

- C. **Maximum floor area ratio** Sites located west of SE 127th Avenue have maximum floor area ratio (FAR) as follows
- 1 For nonresidential development the maximum FAR is 6 to 1
 - 2 For residential development the maximum FAR is 8 to 1 Residential developments are those having no more than 20 percent of their built floor area in nonresidential use
- D. **Minimum floor area ratio** The minimum floor area ratio (FAR) for all new development in the CM, CS, CX, EG and EX zones is 0.5 to 1 Alterations of existing development are exempt from this FAR minimum

This Section is patterned after the Open Area requirement developed and in place for the River District in Portland's Central City It requires that as development occurs the development parcels will be separated into blocks of buildings that gradually transition to the character of a urban community The open area requirement may be met by creating public or private streets that create blocks or by a variety of other design approaches

33.526.220 Open Area Requirement

- A. **Purpose** The open area requirement promotes adequate amounts of light and air, and facilitates circulation for pedestrians throughout the Gateway plan district The open area requirement is intended to produce open areas at a scale comparable to what large sites would have if divided by a grid pattern of streets into two-acre blocks
- B **The open area requirement.**
- 1 On lots over 80,000 square feet, a minimum of 30 percent of the area over 80,000 square feet must be devoted to open area
 - 2 Open areas include public and private streets, parks, plazas, covered or uncovered walkways, public fountains, and landscaped features or areas Open areas do not include areas used for parking lots, motor vehicle loading, maneuvering and delivery, or required landscaping within or at the perimeter of parking lots When public or private streets are proposed to meet the open area requirement the street must include sidewalks, street trees and on-street parking Sidewalks, street trees and on-street parking proposed as part of streets proposed to meet the open area requirement must be provided on both sides of the street

- C **Required open area development standard.** At least 50 percent of the open area must be in the form of linear corridors which include trees and walkways. Linear corridors include public or private streets and walkways that connect with sidewalk at both their ends.

The setbacks presented in this Section are presently required in the code. The Burnside setback is part of the "t" zone and the Pacific and Halsey setbacks are presently part of the Gateway plan district's provisions.

33.526.230 Special Building Setbacks

- A. **Purpose.** Buildings must be set back from certain streets to enhance the environment for pedestrians and transit patrons.
- B. **Applicability.** Special minimum setbacks are required at the following locations,
 - 1 Burnside Street A 10-foot street setback along East Burnside Street
 - 2 Pacific Street A 15-foot street setback along NE Pacific Street
 - 3 Halsey Street A 10 foot street setback along NE Halsey
- C. **Standards.** The land between a building or exterior improvement and a street must meet the standards in Subsection 33 526 240D Site Design.

The internal circulation requirements in this section are derived from the old Gateway plan district and the "t" zone. They have been modified to become clear and objective standards. The current code requires that new development orient its main entrance to light rail stations and connect to the light rail in a pleasant and convenient way. Where setbacks are required, or are proposed, the setback area is to be provided with amenities and made attractive to pedestrians. The recommended replacement language provides quantitative or objective requirements that will accomplish the current code's more performance based objectives.

33.526 240 Site Design

- A. Purpose.** These provisions ensure that the location of buildings, parking, and circulation areas provide a convenient and attractive environment for pedestrians and foster the development of an increasingly urban environment within the plan district
- B Internal circulation.** Clearly marked sidewalks, pathways, and bike paths must be developed to provide safe, pleasant, and convenient pedestrian and bicycle connections between buildings and light rail. To accomplish this, development must meet each of the following standards
- 1 Proposals for sites that abut a light rail alignment must have their main entrance facing the light rail alignment. Main entrances are those described in Section 33 526 250 Building Design
 - 2 Building entrances used by pedestrians must connect to a sidewalk by one or more walkways for pedestrians
 - 3 A walkway for pedestrians connecting building entrances to sidewalks must be as direct as possible
 - 4 Pedestrian walkways connecting building entrances to sidewalks must be
 - a Paved,
 - b At least 6 feet wide,
 - c Made of a material different than the material used to pave the site's motor vehicle parking, loading and maneuvering areas,
 - d Unobstructed by landscaping, street furniture or bicycle racks,

- e At least 4 inches higher than the abutting motor vehicle parking or maneuvering area, and
 - f Separated from motor vehicle parking, loading and maneuvering areas by a 3 foot wide landscape area that meets the L1 landscape standard
- 5 A paved route must be developed between each adjacent street and the site's bicycle parking area. The paved route must be at least 6 feet wide.

D. Improvements between buildings and the street. The land between a building or exterior improvement and a street must be landscaped or hard surfaced. If hard surfaced the land must be developed for use by pedestrians, outdoor seating for restaurants, or pedestrian-oriented accessory activities including stands selling flowers, food, or drinks. Residential developments are exempt from this requirement. The treatment must meet 1 or 2 below.

- 1 If landscaped. The land between a building or exterior improvement and a street must be landscaped to meet the L1 standard in Chapter 33 248 Landscaping and Screening, or
- 2 If hard-surfaced. The area must contain pedestrian amenities such as benches, trees (tree wells with grates are exempt from the hard surface requirement), drinking fountains, planters, and kiosks. At least one of these amenities must be provided for each 100 square feet of pedestrian use area in the setback. Pedestrian use areas in the setback required in Section 33 526 230 Special Building Setbacks, must be physically separated from parking and motor vehicle maneuvering areas by a 3 foot wide area landscaped to at least the L2 standard of Chapter 33 248 Landscaping and Screening.

This Section continues to provide objective standards that replace current "t" zone and Gateway Plan district qualitative requirements. The Gateway plan district presently requires that main entrances of buildings be oriented to transit. Street enclosure requirements are recommended to be added by the Planning Commission to foster the evolution of an urban character. Ground floor window requirements are broadened to ensure that as pedestrians approach even those buildings set well back from the street that the building will provide a sense of participation in its interior activities. Standards provided for new residential development are created to reduce visual conflicts between new high density development and existing lower density housing.

33.526.250 Building Design

- A Purpose.** These provisions foster creation of a rich urban environment that accommodates considerable growth but is compatible with existing older housing already in the area.
- B Nonresidential and mixed use developments.** In RH, RX, CN, CO, CM, CS, CG, CX, EG, and EX zones buildings must meet the following
- 1 Entrance orientation to pedestrians and transit. A building's main entrance is the entrance that most pedestrians are expected to use. Main entrances are the widest entrance of those provided for use by pedestrians. Main entrances must
 - a Face a public or private street,
 - b Be within 15 feet of the public or private street they face,
 - c If the site abuts more than one street the major entrance must face the street with the highest transit classification in the Transportation Element of the Comprehensive Plan,
 - d If there is a light rail station or transit stop within 200 feet of the site the building's main pedestrian entrance must be at the building's closest point to the light rail station or transit stop. If the site is within 200 feet of both a light rail station and a transit stop, the building's main entrance requirement applies to the light rail station. If the site is within 200 feet of more than one transit stop, the building entrance requirement applies to the closest transit stop. If the site is the same distance from all transit stops the applicant can choose which stop this standard is to be met for.

- 2 Street enclosure In pedestrian districts identified in the Transportation Element of the Comprehensive Plan, and at intersections where pedestrian paths, or transit streets cross another pedestrian path or transit street
 - a Exterior walls of primary structures facing the street must be within 12 feet of the right-of-way
 - b Street facing exterior facades must be at least 40 feet long and 16 feet high
 - 3 Ground floor windows All nonresidential street facing elevations of development must meet the Ground Floor Windows Standards of 33 130 230 B 2 regardless of the distance to the adjacent street
- C Residential development.** In R2, R1, and RH zones attached single dwelling and multi-dwelling developments must meet the following standards of this Section
- 1 Front facades The front or street facing facade of structures must be divided into smaller areas or planes When the front facade of a structure is more than 1,000 square feet in area the facade must be divided into distinct planes of 500 square feet or less This must be done by
 - a Providing balconies, terraces or large porches, or
 - b Creating a bay window or other building extensions of at least 1 foot or more, or
 - c Setting part of the facade back one or more feet from the rest of the facade, or
 - d Changing the exterior finish material Changes in color are not changes of material
 - 2 Roof configuration Residential buildings developed at a density of less than one unit per 1,000 square feet must have pitched roofs as follows
 - a Roofs must have a pitch of at least 4/12 and not more than 12/12, and
 - b At least 80 percent of the building's roof area must be covered by a pitched roof

- 3 Porches at main entrance The main entrance of the primary structure must be provided with a front porch. If the porch projects out from the building it must have a roof. If the roof of a required porch is developed as a deck or balcony it may be flat. If not developed as a balcony, the pitch must match that of the building's roof. If the porch provides the entrance to a single-dwelling unit it must be at least six feet wide and four feet deep. If the porch provides the entrance to two or more dwelling units it must be at least nine feet wide and seven feet deep.

Parking is regulated to foster a good environment for pedestrians and to ensure that private investment responds to the public's investment in light rail transit. The current code allows development in Gateway without off-street parking. The "t" zone limits parking and parking access near streets with light rail transit. The "t" zone also currently establishes parking maximums and precludes placement of parking between a new building and a street with light rail transit. Limitations on the area of surface parking are added to encourage the use of structured parking and to foster the area's transition to an urban character. The limitation is based on a Central City Transportation Plan limitation although at Gateway 66% more surface parking is permitted a development than will be allowed in the Central City.

33 526.260 Parking

- A Purpose.** This section's regulations ensure that new development has the maximum opportunity to take advantage of this public transit investment and that new development will not ignore that transit investment.
- B Amount of surface parking.** Surface parking, including required internal and perimeter landscaping, is limited to 50 percent of a site's area or 40,000 square feet, whichever is greater.
- C Number of parking spaces.** There is no minimum number of required parking spaces. The maximum number of parking spaces for nonresidential uses may not exceed 150 percent of the required parking spaces for the CG zone in Table 266-2 of Chapter 33 266, Parking and Loading. Park-and-ride facilities are exempt from this requirement.

- D **Placement.** Motor vehicle parking, maneuvering, and loading areas are not allowed between the facade of a building with the main entrance and the street. If a site abuts more than two streets this requirement must be met only for two of the streets. Motor vehicle parking, maneuvering, and loading areas between the primary building and a light rail alignment are prohibited.
- E. **Parking structures.** In the C and E zones, parking structures or parts of parking structures, located within 50 feet of a light rail alignment must have at least 50 percent of the structure's street frontage developed for Retail Sales And Service or Office uses. This standard does not apply to underground parking.
- F. **Parking access.** Motor vehicle access to any parking area, or structure, or loading areas is not allowed from a light rail alignment unless the site does not abut another street. Adjustments are prohibited.

Generally the content of the old Gateway plan district, Chapter 33 525 has been transferred to the new Gateway plan district Chapter 33 526 Several provisions were not transferred Building height and bulk limits are increased in the new Gateway plan district An exemption for the plan district from the City's superblock requirements (Chapter 33 293 Superblocks) has been eliminated The superblock requirements promote the development of improved circulation systems for pedestrians Gateway's designation as a Regional Center makes the exemption counter-productive

**CHAPTER 33 525
GATEWAY PLAN DISTRICT**

(Amended by Ord No 167650, effective June 10, 1994)

Sections

~~33 525 010 Purpose~~

~~33 525 020 Where the Regulations Apply~~

~~33 525 030 Prohibited Uses~~

~~33 525 040 Development Standards~~

~~Map 525 1 Gateway Plan District~~

~~33 525 010 Purpose~~

~~The Gateway Plan District provides for an intensive level of mixed use development such as retail, office and residential uses that will be supportive of the light rail transit facility This is accomplished by~~

- ~~• Encouraging new development and expansions of existing development to promote district growth and light rail transit ridership, and~~
- ~~• Promoting compatibility between private investments and public investments in the light rail system through building design and site layout standards which provide safe, pleasant, and convenient access for pedestrians to the light rail transit station~~

~~33 525.020 Where the Regulations Apply~~

~~The regulations of this chapter apply to development in the Gateway plan district The boundaries of the plan district are shown on the Map 525 1 at the end of this chapter, and on the Official Zoning Maps Prior to annexation into the City, this area was included in Multnomah County Special Plan Area Number 3 (SPA 3)~~

~~33 525 030 Prohibited Uses~~

~~Vehicle Repair and Quick Vehicle Servicing uses are prohibited~~

33.525.040 Development Standards

- A. ~~Building height~~—The maximum building height is 120 feet
- B. ~~Floor area ratio~~—The maximum floor area ratio (FAR) for all nonresidential development is 3 to 1. Residential uses are allowed an additional 3 to 1 FAR on the site. Residential floor area calculations are not included in floor area ratio calculations for nonresidential development.
- C. ~~Building orientation~~—Buildings must be placed and oriented and/or designed in such a manner that there is a least one major entrance oriented towards the light rail transit station and connected to the pedestrian circulation system.
- D. ~~Internal circulation~~—Clearly marked sidewalks, pathways, and bike paths must be developed so as to provide safe, pleasant, and convenient pedestrian and bicycle connections between buildings and the light rail transit facility.
- E. ~~Exterior display and storage~~—Exterior display and storage are prohibited. Outdoor seating for restaurants and pedestrian-oriented accessory uses, such as flower, food, or drink stands, are allowed by right.
- F. ~~Landscaped Areas~~.
 - 1. A 15 foot deep area landscaped to at least the L2 standard is required along NE Pacific Street. The landscape standards are stated in Chapter 33.248, Landscaping and Screening.
 - 2. A 10 foot deep area landscaped to at least the L2 standard is required along NE Halsey.
- G. ~~Parking~~—There is no minimum number of parking spaces required or maximum number allowed.
- H. ~~Superblocks~~—The superblock regulations of Chapter 33.293, Superblocks, do not apply in the plan district.
- I. ~~Drive-through facilities~~—Drive-through facilities are prohibited within the plan district.
- J. ~~Additional residential standards~~—Except where superceded by the standards above, residential development is subject to the development standards of the RH zone.

Changes to this Chapter reflect the transfer of the Chapter's content related to east side light rail to the new Gateway Plan District Chapter. Consolidating these provisions in the Plan district will simplify and streamline the code, improve its administration and avoid possible conflicts and confusion.

CHAPTER 33.450
LIGHT RAIL TRANSIT STATION ZONE
 (Amended by Ord No 167464, effective 4/15/94)

Sections

General

- 33 450 010 Purpose
- 33 450 020 Short Name and Map Symbol
- 33 450 030 Where These Regulations Apply

~~East of the Willamette River~~

~~Use Regulations~~

- ~~33 450 100 Commercial Parking Facilities~~
- ~~33 450 110 Vehicle Repair, Quick Vehicle Servicing, and Retail Sales And Service~~

~~Development Regulations~~

- ~~33 450 200 Housing Regulations~~
- ~~33 450 205 Minimum Floor Area Ratio~~
- ~~33 450 210 Park And Ride Facilities~~
- ~~33 450 215 Building Setbacks From Streets~~
- ~~33 450 220 Ground Floor Windows~~
- ~~33 450 225 Improvements Between Buildings and the Street~~
- ~~33 450 230 Parking Between Buildings and the Street~~
- ~~33 450 235 Maximum Number of Parking Spaces~~
- ~~33 450 240 Exterior Display, Storage, and Activities~~
- ~~33 450 245 Gates~~
- ~~33 450 250 Office of Transportation Requirements~~

~~West of the Willamette River~~

~~Use Regulations~~

- ~~33 450 300 Prohibited Uses~~

~~Development Regulations~~

- ~~33 450 400 Prohibited Development~~
- ~~33 450 410 Minimum Floor Area Ratio~~
- ~~33 450 420 Minimum and Maximum Parking Requirements~~
- ~~33 450 430 Location of Vehicle Access~~
- ~~33 450 440 Improvements Between Buildings and the Street~~
- ~~33 450 450 Ground Floor Windows~~

General

33.450.010 Purpose

The Light Rail Transit Station overlay zone encourages a mixture of residential, commercial, and employment opportunities within identified light rail station areas. The zone allows for a more intense and efficient use of land at increased densities for the mutual re-enforcement of public investments and private development. Uses and development are regulated to create a more intense built-up environment, oriented to pedestrians, and ensuring a density and intensity that is transit supportive. The development standards of the zone also are designed to encourage a safe and pleasant pedestrian environment near transit stations by encouraging an intensive area of shops and activities, by encouraging amenities such as benches, kiosks, and outdoor cafes, and by limiting conflicts between vehicles and pedestrians.

The ~~These~~ regulations for the West Side are temporary, they will be revised at the completion of a regional effort to develop station area plans.

33.450.020 Short Name and Map Symbol

The Light Rail Transit Station zone is also referred to as the LRT zone, and is shown on the Official Zoning Maps with a "t" map symbol.

33.450.030 Where These Regulations Apply

The regulations of this chapter apply to the LRT zone. ~~Regulations in Section 33.450.100 through 33.450.250 apply to uses and development in the LRT zone east of the Willamette River. Regulations in Section 33.450.300 through 33.450.450 apply to uses and development in the LRT zone west of the Willamette River. The LRT zone may be applied to station areas along new light rail transit lines in the future.~~

EAST OF THE WILLAMETTE RIVER

Use Regulations

~~33.450.100 Commercial Parking Facilities~~

~~Commercial Parking Facilities are prohibited in the LRT zone.~~

~~33.450.110 Vehicle Repair, Quick Vehicle Servicing, and Retail Sales And Service~~

~~All of the following are prohibited within 300 feet of a light rail alignment:~~

- ~~A. Vehicle Repair uses,~~

~~B. Quick Vehicle Servicing uses, and~~

~~C. A Retail Sales And Service use where a drive-through facility is the primary method of selling or servicing~~

Development Regulations

33.450.200 Housing Regulations

~~A. R3, R2, R1, and RH zones. The siting of new houses, mobile homes, and mobile home parks is prohibited in the R3, R2, R1 and RH zones. However, a house or manufactured home may be constructed on a vacant substandard lot as regulated by the base zone.~~

~~B. R5 zone~~

~~1. Duplexes. Duplexes are allowed by right on lots of at least 7,000 square feet in the R5 zone, in addition to other allowed situations.~~

~~2. Attached houses. Attached housing at an R2.5 density is allowed in the R5 zone if it is proposed to be sited on a corner, on a light rail street, or on locations where the side lot line of the development abuts a multi-dwelling, commercial, or industrial zone. When developed at the R2.5 density, attached housing must meet the development requirements of the R2.5 zone.~~

33.450.205 Minimum Floor Area Ratio

The minimum floor area ratio (FAR) for all new development in the CO, CM, CS, CG, and EG zones is 0.5 to 1. Expansions of existing development are exempt from this FAR minimum. The purpose of the minimum FAR is to create a more intense built-up environment, oriented to pedestrians, within the LRT zone.

33.450.210 Park-And-Ride Facilities

Park-and-ride facilities (classified in the Basic Utilities use category) when allowed by the base zone, must comply with the standards stated below.

~~A. In the C and E zones, parking structures on sites that abut a light rail street must have at least 50 percent of the structure's street frontage developed for Retail Sales And Service or Office uses. This standard does not apply to underground parking.~~

~~B. In an R zone, the Office of Transportation requires that park-and-ride facilities must be constructed so that the primary vehicle entrance and exits are not onto a light rail street~~

~~**33-450.215 Building Setbacks From Streets**~~

~~The minimum setback between buildings and a street lot line is 10 feet~~

~~**33-450.220 Ground Floor Windows**~~

~~(Amended by Ord No 166702, effective 7/30/93)~~

~~The ground floor window standards of 33-130-230-B-2 apply to all development in the RH, C, and E base zones~~

~~**33-450.225 Improvements Between Buildings and the Street**~~

~~The land between a building or exterior improvement and a street must be landscaped to at least the L1 standard and/or hard surfaced for use by pedestrians. If hard surfaced, the area must contain pedestrian amenities such as benches, drinking fountains, and/or other design elements (such as public art, planters, and kiosks) and be physically separated from parking areas by a 3 foot deep area landscaped to at least the L2 standard. Houses, duplexes, and attached housing are exempt from this section~~

~~**33-450-230 Parking Between Buildings and the Street**~~

~~Parking areas between the main building(s) and a light rail street are prohibited unless it is a deep lot. On a deep lot, the parking area must be more than 300 feet from the light rail street. Houses, duplexes, and attached houses are exempt from this section. In order to qualify as a deep lot, the lot must have enough depth to accommodate the 300 foot front setback, the rear setback, and the development. An adjustment to the 300 foot distance is prohibited.~~

~~**33-450-235 Maximum Number of Parking Spaces**~~

~~The number of parking spaces for nonresidential uses may not exceed 150 percent of the required parking spaces stated in Table 266-2 of Chapter 33-266, Parking and Loading. Park-and-ride facilities are exempt from this requirement~~

~~**33-450-240 Exterior Display, Storage, and Activities**~~

~~Exterior display, storage, and activities are prohibited. Outdoor seating for restaurants and pedestrian-oriented accessory uses, such as flower, food, or drink stands, are exempt from this requirement~~

33.450.245 Gates

If a gate is constructed across a vehicle accessway, it must be located at least 18 feet back from the edge of the sidewalk closest to the street lot line. Where no sidewalk is present, the gate must be a minimum of 18 feet from the street lot line.

33.450.250 Office of Transportation Requirements

- A. Drive-through facilities.** The Office of Transportation requires that drive-through facilities, when allowed in the base zone, must be constructed so that the primary vehicle entrance and exits are not onto a light rail street.
- B. Curb cuts.** The Office of Transportation encourages the consolidation of curb cuts and discourages new curb cuts along light rail streets, taking into account safe traffic flow, the objectives of this chapter, and access points needed for the proper functioning of the development.

WEST OF THE WILLAMETTE RIVER**Use Regulations****33.450.300 Prohibited Uses**

- A** The following uses are prohibited on the portion of a site within 500 feet of a light rail alignment
- 1 Vehicle Repair Uses, and
 - 2 Sale or lease of consumer vehicles, including passenger vehicles, motorcycles, light and medium trucks, travel trailers, and other recreational vehicles. Offices for sale or lease of vehicles, where the vehicles are displayed or stored elsewhere, are allowed.
- B** The following uses are prohibited on the portion of a site within 200 feet of a light rail alignment
- 1 Commercial parking, surface or structured, and
 - 2 Accessory parking on a surface lot
 - 3 Replacement parking is allowed as a conditional use as provided in 33.510.235 E 4

Development Regulations

33.450.400 Prohibited Development

- A. Drive-through facilities
- B. Exterior display of goods and exterior storage on the portion of a site within 500 feet of a light rail alignment. Outdoor seating for restaurants and pedestrian-oriented accessory uses, such as flower, food, or drink stands, are exempt from this requirement

33.450.410 Minimum Floor Area Ratio

The minimum floor area ratio (FAR) for all new development is 1 to 1. Expansions of existing development are exempt from this FAR minimum.

33.450.420 Minimum and Maximum Parking Requirements

- A. **Minimum number of parking spaces.** On the portion of a site within 500 feet of a light rail alignment, the minimum number of parking spaces is 50 percent of the required parking spaces stated in Table 266-1 of Chapter 33.266, Parking and Loading.
- B. **Maximum number of parking spaces.** The number of parking spaces for non-residential uses in the LRT zone may not exceed 150 percent of the required parking spaces stated in Table 266-2 of Chapter 33.266, Parking and Loading.

33.450.430 Location of Vehicle Access and Area

Parking access near a light rail alignment. New motor vehicle access to any parking area is prohibited within 75 feet of a light rail alignment. Location of vehicle area is regulated by Chapter 266, Parking and Loading, except as provided in 510.235 B.5.

33.450.440 Improvements Between Buildings and the Street

The land between a building or exterior improvement and a street must be landscaped to at least the L1 standard and/or hard-surfaced for use by pedestrians. If hard-surfaced, the area must contain pedestrian amenities such as benches, drinking fountains, and/or other design elements (such as public art, planters, and kiosks) and be physically separated from parking areas by a 3 foot deep area landscaped to at least the L2 standard.

33.450.450 Ground Floor Windows

The ground floor window standards of 33.130.230 B.2 apply to all development in the RH, C, and E base zones.

ESEE Analysis: Update of Historic Resources in the Outer Southeast Community Plan Area

ESEE: Economic, Social, Environmental and Energy

Statewide Planning Goal 5 requires cities and counties "to conserve open space and protect natural and scenic resources "

The Bureau of Planning will be updating the City's 1984 Historic Resources Inventory for resources located within the Outer Southeast Community Plan Area. The Inventory will be updated to meet the current standards of the State Historic Preservation Office (SHPO). This will entail filling out new forms which require additional and new information that were not part of the 1984 process.

The other aspect of updating the inventory is to identify areas containing significant resources and to propose appropriate levels of protection. The downtowns of the Lents and Montavilla Neighborhoods, SE 92nd and Foster and Stark Street between 76th and 82nd Avenues respectively, were identified early in the Outer Southeast Community Planning process as areas worthy of consideration for historic protection.

Currently, Lents and Montavilla are not being proposed as historic districts since

- The districts were never designated or identified as being significant in either the 1978 Potential Historic Conservation Districts or the 1984 Historic Resources Inventory documents
- Preliminary analysis shows that many of the buildings in these districts were not given prime importance or potential landmark status
- Many of the buildings have been renovated and altered from their original state

A preliminary review reveals that the proposed Storefront Commercial Zone at Montavilla and Central Employment Zone at Lents, coupled with a pedestrian district designation for each should adequately protect their historic essence and character.

A complete analysis containing detailed information on reasons for not applying protection to the two areas will be available at a later date.

Summary of Economic, Social, Environmental and Energy (ESEE) Analysis of Certain Natural, Scenic and Open Space Resources within the Johnson Creek Basin

The *Economic, Social, Environmental and Energy (ESEE) Analysis of Certain Natural, Scenic and Open Space Resources within the Johnson Creek Basin (ESEE Analysis)*⁵ presents the results of the evaluation of certain lands within the Mt Scott/Johnson Creek Subarea. The *ESEE Analysis* is published as a separate document.

The *ESEE Analysis* provides the inventory, analysis and recommendations for protection of those significant natural, scenic and open space resources located in the Outer Southeast Community Plan district which have not previously been analyzed by the City for environmental zoning. The planning area includes land which has recently been annexed by the City of Portland or is expected to be annexed in the near future.

Ten resource sites including areas along Johnson Creek, two tributaries to Johnson Creek, and the north slopes of Powell Butte, were analyzed. Those resource sites are

Site 18 1	Johnson Creek 117th to 122nd
Site 20 1	Johnson Creek at Canyon/Deardorff Road
Site 22 1	Johnson Creek at Bundy Park, West
Site 23 1	Johnson Creek at Bundy Park, East to 142nd
Site 24 1	Johnson Creek SW of Powell Butte at 145th
Site 27 1	Foster/Jenne Road, NE Corner
Site 27 1OJ	Johnson Creek at Circle Avenue
Site 29 1	Johnson Creek at 174th Avenue
Site 29 2	North Slope Powell Butte
Site 30 1OJ	Boring Lava Hills/Barbara Welch Rd

These sites, with the exception of Sites 27 1OJ and 30 1OJ, were annexed into the City of Portland on July 1, 1994. The sites are adjacent to existing environmentally-zoned properties in the City. The numbering follows the numbering found in the *Johnson Creek Basin Protection Plan*, which was adopted by City Council in June, 1991.

The *ESEE Analysis* includes a brief review of the background and policy framework, followed by the inventory, analysis and recommendation(s) for each site. As part of the inventory and analysis, potential conflicting uses are identified, based on the uses currently permitted by city zoning. Consequences of resource protection are

⁵ Formerly entitled *Proposed Outer Southeast Community Plan Environmental Zoning Study and Recommendations*, February, 1995. This document was published and distributed along with other Outer Southeast Community Plan documents.

then analyzed and weighed against each other. The recommendations are designed to balance the conflicting uses with identified resource values, taking into consideration the consequences of the recommendation.

The primary tool used by the City to conserve and protect significant environmental resources is through the application of environmental zones. These zones protect identified resources and resource values and provide a mechanism through which conflicts between resources and human uses can be resolved. Environmental protection (the more restrictive zone) is applied to high valued resources next to Johnson Creek and its tributaries. Environmental conservation is applied to land near but not adjacent to Johnson Creek and its tributaries and on the north slope of Powell Butte.

This *ESEE Analysis* joins the City's eight other plans designed to protect natural, scenic and open space resources within the City of Portland. It is designed to comply with the Oregon Land Conservation and Development Commission (LCDC) Statewide Planning Goal 5 requirements. State Goal 5 requires all jurisdictions in Oregon to "conserve open space and protect natural and scenic resources." The Goal 5 Administrative Rule prescribes the following three-step planning process:

- 1 Inventory of the location, quantity and quality of Goal 5 resources,
- 2 Analysis of the economic, social, environmental and energy (ESEE) consequences of allowing, limiting or prohibiting land uses which conflict with identified resources, and
- 3 Development of a program to protect significant resources

The Zoning Maps

The quarter sections that cover the Outer Southeast Community plan area are included in this section. They show recommended zoning and Comprehensive Plan Map Designations when they differ from the zoning. Comprehensive Plan Map designations are the same as the zoning unless noted in parentheses.

Proposed zoning patterns for the area were published in February 1995. They were developed after discussions with residents, representatives of institutions and community groups and business owners. Planning Commission members, other City Bureaus and Bureau of Planning staff were also consulted. The updated land use inventory of major commercial and industrial areas was also helpful in applying the most appropriate zones and avoiding the creation of nonconforming uses.

The Planning Commission held hearings in the spring of 1995 on the proposed plan and map. They approved a number of amendments to the proposed plan map and made some of their own changes. The approved or revised map amendments are reflected on the recommended zoning maps.

The City Council will be holding hearings on Planning Commission's Recommended Outer Southeast Community Plan and Map in November, 1995. These quarter sections contain **recommended zoning**. The City Council may direct that these be revised after hearing testimony from citizens. They will be final only after adoption by City Council in January 1996.

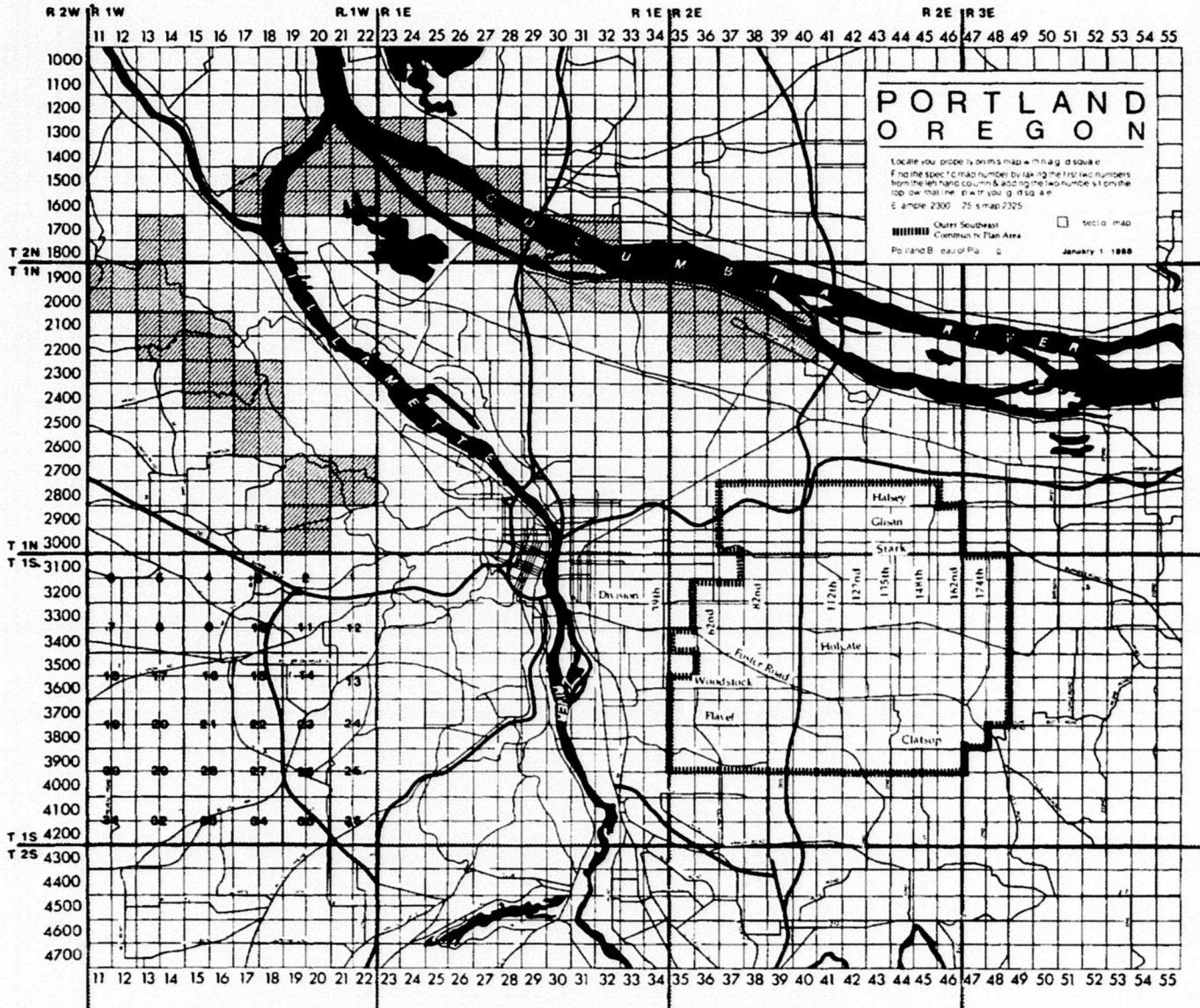
For current zoning information see City zoning maps by quarter section at the Permit Center, located in The Portland Building, 1120 SW 5th, 1st floor.

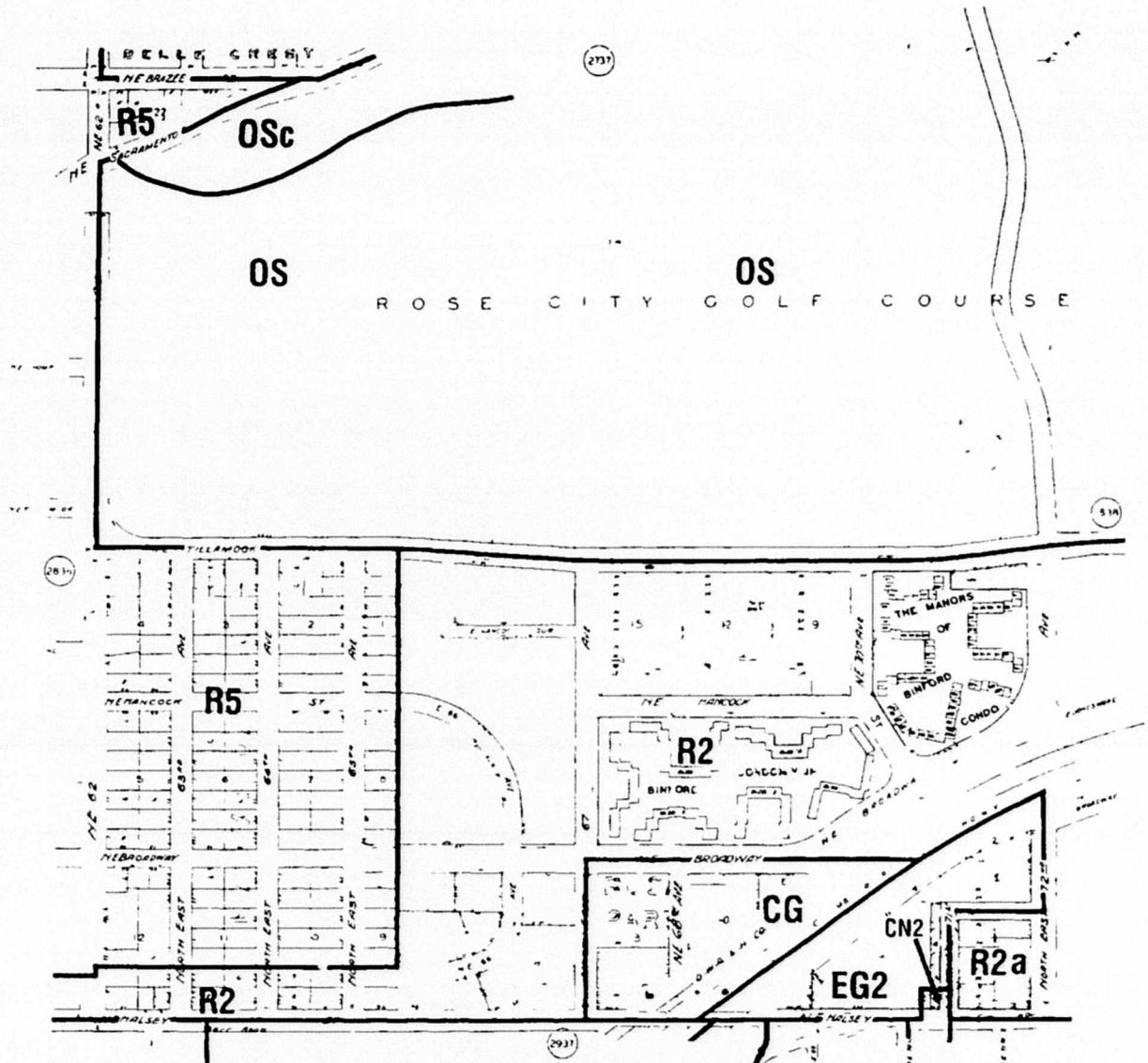
Quarter Section Maps Covering the Outer Southeast Community Plan Area

2837	2937	3037	3138	3236	3336
2838	2938	3038	3139	3237	3337
2839	2939	3039	3140	3238	3338
2840	2940	3040	3141	3239	3339
2841	2941	3041	3142	3240	3340
2842	2942	3042	3143	3241	3341
2843	2943	3043	3144	3242	3342
2844	2944	3044	3145	3243	3343
2845	2945	3045	3146	3244	3344
	2946	3046	3147	3245	3345
			3148	3246	3346
				3247	3347
				3248	3348
3435	3536	3635	3735	3835	3935
3436	3537	3636	3736	3836	3936
3437	3538	3637	3737	3837	3937
3438	3539	3638	3738	3838	3939
3439	3540	3639	3739	3839	3940
3440	3541	3640	3740	3840	3942
3441	3542	3641	3741	3841	3943
3442	3543	3642	3742	3842	3944
3443	3544	3643	3743	3843	3945
3444	3545	3644	3744	3844	3946
3445	3546	3645	3745	3845	
3446	3547	3646	3746	3846	
3447	3548	3647	3747	3847	
3448		3648	3748		

Quarter Section Map Key

■■■■■■ 1/4 Sections within the Outer Southeast Community Plan Area





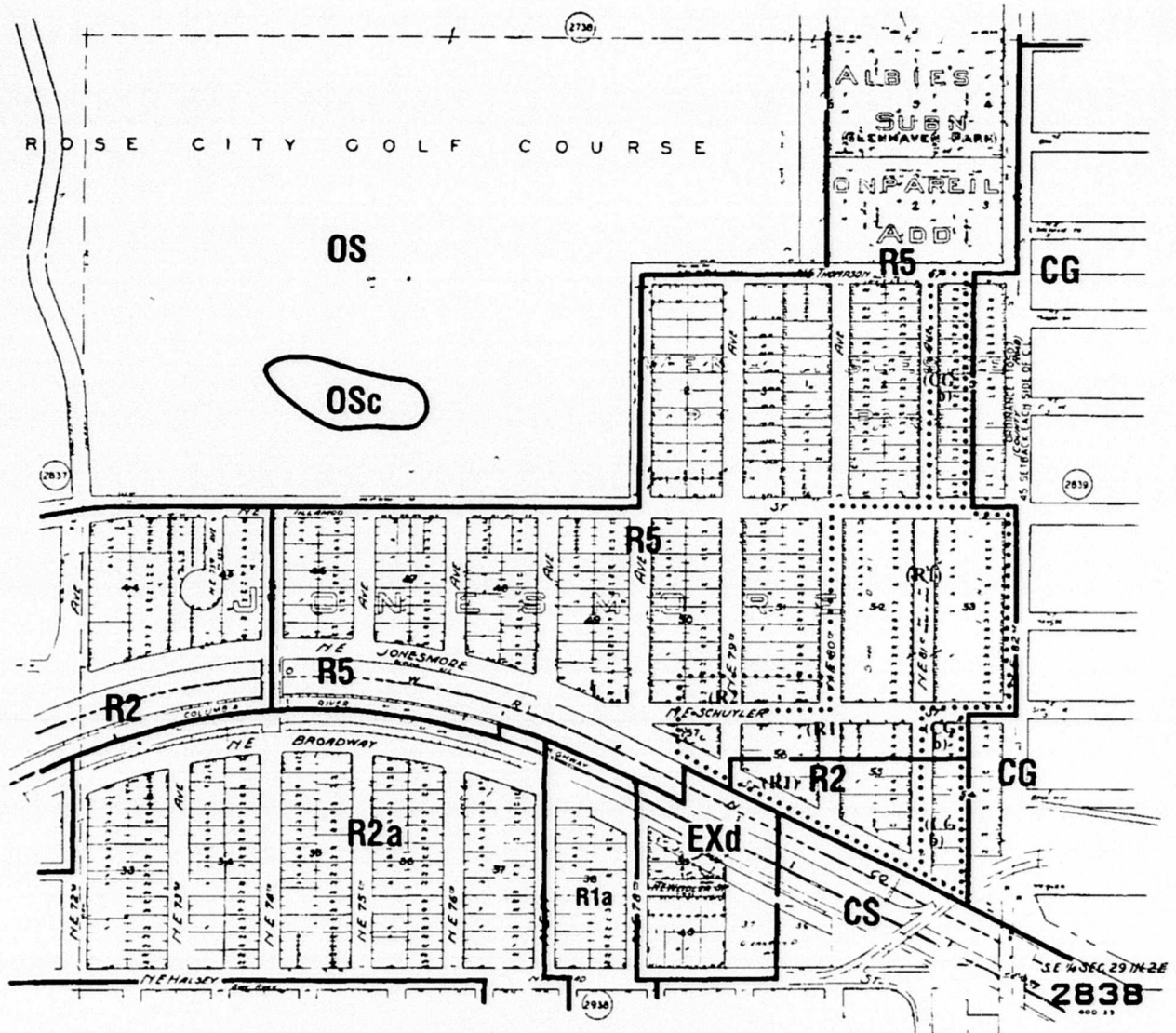
MAP DOES NOT SHOW FRONT OR
 G. LAND USE REVIEWS
 IS F. APPROVAL, NO. CENT
 ENTING. C. SERVICES
 THE. J. PLANNING BOARD

NOTE: Zoning designations are subject to change
 verify zoning prior to development or sales

R10 Current Zoning	6 93	CITY OF PORTLAND BUREAU OF PLANNING
	6 84	
Maximum Permitted Zoning as per Comprehensive Plan	6W 1/4 SMC	2837
	29 IN 2E	

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995

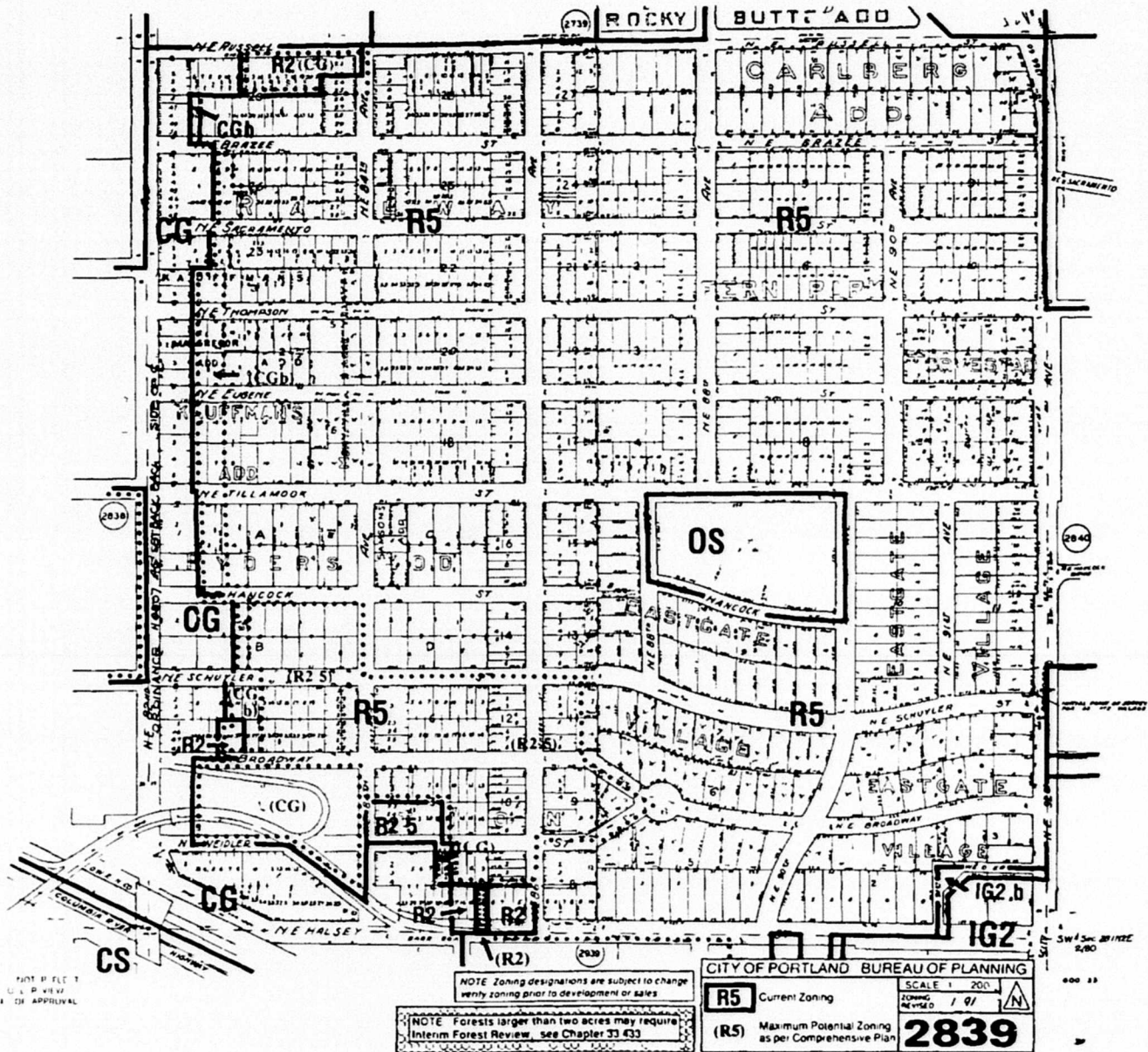


NOTE: Zoning designations are subject to change verify zoning prior to development or sales

R10	Current Zoning	ZONING REVISED 6 95	CITY OF PORTLAND BUREAU OF PLANNING
	(R10) Maximum Potential Zoning as per Comprehensive Plan	BASE MAP ACQUIRED 10 89	
		DESCRIPTION SE 1/4 SEC 29 7N-2E	 2838
		29 1N 7E	

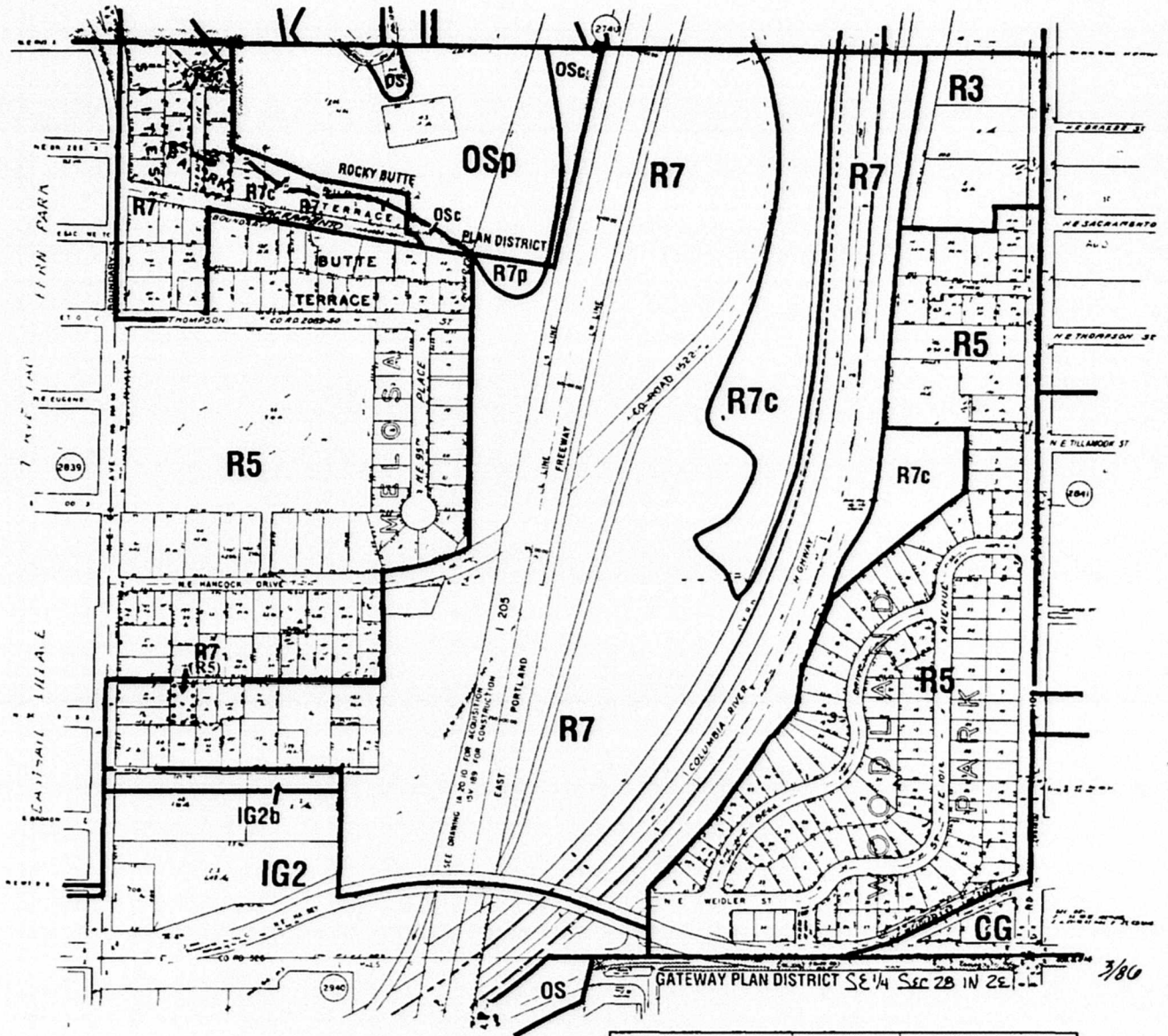
Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995

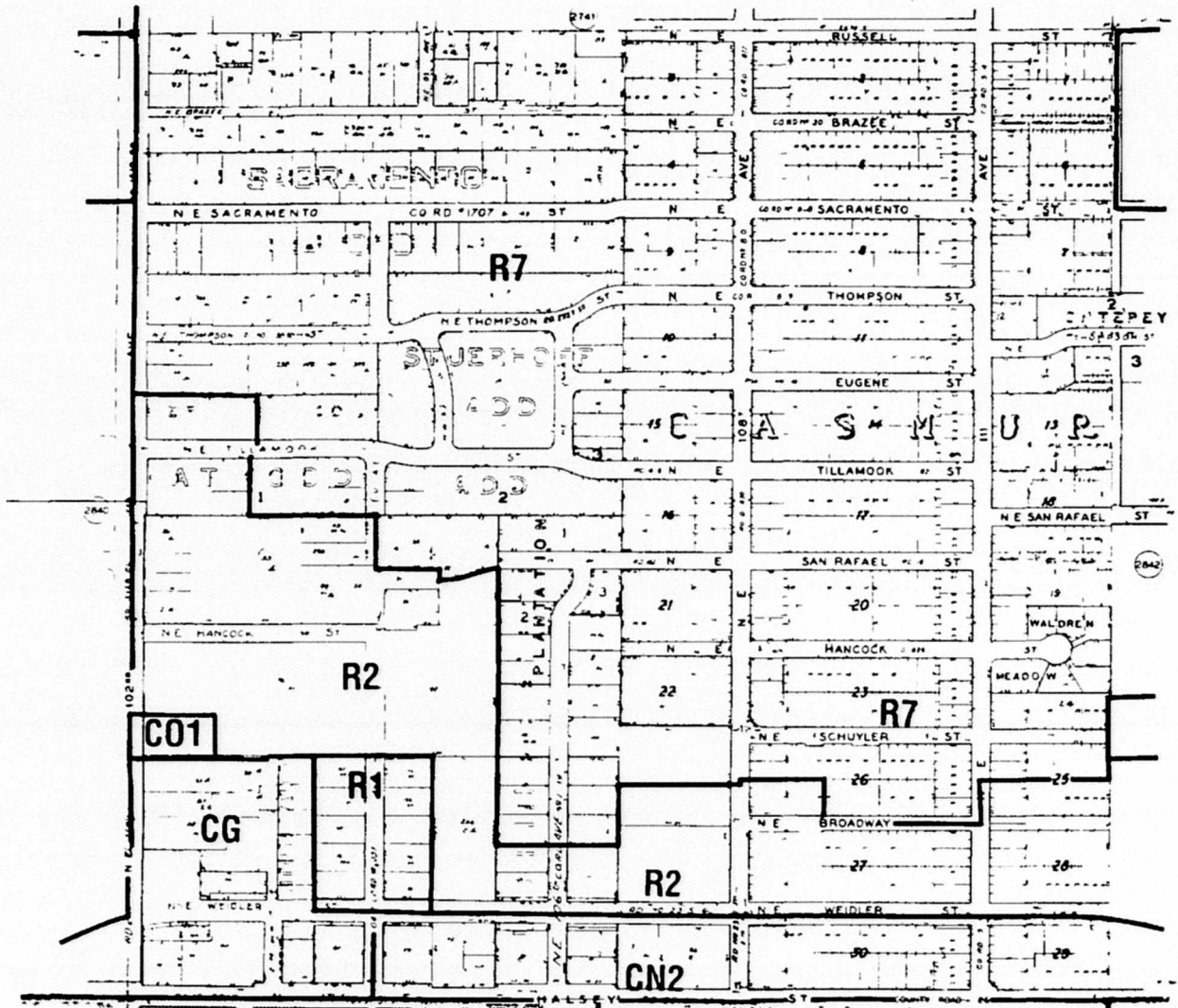


NOTE: Zoning designations are subject to change verify zoning prior to development or sales.

R10	Current Zoning	ZONING REVISED 6 95	CITY OF PORTLAND BUREAU OF PLANNING
	Maximum Potential Zoning as per Comprehensive Plan	BASEMAP ACQUIRED 3 86	
		LEGAL DESCRIPTION SE 1/4 SEC. 28 IN 2E	
			SCALE: 1" = 100'
			2840


Outer Southeast Community Plan
Planning Commission's
Recommended Plan
Designations & Zoning

October 1995



GATEWAY PLAN DISTRICT

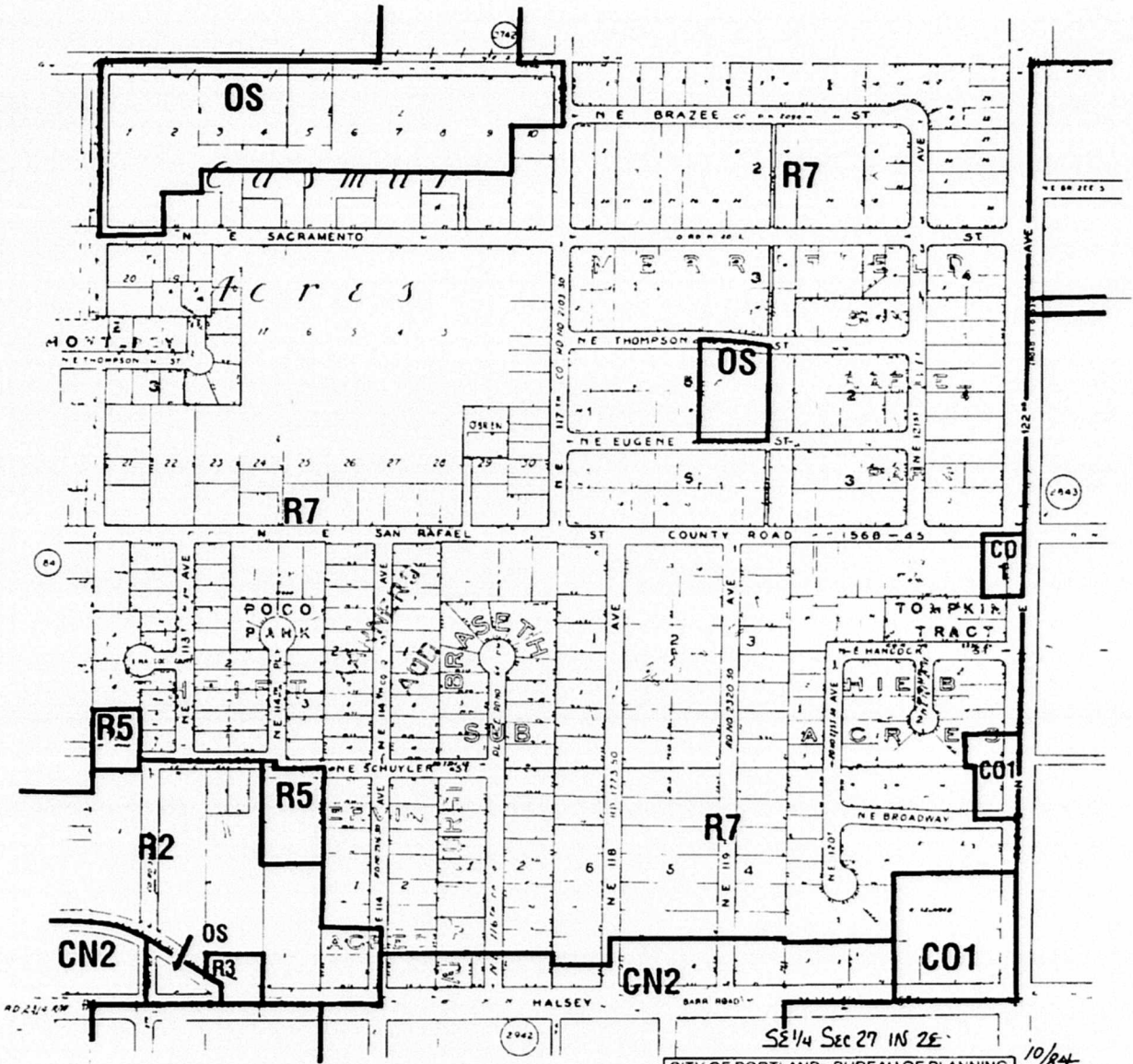
SW 1/4 Sec 27 IN 2E

CITY OF PORTLAND BUREAU OF PLANNING		 2841
R5 Current Zoning (R5) Maximum Potential Zoning as per Comprehensive Plan	1/91 2841	

NOTE: Zoning designations are subject to change. Verify zoning prior to development or sales.

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



1. THIS MAP IS NOT A FINAL
 2. USE IN VIEW
 3. DATE OF APPROVAL

NOTE: Zoning designations are subject to change
 verify zoning prior to development or sales

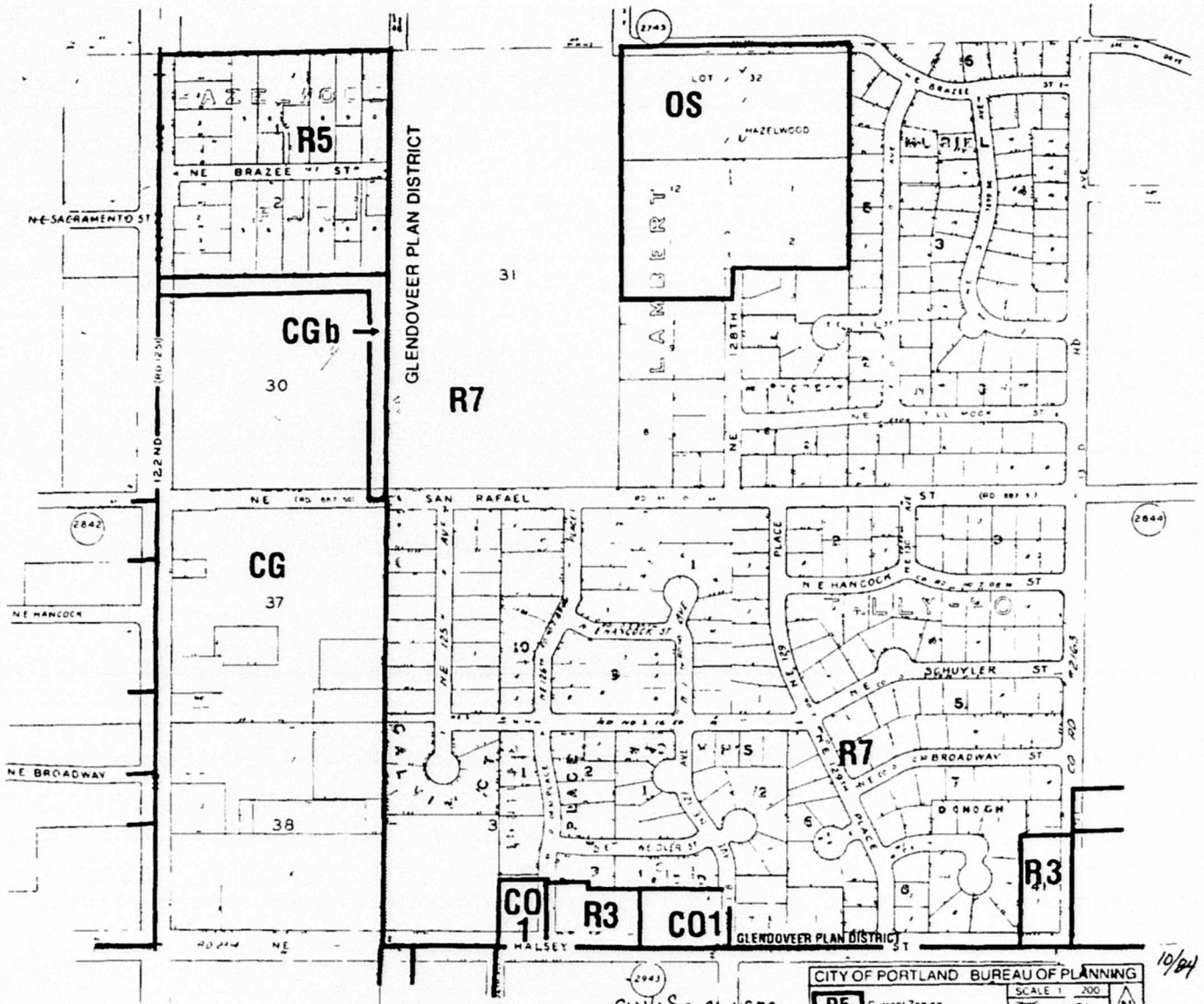
SE 1/4 Sec 27 IN 2E
 CITY OF PORTLAND BUREAU OF PLANNING 10/84

R5	Current Zoning	SCALE 1" = 200'	N
(R5)	Maximum Potential Zoning as per Comprehensive Plan	ZONING RE-191	

2842

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



SW 1/4 Sec 26 N 72 E

THE GLENDOVEER PLAN DISTRICT APPLIES ONLY TO CITY LAND ZONED R7 WITHIN THE PLAN DISTRICT BOUNDARY

NOTE: Zoning designations are subject to change without notice.

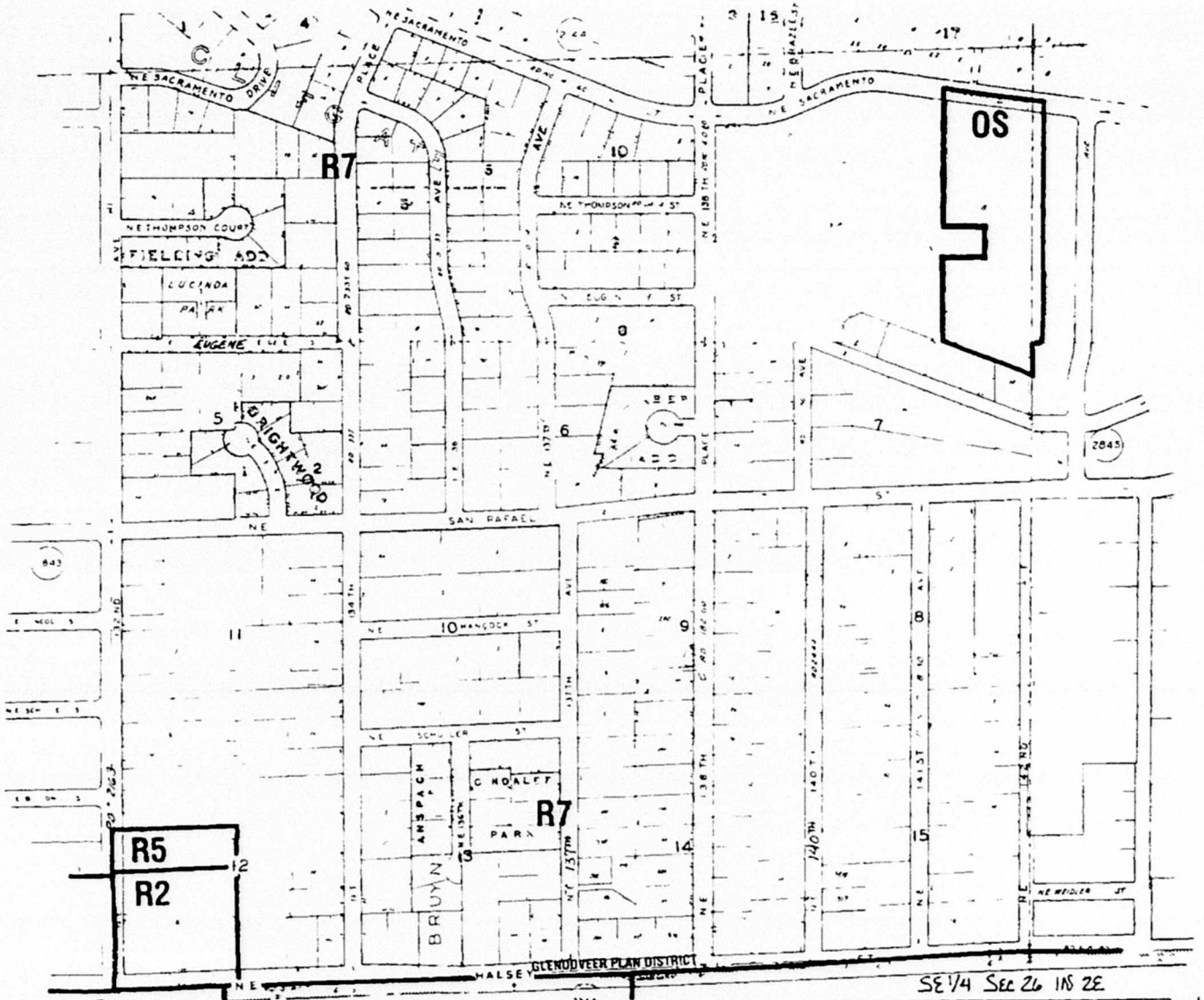
CITY OF PORTLAND BUREAU OF PLANNING

R5 Current Zoning	SCALE 1" = 200'	
	2843	
(R5) Maximum Potential Zoning as per Comprehensive Plan	DATE: 1/91	

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995

35464



NOTE: Zoning designations are subject to change
 verify zoning prior to development or sales

■ ENTIRE 1/4 SECTION IS WITHIN THE GLENDOVEER PLAN DISTRICT
 THE GLENDOVEER PLAN DISTRICT APPLIES ONLY TO
 CITY LAND ZONED R7 WITHIN THE PLAN DISTRICT BOUNDARY

CITY OF PORTLAND BUREAU OF PLANNING

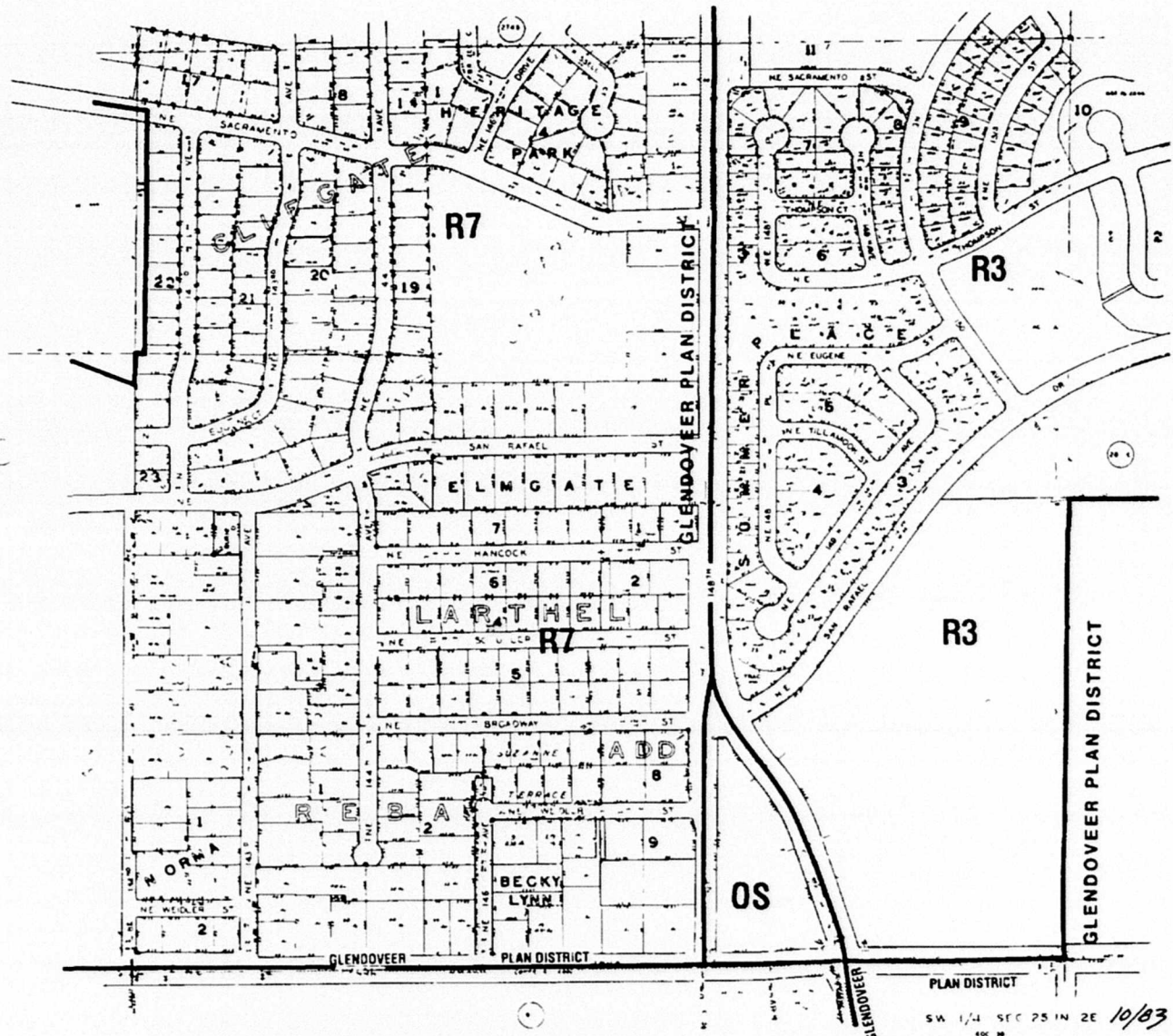
R5	191	N
(R5)		

2844

10/84

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



THE GLENDOVEER PLAN DISTRICT APPLIES ONLY TO CITY LAND ZONED R7 WITHIN THE PLAN DISTRICT BOUNDARY

NOTE: Zoning designations are subject to change verify zoning prior to development or sales

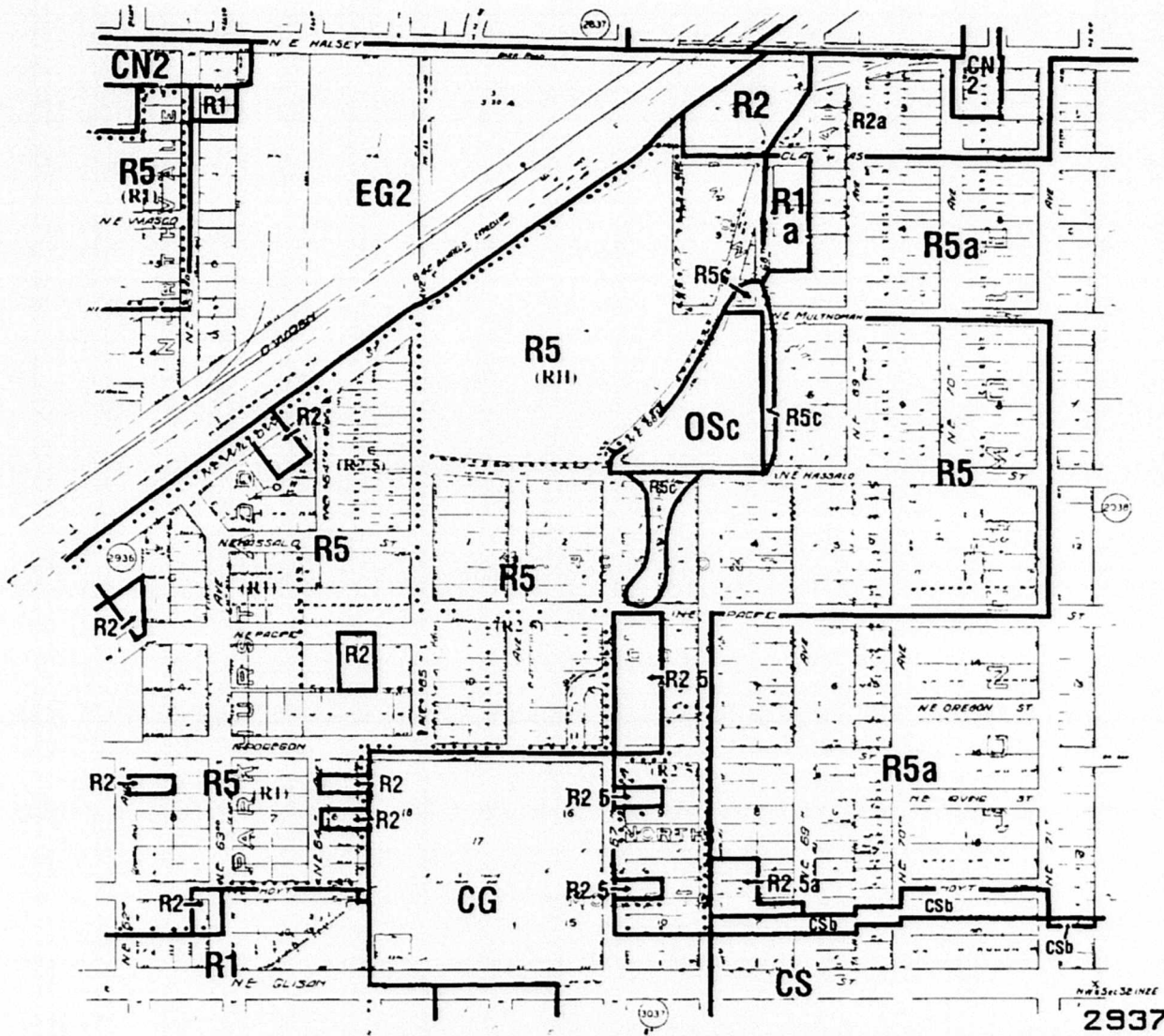
CITY OF PORTLAND BUREAU OF PLANNING

R5 Current Zoning	SCALE 1" = 200'	ZONING REVISION 4/91	N
(R5) Maximum Potential Zoning as per Comprehensive Plan	2845		

SW 1/4 SEC 25 IN 2E 10/03

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995

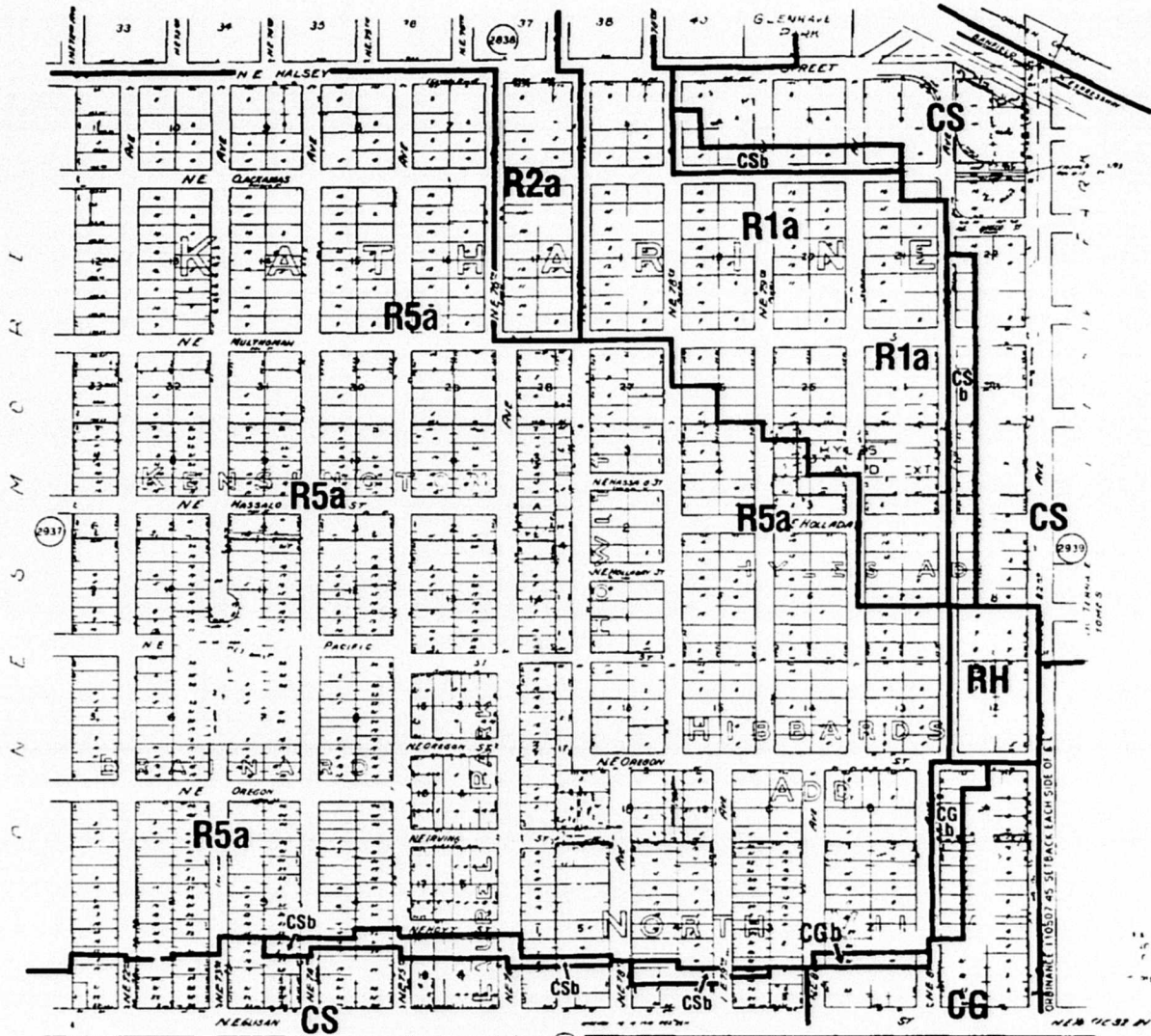


NOTE: Zoning designations are subject to change verify zoning prior to development or sales

R10	6 93	CITY OF PORTLAND BUREAU OF PLANNING
	5 89	
R10	NW 1/4 SEC 32 IN 2E	2937

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995

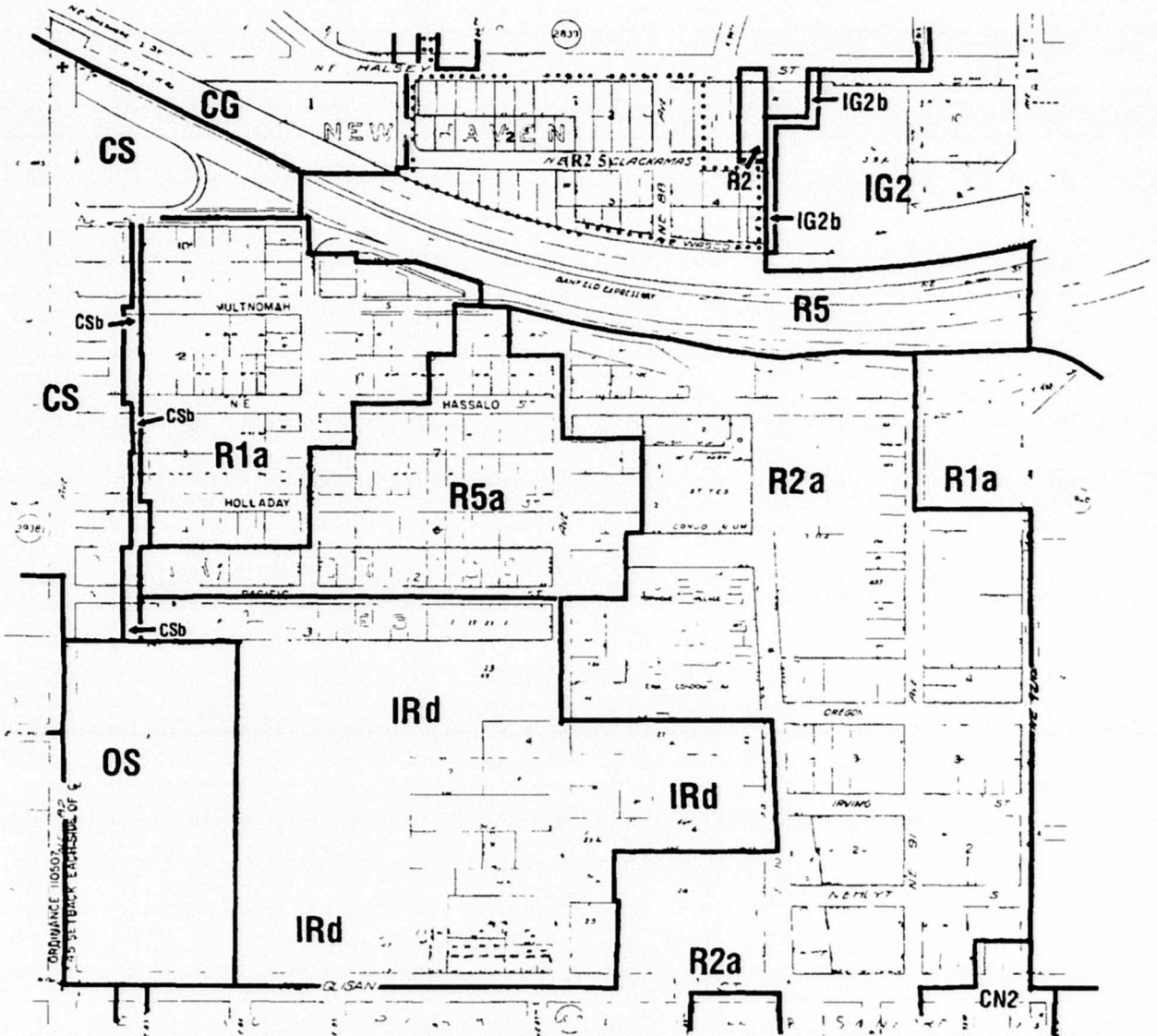


NOTE: Zoning designations are subject to change
 twenty zoning prior to development or sales

R10	Current Zoning	ZONING REF. MAP 594	CITY OF PORTLAND BUREAU OF PLANNING 2938
	Maximum Potential Zoning as per Comprehensive Plan	BASEMAP ACQUIRED 589	
		LEGAL DESCRIPTION NE V4 SEC 32 IN 2E	
		SCALE: 1"=100'	

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



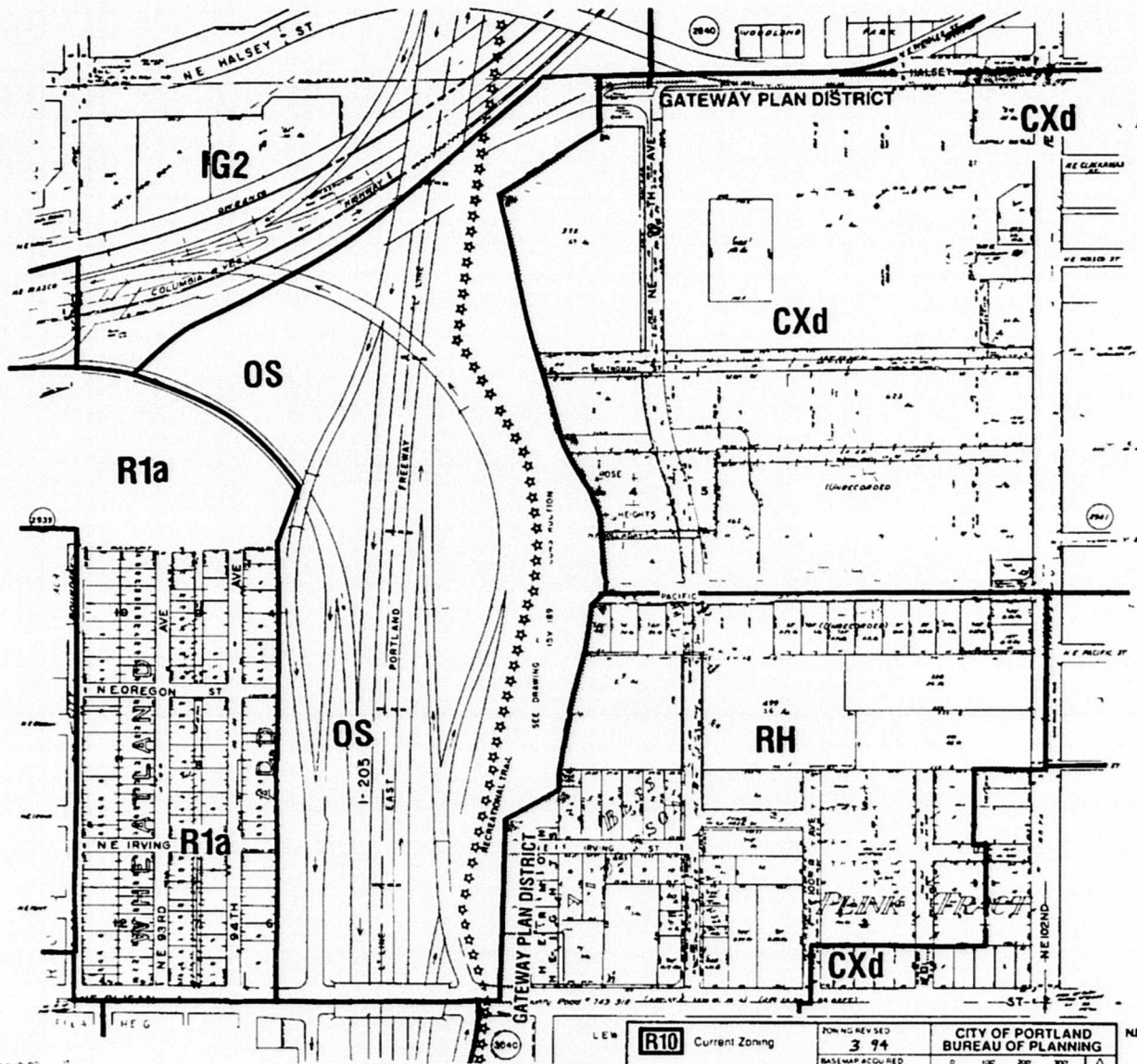
NW 1/4 Sec 33 1N2E
 NOTE: Zoning designations are subject to change
 verify zoning prior to development or sales

CITY OF PORTLAND BUREAU OF PLANNING		SCALE 1" = 200'	
R5	Current Zoning	LONG REVISED 1 91	
(R5)	Maximum Potential Zoning as per Comprehensive Plan	2939	

17/9/84

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



PENDING LAND USE
 CHANGES TO BE
 MADE TO THE
 MAP

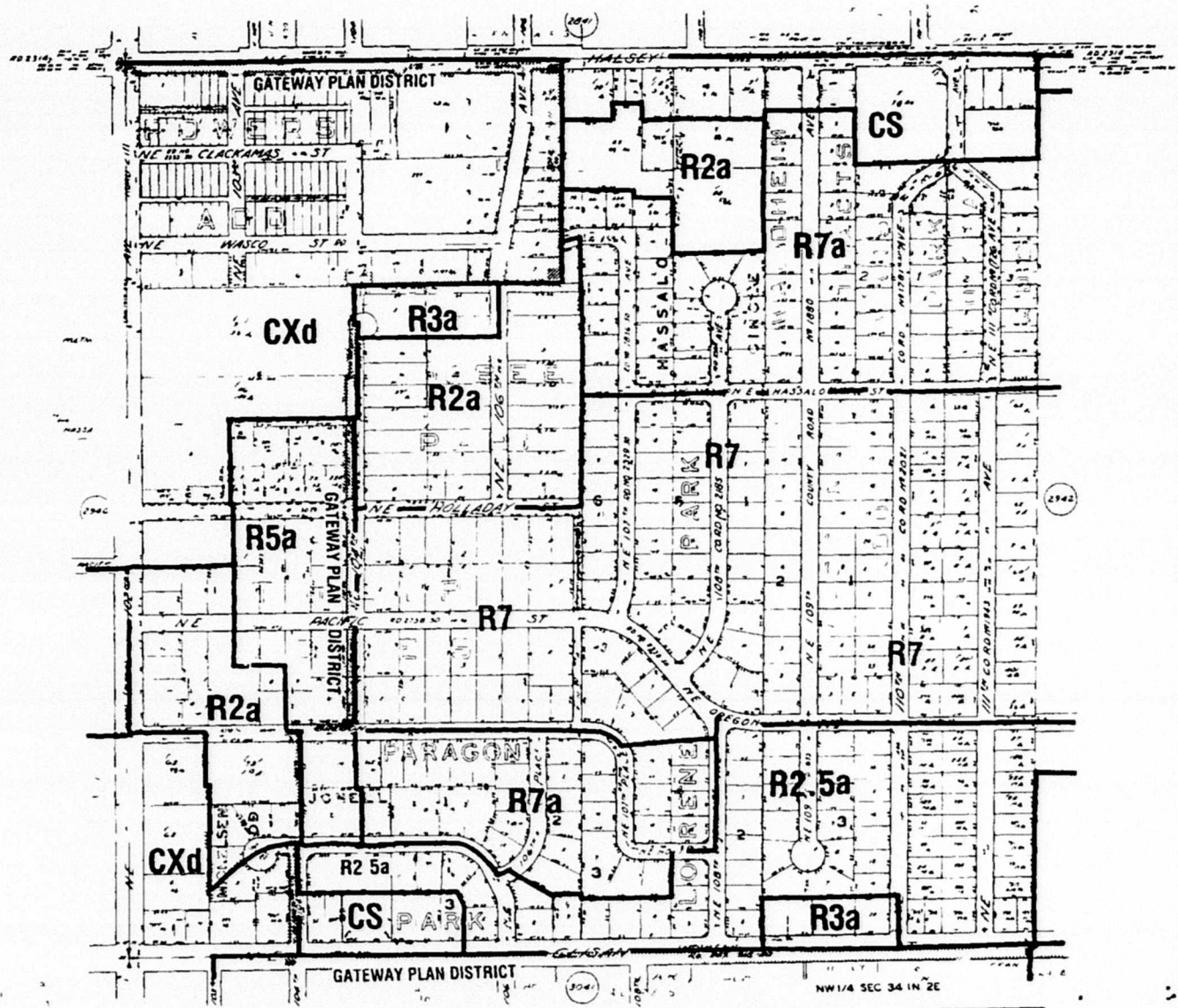
NOTE: Zoning designations are subject to change
 verify zoning prior to development or sales

(R10)	Current Zoning	ZONING REVISED 3 94	CITY OF PORTLAND BUREAU OF PLANNING						
	Maximum Potential Zoning as per Comprehensive Plan	BASEMAP ACQUIRED 5 89							
		LEGAL DESCRIPTION NE 1/4 SEC 33 IN 2E	<table border="1"> <tr> <td colspan="2">SCALE IN FEET</td> </tr> <tr> <td>0</td> <td>100 200 300</td> </tr> <tr> <td colspan="2" style="text-align: center;">2940</td> </tr> </table>	SCALE IN FEET		0	100 200 300	2940	
SCALE IN FEET									
0	100 200 300								
2940									

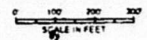
NE 1/4 SEC 33-IN 2E
2940

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning


October 1995



NOTE: Zoning designations are subject to change. Verify zoning prior to development or sales.

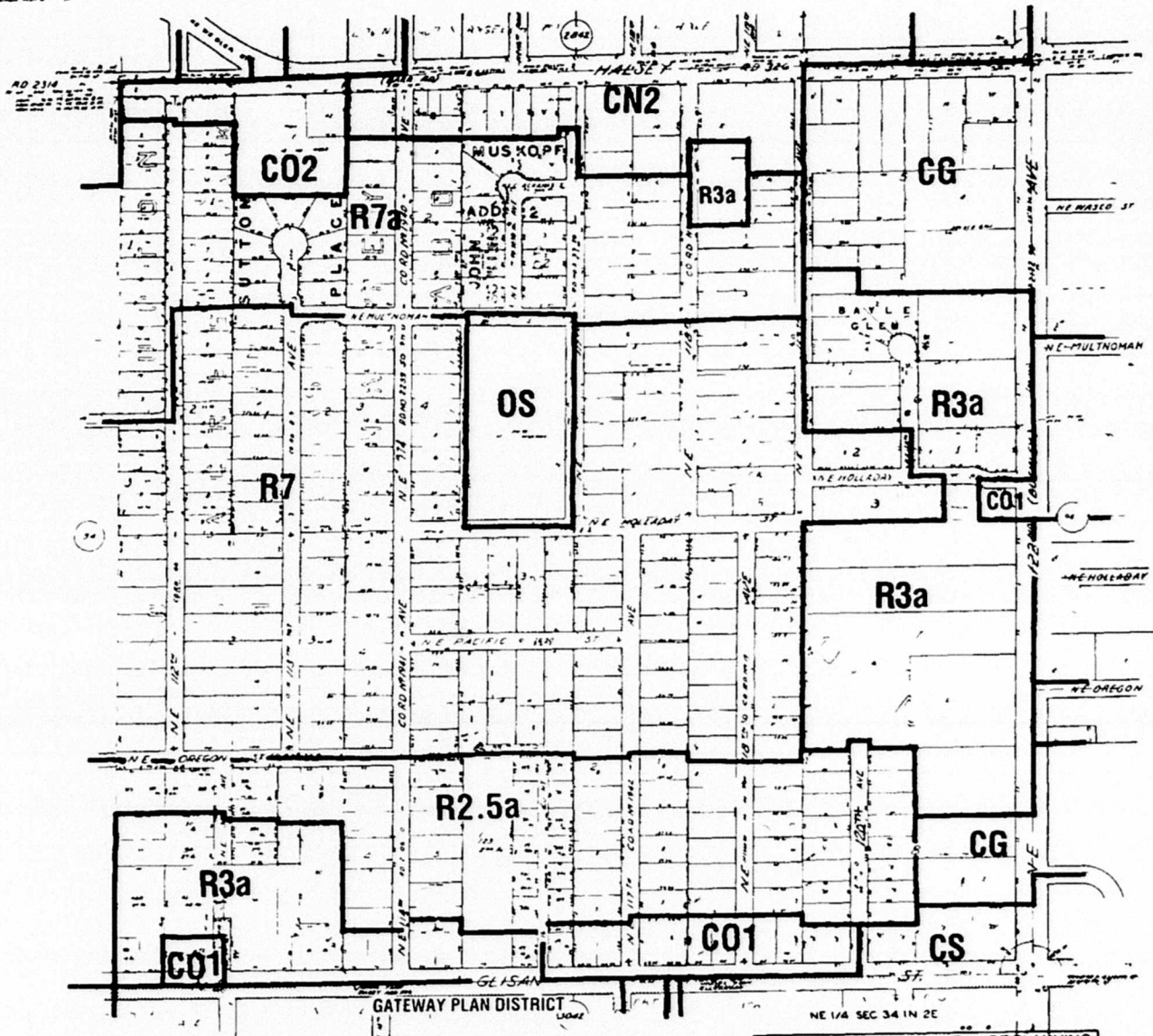


CITY OF PORTLAND BUREAU OF PLANNING

R5 Current Zoning	ZONING REVISED 1/91 
(R5) Maximum Potential Zoning as per Comprehensive Plan	
2941	

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

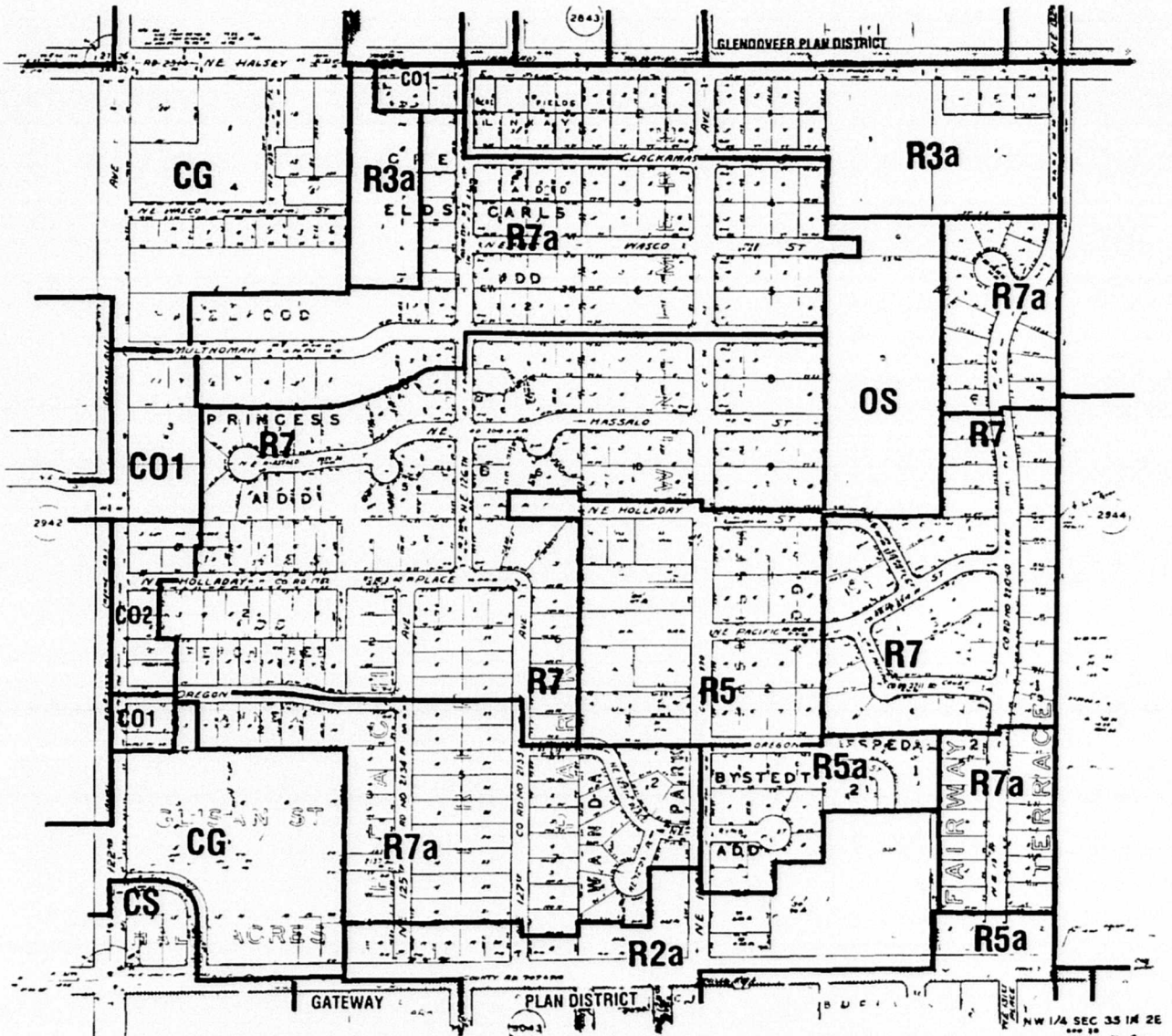
October 1995



NOTE: Zoning designations are subject to change
 verify zoning prior to development or sales

CITY OF PORTLAND BUREAU OF PLANNING		SCALE 1" = 200'	
R5	Current Zoning	ZONING REVISIONS / 91	
(R5)	Maximum Potential Zoning as per Comprehensive Plan	2942	

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning
 October 1995



THIS MAP DOES NOT REFLECT
 USER VIEWS
 OR COMMENTS OF APPROVAL

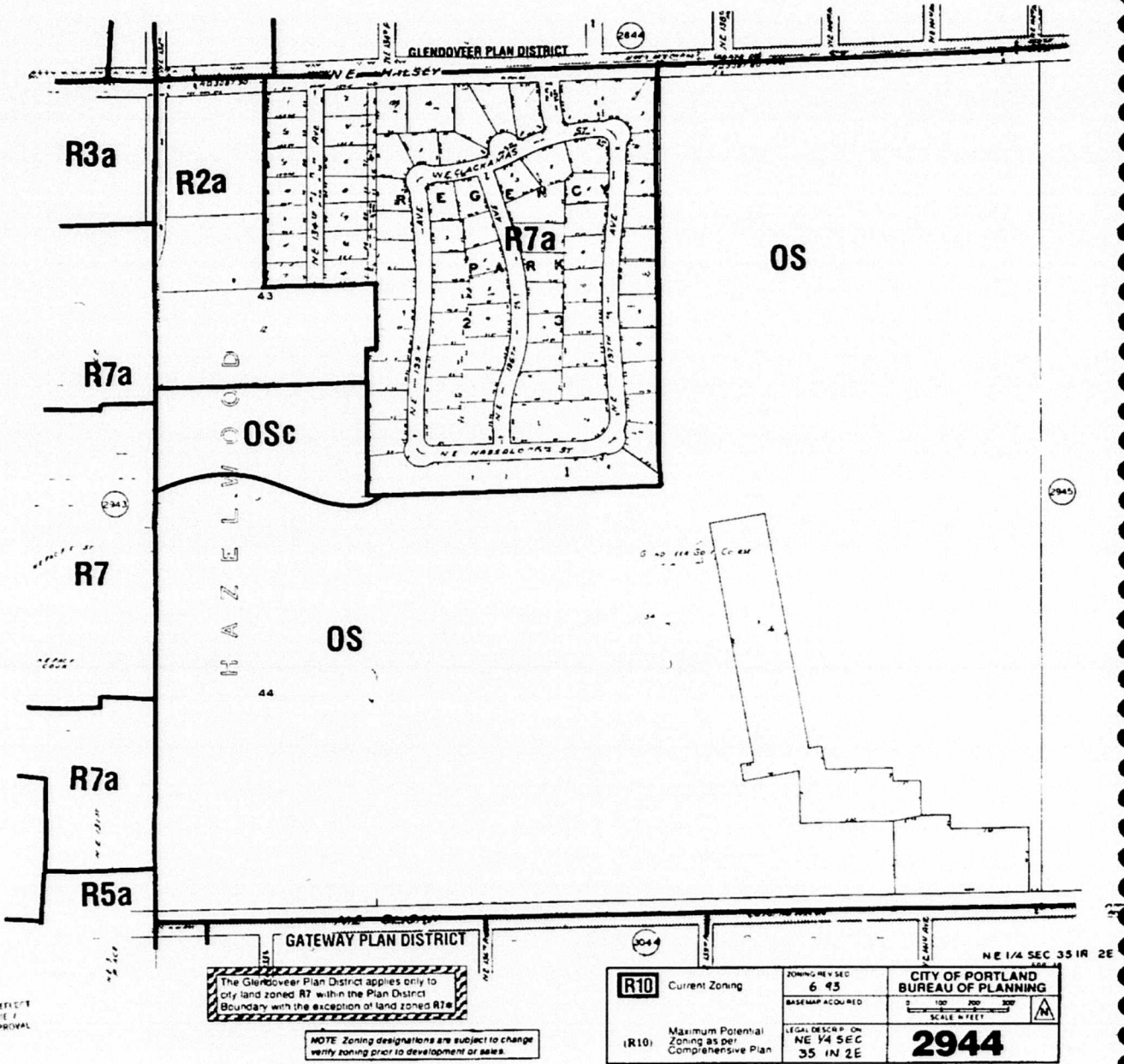
The Glendoveer Plan District applies only to
 city land zoned R7 within the Plan District
 Boundary with the exception of land zoned R7a

NOTE: Zoning designations are subject to change
 by city zoning prior to development of gates.

CITY OF PORTLAND BUREAU OF PLANNING	
R5 Current Zoning	SCALE 1" = 200'
(R5) Maximum Potential Zoning as per Comprehensive Plan	DATE REVISED 7/91
2943	

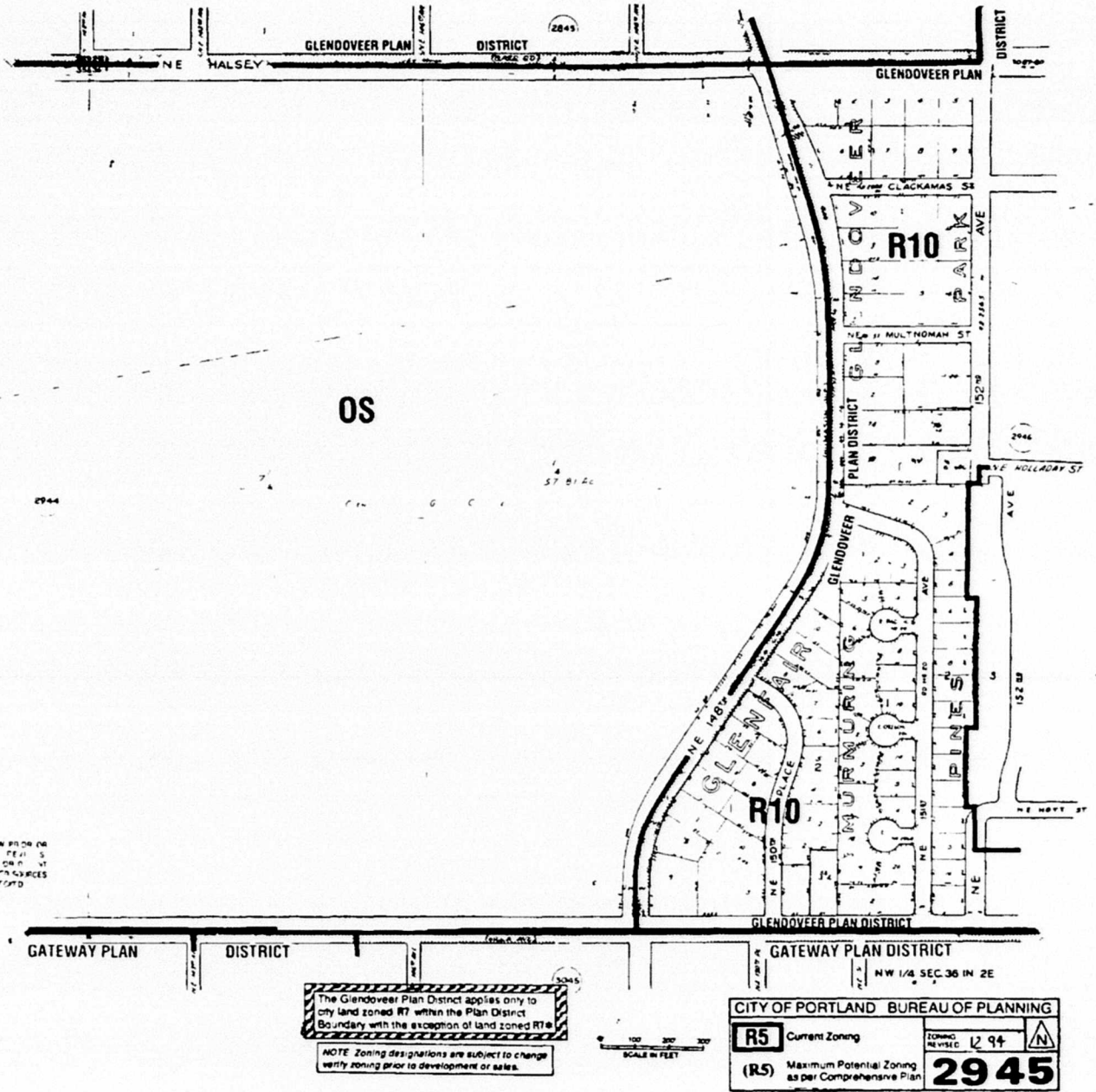
Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

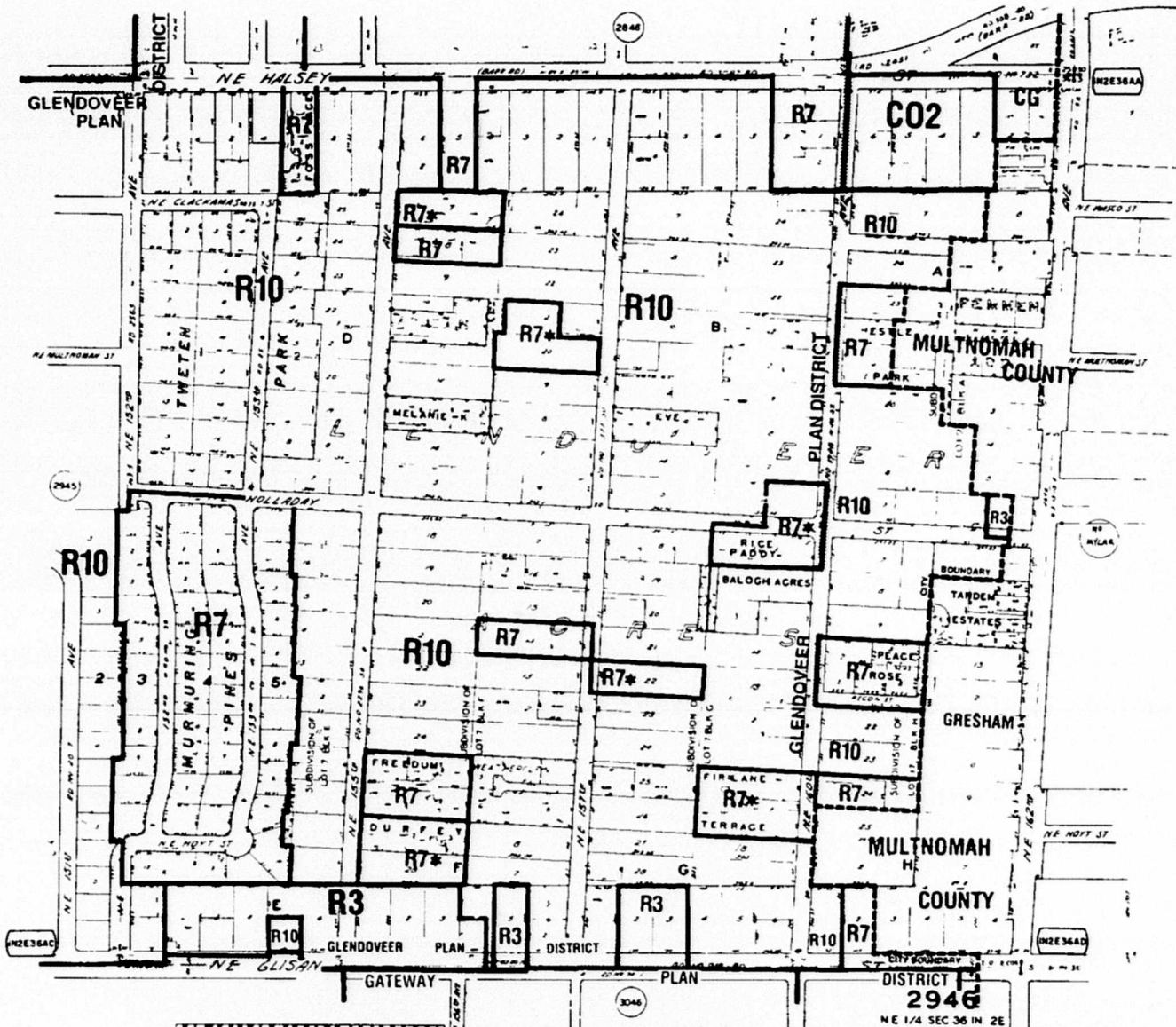
October 1995



THIS MAP DOES NOT SHOW FROM OR
 BEYOND THE CITY OF PORTLAND
 COULD THIS BE A PART OF AN
 LE. LA FTT CHANG E APPROX SERVICES
 OF PLANNING CAN BE OBTAINED

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



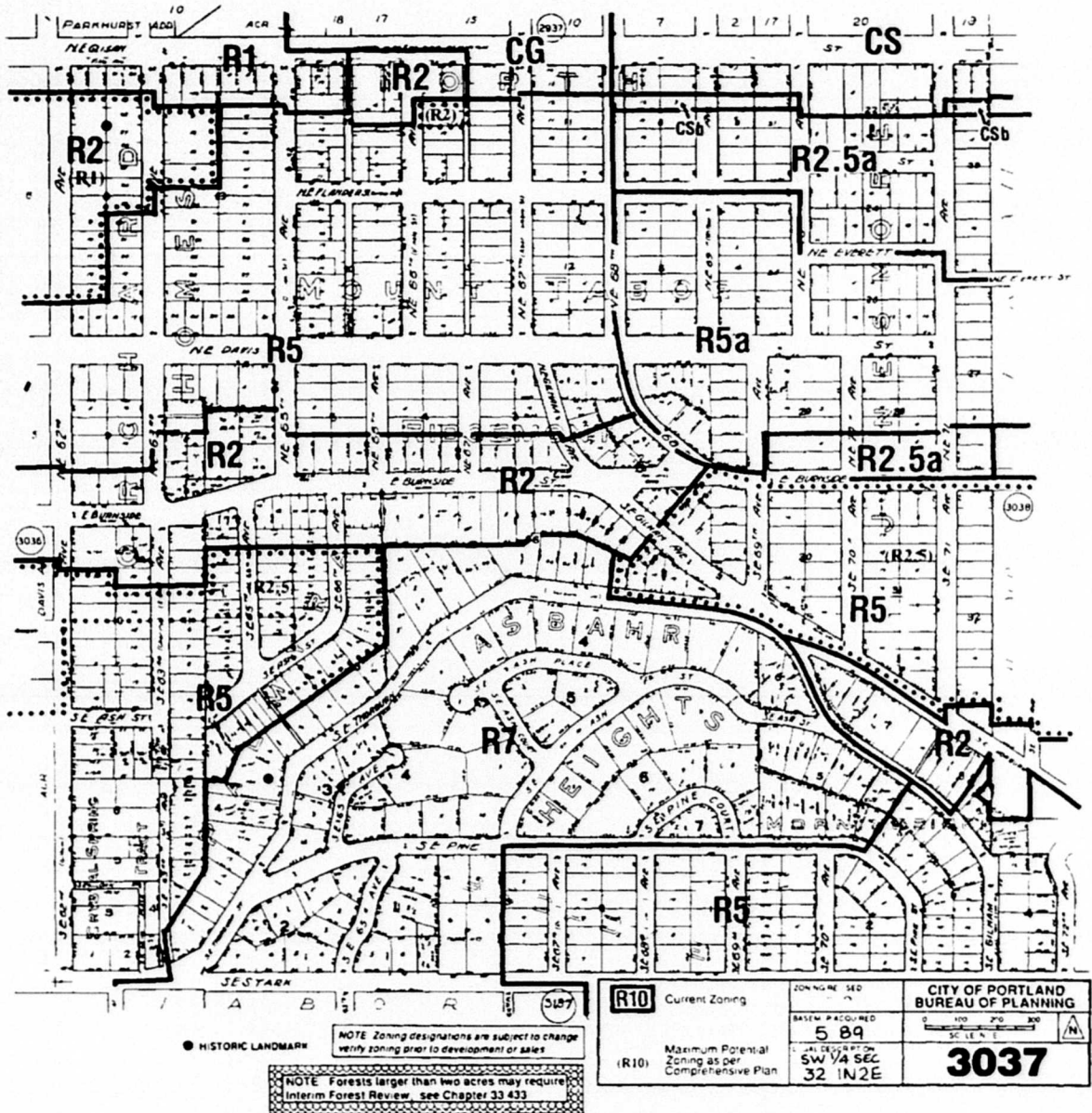
The Glendoveer Plan District applies only to city land zoned R7 within the Plan District Boundary with the exception of land zoned R7*

NOTE: Zoning designations are subject to change with zoning prior to development or sales

R10	Current Zoning	ZONING REVISED 7 93	CITY OF PORTLAND BUREAU OF PLANNING
	Maximum Potential Zoning as per Comprehensive Plan	BASEMAP ACQUIRED 10 89	
(R10)		LEGAL DESCRIPTION NE 1/4 SEC 36 IN 2E	2946

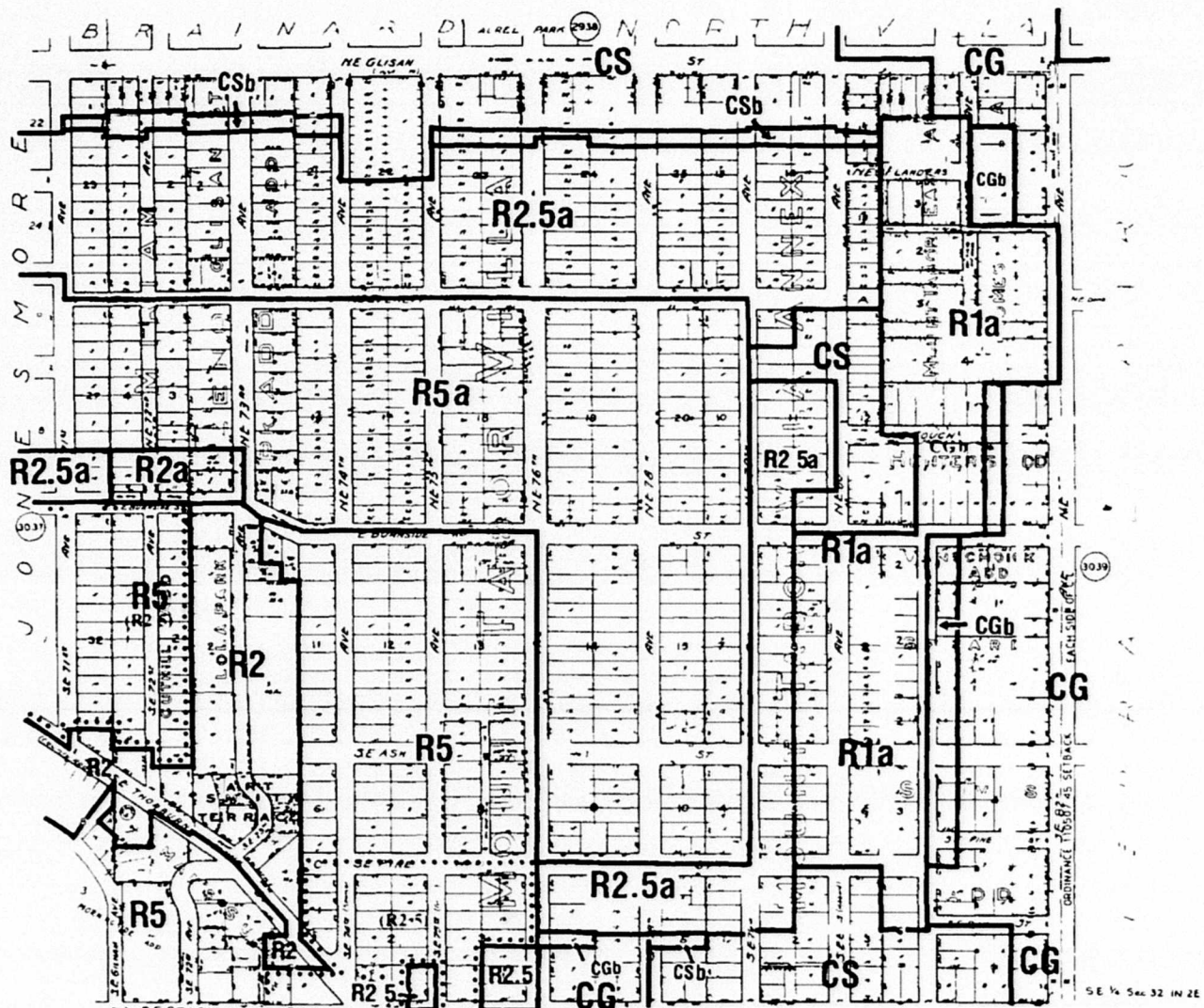
Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



**Outer Southeast Community Plan
Planning Commission's
Recommended Plan
Designations & Zoning**

October 1995



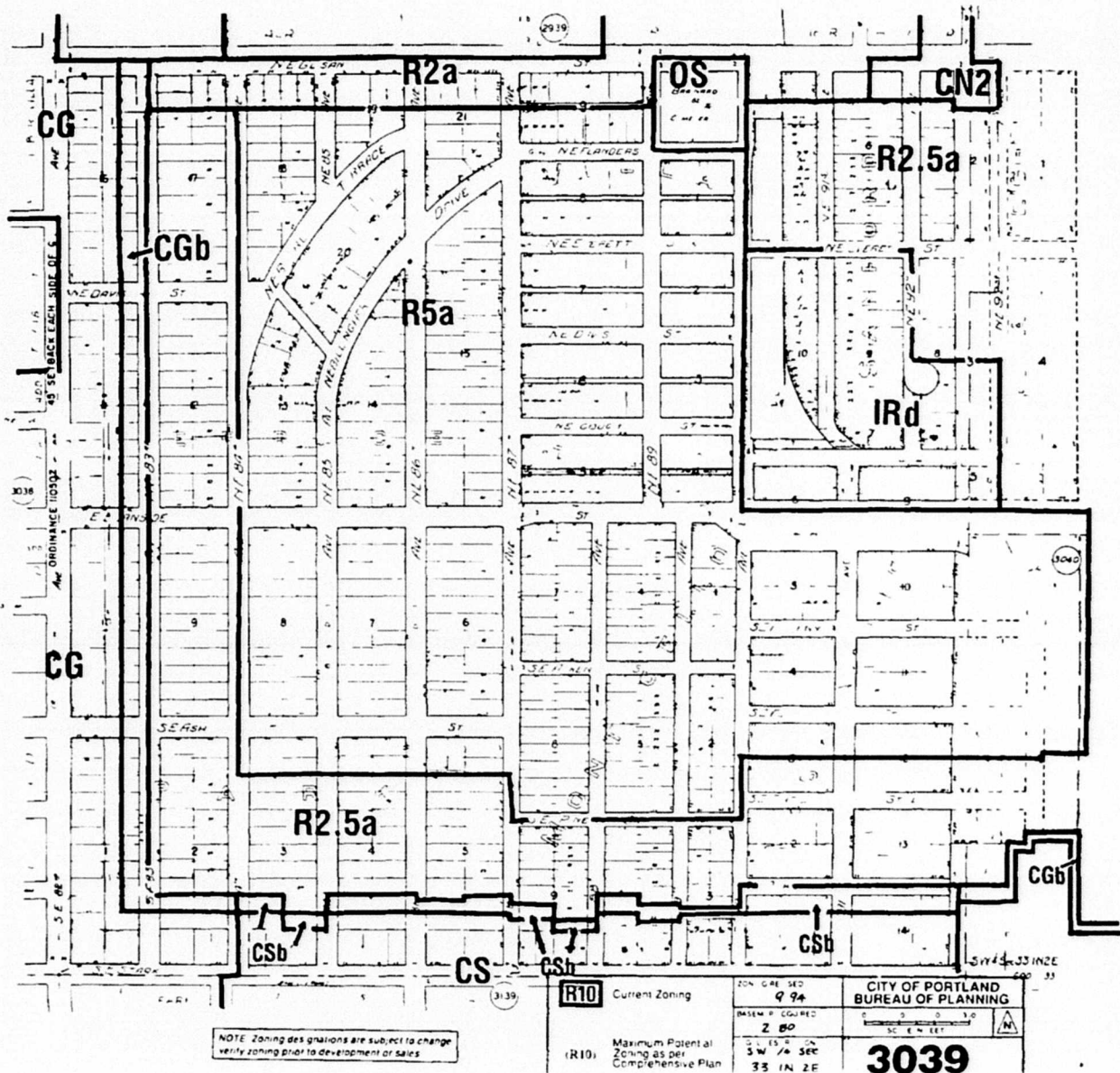
NOTE: Forests larger than two acres may require Interim Forest Review, see Chapter 33.433

NOTE: Zoning designations are subject to change verify zoning prior to development or sales

R10 Current Zoning	3 9+	CITY OF PORTLAND BUREAU OF PLANNING
Maximum Potential Zoning as per Comprehensive Plan	5 89	
	SE 1/4 SEC 32 IN 2E	3038

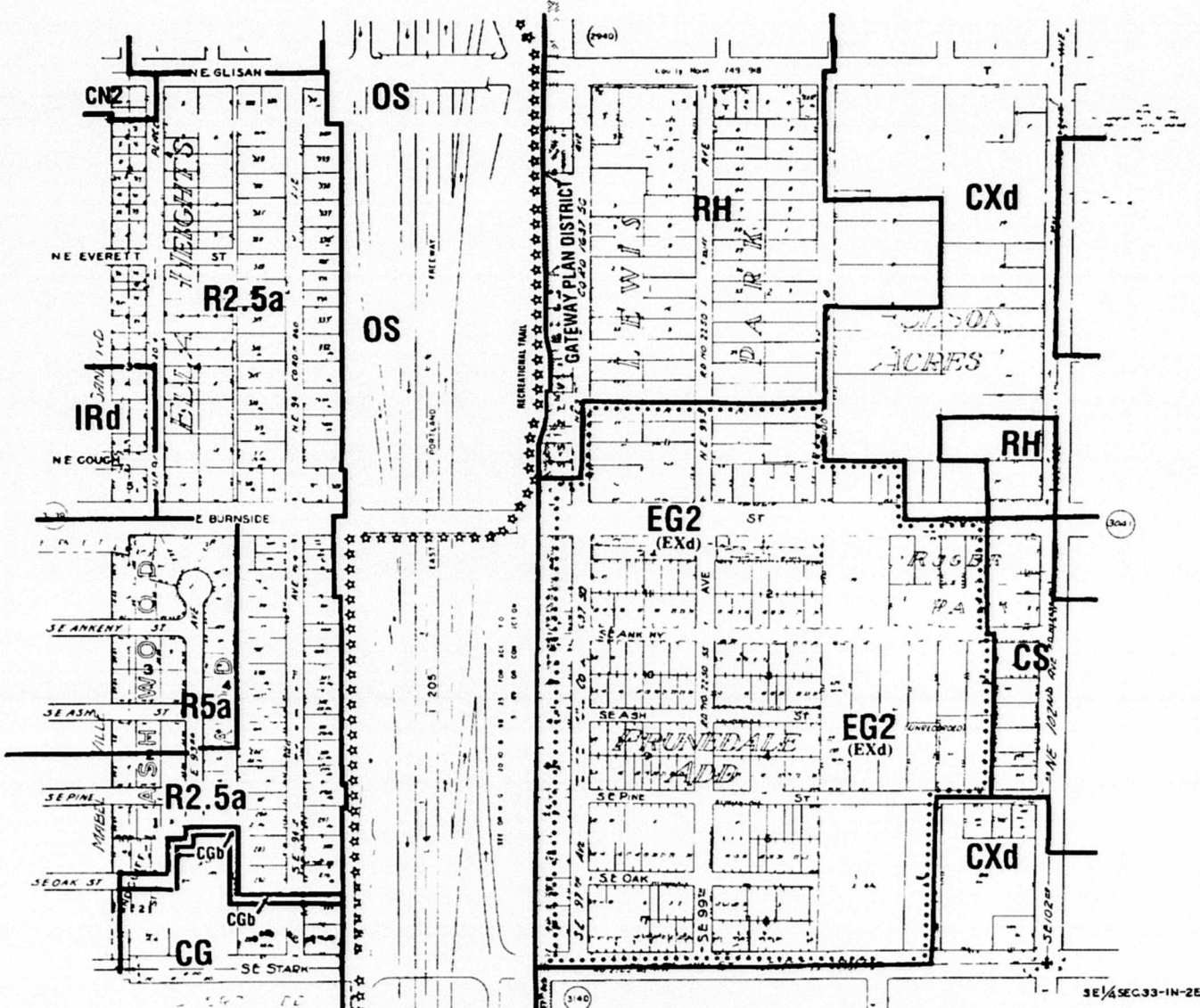
Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995

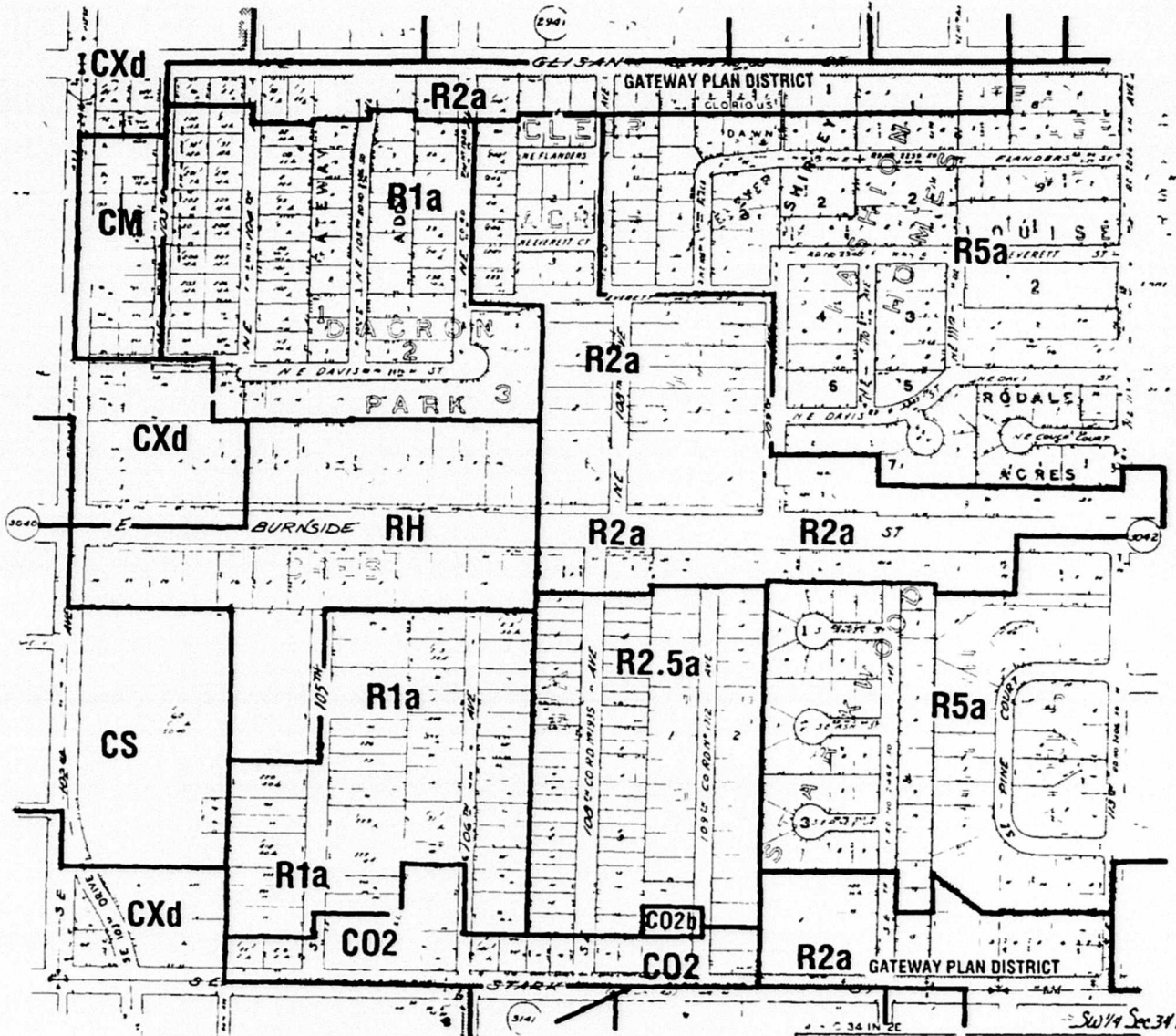


NOTE: Zoning designations are subject to change verify zoning prior to development or sales

R10	Current Zoning	ZONING RE. SEC	9 94	CITY OF PORTLAND BUREAU OF PLANNING 0 100 200 300 SCALE: 1"=100' 3040
	Maximum Potential Zoning as per Comprehensive Plan	BASEM. COVERED	2 85	
		LEG. DESCRIPTION	SE 7/4 Sec	

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



THIS MAP DOES NOT SHOW EITHER THE
 PERMITS, LAND REVIEW, OR
 CITY CLERK'S OFFICE
 OR CITY CLERK'S OFFICE

NOTE: Zoning designations are subject to change
 verify zoning prior to development or sales

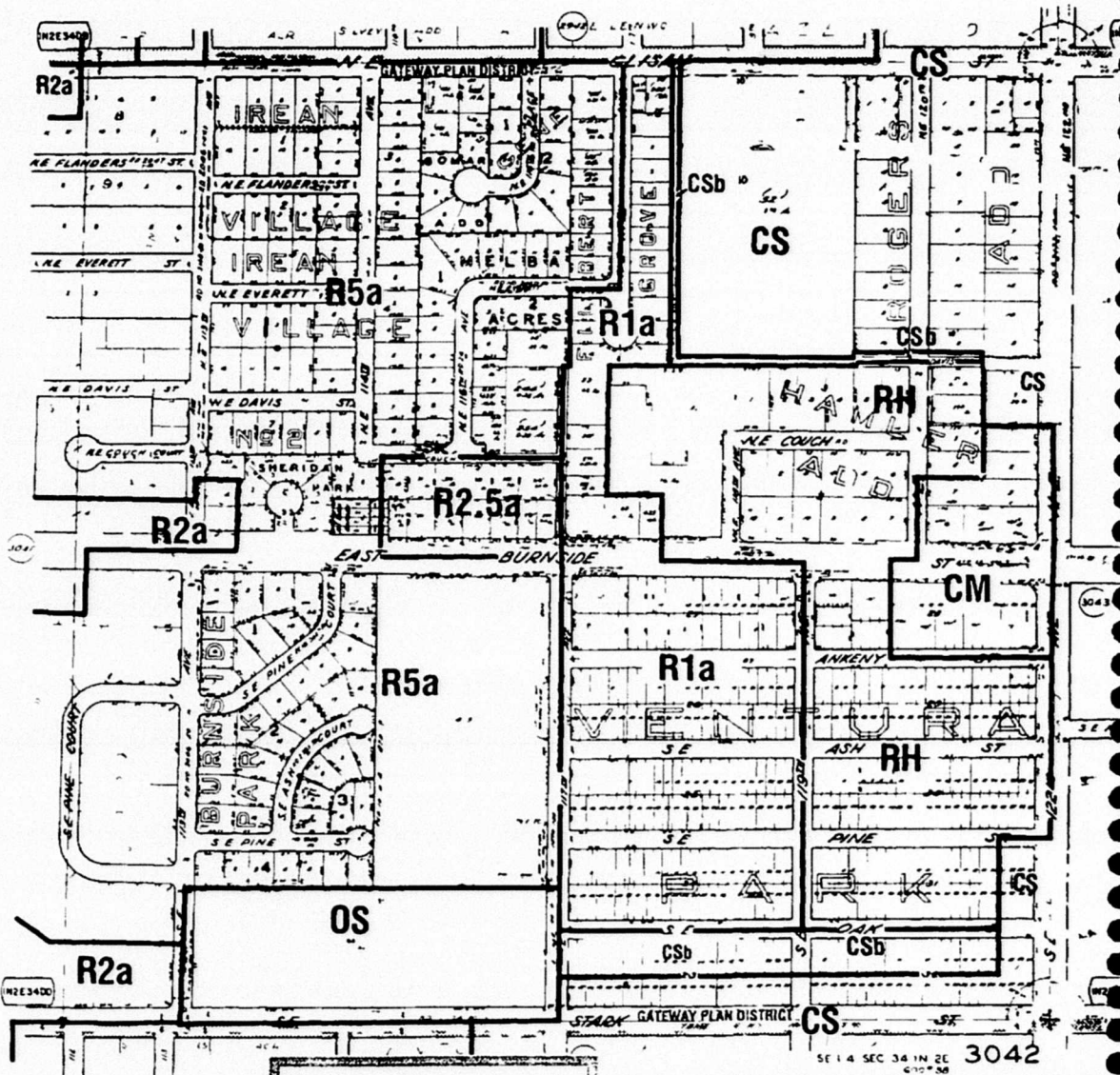
CITY OF PORTLAND BUREAU OF PLANNING

R5 Current Zoning	ZONING REVIEWED 1/91	3041
(R5) Maximum Potential Zoning as per Comprehensive Plan		

SW 1/4 Sec. 34 IN 482

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



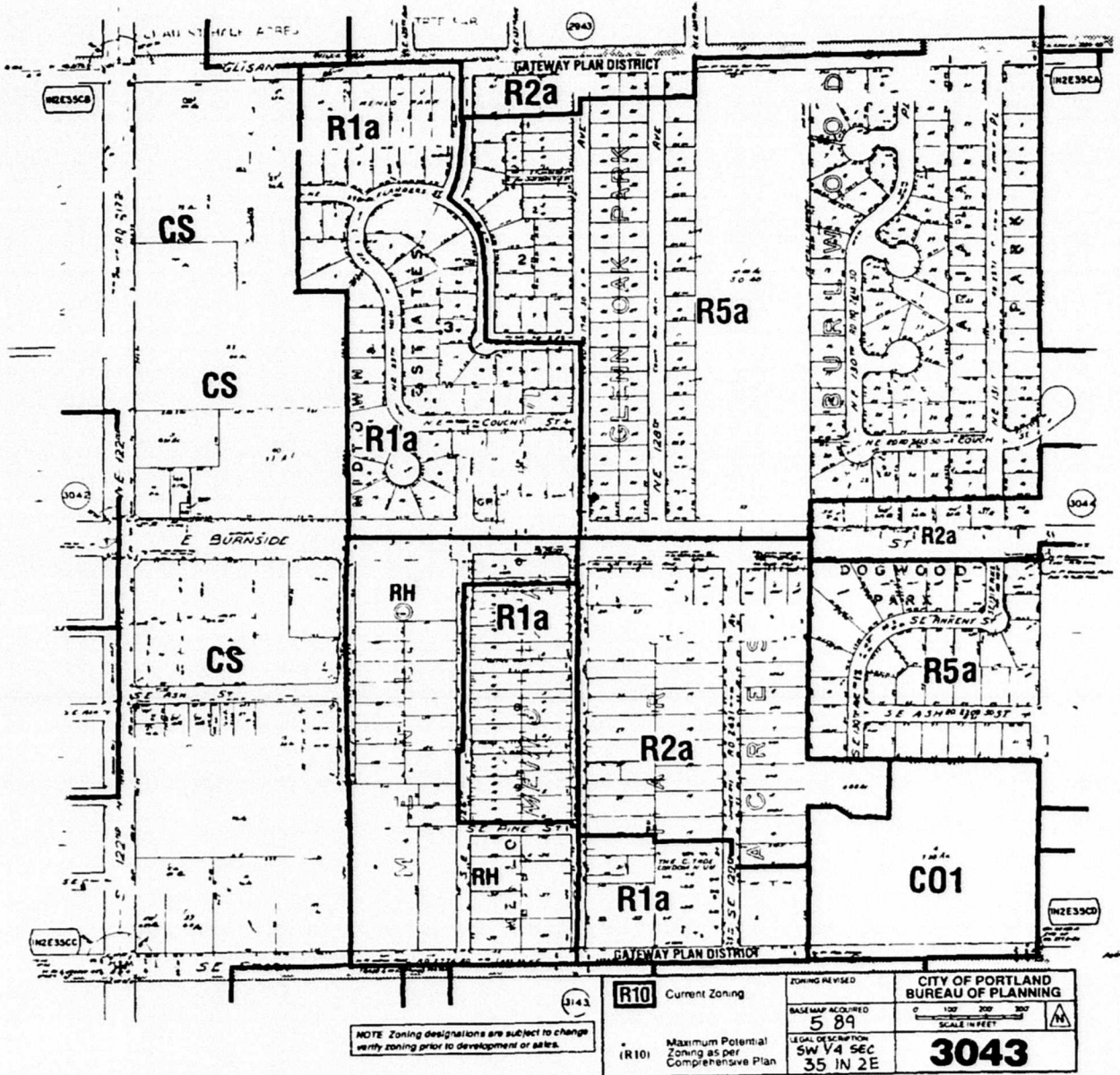
NOTE This entire 1/4 section lies within the GATEWAY PLAN DISTRICT

NOTE Zoning designations are subject to change verify zoning prior to development or sales

R10 Current Zoning	ZONING REVISED	CITY OF PORTLAND BUREAU OF PLANNING
	BASINMENT ACQUIRED 10 89	
(R10) Maximum Potential Zoning as per Comprehensive Plan	LEGAL DESCRIPTION SE 1/4 SEC 34 1N 2E 34 1N 2E	3042

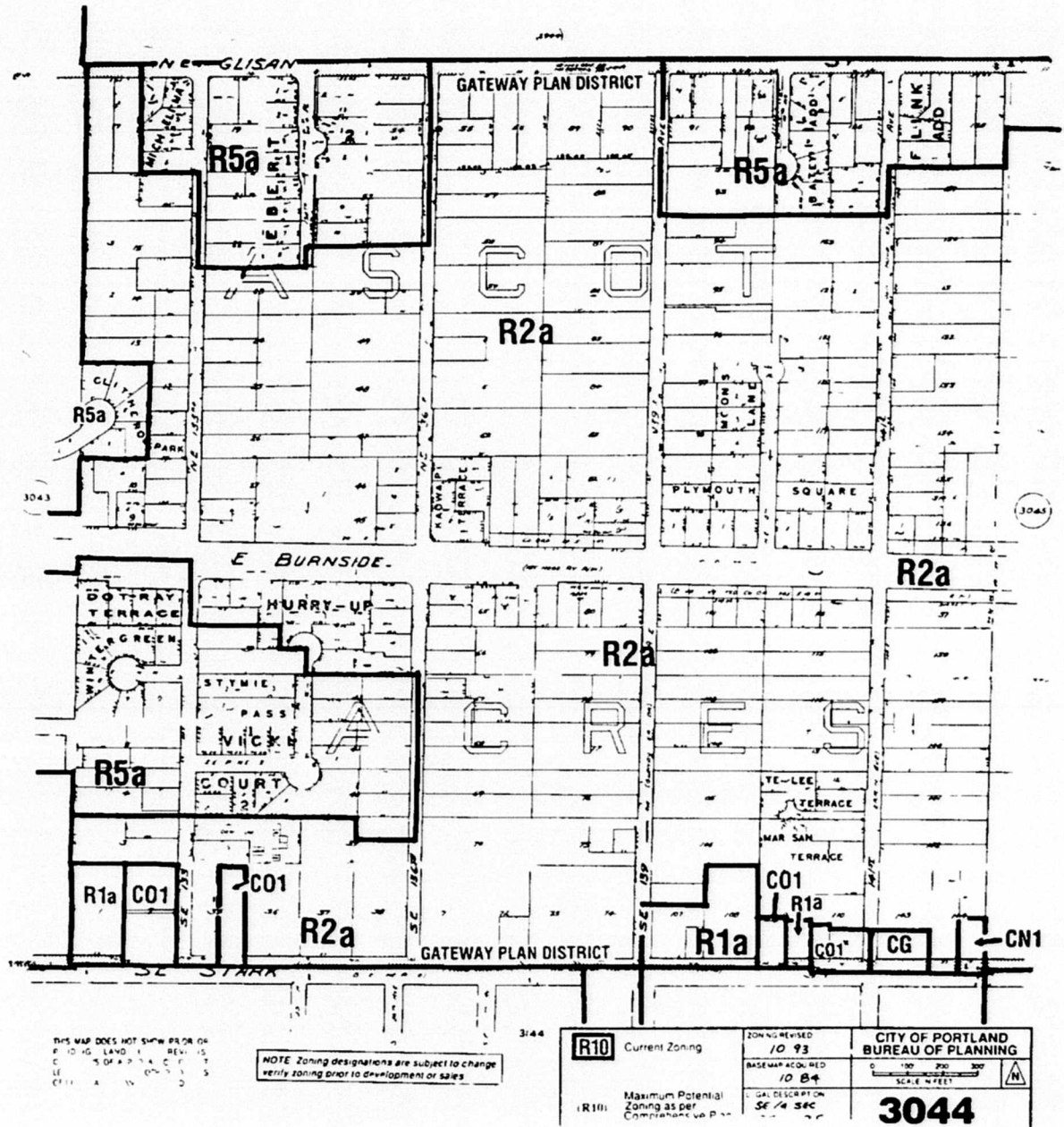
Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



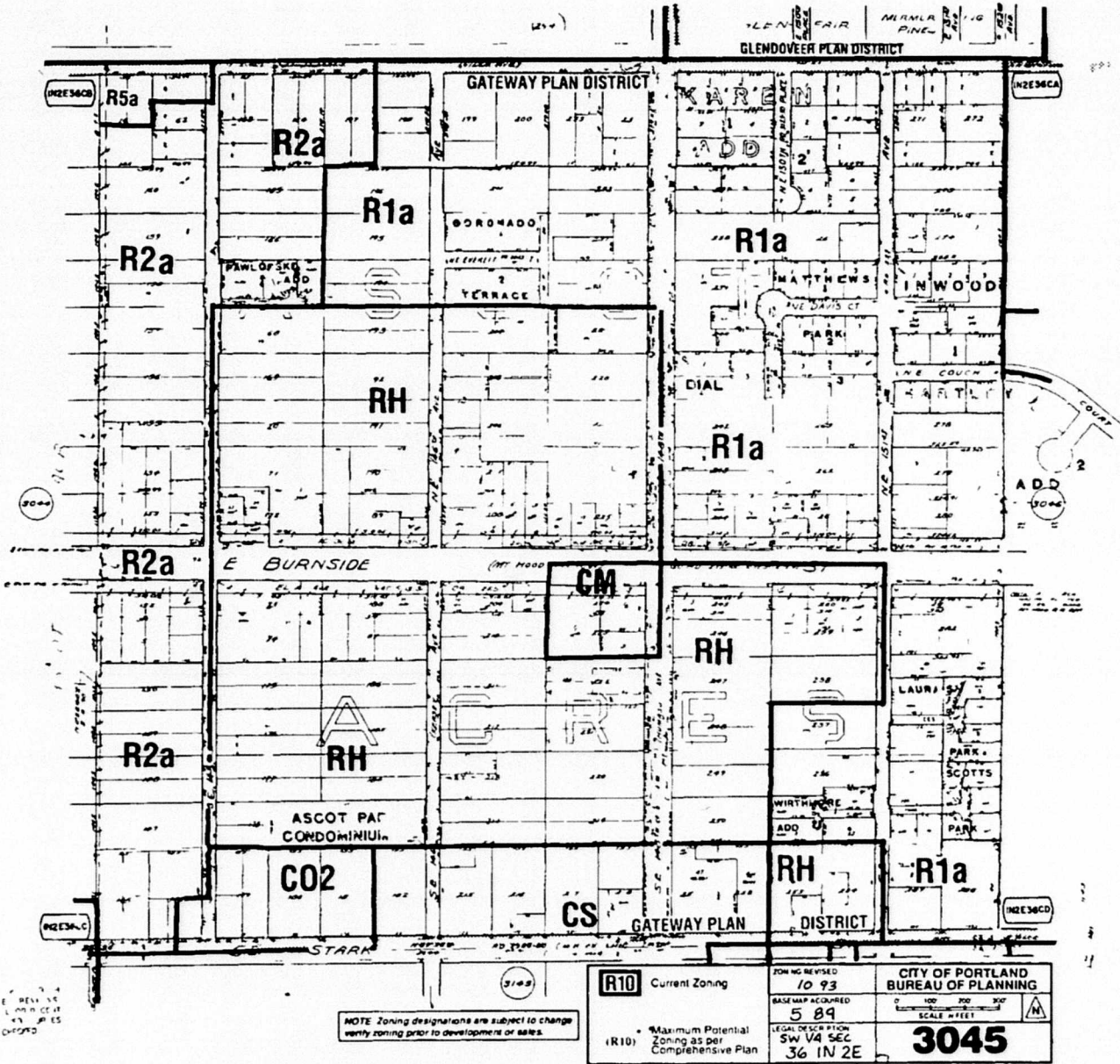
Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



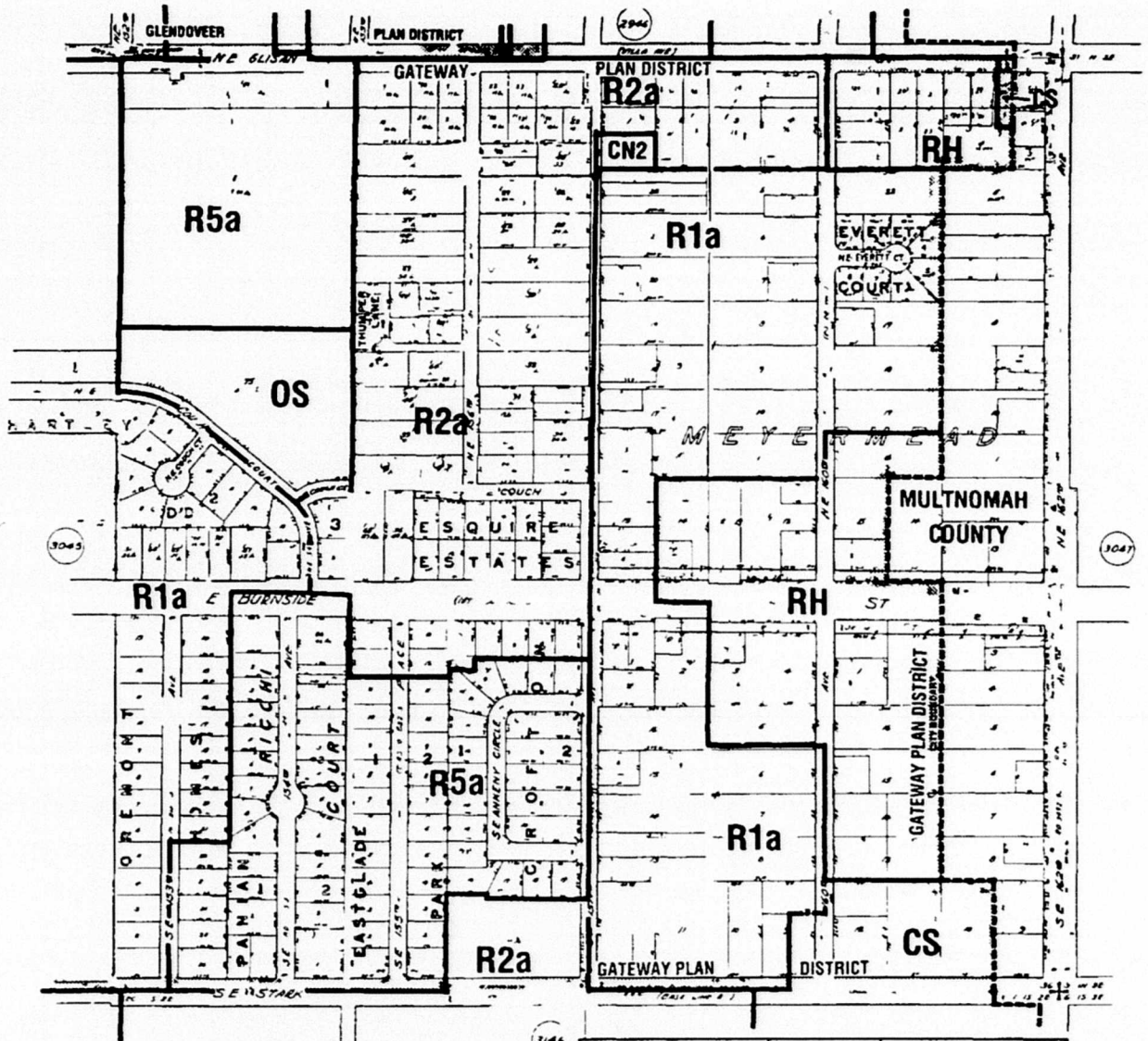
Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



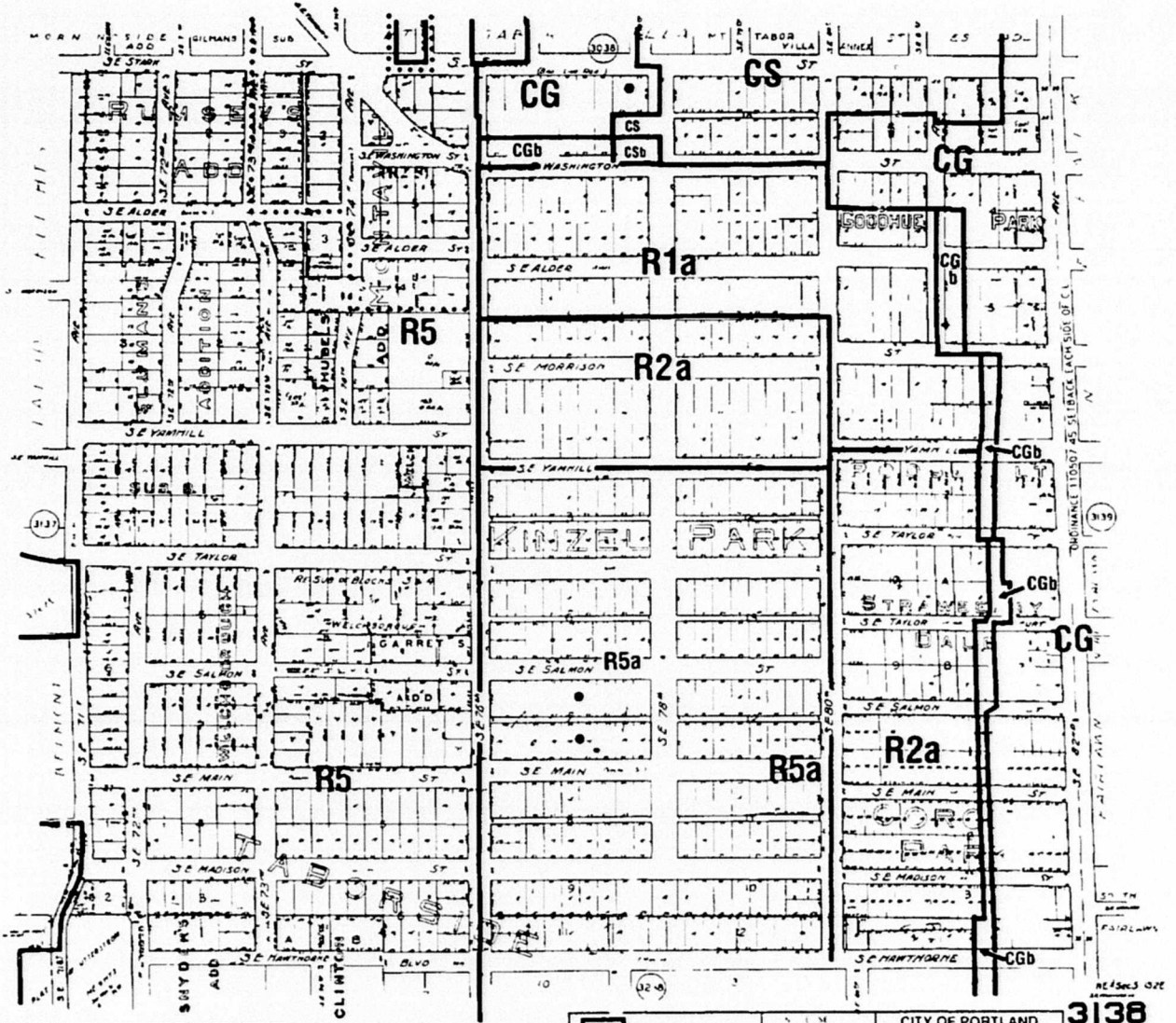
THIS MAP DOES NOT SHOW PLOTS OR
 PENDING LAND USE PERMITS
 CONCERNING APPROVAL OR RECENT
 L. P. CHANGING PLANS, UNLESS
 OF THE DISTRICT CAN BE SEEN

NOTE: Zoning designations are subject to change
 verify zoning prior to development or sales

R10 Current Zoning Maximum Potential Zoning as per Comprehensive Plan (R10)	ZONING REVISED 7 93	CITY OF PORTLAND BUREAU OF PLANNING 3046
	BASEMAP ACQUIRED 10 84	
	LEGAL DESCRIPTION 3E 1/4 SEC 36 1N 2E	

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



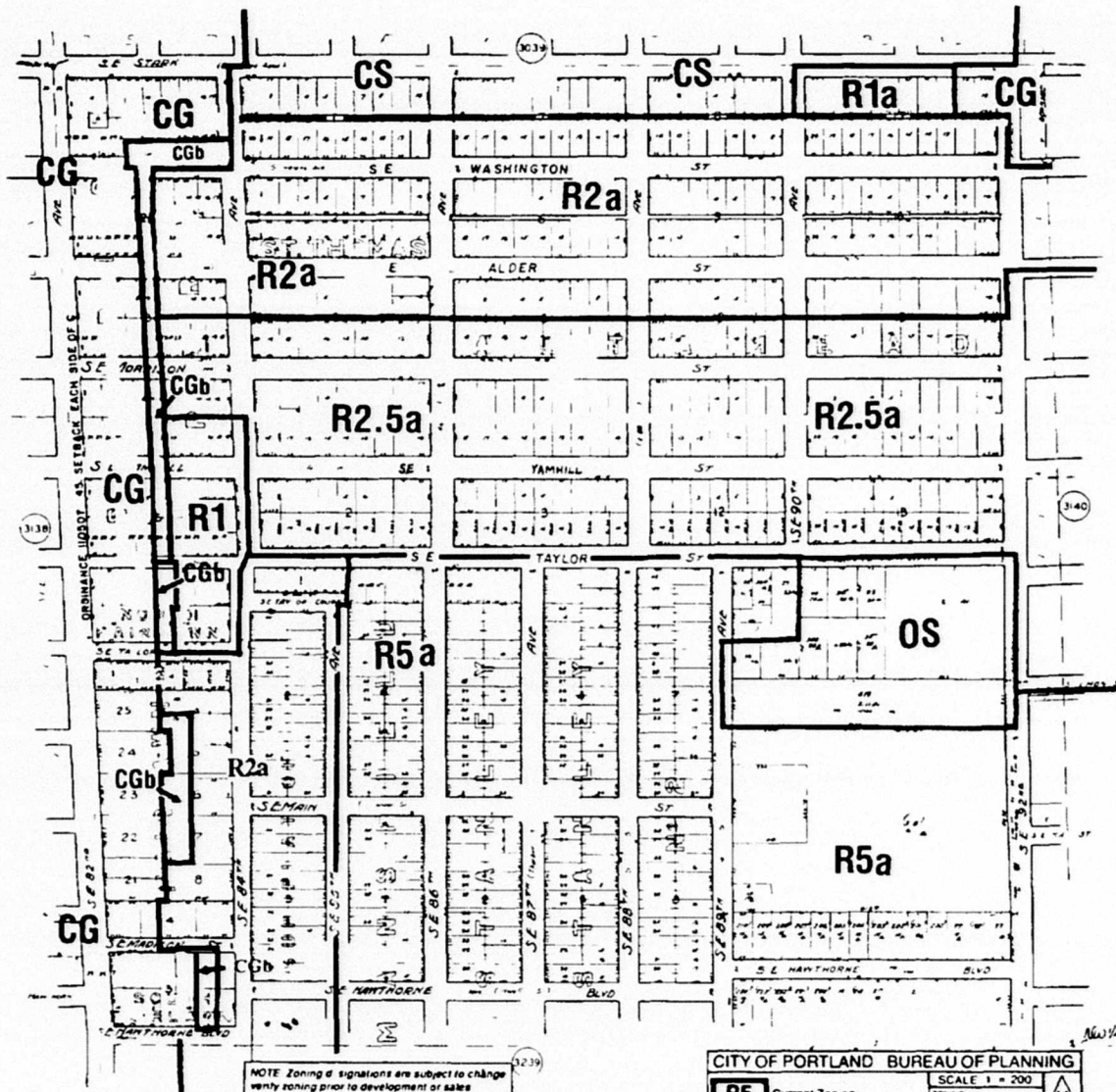
NOTE: Forests larger than two acres may require Interim Forest Review - see Chapter 33.433

NOTE: Zoning designations are subject to change verify zoning prior to development or sales

R10 Current Zoning	N 1/4 12 13	CITY OF PORTLAND BUREAU OF PLANNING
(R10) Maximum Potential Zoning as per Comprehensive Plan	5 89 NE 1/4 SEC 5 IS 2E	
		3138

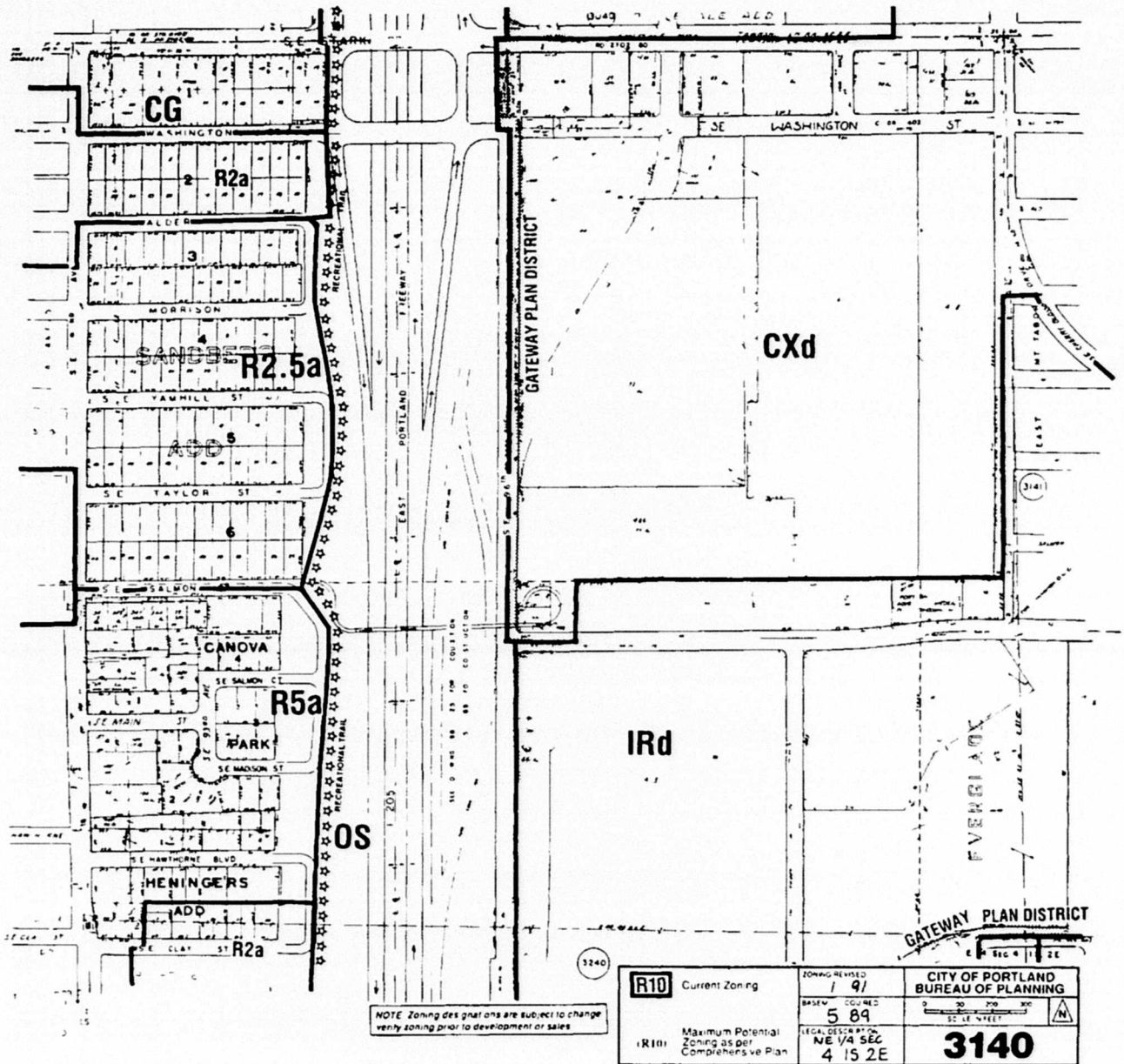
**Outer Southeast Community Plan
Planning Commission's
Recommended Plan
Designations & Zoning**

October 1995



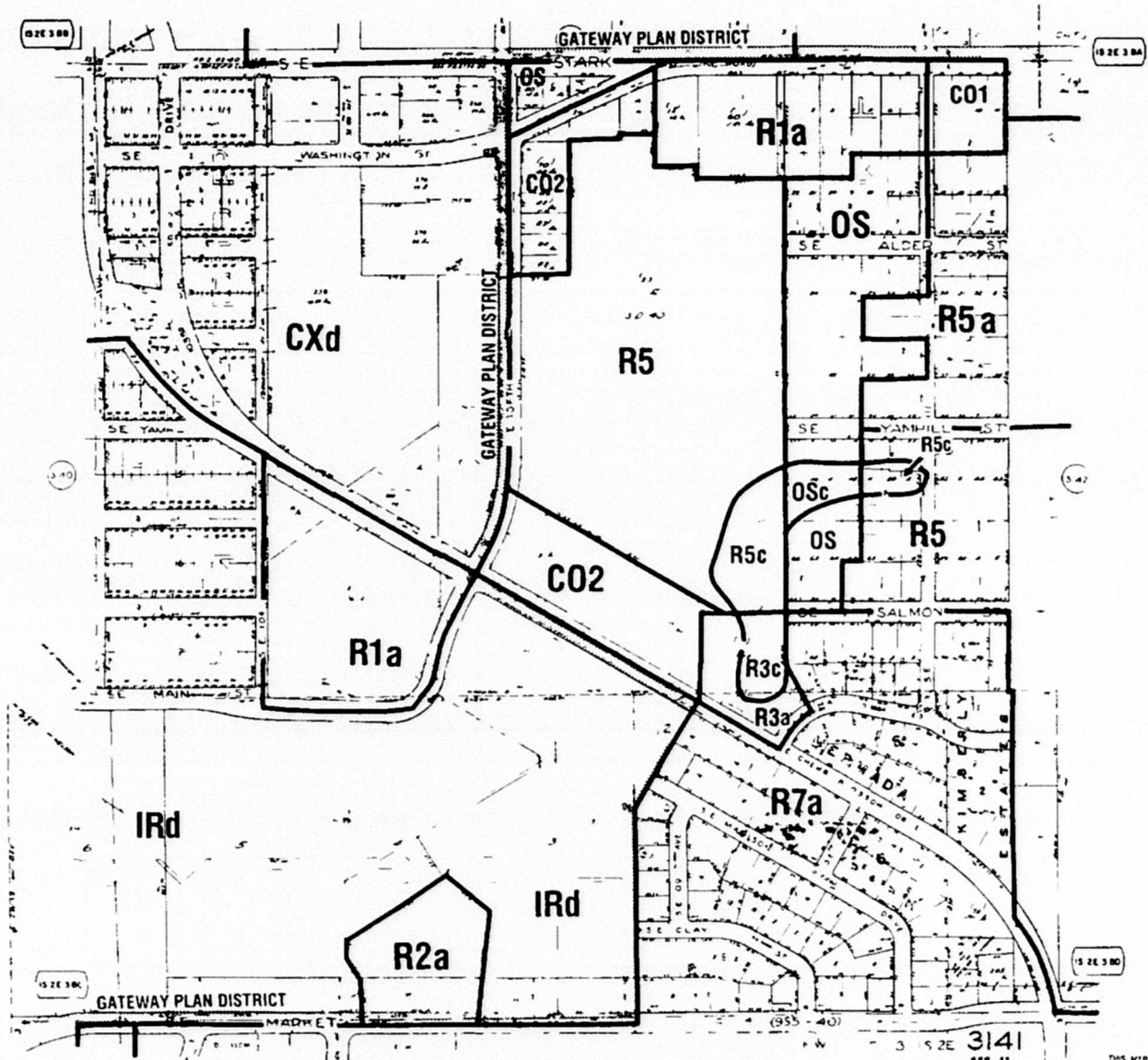
Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



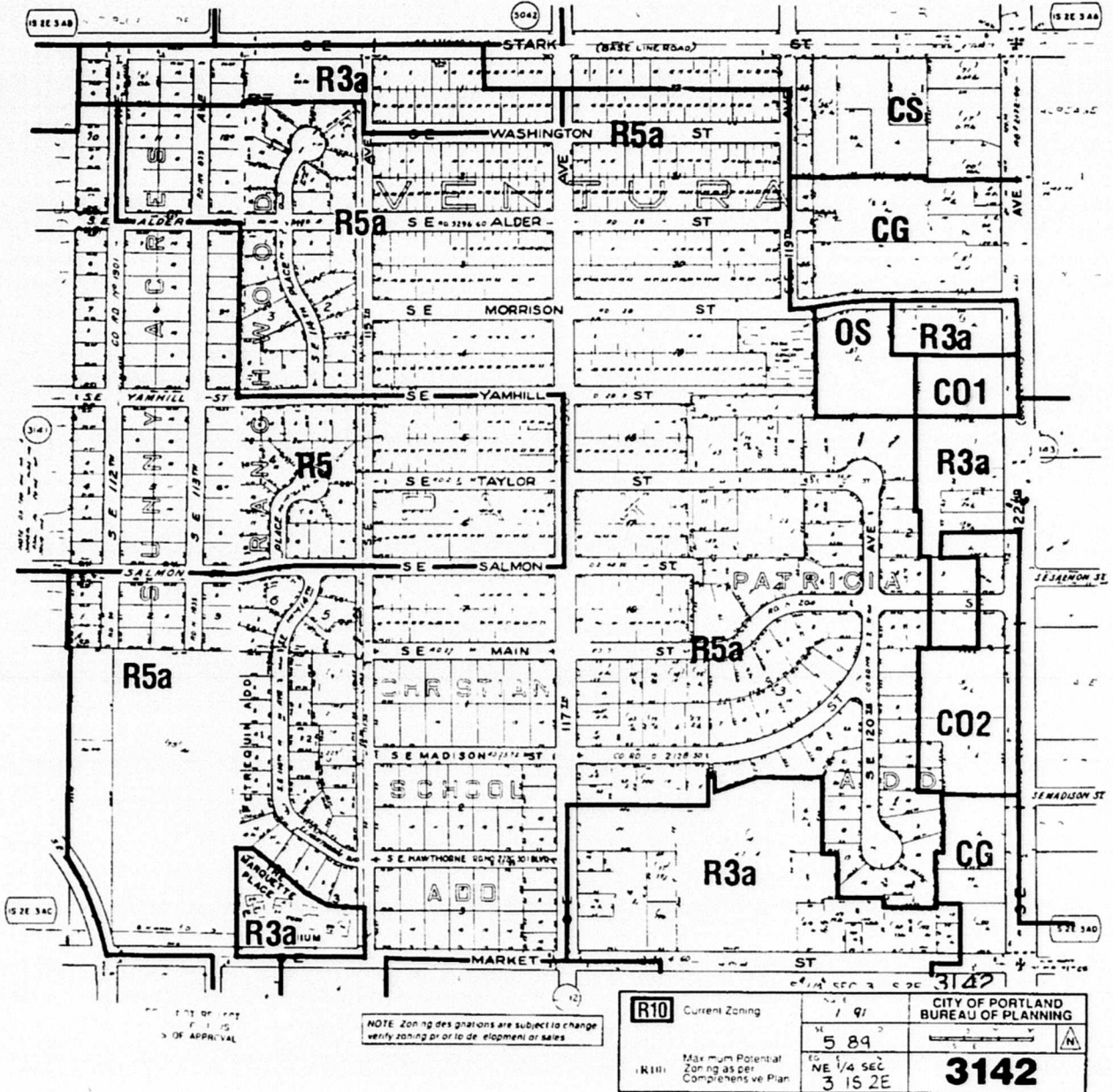
NOTE: Zoning designations are subject to change verify zoning prior to development or sales

R10	Current Zoning	6 43	CITY OF PORTLAND BUREAU OF PLANNING
	Maximum Percent at Zoning as per Comprehensive Plan	10 89	
		NW V4 SEC 3 1C 2E	
		3141	

THIS MAP DOES NOT SHOW PROPOSED...
 15 2E 3 00
 15 2E 3 0A
 15 2E 3 0B
 15 2E 3 0C
 15 2E 3 0D
 15 2E 3 0E
 15 2E 3 0F
 15 2E 3 0G
 15 2E 3 0H
 15 2E 3 0I
 15 2E 3 0J
 15 2E 3 0K
 15 2E 3 0L
 15 2E 3 0M
 15 2E 3 0N
 15 2E 3 0O
 15 2E 3 0P
 15 2E 3 0Q
 15 2E 3 0R
 15 2E 3 0S
 15 2E 3 0T
 15 2E 3 0U
 15 2E 3 0V
 15 2E 3 0W
 15 2E 3 0X
 15 2E 3 0Y
 15 2E 3 0Z

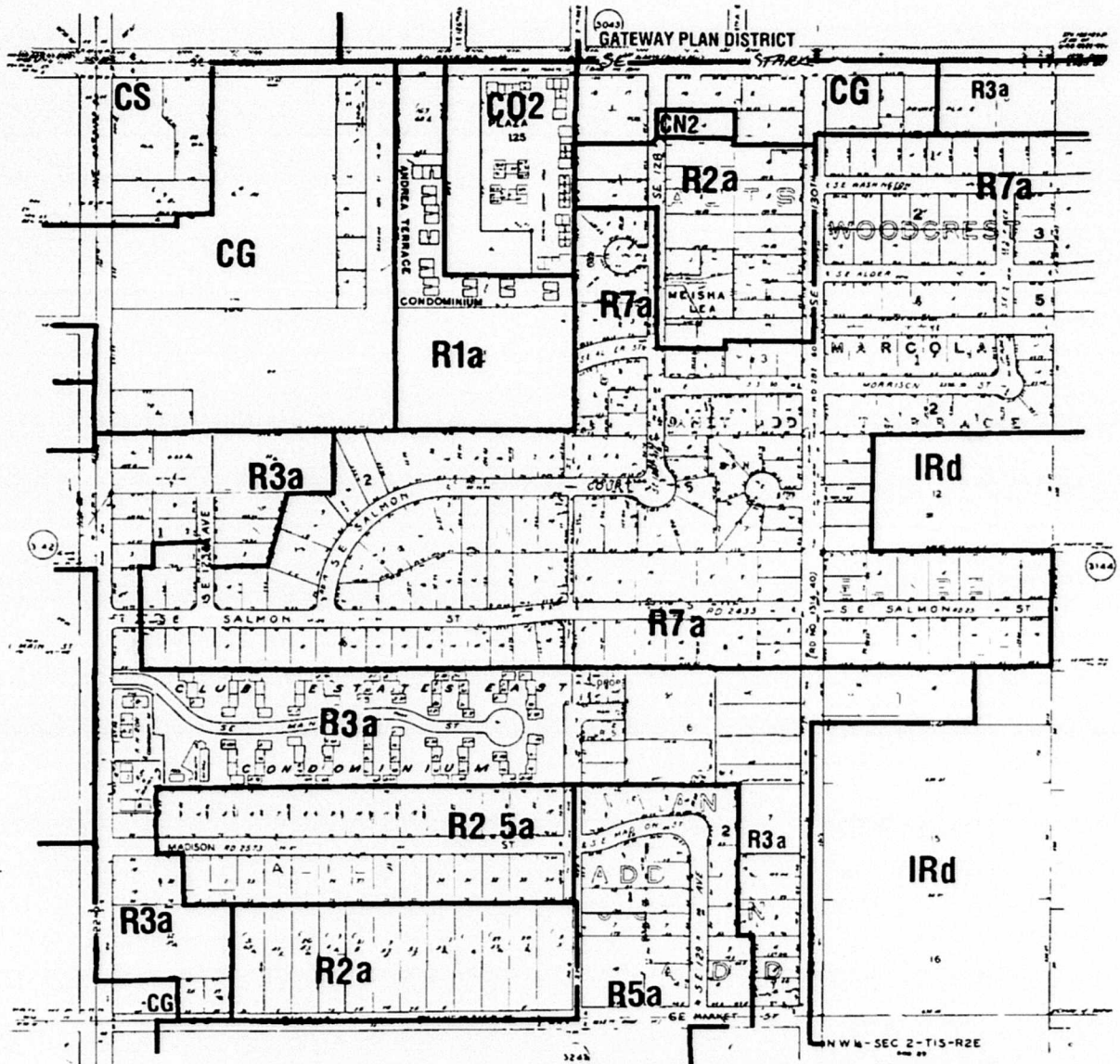
Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995

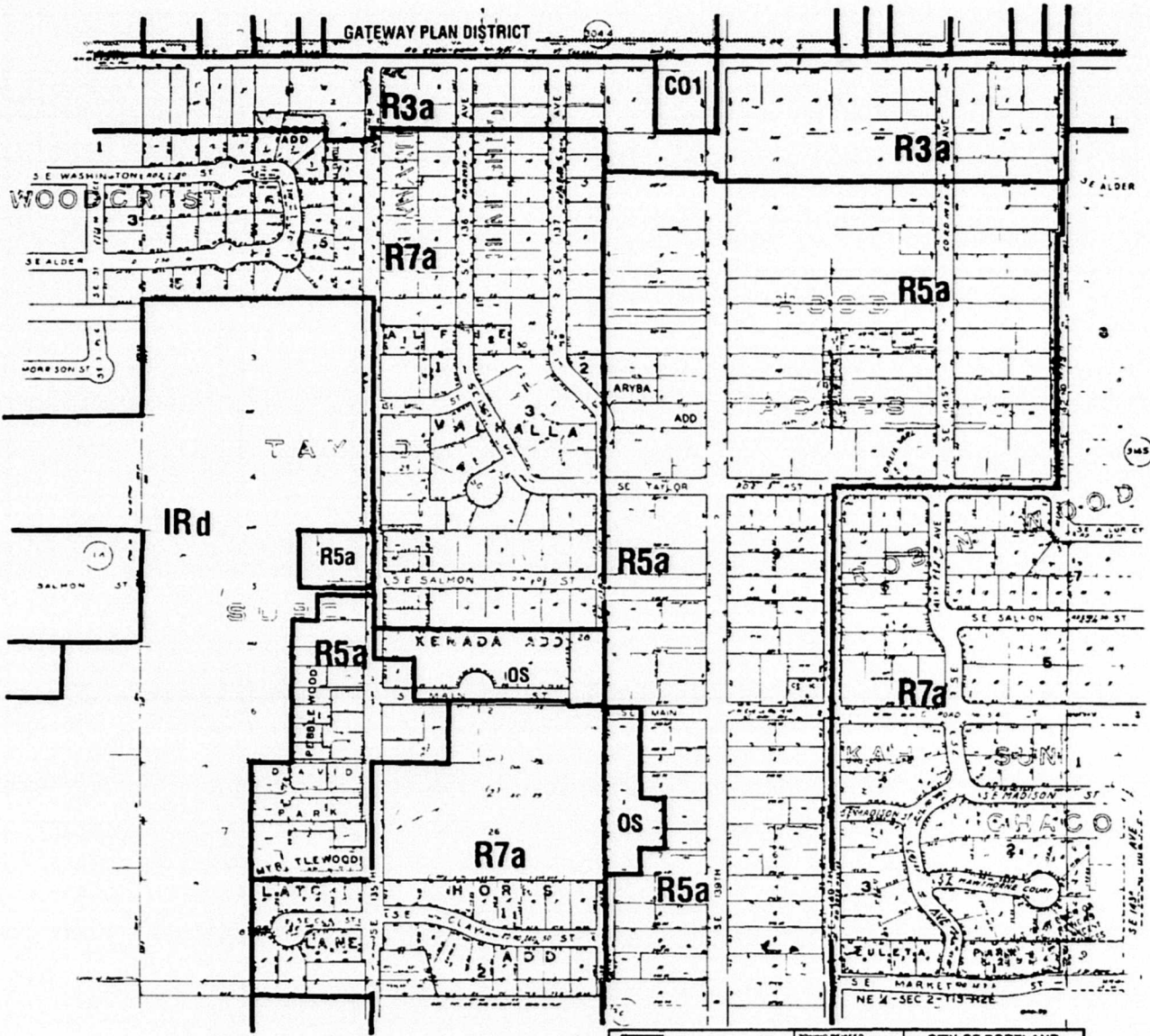


NOTE: Zoning designations are subject to change
 twenty zoning prior to development or sales.

R10	Current Zoning	ZONING REVISED	CITY OF PORTLAND BUREAU OF PLANNING
	Maximum Potential Zoning	6 94	
		BASE MAP ACQUIRED	 SCALE: 1" = 300'
		2 84	
		TITLE	 3143
		NW 1/4 SEC 2 T15-R2E	

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995

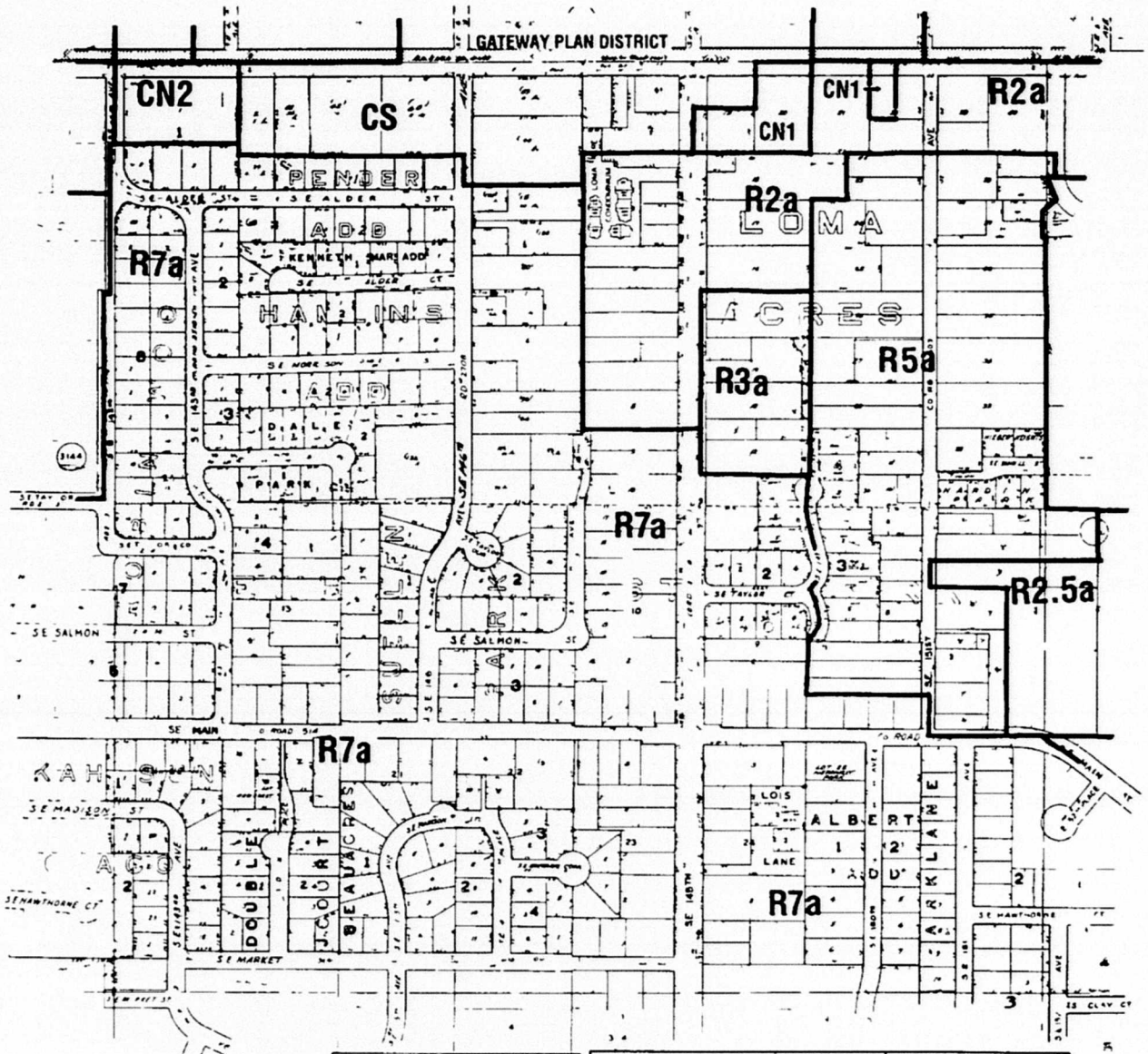


NOTE: Zoning designations are subject to change
verify zoning prior to development or sales

R10 Current Zoning	ZONING REVISED 6 94	CITY OF PORTLAND BUREAU OF PLANNING
	BASE MAP ACQUIRED 2 84	
(R10) Maximum Potential Zoning as per Comprehensive Plan	LEGAL DESCRIPTION NE 1/4 SEC 2 115 2E	3144

Outer Southeast Community Plan
Planning Commission's
Recommended Plan
Designations & Zoning

October 1995



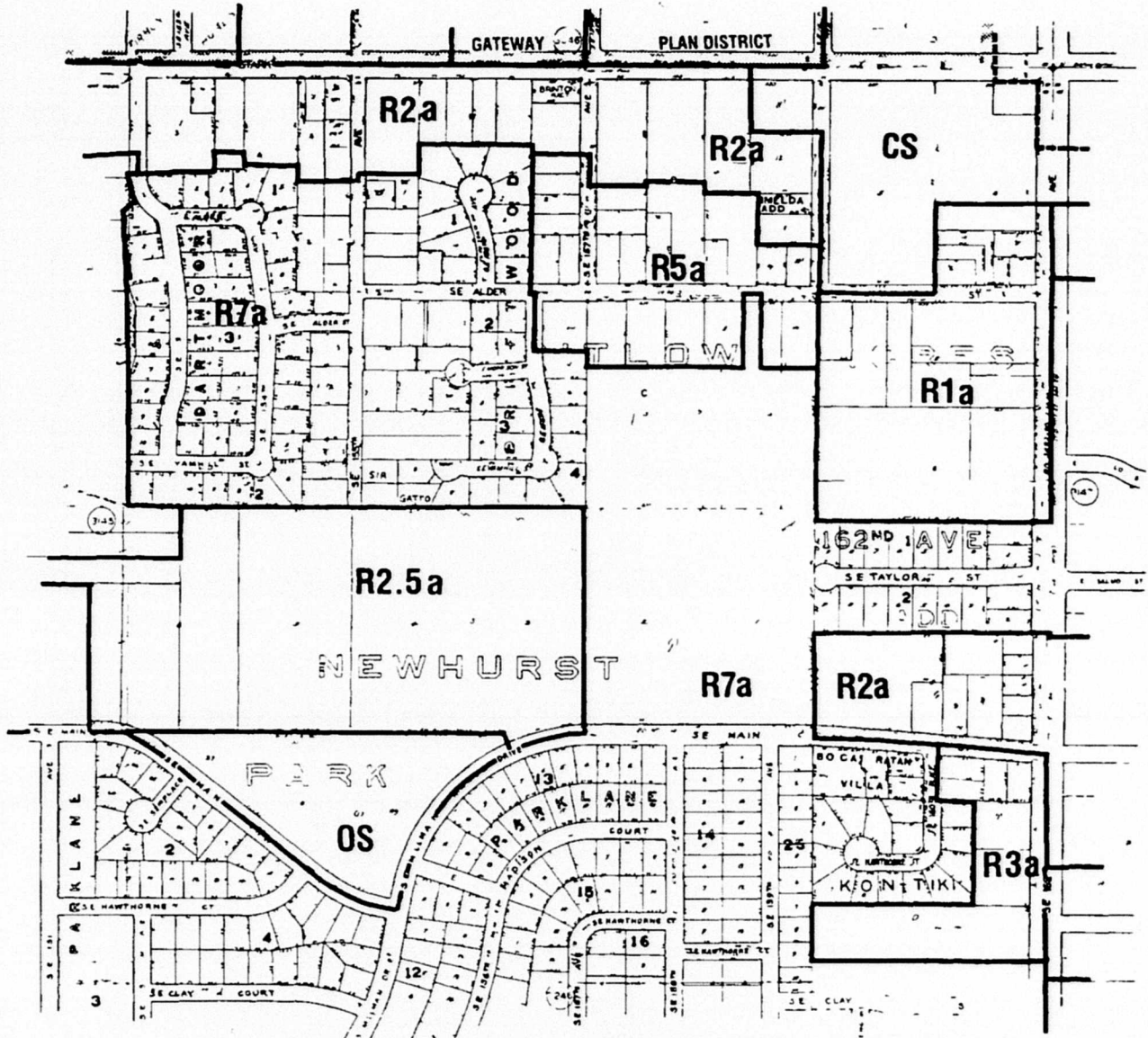
THIS MAP DOES NOT SHOW PRIOR OR PENDING LAND USE REVERSALS OR CHANGES OF APPROVAL OR REC'D LEG. T.C.M.A. C. 19708 OR ANY OTHER ACT.

NOTE: Zoning designations are subject to change. Verify zoning prior to development or sales.

R10 Current Zoning	ZONING REVISED	7 93	CITY OF PORTLAND BUREAU OF PLANNING
	BASEMAP ACQUIRED	10 89	
(R10) Maximum Potential Zoning as per Comprehensive Plan	AL DESCRIPTION	NW 14 SEC	SCALE: 1" = 100'
		1 15 2E	
			3145

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



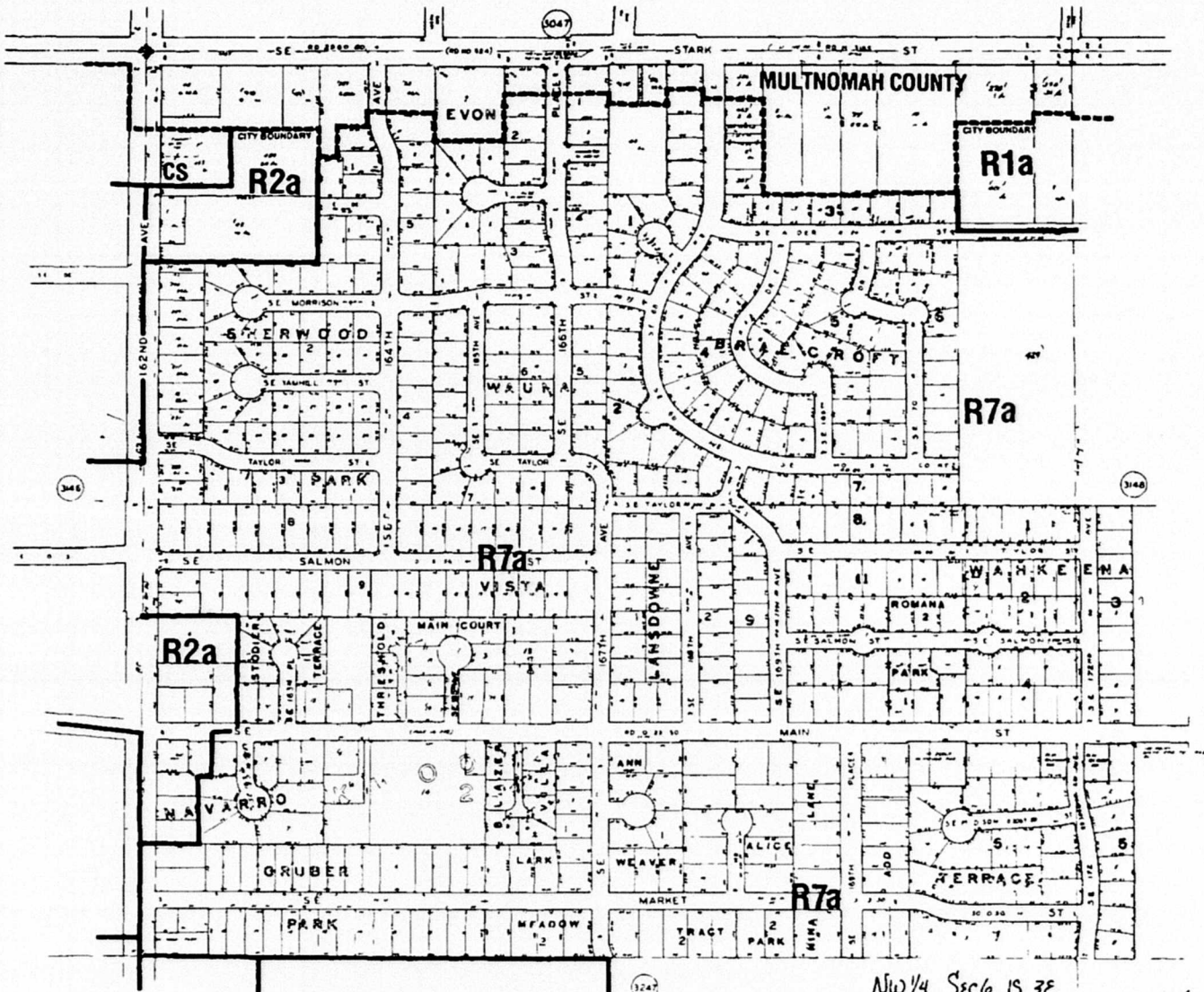
THIS MAP DOES NOT SHOW PRIOR OR
 RECENT LAND USE REVIEWS
 SO A PROPOSAL OR RECENT
 CHANGE WITHIN JURISDICTION
 MAY AFFECT THE ZONING

NOTE: Zoning designations are subject to change
 verify zoning prior to development or sales

R10 Current Zoning	ZONING REVISION 7 93	CITY OF PORTLAND BUREAU OF PLANNING
(R10) Maximum Potential Zoning as per Comprehensive Plan	DATE MAP ACQUIRED 10 84	
	EGA. DESCR. ON NE 1/4 SEC	SCALE = 1" = 100'
		3146

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



10/1/84



NOTE: Zoning designations are subject to change. Verify zoning prior to development or sales.

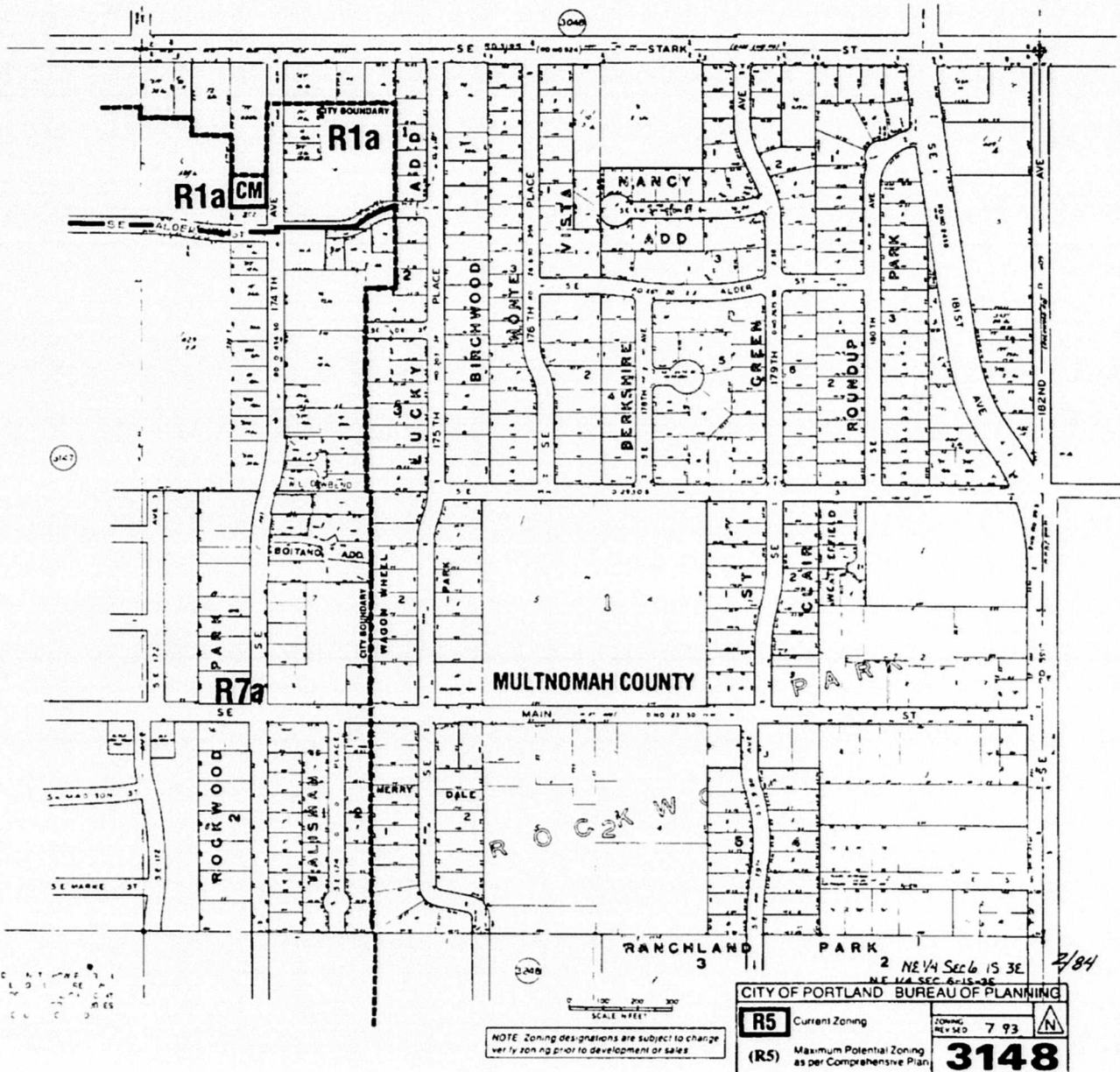
NW 1/4 Sec 6, 1S 3E

CITY OF PORTLAND BUREAU OF PLANNING

R5	Current Zoning	ZONING REVISION 7 95	
(R5)	Maximum Potential Zoning as per Comprehensive Plan	3147	

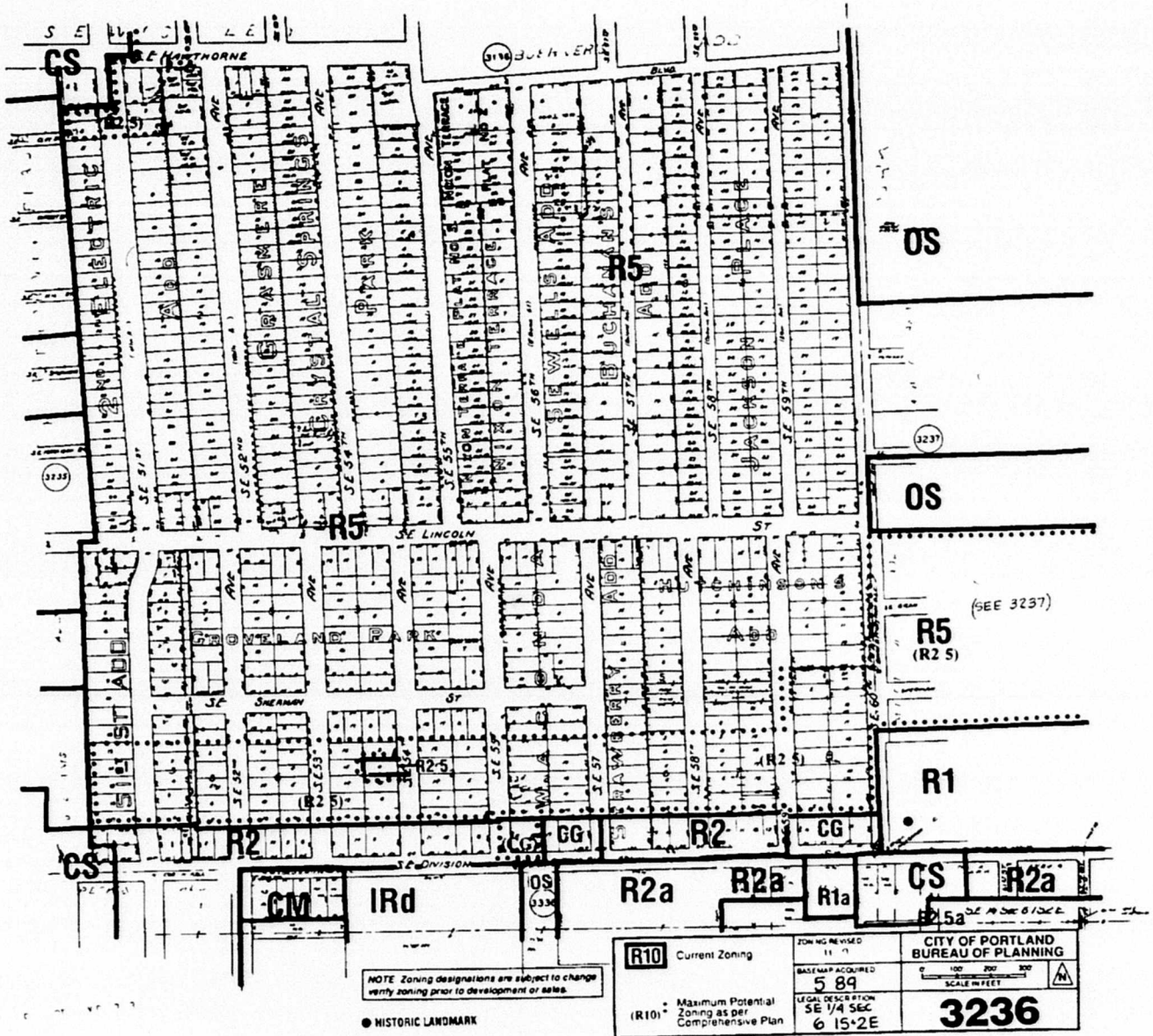
Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



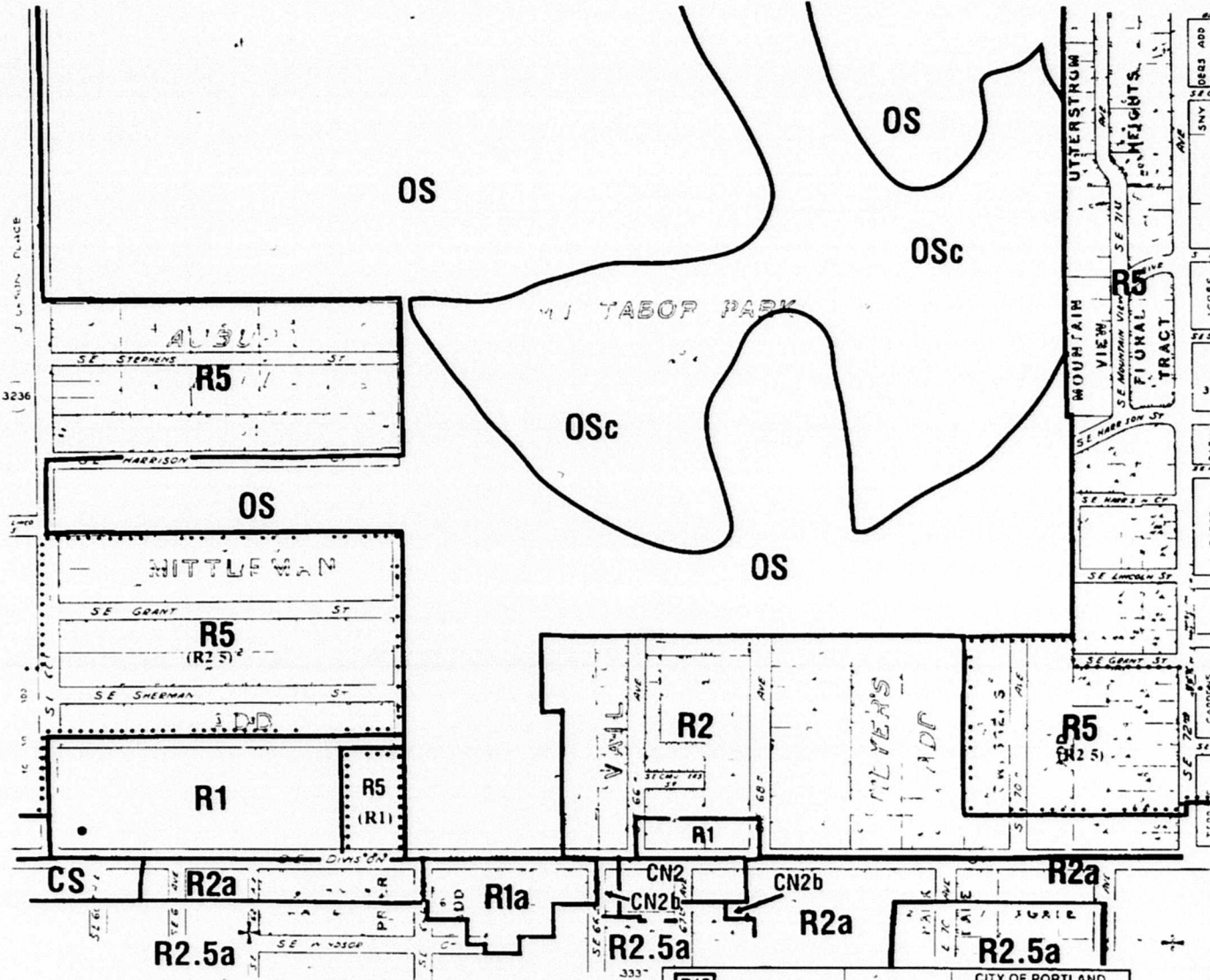
Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



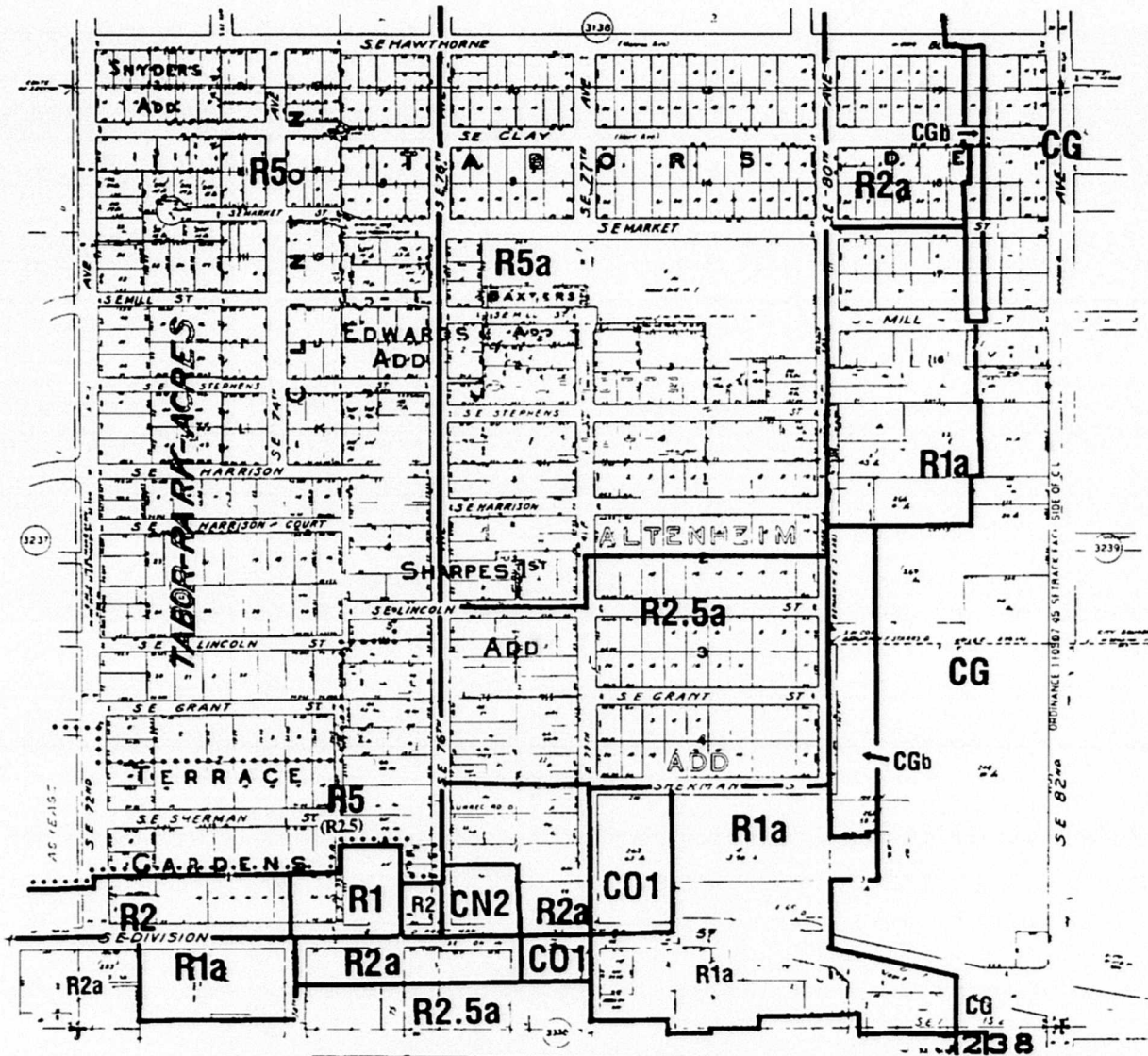
NOTE: Zoning designations are subject to change without notice prior to de platting of sales.

● HISTORIC LANDMARK

R10	Commer Zoning	6/93	CITY OF PORTLAND BUREAU OF PLANNING
	Max - um Potential 20 g as per Completers ve Pan	2/80	
		SW 1/4 sec 5 1 S 2 E	
			3237

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



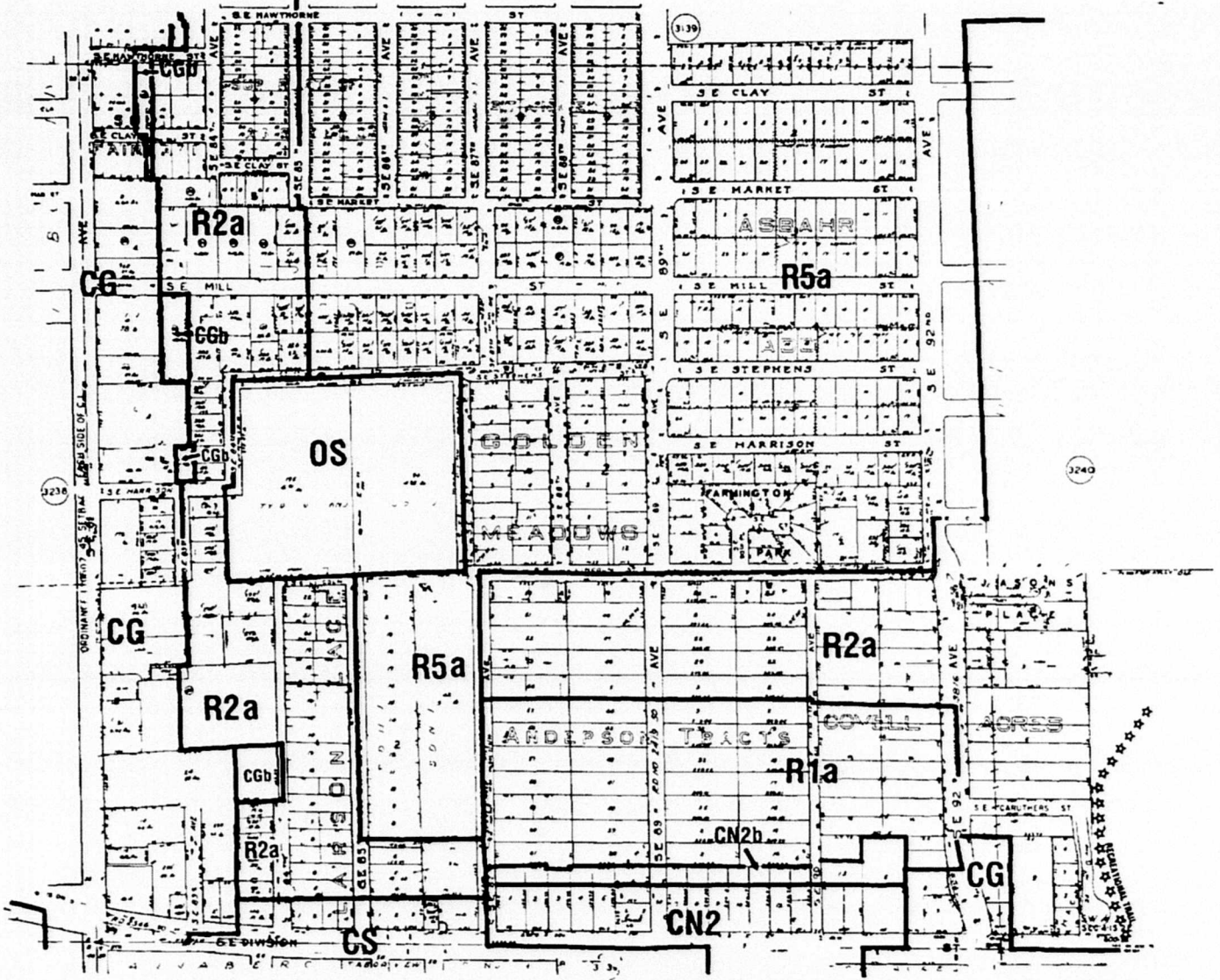
NOTE: Forests larger than two acres may require Interim Forest Review, see Chapter 33.433

NOTE: Zoning designations are subject to change verify zoning prior to development or sales

R10 Current Zoning	ZONING MAP NO. 191	CITY OF PORTLAND BUREAU OF PLANNING
Maximum Potential Zoning as per Comprehensive Plan	MAP NO. 1089	
	CAL. DESCRIPTION SE 1/4 SEC 5-1S 2E	
	3238	

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



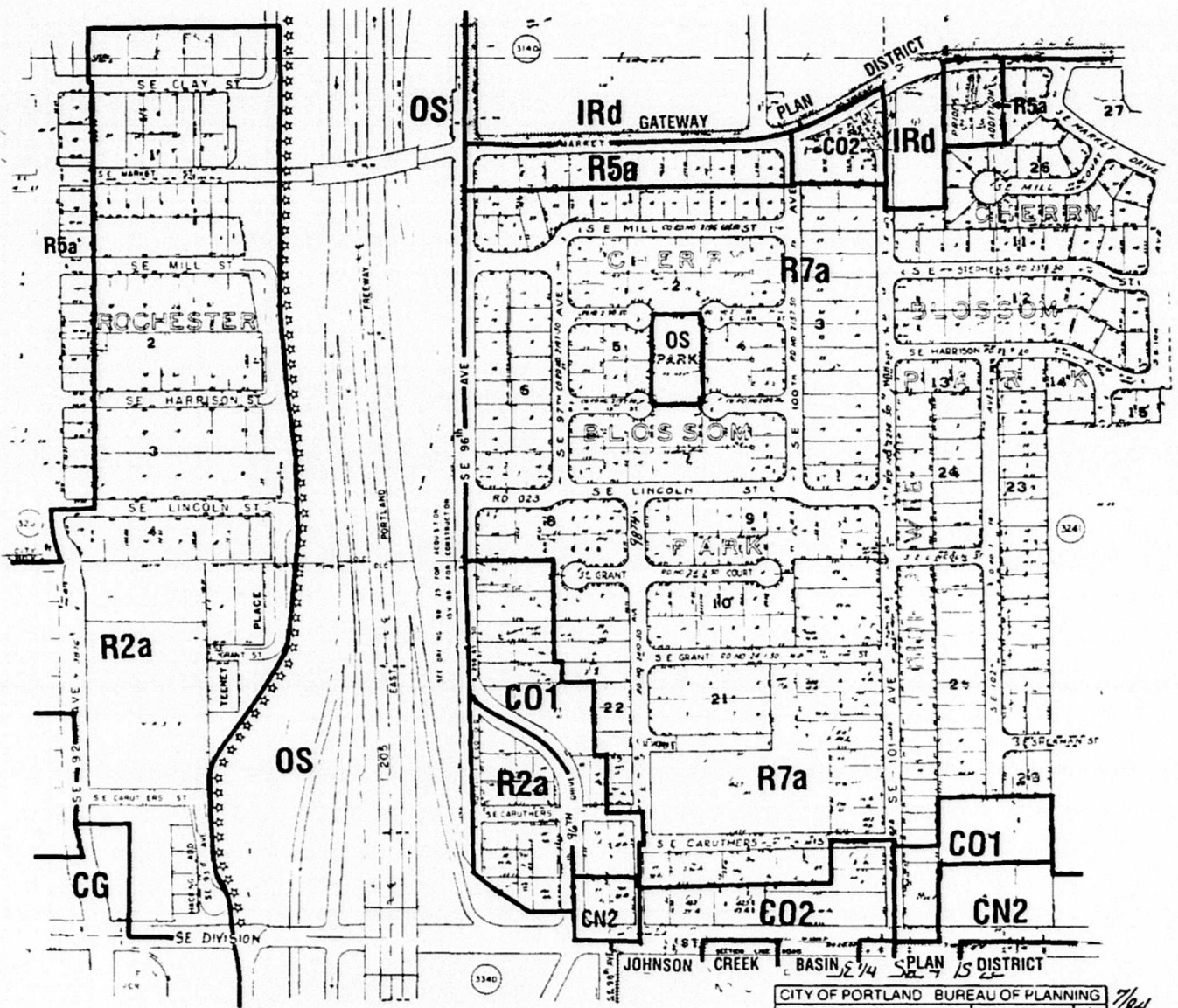
THE POLY-COPIED MAPS
 HEREIN ARE THE PROPERTY OF
 THE CITY OF PORTLAND
 AND ARE NOT TO BE REPRODUCED
 OR TRANSMITTED IN ANY FORM
 OR BY ANY MEANS, ELECTRONIC
 OR MECHANICAL, INCLUDING
 PHOTOCOPYING, RECORDING,
 OR BY ANY INFORMATION STORAGE
 AND RETRIEVAL SYSTEM, WITHOUT
 THE WRITTEN PERMISSION OF
 THE CITY OF PORTLAND.

NOTE: Zoning designations are subject to change
 verify zoning prior to development or sales.

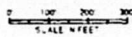
R10 Current Zoning	ZONING REV. SEC. 1 91	CITY OF PORTLAND BUREAU OF PLANNING
** Maximum Potential Zoning as per Comprehensive Plan	BASE MAP ACQUIRED 10 B4	SCALE IN FEET 0 50 100 150
LEGAL DESCRIPTION 6W 1/4 SEC 4 1S 2E		3239

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



NOTE: Zoning designations are subject to change verify zoning prior to development or sales

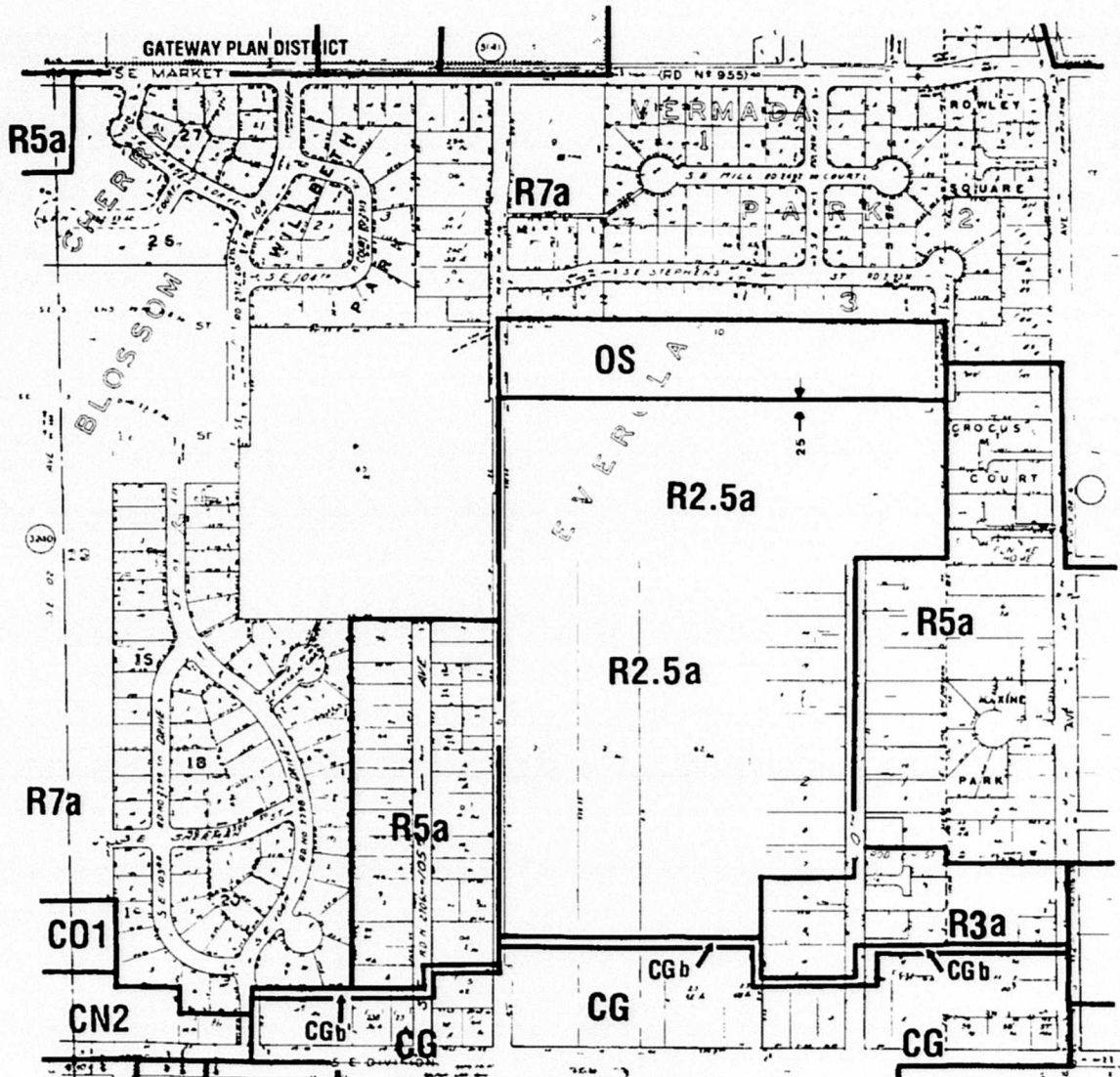


CITY OF PORTLAND BUREAU OF PLANNING

R5 Current Zoning	ZONING REVISOR 191	7/84
(R5) Maximum Potential Zoning as per Comprehensive Plan	3240	

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



R5a

R7a

OS

R2.5a

R2.5a

R5a

R7a

R5a

CO1

R3a

CN2

CGb

CG

CG

CGb

CGb

CG

THIS MAP DOES NOT SHOW PRIOR OR PENDING LAND USE REVIEWS, CONDITIONS OF APPROVAL, OR RECENT LEGISLATIVE CHANGES. OTHER SOURCES OF INFORMATION CAN BE CHECKED.

NOTE: Zoning designations are subject to change. Verify zoning prior to development or sales.



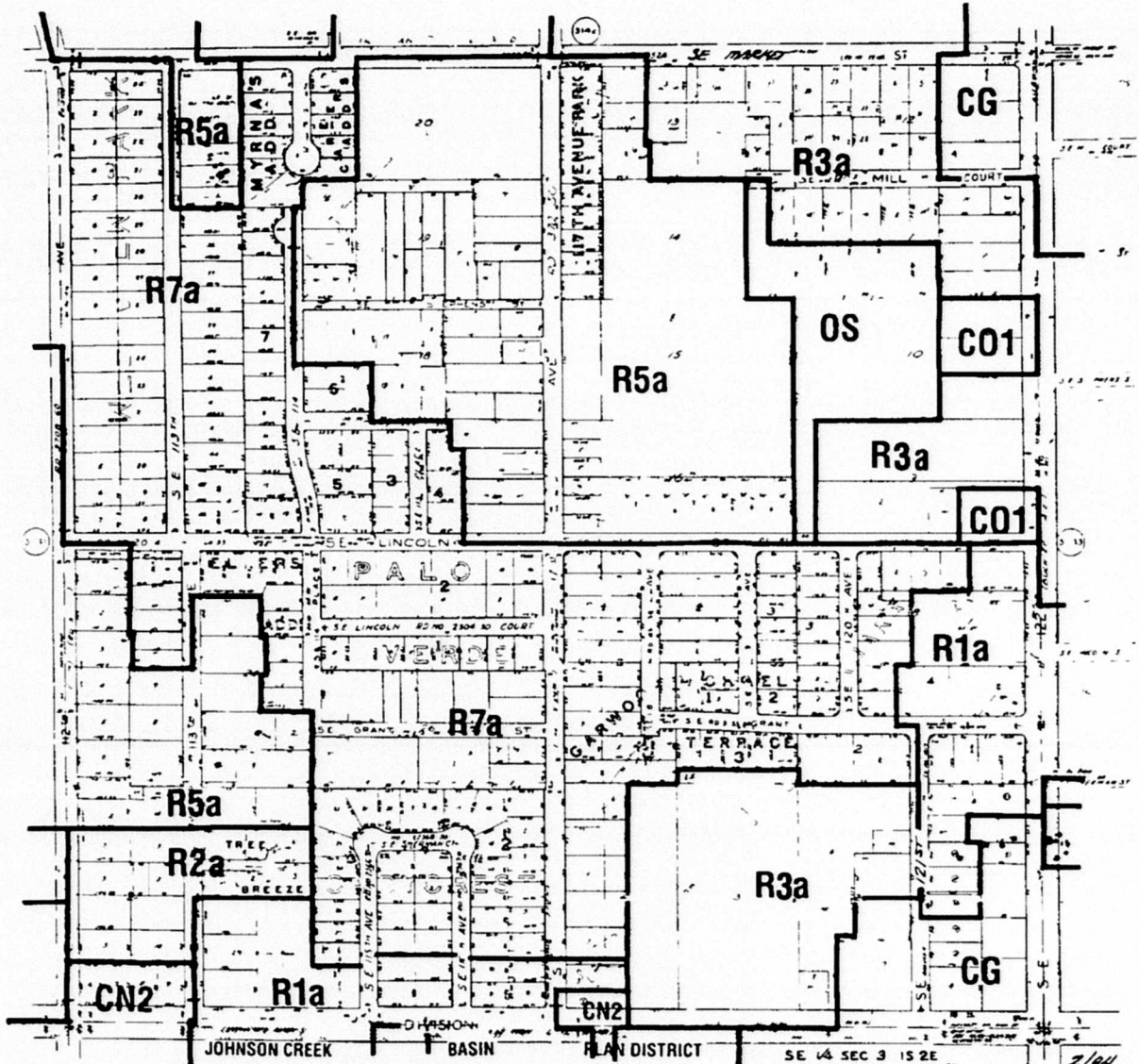
Sw 1/4 Sec 3 1S 2E
CITY OF PORTLAND BUREAU OF PLANNING

R5	Current Zoning	COMING BY SEC. 191	N
(R5)	Maximum Potential Zoning as per Comprehensive Plan	3241	

7/84

Outer Southeast Community Plan
Planning Commission's
Recommended Plan
Designations & Zoning

October 1995



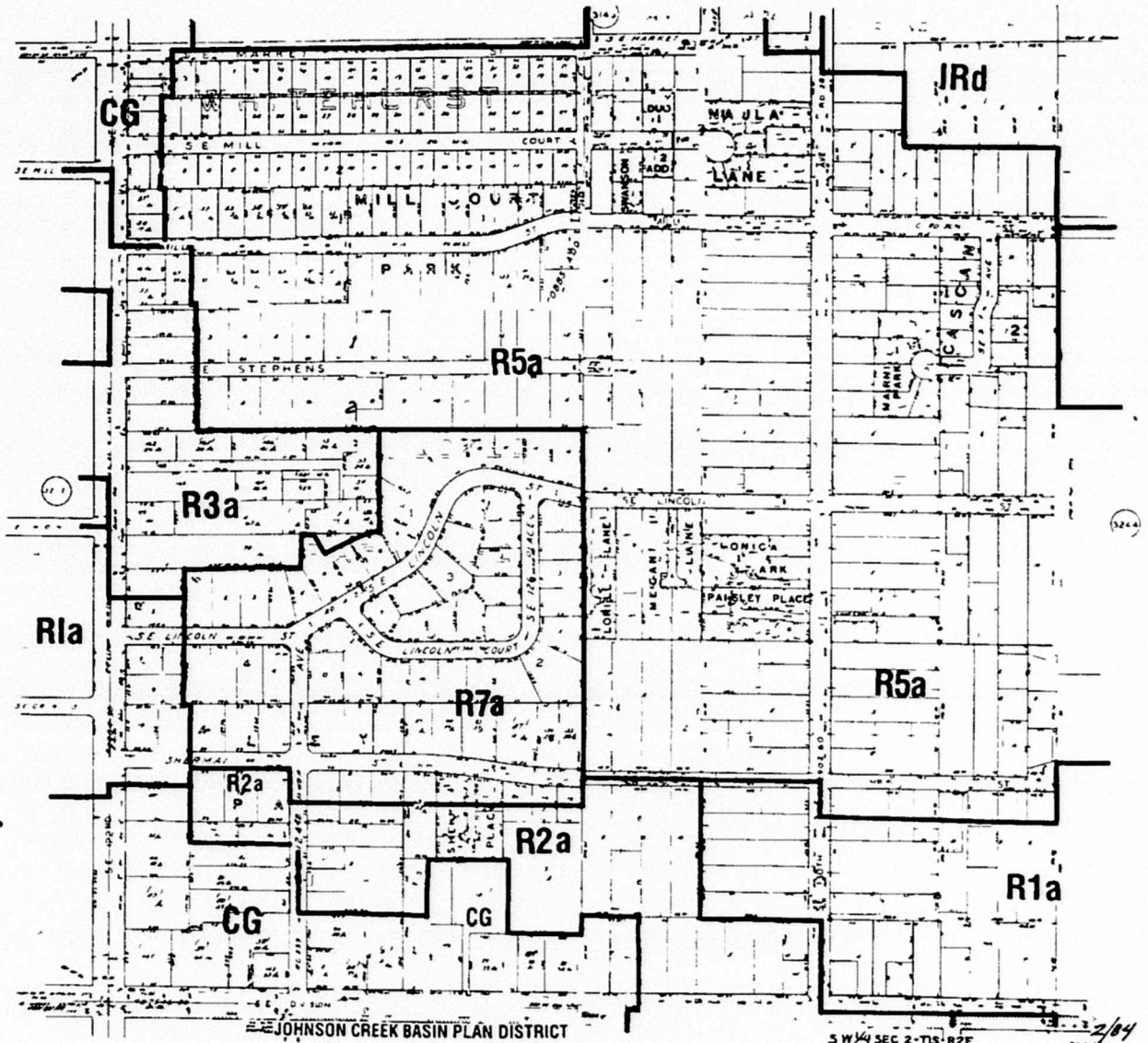
THIS MAP DOES NOT SHOW PRIOR OR PENDING LAND USE PERMITS. CONDITIONS OF APPLICABLE PREVIOUS LEGISLATIVE CHANGES, OTHER SOURCES OF INFORMATION CAN BE OBTAINED.

NOTE: Zoning designations are subject to change. Verify zoning prior to development or sales.

CITY OF PORTLAND BUREAU OF PLANNING	
R5 Current Zoning	REVISION 1/91
(R5) Maximum Potential Zoning as per Comprehensive Plan	3242

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

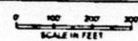
October 1995



JOHNSON CREEK BASIN PLAN DISTRICT

S W 1/4 SEC 2-T1S-R2E

NOTE: Zoning designations are subject to change. Verify zoning prior to development or sales.

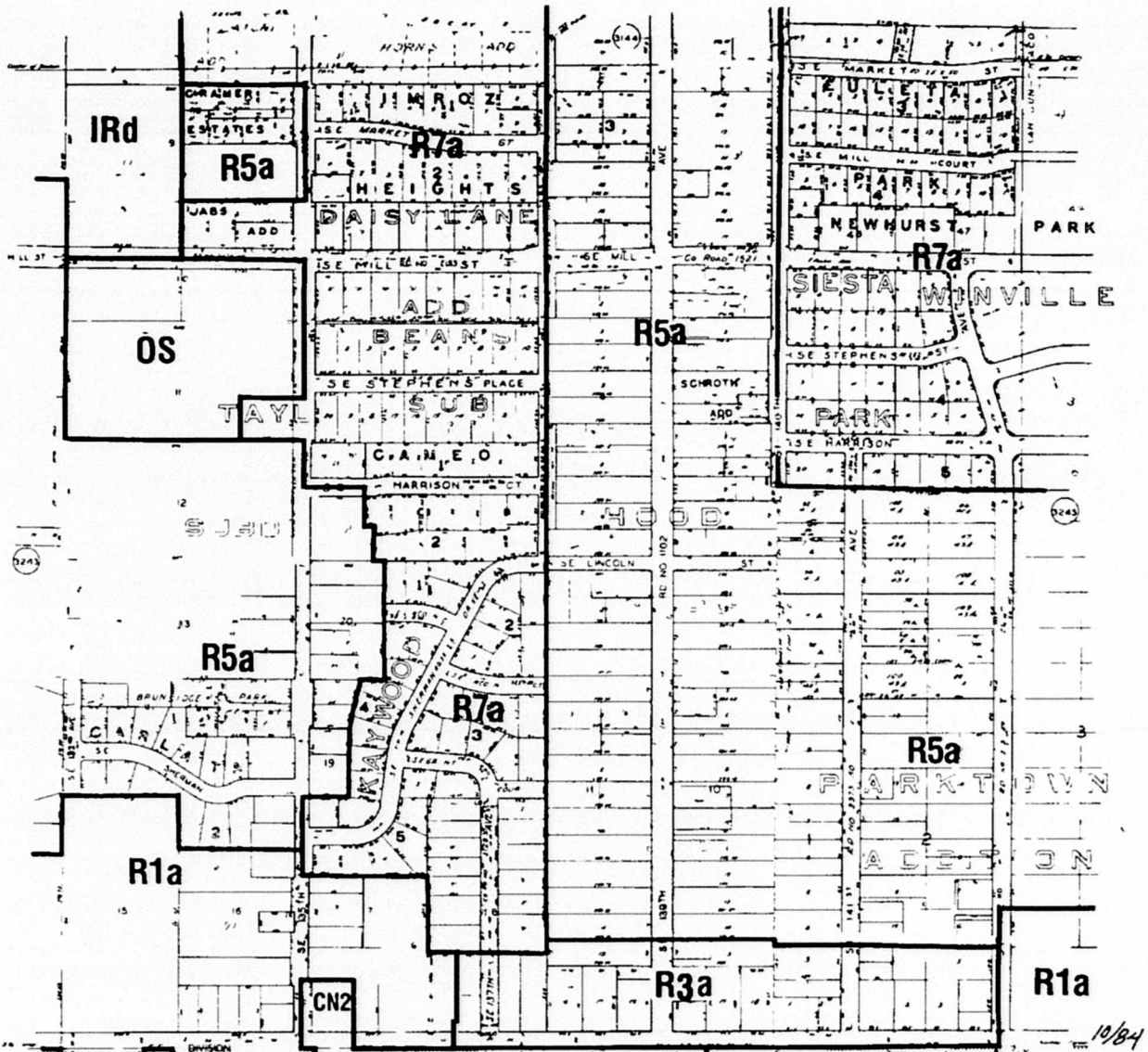


CITY OF PORTLAND BUREAU OF PLANNING

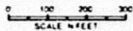
R5	Current Zoning	FORMING REVISOR 6 94	N
(R5)	Maximum Potential Zoning as per Comprehensive Plan	3243	

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



THIS MAP DOES NOT SHOW PRIOR OR PENDING LAND USE REVIEWS, CONDITIONS OF APPROVAL, OR RECENT LEGISLATIVE CHANGES. OTHER SOURCES OF INFORMATION CAN BE CHECKED.



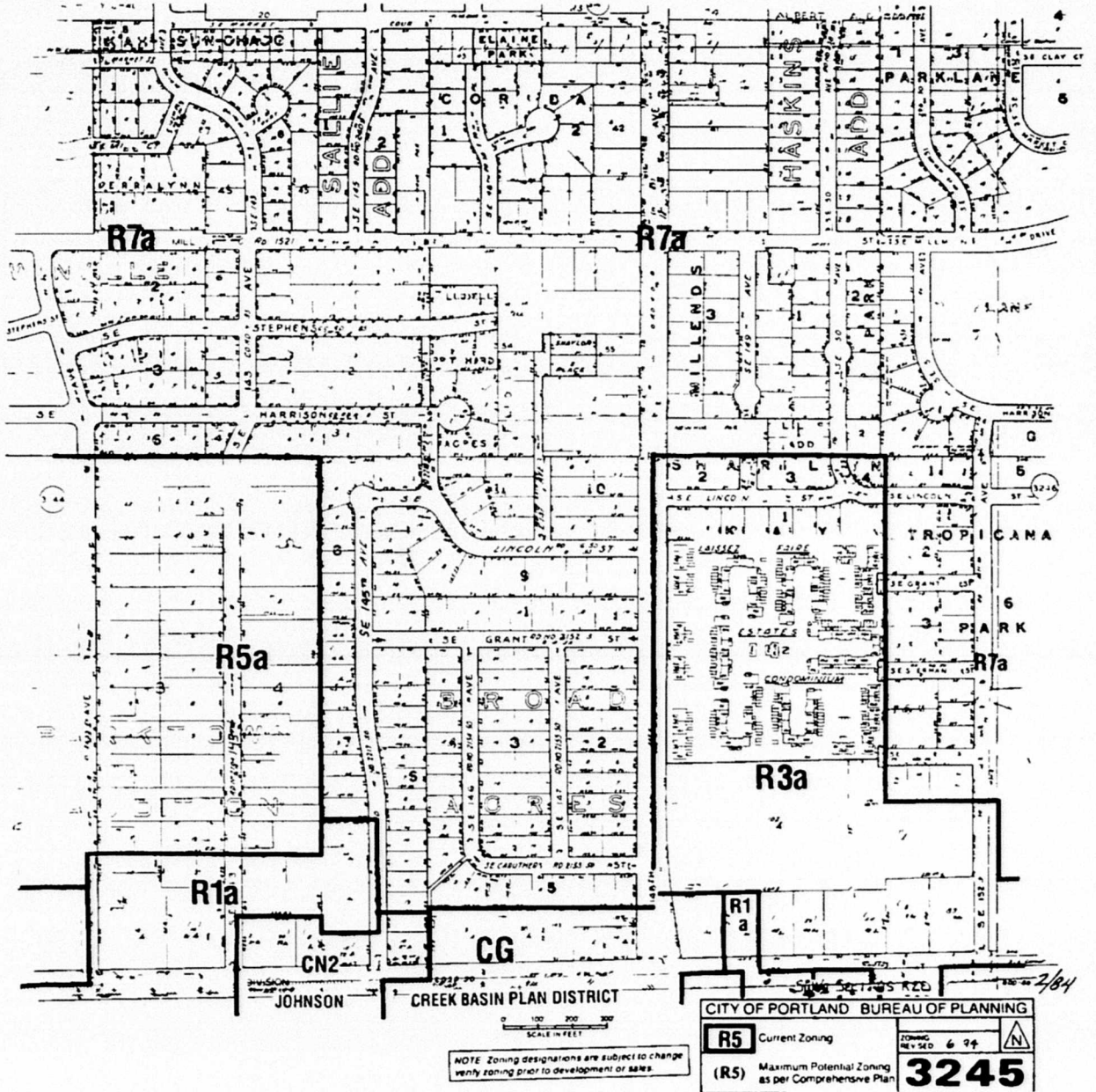
NOTE: Zoning designations are subject to change. Verify zoning prior to development or sales.

CITY OF PORTLAND BUREAU OF PLANNING

R5 Current Zoning	ON NG REVISED 6 94	
(R5) Maximum Potential Zoning as per Comprehensive Plan	3244	

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

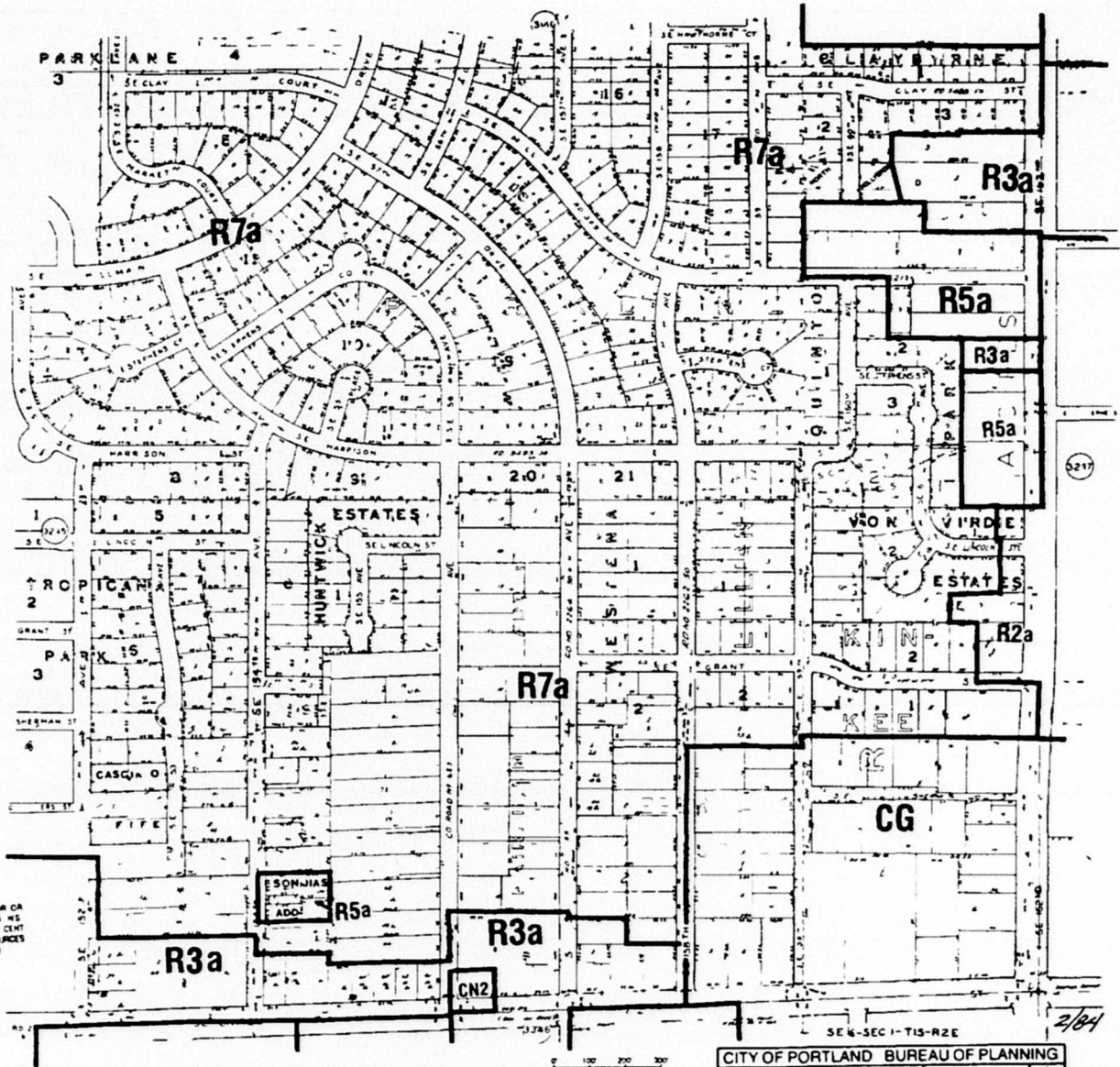
October 1995



THIS MAP DOES NOT SHOW PRIOR OR PENDING LAND USE REVIEWS CONSENTS OF APPROVAL OR RECENT LEGISLATIVE CHANGES. OTHER SOURCES OF INFORMATION CAN BE CHECKED.

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



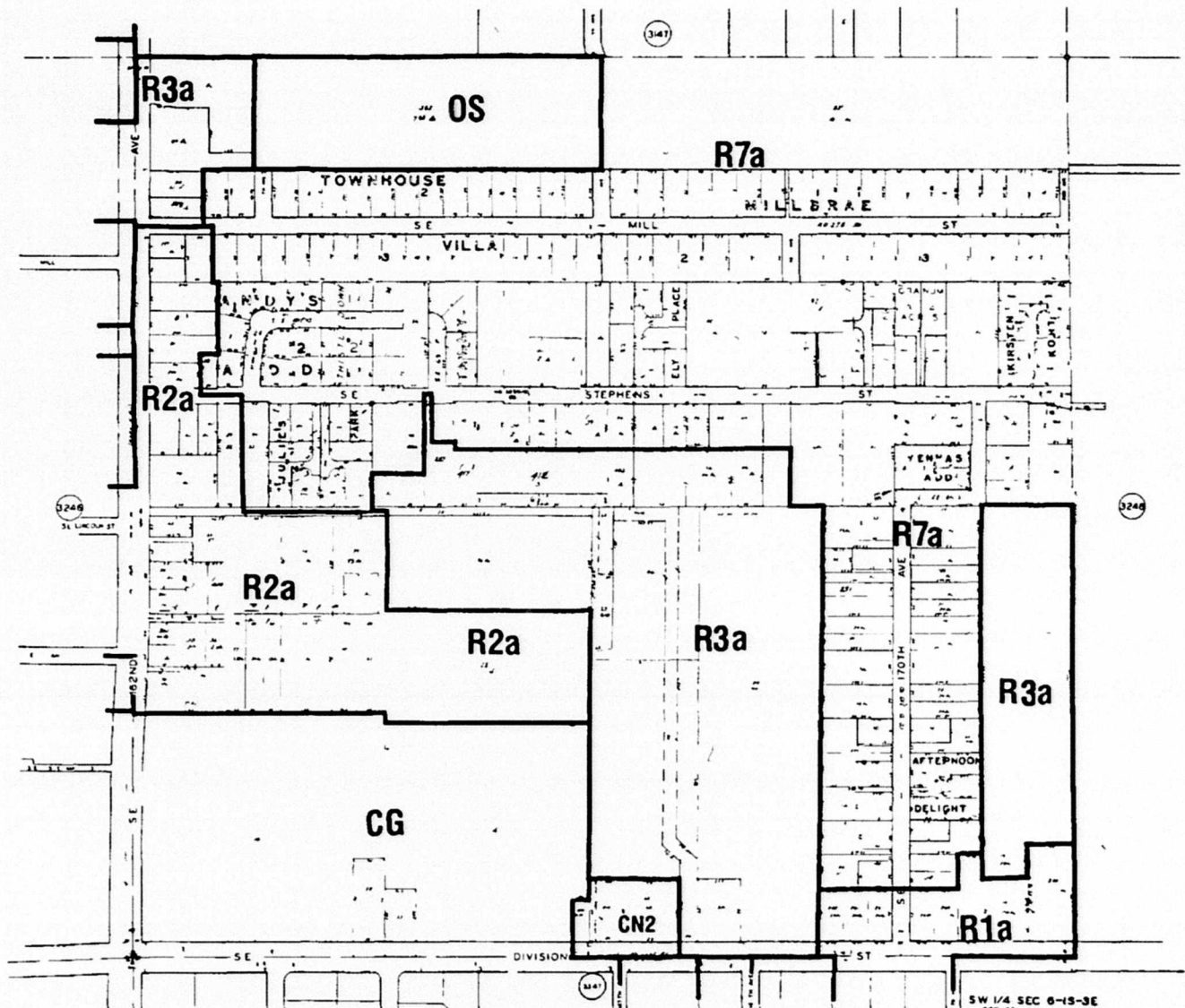
DOES NOT SHOW PREVIOUS LAND USE PERMITS OR APPROVALS OR CHANGES FROM OTHER SOURCES. INFORMATION CAN BE CHECKED.

NOTE: Zoning designations are subject to change pending zoning prior to development or sales.

CITY OF PORTLAND BUREAU OF PLANNING	
R5 Current Zoning	REVISION 6 94
(R5) Maximum Potential Zoning as per Comprehensive Plan	3246

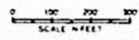
Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



THIS MAP IS VALID UNLESS PRIOR OR PENDING LAND USE REVIEWS, CONFLICTS OF APPROVAL OR RECENT LEGISLATIVE CHANGES, OTHER SOURCES OF INFORMATION CAN BE CHECKED.

NOTE: Zoning designations are subject to change twenty zoning prior to development or sales.

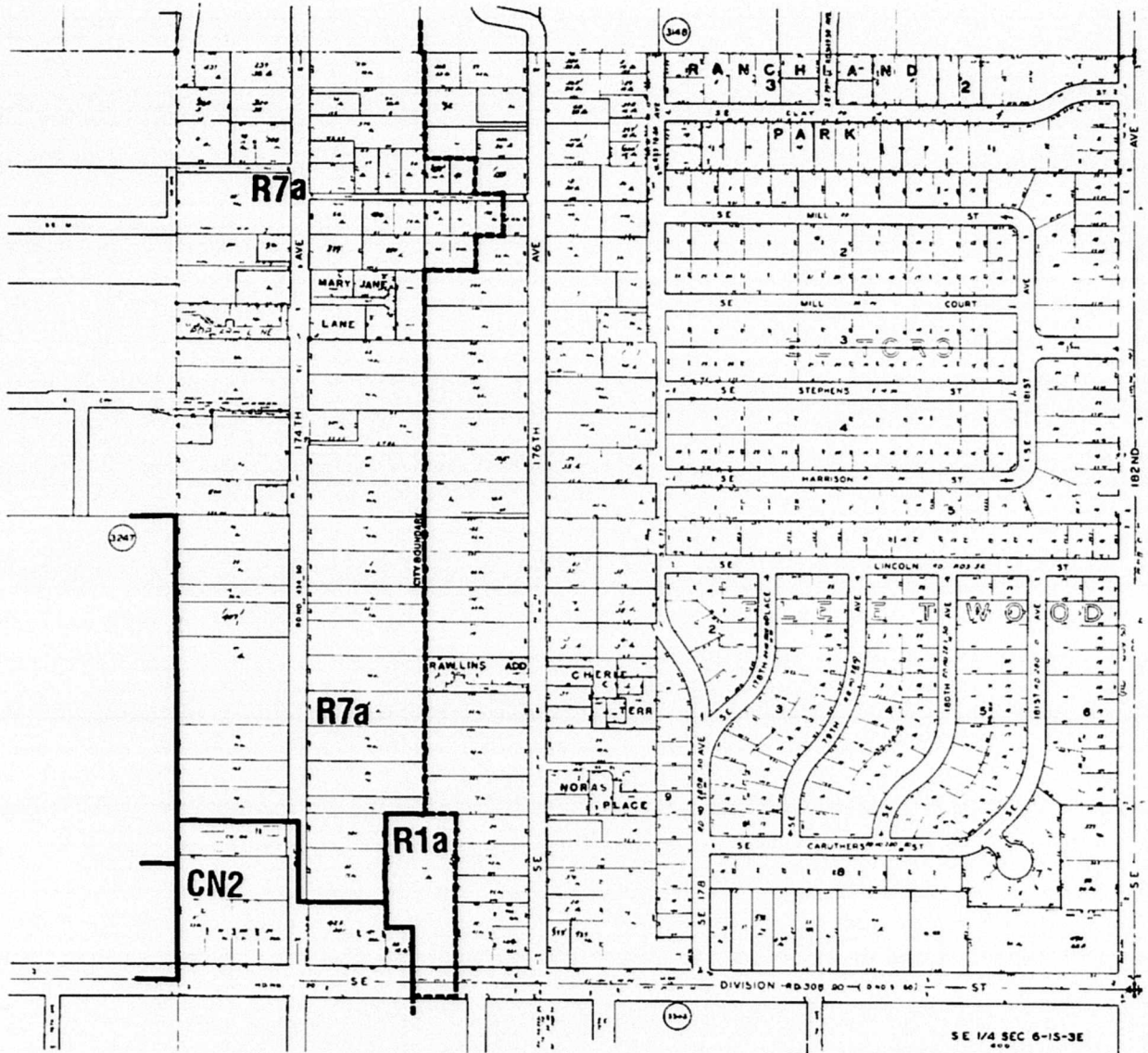


CITY OF PORTLAND BUREAU OF PLANNING


R5	Current Zoning	SCALE	N
(R5)	Maximum Potential Zoning as per Comprehensive Plan	EDGING REVISED 6 94	
			3247

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995

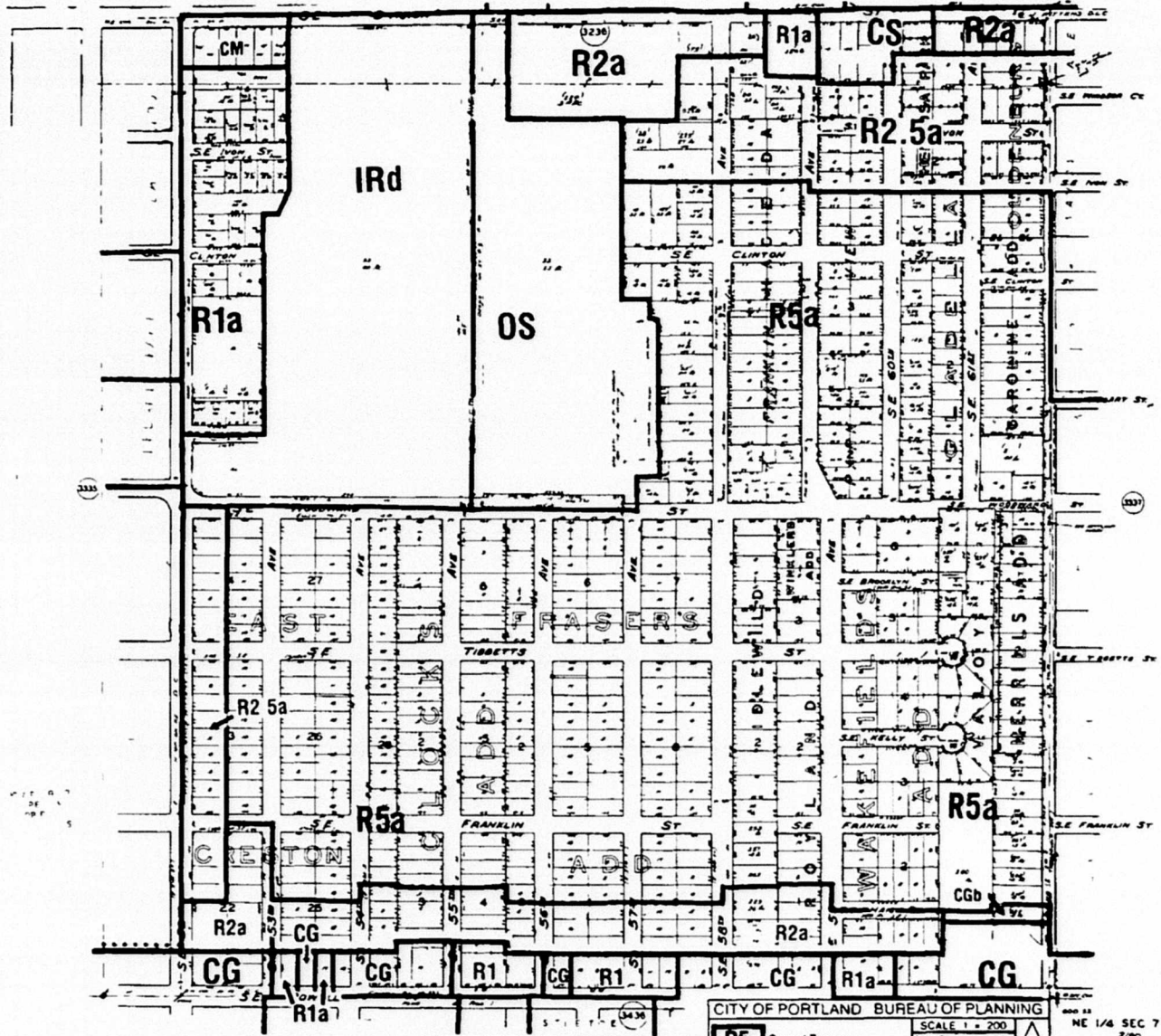


NOTE: Zoning designations are subject to change
 every zoning prior to development or sales.

CITY OF PORTLAND BUREAU OF PLANNING		ZONING REVISED 7 75	
R5	Current Zoning		
(R5)	Maximum Potential Zoning as per Comprehensive Plan		

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



1. ALL POINTS
 2. ALL LOTS
 3. ALL LOTS
 4. ALL LOTS
 5. ALL LOTS

NOTE: Zoning designations are subject to change verify zoning prior to development or sales.

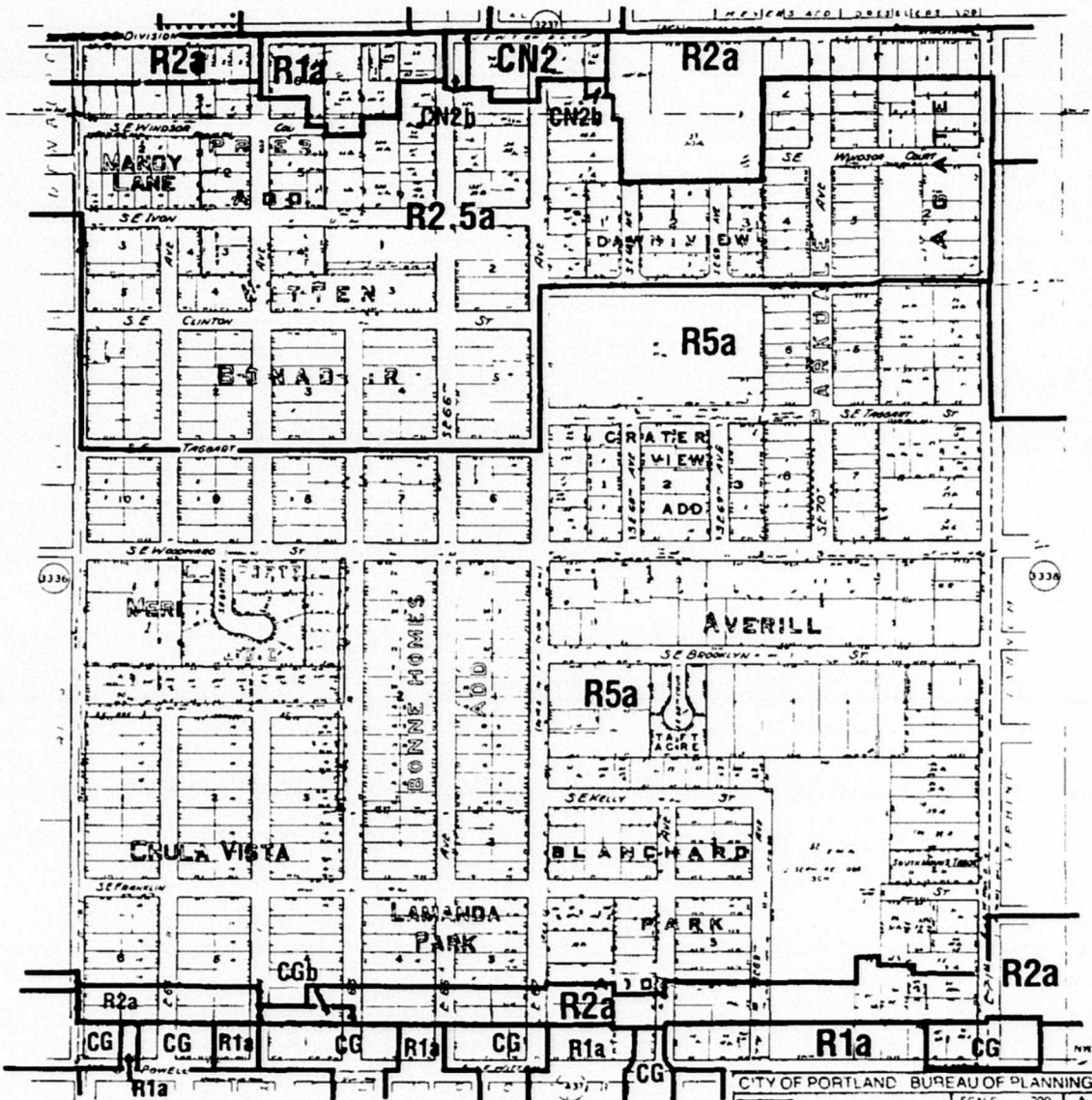
CITY OF PORTLAND BUREAU OF PLANNING

R5	Current Zoning	SCALE 1" = 200'	NE 1/4 SEC 7 IS 2E 2,100
(R5)	Maximum Potential Zoning as per Comprehensive Plan	ZONING REVISED: 1/91	

3336

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



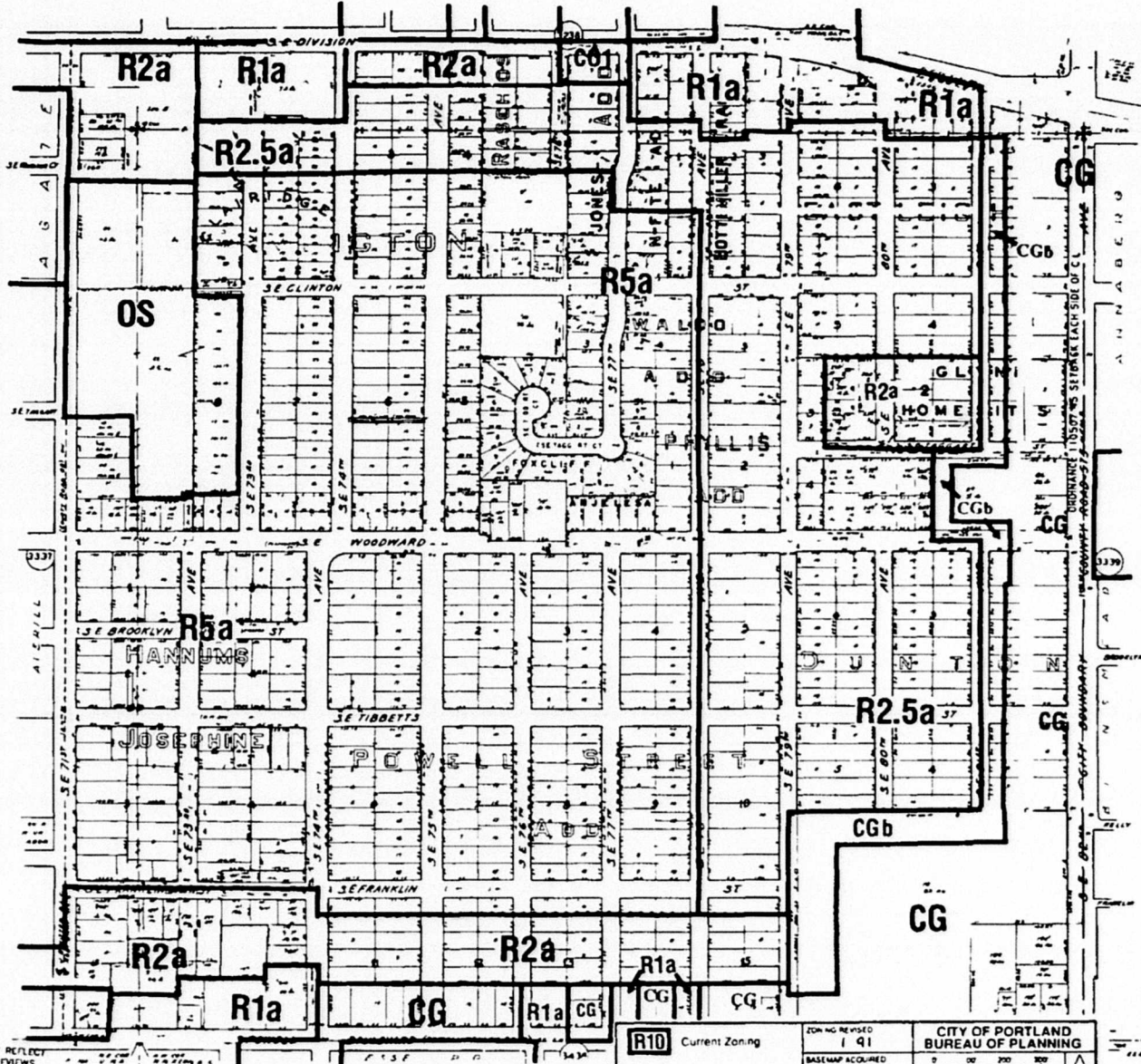
NOTE: Zoning designations are subject to change. Verify zoning prior to development or sales.

CITY OF PORTLAND BUREAU OF PLANNING

R5 Current Zoning	SCALE 200
(R5) Maximum Potential Zoning as per Comprehensive Plan	ZONING MAP NO. 191
	3337

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995

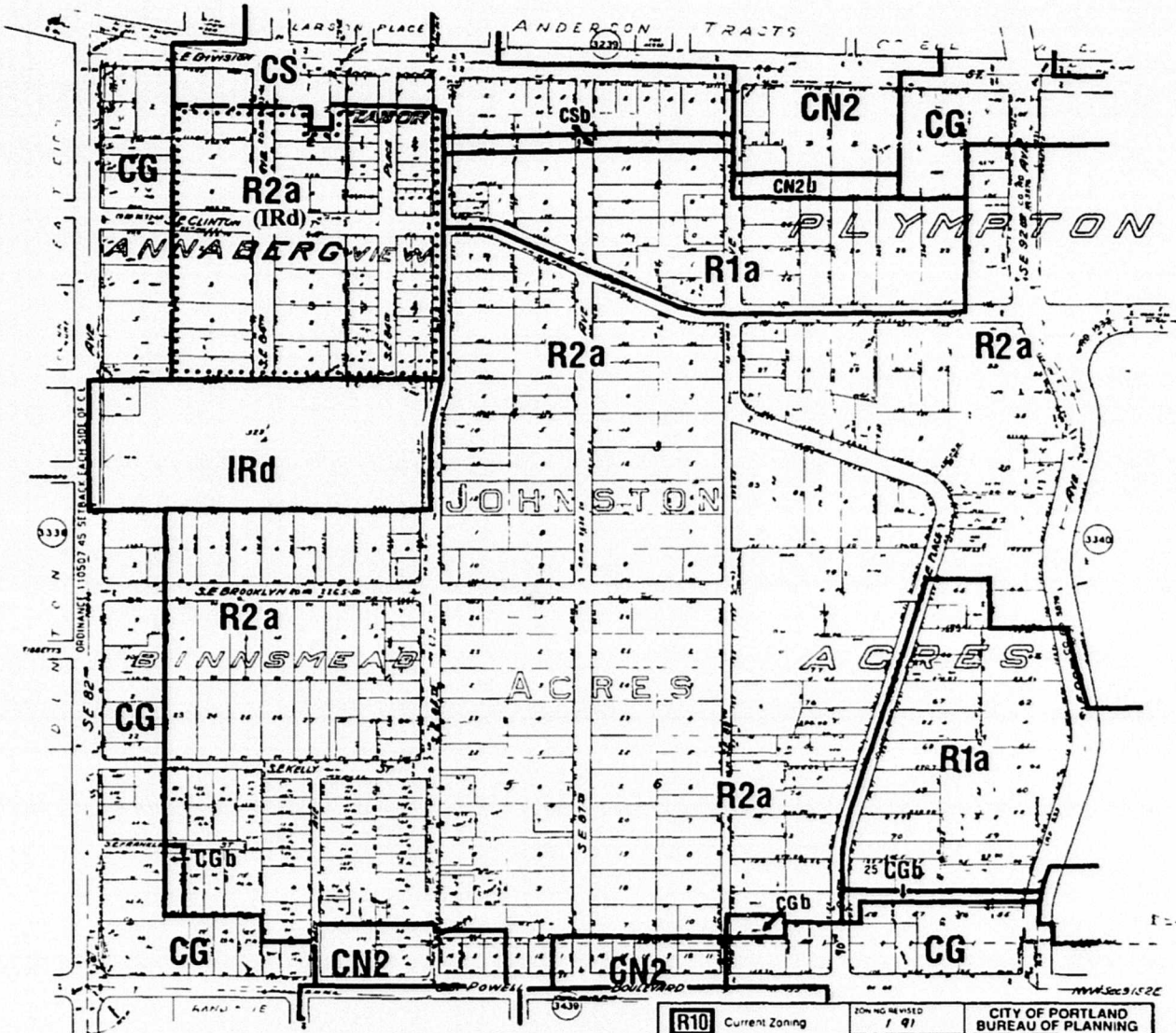


THIS MAP DOES NOT REFLECT
 THE RESULTS OF LAND USE REVIEWS
 OR DEVELOPMENTS OF APPROVAL.

NOTE: Zoning designations are subject to change
 verify zoning prior to development or sales.

R10 Current Zoning	ZONING REVISED 1 91	CITY OF PORTLAND BUREAU OF PLANNING SCALE: AS SHOWN 3338
(R10) Maximum Potential Zoning as per Comprehensive Plan	BASEMAP ACQUIRED 5 84	
	LEGAL DESCRIPTION NE 1/4 SEC 8 15 2E	

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning
 October 1995



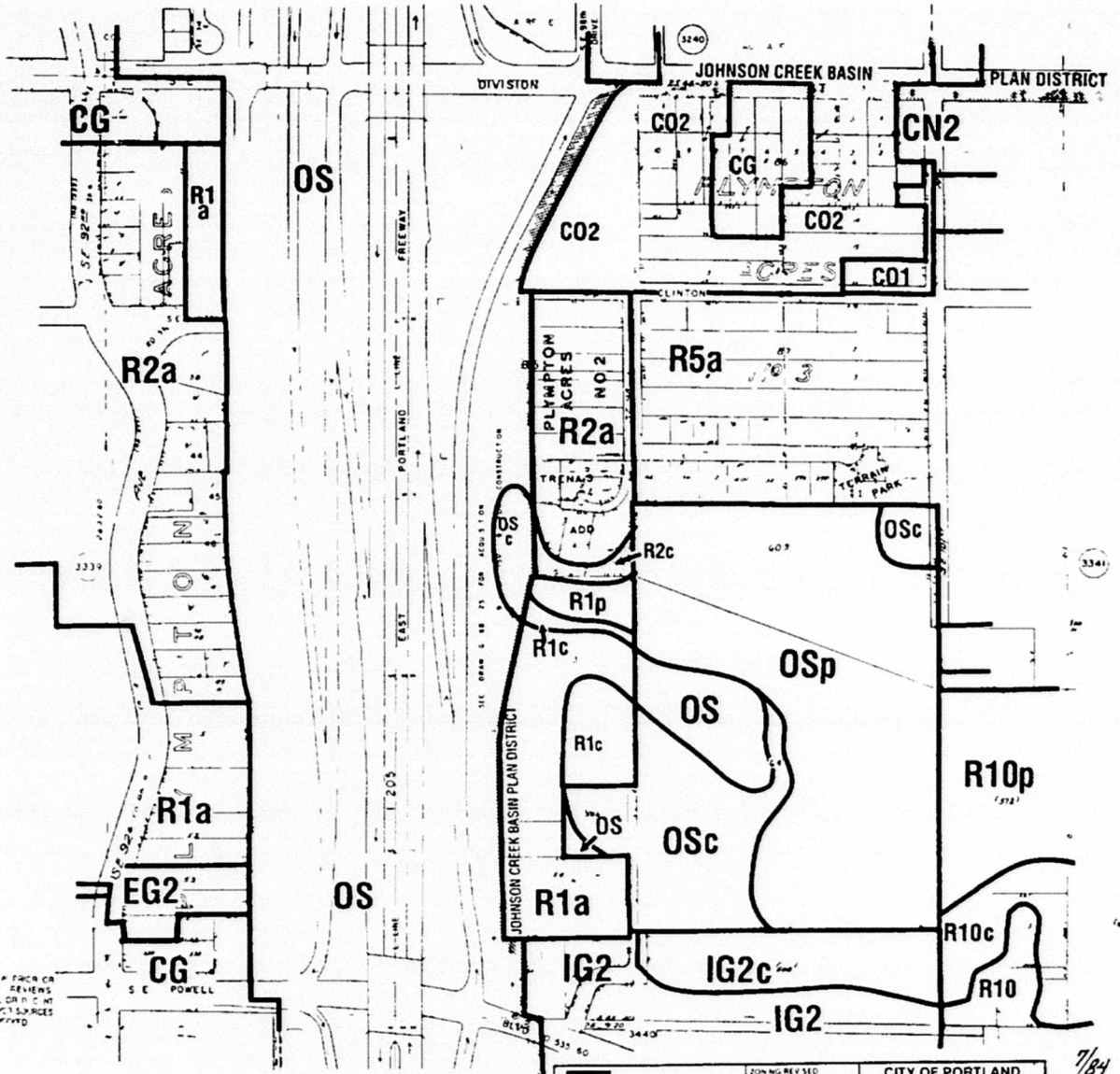
NOTE: Zoning designations are subject to change
 verify zoning prior to development or sales.

R10	Current Zoning	ZONING REVISED 1 91	CITY OF PORTLAND BUREAU OF PLANNING
	(R10) Maximum Potential Zoning as per Comprehensive Plan	BASEMAP ACQUIRED 5 89	
		LEGAL DESCRIPTION NW 1/4 SEC 9 15 2E	
		3339	

THIS IS A COPY OF THE ORIGINAL
 RECORD FILED IN THE
 CLERK'S OFFICE OF THE
 CLERK OF THE COUNTY OF
 CLATSOP, OREGON, ON
 OCTOBER 10, 1995.

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995

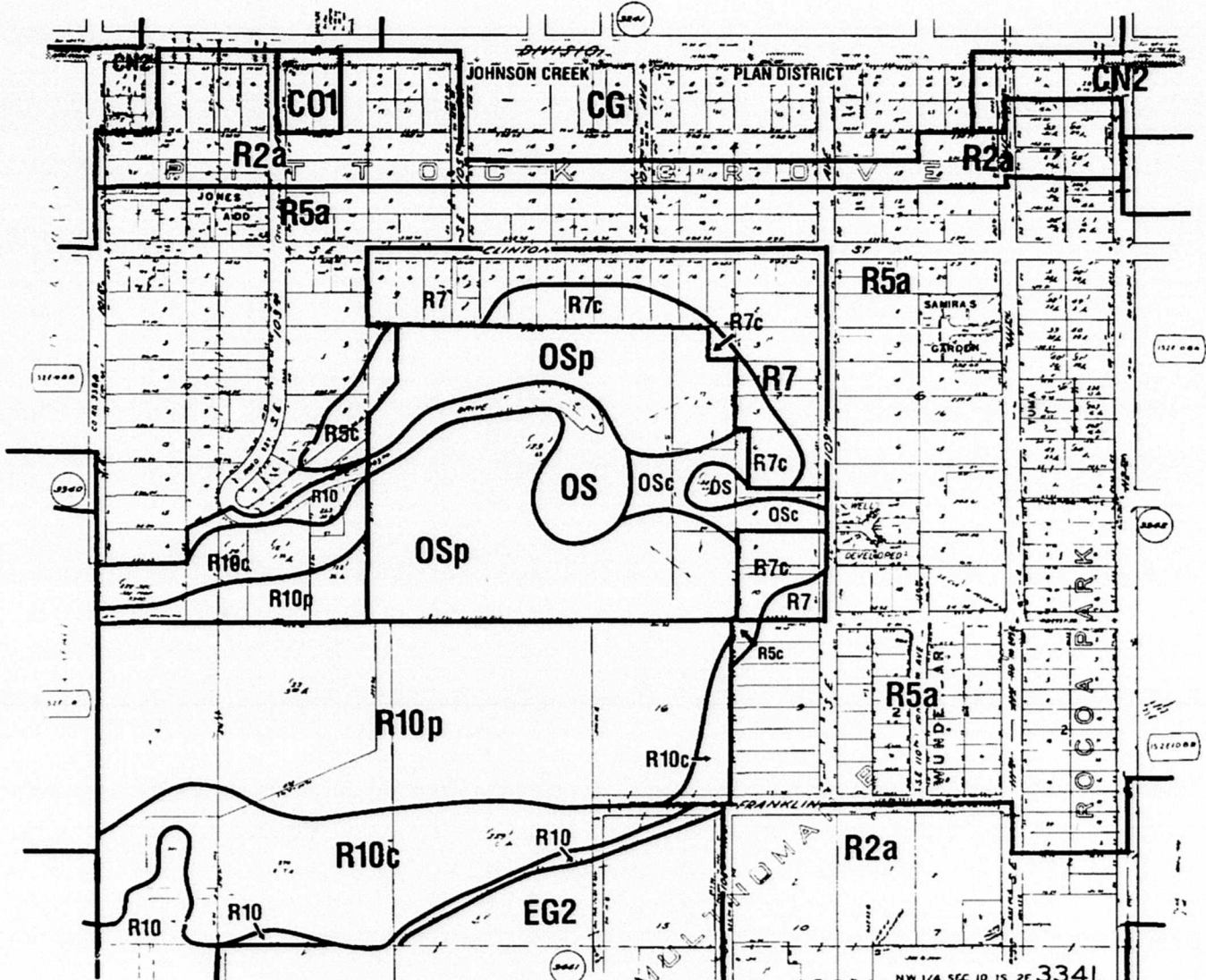


NOTE: Zoning designations are subject to change. Verify zoning prior to development or sales.

R10 Current Zoning	ZONING REVISED	12 94	CITY OF PORTLAND BUREAU OF PLANNING
	BASE MAP ACQUIRED	7 84	
(R10) Maximum Potential Zoning as per Comprehensive Plan	LEGAL DESCRIPTION	NE 1/4 SEC 9 15 2E	3340
	SCALE	AS SHOWN	

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995

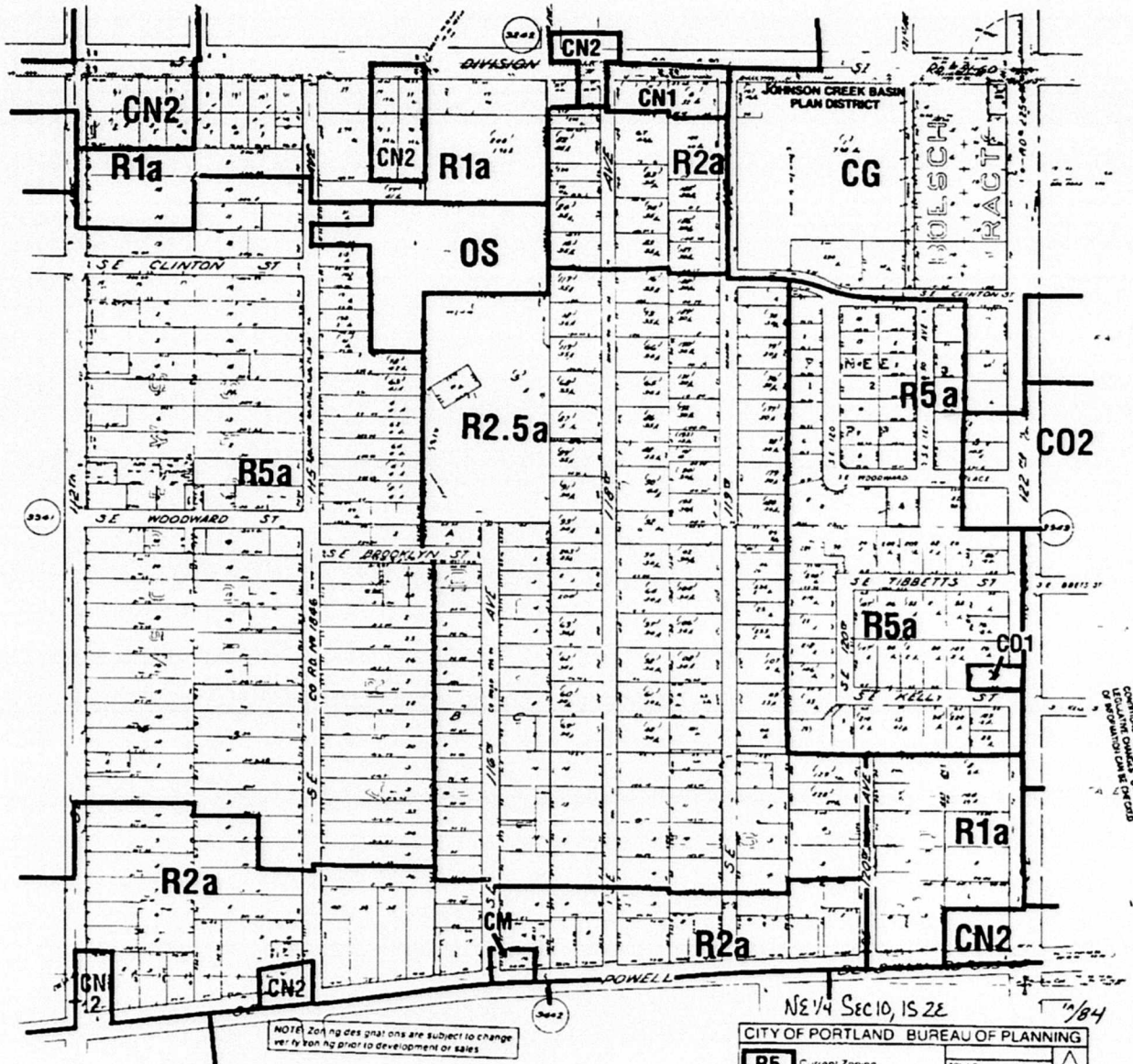


THIS MAP DOES NOT REFLECT
 P.L. 76 LAWS AND RESOLUTIONS
 OR CONDITIONS OF APPROVAL

NOTE: Zoning designations are subject to change
 verify zoning prior to development or sales

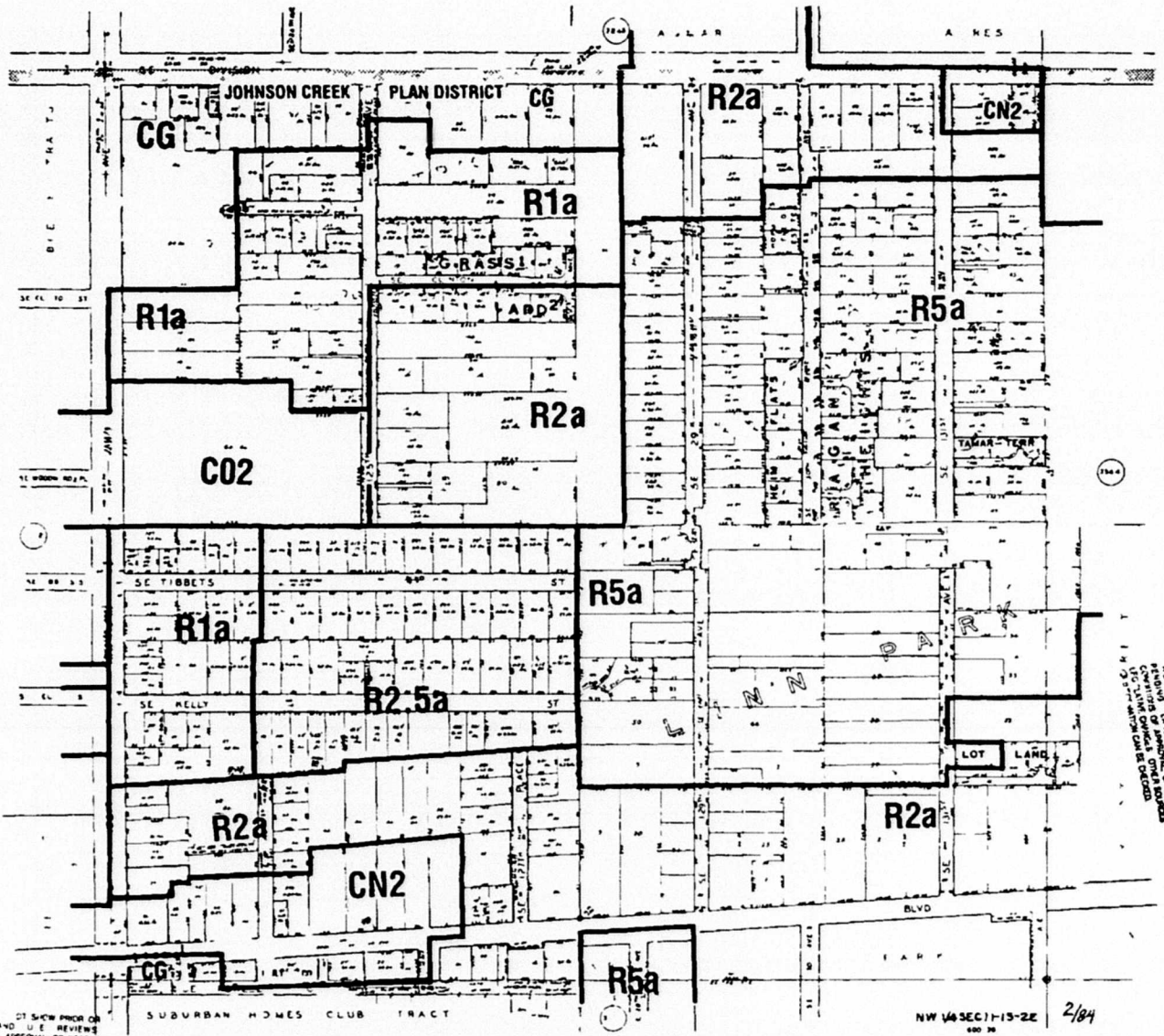
R10 Current Zoning	ZONING REVISION 6 93	CITY OF PORTLAND BUREAU OF PLANNING
	BASEMAP ACQUIRED 5 89	0 100 200 300 SCALE FEET
	LEGAL DESCRIPTION NW 1/4 SEC 10 15 2E	3341

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning
 October 1995



Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

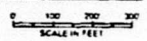
October 1995



ALL LOTS NOT SHOWN ARE
 UNZONED LAND. THE
 PRESENTING OFFICE, OR OFFICE
 OF THE CITY CLERK, HAS
 NOT BEEN ADVISED OF ANY
 OTHER CHANGES.

THIS MAP SHOWS PRIOR
 ZONING. LAND USE REVISIONS
 CANNOT BE APPROVED OR RECORDED
 UNLESS THE ZONING IS CHECKED
 AGAINST THE CITY RECORDS.

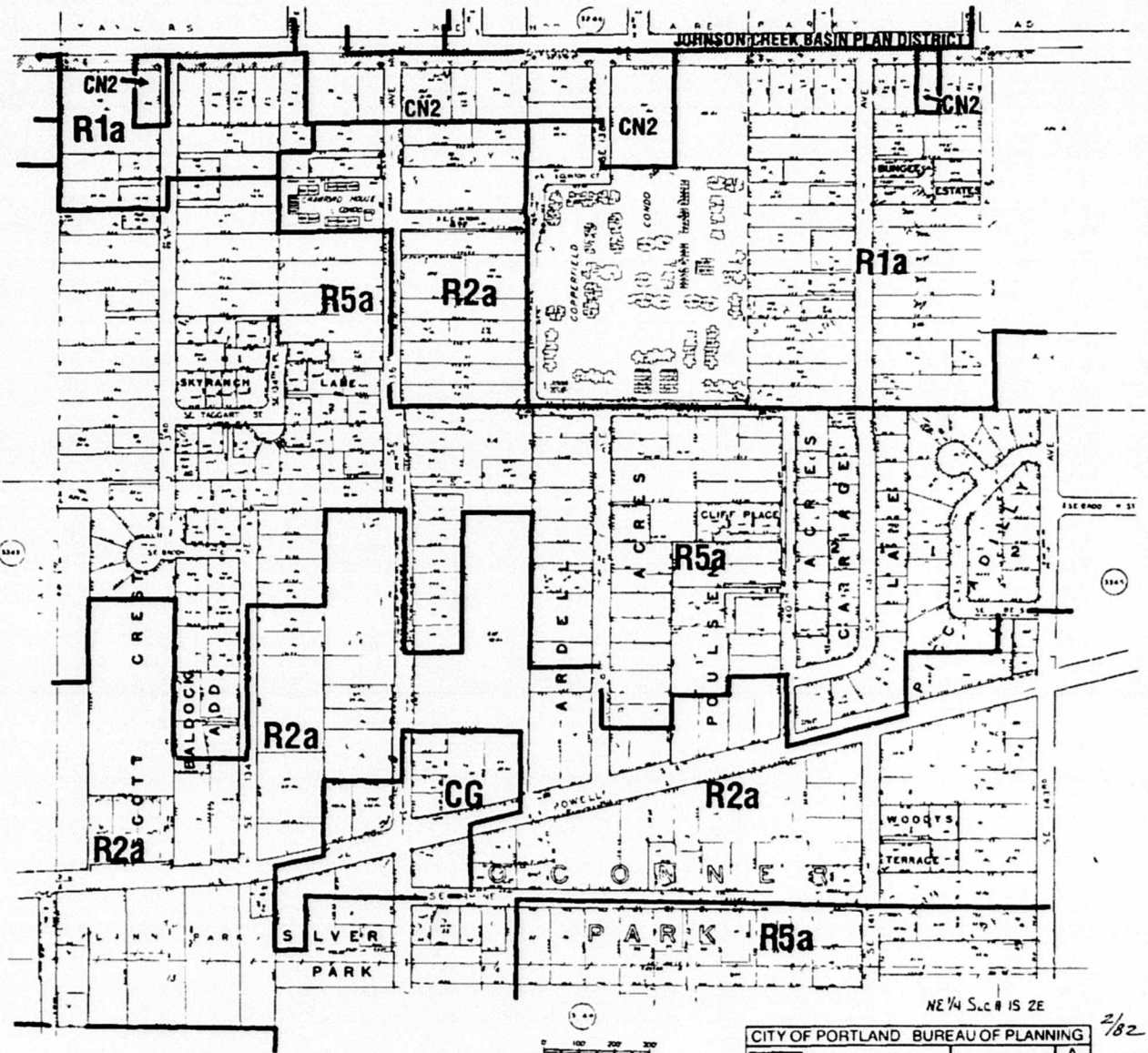
NOTE: Zoning designations are subject to change
 without notice. Verify zoning prior to development or sales.



CITY OF PORTLAND BUREAU OF PLANNING	
R5 Current Zoning	Planning REVISION 6 94
(R5) Maximum Potential Zoning as per Comprehensive Plan	3343

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



NOT SHOW PRIOR OR
 EXISTING ZONING OR
 CITY OF PORTLAND OR PLANNING
 DEPARTMENT'S OTHER SOURCES
 INFORMATION CAN BE DERIVED

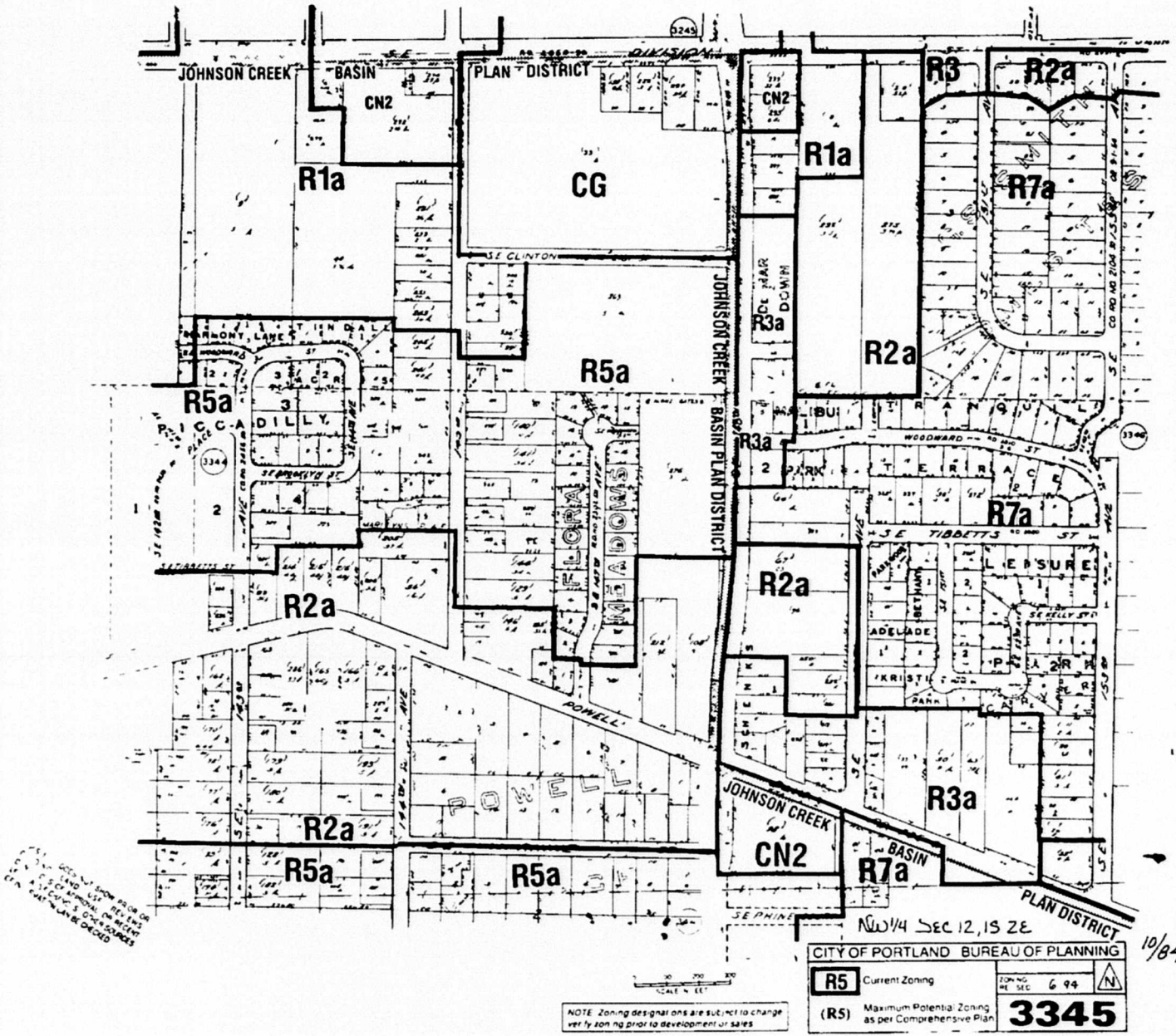
NOTE: Zoning designations are subject to change
 verify zoning prior to development or sales

NE 1/4 S.L.C.# 15 ZE

CITY OF PORTLAND BUREAU OF PLANNING		2/82
R5	Current Zoning	ZONING REVISED 6 99 3344
(R5)	Maximum Potential Zoning as per Comprehensive Plan	

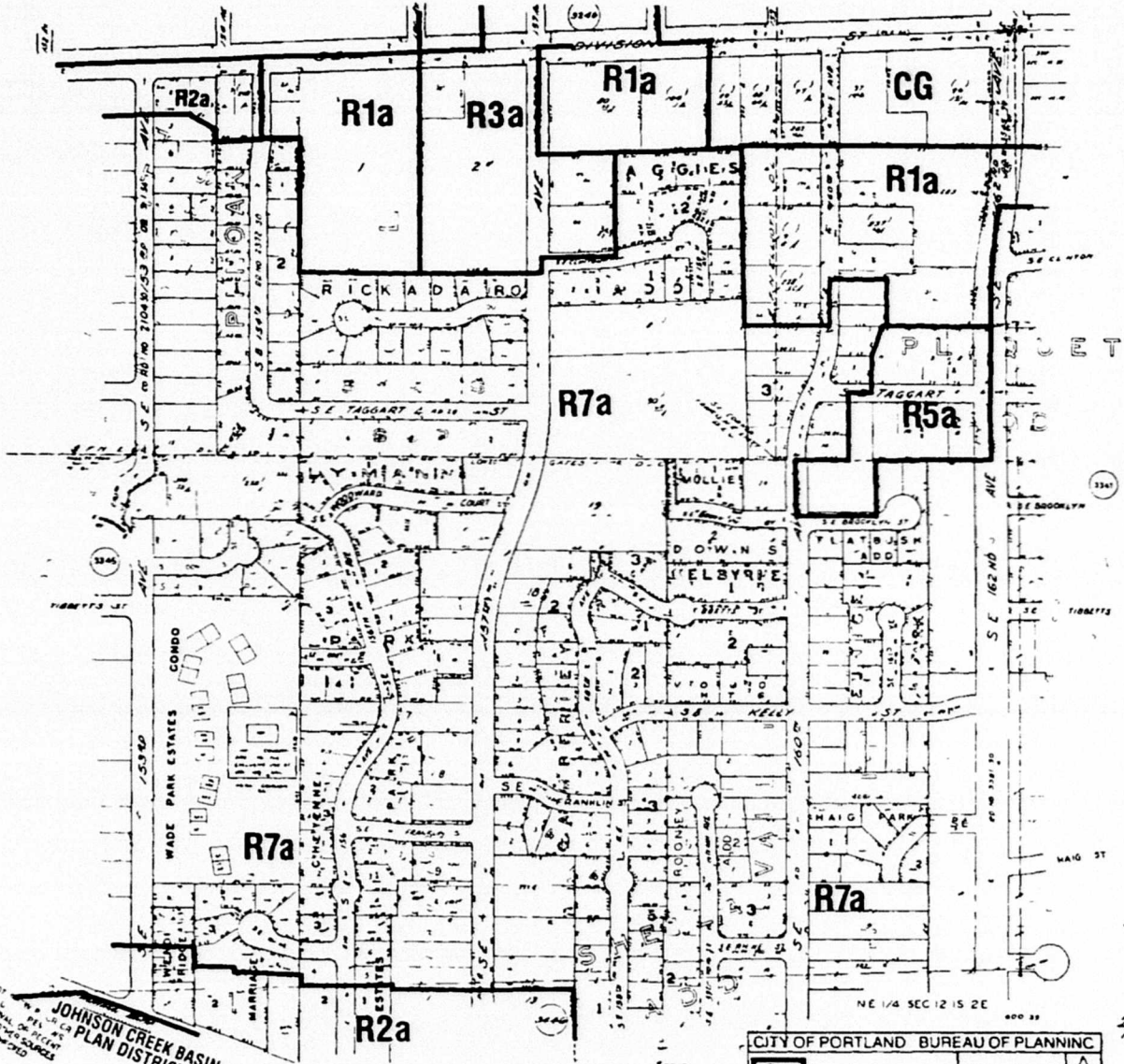
Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



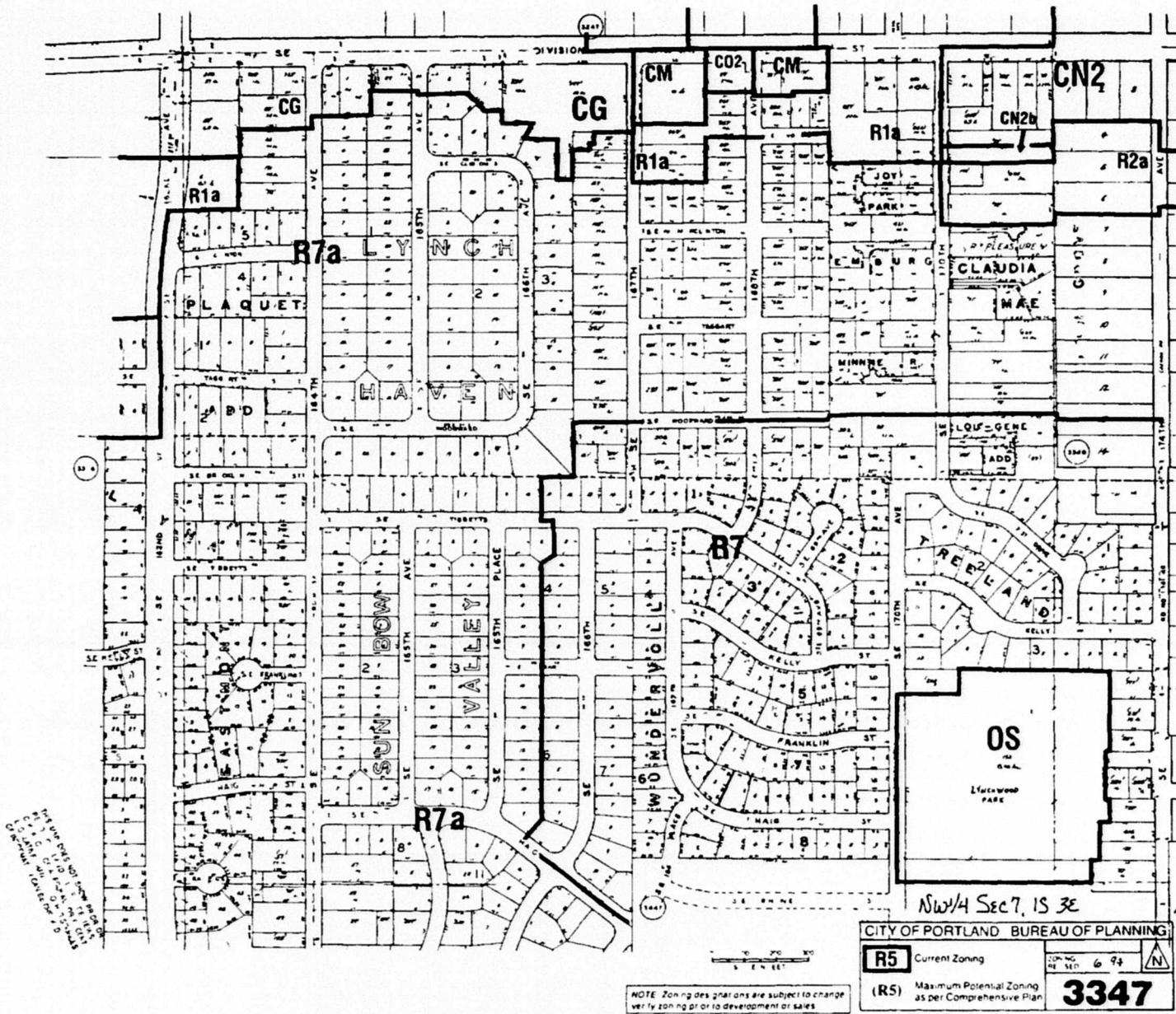
NOTE: Zoning designations are subject to change without notice. Zoning designations are subject to change without notice.

CITY OF PORTLAND BUREAU OF PLANNING

R5 Current Zoning	ZONING REVISION 94	
(R5) Maximum Potential Zoning as per Comprehensive Plan	3346	

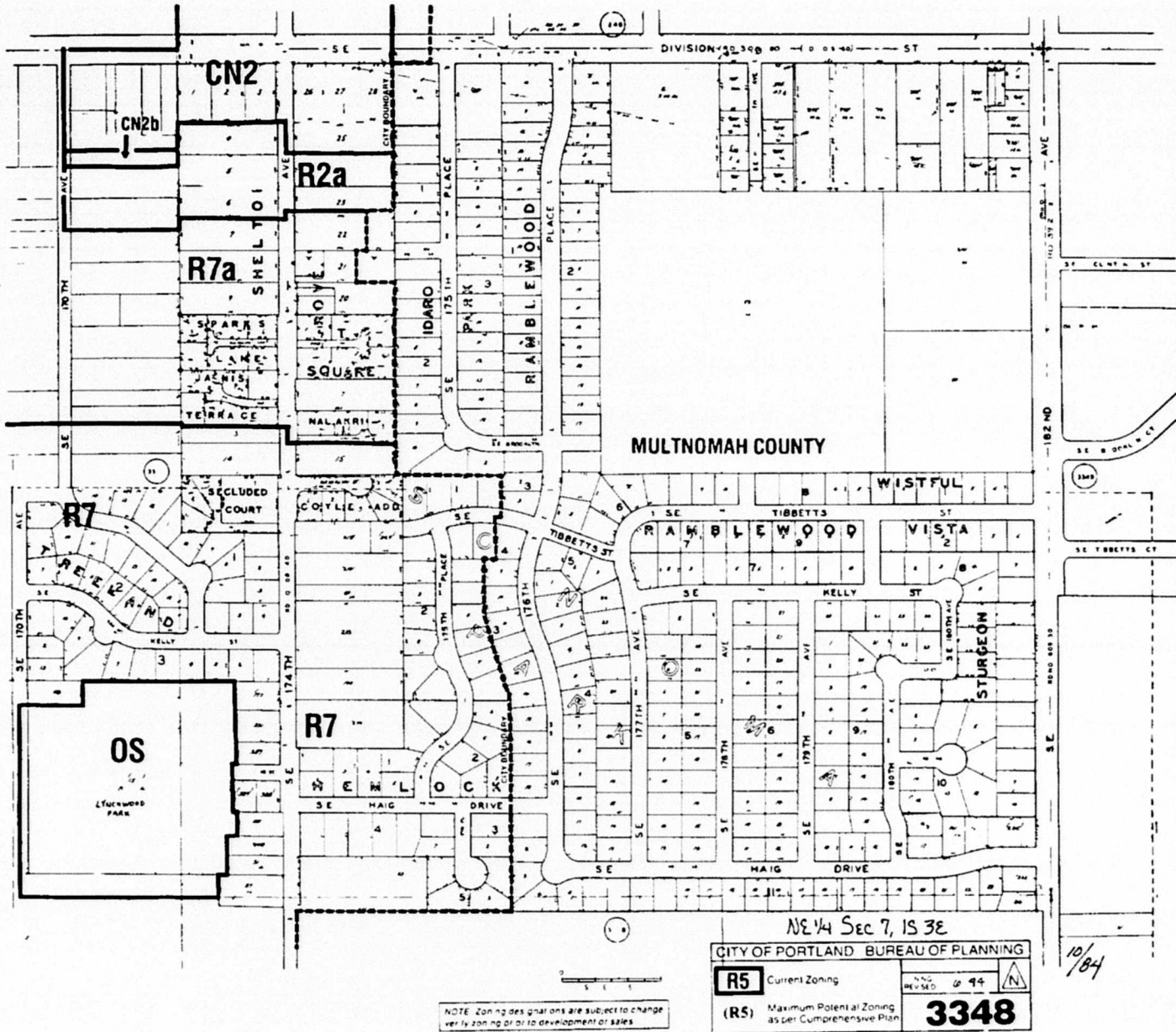
Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

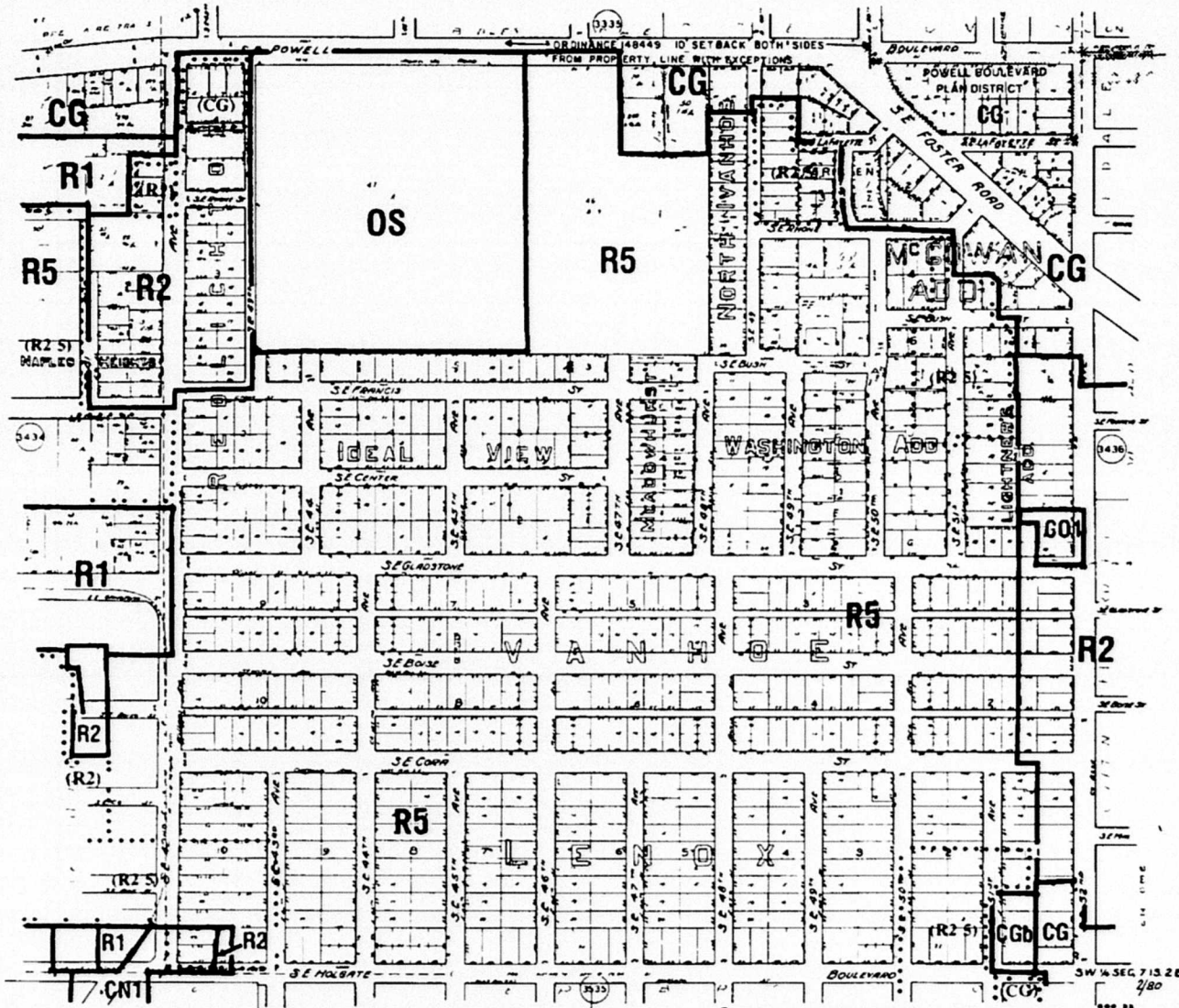
October 1995



Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995





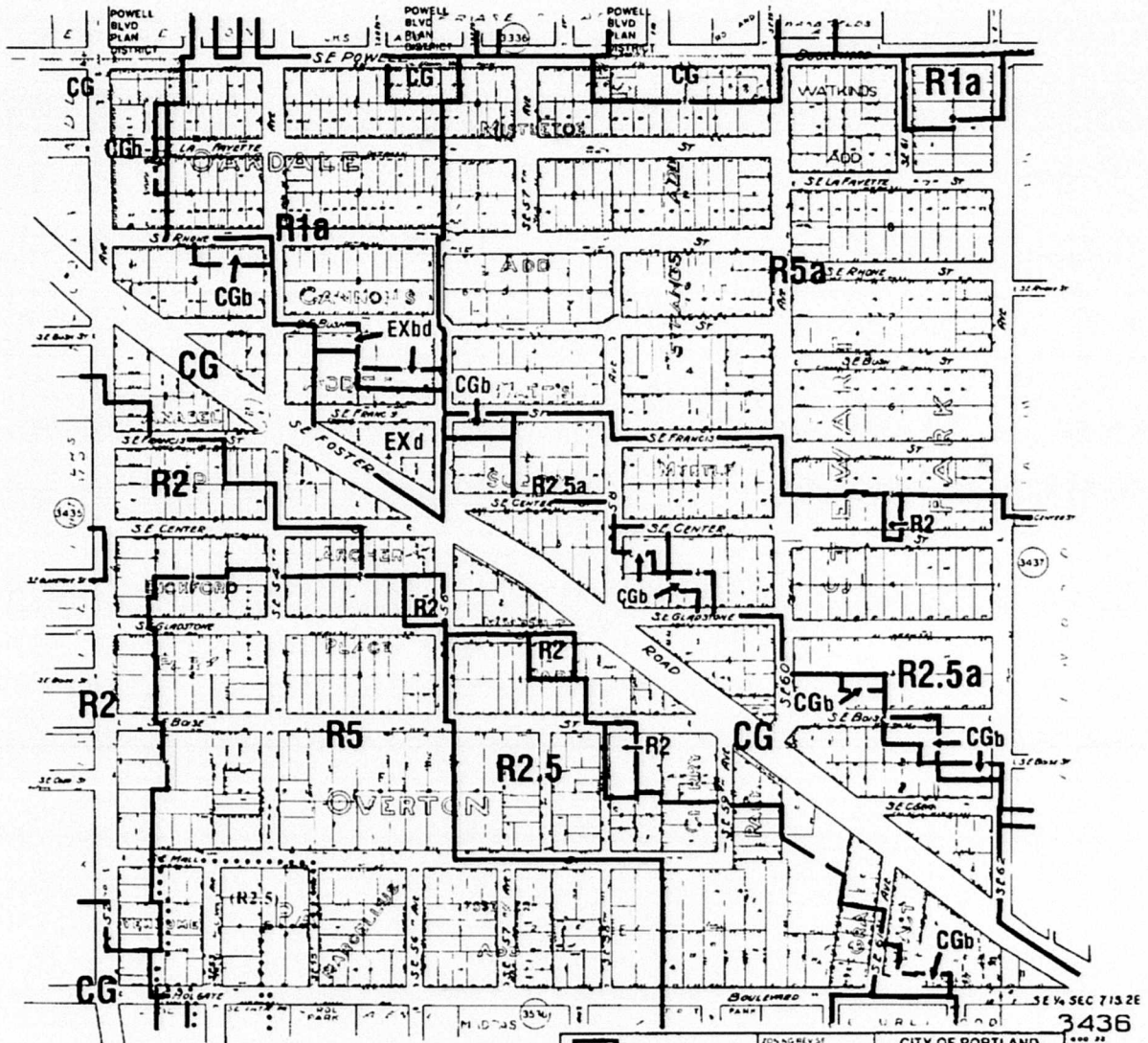
CITY OF PORTLAND BUREAU OF PLANNING

R5 Current Zoning	ZONING REVIEWED 1/91	N
(R5) Maximum Potential Zoning as per Comprehensive Plan	3435	

NOTE: Zoning designations are subject to change verify zoning prior to development or sales

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995

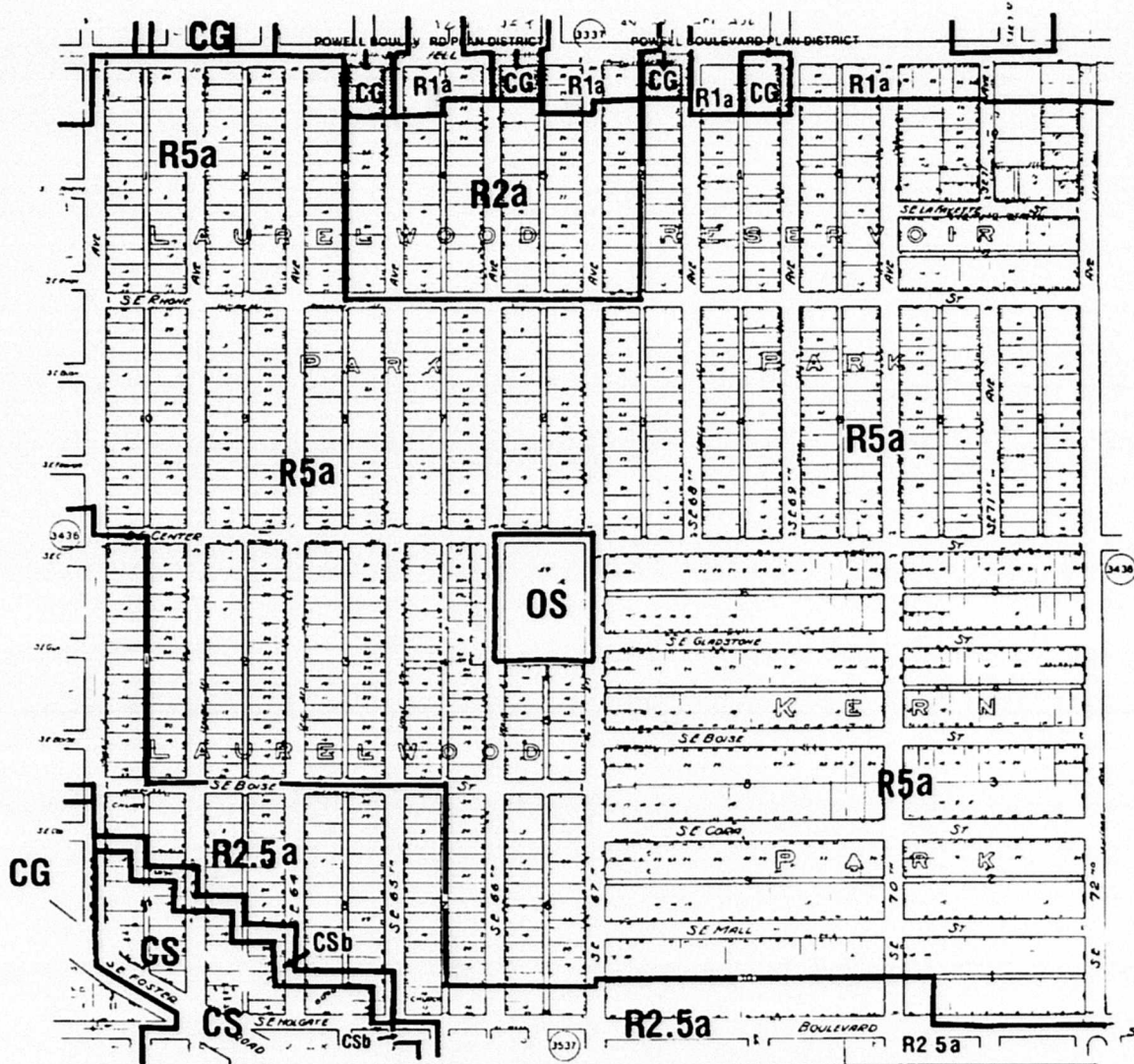


NOTE: Zoning designations are subject to change verify zoning prior to development or sales.

R10 Current Zoning	ZONING REV SE	1 91	CITY OF PORTLAND BUREAU OF PLANNING
	BASE MAP PARCEL REF	5 84	
(R10) Maximum Potential Zoning as per Comprehensive Plan	DISC#	20	3436
	SE 1/4 SEC	7 1S 2E	

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



THIS MAP DOES NOT SHOW
PENDING LAND USE REVIEWS
CONDITIONS OF APPROVAL OR PERMIT
LEGISLATIVE CHANGES, OTHER SOURCES
OF INFORMATION CAN BE OBTAINED

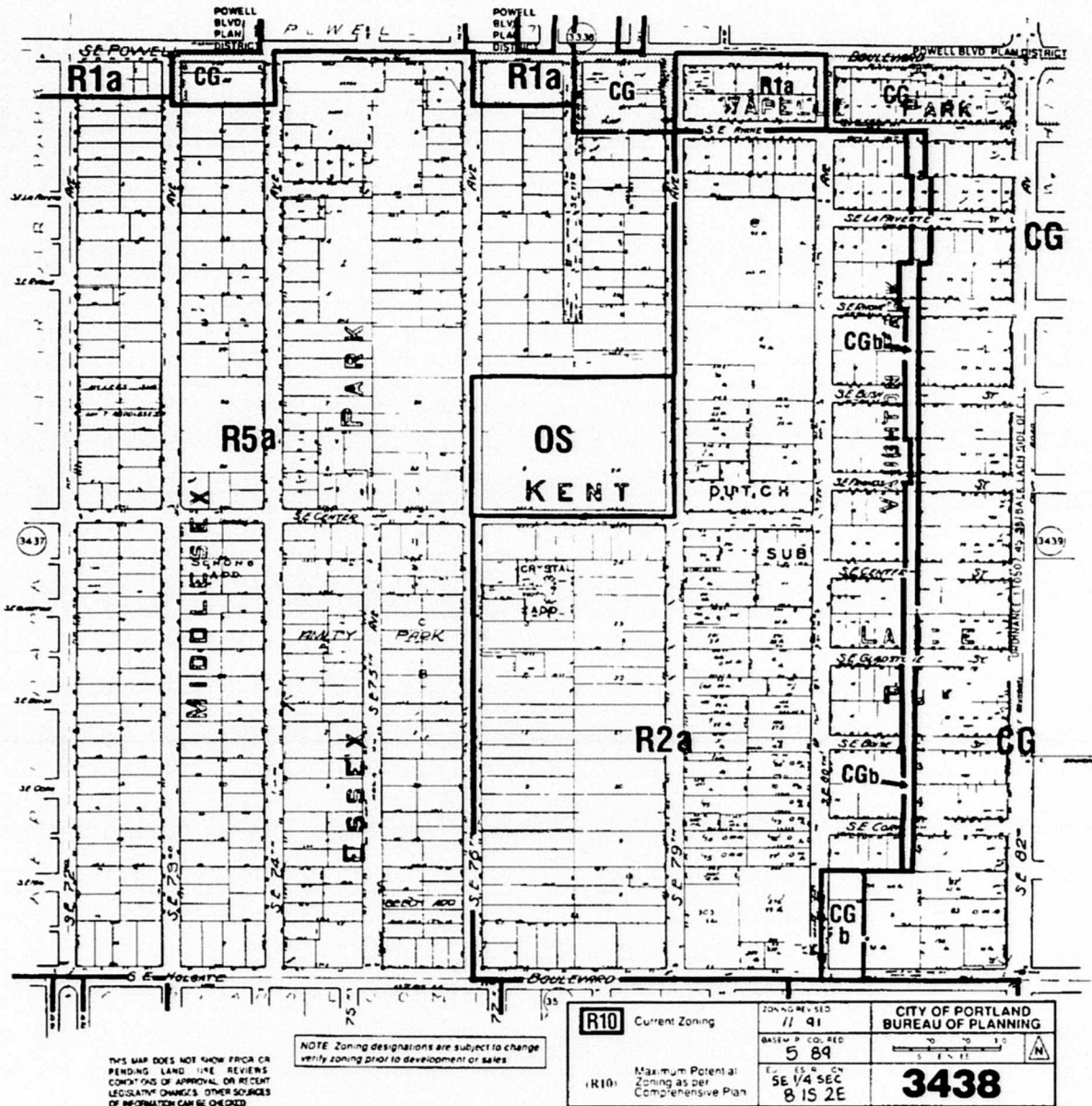
NOTE: Zoning designations are subject to change
verify zoning prior to development or sales

CITY OF PORTLAND BUREAU OF PLANNING

R5	Current Zoning	ZONING REVISED / 91	N
(R5)	Maximum Potential Zoning as per Comprehensive Plan	3437	

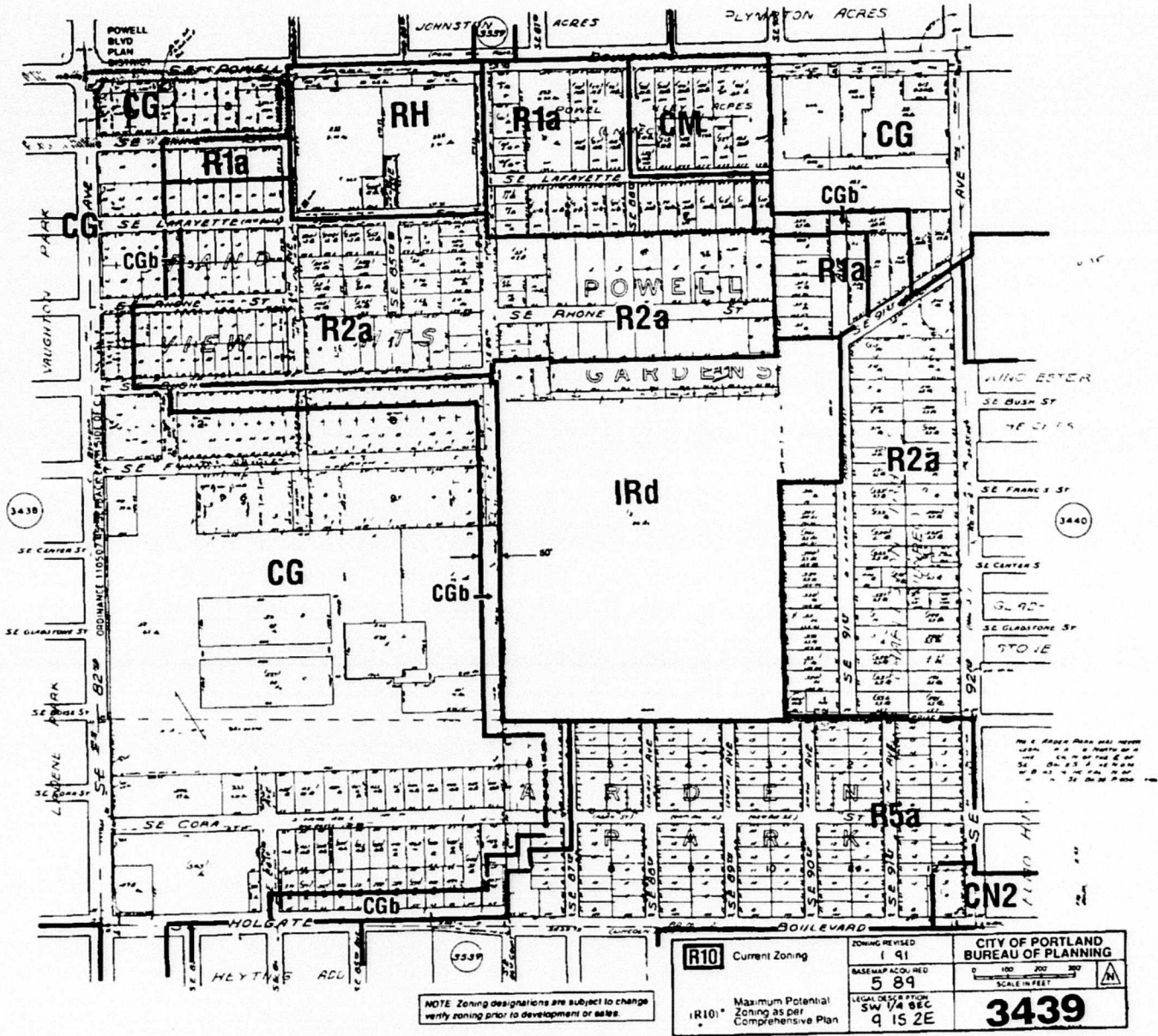
**Outer Southeast Community Plan
Planning Commission's
Recommended Plan
Designations & Zoning**

October 1995



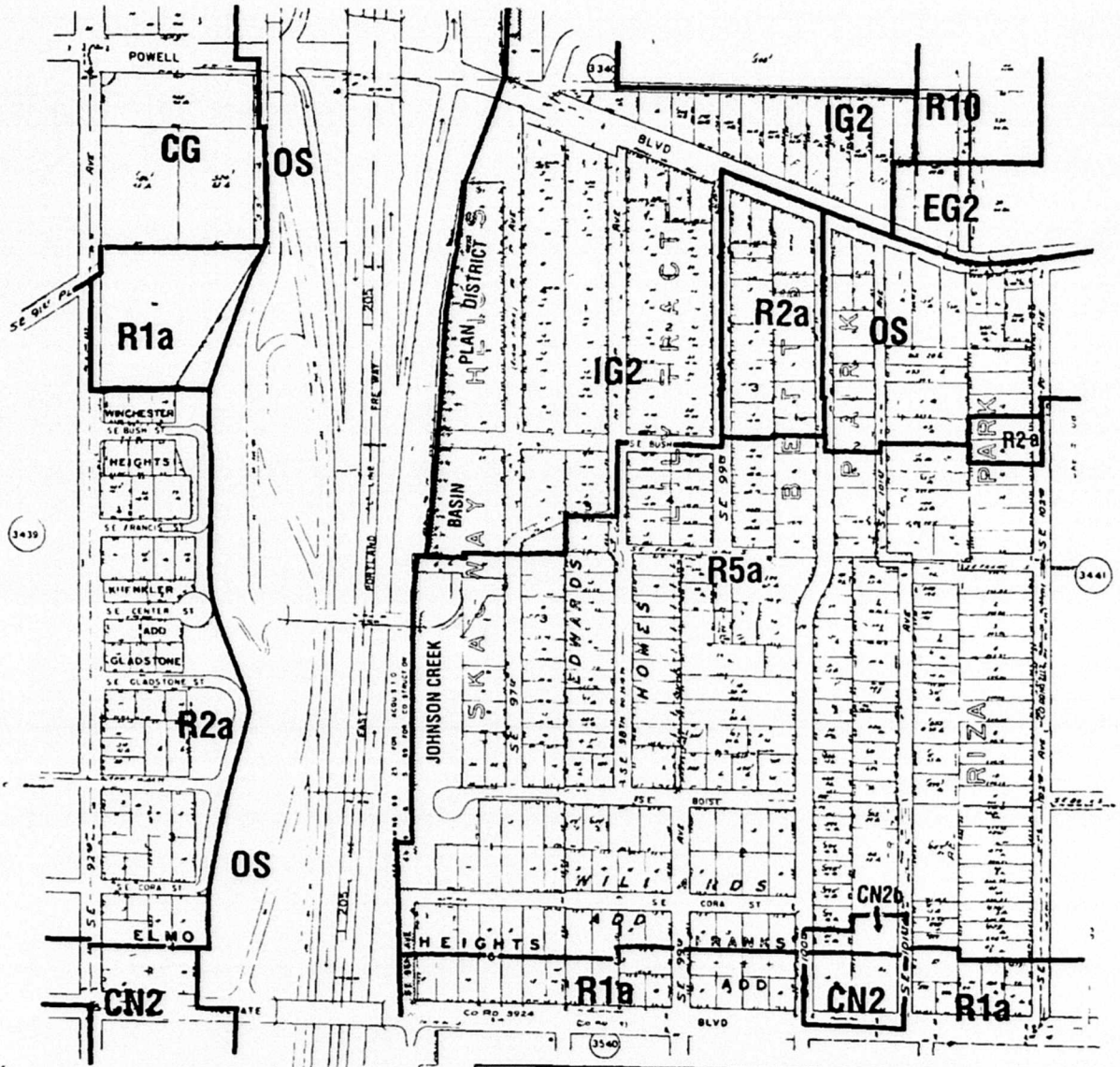
Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995

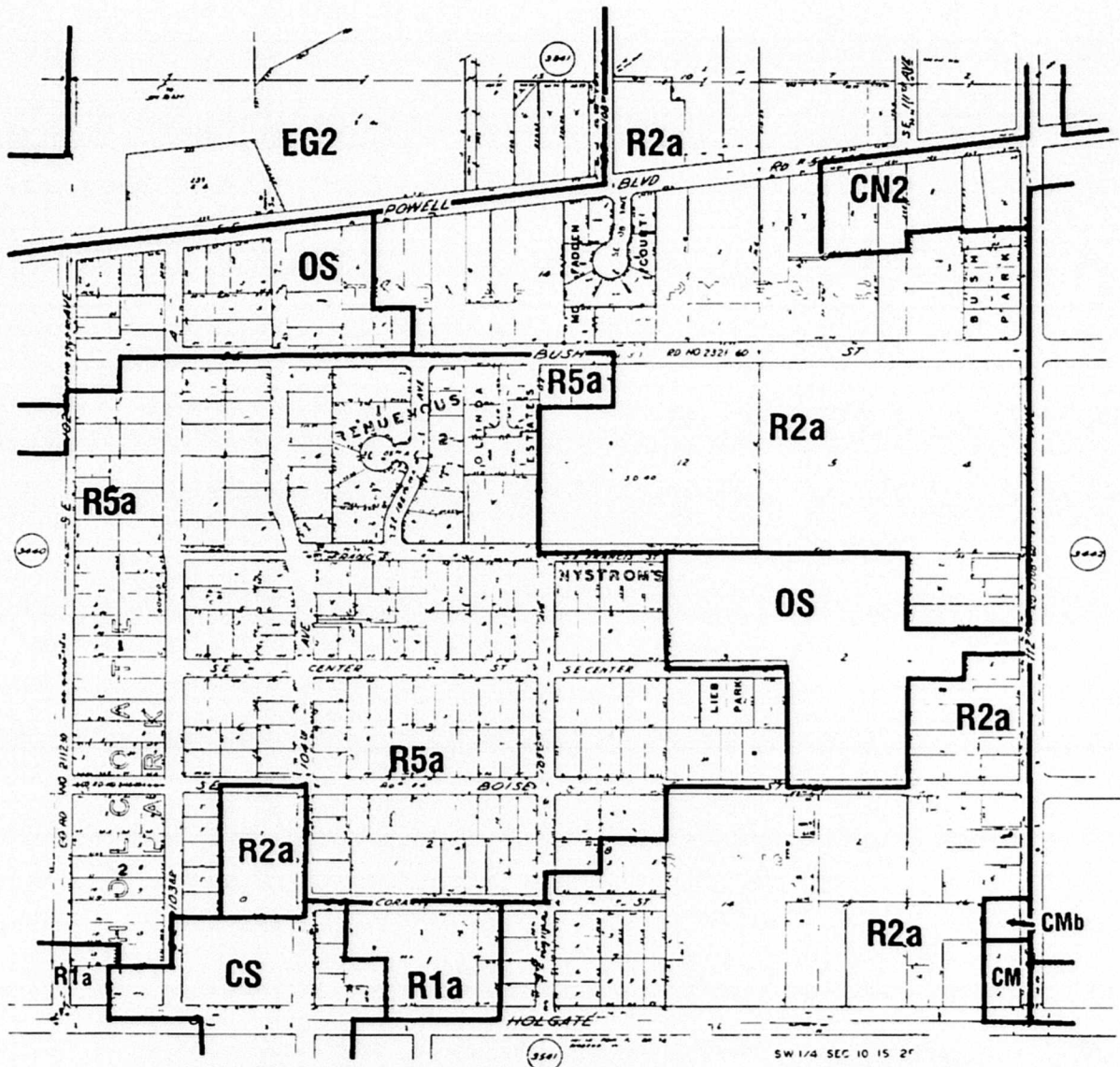


NOTE: Zoning designations are subject to change pending zoning prior to development or sales.

R10 Current Zoning Maximum Potential Zoning as per Comprehensive Plan (R10)	ZONING REVISED	7 73	CITY OF PORTLAND BUREAU OF PLANNING
	BASEMAP ACQUIRED	2 85	
	LEGAL DESCRIPTION	SE 1/4 Sec 9 15 2E	SCALE IN FEET 0 100 200 300 3440

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



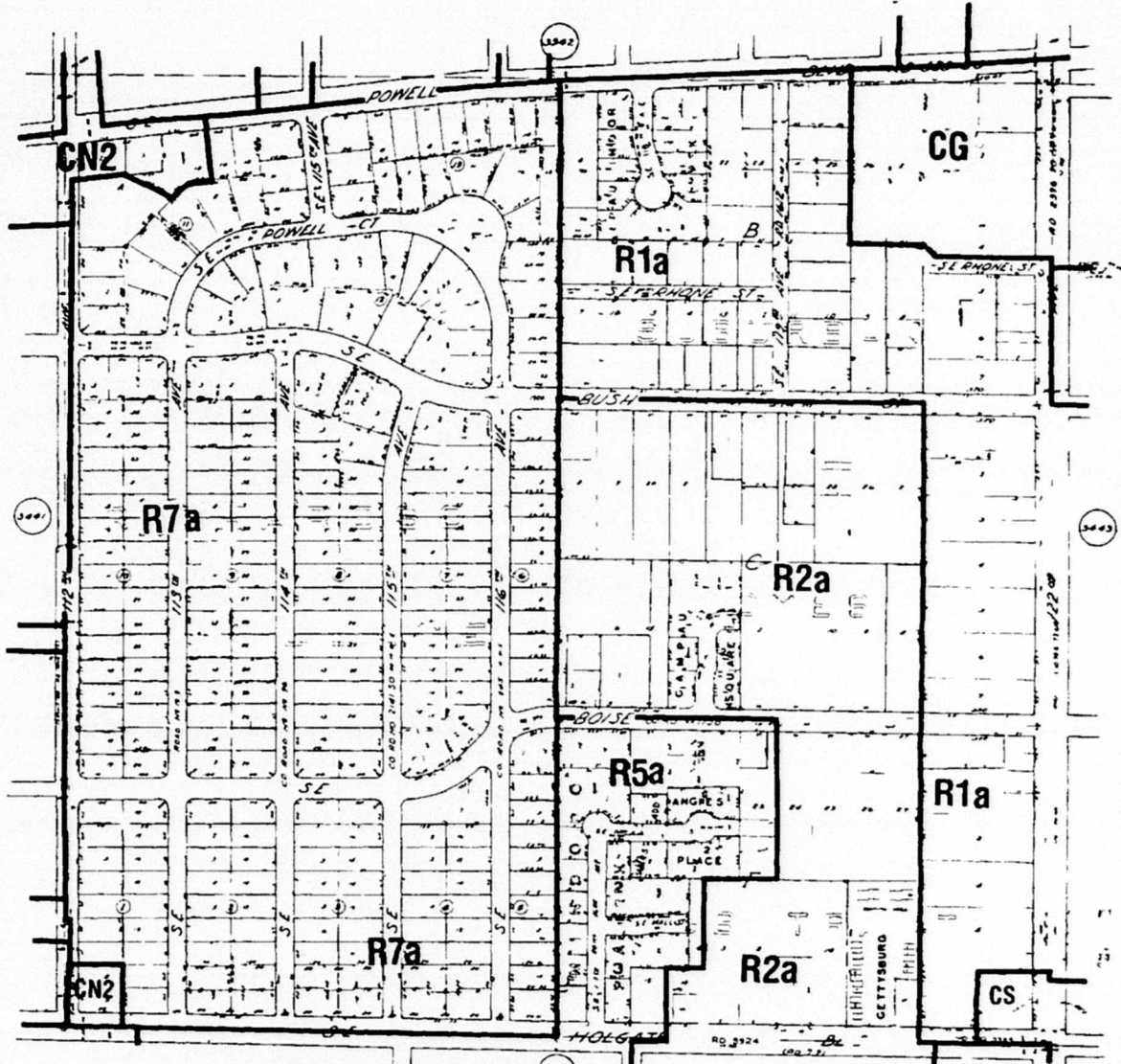
NOTE: Zoning designations are subject to change verify zoning prior to development or sales

NOTE This entire 1/4 section lies within the JOHNSON CREEK BASIN PLAN DISTRICT

R10 Current Zoning	ZONING RE. SEC	7 92	CITY OF PORTLAND BUREAU OF PLANNING
	BASEMAP ACQUIRED	7 84	
(R10) Maximum Potential Zoning as per Comprehensive Plan	CAL. DESCRIPTION	SW 1/4 Sec 10 15 2E	 SCALE IN FEET

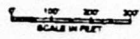
Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



NOTE: Zoning designations are subject to change without notice prior to development of sites.

NOTE: This entire 1/4 section lies within the JOHNSON CREEK BASIN PLAN DISTRICT

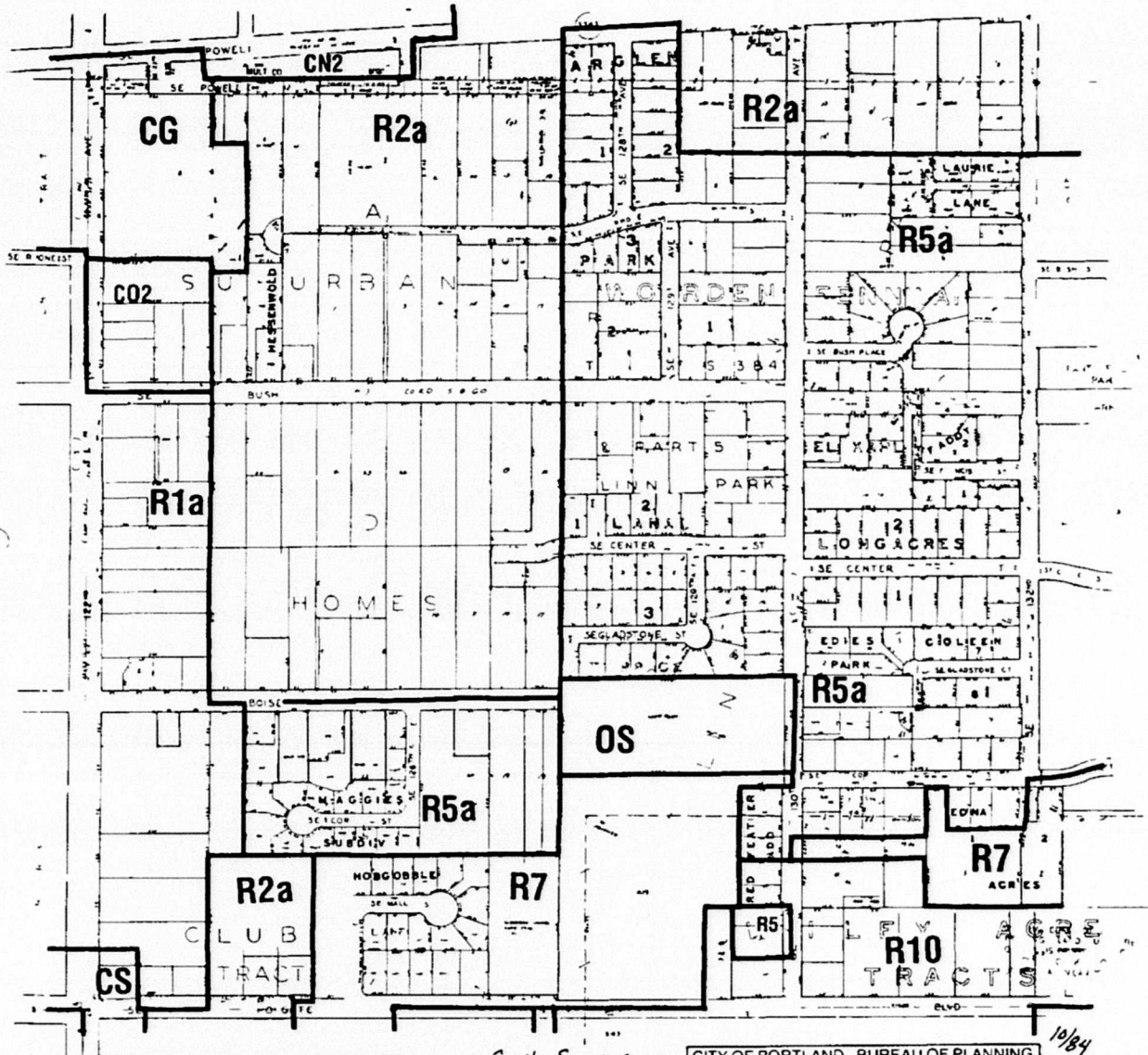


SE 1/4 Sec 10 15 2E
CITY OF PORTLAND BUREAU OF PLANNING

R5	Current Zoning	FORMED REVISED 6 94	3442
(R5)	Maximum Potential Zoning as per Comprehensive Plan		

Outer Southeast Community Plan
Planning Commission's
Recommended Plan
Designations & Zoning

October 1995



NOTE This entire 1/4 section lies within the JOHNSON CREEK BASIN PLAN DISTRICT

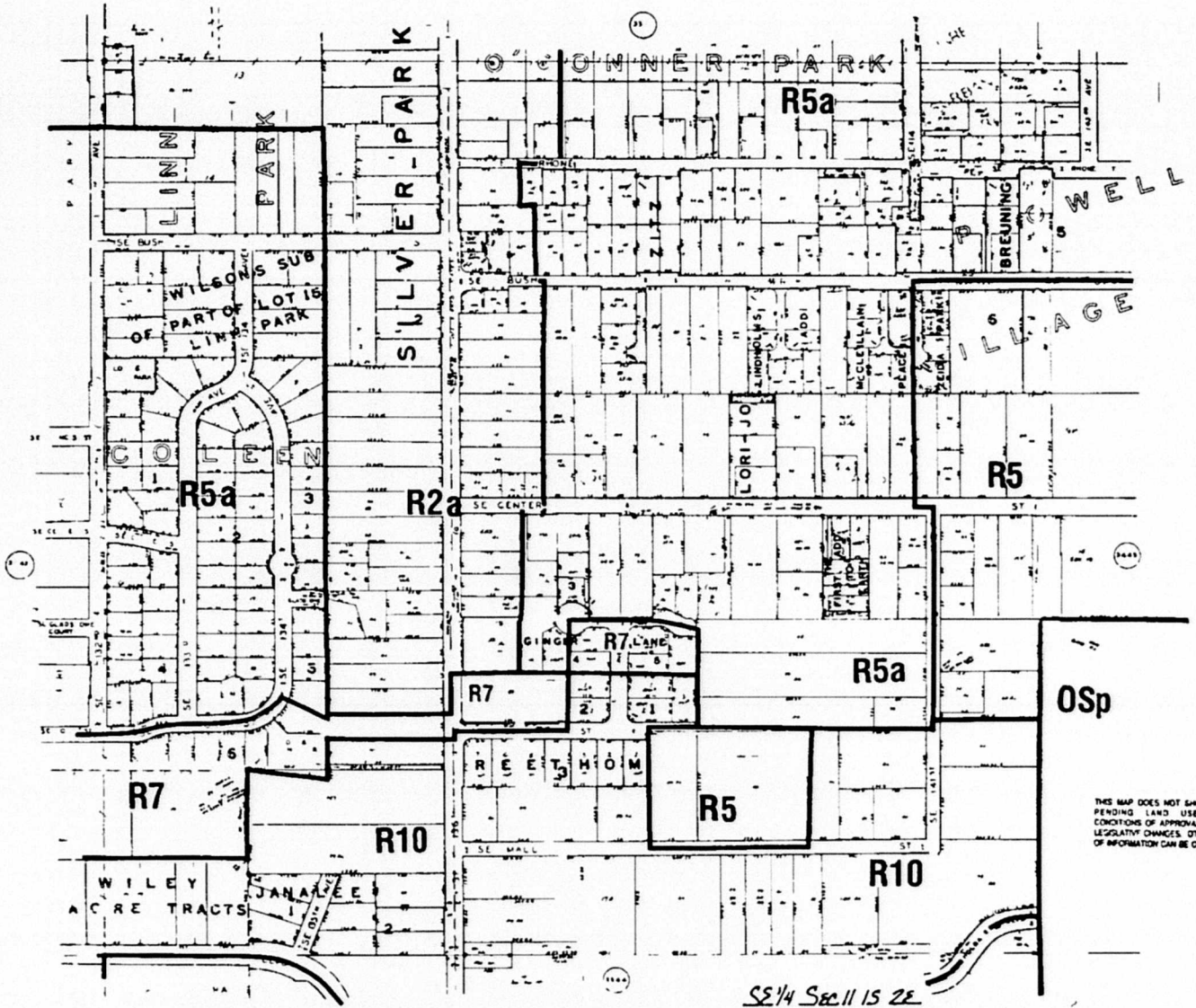
SW 1/4 Sec 11 15 2E
 0 100 200 300
 SCALE IN FEET
NOTE Zoning designations are subject to change verify zoning prior to development or sales

CITY OF PORTLAND BUREAU OF PLANNING

R5 Current Zoning	ZONING REVISED 6 96	N
(R5) Maximum Potential Zoning as per Comprehensive Plan	3443	

10/84

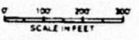
Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning
 October 1995



THIS MAP DOES NOT SHOW PRIOR PENDING LAND USE REVIEW CONDITIONS OF APPROVAL OR RECENT LEGISLATIVE CHANGES. OTHER SOURCE OF INFORMATION CAN BE CHECKED.

NOTE This entire 1/4 section lies within the JOHNSON CREEK BASIN PLAN DISTRICT

NOTE Zoning designations are subject to change pending zoning prior to development or sales



SE 1/4 Sec 11 15 2E

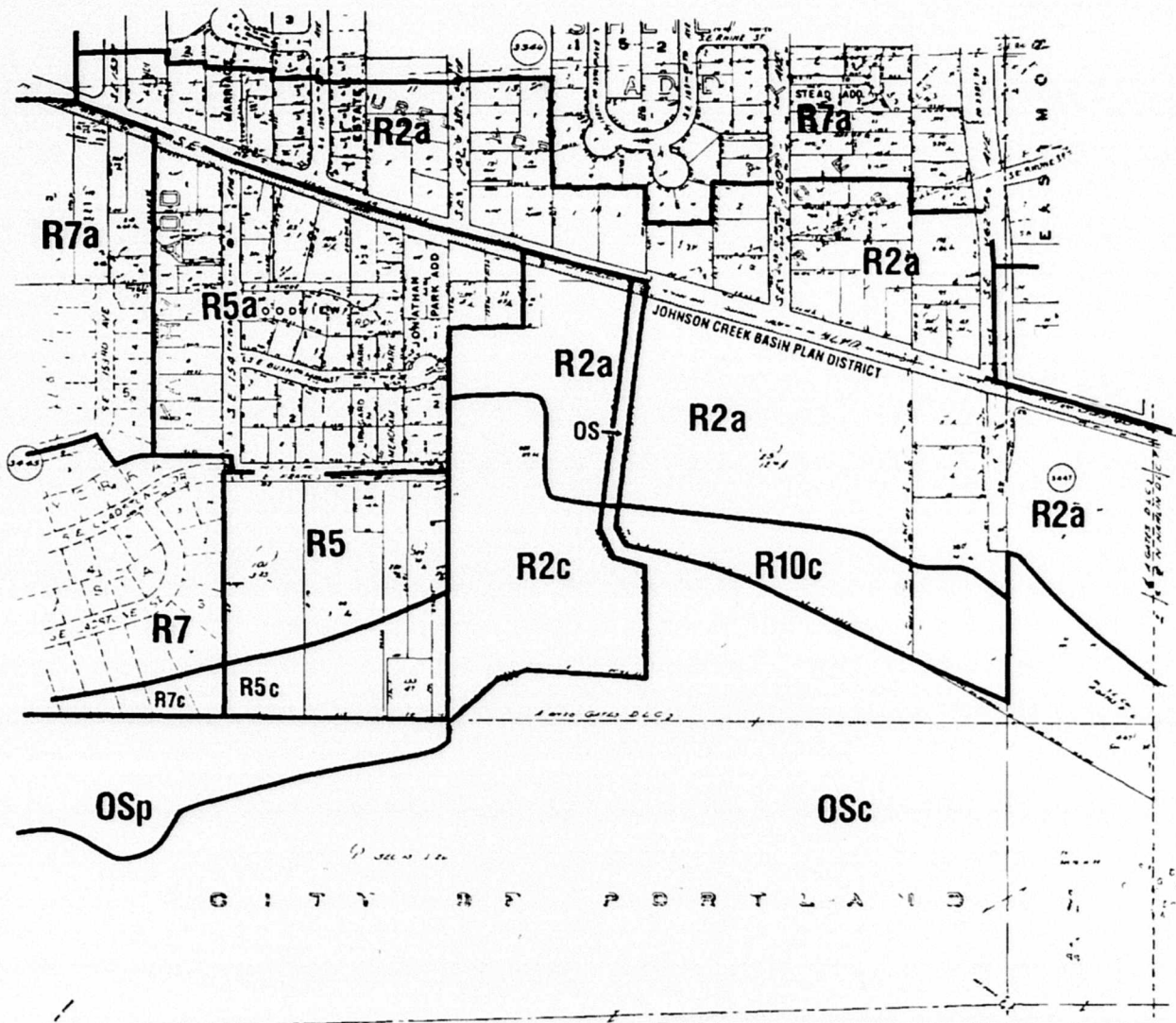
CITY OF PORTLAND BUREAU OF PLANNING

R5 Current Zoning	ZONING REVISED 12 94	3444
(R5) Maximum Potential Zoning as per Comprehensive Plan		

7/84

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning

October 1995



CITY OF PORTLAND

NOTE: Zoning designations are subject to change
whenever zoning prior to development or sales.

R10	Current Zoning	ZONING TR. SEC 6 94	CITY OF PORTLAND BUREAU OF PLANNING
	Maximum Potential Zoning as per Comprehensive Plan (R10)*	BASIN REQUIRED 5 84	
		LEGAL DESCRIPTION SE 1/4 SEC 12 1S 2E	 SCALE: 1" = 100'
			3446

Outer Southeast Community Plan
 Planning Commission's
 Recommended Plan
 Designations & Zoning
 October 1995