result in an individual or cumulative loss or gain in the number of parking spaces, except as follows:
 - a. On sites with 5 or more parking spaces, up to 1 space or 4 percent of the total number of existing parking spaces, whichever is greater, may be removed; however, the removal of more than 5 spaces requires a conditional use review;
 - b. Up to 1 space or 4 percent of the total number of existing parking spaces, whichever is greater, may be added; however, the addition of more than 5 spaces requires a conditional use review; and
 - c. Any cumulative loss or gain of parking allowed in A.5.a or A.5.b is measured from the time the use became a conditional use, or the last conditional use review of the use, whichever is most recent, to the present.
 - ~~67.~~ The alteration meets one of the following:
 - a. Complies with the development standards of this Title; or
 - b. Does not comply with the development standards of this Title, but an adjustment or modification to the development standards has been approved through a land use review;
 - ~~78.~~ The alteration complies with all previous conditions of approval;
 - ~~89.~~ The addition of roof-mounted solar panels that meet the requirements of the base zone, and ground mounted solar panels.

Commentary

33.281.050.B.2.

These amendments reduce the review procedure type from a Type III to a Type II review when reducing site area that takes the site out of conformance or further out of conformance with a development standard. This change mirrors those proposed to the Conditional Use and Conditional Use Master Plans chapters on the following pages. The Type II review procedure still provides notice to neighbors, an opportunity to comment, and the ability to appeal the decision.

- B. Type II.** A Type II review is required when the following individual or cumulative alterations are proposed. The increases in paragraphs B.3 through B.6, are measured from the time the use became a conditional use or the last conditional use review of the use, whichever is most recent, to the present.
1. When proposed alterations to the site will not violate any conditions of approval;
 2. When there will be a net loss in site area ~~that will not take the site out of conformance, or further out of conformance, with a development standard;~~
 3. When there will be an increase or decrease in the net number of parking spaces by up to 2 spaces or up to 10 percent of the total number of parking spaces, whichever is greater;
 4. When the alterations will not increase the net building area on the site by more than 10 percent, up to a maximum of 25,000 square feet;
 5. When the alterations will not increase the exterior improvement area on the site by more than 10 percent, up to a maximum of 25,000 square feet. Parking area increases that are allowed by B.3 are exempt from this limitation; or
 6. When the alterations will not increase the net building area and the exterior improvement area on the site by more than 10 percent, up to a maximum of 25,000 square feet. Parking area increases that are allowed by B.3 are exempt from this limitation.
- C. Type III.** All other alterations to development on the site, including alterations not allowed by Subsections A. and B. are reviewed through a Type III procedure.

Commentary

33.815.040.B.1

The amendments to this Paragraph streamline the permitting process for conditional uses such as religious institutions, fraternal organizations, and parks, in three ways:

1. First, the amendments allow an existing conditional use to change its site boundary without a conditional use review when the change does not affect or alter the remaining conditional use and the boundary change follows existing legal lot lines. In some cases, portions of a conditional use site remain unused. Requiring a review to selling part of an ownership has limited purpose. When the lot in question is unused, there are no impacts to the remaining conditional use site or the surrounding lots. The review is just a costly barrier to selling the lot for development that is allowed by the base zone. Creating a legal lot line will continue to require a Land Division.
2. Second, the amendments increase the square footage threshold for a conditional use. Currently, adding more than 1,500 square feet of floor area or exterior improvement area to a site with a conditional use triggers a new conditional use review. This amendment provides a little more flexibility for conditional uses by increasing the thresholds to 2,000 square feet. The new thresholds comport with the size of several conditional use expansions on park and school sites that have occurred over the past 2-3 years.

This amendment also allows an institution to tear down and replace up to 25% of an existing building without a conditional use review. The redevelopment often involves tearing down and rebuilding a portion of an existing building, and in some cases, expanding beyond the existing square footage. If more than 25% of the existing structure is removed, or more than 2,000 square feet of new building is added to the site, a conditional use review will be required.

3. Third, the amendments eliminate the threshold entirely for expansions of floor area that include affordable housing. In this case, a conditional use can add any amount of square footage (within the allowances provided by the base zone such as allowed housing type and maximum FAR) without triggering a conditional use review if the additional floor area is for housing, and at least 50% of the new dwelling units in the expanded floor area are affordable to people earning no more than 60% of median family income for rental units, as specified by the Portland Housing Bureau for ownership units. This amendment is intended to remove a major barrier that institutions face when utilizing their land for residential use.

33.815 Conditional Uses

815

33.815.040 Review Procedures

The procedure for reviewing conditional uses depends on how the proposal affects the use of, or the development on, the site. Subsection A, below, outlines the procedures for proposals that affect the use of the site while Subsection B outlines the procedures for proposals that affect the development or reduce the conditional use site boundary. Proposals may be subject to Subsection A or B or both. The review procedures of this section apply unless specifically stated otherwise in this Title. Proposals may also be subject to the provisions of 33.700.040, Reconsideration of Land Use Approvals.

- A.** [No change]
- B. Proposals that alter the development of an existing conditional use.** Alterations to the development on a site with an existing conditional use and reducing the boundary of a conditional use site may be allowed, require an adjustment, modification, or require a conditional use review, as follows:
1. Conditional use review not required. A conditional use review is not required for alterations to the site and reductions to the conditional use site boundary that comply with Subparagraphs a through ~~g~~f. All other alterations and boundary changes are subject to Paragraph 2, below. Alterations to development and reductions to the site boundary are allowed by right provided the proposal:
 - a. Complies with all conditions of approval;
 - b. Meets one of the following:
 - (1) Complies with the development standards of this Title, or
 - (2) Does not comply with the development standards of this Title, but an adjustment or modification to the development standards has been approved through a land use review;
 - c. Either maintains the exiting conditional use site boundary or reduces the conditional use site boundary along legal lot lines;
 - d. No more than 25 percent of the existing floor area on the site is demolished and replaced;
 - ~~d~~e. Does not increase the floor area by more than 1,5002,000 square feet. Floor area for housing that is affordable is exempt from this limitation. For the purposes of this subparagraph, housing that is affordable means that at least 50 percent of the dwelling units in the additional floor area are affordable to those earning no more than 60 percent of the area median family income or an affordability level established by the Portland Housing Bureau. To qualify for this exemption, the applicant must provide a letter from the Portland Housing Bureau certifying that the development meets one of the standards stated above and any administrative requirements;

Commentary

33.815.040.B.1.g(1)

This amendment allows the removal of up to 50% of the existing parking spaces on sites that are near frequent transit when affordable housing will be provided. Many conditional use sites have parking areas that are underutilized and were created when there was a greater number of users, and/or standards for number of spaces needed do not reflect today's standards.

33.815.040.B.2.a(2) and (3)

These amendments reduce the review procedure type from a Type III to a Type II review when altering the boundary of a conditional use causes the development on the conditional use site to be out of conformance with a development standard and when alterations to the site cause a reduction in parking spaces. A Type III review is costly and can present a barrier to adding development allowed by the base zone. The Type II review procedure still provides notice to neighbors, an opportunity to comment, and the ability to appeal the decision.

33.815.040.B.2.a(4) and (5)

These amendments ensure that in the event a conditional use review is required in order to add affordable housing to the site (e.g. when the proposal will affect a condition of approval of the existing CU), the review will be processed as a Type II rather than a Type III procedure.

- ~~ee.~~ Does not increase the exterior improvement area by more than ~~1,500~~2,000 square feet. Fences, handicap access ramps, and on-site pedestrian circulation systems, ground mounted solar panels, Community Gardens, Market Gardens, and parking space increases allowed by 33.815.040.B.1.f, below, are exempt from this limitation;
- ~~fe.~~ Will not result in a net gain ~~or loss~~ of site area; and
- ~~gf.~~ Will not result in an individual or cumulative loss or gain in the number of parking spaces, except as follows:
- (1) Removing parking spaces is allowed as follows:
 - On sites with 5 or more parking spaces, up to 1 space or 4 percent of the total number of existing parking spaces, whichever is greater, may be removed; ~~however, the removal of more than 5 spaces requires a conditional use review; or~~
 - On sites within 500 feet or less of a transit street with 20-minute peak hour service or 1500 feet or less of a transit station, up to 50 percent of the total number of existing parking spaces may be removed when the removal is for housing that is affordable as defined by Subparagraph B.1.d.;
 - (2) Up to 1 space or 4 percent of the total number of existing parking spaces, whichever is greater, may be added; however, the addition of more than 5 spaces requires a conditional use review; and
 - (3) Any cumulative loss or gain of parking allowed in (1) or (2) above is measured from the time the use became a conditional use, or the last conditional use review of the use, whichever is most recent, to the present.
- b. Major alterations. All other alterations to the site will be reviewed through a Type III procedure.
2. Conditional use required. Conditional use review is required for the following:
- a. Minor alterations. Except as provided in Paragraph B.1 above, conditional use review through a Type II procedure is required for the following:
 - (1) When proposed alterations to the site will not violate any conditions of approval;
 - (2) When there will be a net loss in site area ~~that will not take the site out of conformance, or further out of conformance, with a development standard.~~
 - (3) When there will be an increase or decrease in the net number of parking spaces ~~by up to 2 spaces or up to 10 percent of the total number of parking spaces, whichever is greater;~~
 - (4) When the proposed alteration increases the floor area on the site and the increase is for housing that is affordable as defined by Subparagraph B.1.d.;
 - (5) When the individual or cumulative alterations will not increase the floor area on the site by more than 10 percent, up to a maximum of 25,000 square feet. Floor area for housing that is affordable as defined by Subparagraph B.1.d. is exempt from this limitation;

Commentary

33.815.040.B.2.a(7)

This amendment ensures that in the event a conditional use review is required in order to add affordable housing to the site (e.g. when the proposal will affect a condition of approval of the existing CU), the review will be processed as a Type II rather than a Type III procedure.

Language to be **added** is underlined
Language to be **deleted** is shown in ~~strikethrough~~

- (~~65~~) When the individual or cumulative alterations will not increase the exterior improvement area on the site by more than 10 percent, up to a maximum of 25,000 square feet. Parking area increases that are allowed by 33.815.040.B.2.a.(3) are exempt from this limitation;
- (~~76~~) When the individual or cumulative alterations will not increase the floor area and the exterior improvement area on the site by more than 10 percent, up to a maximum of 25,000 square feet. Parking area increases that are allowed by 33.815.040.B.2.a (3) and floor area for housing that is affordable as defined by Subparagraph B.1.d. are exempt from this limitation; or
- (~~87~~) The increases in subparagraphs 3 through 6, above, are measured from the time the use became a conditional use, the effective date of this ordinance, or the last Type III conditional use review of the use, whichever is most recent, to the present.
- b. Major alterations. All other alterations to the site will be reviewed through a Type III procedure.

Commentary

Proposed changes to this chapter mirror those of Chapter 33.815, *Conditional Uses*, and are included to also apply to 33.820, *Conditional Use Master Plans*.

33.820.080 B.

The amendments to this Paragraph streamline the permitting process for conditional uses. Refer to page 8 for more detailed comments.

33.820 Conditional Use Master Plans

820

33.820.080 Implementation

- A. Conforming to the plan.** Uses and development that are in conformance with detailed aspects of the plan are not required to go through another conditional use review. Uses and development subject to less detailed parts of the plan are subject to the level of conditional use review stated in the master plan. They will be approved if they are found to comply with the master plan. Other required land use reviews must still be completed unless they were also approved as part of the master plan.
- B. Not conforming to the plan.** Uses that are not in conformance with the master plan require an amendment to the plan. Development that is not in conformance with the plan and does not meet the following requires an amendment to the plan. Development that is not in conformance with the plan and does meet all of the following is allowed:
1. All conditions of approval must be met;
 2. One of the following must be met:
 - a. Complies with the development standards of this Title, or
 - b. Does not comply with the development standards of this Title, but an adjustment or modification to the development standards has been approved through a land use review;
 3. Either maintains the existing site boundary or reduces the site boundary along legal lot lines;
 4. No more than 25 percent of the existing floor area on the site is demolished and replaced;
 35. Does not increase the new floor area by more than 1,500,000 square feet. Floor area for housing that is affordable is exempt from this limitation. For the purposes of this subparagraph, housing that is affordable means that at least 50 percent of the dwelling units in the additional floor area are affordable to those earning no more than 60 percent of the area median family income or an affordability level established by the Portland Housing Bureau. To qualify for this exemption, the applicant must provide a letter from the Portland Housing Bureau certifying that the development meets the standard stated above and any administrative requirements;
 46. Does not increase the exterior improvement area by more than 1,500,000 square feet, except that fences, handicap access ramps, on-site pedestrian circulation systems, ground mounted solar panels, and parking space increases allowed by 33.820.080.B.6 below, are exempt from this limitation;
 57. Will not result in a net gain or loss of site area;
 68. Will not increase the net number of parking spaces by more than 1 space or 4 percent of the total number of parking spaces, whichever is greater. However, the individual or

Commentary

33.820.080 B.9.a(2)

This amendment allows the removal of up to 50% of the existing parking spaces on sites that are near frequent transit, when affordable housing will be provided. Many conditional use sites have parking areas that were created when there was a greater number of users and are now underutilized, and/or standards for number of spaces needed do not reflect today's standards.

33.820.090.A.3

These amendments reduce the review procedure from a Type III to a Type II review when altering the boundary of a conditional use causes the development on the conditional use site to be out of conformance with a development standard and when alterations to the site cause a reduction in parking spaces. A Type III review is costly and can present a barrier to adding development allowed by the base zone. The Type II review procedure still provides notice to neighbors, an opportunity to comment, and the ability to appeal the decision.

33.820.090.A.6

This amendment ensures that in the event a conditional use review is required in order to add affordable housing to the site (e.g. when the proposal will affect a condition of approval of the existing CU), the review will be processed as a Type II rather than a Type III procedure.

cumulative addition of more than 5 parking spaces is not allowed without an amendment to the plan; and

9. Will not result in a net loss in the number of parking spaces except as follows:
 - a. Sites may decrease the number of spaces as follows:
 - (1) No reduction in shared parking spaces is allowed;
 - (2) On sites within 500 feet or less of a transit street with 20-minute peak hour service or 1500 feet or less of a transit station, up to 50 percent of the total number of existing parking spaces may be removed when the removal is for housing that is affordable as defined by Paragraph B.5.;
 - (3) 1 space or 4 percent of the total number of parking spaces may be removed, whichever is greater; and
 - ~~(3) An individual or cumulative removal of parking spaces in excess of 5 spaces is not allowed without an amendment to the plan. The cumulative loss of parking is measured from the time the use became a conditional use, July 16, 2004, or the last conditional use review of the use, whichever is most recent, to the present.~~
 - (4) Removal of parking from sites with 4 or fewer required spaces is not allowed without an amendment to the plan.
 - b. The cumulative loss of parking is measured from the time the use became a conditional use, July 16, 2004, or the last conditional use review of the use, whichever is most recent, to the present.

33.820.090 Amendments to Master Plans

Amendments to the master plan are required for any use or development that is not in conformance with the plan, except as stated in 33.820.080, above. The approval criteria of 33.820.050 apply. The thresholds and procedures for amendments are stated below.

- A. **Type III procedure.** Unless the master plan specifically provides differently, amendments to a master plan that require a Type III procedure are:
 1. Any proposed development on the site that is within 400 feet of the master plan boundaries, unless a greater distance is stated in the master plan;
 2. A proposed expansion of the approved boundary;
 - ~~3. A proposed reduction in the approved boundary that affects a condition of approval, or takes the site out of conformance, or further out of conformance, with a development standard.~~
 4. Proposals that increase the amount, frequency, or scale of a use over 10 percent of what was approved (Examples include the number of students, patients, or members; the number of helicopter flights; number or size of special events.);
 5. New uses not covered in the plan which will draw more people to the site, except for those which are replacing another use so that there is no net increase;
 6. Increases in the overall floor area of development on the site over 10 percent. Floor area for housing that is affordable as defined by Paragraph B.5. is exempt from this limitation;

Commentary

33.820.090.A.7

This amendment ensures that in the event a conditional use review is required in order to add affordable housing to the site (e.g. when the proposal will affect a condition of approval of the existing CU), the review will be processed as a Type II rather than a Type III procedure.

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7. Increases or decreases greater than 10 percent in the amount of approved or required parking. Decreases for affordable housing that is affordable as defined by Paragraph B.5. are exempt from this limitation; and
 8. Proposed uses or development which were reviewed, but were denied because they were found to not be in conformance with the plan.
- B. Type II procedure.** Unless the master plan specifically provides differently, amendments to a master plan not specifically stated in Subsection A. above are processed through a Type II procedure.

Section III: Comprehensive Plan Map and Zoning Map Amendments

This section presents staff proposed Comprehensive Plan Map and Zoning Map amendments. The section is formatted to facilitate readability by showing draft map amendments on the right-hand pages and related commentary on the facing left-hand pages.

The changes proposed on the following maps originate from work of the BPS district liaison program, and district liaison work on the Expanding Opportunities for Affordable Housing Project, which was funded by a Metro grant. The proposed Comprehensive Plan Map and Zoning Map changes fall into one or more of these categories:

- The site is adjacent to the zoning that is proposed, or the proposed zone matches the sites underlying Comprehensive Plan map designation;
- The site is on a corridor or TSP-designated collector.
- The change rectifies a nonconforming use or split-zoning situation.
- The site is in the ownership of an institution or community-based organization.
- The change creates a pathway for providing community benefits.

The Comprehensive Plan and Zoning Map changes are primarily on land in the ownership of community-based organizations seeking to utilize some of their land area for community benefits, specifically affordable housing. Addressing zoning-related barriers to the development of affordable housing will expand opportunities for such development.

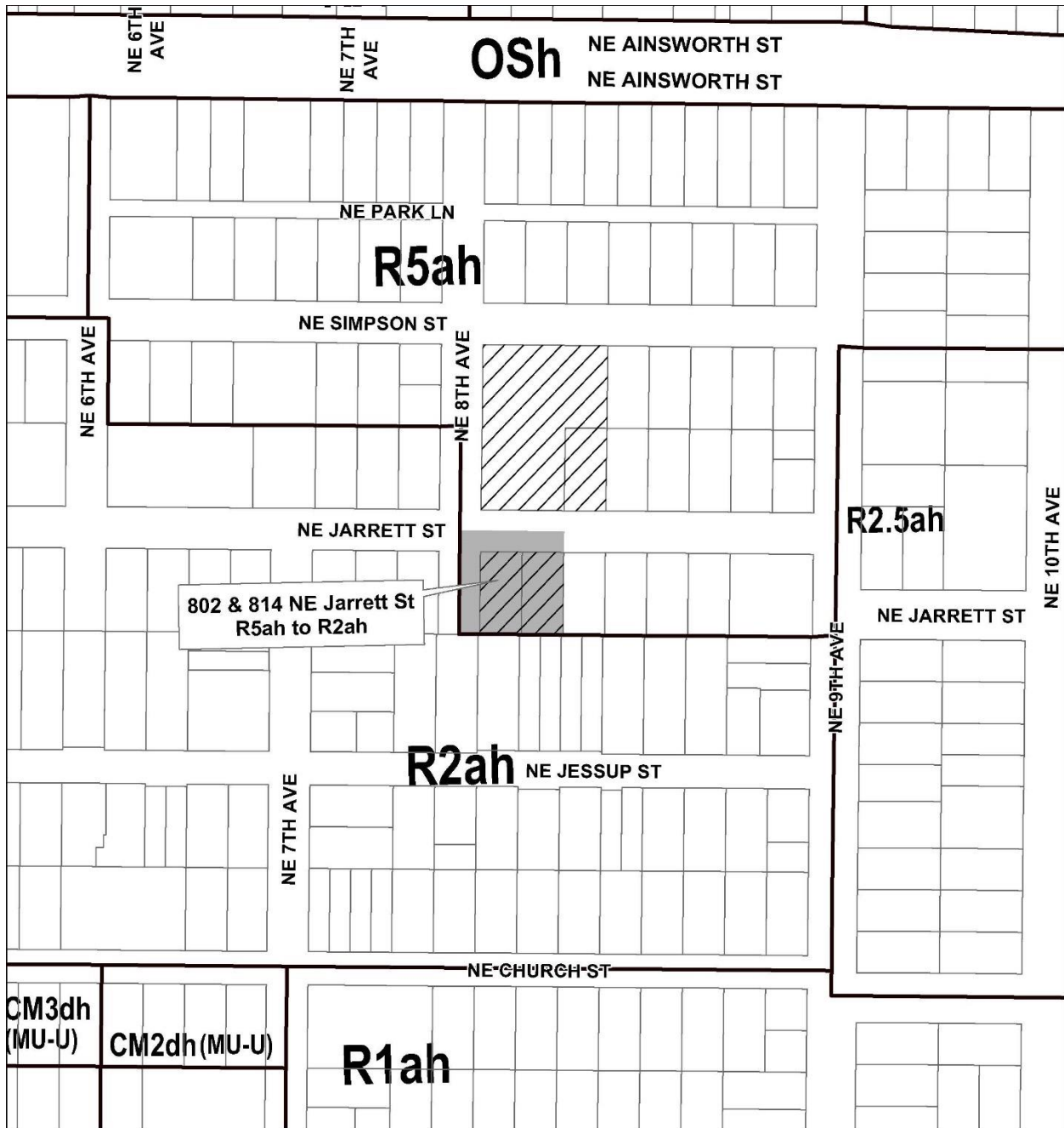
Commentary

Bethel AME

802 and 814 NE Jarrett St
R136487 and R136486

Comprehensive Plan Map amendment:
from Single-Dwelling 5,000 to Multi-Dwelling 2,000

Zone Map amendment:
from R5ah to R2ah






Expanding Opportunities for Affordable Housing

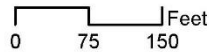
Map 1: Bethel AME

October, 2019

City of Portland, Oregon ||
Bureau of Planning and Sustainability ||
Geographic Information Systems

Legend

-  Existing Zoning
-  Draft Change Area
-  Common Ownership



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Commentary

Trinity Lutheran

5606 NE Killingsworth and 5555 NE Sumner
R317953, R317692

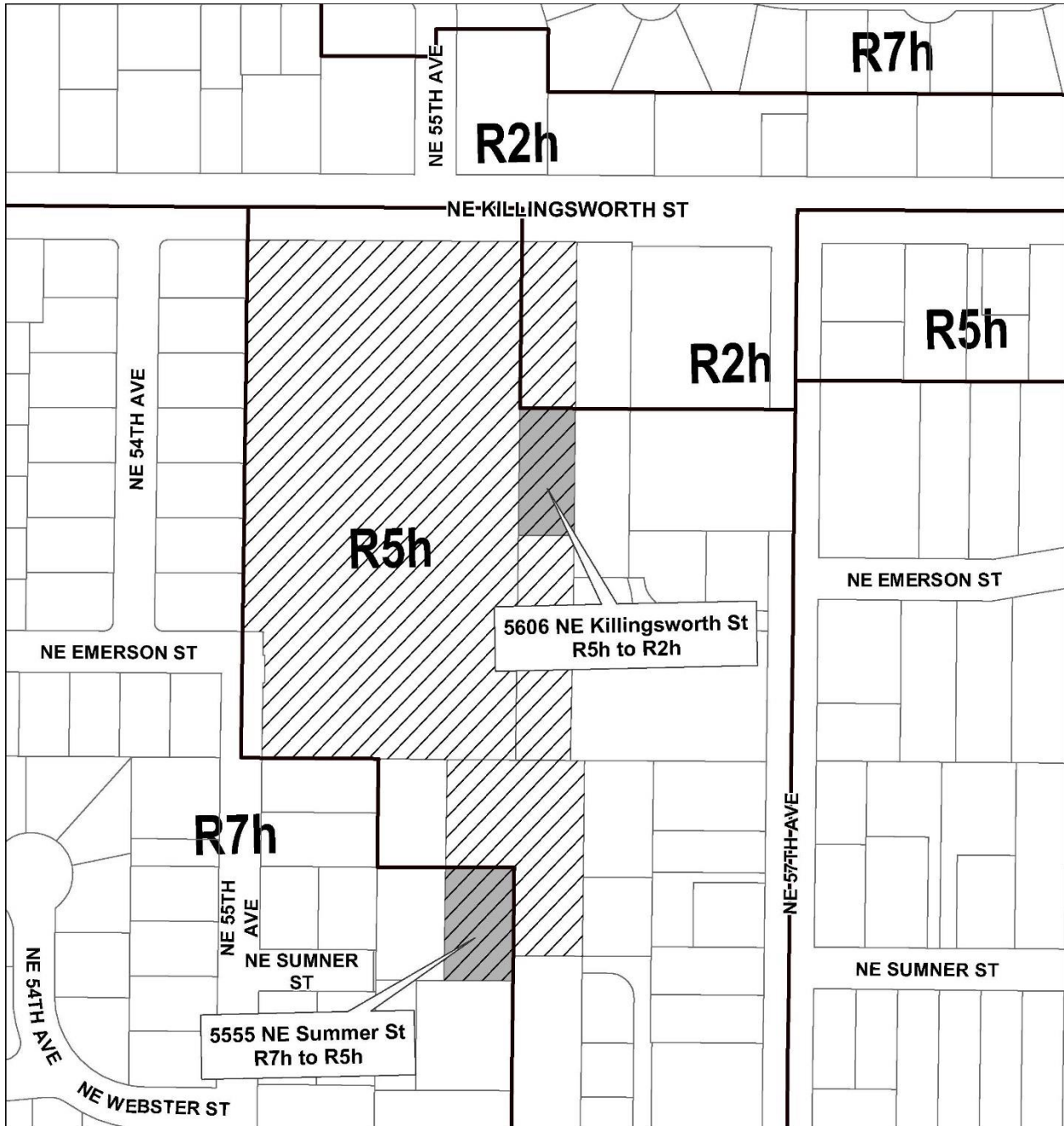
Comprehensive Plan Map amendment:

5555 NE Sumner—from Single-dwelling 7,000 to Single-Dwelling 5,000

Zoning Map amendment:

5555 NE Sumner—from R7h to R5h

5606 NE Killingsworth—from R5h to R2h






Expanding Opportunities for Affordable Housing

Map 2: Trinity Lutheran

October, 2019

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Bureau of Planning and Sustainability ||
Geographic Information Systems

Legend

-  Existing Zoning
-  Draft Change Area
-  Common Ownership



0 75 150 Feet



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Commentary

Zion AME

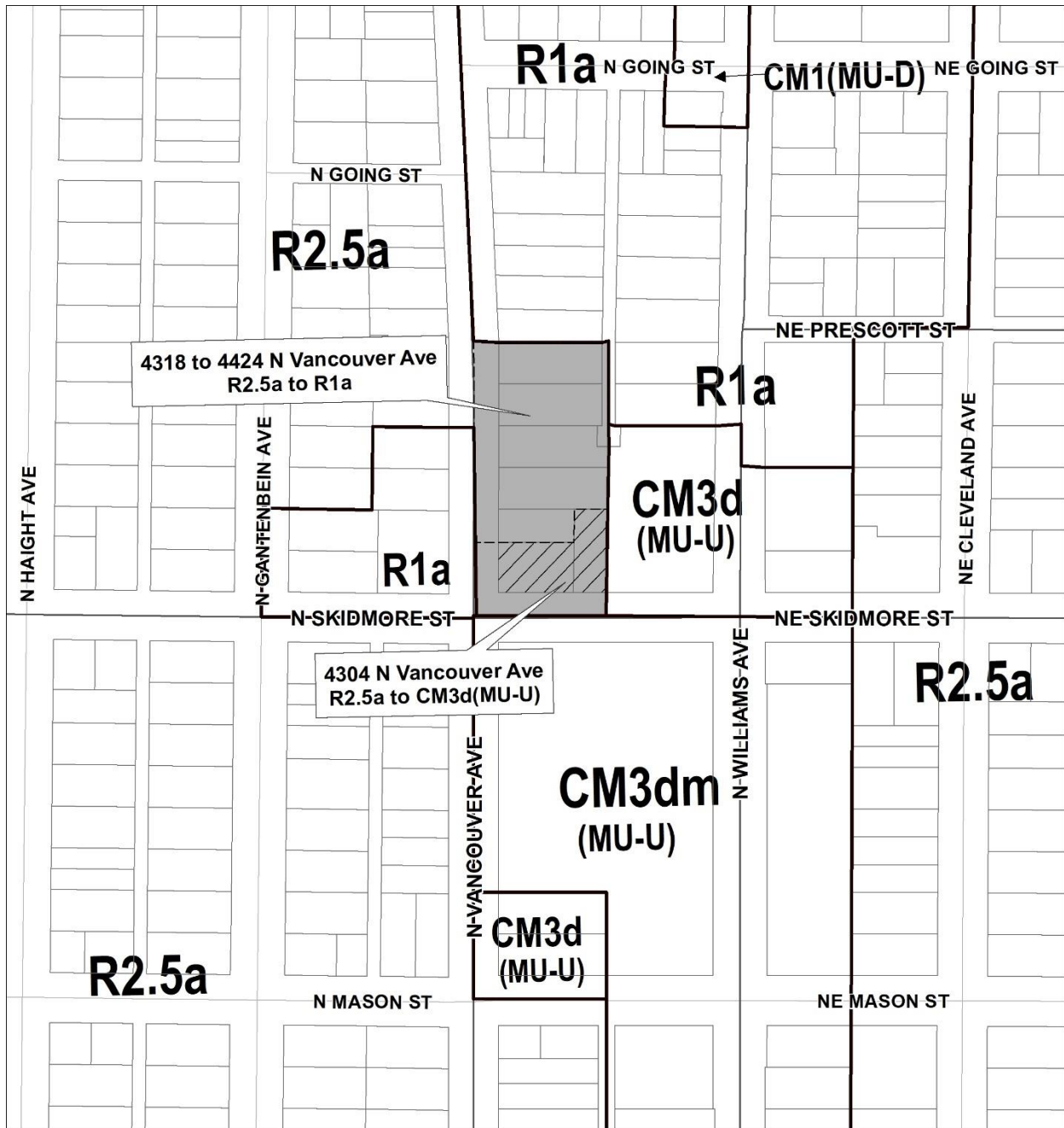
4304 N Vancouver and remainder of block currently zoned R2.5 (individual property owners)

Comprehensive Plan Map amendment:

- Parcels R102895 and R102897 from Single-Dwelling 2,500 to Commercial Mixed-Use Urban Center
- Parcels R102889, R102890, R102891, R102894, R102896 from Single-Dwelling 2,500 to Multi-Dwelling 1,000

Zoning Map amendment:

- Parcels R102895 and R102897 from R2.5a to CM3d
- Parcels R102889, R102890, R102891, R102894, R102896 from R2.5a to R1a



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Map 3: Zion AME

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Geographic Information Systems

Legend

- Existing Zoning
- Draft Change Area
- Common Ownership



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Commentary

First Orthodox Presbyterian

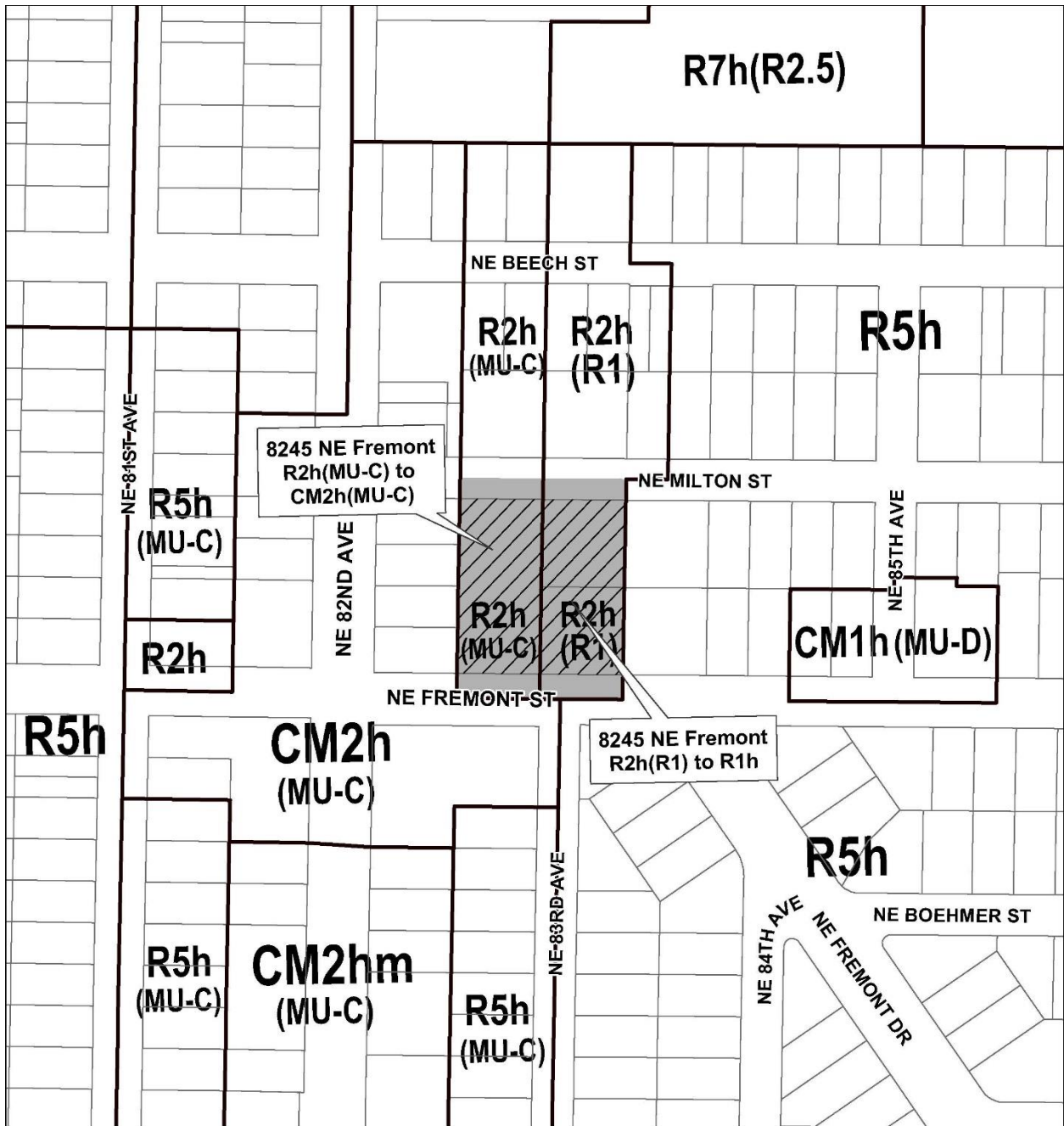
8245 NE Fremont St
R261007 and R261008

Comprehensive Plan Map amendment:

- East portion of R261007: no change necessary; this portion of the site currently has a Comprehensive Plan designation of *Commercial Mixed-Use Civic Corridor*
- West portion of R261007 and R261008: no change necessary; this portion of the site currently has a Comprehensive Plan designation of *Multi-Dwelling 1,000*

Zoning Map amendment:

- East portion of R261007 from R2h to *CM2h*
- West portion of R261007 and R261008 from R2h to R1h






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Map 4: First Orthodox Presbyterian

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Bureau of Planning and Sustainability ||
Geographic Information Systems

Legend

-  Existing Zoning
-  Draft Change Area
-  Common Ownership



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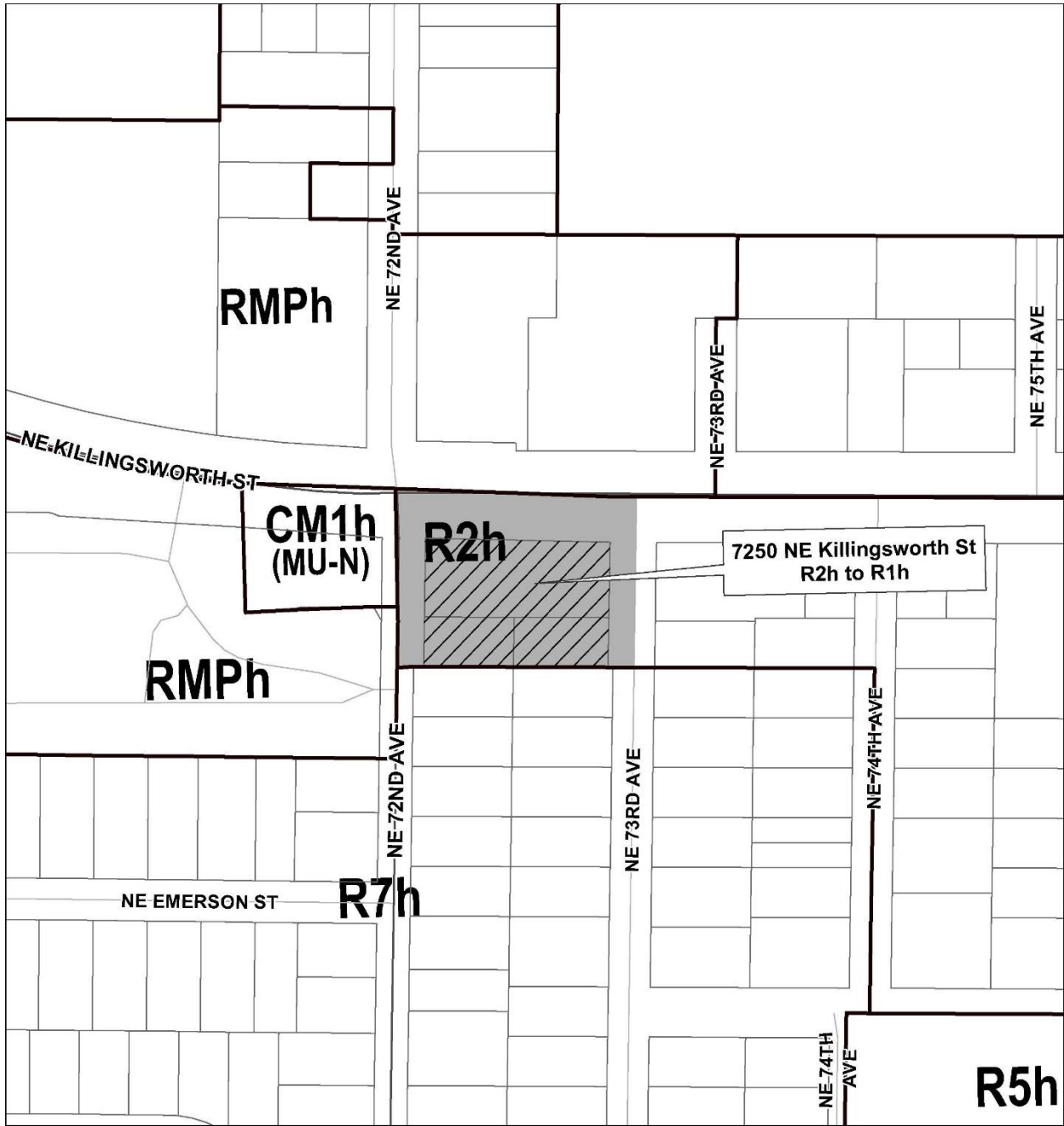
Commentary

Hacienda CDC/Terry Emmert

7250 NE Killingsworth St, 5400-5404 NE 72nd Ave, 5401 NE 73rd Ave
R209993, R209994, R210001

Comprehensive Plan Map amendment:
from Multi-dwelling 2,000 to Multi-Dwelling 1,000

Zoning Map amendment:
from R2h to R1h






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Map 5: Hacienda

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Geographic Information Systems

Legend

-  Existing Zoning
-  Draft Change Area
-  Common Ownership



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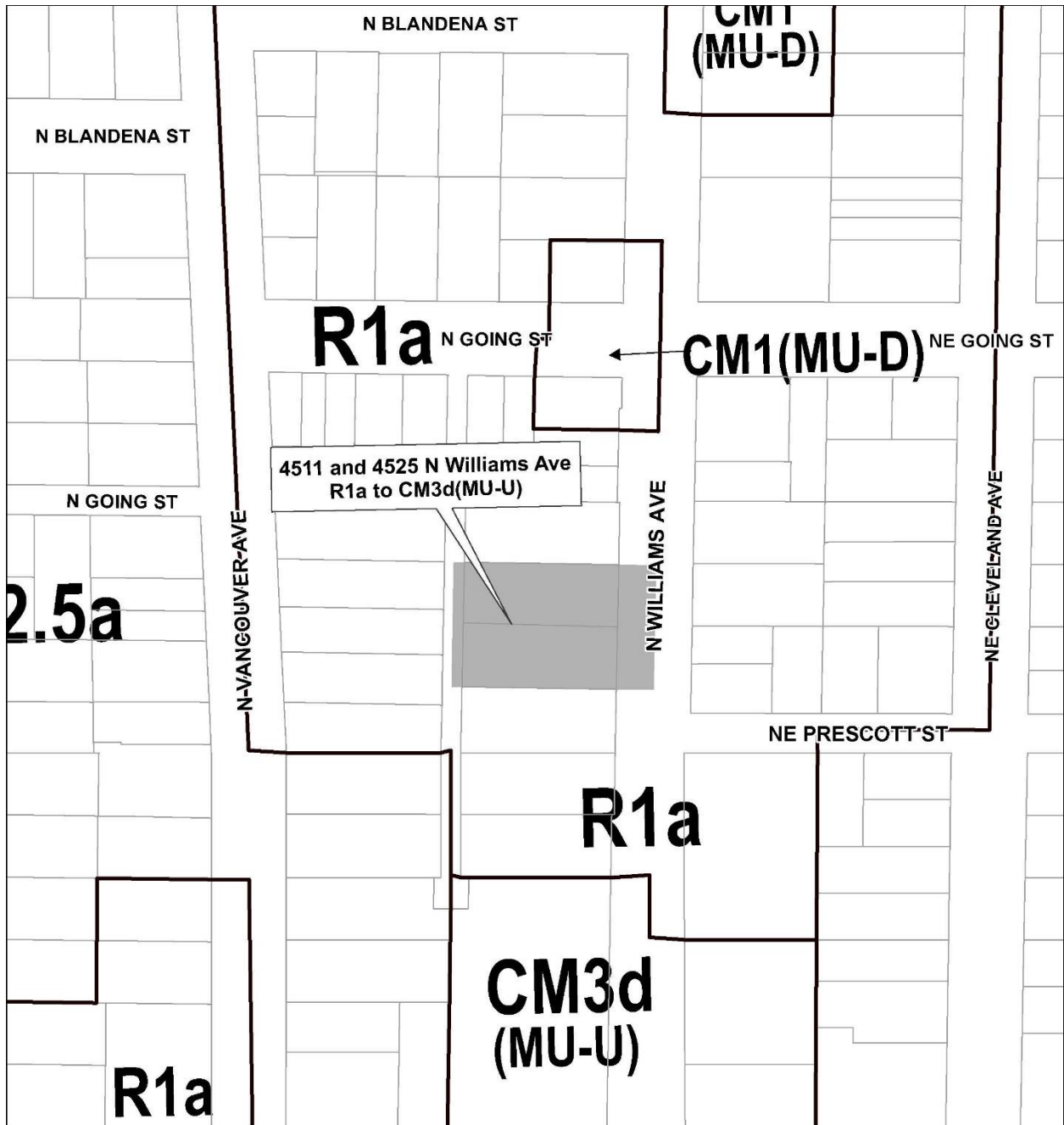
Commentary

Gordly House
4511 N Williams Ave
R211701

Overstreet Memorial Powerhouse Temple
4525 N Williams Ave
R211700

Comprehensive Plan Map amendment:
from Multi-Dwelling 1,000 to Commercial Mixed-Use Urban Center

Zoning Map amendment:
from R1a to CM3d





Expanding Opportunities for Affordable Housing

Map 6: Gordly House

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Geographic Information Systems

Legend

-  Existing Zoning
-  Draft Change Area



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Commentary

St Philip Neri - Option 1

2408 SE 16th Ave

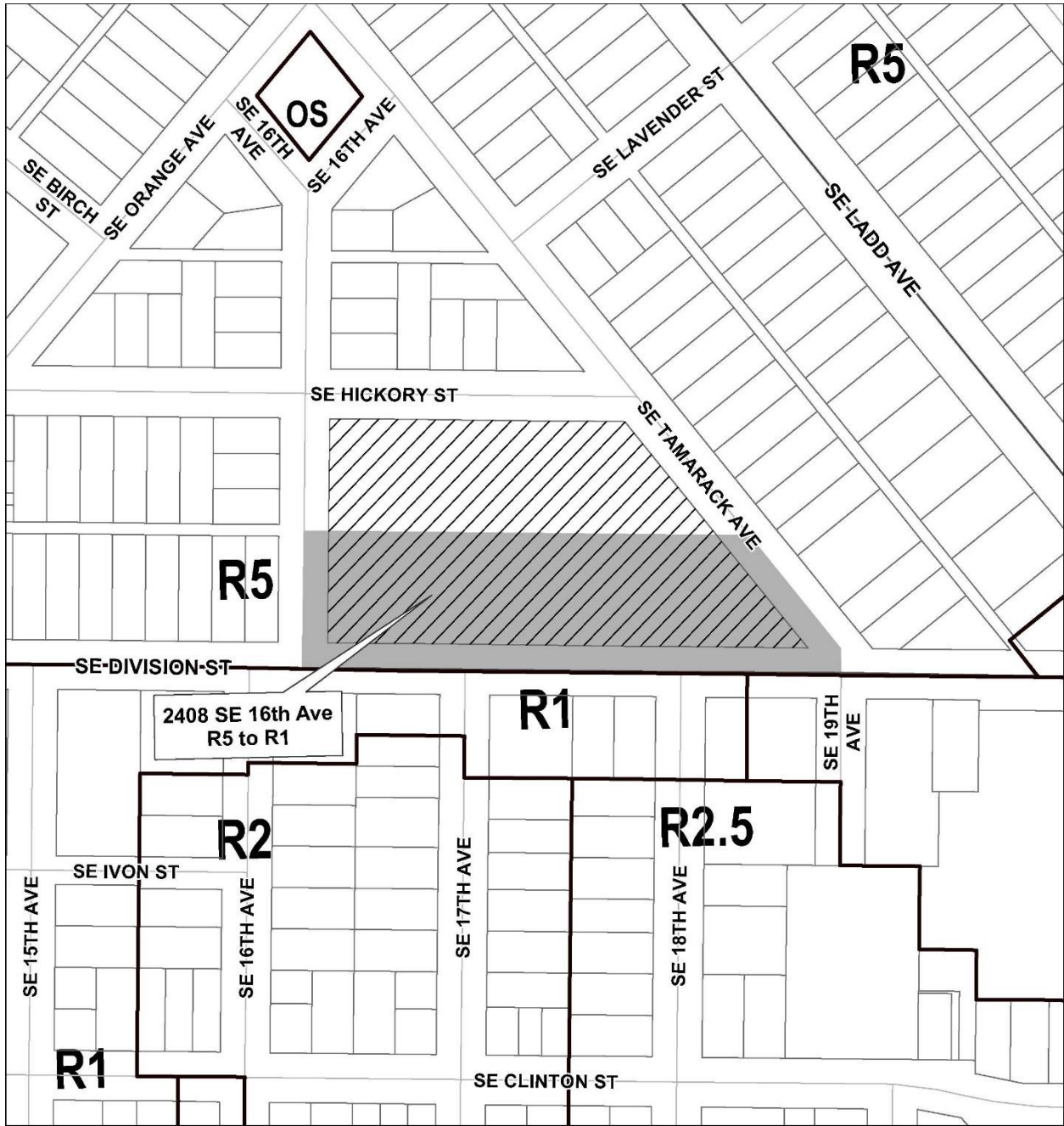
a portion of R200722

Comprehensive Plan Map amendment:

south half of parcel—from Single-Dwelling 5,000 to Multi-Dwelling 1,000

Zoning Map amendment:

south half of parcel—from R5 to R1






Expanding Opportunities for Affordable Housing

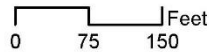
Map 7: St. Philip Neri - Option 1

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Geographic Information Systems

Legend

-  Existing Zoning
-  Draft Change Area
-  Common Ownership



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Commentary

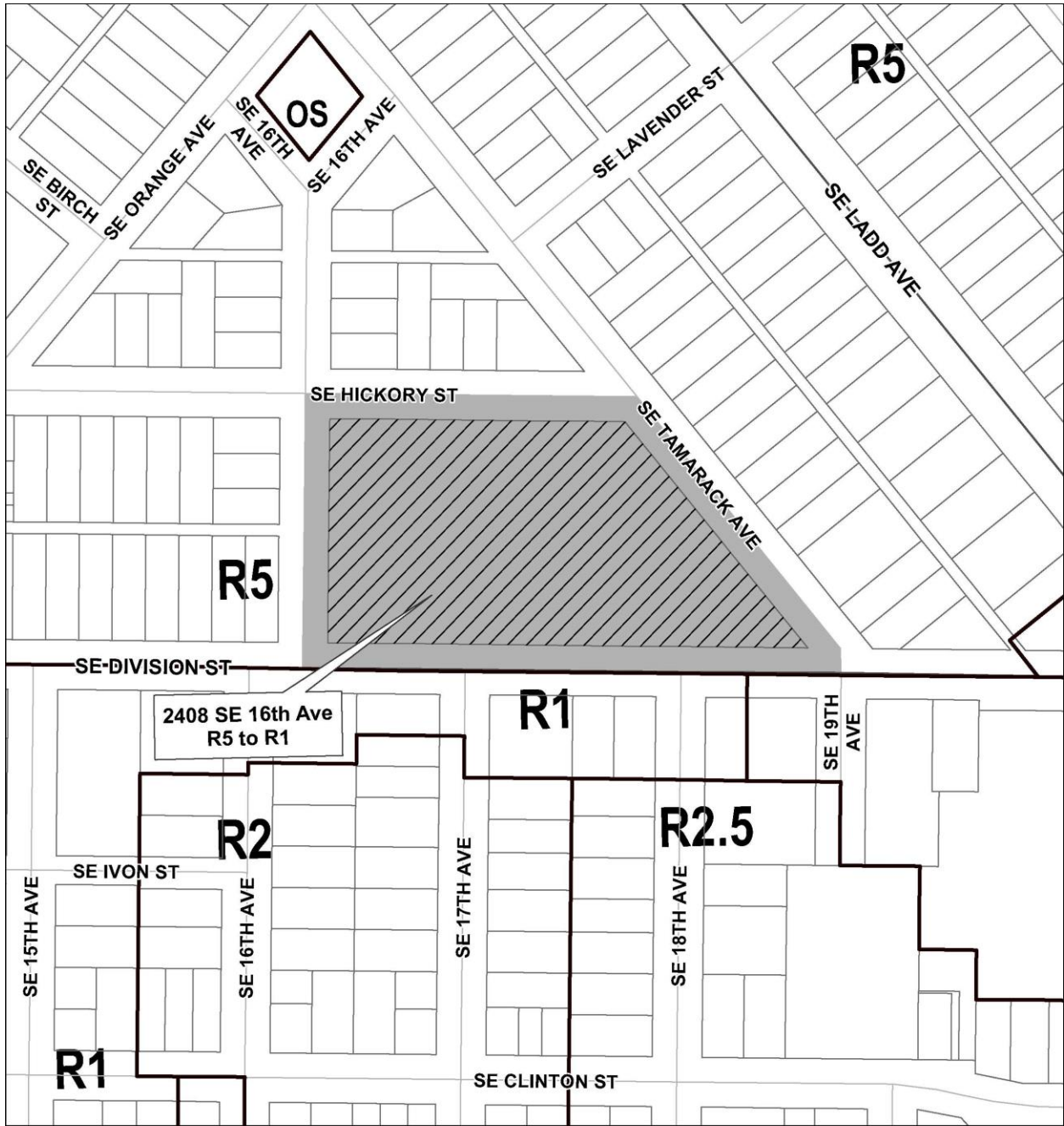
St Philip Neri - Option 2

2408 SE 16th Ave

R200722

Comprehensive Plan Map amendment:
from Single-Dwelling 5,000 to Multi-Dwelling 1,000

Zoning Map amendment:
from R5 to R1






Expanding Opportunities for Affordable Housing

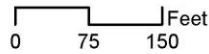
Map 8: St. Philip Neri - Option 2

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Geographic Information Systems

Legend

-  Existing Zoning
-  Draft Change Area
-  Common Ownership



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Commentary

Unity

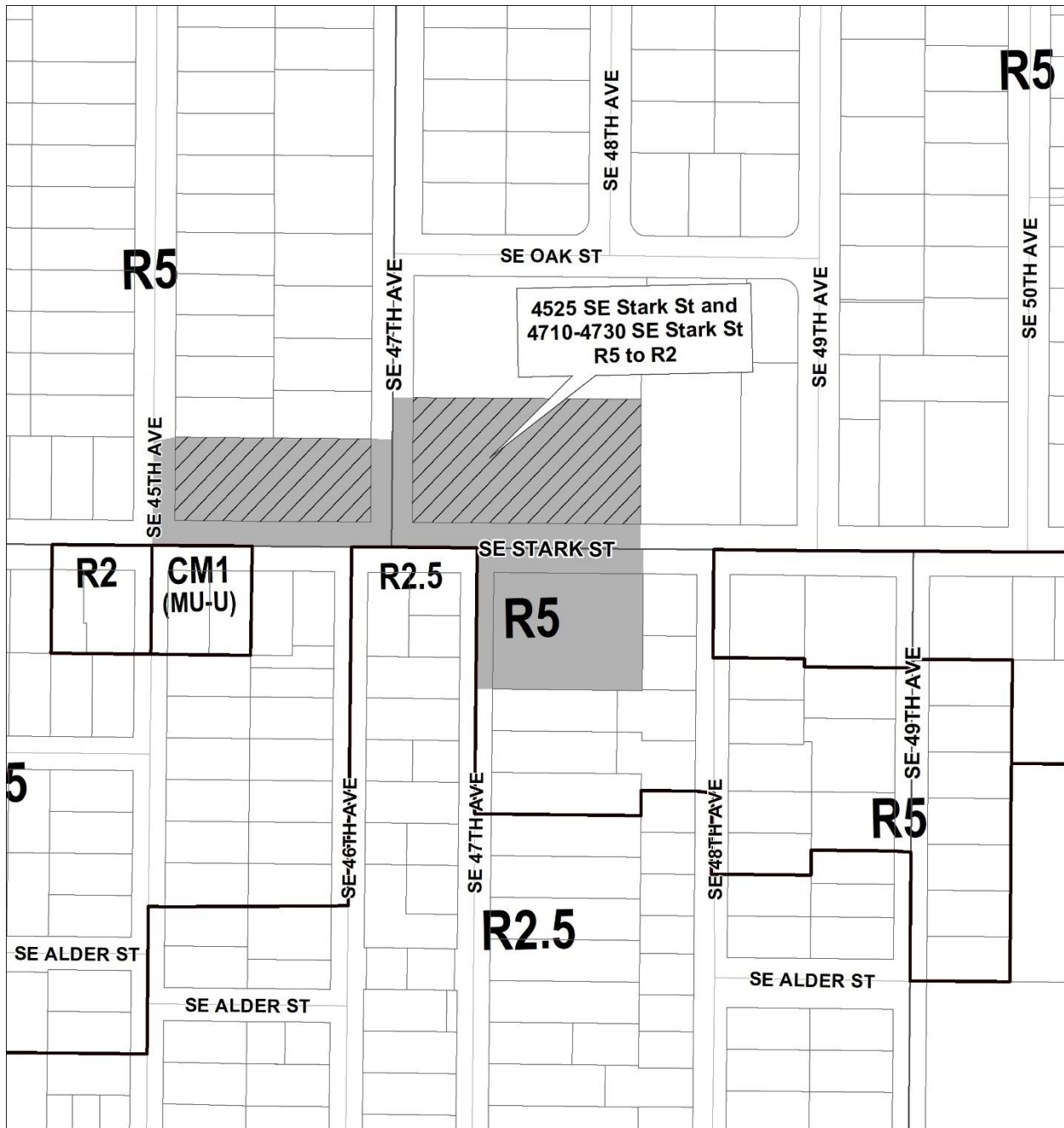
4525 SE Stark St
R111533, R319386

Stark Street LLC

4710-4730 SE Stark St (nonconforming multi-plex in Single-dwelling zone)
R149801

Comprehensive Plan Map amendment:
from Single-Dwelling 5,000 to Multi-Dwelling 2,000

Zoning Map amendment:
from R5 to R2



Expanding Opportunities for Affordable Housing

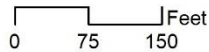
Map 9: Unity

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Geographic Information Systems

Legend

- Existing Zoning
- Draft Change Area
- Common Ownership



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Commentary

Ascension

743 SE 76th

R332502, R332590, R332589

Sisters Adorers of the Holy Cross

7408 SE Alder

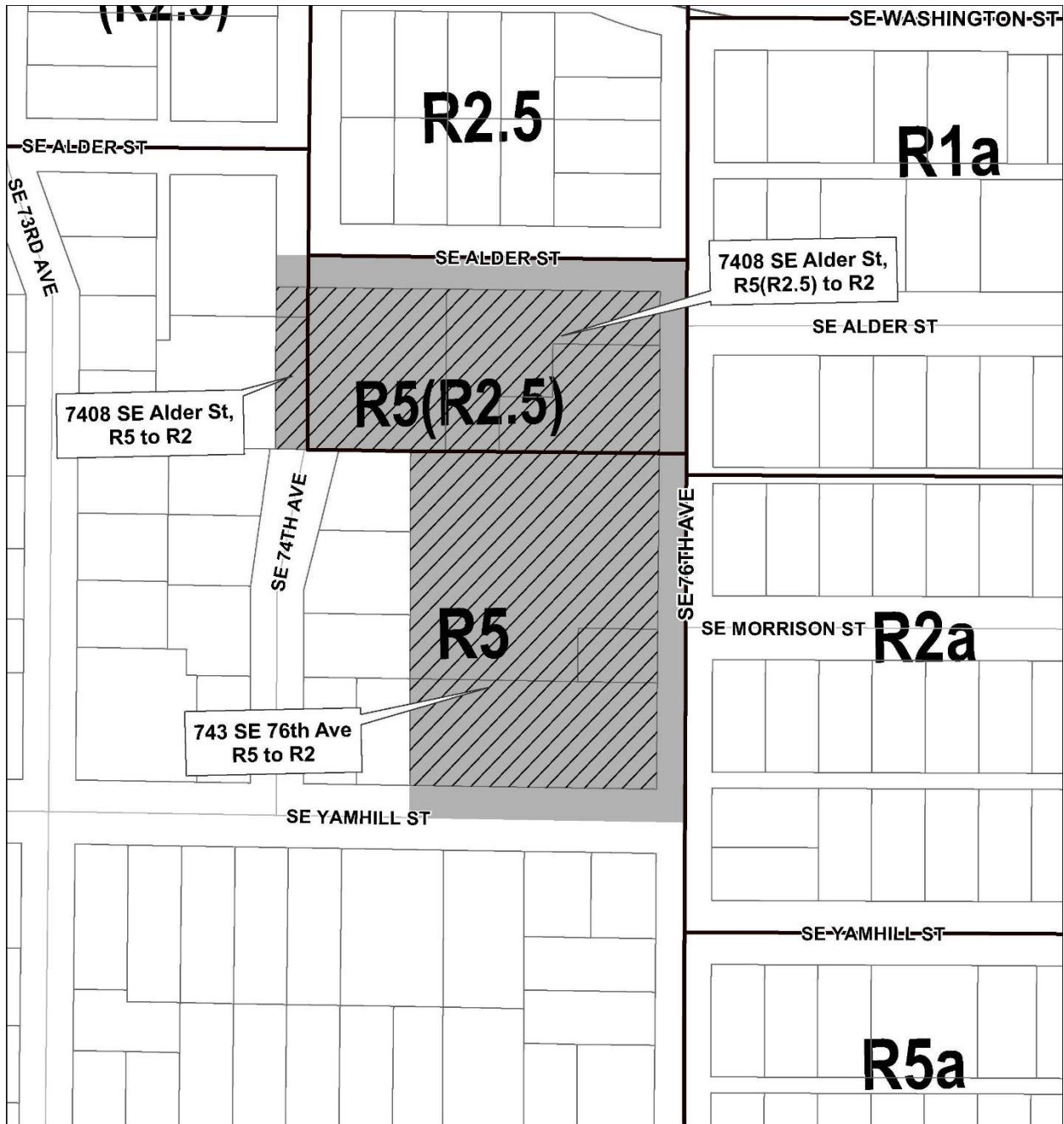
R220211, R220212, R220213

Comprehensive Plan Map amendment:

- R220211, R220212, and a portion of R220213—from Single-Dwelling 2,500 to Multi-Dwelling 2,000
- R332502, R332590, R332589—from Single-Dwelling 5,000 to Multi-Dwelling 2,000

Zoning Map amendment:

from R5 to R2






Expanding Opportunities for Affordable Housing

Map 10: Ascension

October, 2019

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Geographic Information Systems

Legend

-  Existing Zoning
-  Draft Change Area
-  Common Ownership



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Commentary

West Portland United Methodist

4729 SW Taylors Ferry Rd.

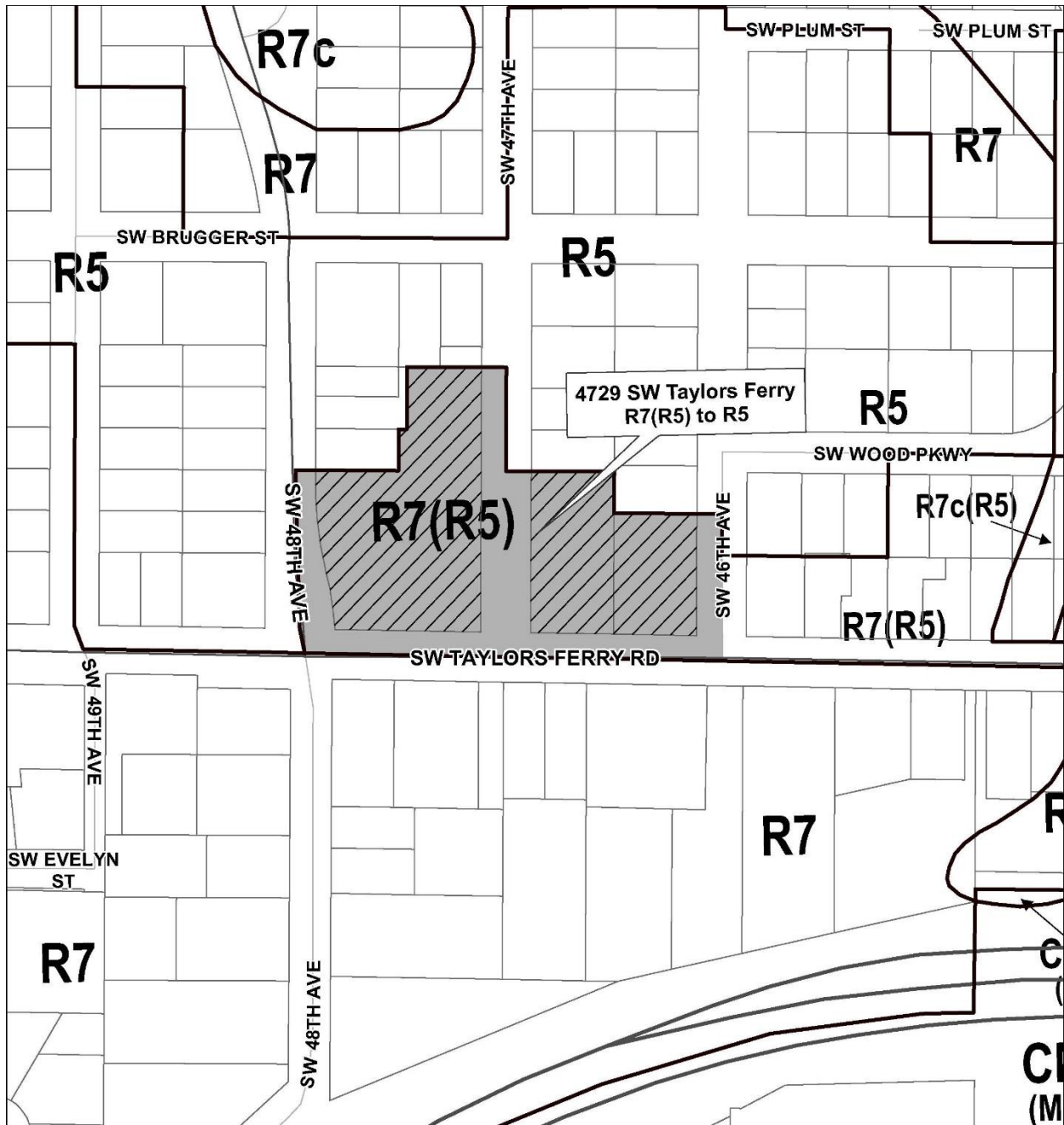
R302018, R302026, R302025

Comprehensive Plan Map amendment:

No change necessary; current Comprehensive Plan designation is Single-Dwelling 5,000

Zoning Map amendment:

from R7 to R5






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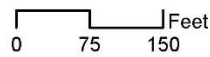
Map 11: West Portland United Methodist

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Geographic Information Systems

Legend

-  Existing Zoning
-  Draft Change Area
-  Common Ownership



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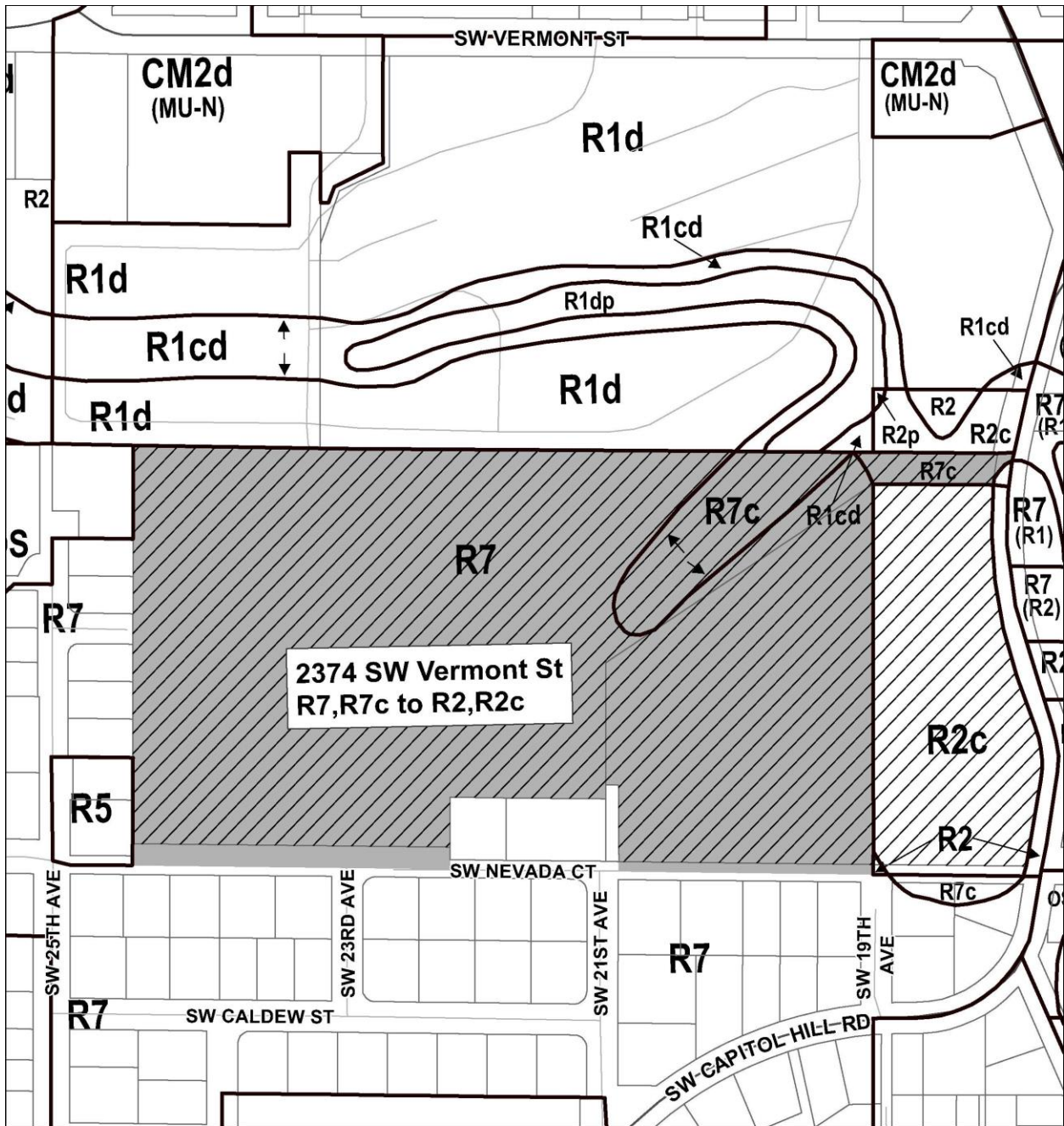
Commentary

Habitat for Humanity/Greater Portland Bible

2374 SW Vermont
R330070, R330267

Comprehensive Plan Map amendment:
from Single-Dwelling 7,000 to Multi-Dwelling 2,000

Zoning Map amendment:
from R7 and R7c to R2 and R2c






Expanding Opportunities for Affordable Housing

Map 12: Habitat/Greater Portland Bible

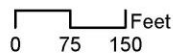
October, 2019

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Geographic Information Systems

Legend

-  Existing Zoning
-  Draft Change Area
-  Common Ownership



 Feet
0 75 150



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