

Exhibit A:

Environmental Overlay Zone Map Correction Project

Findings of Fact Report

May 2022

Legislative amendments to the Comprehensive Plan goals, policies and map must be found to be consistent with the goals and policies of the Comprehensive Plan, Metro's Urban Growth Management Functional Plan, the Statewide Planning Goals, and any relevant area plans adopted by City Council. (33.835.040 and 33.810.050).

The Comprehensive Plan requires that amendments to its elements, supporting documents, and implementation tools comply with the plan itself. "Comply" means that the amendments must be evaluated against the comprehensive plan's applicable goals and policies and on balance be equally or more supportive of the Comprehensive Plan as a whole than the existing language or designation. (Policy 1.10)

Text amendments to the Zoning Code must be found to be consistent with the Comprehensive Plan, Urban Growth Management Functional Plan, and the Statewide Planning Goals. In addition, the amendments must be consistent with the intent or purpose statement for the base zone, overlay zone, and plan district where the amendment is proposed, and any plan associated with the regulations. (33.835.040)

Legislative zoning map amendments must be found to comply with the Comprehensive Plan Map with a zone change to a corresponding zone of the Comprehensive Plan Map. The change also must demonstrate that there are adequate public services capable of supporting the uses allowed by the zone.

1. **Finding:** The City Council has identified and addressed all relevant and applicable goals and policies in this document.
2. **Finding:** As discussed in more detail below, the City Council has considered the public testimony on this matter and has weighed all applicable goals and policies and on balance has found the Environmental Zone Map Correction Project amendments are consistent with and comply with the goals and policies of the Comprehensive Plan, Metro Urban Growth Management Functional Plan, Statewide Planning Goals and other relevant city plans.

Section 1: Findings on Statewide Planning Goals

State planning statutes require cities to adopt and amend comprehensive plans and land use regulations in compliance with state land use goals. The Statewide Planning Goals addressing citizen involvement and coordination apply to all legislative reviews. Many of the other goals focus on the assembly of information, proper analysis, and policy decisions.

The Statewide Planning Goals that apply to Portland are:

Goal 1, Citizen Involvement

Goal 2, Land Use Planning

Goal 5, Natural Resources, Scenic and Historic Areas, and Open Spaces

Goal 6, Air, Water and Land Resource Quality

Goal 7, Areas Subject to Natural Hazards

Goal 8, Recreational Needs

Goal 9, Economic Development

Goal 10, Housing

Goal 11, Public Facilities and Services

Goal 12, Transportation

Goal 13, Energy Conservation

Goal 14, Urbanization

Goal 15, Willamette River Greenway

There are approximately 560 acres of land both within Portland's municipal boundaries and beyond the regional urban growth boundary that can be classified as rural land. In 1991, as part of Ordinance 164517, the City Council took an exception to Goal 3 and 4, the agriculture and forestry goals, in the manner described and authorized by state law and Goal 2. Because of the acknowledged exception, **the following goals do not apply:**

Goal 3, Agricultural Lands

Goal 4, Forest Lands

Other Statewide Planning Goals apply only within Oregon's coastal zone. The Statewide Planning Goal Glossary defines "Coast Zone" as "The area lying between the Washington border on the north to the California border on the south, bounded on the west by the extent of the state's jurisdiction, and in the east by the crest of the coastal mountain range, with the exception of: (a) The Umpqua River basin, where the coastal zone shall extend to Scottsburg; (b) The Rogue River basin, where the coastal zone shall extend to Agness; (c) The Columbia River basin, where the coastal zone shall extend to the downstream end of Puget Island. (Formerly ORS191.110)." Since Portland is not within Oregon's coastal zone, **the following goals do not apply to this decision:**

Goal 16, Estuarine Resources

Goal 17, Coastal Shorelands

Goal 18, Beaches and Dunes

Goal 19, Ocean Resources

1. **Goal 1, Citizen Involvement.** To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

City Council finds that Goal 1 applies to all legislative land use decisions. Administrative rules under Goal 1 further require cities to:

- Designate a committee for citizen involvement;
- Provide for widespread citizen involvement with an opportunity for citizens to be involved in all phases of the planning process (developing, evaluating, and amending plans; and in the development, adoption, and application of legislation to carry out the plan - the subject of periodic review Task V;
- Adopt and publicize a program for citizen involvement that is appropriate to the scale of Portland's *Environmental Overlay Zone Map Correction Project* (Ezone Project) process;
- Provide the opportunity for the public to be involved in data collection;
- To assure that technical information is available in an understandable form;
- Assure effective two-way communication with citizens, including feedback mechanisms; and
- Assure a sufficient level of funding and human resources are allocated to the citizen involvement program to make citizen involvement an integral part of the planning process.

The public involvement process of Ezone Project is detailed in Volume 1, Section G – Public Engagement, and is also summarized in this ordinance as follows:

- A. Informational mailings were sent to geographic areas within the larger project area on 7/27/18 (Johnson Creek/Boring Lava Domes), 12/5/18 (East Buttes and Terraces), 2/1/19 (Northwest Hills/Skyline), 3/28/19 (Southwest Hills/Tryon Creek), and 6/21/19 (Columbia Corridor). A total of 16,838 postcards were sent to all owners of properties with existing or draft corrected environmental overlay zones.
- B. Between August 2018 and October 2019, staff presented at 36 neighborhood association meetings across the project area to inform people about the project, answer questions and demonstrate the interactive online map. A total of 622 people attended the meetings.
- C. In December 2019, staff notified property owners in the Columbia Corridor that the industrial lands and surrounding areas would be removed from the Ezone Project and addressed in a future project.

- D. Between 8/19/18 and 7/25/19, staff held six drop-in hours to engage people in the project. These were held in east, northwest and southwest Portland. A total of 48 people attended the drop-in hours.
- E. Between 09/5/18 and 03/30/22, staff conducted 750 site visits at the request of property owners to confirm the location and extent of natural resource features and help property owners understand how the project may impact them (Volume 1, Map 3).
- F. Between 3/1/21 and 6/1/21, the Bureau of Environmental Services and their consultant performed 268 wetland determinations to confirm the location of extent of wetlands on private properties. Between 3/1/22 and 4/14/22, the Bureau of Environmental Services conducted an additional 5 wetland determinations. The wetland data was incorporated into the Natural Resources Inventory.
- G. On 11/15/19 and 11/21/19, 24,714 letters were sent to all impacted property owners and all renters/leases notifying them of the opportunity to review and comment on the Discussion Draft and to provide information on how to request a site visit.
- H. Between 12/4/19 and 1/8/20, three open house events were held in east, northwest and southwest Portland to provide information about the project and an opportunity for people to meet one-on-one with staff. A total of 152 people attended.
- I. On 6/25/20, 1/26/21, 8/4/21, and 1/25/22 Measure 56 notices were sent to affected property owners in advance of public hearings at Planning and Sustainability Commission and City Council.
- J. Public hearings were held before the Planning and Sustainability Commission on 7/2/20, 2/23/21 and 8/24/21.
- K. Hearings were held before City Council on February 16, 2022 and April 14, 2022.

City Council finds that the public engagement process that is described above demonstrates that the Ezone Project is in compliance with Goal 1.

2. **Goal 2, Land Use Planning.** To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

City Council finds that Goal 2, as it applies to Ezone Project, requires the development of a process and policy framework that acts as a basis for all land use decisions and assures that decisions and actions are based on an understanding of the facts relevant to the decision. The amendments support this goal because the Ezone Project was developed consistent with State-wide Planning Goals, the Metro Urban Growth Management Functional Plan, and 2035 Comprehensive Plan, as detailed in this ordinance.

The plan was developed in consultation and in partnership with property owners who have natural resources on their property for which zoning might change and with all applicable City of Portland bureaus, state agencies, such as the Oregon Department of State Lands, and

local agencies, such as Metro. Thus, the Ezone Project is consistent with the requirements of Statewide Planning Goal 2.

The Council legislative record specifically incorporates all materials linked on the project website (<https://Portland.gov/bps/ezones>), including the reports, memos and presentations provided to the Planning and Sustainability Commission and City Council, the written and verbal testimony submitted to the Planning and Sustainability Commission and City Council, and notices that were sent to the public. On the Bureau of Planning and Sustainability's Website, the following link: <https://www.portland.gov/bps/planning/environ-planning/ezones/project-documents> contains reports, documents, and information related to the project. This link was available to the public and City Council during the public hearing process.

3. **Goal 5, Open Space, Scenic and Historic Areas, and Natural Resources.** To protect natural resources and conserve scenic and historic areas and open spaces.

Scenic Resources

City Council finds that scenic resources were inventoried and protected through the 1991 Scenic Resources Protection Plan (SRPP) and in compliance with Statewide Goal 5. The Ezone Project is not amending the SRPP. There are locations where natural resources and scenic resources overlap, resulting in de minimis modifications to the zoning along scenic corridor, as shown in Volume 1 Part C, Proposed Ezones.

In addition, City Council find that the Portland Zoning Code was amended to reduce conflicts between the regulations to protect scenic corridors and natural resources, as shown in Volume 1 Part C, Proposed Ezones. First, the environmental zoning code, 33.430, was amended to clarify that scenic resources must be considered during environmental review. Second, the scenic zoning code, 33.480, was amended to not apply the right-of-way setback requirement in areas where the scenic 's' zone overlaps with the conservation 'c' or protection 'p' zone. This second amendment balances the protection of the scenic values of the corridor with the preservation of natural resource functions.

Historic Resources

City Council finds that historic resources are not impacted by the Ezone Project.

Natural Resources

City Council find that Goal 5, OAR 660-023-0080 states "Metro may adopt one or more regional functional plans to address all applicable requirements of Goal 5 and this division for one or more resource categories and to provide time limits for local governments to implement the plan. Such functional plans shall be submitted for acknowledgment under the provisions of ORS 197.251 and 197.274. Upon acknowledgment of Metro's regional resource functional plan, local governments within Metro's jurisdiction shall apply the requirements of the functional plan for regional resources rather than the requirements of this division."

Metro Title 13 addresses riparian corridors and wildlife habitat that are designated Habitat Conservation Areas; see findings under Metro Title 13.

City Council finds that Title 13, 3.07.1330(a)(1) states “a city or county shall apply the requirements of division 23 of OAR chapter 660 in order to adopt comprehensive plan amendments or land use regulations that (i) would otherwise require compliance with division 23 of OAR chapter 660 but for the adoption of this title (i.e., amendments or regulations adopted to protect other Goal 5 resources¹), and (ii) will limit development in areas not identified as riparian habitat on the Inventory Map, ...” Title 13 identified Habitat Conservation Areas as those for which Title 13 applies. Other locally significant natural resources not designated Habitat Conservation Areas much comply with OAR 660-023.

City Council finds that Compliance with OAR 660-023 is detailed in the Ezone Project report Volume 3, Part B Section D – Oregon Statewide Planning Goal 5 Compliance and is also summarized in this ordinance as follows:

The Goal 5 rule (OAR 660-023) requires local governments to follow the steps described below.

1. Identify Resource Sites. Resource sites were adopted in Portland with the previous 13 conservation and protection plans and in compliance with Statewide Goal 5. The resources sites are retained, with minor boundary edits to reflect existing conditions. The methodology used to refine resource sites is documented in Volume 2, Part A – G.
2. Inventory Process. The local government must collect information about the location of natural resource features and assess the quantity and quality of the features. The information on quality is relative to comparable resources in the city and region. Information on quantity should include abundance or scarcity of the resource. The Natural Resources Inventory methodology was adopted as factual basis for 2035 Comprehensive Plan and is in compliance with Statewide Goal 5. The inventory methodology is summarized in the Ezone Project Report Volume 3 and the results are presented in Volume 2, Part A – G, for each resource site.

City Council finds that ORS 660-023-003(3)(a) states that a natural resource inventory must be sufficient to determine that a resource exists on a site, but that the inventory is not required to have a level of precision that is equivalent to the information that would be required of an application for a building permit. The NRI employs the most precise methodologies that are available to map natural resources remotely, and these methodologies are consistent with those that were employed by Metro to inventory riparian habitat areas and wildlife habitat areas for Title 13: Nature in Neighborhoods. Project staff offer site visits to verify the accuracy of the data on specific sites by request.

City Council adopted the Natural Resource Inventory (NRI) as a factual basis for the comprehensive plan and as a factual basis for future zoning projects. The NRI consists of stream, slope, and vegetation mapping, which employs the National Vegetation Classification System (NVCS) to map and characterize vegetation patches. The NVCS vegetation types that are mapped in the NRI include forest, woodland, shrubland, and herbaceous. The NRI includes vegetation patches that are ½ acre in area or larger. The

¹Goal 5 rules include scenic, historic and cultural resources, which are not addressed by Metro Title 13.

adopted Natural Resource Inventory report (2012) explained that the decision to use a ½ acre threshold for mapping vegetation was made in 2004, when the Bureau of Planning and Sustainability first undertook a project to refine Metro’s vegetation inventory, which only mapped vegetation patches that were 1 acre in size or larger. The use of the smaller patch size threshold allowed staff to produce more detailed maps at a scale at which gaps, breaks, and finer distinctions between vegetation types and separations between vegetation patches could be distinguished. Many of these distinctions would not have been possible to identify using Metro’s vegetation mapping, which was conducted at a less detailed, regionwide scale. The vegetation mapping methodology that was employed in the 2004 Vegetation Mapping Project was used to continually update vegetation mapping until the adoption of the NRI. By using the smaller patch size, Portland’s NRI analysis was able to more accurately characterize the functional values of riparian resources and wildlife habitat, allowing for a more refined calculation and mapping of Habitat Conservation Areas utilizing Metro Title 13 methodology. As detailed in Exhibit K: Environmental Overlay Zone Map Correction Project Volume 3, project staff employed vegetation mapping protocols that are consistent with those that were employed in the NRI and the 2004 Vegetation Mapping Project.

City Council finds that the vegetation mapping methodology is consistent with the methodology that is employed by Metro’s Title 13: Nature in Neighborhoods, which has been found to comply with State Land Use Planning Goal 5. The NVCS vegetation classifications are based on vegetation type, only. A patch of vegetation that consists entirely or primarily of blackberries would not be mapped as a forest, but forest patches are not excluded on basis of the inclusion of some non-native species, such as blackberries. City Council finds that site visits may reveal minor errors or inconsistencies in vegetation mapping, which can be corrected on site. However, based on the significant number of site visits completed, City Council finds that the vegetation mapping data is very accurate.

City Council finds that the NRI utilizes LIDAR terrain mapping to determine the locations of streams. As detailed in Ezone Project Report Volume 3, stream mapping has been further refined through a variety of other processes to ensure that the stream centerlines are mapped with the greatest amount of precision possible. Like the vegetation mapping, the stream mapping methodology that is used in the NRI is also consistent with Metro’s Nature in Neighborhoods and Title 13. NRI slope mapping is also based on LiDAR and subject to field verification through site visits.

City Council finds that the onsite verification of natural resource data has been thorough and adequate because throughout the 3.5-year duration of the Ezone Project, staff have offered free site visits by request to confirm/correct natural resource data. Site visits have been conducted by staff who have training and expertise in natural resource mapping, planning, and zoning. Staff have employed a consistent methodology to compare hard copy maps of natural resource mapping to visual observations that are made in the field, and to make edits to natural resource mapping when it is appropriate to do so. City Council finds that onsite verification is only permissible with permission from the

property owner. When access to private property was not granted, staff relied on LiDAR and high resolution aerial imagery to accurately map and/or make corrections to remotely mapped natural resource data.

City Council finds that there will be opportunities to make revisions to natural resource mapping in the future if it is found that there are errors in the natural resource mapping data. Once the Ezone Project is complete, if a property owner disputes the ezone mapping, they may submit a request for a map error correction. See PCC 33.855.070. As evidence of the need for a map error correction, property owners may submit documentation of natural resource mapping on their site, such as a stream survey or a wetland delineation, or they may request that project staff visit their site to verify resource mapping in the field. Currently, property owners may also request that BES conduct a wetland determination to verify wetland mapping. City Council finds that these processes provide a remedy for property owners that will continue to be available after the conclusion of the Ezone Project, and the burden for conducting the investigatory work of verifying the accuracy of natural resource data will continue to be the City's.

3. Determination of significance. Local governments must assess inventoried natural resources to determine if the resources are "significant" based on location and relative quantity and quality. Resources that have been deemed significant must then be evaluated to determine if and how those resources should be protected. All natural resource features that provide functions per the Natural Resources Inventory methodology are determined to be significant.
4. Determine the impact area. Local governments shall determine an impact area for each resource site. The impact area shall be drawn to include only the area in which allowed uses could adversely affect the identified significant scenic resources. The impact area defines the geographic limits within which to perform ESEE analysis. The impact area is defined as land, natural features and development, within 100 feet of significant riparian corridor habitat and land, natural features and development within 25 feet of significant wildlife habitat.
5. Identify conflicting uses. Local governments shall identify conflicting uses that exist, or could occur, within resource sites. To identify these uses, local governments shall examine land uses allowed outright or conditionally within the zones applied to the resource site and in its impact area. A "conflicting use" is a land use or other activity reasonably and customarily subject to land use regulations, that could adversely affect a significant resource (except as provided in OAR 660-023-0180(1)(b)). Conflicting uses described in two categories: 1) common impacts of conflicting uses that occur in any zone; and 2) conflicting uses that are specific to each base zone. Conflicting are identified in the Ezone Project report Volume 3, Part B, Section D.4.
6. Analyze the ESEE consequences. Local governments shall analyze the ESEE consequences that could result from decisions to allow, limit, or prohibit a conflicting use. The analysis may address each of the identified conflicting uses, or it may address a group of similar conflicting uses. The Ezone Project report Volume 3, Part B, Section D.5 includes the ESEE

analysis, the consequences of protection choices and general recommendations to allow, limit or prohibit a conflicting use within categories of natural resource features. The recommendations are confirmed, clarified or modified in Volume 2, Parts A – G for each resource site based on resource site-specific ESEE analyses. This approach ensure consistency across the city while also meeting the Goal 5 requirement of conducting the ESEE and making a recommendation for each resource site.

City Council finds that the proposed ezones are only applied in locations where natural resources have been identified in the NRI. Ezones are applied to streams, wetlands, or mapped vegetation patches, or the riparian area around streams or wetlands. Existing residential uses are fully and categorically exempt from the Ezones. See PCC 33.430.080. Installation of non-nuisance plants within existing disturbance areas (e.g. gardens, pastures, lawns and other planted areas) is allowed by exemption. See PCC 33.430.080 (C)(2). And the removal of invasive or nuisance species is allowed by exemption. See PCC 33.430.080 (C)(7)(b). It is not uncommon for invasive or ornamental species to be intermingled with native vegetation in forest patches or the riparian areas around streams or wetlands. Despite the fact that invasive species are common in natural areas in the City of Portland, and in some cases completely dominate the understory of forest and woodland patches, City Council finds that it is still appropriate to apply ezones to these vegetation patches and riparian areas because they still provide important ecosystem services, such as prevention of erosion and landslides, and retention of stormwater.

In testimony submitted to City Council on February 16, 2022, Jamie Howsley argued that the Ezone Project ESEE failed to account for the social and energy impacts that the Ezone Project will have on the Portland housing supply. He argues that the ezones will force new housing to be built in the suburbs and exurbs. City Council finds that the ESEE addresses housing in section D.5.a Economic Consequences. In the analysis, it is noted that the 2035 Comprehensive Plan (adopted in 2018) estimated that the Portland residential land base had capacity for the development of 201,000 new housing units, and that the projected growth in demand for housing by the year 2035 is 123,000 units. This is a surplus of 78,000 residential units. City Council also finds that the ESEE mentions the Residential Infill Project (adopted in 2020), which increased the residential land capacity by 35,000 additional units, further adding to the residential land surplus. The Ezone Project will have the effect of limiting residential development on certain sites, but the effects are de minimis compared to the overall surplus of underutilized or developable residential land. Therefore, City Council finds that the ESEE adequately addresses the Energy and Social consequences of correcting ezone mapping on residential land and that the Ezone Project will not have the effect of forcing new residential development to be located outside the City of Portland.

Project staff filed a memorandum that quantified this effect with the Planning and Sustainability Commission on January 29, 2021. Staff added an updated version of the memorandum to the public record with additional information and analysis on April 14,

2022. The staff estimate is that the changes that are proposed by the Ezone Project will result in a reduction in the citywide housing capacity of 551 units. Mr. Howsley argues that the potential reduction in residential land capacity is actually 1,504 units. Council rejects Mr. Howsley's evidence for the following reasons: 1) some of the areas of expansion are 'c' zone and/or transition area. The 'c' zone and transition area can be developed, and there are recent examples of land divisions on lots that are zoned single dwelling residential that have significant 'c' zone coverage that have been developed at or near maximum density; 2) Many sites on which ezone coverage is expanding are only partially covered by ezones. Density transfers within sites and clustering of development can allow sites to be developed in ways that avoid or minimize impacts to natural resources, including within areas that are covered by ezones; 3) Not all sites on which ezones are expanding are vacant or underutilized. If ezone coverage increases on sites that are already developed at maximum density, or which have no additional development capacity, the change in ezone coverage will have no impact on the overall citywide residential land capacity.

Mr. Howsley cites a shortage of housing that currently exists in the City of Portland. City Council agrees that there is a housing shortage in the City of Portland, which is demonstrated by the fact that Portland is currently under a declared housing emergency. But the housing shortage has been caused by a failure to build new housing units at a rate that is adequate to meet the rate of growth in demand. The shortage is not due to a lack of buildable land.

7. Develop a program. Based on and supported by the analysis of ESEE consequences, local governments shall determine whether to allow, limit, or prohibit identified conflicting uses that could negatively affect significant natural resources. The City of Portland has an established program that applies environmental overlay zones to significant natural resources based on the adopted ESEE decisions from 1989 through 2002. The established program does not result in a *prohibit* decision for any significant natural resources. Instead, the program clarifies that for some natural resources the conflicting uses should be *strictly limited*, while for other natural resources the conflicting uses should simply be *limited*. The *strictly limit* and *limit* decisions are both consistent with the Goal 5 *limit* definition because neither *prohibits* conflicting uses. Volume 2, Part A – G, documents the ESEE decisions for each resource site that contains significant natural resources that are not a Metro Title 13 Habitat Conservation Area. The implementation of those decisions is presented in Volume 1, Part C, Section A – Summary of Resource Site Results, Section B – Remapping Environmental Overlay Zones, and Section C – Maps of Proposed Ezone Corrections.

Open Spaces

See findings for Goal 8, Recreational Needs.

Thus, City Council finds that the Ezone Project is consistent with the requirements of Statewide Goal 5.

4. **Goal 6, Air, Water, and Land Resource Quality.** To maintain and improve the quality of the air, water and land resources of the state.

City Council finds that Goal 6, Air, Water and Land Resource Quality, requires the maintenance and improvement of the quality of air, water, and land resources. The Ezone Project amendments are consistent with this goal because they:

- a) Maintain existing natural resource function by correcting the boundaries of the environmental zones to better align with existing natural resource features, including streams, wetlands, tree canopy and unique habitats. The plan includes an updated natural resource inventory that identifies riparian corridors and wildlife habitat resources and functional values, and special habitat areas. The corrected environmental zoning will better protect and conserve the identified resources by limiting development within natural resource areas, will encourage environmentally sensitive development, and will require mitigation when development has a detrimental impact on the functions and values. By aligning the zones with the actual resources the functions of water movement, flood storage, channel migration, microclimate and slope stability will be maintained;
- b) Apply a minimum level of protection to wetlands within the project area to protect the functions including water and flood storage, thus reducing flooding and erosion risks;
- c) Improve air quality by correcting the zone boundaries to better align with tree canopy, which will require new development to avoid impacts to trees or mitigate unavoidable impacts, which will retain the air quality benefits of trees including filtering pollutants from the air and cooling the air; and
- d) Existing regulations including City Zoning Title 10, Erosion Control, and the Stormwater Management Manual will remain in effect and are applicable to future development. These regulations will maintain and improve water quality.

5. **Goal 7, Areas Subject to Natural Disasters and Hazards.** To protect people and property from natural hazards.

Council interprets Goal 7, Areas Subject to Natural Hazards, to require the protection of life and property from natural hazards. The Ezone Project amendments are consistent with this goal because:

- a) City programs that are deemed in compliance with Title 3 requirements for flood management, and erosion and sediment control (i.e., Title 10 Erosion Control, and the balanced cut and fill requirements of Title 24), are unchanged; and
- b) The corrected environmental overlay zones apply to significant natural resource areas including areas subject to natural hazards such as steep slopes and portions of the floodplain. The overlay zoning guides development away from these areas, thereby protecting public health and safety and property from natural disasters and hazards.
- c) The primary purpose of Ezones is to limit or prevent impacts to important natural resources in order to preserve the public health and safety benefits they provide. Streams, wetlands, and vegetation each provide important ecosystem services that support protection of public health and safety and help reduce the risk and

consequences of disasters/threats such as landslides, floods, storms or pollution. Streams are an integral part of our stormwater conveyance system - they provide a stormwater disposal location for developed areas, convey storm flows away from steep and unstable slopes, and provide flood storage benefits. Wetlands hold and absorb stormwater runoff, which reduces the rate and volume of stormwater discharge, in turn helping to delay peak flows and prevent flooding. Vegetation prevents erosion, provides slope stability benefits to prevent landslides, intercepts rainfall thereby reducing stormwater runoff and downstream impacts (such as flooding), helps mitigate for heat island impacts of development, and helps clean the air. The Ezone Map Correction Project is updating Ezone Mapping within the project area so that ezones better align with the resources they are intended to protect, which results in improved protection of ecosystem services provided by the resources in support of public health and safety. Therefore, the Ezone Project supports the protection of people and property from natural hazards, and City Council finds it to be in compliance with Goal 7;

6. **Goal 8, Recreational Needs.** To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

City Council finds that the Ezone Project does not amend open space base zoning nor the applicable zoning code regulations that allow for recreational uses and trail development within environmental overlay zones. The corrected environmental overlay zones better protect natural resources for recreation purposes such as visual amenities and wildlife viewing.

7. **Goal 9, Economic Development.** To provide adequate opportunities throughout the state for a variety of economic activities vital to health, welfare, and prosperity of Oregon’s citizens.

The recently adopted *2035 Comprehensive Plan* conducted extensive city-wide analysis to demonstrate compliance with Goal 9. City Council finds that the corrected environmental overlay zones have de minimis impact on compliance with Goal 9 as demonstrated in Table 1 below.

Land Use	Existing		Corrected		Change in Total Citywide Ezone Coverage (acres)
	Conservation 'c' zone (acres)	Protection 'p' zone (acres)	Conservation 'c' zone (acres)	Protection 'p' zone (acres)	
Industrial Taxlots	1457.1	443.1	1462.6	450.6	13.1
Employment Taxlots	663.4	70.4	656.1	74.5	-3.3
Institutional Taxlots	73.9	32.9	94.5	30.1	17.9
Mixed Use Taxlots	21.6	1.5	22.6	5.6	5.1

Multi-Dwelling Residential Taxlots	258.5	24.6	223.2	71.1	11.1
Single-Dwelling Residential Taxlots	3165.8	1451.6	2993.7	1926.7	303.0
Total	5640.2	2024.1	5452.7	2558.6	347.0

The increase in environmental zones on industrial, employment, institutional and mixed-use lands is 1.19%. The environmental zone regulations have standards that allow for reasonable economic development to occur on all sites and those regulations are unchanged by the project.

In addition, employment lands with the most job capacity in Portland are in the Columbia Corridor, Portland Harbor and the Central City; these geographies are not part of the Ezone Project area.

8. **Goal 10, Housing.** To provide for the housing needs of citizens of the state.

In 2018, the City of Portland adopted the 2035 Comprehensive Plan, including the Buildable Land Inventory (BLI). The BLI estimates that Portland has the capacity for 201,000 additional housing units; more than the estimated need to accommodate the City’s forecasted future growth of 123,000 units by 2035. In July 2020, the City of Portland adopted the Residential Infill Project, which increased the housing capacity citywide by an additional 25,000 potential units.

Based on the Ezone Project Housing Capacity Analysis memo, there may be a loss of 366 singledwelling residential units and 185 multi-dwelling residential units due to the proposed corrections to the environmental overlay zones. However, there will remain a citywide housing capacity surplus of at least 102,449 residential units after adoption of the Ezone Project. Therefore, City Council finds that Goal 10 is met with regards to housing capacity.

Below is the methodology used to determine the Ezone Project’s impact on housing capacity citywide. The analysis was performed separately for lots zoned single dwelling residential and multi-dwelling residential. For both categories, only vacant or underutilized lots, as designated by the BLI, were evaluated. In addition, publicly owned lots and lots under a common ownership, such as a homeowner’s association, were excluded.

Single-Dwelling Residential Lots

The methodology compared the potential units under the existing ezones to potential units with the proposed ezones. Lots that had a 10% or greater increase in ezone coverage were included in the calculations below. Lots that had less than a 10% increase in ezone coverage were excluded.

The lots were split into two categories: dividable and undividable. Whether the lot is dividable was determined using the BLI calculations of total lot divisions possible per the zoning code. Please see the Bureau of Development Service's Land Division Information Guide, available online at www.portland.gov/sites/default/files/2020/lu_ld002_density_single_dwell.pdf, for the steps to calculate density and dividability.

Dividable Single-Dwelling Residential Lots

The minimum dividable lots for each lot was calculated for both the conditions under the existing ezones and the proposed ezones. To calculate this area, the protection 'p' overlay zone coverage was completely removed and conservation 'c' overlay zone areas counted as 80% of their coverage area. This is based on Table 610-1 of the zoning code.

Formula: *Sq ft of no ezone + (Sq ft of 'c' zone x .80) all divided by max density (Table 610-1)*

It is assumed that the area of 'p' zone coverage is not developable. It is assumed that while the area of 'c' zone coverage is developable either through zoning code standards or review, at least 20% will not be developed due to constraints, such as steep slopes and/or mitigation costs.

To verify the accuracy of the presumed minimum of 20% reduction in development capacity of dividable single dwelling residential lots, project staff reviewed all land divisions that were completed on residential zoned lots that have partial or complete ezone coverage between 2006 and 2022. The review of past land use decisions identified 32 sites that received preliminary approval during that time. Of these 32 approved land divisions, 8 received approval to develop at the maximum density that would be allowed by the land division code. Other sites received approval to develop at less than maximum density.

Next the proposed minimum dividable lots were subtracted from the existing minimum dividable lots, resulting in the number of lots lost. When the proposed minimum lots value is zero, the analysis assumes one lot is lost and subtracts that one from existing minimum lots to arrive at number of lots lost.

The number of potential dividable single-dwelling residential units lost is 278.

Undividable Single-Dwelling Residential Lots

The minimum number of units was calculated for both the conditions under the existing ezones and the proposed ezones. For this portion of the analysis, only vacant lots, as designated by the BLI, were included. Underutilized lots were not included because the existing development can be replaced in its current footprint per zoning code 33.430 exemptions.

Using Table 110-4 in the zoning code and each lot's square footage, the maximum building coverage was determined for each lot. A 5-foot setback, measured inward from all property lots lines, was subtracted. Next the area of 'p' zone coverage was subtracted; it is assumed that the 'p' zone area is not developable. (It is assumed the area of 'c' zone

coverage is developable either through standards in 33.430.140 or through Environmental Review.)

If the remaining lot size, minus setback and 'p' zone, was more than the maximum building coverage, then the site was considered fully developable, even with the changes to the ezones. If the remaining lot size, minus setbacks and 'p' zone, was less than the maximum building coverage, then there may be units lost on the lot.

Each lot that may have a loss of units was reviewed individually by staff. The allowed disturbance area from Table 430-1, was compared to the lot area outside of the 'p' zone and setbacks. If the lot area that was outside of the proposed 'p' zone and the setbacks was less than the allowed disturbance area, then the lot was determined to be undevelopable. Staff systematically reviewed the proposed zoning on vacant or dividable lots that were determined to be undevelopable by this process. Wherever possible, staff applied manual conversions of 'p' zone to 'c' zone to create developable spaces on portions of these lots that were set back a minimum of 25 feet from streams or wetlands.

The number of potential undividable single dwelling residential units lost is 88.

Multi-Dwelling Residential Lots

The methodology compared the potential units under the existing ezones to potential units with the proposed ezones.

A 5-foot setback, measured inward from all property lots lines, was subtracted. The area of 'p' zone coverage was also subtracted; it is assumed that the 'p' zone area is not developable. (It is assumed the area of 'c' zone coverage is developable either through standards in 33.430.140 or through Environmental Review.) The remaining area, minus setbacks and 'p' zone, was compared to the maximum building coverage per zoning code Table 120-3. Whichever is the smaller area is retained for each lot.

Next, the maximum potential buildouts under existing and proposed ezones was calculated based on the lot's FAR and maximum height restrictions per zoning code Table 120-3. A 12-foot per floor height was used to generate the hypothetical building height, and one unit per thousand square feet was used to calculate how many potential units could be built.

The number of potential units for full buildout under the proposed ezones was subtracted from the potential units for full buildout under the existing ezones.

The number of potential multi-dwelling residential units lost is 185.

Clear and Objective Standards

ORS 197.307(4) requires that jurisdictions "may apply only clear and objective standards, conditions and procedures regulating the development of needed housing on buildable lands" ...and these provisions..." may not have the effect, either in themselves or cumulatively, of discouraging needed housing through unreasonable cost or delay." Portland Zone Code 33.430 contains clear and objective standards for the development housing within environmental overlay zones and there are no amendments that

substantively change those standards. In addition, a thorough analysis was completed for sites that would result in 70% or more coverage of protection 'p' zone, which is the more restrictive overlay. Each property was reviewed against the development standards in 33.430.140, Table 430-1, Maximum Disturbance Area Allowed. For sites where the 'p' zone constrained the site such that the standard for disturbance area could not be met, a portion of the 'p' zone was converted to conservation 'c' zone. Additional description of the methodology used to evaluate sites and convert zoning is found in the Ezone Project report Volume 1, Section C.2 – Protection Overlay Zone Conversions. Thus, City Council finds that Goal 10 is met.

HB2001 and HB2003

In his testimony, Mr. Howsley argued that an expansion of ezones on residential-zoned properties could jeopardize the City of Portland's ability to comply with Oregon House Bills 2001 and 2003 (HB2001 and HB2003). HB2001 requires Oregon cities to allow middle housing to be built on lots that are zoned for single dwelling residential uses. HB2003 requires Oregon cities to conduct a Housing Needs Analysis and to develop a Housing Production Strategy. City Council rejects this argument because the applicable administrative rules grant cities discretion to limit the development of middle housing on lots that meet certain criteria, including those on which there are protected Goal 5 resources, and they do not require the City of Portland to demonstrate compliance with HB 2003 until December 31st, 2023.

HB2001 expands the ability for construction of additional units on single-family residential zone lots (such as duplexes, triplexes, quadplexes, cottage clusters, and townhouses). City Council finds that the City of Portland has partially implemented the requirements of HB2001 under the Residential Infill Project (RIP) and will complete implementation of the full requirements under the Residential Infill Project 2 (RIP2) later this year. With the passage of RIP, the City created the constrained sites overlay (z overlay), which limits the number of units that can be developed on a given lot. Sites in the z overlay may be developed with a house and a single ADU, or a duplex. But they may not be developed with triplexes, quadplexes, or sixplexes. The z overlay is applied to sites to which ezones are applied, as well as sites that meet other criteria, such as those that are located in wildfire hazard areas and sites that front on undeveloped rights-of-way. OAR 660-046-0010(3) provides that cities may limit middle housing development on sites to protect Goal 5 Natural Resources. Therefore, City Council finds that the Ezone Project complies with the requirements of HB2001, and City Council finds that HB2003 is not applicable.

9. **Goal 11, Public Facilities and Services.** To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

As part of the development of the *2035 Comprehensive Plan*, Ordinance 187831, *Citywide Systems Plan*, was adopted to comply with Goal 11. The Ezone Project does not amend the *Citywide Systems Plan*. Therefore, City Council finds that the Ezone Project is consistent with Goal 11.

10. **Goal 12, Transportation.** To provide and encourage a safe, convenient and economic transportation system.

The Ezone Project amends Portland zoning code 33.430 to clarify that dedication of rights-of-way and development within rights-of-way are allowed through exemptions or standards. The Ezone Project does not increase capacity for additional housing that would burden the transportation system. In addition, the Ezone Project does not amend any other city plans or programs related to the transportation systems. Thus, City Council finds that Goal 12 is met.

11. **Goal 13, Energy Conservation.** To conserve energy.

The *Growth Scenario Report* adopted with periodic review Task IV of the *2035 Comprehensive Plan* (Ordinance 187831) contains information about how energy conservation was considered in the development of the comprehensive plan and complies with Goal 13. There are no substantive amendments to the Comp Plan proposed with the Ezone Project. Therefore, City Council finds that the Ezone Project complies with Goal 13.

12. **Goal 14, Urbanization.** To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Goal 14 and its administrative rule assign most of these functions to Metro rather than the City. The City's role is limited to accepting the share of regional household and employment growth allocated by Metro and demonstrating that this growth can be accommodated in an orderly and efficient manner that preserves and enhances livability. The template for this desired development pattern is the *Region 2040 Growth Concept*, which is carried out by Metro's *Urban Growth Management Functional Plan* (UGMFP). The growth concept emphasizes development within designated centers and corridors.

The *Growth Scenarios Report* adopted by periodic review Task III (Ordinance 187831) provided substantial evidence that the spatial development pattern of urban jobs and housing allowed by the *2035 Comprehensive Plan Map* is compatible with the *Region 2040 Growth Concept*. The *Region 2040 Growth Concept* ensures efficient use of urban land through infill and redevelopment opportunities and will provide for more complete and livable communities. City Council finds that the Ezone Project is consistent with the *2035 Comprehensive Plan*.

13. **Goal 15, Willamette River Greenway.** To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.

Goal 15, Willamette River Greenway only applies with the designated Greenway Boundary. The Ezone Project does not include land or water within the Greenway Boundary. Therefore, City Council finds that Goal 15, Willamette River Greenway, does not apply.

Section 2: Findings on Metro Urban Growth Management Functional Plan

14. **Title 1, Housing Capacity.** The Regional Framework Plan calls for a compact urban form and a “fair-share” approach to meeting regional housing needs. It is the purpose of Title 1 to accomplish these policies by requiring each city and county to maintain or increase its housing capacity except as provided in section 3.07.120.

The impact the Ezone Project has on housing capacity is described under Finding 8. Based on the Ezone Project Housing Capacity Analysis, there may be a loss of 366 singledwelling residential units and 185 multi-dwelling residential units due to the proposed corrections to the environmental overlay zones. However, there will remain a citywide housing capacity surplus of at least 102,449 residential units. There are no other amendments related to housing. Also, 3.07.120(d)(2) provides that a city or county may reduce the minimum zoned capacity of a zone without increasing capacity in another zone for the purpose of protecting natural resources pursuant to Metro Titles 3 or 13. Therefore, City Council finds that Title 1 is met.

15. **Title 2, Regional Parking Policy,** regulated the amount of parking permitted by use for jurisdictions in the region; however, this title was repealed and the former Title 2 no longer applies to this ordinance. Therefore, City Council finds that the Ezone Project does not impact Title 2.
16. **Title 3, Water Quality and Flood Management.** To protect the beneficial water uses and functions and values of resources within the Water Quality and Flood Management Areas by limiting or mitigating the impact on these areas from development activities and protecting life and property from dangers associated with flooding.

Title 3 calls for the protection of the beneficial uses and functional values of resources within Metro-defined Water Quality and Flood Management Areas by limiting or mitigating the impact of development in these areas. Title 3 establishes performance standards for 1) flood management; 2) erosion and sediment control; and 3) water quality. In 2002 Metro deemed the City of Portland in full substantial compliance with the requirements of Title 3 based on adoption of Title 10 Erosion Control, balanced cut-and-fill standards in Title 24 Building Regulations, and the Willamette Greenway Water Quality Zone, or “q” overlay zone. City Council finds that the Ezone Project amendments maintain and support compliance with Title 3 because:

- a) City programs deemed in compliance with Title 3 requirements for flood management, and erosion and sediment control (i.e., Title 10 Erosion Control, and the balanced cut and fill requirements of Title 24), are unchanged;
- b) The environmental zone boundary corrections ensure that all streams and wetlands have the existing protections applied in a consistent manner and at a minimum 50 feet of land surrounding all streams and wetlands is contained in an environmental zone;

- c) The environmental zone boundary corrections ensure that forest canopy that is contiguous to streams and wetlands have the existing protections applied in a consistent manner and replacement for tree removal will be required.

Therefore, City Council finds that Title 3 requirements are met.

17. **Title 4, Industrial and Other Employment Areas.** The Regional Framework Plan calls for a strong regional economy. To improve the economy, Title 4 seeks to provide and protect a supply of sites for employment by limiting the types and scale of non-industrial uses in Regionally Significant Industrial Areas (RSIAs), Industrial and Employment Areas. Title 4 also seeks to provide the benefits of "clustering" to those industries that operate more productively and efficiently in proximity to one another than in dispersed locations. Title 4 further seeks to protect the capacity and efficiency of the region's transportation system for the movement of goods and services and to encourage the location of other types of employment in Centers, Corridors, Main Streets and Station Communities. The Metro Council will evaluate the effectiveness of Title 4 in achieving these purposes as part of its periodic analysis of the capacity of the urban growth boundary.

All previous Metro compliance reports have determined that land in Portland within an "Industrial Sanctuary" *Comprehensive Plan Map* designation meets all Title 4 requirements for mapped RSIA Land and Industrial Land. Similarly, all land in Portland within a General Employment *Comprehensive Map* designation meets Title 4 requirements for Employment Areas.

The Ezone Project area encompasses 707 acres of land that is zoned for industrial and employment uses. The coverage of these properties with environmental zones was increased from 88.1 acres to 98.5 acres as a result of the project. Because the major industrial and employment areas of the City – Columbia Corridor, Portland Harbor and Central City – are not included in the Ezone Project area, the changes to environmental overlay zones on industrial and employment areas citywide are a 0.4% increase, which is de minimis. The existing standards of 33.430, which apply with the environmental zones, allow for reasonable economic development on all properties and those standards remain unchanged by the project. For these reasons, City Council finds that Portland continues to comply with Title 4.

18. **Title 5, Neighboring Cities,** addressed neighbor cities and rural reserves in the region; however, this title was repealed, and the former Title 5 no longer applies to this ordinance.
19. **Title 6, Centers, Corridors, Station Communities and Main Streets.** The Regional Framework Plan identifies Centers, Corridors, Main Streets and Station Communities throughout the region and recognizes them as the principal centers of urban life in the region. Title 6 calls for actions and investments by cities and counties, complemented by regional investments, to enhance this role.

There are no specific mandatory compliance standards in Title 6 that apply to this ordinance, therefore City Council finds that Title 6 is met.

20. **Title 7, Housing Choice.** The Regional Framework Plan calls for establishment of voluntary affordable housing production goals to be adopted by local governments and assistance from local governments on reports on progress towards increasing the supply of affordable housing. It is the intent of Title 7 to implement these policies of the Regional Framework Plan.

The recently adopted *2035 Comprehensive Plan* adopts city-wide affordable housing production goals that greatly exceed those adopted by the outdated Title 7 (Ordinance 178832). The Ezone Project does not change the affordable housing goals; therefore City Council finds that Title 7 is met.

21. **Title 8, Compliance Procedures.** Title 8 addresses compliance procedures.

City Council finds that this Title requires the City to notify Metro of pending land use decisions by providing Metro a copy of the 35-day notice required by the DLCD for proposed completion of a periodic review task. This notice was provided to Metro. Title 8 also requires the City to provide findings of compliance with the *Urban Growth Management Functional Plan*. The findings in this ordinance were also provided to Metro. All applicable requirements of Title 8 have been met.

As discussed in the findings for Statewide Planning Goal 1, the City notified Metro. Therefore City Council finds that the Ezone Project complies with this title.

22. **Title 9, Performance Measures.** Title 9 addressed performance measures, but was repealed. The former Title 9 does not apply to this ordinance.

23. **Title 10, Functional Plan Definitions.** Title 10 contains definitions.

Whenever the City had a question about a term in the *Urban Growth Management Functional Plan*, the definition in Title 10 was applied. When the measures adopted by this ordinance use a term found in Title 10, either the term has the same meaning found in Title 10 or the difference is explained in these ordinance findings. City Council finds that all applicable requirements of Title 10 requirements have been met.

24. **Title 11, Planning for New Urban Areas.** Title 11 addresses planning for new urban areas.

Since no areas added to the urban growth boundary or designated as urban reserves have been assigned to Portland by Metro for planning, City Council finds that Title 11 does not apply to this ordinance.

25. **Title 12, Protection of Residential Neighborhoods.** Existing neighborhoods are essential to the success of the 2040 Growth Concept. The intent of Title 12 of the *Urban Growth Management Functional Plan* is to protect the region's residential neighborhoods. The purpose of Title 12 is to help implement the policy of the Regional Framework Plan to protect existing residential neighborhoods from air and water pollution, noise, and crime and to provide adequate levels of public services.

City Council finds that Title 12 addresses protection of residential neighborhoods. This title largely restricts Metro's authority to plan and regulate, but does allow City designation of

“Neighborhood Centers.” The City has not exercised the option to designate neighborhood centers within the meaning of Title 12, but has employed the same term with a different meaning. The areas designated as a Neighborhood Center on the recently adopted *2035 Comprehensive Plan* map are functionally equivalent to a “Main Street” designation within Title 6. The Ezone Project does not amend the “Main Street” designations, therefore City Council finds that Title 6 is met.

26. **Title 13, Nature in Neighborhoods.** City Council finds that the purposes of Title 13 are to (1) conserve, protect, and restore a continuous ecologically viable streamside corridor system, from the streams’ headwaters to their confluence with other streams and rivers, and with their floodplains in a manner that is integrated with upland wildlife habitat and with the surrounding urban landscape; and (2) to control and prevent water pollution for the protection of the public health and safety, and to maintain and improve water quality throughout the region. Title 13 requires cities and counties to provide a minimum baseline level of protection for identified Habitat Conservation Areas. Local jurisdictions may achieve substantial compliance with Title 13 using regulatory and/or non-regulatory tools. Title 13 also allows local jurisdictions to establish “district plans” to achieve compliance on an area-specific basis. Title 13 district plans may apply to areas within a common watershed or within adjoining watersheds that “share an interrelated economic infrastructure and development pattern.” Cities and counties must demonstrate that the district plan will provide a similar level of protection and enhancement for Habitat Conservation Areas as would be achieved by applying Metro’s model code or other regulations that meet Title 13 performance standards and best management practices.

The Environmental Overlay Zone Map Correction Project only amends the application of conservation and protection overlay zones, and associated zoning codes, for the project area. All other elements of the 2012 Metro Title 13 compliance (e.g., City Titles 10, 11 and 17, and non-regulatory programs) remain in place and are not amended. Compliance with Metro Title 13 is detailed in the Ezone Project report Volume 3 and summarized below.

Metro code section 3.07 includes the rules that local jurisdictions must follow when amending compliance with Title 13. To demonstrate compliance with Title 13, the Ezone Map Correction Project uses the methodology set out by 3.07.1330(b)(2): “Demonstrate that its existing or amended comprehensive plan and existing, amended, or new implementing ordinances substantially comply with the performance standards and best management practices described in Metro Code Section 3.07.1340, and that maps that it has adopted and uses substantially comply with the Metro Habitat Conservation Areas map.”

The local authority to maintain an updated the Habitat Conservation Areas map is provided by 3.07.1340(d)(1): “Administering the Habitat Conservation Areas Map and Site-Level Verification of Habitat Location. Each city and county shall be responsible for administering the Habitat Conservation Areas Map, or the city’s or county’s map that has been deemed by Metro to be in substantial compliance with the Habitat Conservation Areas Map, within its jurisdiction, as provided in this subsection (d) of this section.”

The specific Title 13 steps for updating the Habitat Conservation Areas map are described in Title 13 rules 3.07.1340(d)-(f) and include:

1. Verifying habitat areas
2. Determining urban development value
3. Confirming Habitat Conservation Areas
4. Demonstrating program's substantial compliance

Step 1 is documented in the Ezone Project report Volume 2, Part A – G, and Volume 3. The project reports use the best available science and technology to verify the location of streams, wetlands, flood area, vegetation (forest, woodland, shrubland and herbaceous), steep slopes and wildlife habitat. The 2012 Natural Resources Inventory (NRI) was already confirmed by Metro as meeting Title 13 requirements and this project is not substantively amending the NRI definitions of streams, wetlands, flood area, vegetation, steep slopes or wildlife habitat; nor is this project amending the mapping protocols with the exception of wetlands.

This project does contain clarifications to the definitions of streams, wetlands, flood area and special status species:

1. Intermittent and ephemeral streams are defined to make it clear that ephemeral streams are not included in the NRI. Roadside ditches, which are channels created and maintained to manage runoff from streets, are excluded as streams. Ephemeral streams and roadside ditches were not included in the Title 13 regional inventory; therefore, these clarifications are consistent with Title 13.
2. A definition of wetlands was added and is based on the USACE definition of wetlands. The wetland mapping methodology was updated to follow the USACE wetland mapping requirements and meet Oregon Division of State Lands requirements for mapping wetlands. These changes are consistent with Title 13.
3. Flood area was clarified as the combination of the 100-year floodplain and the 1996 flood inundation area, which is the area regulated under Metro Title 3. This change is consistent with Title 13.
4. The special status species list was updated to reflect changes to state and federal species designations. This update is consistent with Title 13.

Steps 2 – 4 are documented in the Ezone Project report Volume 3. The Urban Development Value is defined by Metro and applied to the *2035 Comprehensive Plan* land use designations. The habitat classifications and the urban development value were used to determine Habitat Conservation Areas based on the formula provided in Title 13, Table 3.07-13a. Within the project area, the location of environmental overlay zones are corrected to apply to the confirmed Habitat Conservation Areas.

In 2012, when the NRI was adopted, it was calculated that the existing environmental overlay zones applied to 78% of the HCAs in Portland, as a whole. Over the 3.5-year duration of the

Ezone Project, a number of updates have been made to stream and vegetation mapping as a result of site visits, and the Bureau of Environmental Services has conducted a citywide update of wetland mapping. The HCA mapping has also been updated to reflect the changes to the underlying natural resource mapping. In the parts of the City of Portland where Title 13 and Goal 5 natural resource protections apply (outside of the greenway boundary), the existing ezones cover approximately 79.9% of the areas that are mapped as HCA. With adoption of updated ezones that are proposed by this project, the environmental overlay zones will apply to 83.2% of the confirmed HCAs that are located outside of the greenway boundary. There is a 3.3% net increase in the extent of protections applied to HCAs in areas where Title 13 and Goal 5 apply; therefore City Council finds that the Ezone Project results in improved compliance with Title 13.

27. **Title 14, Urban Growth Management Plan.** Title 14 addresses the regional urban growth boundary.

Since this ordinance does not require, nor initiate, a boundary change, City Council finds that Title 14 does not apply.

Section 3: Findings on Portland’s Comprehensive Plan, Goals and Policies

The Plan: Guiding Principles

The 2035 Comprehensive Plan adopted five “guiding principles” in addition to the goals and policies typically included in a comprehensive plan. These principles were adopted to reinforce that implementation of the plan needs to be balanced, integrated and multi-disciplinary, and the influence of each principle helps to shape the overall policy framework of the plan. While the policies in the Comprehensive Plan effectively ensure that the guiding principles are met, the findings below further demonstrate that in addition to complying with those specific policies on balance, the Ezone Map Correction Project furthers these guiding principles as described below.

28. **Economic Prosperity.** Support a low-carbon economy and foster employment growth, competitiveness and equitably distributed household prosperity.

Resource sites in which the zoning is primarily industrial were generally excluded from the Ezone Project, also excluded were portions of resource sites that are part of the Prime Industrial Overlay Zone. This was done to ensure that the Ezone Project will not have a significant impact on the overall supply of developable industrial lands or the capacity for growth of employers that provide middle wage jobs. This will allow for additional economic development within the Urban Growth Boundary to meet long term growth projections.

On sites that have ezones, there are standards and exemptions that allow for reasonable economic development, provided that property owners can mitigate for the impacts of development and avoid impacts to the most sensitive natural resources, such as streams and wetlands. Therefore, City Council finds that the Ezone Project complies with this principle.

29. **Human Health.** Avoid or minimize negative health impacts and improve opportunities for Portlanders to lead healthy, active lives.

Ezones are applied in many of Portland’s parks and natural areas. Protection of natural resources in these areas ensures that Portlanders will continue to have outdoor spaces for recreation and physical activity.

Areas where there are concentrations of forest and woodland vegetation, streams, and wetlands are typically some of the coolest areas of the City. In a briefing presentation that was delivered by Ezone Project staff to the Planning and Sustainability Commission on July 14, 2020, a graphic was presented that displayed the results of temperature measurements that were made around the City of Portland by researchers at Portland State University in work that was published in 2015. This graphic was shown alongside natural resource mapping in the adopted Natural Resource Inventory. There is close alignment between areas where resources are mapped and areas of the City that are cooler than average

temperatures. Similarly, the areas where temperatures were the warmest, relative to average temperatures were areas where little or no forest or woodland vegetation had been mapped. The variability of temperatures within a geographic area, and the tendency for areas where there is less vegetation and more hardscape to be warmer than areas with more vegetation is termed the “heat island effect.”

The unprecedented heatwave in the summer of 2021 took the lives of many Portland residents, many of whom lived in areas of the City where the measured heat island effect is the greatest. The protection of vegetation within ezones will help to limit peak temperatures in future heating events and help to ensure that the adverse effects of the heat island effect don’t become more widespread in the City of Portland.

The neighborhoods with some of the largest concentrations of ezones are in the West Hills of Portland, which also happen to be some of the areas that have the steepest slopes and are the most susceptible to landslides and erosion. Forest vegetation helps to hold soils in place, reduces the impact of surface runoff during and after storms, and reduces the risk of landslides and erosion. Protection of vegetation in these areas will help to protect residents that live there.

The primary purpose of Ezones is to limit or prevent impacts to important natural resources in order to preserve the public health and safety benefits they provide. Streams, wetlands, and vegetation each provide important ecosystem services that support protection of public health and safety and help reduce the risk and consequences of disasters/threats such as landslides, floods, storms or pollution. Streams are an integral part of our stormwater conveyance system - they provide a stormwater disposal location for developed areas, convey storm flows away from steep and unstable slopes, and provide flood storage benefits. Wetlands hold and absorb stormwater runoff, which reduces the rate and volume of stormwater discharge, in turn helping to delay peak flows and prevent flooding. Vegetation prevents erosion, provides slope stability benefits to prevent landslides, intercepts rainfall thereby reducing stormwater runoff and downstream impacts (such as flooding), helps mitigate for heat island impacts of development, and helps clean the air. The Ezone Map Correction Project is updating Ezone Mapping within the project area so that ezones better align with the resources they are intended to protect, which results in improved protection of ecosystem services provided by the resources in support of public health and safety. Therefore, this project supports protection of people and property from natural hazards and protects human health. For these reasons, City Council finds that the Ezone Project complies with this principle.

30. **Environmental Health.** Weave nature into the city and foster a healthy environment that sustains people, neighborhoods, and fish and wildlife. Recognize the intrinsic value of nature and sustain the ecosystem services of Portland’s air, water and land.

The purpose of ezones is to protect natural resources, such as streams, forests, and wetlands. Ezones are applied to both public and private property. Ezones serve multiple

purposes: they preserve wildlife habitat by preventing impacts to native vegetation, they preserve water quality by ensuring that development is set back from water bodies, they protect fish habitat by protecting the riparian areas around streams and wetlands, including the vegetation that is located therein, they protect vegetation patches that provide migratory corridors for terrestrial mammals and birds, they protect trees that filter pollutants from the air, and by protecting these resources and habitats, they ensure that the ecosystem services that they provide are maintained and retained. Therefore, City Council finds that the Ezone Project complies with this principle.

31. **Equity.** Promote equity and environmental justice by reducing disparities, minimizing burdens, extending community benefits, increasing the amount of affordable housing, affirmatively furthering fair housing, proactively fighting displacement, and improving socio-economic opportunities for under-served and under-represented populations. Intentionally engage under-served and under-represented populations in decisions that affect them. Specifically recognize, address and prevent repetition of the injustices suffered by communities of color throughout Portland’s history.

This guiding principle of the 2035 Comprehensive Plan provides a framework to ensure Portlanders more equitably share in the benefits and burdens of growth and development. City Council finds that the Ezone Project complies with this principle because it furthers these objectives as follows:

Invest to reduce disparities. The application of ezones to vital natural resources is an investment in the future of Portland. Whether located on public or private property, the ecosystem services that are provided by natural resources are a benefit to the entire neighborhood and community in which they are located. By extending natural resources protections to streams, wetlands, forests and woodlands that were not mapped when ezones were first applied, ezones will be more equitable in their distribution.

Make infrastructure decisions that advance equity. Ezones protect natural resources, which are, in effect, “Green Infrastructure.” Natural resources provide ecosystem services. By protecting existing natural resources, risks of flooding and landslides will be reduced in surrounding areas.

Include under-served and under-represented populations in decisions that affect them. Ezone Map Correction project outreach included presentations at 36 neighborhood associations, public meetings at event spaces in northeast Portland, southwest Portland, and northwest Portland, drop-in hours at reserved spaces in public libraries, video conferences, and site visits to affected properties. In recognition of the fact that neighborhood associations and public meetings are not the most inclusive format for reaching under-represented populations, mailings were also used to reach affected residents and property owners.

There were multiple different mailings that were sent out to both affected property owners and residents, as well as owners and residents of properties that are near

ezones. Mailings and project documents included information about accommodations and translation services that were available by request. Project staff first conducted sequential outreach in various project area quadrants. Starting in 2018, and continuing through 2019, staff sent mailings and conducted outreach first in the southeast quadrant, then the northeast, then the northwest, and finally the southwest. Following the targeted geographical mailings and outreach, project staff released a discussion draft in December of 2019, at which time, a second round of mailings went out to all affected property owners and residents. A third round of mailings was sent out in June of 2020. The final round of mailings was a legally required notice that announced the beginning of public hearings. These mailings only went to property owners.

Address displacement of residents. The Ezone Map Correction Project is not intended to make changes to policy. The resource protection decisions that apply in each of the resource sites have been crafted to reflect existing policy. The maps are simply being corrected to better follow the resources that the ezones were originally intended to protect. The results of the project will produce maps that will have de minimis changes to the overall extent of the ezones at a citywide scale. Because the Ezone Map Correction Project is not making significant changes to policy, it is not expected to cause displacement.

Provide for on-going affordability. There are development standards that allow for new housing construction and land divisions in the ezones. Ezones do impose some constraints on development on individual lots. To estimate the citywide impact of the constraints that are imposed by the proposed changes to the ezones, project staff conducted a citywide analysis to see how many potential housing units would potentially be prevented from being built if the existing ezones were replaced with the proposed ezones. This analysis was included in a memorandum that was provided to the Planning and Sustainability Commission that was dated January 29, 2021. The results of the analysis demonstrated that there could be a potential reduction of 551 housing units citywide if all residential lots were subdivided and built out to the maximum density that would be allowed by the base zones if the proposed changes to the ezones are adopted. The 2035 Comprehensive Plan estimate of residential land supply demonstrated that there is a 123,000-unit surplus if all available residential-zoned land was built out to maximum density. A reduction of 551 units would not have a significant impact on the residential land supply or the affordability of housing.

Create regulations that acknowledge that one size does not fit all. The ezones have standards that allow for new development and land divisions with mitigation. Standards provide additional flexibility by allowing for the reduction of the front setback to minimize impacts to natural resources. Environmental Reviews offer an alternative pathway for development that can't meet the ezone standards. Project proposals include new standards and exemptions for specific types of development that would have typically failed to meet standards, and thus required routine Environmental Reviews in the past. The activities that will now be allowed by standard

or exemption will include the creation of fire breaks, replacement of septic systems, alterations to flood control structures to meet OSHA requirements, exemptions from requirements to retain sections of downed trees on lots that are less than 7,000 sq ft in size and internment within burial plots in cemeteries.

32. **Resilience.** Reduce risk and improve the ability of individuals, communities, economic systems, and the natural and built environments to withstand, recover from, and adapt to changes from natural hazards, human-made disasters, climate change, and economic shifts.

The 2035 Comprehensive Plan describes resilience as “reducing the vulnerability of our neighborhoods, businesses, and built and natural infrastructure to withstand challenges – environmental, economic and social – that may result from major hazardous events.” City Council finds that the Ezone Project complies with this principle because it responds to these objectives as follows:

- **Prosperity, human health, environmental health and equity are all essential components of resilience.** The 2035 Comprehensive Plan notes that an integrated policy framework works to “improve Portland’s resilience – growth in compact centers and corridors, provision of City Greenways and Urban Habitat Corridors, expansion of living-wage employment opportunities, investments to fill the infrastructure gaps in under-represented and under-served communities, and responsiveness to the differences among Portland’s neighborhoods.”

The Ezone Project was developed with the intention of promoting human health and safety and environmental health by maintaining existing protections for vegetation on steep slopes, riparian vegetation and wildlife habitat, while expanding those protections to resources that were missed when the ezones were first adopted. Protection of resources will ensure that neighborhoods are resilient to the effects of climate change and natural disasters. Extending protections to previously unprotected resources will ensure that protections are applied equitably. Application of ezones in areas that are at high risk of impacts of natural disasters will reduce development in sensitive areas, while allowing for continued growth in Centers and Corridors and other areas that are suitable for additional development.

- **Portland faces many natural and human-caused risks, which can have environmental economic and social impacts.** The 2035 Comprehensive Plan notes that some of the most significant risks facing Portland are: floods and landslides; earthquake; climate change; extreme heat events; and economic and energy shocks. In response, the Comprehensive Plan identifies five key strategies to address these risks, which the Ezone Project responds to as follows:
 - **Floods or landslides.** Ezones are applied to stream and river riparian areas and forest and woodland vegetation on steep slopes. Much of Portland’s floodplains are encompassed by ezones. The vegetation that is protected by the ezones in

floodplains and stream riparian areas can reduce the impact of flooding in the event of heavy localized precipitation helps to absorb precipitation, reduce overland flow of stormwater runoff, and slows the movement of floodwaters.

- **Oregon’s climate is changing.** Protection of forest and woodland vegetation can help to mitigate the effects of extreme heat during heat waves, which are expected to grow more common with climate change. Climate change will also bring more intense rainfall events. Protected vegetation can help to absorb and slow the movement of runoff from local precipitation events.
- **Direct growth in lower-risk areas.** Many of the areas that are protected by ezones are at elevated risk of natural disaster. They are areas that are prone to flooding and landslides. The ezones don’t prohibit development in these areas, but they do limit the scope and scale of development on specific sites. By limiting development in areas that are at risk of natural disasters, ezones help to direct new development to lower risk areas.
- **Invest to reduce risks.** Application of ezones to natural resources is a de facto investment in Portland’s “Green Infrastructure.” By ensuring that new development avoids the most sensitive resources and that impacts to other important resources are avoided, the ezones ensure that these resources will be preserved and that they will continue to provide ecosystem services to help to mitigate the risk of flooding and landslides.
- **Low-carbon economy.** By mitigating the heat island effect, protected forest and woodland vegetation reduce the amount of energy that Portland residents need to expend to cool their homes, particularly at times of peak demand, when the energy production system is under the most strain to meet demand, and when the dirtiest and most carbon intensive power plants are most heavily relied upon. If the demand for energy is reduced at these critical times, it can have a significant impact on the carbon-intensity of Portland’s electricity production system.
- **Resilience in Natural Systems.** Protections for natural systems and wildlife habitat areas will allow for changes in species composition and adaptation to changing climatic conditions. Protected vegetated areas allow for regeneration and ecological succession when trees or forest canopy is lost to disasters or weather events.

The Plan: Goals

33. **Goal 1.A: Multiple goals.** Portland’s Comprehensive Plan provides a framework to guide land use, development, and public facility investments. It is based on a set of Guiding Principles that call for integrated approaches, actions, and outcomes that meet multiple goals to ensure Portland is prosperous, healthy, equitable, and resilient.
34. **Goal 1.B: Regional partnership.** Portland’s Comprehensive Plan acknowledges Portland’s role within the region, and it is coordinated with the policies of governmental partners.

35. **Goal 1.C: A well-functioning plan.** Portland’s Comprehensive Plan is effective, its elements are aligned, and it is updated periodically to be current and to address mandates, community needs, and identified problems.
36. **Goal 1.D: Implementation tools.** Portland’s Comprehensive Plan is executed through a variety of implementation tools, both regulatory and non-regulatory. Implementation tools comply with the Comprehensive Plan and are carried out in a coordinated and efficient manner. They protect the public’s current and future interests and balance the need for providing certainty for future development with the need for flexibility and the opportunity to promote innovation.
37. **Goal 1.E: Administration.** Portland’s Comprehensive Plan is administered efficiently and effectively and in ways that forward the intent of the Plan. It is administered in accordance with regional plans and state and federal law.

The Ezone Map Correction Project is updating ezone mapping around the City of Portland. The project is following adopted policy decisions, which are in compliance with State Land Use Planning Goal 5, and it is using a natural resource mapping methodology that is consistent with Metro Title 13. The project has been developed with robust engagement in the form of neighborhood association meetings, site visits to individual properties, informational meetings, one-on-one meetings in both physical settings and over videoconference. Project staff have met with a number of large stakeholders, including the Multnomah County Drainage District, Lewis and Clark College, and Oregon Health and Sciences University. Project staff have also worked closely with partner bureaus to craft policy and code amendments, including the Bureau of Development Services, the Bureau of Environmental Services, the Bureau of Parks and Recreation and the Fire Bureau. City Council finds that the engagement with members of the public and coordination with other bureaus and large stakeholders demonstrates that the Ezone Project complies with these goals.

The Plan: Policies

The Comprehensive Plan

38. **Policy 1.1, Comprehensive Plan elements.** Maintain a Comprehensive Plan that includes these elements:
 - **Vision and Guiding Principles.** The Vision is a statement of where the City aspires to be in 2035. The Guiding Principles call for decisions that meet multiple goals to ensure Portland is prosperous, healthy, equitable, and resilient.
 - **Goals and policies.** The goals and policies of the Comprehensive Plan, including the Urban Design Framework, provide the long-range planning direction for the development and redevelopment of the city.
 - **Comprehensive Plan Map.** The Comprehensive Plan Map is the official long-range planning guide for spatially defining the desired land uses and development in Portland. The Comprehensive Plan Map is a series of maps, which together show the

boundaries of municipal incorporation, the Urban Service Boundary, land use designations, and the recognized boundaries of the Central City, Gateway regional center, town centers, and neighborhood centers.

- **List of Significant Projects.** The List of Significant Projects identifies the public facility projects needed to serve designated land uses through 2035, including expected new housing and jobs. It is based on the framework provided by a supporting Public Facilities Plan (PFP). The Citywide Systems Plan (CSP) is the City’s public facilities plan. The Transportation System Plan (TSP) includes the transportation-related list of significant projects. The list element of the TSP is also an element of the Comprehensive Plan.
- **Transportation policies, street classifications, and street plans.** The policies, street classifications, and street plan maps contained in the Transportation System Plan (TSP) are an element of the Comprehensive Plan. Other parts of the TSP function as a supporting document, as described in Policy 1.2.

City Council finds that the verb “maintain” is defined in the *2035 Comprehensive Plan* as to keep what you have, conserve, continue. The City Council interprets this policy to mean that the City retains all the elements of the comprehensive plan. The Environmental Overlay Zone Map Correction Project maintains and enhances the *2035 Comprehensive Plan* while implementing its policies and updating the Natural Resource Inventory, which is part of the factual basis for the *2035 Comprehensive Plan*.

Supporting Documents

39. **Policy 1.2, Comprehensive Plan supporting documents.** Maintain and periodically update the following Comprehensive Plan supporting documents.
1. **Inventories and analyses.** The following inventories and analyses are supporting documents to the Comprehensive Plan:
 - Economic Opportunities Analysis (EOA)
 - Buildable Lands Inventory (BLI)
 - Natural Resource Inventory (NRI)
 - Housing Needs Analysis (HNA)

The Ezone Map Correction Project is updating the Natural Resources Inventory (NRI) to include current maps of streams, wetlands, flood area, vegetation, steep slopes and wildlife habitat. These maps have been updated with the best available science and technology, as well as verified through site visits. The specific methodology used to update the NRI is found in the project report Exhibit K, Volume 3: Natural Resources Inventory, Goal 5 and Title 13 Compliance and Appendices. The other inventories remain unchanged by this project. City Council finds that the Ezone Project demonstrates compliance with this policy by updating the NRI.

2. **Public Facilities Plan.** The Public Facilities Plan (PFP) is a coordinated plan for the provision of urban public facilities and services within Portland’s Urban Services Boundary. The Citywide Systems Plan (CSP) is the City’s public facilities plan.

The Ezone Map Correction Project is proposing no changes to the Public Facilities Plan. Therefore, City Council finds that this policy is not applicable.

- 3. Transportation System Plan (TSP).** The TSP is the detailed long-range plan to guide transportation system functions and investments. The TSP ensures that new development and allowed land uses are consistent with the identified function and capacity of, and adopted performance measures for, affected transportation facilities. The TSP includes a financial plan to identify revenue sources for planned transportation facilities included on the List of Significant Projects. The TSP is the transportation element of the Public Facilities Plan. Certain components of the TSP are elements of the Comprehensive Plan. See *Policy 1.1*.

The Ezone Map Correction Project is proposing no changes to the Transportation System Plan. Therefore, City Council finds that this policy is not applicable.

- 4. School Facility Plans.** School facility plans that were developed in consultation with the City, adopted by school districts serving the City, and that meet the requirements of ORS 195 are considered supporting documents to the Comprehensive Plan.

The Ezone Map Correction Project is proposing no changes to the school facility plans. Therefore, City Council finds that this policy is not applicable.

Implementation tools

- 40. Policy 1.3, Implementation tools subject to the Comprehensive Plan.** Maintain Comprehensive Plan implementation tools that are derived from, and comply with, the Comprehensive Plan. *Implementation tools include those identified in policies 1.4 through 1.9.*
- 41. Policy 1.4, Zoning Code.** Maintain a Zoning Code that establishes the regulations that apply to various zones, districts, uses, and development types.
- 42. Policy 1.5, Zoning Map.** Maintain a Zoning Map that identifies the boundaries of various zones, districts, and other special features.

Ezone Map Correction Project includes numerous Zoning Code and Map amendments intended to implement the policy framework of the *2035 Comprehensive Plan*. The Zoning Map amendments, found in Exhibit B, Volume 1, are intended to more accurately apply the conservation 'c' and protection 'p' overlay zones to the existing natural resources identified in the updated NRI. Zoning Code amendments are intended to clarify the existing codes related to development and disturbance including vegetation management, trails, scenic resources, flood control structures and fire breaks. The amendments include exemptions and standards. Thus, City Council finds that the Ezone Map Correction Project is consistent with policies 1.3 – 1.5.

- 43. Policy 1.6, Service coordination agreements.** Maintain coordination agreements with local governments of adjoining jurisdictions concerning mutual recognition of urban service boundaries; special service districts concerning public facilities and services within Portland's Urban Services Boundary; and public school districts concerning educational facilities within Portland's Urban Services Boundary.

- 44. **Policy 1.7, Annexations.** Provide a process incorporating urban and urbanizable land within the City's Urban Services Boundary through annexation.
- 45. **Policy 1.8, Urban renewal plans.** Coordinate Comprehensive Plan implementation with urban renewal plans and implementation activities. A decision to adopt a new urban renewal district, adopt or amend goals and objectives that will guide investment priorities within a district, or amend the boundaries of an existing district, must comply with the Comprehensive Plan.
- 46. **Policy 1.9, Development agreements.** Consider development agreements entered into by the City of Portland and pursuant to Oregon Revised Statute 94 a Comprehensive Plan implementation tool.

For policies 1.6-1.9, the Ezone Map Correction Project does not include changes to service coordination agreements, annexation processes, urban renewal plans or development agreements. Therefore, City Council finds that these policies are not applicable.

Administration

- 47. **Policy 1.10, Compliance with the Comprehensive Plan.** Ensure that amendments to the Comprehensive Plan's elements, supporting documents, and implementation tools comply with the Comprehensive Plan. "Comply" means that amendments must be evaluated against the Comprehensive Plan's applicable goals and policies and on balance be equally or more supportive of the Comprehensive Plan than the existing language or designation.

1.10.a, Legislative amendments to the Comprehensive Plan's elements and implementation tools must also comply with the Guiding Principles.

1.10.b, Legislative amendments to the Comprehensive Plan's elements should be based on the factual basis established in the supporting documents as updated and amended over time.

1.10.c, Amendments to the Zoning Map are in compliance with the Comprehensive Plan if they are consistent with the Comprehensive Plan Map.

The findings of this ordinance are intended in part to identify how the Ezone Map Correction Project is consistent with the *2035 Comprehensive Plan's* Guiding Principles, goals, policies, and maps, as detailed throughout this set of findings. Further, there are no proposed changes to base zones proposed with this project and therefore, City Council finds that the Zoning Map amendments are consistent with the *2035 Comprehensive Plan Map*.

- 48. **Policy 1.11, Consistency with Metro Urban Growth Management Functional Plan and Urban Growth Boundary.** Ensure that the Comprehensive Plan remains consistent with the Metro Urban Growth Management Functional Plan and supports a tight urban growth boundary for the Portland metropolitan area.

Please refer to Section 2: Findings on Metro Urban Growth Management Functional Plan.

- 49. **Policy 1.12, Consistency with Statewide Planning Goals.** Ensure that the Comprehensive Plan, supporting documents, and implementation tools remain consistent with the Oregon

Statewide Planning Goals.

Please refer to Section 1: Findings on Oregon Statewide Planning Goals.

50. **Policy 1.13, Consistency with state and federal regulations.** Ensure that the Comprehensive Plan remains consistent with all applicable state and federal regulations, and that implementation measures for the Comprehensive Plan are well coordinated with other City activities that respond to state and federal regulations.

City Council finds that the Ezone Map Correction plan was developed to be consistent with applicable state and federal regulations, and all implementing actions of the plan although intended also to be consistent with such regulations will further need to provide consistency with all applicable state and federal requirements once the details of each is further outlined at the time of implementation.

51. **Policy 1.14, Public facility adequacy.** Consider impacts on the existing and future availability and capacity of urban public facilities and services when amending Comprehensive Plan elements and implementation tools. Urban public facilities and services include those provided by the City, neighboring jurisdictions, and partners within Portland's urban services boundaries, as established by Policies 8.2 and 8.6.

The Ezone Map Correction Project is proposing no changes that impact adequacy of public facilities. By better protection existing natural infrastructures, including streams and wetlands that store and move stormwater, the amendments are supportive of public facilities. Standards, exemptions, and approval criteria allow for the development of new public facilities within ezones. And exemptions allow for the continued maintenance, repair, and replacement of existing public facilities within ezones. Therefore, City Council finds that the Ezone Project complies with this policy.

52. **Policy 1.15, Intergovernmental coordination.** Strive to administer the Comprehensive Plan elements and implementation tools in a manner that supports the efforts and fiscal health of the City, county and regional governments, and partner agencies such as school districts and transit agencies.

City, regional, state, and federal employees have been engaged in the project and many of these agencies submitted comments, such as Portland Public Schools and the Portland Fire and Rescue, on different elements of the plan. This involvement helped to shape the final version of Ezone Map Correction Project, consistent with Policy 1.15. Therefore, City Council finds that the Ezone Project complies with this policy.

53. **Policy 1.16, Planning and Sustainability Commission review.** Ensure the Planning and Sustainability Commission (PSC) reviews and makes recommendations to the City Council on all proposed legislative amendments to Comprehensive Plan elements, supporting documents, and implementation tools. The PSC advises City Council on the City's long-range goals, policies, and programs for land use, planning, and sustainability. The membership and powers and duties of the PSC are described in the Zoning Code.

- A. On 6/25/20, 1/26/21 and 8/4/21 Measure 56 notices were sent to affected property owners in advance of public hearings at Planning and Sustainability Commission.
- B. Public hearings were held before the Planning and Sustainability Commission on 7/2/20, 2/23/21 and 8/24/21.
- C. Following the Planning and Sustainability Commission’s recommendation of the Ezone Project, City Council held public hearings on the Ezone Project on 2/16/22 and 4/14/22. On 1/25/22, prior to the City Council hearings, notices were sent to all people who testified at the Planning and Sustainability Commission hearings on the Ezone Project. Notice of the City Council hearing was also distributed by email through the Ezone Project email list.

On June 25, 2020, the Proposed Draft was released in preparation for the PSC review of the plan. This draft of the plan was amended from the earlier Discussion Draft based on much of the public input provided during the review period of that draft. Due to the COVID-19 pandemic, open house events before the first public hearing could not be held.

The PSC held a public hearing on July 28, 2020 and that hearing was continued to February 23, 2021 and again continued to August 24, 2021. The reason for the continuations was to ensure that staff have sufficient time to complete more than 200 site visits to verify feature mapping on private property. Between the hearings PSC work sessions were held. Due to the COVID-19 pandemic, the PSC hearings were conducted virtually. Members of the public could view the hearings on the Bureau of Planning and Sustainability YouTube channel. The meetings could be watched live, and they were archived on the YouTube channel for public viewing after the conclusion of the hearing. Members of the public could sign up in advance to testify at the hearings by video conference or phone. Written testimony could be submitted through the MapApp. The PSC held meetings for the plan on the following dates:

- Briefing: July 14, 2020
- Hearing: July 28, 2020
- Briefing: September 9, 2020
- Briefing: February 9, 2021
- Hearing: February 23, 2021
- Work Session: April 13, 2021
- Work Session: May 4, 2021
- Work Session: June 22, 2021
- Work Session: July 27, 2021
- Hearing: August 24, 2021
- Work Session & Vote: September 28, 2021

City Council finds that the Planning and Sustainability Commission hearings process that is described above demonstrates that the Ezone Project is in compliance with this policy.

- 54. **Policy 1.17, Community Involvement Committee.** Establish a Community Involvement Committee to oversee the Community Involvement Program as recognized by Oregon

Statewide Planning Goal 1 – Community Involvement and policies 2.15-2.18 of this Comprehensive Plan.

City Council finds that Policy 1.17 requires the City to establish a committee to review and advise how City staff engage with the public in land use and transportation planning. The Community Involvement Committee (CIC) is intended to act as a community surrogate that advises staff to consider impacts to all potentially affected parties and community groups, including underrepresented groups, and to assist with the development of outreach strategies that are tailored to the needs and unique circumstances of the individuals that are likely to be impacted by city projects.

The CIC had been dissolved and was in the processing of being reformed while the Ezone Project was ongoing, and the outreach plan was being formulated. The CIC was not operating fully until the Ezone Project was already in the midst of the Planning and Sustainability Commission hearings process.

In lieu of working with the defunct CIC, project staff met with the Bureau of Planning and Sustainability Equity and Engagement team to hone the community outreach strategy and to consider how to identify and engage with potentially vulnerable populations that are impacted by the Ezone Project. As detailed in the finding on Goal 1: Citizen Involvement, staff conducted extensive community outreach through mailings, open house events, community meetings, and site visits. When COVID-19 made it impossible to hold large in person meetings, project staff offered video conferences to meet with members of the public one on one. Project staff offered translation services when they were contacted by members of the public who had limited English proficiency. Because staff conducted robust public engagement and attempted to employ a wide variety of community engagement and notification strategies, City Council finds that the Ezone Project is in compliance with this policy.

55. **Policy 1.18. Quasi-judicial amendments to the Comprehensive Plan Map.** Applicants for quasi-judicial amendments to the Comprehensive Plan Map must show that the requested change adheres to Policies 1.10 through 1.15 and:

- Is compatible with the land use pattern established by the Comprehensive Plan Map.
- Is not in conflict with applicable adopted area-specific plans as described in Policy 1.19, or the applicable hearings body determines that the identified conflict represents a circumstance where the area specific plan is in conflict with the Comprehensive Plan and the proposed amendment is consistent with the Comprehensive Plan.

The Hearings Officer must review and make recommendations to the City Council on all quasi-judicial amendments to the Comprehensive Plan Map using procedures outlined in the Zoning Code.

This policy concerns quasi-judicial amendments to the Comprehensive Plan Map and is not applicable to this project, which is a legislative project. City Council finds that this policy is not applicable to the Ezone Project.

56. **Policy 1.19, Area-specific plans.** Use area-specific plans to provide additional detail or refinements applicable at a smaller geographic scale, such as for centers and corridors, within the policy framework provided by the overall Comprehensive Plan.

1.19.a, Area-specific plans that are adopted after the effective date of the 2035 Comprehensive Plan should clearly identify which components amend Comprehensive Plan elements, supporting documents, or implementation tools. Such amendments should be appropriate to the scope of the Comprehensive Plan; be intended to guide land use decisions; and provide geographically-specific detail. Such amendments could include policies specific to the plan area, land use designation changes, zoning map changes, zoning code changes, and public facility projects necessary to serve designated land uses.

1.19.b, Area-specific plan components intended as context, general guidance, or directives for future community-driven efforts should not amend the Comprehensive Plan elements or implementation tools but be adopted by resolution as intent. These components include vision statements, historical context, existing conditions, action plans, design preferences, and other background information.

1.19.c, Community, area, neighborhood, and other area-specific plans that were adopted by ordinance prior to [date of Comp Plan adoption] are still in effect. However, the elements of this Comprehensive Plan supersede any goals or policies of a community, area, or neighborhood plan that are inconsistent with this Plan.

The Ezone Project is an “area-specific plan,” which applies to specific resource sites that were first mapped and identified through 13 area-specific natural resource protection plans. The Ezone Project is remapping the ezones that were applied by many of those plans. The resource sites are distributed throughout the City of Portland. The resource site boundaries are generally being left intact, with some minor modifications. The natural resource protections that are applied within each resource site are consistent with policies that were applied when the existing natural resource protection plans were originally adopted. The existing protection policies are geographically specific and are specifically tailored to neighborhood contexts.

Because the Ezone Project is applying ezones in a way that is consistent with existing adopted policy and the natural resource protection policies are tailored to the specific contexts of the various parts of the city that are included in the Ezone Project, City Council finds the Ezone Project to be in compliance with this policy.

Community Involvement: Goals

57. **Goal 2.A: Community involvement as a partnership.** The City of Portland works together as a genuine partner with all Portland communities and interests. The City promotes, builds, and maintains relationships, and communicates with individuals, communities, neighborhoods, businesses, organizations, institutions, and other

governments to ensure meaningful community involvement in planning and investment decisions.

58. **Goal 2.B: Social justice and equity.** The City of Portland seeks social justice by expanding choice and opportunity for all community members, recognizing a special responsibility to identify and engage, as genuine partners, under-served and under-represented communities in planning, investment, implementation, and enforcement processes, particularly those with potential to be adversely affected by the results of decisions. The City actively works to improve its planning and investment-related decisions to achieve equitable distribution of burdens and benefits and address past injustices.
59. **Goal 2.C: Value community wisdom and participation.** Portland values and encourages community and civic participation. The City seeks and considers community wisdom and diverse cultural perspectives, and integrates them with technical analysis, to strengthen land use decisions.
60. **Goal 2.D: Transparency and accountability.** City planning and investment decision-making processes are clear, open, and documented. Through these processes a diverse range of community interests are heard and balanced. The City makes it clear to the community who is responsible for making decisions and how community input is considered. Accountability includes monitoring and reporting outcomes.
61. **Goal 2.E: Meaningful participation.** Community members have meaningful opportunities to participate in and influence all stages of planning and decision making. Public processes engage the full diversity of affected community members, including under-served and under-represented individuals and communities. The City will seek and facilitate the involvement of those potentially affected by planning and decision making.
62. **Goal 2.F: Accessible and effective participation.** City planning and investment decision-making processes are designed to be culturally accessible and effective. The City draws from acknowledged best practices and uses a wide variety of tools, including those developed and recommended by under-served and under-represented communities, to promote inclusive, collaborative, culturally-specific, and robust community involvement.
63. **Goal 2.G: Strong civic infrastructure.** Civic institutions, organizations, and processes encourage active and meaningful community involvement and strengthen the capacity of individuals and communities to participate in planning processes and civic life.

Council interprets these policies to promote community involvement that engages and values all members of the community, with particular emphasis on engaging with the full diversity of affected community members. The preparation of the Ezone Project provided numerous opportunities for meaningful community involvement, including: a robust public engagement process that provided repeated and numerous opportunities for all interested parties to shape and influence the final recommended draft.

Affected property owners and interested community members were engaged at neighborhood association meetings, open houses, and other events. Ezone Project staff partnered with the Bureau of Environmental Services to conduct more than 750 site visits

and 200 wetland determinations on private property. The results of the site visits were used to update the natural resource inventory and to correct the proposed ezones.

Further, the Bureau of Planning and Sustainability website dedicates pages to each plan effort including Ezone Map Correction Project with contact information, and tools such as a Map App page, each providing additional opportunities to learn about the plan effort, review reports and materials, and numerous ways to comment on the plan.

Due to the COVID-19 pandemic, Governor Brown has issued a series of executive orders that impact local governments. Notably, on March 8, 2020, Governor Brown issued Executive Order 20-03 declaring a state of emergency due to COVID-19. Later, on March 23, Governor Brown issued Executive Order 20-12 declaring that non-essential gatherings outside of the home or place of residence are prohibited immediately, regardless of size.

On April 15, Governor Brown issued Executive Order No. 20-16 due to the COVID-19 pandemic requiring local governments to conduct public meetings by telephone, video, or other electronic means whenever possible. In order to move forward with city operations, the directive laid out instructions to conduct business virtually during this time. The Bureau of Planning and Sustainability proceeded with online public hearings for the Ezone Project.

A public notice was sent on or about January 25, 2022 for a City Council public hearing on the Ezone Map Correction Project to parties that requested notice of the final decision; parties that testified at the PSC hearings, and the City's legislative list. An Ezone Enews electronic newsletter that provided City Council public hearing notice information was also sent.

City Council held two hearings on the Ezone Project on February 16, and April 14, 2022. Members of the public were invited to submit written and oral testimony. Due to the ongoing COVID-19 pandemic, these hearings were held electronically. The hearings could be viewed live on the City of Portland YouTube channel, and members of the public were able to testify orally by phone or Zoom video conference. Therefore, City Council find the Ezone Project to be in compliance with Goals 2.A-2.G.

Community Involvement: Policies

Partners in decision making

64. **Policy 2.1, Partnerships and coordination.** Maintain partnerships and coordinate land use engagement with:

2.1.a. Individual community members.

2.1.b. Communities of color, low-income populations, Limited English Proficient (LEP) communities, Native American communities, and other under-served and under-represented communities.

2.1.c. District coalitions, neighborhood associations, and business district associations as local experts and communication channels for place-based projects.

2.1.d. Businesses, unions, employees, and related organizations that reflect Portland's diversity as the center of regional economic and cultural activity.

2.1.e. Community-based, faith-based, artistic and cultural, and interest-based non-profits, organizations, and groups.

2.1.f. People experiencing disabilities.

2.1.g. Institutions, governments, and Sovereign tribes.

65. **Policy 2.2, Broaden partnerships.** Work with district coalitions, neighborhood associations, and business district associations to increase participation and to help them reflect the diversity of the people and institutions they serve. Facilitate greater communication and collaboration among district coalitions, neighborhood associations, business district associations, culturally-specific organizations, and community-based organizations.

City Council finds that Policies 2.1 and 2.2 aim to ensure that plans and investments extend benefits to and, wherever possible, eliminate burdens on communities of color, low-income populations, and other under-served or under-representative groups. These steps are achieved through evaluating the potential impacts of plan amendments on these groups and modifying them as necessary to reduce burdens, while also ensuring community benefits are provided to communities of color, low-income populations, and other under-served or under-representative groups. The Ezone Map Correction Project is not proposing to significantly alter adopted policy. No changes are being made to apply ezones that would benefit or burden any community or groups that are not already benefitted or burdened by ezones. However, project staff did conduct two different analytical processes to try to quantify the impact of ezones on vulnerable communities or limited English proficiency communities. The first analysis is found in Volume 5, Appendix D: Targeted Language Outreach and Examples of Public Mailings. The results of this analysis were used to determine the languages that should be prioritized for translation of project documents and outreach materials. A second analysis was conducted during the Planning and Sustainability Commission (PSC) hearing process. This analysis looked specifically at the overlap between Census Tracts that scored high on a vulnerability risk analysis and the existing and proposed ezones. This analysis demonstrated that, with some limited exceptions in the Boring Lava Does area (area to the southwest of Powell Butte) there is relatively little overlap between residential areas in Census Tracts that score high for vulnerability risk factors and ezones. This analysis was provided as an attachment to a memo to the PSC on September 15, 2021 and it is included in the record.

As detailed in Finding 1, project staff conducted extensive community outreach throughout the project area, include attending many neighborhood associations and community meetings.

The resources that are protected by ezones provide ecosystem services that benefit the entire neighborhood. Even though the vulnerability analysis did not demonstrate significant overlap between potentially vulnerable households and ezones, vulnerable households can still benefit from the potential protections which are applied to protect the health and safety

of community members by prevent flooding, landslides and heat island effect, and to protect and preserve other ecosystem services that are provided by the natural resources that are located in their neighborhoods.

Because project staff identified vulnerable populations and community groups that are impacted by the ezone project did culturally specific outreach to the greatest extent possible, City Council finds that the Ezone Project is in compliance with this policy.

Environmental justice

66. **Policy 2.3, Extend benefits.** Ensure plans and investments promote environmental justice by extending the community benefits associated with environmental assets, land use, and public investments to communities of color, low-income populations, and other under-served or under-represented groups impacted by the decision. Maximize economic, cultural, political, and environmental benefits through ongoing partnerships.
67. **Policy 2.4, Eliminate burdens.** Ensure plans and investments eliminate associated disproportionate burdens (e.g. adverse environmental, economic, or community impacts) for communities of color, low-income populations, and other under-served or under-represented groups impacted by the decision.

2.4.a, Minimize or mitigate disproportionate burdens in cases where they cannot be eliminated.

2.4.b, Use plans and investments to address disproportionate burdens of previous decisions.

City Council finds that Policies 2.3 and 2.4 aim to ensure that plans and investments extend benefits to and, wherever possible, eliminate burdens on communities of color, low-income populations, and other under-served or under-representative groups. These steps are achieved through evaluating the potential impacts of plan amendments on these groups and modifying them as necessary to reduce burdens, while also ensuring community benefits are provided to communities of color, low-income populations, and other under-served or under-representative groups. The Ezone Map Correction Project is not proposing to significantly alter adopted policy. No changes are being made to apply ezones that would benefit or burden any community or groups that are not already benefitted or burdened by ezones. However, project staff did conduct two different analytical processes to try to quantify the impact of ezones on vulnerable communities or limited English proficiency communities. The first analysis is found in Volume 3. Appendix D: Targeted Language Outreach and Examples of Public Mailings. The results of this analysis were used to determine the languages that should be prioritized for translation of project documents and outreach materials. A second analysis was conducted during the Planning and Sustainability Commission (PSC) hearing process. This analysis looked specifically at the overlap between Census Tracts that scored high on a vulnerability risk analysis and the existing and proposed ezones. This analysis demonstrated that, with some limited exceptions in the Boring Lava Does area (area to the southwest of Powell Butte) there is relatively little overlap between

residential areas in Census Tracts that score high for vulnerability risk factors and ezones. This analysis was provided as an attachment to a memo to the PSC on September 15, 2021. The resources that are protected by ezones provide ecosystem services that benefit the entire neighborhood. Even though the vulnerability analysis did not demonstrate significant overlap between potentially vulnerable households and ezones, vulnerable households can still benefit from the potential protections from flooding, landslides and heat island effect, and other ecosystem services that are provided by the protected resources that are located in their neighborhoods.

Ezones only apply to existing natural resources. It could potentially be beneficial to communities of color or low-income communities who live far from any natural resources to create new natural areas in their neighborhoods where natural resources don't currently exist, or to daylight streams that were buried when their neighborhoods were originally developed. But it would be beyond the scope of the ezone project to undertake these types of actions. City Council finds that the Ezone Project complies with this policy because it addresses environmental justice to the greatest extent possible within the confines of a Goal 5 project.

Invest in education and training

68. **Policy 2.5, Community capacity building.** Enhance the ability of community members, particularly those in under-served and/or under-represented groups, to develop the relationships, knowledge, and skills to effectively participate in plan and investment processes.
69. **Policy 2.6, Land use literacy.** Provide training and educational opportunities to build the public's understanding of land use, transportation, housing, and related topics, and increase capacity for meaningful participation in planning and investment processes.
70. **Policy 2.7, Agency capacity building.** Increase City staff's capacity, tools, and skills to design and implement processes that engage a broad diversity of affected and interested communities, including under-served and under-represented communities, in meaningful and appropriate ways.

City Council finds that Policies 2.5 through 2.7 concern broad approaches to educating community members and City staff about planning processes. Though Ezone Map Correction Project staff did engage in conversations with community members about general land use planning and zoning topics when they were raised during outreach events or site visits, these policies are not generally applicable to the Ezone Map Correction Project. City Council finds that these policies are not applicable to the Ezone Project.

Community assessment

71. **Policy 2.8, Channels of communication.** Maintain channels of communication among City Council, the Planning and Sustainability Commission (PSC), project advisory committees, City staff, and community members.

72. **Policy 2.9, Community analysis.** Collect and evaluate data, including community-validated population data and information, to understand the needs, priorities, and trends and historical context affecting different communities in Portland.
73. **Policy 2.10, Community participation in data collection.** Provide meaningful opportunities for individuals and communities to be involved in inventories, mapping, data analysis, and the development of alternatives.
74. **Policy 2.11, Open Data.** Ensure planning and investment decisions are a collaboration among stakeholders, including those listed in Policy 2.1. Where appropriate, encourage publication, accessibility, and wide-spread sharing of data collected and generated by the City.

Policies 2.9 – 2.11 concern how the City collects and makes available data that supports land use decisions. Project staff created a publicly accessible Ezone Map App in July of 2018 to allow community members to view and engage with the data and information that were being used to remap and correct the ezones. Opportunities for site visits were offered through the public outreach and public hearings phases of the project to allow staff to work with community members and homeowners to refine and ground truth the natural resource mapping information. All Ezone Project data, including the natural resource inventory, draft ezones and existing ezones were made available for download by request. Project staff provided detailed maps of individual sites to property owners before each site visit or by request.

Map 4 in Volume 1 of the Environmental Overlay Zone Map Correction Project illustrates all of the locations where site visits were conducted by project staff between 2018 and August of 2021. Additional site visits were conducted by project staff after that map was created. Information about these additional site visits were provided to City Council in a memo that is part of the record. Since the start of public hearings in July of 2020 and throughout the hearings process, project staff have provided tables that detail the locations, dates, and results of all site visits that were conducted during both the Planning and Sustainability Commission hearings process and during the City Council hearings process. Tables that explain the results of each of these site visits are included in the record, and where applicable, maps that illustrate the changes that were made to the natural resource mapping as a result of the site visit are also included in the record. Therefore, City Council finds that the Ezone Project is in compliance with Policies 2.9-2.11.

Transparency and accountability

75. **Policy 2.12, Roles and responsibilities.** Establish clear roles, rights, and responsibilities for participants and decision makers in planning and investment processes. Address roles of City bureaus, elected officials, and participants, including community and neighborhood leadership, business, organizations, and individuals.
76. **Policy 2.13, Project scope.** Establish clear expectations about land use project sponsorship, purpose, design, and how decision makers will use the process results.
77. **Policy 2.14, Community influence.** At each stage of the process, identify which elements

of a planning and investment process can be influenced or changed through community involvement. Clarify the extent to which those elements can be influenced or changed.

78. **Policy 2.15, Documentation and feedback.** Provide clear documentation for the rationale supporting decisions in planning and investment processes. Communicate to participants about the issues raised in the community involvement process, how public input affected outcomes, and the rationale used to make decisions.

Policies 2.12 through 2.15 provide direction regarding roles, responsibilities, feedback opportunities, and documentation for participants and decision makers. Informational materials that detailed the project scope and objectives were provided on the project website and in project handouts that were circulated at public meetings. Project staff sought input from the public, partner bureaus and other organizations when the Discussion Draft was released in December of 2019. Staff clearly explained how ezone remapping could be influenced through natural resource mapping corrections that could be made as a result of site visits. During site visits, project staff explained how natural resources are mapped on individual sites and they explained how the natural resource data is used by the computer program that generates the draft ezones.

During the PSC hearing process, staff provided individualized analysis and feedback in response to testimony that was submitted by property owners, residents, and members of the public. Staff responses clearly articulated why specific natural resource protection decisions had been made on individual sites.

Project documents provide clear explanations of how ezone mapping protocols are applied in each resource site in the project area. This allows property owners and members of the public to review the ezone mapping decisions that apply in their locations

Further opportunities for the public to engage with the PSC and City Council in the legislative review of the Ezone Project are summarized in the Statewide Planning Goal 1, Citizen Involvement, earlier in these findings. Thus, City Council finds that these efforts are consistent with Policies 2.12 – 2.15.

Community involvement program

79. **Policy 2.16. Community Involvement Program.** Maintain a Community Involvement Program that supports community involvement as an integral and meaningful part of the planning and investment decision-making process.
80. **Policy 2.17. Community engagement manual.** Create, maintain, and actively implement a community engagement manual that details how to conduct community involvement for planning and investment projects and decisions.
81. **Policy 2.18. Best practices engagement methods.** Utilize community engagement methods, tools, and technologies that are recognized as best practices.
82. **Policy 2.19. Community Involvement Committee.** The Community Involvement Committee (CIC), an independent advisory body, will evaluate and provide feedback to

City staff on community involvement processes for individual planning and associated investment projects, before, during, and at the conclusion of these processes.

83. **Policy 2.20. Review bodies.** Maintain review bodies, such as the Planning and Sustainability Commission (PSC), Design Commission, Historic Landmarks Commission, and Adjustment Committee, to provide an opportunity for community involvement and provide leadership and expertise for specialized topic areas.
84. **Policy 2.21. Program evaluation.** Periodically evaluate the effectiveness of the Community Involvement Program and recommend and advocate for program and policy improvements. The Community Involvement Committee (CIC) will advise City staff regarding this evaluation.
85. **Policy 2.22. Shared engagement methods.** Coordinate and share methods, tools, and technologies that lead to successful engagement practices with both government and community partners and solicit engagement methods from the community.
86. **Policy 2.23. Adequate funding and human resources.** Provide a level of funding and human resources allocated to the Community Involvement Program sufficient to make community involvement an integral part of the planning, policy, investment and development process.

Policies 2.16-2.23 concern the City's Community Involvement Program and are not applicable because the Ezone Map Correction Project amendments do not change this program. City Council finds that community members were afforded opportunities to be involved in and inform all phases of the planning process, which meet the goals and purposes of Policies 2.16-2.23, the community involvement program.

Process design and evaluation

87. **Policy 2.24, Representation.** Facilitate participation of a cross-section of the full diversity of affected Portlanders during planning and investment processes. This diversity includes individuals, stakeholders, and communities represented by race, color, national origin, English proficiency, gender, age, disability, religion, sexual orientation, gender identity, and source of income.
88. **Policy 2.25, Early involvement.** Improve opportunities for interested and affected community members to participate early in planning and investment processes, including identifying and prioritizing issues, needs, and opportunities; participating in process design; and recommending and prioritizing projects and/or other types of implementation.

Ezone Map Correction Project staff provided outreach materials in a variety of languages and offered translation services. Public engagement was done in a variety of formats which were intended to provide outreach to members of the public who have different needs or preferences in communication styles. These formats included in-person meetings, a project website, one-on-one sessions, self-guided presentations, phone calls, video conferences, electronic maps, email and posted mailings. Project staff met with members of the public in libraries, community centers, schools, and at the homes or private property of community members. Project staff conducted community engagement early on and

throughout the project planning process. After the start of the COVID-19 pandemic, it was no longer possible to hold large public meetings. But project staff continued to provide outreach in a variety of formats. Staff communicated with the public through email and phone, and they set up video conference meetings to discuss the ezone project with individual property owners and members of the public. Project staff also continued to offer and conduct site visits throughout the public hearings process and the COVID-19 pandemic. City Council finds that these efforts were consistent with policy direction of 2.24 and 2.25. The Ezone Map Correction Project Public involvement program is detailed below:

The public involvement process of Ezone Project is detailed in Volume 1A, Section G – Public Engagement, and is also summarized in this ordinance as follows:

- A. Informational mailings were sent to geographic areas within the larger project area on 7/27/18 (Johnson Creek/Boring Lava Domes), 12/5/18 (East Buttes and Terraces), 2/1/19 (Northwest Hills/Skyline), 3/28/19 (Southwest Hills/Tryon Creek), and 6/21/19 (Columbia Corridor). A total of 16,838 postcards were sent to all owners of properties with existing or draft corrected environmental overlay zones.
- B. Between August 2018 and October 2019, staff presented at 36 neighborhood association meetings across the project area to inform people about the project, answer questions and demonstrate the interactive online map. A total of 622 people attended the meetings.
- C. In December 2019, staff notified property owners in the Columbia Corridor that the industrial lands and surrounding areas would be removed from the Ezone Project and addressed in a future project.
- D. Between 8/19/18 and 7/25/19, staff held six drop-in hours to engage people in the project. These were held in east, northwest and southwest Portland. A total of 48 people attended the drop-in hours.
- E. Between 09/5/18 and 03/30/22, staff conducted 750 site visits at the request of property owners to confirm the location and extent of natural resource features and help property owners understand how the project may impact them (Volume 1A, Map 3).
- F. Between 3/1/21 and 6/1/21, the Bureau of Environmental Services and their consultant performed 268 wetland determinations to confirm the location of extent of wetlands on private properties. Between 3/1/22 and 4/14/22, the Bureau of Environmental Services conducted an additional 5 wetland determinations. The wetland data was incorporated into the Natural Resources Inventory.
- G. On 11/15/19 and 11/21/19, 24,714 letters were sent to all impacted property owners and all renters/leases notifying them of the opportunity to review and comment on the Discussion Draft and to provide information on how to request a site visit.
- H. Between 12/4/19 and 1/8/20, three open house events were held in east, northwest and southwest Portland to provide information about the project and an opportunity for people to meet one-on-one with staff. A total of 152 people attended.

- I. On 6/25/20, 1/26/21, 8/4/21, and 1/25/22 Measure 56 notices were sent to affected property owners in advance of public hearings at Planning and Sustainability Commission and City Council.
- J. Public hearings were held before the Planning and Sustainability Commission on 7/2/20, 2/23/21 and 8/24/21.
- K. Hearings were held before City Council on February 16, 2022 and April 14, 2022.

People living or working on properties that are impacted by environmental overlay zones received mailings and notices from the City of Portland. Between July 2018 and June 2019, 16,838 postcards were sent to all property owners with existing or proposed environmental overlay zones on their site. The postcards included contact information and two-three upcoming community meetings where people could find out more about the project. Also included was a link to the project website and online interactive map. On November 15, 2019 and November 21, 2019, 24,714 letters were sent to impacted properties. The letters were sent to property addresses and site addresses, so that not only were owners contacted but also renters and those leasing properties. In addition, all properties within 50 feet of a property impacted by the project also received a letter about the project.

The City performed an analysis to determine, of those properties impacted by updates to the overlay zones, what are the most common languages other than English spoken. There were five languages that make up the majority of impacted people with limited English proficiency: Spanish, Russian, Ukrainian, Vietnamese and Chinese. Information was provided in the letters in each of the five languages.

A phone line was dedicated to the Ezone Map Correction Project. Between August 2018 and March 2020, 317 phone calls were received on the help line. The help line provides an opportunity to add real-time language interpretation services if needed.

Staff developed an online, interactive map to present the draft corrected environmental overlay zones to the public. Starting in July 2018, as the overlay zones were drafted for each geography of the city (see Map 2), the map was updated. When people accessed the online map, they were able to search for their property or zoom in to areas of the city. Users could turn on and off different information including the existing overlay zones, proposed draft overlay zone, streams, wetlands, flood area, vegetation and steep slopes. The online map provided links to the report volumes. Also, the online map offered an option to request a site visit directly from the map.

Site visits were a critical component of public engagement as well as updating the Natural Resources Inventory of mapped features. The postcards and letters sent to impacted people encouraged them to invite staff to perform site visits. At the site visits, staff documented the location of streams, wetlands, vegetation and steep slopes and then used that information to correct the Natural Resources Inventory maps. Staff also answered people's questions about the project and how it impacts their property. Between August 2018 and June 2020, 356 site visits were conducted.

The design and implementation of the public engagement plan included multiple ways for stakeholders to engage in the project – written, phone, online and in person. Materials were provided in five languages and interpretation services were used when needed. Due to the COVID-19 pandemic, public engagement was limited; however, because site visits are conducted outside and precautions like physical distancing and masks were possible, in person site visits were able to continue between June 1, 2020 and the end of the project. Through the described public engagement, City Council finds the Ezone Project to be in compliance with Policies 2.24 and 2.25.

89. **Policy 2.26, Verifying data.** Use data, including community-validated population data, to guide planning and investment processes and priority setting and to shape community involvement and decision-making efforts.
90. **Policy 2.27, Demographics.** Identify the demographics of potentially affected communities when initiating a planning or investment project.
91. **Policy 2.28, Historical understanding.** To better understand concerns and conditions when initiating a project, research the history, culture, past plans, and other needs of the affected community, particularly under-represented and under-served groups, and persons with limited English proficiency (LEP). Review preliminary findings with members of the community who have institutional and historical knowledge.
92. **Policy 2.29, Project-specific needs.** Customize community involvement processes to meet the needs of those potentially affected by the planning or investment project. Use community involvement techniques that fit the scope, character, and potential impact of the planning or investment decision under consideration.

Policies 2.26-2.29 require an understanding and evaluation of the study area population to ensure the planning process considers and addresses unique aspects of the local population. Project staff used US Census and American Community Survey data to characterize the demographics and cultural and language characteristics of people that live in the project areas. Staff used the information that they gained from this demographic analysis to shape outreach materials and the form of public outreach that was employed. Therefore, City Council finds that the Ezone Map Correction Project is consistent with Policies 2.26-2.29. The Ezone Map Correction Project public outreach program is detailed below:

The public involvement process of Ezone Project is detailed in Volume 1A, Section G – Public Engagement, and is also summarized in this ordinance as follows:

- A. Informational mailings were sent to geographic areas within the larger project area on 7/27/18 (Johnson Creek/Boring Lava Domes), 12/5/18 (East Buttes and Terraces), 2/1/19 (Northwest Hills/Skyline), 3/28/19 (Southwest Hills/Tryon Creek), and 6/21/19 (Columbia Corridor). A total of 16,838 postcards were sent to all owners of properties with existing or draft corrected environmental overlay zones.
- B. Between August 2018 and October 2019, staff presented at 36 neighborhood association meetings across the project area to inform people about the project,

- answer questions and demonstrate the interactive online map. A total of 622 people attended the meetings.
- C. In December 2019, staff notified property owners in the Columbia Corridor that the industrial lands and surrounding areas would be removed from the Ezone Project and addressed in a future project.
 - D. Between 8/19/18 and 7/25/19, staff held six drop-in hours to engage people in the project. These were held in east, northwest and southwest Portland. A total of 48 people attended the drop-in hours.
 - E. Between 09/5/18 and 03/30/22, staff conducted 750 site visits at the request of property owners to confirm the location and extent of natural resource features and help property owners understand how the project may impact them (Volume 1A, Map 3).
 - F. Between 3/1/21 and 6/1/21, the Bureau of Environmental Services and their consultant performed 268 wetland determinations to confirm the location of extent of wetlands on private properties. Between 3/1/22 and 4/14/22, the Bureau of Environmental Services conducted an additional 5 wetland determinations. The wetland data was incorporated into the Natural Resources Inventory.
 - G. On 11/15/19 and 11/21/19, 24,714 letters were sent to all impacted property owners and all renters/leases notifying them of the opportunity to review and comment on the Discussion Draft and to provide information on how to request a site visit.
 - H. Between 12/4/19 and 1/8/20, three open house events were held in east, northwest and southwest Portland to provide information about the project and an opportunity for people to meet one-on-one with staff. A total of 152 people attended.
 - I. On 6/25/20, 1/26/21, 8/4/21, and 1/25/22 Measure 56 notices were sent to affected property owners in advance of public hearings at Planning and Sustainability Commission and City Council.
 - J. Public hearings were held before the Planning and Sustainability Commission on 7/2/20, 2/23/21 and 8/24/21.
 - K. Hearings were held before City Council on February 16, 2022 and April 14, 2022.

People living or working on properties that are impacted by environmental overlay zones received mailings and notices from the City of Portland. Between July 2018 and June 2019, 16,838 postcards were sent to all property owners with existing or proposed environmental overlay zones on their site. The postcards included contact information and two-three upcoming community meetings where people could find out more about the project. Also included was a link to the project website and online interactive map. On November 15, 2019 and November 21, 2019, 24,714 letters were sent to impacted properties. The letters were sent to property addresses and site addresses, so that not only were owners contacted but also renters and those leasing properties. In addition, all properties within 50 feet of a property impacted by the project also received a letter about the project.

The City performed an analysis to determine, of those properties impacted by updates to the overlay zones, what are the most common languages other than English spoken. There were five languages that make up the majority of impacted people with limited English proficiency: Spanish, Russian, Ukrainian, Vietnamese and Chinese. Information was provided in the letters in each of the five languages.

A phone line was dedicated to the Ezone Map Correction Project. Between August 2018 and March 2020, 317 phone calls were received on the help line. The help line provides an opportunity to add real-time language interpretation services if needed.

Staff developed an online, interactive map to present the draft corrected environmental overlay zones to the public. Starting in July 2018, as the overlay zones were drafted for each geography of the city (see Map 2), the map was updated. When people accessed the online map, they were able to search for their property or zoom in to areas of the city. Users could turn on and off different information including the existing overlay zones, proposed draft overlay zone, streams, wetlands, flood area, vegetation and steep slopes. The online map provided links to the report volumes. Also, the online map offered an option to request a site visit directly from the map.

Site visits were a critical component of public engagement as well as updating the Natural Resources Inventory of mapped features. The postcards and letters sent to impacted people encouraged them to invite staff to perform site visits. At the site visits, staff documented the location of streams, wetlands, vegetation and steep slopes and then used that information to correct the Natural Resources Inventory maps. Staff also answered people's questions about the project and how it impacts their property. Between August 2018 and June 2020, 356 site visits were conducted.

The design and implementation of the public engagement plan included multiple ways for stakeholders to engage in the project – written, phone, online and in person. Materials were provided in five languages and interpretation services were used when needed. Due to the COVID-19 pandemic, public engagement was limited; however, because site visits are conducted outside and precautions like physical distancing and masks were possible, in person site visits were able to continue between June 1, 2020 and the end of the project.

93. **Policy 2.30, Culturally-appropriate processes.** Consult with communities to design culturally-appropriate processes to meet the needs of those affected by a planning or investment project. Evaluate, use, and document creative and culturally-appropriate methods, tools, technologies, and spaces to inform and engage people from under-served and under-represented groups about planning or investment projects.
94. **Policy 2.31, Innovative engagement methods.** Develop and document innovative methods, tools, and technologies for community involvement processes for plan and investment projects.
95. **Policy 2.32, Inclusive participation beyond Portland residents.** Design public processes for planning and investment projects to engage affected and interested people who may not live in Portland such as property owners, employees, employers, and students, among others, as practicable.

96. **Policy 2.33, Inclusive participation in Central City planning.** Design public processes for the Central City that recognize its unique role as the region’s center. Engage a wide range of stakeholders from the Central City and throughout the region including employees, employers, social service providers, students, and visitors, as well as regional tourism, institutional, recreation, transportation, and local/regional government representatives, as appropriate.

Policies 2.30 – 2.33 call for the use of inclusive and culturally-appropriate processes and methods to engage a broad spectrum of stakeholders, including those that may not live in Portland but have an interest in the plan. Project staff used a variety of public outreach and engagement techniques to reach property owners, residents and interested community members. A series of mailings were sent to both property owners and residents, staff attended neighborhood association meetings and held open house and office hours events, where they offered one-on-one meetings with interested parties. Staff created and maintained a project website that included an interactive map, materials about the project, and self-guided presentations of project materials. Project staff communicated by phone, email, videoconference, and offered free site visits to all who requested them. Staff offered translation services to those who are not proficient at communication in English. The range of communication methods that were employed by project staff allowed for engagement both with people who were physically present in the City of Portland and with interested people who were not physically present.

The public involvement process of Ezone Project is detailed in Volume 1A, Section G – Public Engagement, and is also summarized in this ordinance as follows:

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- F. Between 3/1/21 and 6/1/21, the Bureau of Environmental Services and their consultant performed 268 wetland determinations to confirm the location of extent of wetlands on private properties. Between 3/1/22 and 4/14/22, the Bureau of Environmental Services conducted an additional 5 wetland determinations. The wetland data was incorporated into the Natural Resources Inventory.
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turn on and off different information including the existing overlay zones, proposed draft overlay zone, streams, wetlands, flood area, vegetation and steep slopes. The online map provided links to the report volumes. Also, the online map offered an option to request a site visit directly from the map.

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The design and implementation of the public engagement plan included multiple ways for stakeholders to engage in the project – written, phone, online and in person. Materials were provided in five languages and interpretation services were used when needed. Due to the COVID-19 pandemic, public engagement was limited; however, because site visits are conducted outside and precautions like physical distancing and masks were possible, in person site visits were able to continue between June 1, 2020 and the end of the project. Through these public outreach and engagement efforts, City Council finds that Ezone Project is in compliance with Policies 2.30-2.33.

97. **Policy 2.34, Accessibility.** Ensure that community involvement processes for planning and investment projects are broadly accessible in terms of location, time, and language, and that they support the engagement of individuals with a variety of abilities and limitations on participation.
98. **Policy 2.35, Participation monitoring.** Evaluate and document participant demographics throughout planning and investment processes to assess whether participation reflects the demographics of affected communities. Adapt involvement practices and activities accordingly to increase effectiveness at reaching targeted audiences.
99. **Policy 2.36, Adaptability.** Adapt community involvement processes for planning and investment projects as appropriate to flexibly respond to changes in the scope and priority of the issues, needs, and other factors that may affect the process.
100. **Policy 2.37, Process evaluation.** Evaluate each community involvement process for planning or investment projects from both the City staff and participants' perspectives, and consider feedback and lessons learned to enhance future involvement efforts.

Policies 2.34 through 2.37 concern how the community involvement program is designed and developed to support planning and investment projects.

The public involvement process of Ezone Project is detailed in Volume 1A, Section G – Public Engagement, and is also summarized in this ordinance as follows:

- A. Informational mailings were sent to geographic areas within the larger project area on 7/27/18 (Johnson Creek/Boring Lava Domes), 12/5/18 (East Buttes and Terraces), 2/1/19 (Northwest Hills/Skyline), 3/28/19 (Southwest Hills/Tryon Creek), and 6/21/19

- (Columbia Corridor). A total of 16,838 postcards were sent to all owners of properties with existing or draft corrected environmental overlay zones.
- B. Between August 2018 and October 2019, staff presented at 36 neighborhood association meetings across the project area to inform people about the project, answer questions and demonstrate the interactive online map. A total of 622 people attended the meetings.
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 - D. Between 8/19/18 and 7/25/19, staff held six drop-in hours to engage people in the project. These were held in east, northwest and southwest Portland. A total of 48 people attended the drop-in hours.
 - E. Between 09/5/18 and 03/30/22, staff conducted 750 site visits at the request of property owners to confirm the location and extent of natural resource features and help property owners understand how the project may impact them (Volume 1A, Map 3).
 - F. Between 3/1/21 and 6/1/21, the Bureau of Environmental Services and their consultant performed 268 wetland determinations to confirm the location of extent of wetlands on private properties. Between 3/1/22 and 4/14/22, the Bureau of Environmental Services conducted an additional 5 wetland determinations. The wetland data was incorporated into the Natural Resources Inventory.
 - G. On 11/15/19 and 11/21/19, 24,714 letters were sent to all impacted property owners and all renters/leases notifying them of the opportunity to review and comment on the Discussion Draft and to provide information on how to request a site visit.
 - H. Between 12/4/19 and 1/8/20, three open house events were held in east, northwest and southwest Portland to provide information about the project and an opportunity for people to meet one-on-one with staff. A total of 152 people attended.
 - I. On 6/25/20, 1/26/21, 8/4/21, and 1/25/22 Measure 56 notices were sent to affected property owners in advance of public hearings at Planning and Sustainability Commission and City Council.
 - J. Public hearings were held before the Planning and Sustainability Commission on 7/2/20, 2/23/21 and 8/24/21.
 - K. Hearings were held before City Council on February 16, 2022 and April 14, 2022.

People living or working on properties that are impacted by environmental overlay zones received mailings and notices from the City of Portland. Between July 2018 and June 2019, 16,838 postcards were sent to all property owners with existing or proposed environmental overlay zones on their site. The postcards included contact information and two-three upcoming community meetings where people could find out more about the project. Also included was a link to the project website and online interactive map. On November 15, 2019 and November 21, 2019, 24,714 letters were sent to impacted properties. The letters

were sent to property addresses and site addresses, so that not only were owners contacted but also renters and those leasing properties. In addition, all properties within 50 feet of a property impacted by the project also received a letter about the project.

The City performed an analysis to determine, of those properties impacted by updates to the overlay zones, what are the most common languages other than English spoken. There were five languages that make up the majority of impacted people with limited English proficiency: Spanish, Russian, Ukrainian, Vietnamese and Chinese. Information was provided in the letters in each of the five languages.

A phone line was dedicated to the Ezone Map Correction Project. Between August 2018 and March 2020, 317 phone calls were received on the help line. The help line provides an opportunity to add real-time language interpretation services if needed.

Staff developed an online, interactive map to present the draft corrected environmental overlay zones to the public. Starting in July 2018, as the overlay zones were drafted for each geography of the city (see Map 2), the map was updated. When people accessed the online map, they were able to search for their property or zoom in to areas of the city. Users could turn on and off different information including the existing overlay zones, proposed draft overlay zone, streams, wetlands, flood area, vegetation and steep slopes. The online map provided links to the report volumes. Also, the online map offered an option to request a site visit directly from the map.

Site visits were a critical component of public engagement as well as updating the Natural Resources Inventory of mapped features. The postcards and letters sent to impacted people encouraged them to invite staff to perform site visits. At the site visits, staff documented the location of streams, wetlands, vegetation and steep slopes and then used that information to correct the Natural Resources Inventory maps. Staff also answered people's questions about the project and how it impacts their property. Between August 2018 and June 2020, 356 site visits were conducted.

The design and implementation of the public engagement plan included multiple ways for stakeholders to engage in the project – written, phone, online and in person. Materials were provided in five languages and interpretation services were used when needed. Due to the COVID-19 pandemic, public engagement was limited; however, because site visits are conducted outside and precautions like physical distancing and masks were possible, in person site visits were able to continue between June 1, 2020 and the end of the project. Through the public involvement process, City Council finds that Ezone Project is in compliance with Policies 2.34-2.37.

Information design and development

101. **Policy 2.38, Accommodation.** Ensure accommodations to let individuals with disabilities participate in administrative, quasi-judicial, and legislative land use decisions, consistent with federal regulations.
102. **Policy 2.39, Notification.** Notify affected and interested community members and recognized organizations about administrative, quasi-judicial, and legislative land use

decisions with enough lead time to enable effective participation. Consider notification to both property owners and renters.

103. **Policy 2.40, Tools for effective participation.** Provide clear and easy access to information about administrative, quasi-judicial, and legislative land use decisions in multiple formats and through technological advancements and other ways.
104. **Policy 2.41, Limited English Proficiency (LEP).** Ensure that limited English proficient (LEP) individuals are provided meaningful access to information about administrative, quasi-judicial, and legislative land use decisions, consistent with federal regulations.

The Ezone Map Correction Project included a robust public engagement and outreach component that used all available tools to make accommodations for and to reach underserved communities and individuals with limited English proficiency. Therefore, the Ezone Map Correction Project is consistent with policies 2.38 – 2.41.

The public involvement process of Ezone Project is detailed in Volume 1A, Section G – Public Engagement, and is also summarized in this ordinance as follows:

- A. Informational mailings were sent to geographic areas within the larger project area on 7/27/18 (Johnson Creek/Boring Lava Domes), 12/5/18 (East Buttes and Terraces), 2/1/19 (Northwest Hills/Skyline), 3/28/19 (Southwest Hills/Tryon Creek), and 6/21/19 (Columbia Corridor). A total of 16,838 postcards were sent to all owners of properties with existing or draft corrected environmental overlay zones.
- B. Between August 2018 and October 2019, staff presented at 36 neighborhood association meetings across the project area to inform people about the project, answer questions and demonstrate the interactive online map. A total of 622 people attended the meetings.
- C. In December 2019, staff notified property owners in the Columbia Corridor that the industrial lands and surrounding areas would be removed from the Ezone Project and addressed in a future project.
- D. Between 8/19/18 and 7/25/19, staff held six drop-in hours to engage people in the project. These were held in east, northwest and southwest Portland. A total of 48 people attended the drop-in hours.
- E. Between 09/5/18 and 03/30/22, staff conducted 750 site visits at the request of property owners to confirm the location and extent of natural resource features and help property owners understand how the project may impact them (Volume 1A, Map 3).
- F. Between 3/1/21 and 6/1/21, the Bureau of Environmental Services and their consultant performed 268 wetland determinations to confirm the location of extent of wetlands on private properties. Between 3/1/22 and 4/14/22, the Bureau of Environmental Services conducted an additional 5 wetland determinations. The wetland data was incorporated into the Natural Resources Inventory.

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- I. On 6/25/20, 1/26/21, 8/4/21, and 1/25/22 Measure 56 notices were sent to affected property owners in advance of public hearings at Planning and Sustainability Commission and City Council.
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The City performed an analysis to determine, of those properties impacted by updates to the overlay zones, what are the most common languages other than English spoken. There were five languages that make up the majority of impacted people with limited English proficiency: Spanish, Russian, Ukrainian, Vietnamese and Chinese. Information was provided in the letters in each of the five languages.

A phone line was dedicated to the Ezone Map Correction Project. Between August 2018 and May 2022, 987 phone calls were received on the help line. The help line provides an opportunity to add real-time language interpretation services if needed.

Staff developed an online, interactive map to present the draft corrected environmental overlay zones to the public. Starting in July 2018, as the overlay zones were drafted for each geography of the city (see Map 2), the map was updated. When people accessed the online map, they were able to search for their property or zoom in to areas of the city. Users could turn on and off different information including the existing overlay zones, proposed draft overlay zone, streams, wetlands, flood area, vegetation, and steep slopes. The online map provided links to the report volumes. Also, the online map offered an option to request a site visit directly from the map.

Site visits were a critical component of public engagement as well as updating the Natural Resources Inventory of mapped features. The postcards and letters sent to impacted people encouraged them to invite staff to perform site visits. At the site visits, staff documented the location of streams, wetlands, vegetation, and steep slopes and then used that information to correct the Natural Resources Inventory maps. Staff also answered people's questions about the project and how it impacts their property. Between August 2018 and June 2020, 356 site visits were conducted.

The design and implementation of the public engagement plan included multiple ways for stakeholders to engage in the project – written, phone, online and in person. Materials were provided in five languages and interpretation services were used when needed. Due to the COVID-19 pandemic, public engagement was limited; however, because site visits are conducted outside and precautions like physical distancing and masks were possible, in person site visits were able to continue between June 1, 2020 and the end of the project. Through the public involvement process, City Council finds that Ezone Project is in compliance with Policies 2.38-2.41.

Urban Form: Goals

105. **Goal 3.A: A city designed for people.** Portland's built environment is designed to serve the needs and aspirations of all Portlanders, promoting prosperity, health, equity, and resiliency. New development, redevelopment, and public investments reduce disparities and encourage social interaction to create a healthy connected city.

The ezones protect natural resources. Natural resources provide ecosystem services that promote the health and resiliency of the residents that live nearby, and protect the safety and property of residents from the impacts of natural hazards. By remapping the ezones to cover resources that were missed when they were first adopted, the Ezone Map Correction Project will ensure that the ezones are applied equitably. Therefore, City Council has found the Ezone Map Correction Project in compliance with Goal 3.A.

106. **Goal 3.B: A climate and hazard resilient urban form.** Portland's compact urban form, sustainable building development practices, green infrastructure, and active transportation system reduce carbon emissions, reduce natural hazard risks and impacts, and improve resiliency to the effects of climate change.

The primary purpose of ezones is to protect lives and property from hazards. Ezones protect natural resources that help to mitigate heat island effect, reduce erosion, absorb runoff from precipitation, reduce the severity of floods, and help to prevent landslides. These resources, including streams, forests, woodlands, other vegetation, and wetlands are collectively known as Green Infrastructure. By protecting natural resources and the ecosystem services that they provide, the ezones make Portland more resilient to climate change and natural hazards. The Ezone Map Correction Project is extending ezones to natural resources that were missed when the ezones were originally applied. This will help to make the City of Portland more resilient to climate change and natural hazards. Therefore, City Council has found Ezone Map Correction Project in compliance with Goal 3.B.

- 107. **Goal 3.C: Focused growth.** Household and employment growth is focused in the Central City and other centers, corridors, and transit station areas, creating compact urban development in areas with a high level of service and amenities, while allowing the relative stability of lower-density single-family residential areas.
- 108. **Goal 3.D: A system of centers and corridors.** Portland’s interconnected system of centers and corridors provides diverse housing options and employment opportunities, robust multimodal transportation connections, access to local services and amenities, and supports low-carbon complete, healthy, and equitable communities.

There are generally few ezones that are located in designated centers or along corridors. Where ezones do intersect with centers and corridors, there are exemptions for existing development and existing disturbance areas, and standards that allow for new development or alterations to existing development. Where standards and exemptions cannot be met, Environmental Review provides an alternative approval pathway for new development. Because ezones and the proposal to remap ezones do not significantly impact the potential for growth in areas that have been identified as future growth locations, City Council finds Goals 3.C and 3.D not applicable to Ezone Project.

- 109. **Goal 3.E: Connected public realm and open spaces.** A network of parks, streets, City Greenways, and other public spaces supports community interaction; connects neighborhoods, districts, and destinations; and improves air, water, land quality, and environmental health.

Ezones apply to natural resources in parks, natural areas and other public spaces around the City of Portland. They also protect natural resources in streams and forests that are contiguous to parks and which are located throughout neighborhoods. The Ezone Map Correction Project is extending protections to resources that were missed when the existing ezones were originally adopted. By protecting more resources, the Ezone Project will have a positive impact on air, water and land quality, and they will improve environmental health. Therefore, City Council determines Ezone Map Correction Project to be consistent with Goal 3.E.

- 110. **Goal 3.F: Employment districts.** Portland supports job growth in a variety of employment districts to maintain a diverse economy.

Most industrial and employment lands were excluded from the Ezone Map Correction Project, including all areas that are designated as prime industrial land. In the industrial and employment lands that were not excluded, there are exemptions that allow for the continuation of existing land uses and the maintenance, repair and replacement of existing buildings and structures. There are standards that allow for new development and alterations to existing development. And the Environmental Review process provides a pathway to approval of new development that cannot meet standards and exemptions. Therefore, City Council determines Ezone Map Correction Project to be consistent with Goal 3.F

- 111. **Goal 3.G: Nature in the city.** A system of habitat corridors weaves nature into the city, enhances habitat connectivity, and preserves natural resources and the ecosystem services they provide.

Ezones are applied to natural resources that are located throughout the City of Portland, on public and private property. They apply along stream corridors and to contiguous patches of vegetation. The ezones provide habitat and migration corridors for wildlife. Protected natural resources in neighborhoods provide ecosystem services, including preventing erosion and landslides, and absorbing and slowing the flow of surface runoff, thereby mitigating and reducing the risk and severity of flooding. The Ezone Map Correction Project is correcting the ezones to better follow the natural resources and to apply ezones to resources that were missed when the existing ezones were originally applied. This will ensure greater habitat connectivity and better fulfill the goal of protecting and preserving the ecosystem services that are provided by natural resources. Therefore, the City Council determines Ezone Map Correction Project to be consistent with Goal 3.G.

Urban Form: Policies

Citywide design and development

- 112. **Policy 3.1, Urban Design Framework.** Use the Urban Design Framework (UDF) as a guide to create inclusive and enduring places, while providing flexibility for implementation at the local scale to meet the needs of local communities.

The Ezone Map Correction Project will not have any impacts on urban design or development. In general, there are few ezones in the more urbanized areas of Portland. In areas where ezones are located, there are standards that allow for new development with mitigation for impacts to resources. City Council determines Policy 3.1 is not applicable to Ezone Map Correction Project.

- 113. **Policy 3.2, Growth and stability.** Direct most growth and change to centers, corridors, and transit station areas, allowing the continuation of the scale and characteristics of Portland’s residential neighborhoods.

There are generally few ezones that are located in designated centers, corridors or transit station areas. Where ezones do intersect with centers and corridors, there are exemptions for existing development and existing disturbance areas, and standards that allow for new development or alterations to existing development. Where standards and exemptions cannot be met, Environmental Review provides an alternative approval pathway for new development. Because ezones and the proposal to remap ezones do not significantly impact the potential for growth in areas that have been identified as future growth locations, City Council determines that Policy 3.2 does not apply.

- 114. **Policy 3.3, Equitable development.** Guide development, growth, and public facility investment to reduce disparities, ensure equitable access to opportunities, and produce positive outcomes for all Portlanders.

3.3.a. Anticipate, avoid, reduce, and mitigate negative public facility and development impacts, especially where those impacts inequitably burden communities of color, under-served and under-represented communities, and other vulnerable populations.

3.3.b. Make needed investments in areas that are deficient in public facilities to reduce disparities and increase equity. Accompany these investments with proactive measures to avoid displacement and increase affordable housing.

3.3.c. Encourage use of community benefit agreements to ensure equitable outcomes from development projects that benefit from public facility investments, increased development allowances, or public financial assistance. Consider community benefit agreements as a tool to mitigate displacement and housing affordability impacts.

3.3.d. Consider use of exactions imposed on development and other tools to capture value created by plans and investments, to reduce or mitigate displacement and housing affordability impacts.

3.3.e. Coordinate housing, economic development, and public facility plans and investments to create an integrated community development approach to restore communities impacted by past decisions.

The Ezone Map Correction Project is remapping ezones to better follow natural resources and to apply to resources that were missed when the existing ezones were first adopted in a way that is consistent with existing natural resource protection policy. As detailed in the findings for State Land Use Planning Goal 10, the proposed changes to the ezones will have a negligible impact on single dwelling and multi dwelling land supply throughout the City of Portland. These impacts are not expected to lead to displacement of vulnerable communities or to impact citywide housing affordability or the availability of developable residential land. City Council determines that Ezone Map Correction Project will have a negligible overall impact on growth and development in Portland and therefore, Policy 3.3 is not applicable.

115. **Policy 3.4, All ages and abilities.** Strive for a built environment that provides a safe, healthful, and attractive environment for people of all ages and abilities.

The Ezone Map Correction Project is amending the exemption that allows trails to be built in the resource area of ezones to increase the allowed width of trails from 30 inches to 36 inches. This amendment is intended to bring allowed trail widths into compliance with federal disability accessibility guidelines that have been created for public facilities. There is also a new standard that will allow changes to flood control structures and facilities to be made in compliance with Occupational Safety and Health Administration requirements. Therefore, City Council finds that Ezone Map Correction Project is consistent with Policy 3.4.

116. **Policy 3.5, Energy and resource efficiency.** Support energy-efficient, resource-efficient, and sustainable development and transportation patterns through land use and transportation planning.

The code that applies to the ezones includes standards for new development within the ezones. As demonstrated in the findings for State Land Use Planning Goal 9, the Ezone Project will have a de minimis impact on development of industrial and employment lands. As demonstrated in the findings for State Land Use Planning Goal 10, the Ezone Project will have a de minimis impact on residential land development. The code that applies to the ezones includes exemptions and standards for transportation facilities that are built within the public right of way. Therefore, City Council finds that the Ezone Project complies with Policy 3.5.

117. **Policy 3.6, Land efficiency.** Provide strategic investments and incentives to leverage infill, redevelopment, and promote intensification of scarce urban land while protecting environmental quality.

The ezones protect natural resources and allow for development that avoids or mitigates for the impacts to natural resources. City Council finds that Policy 3.6 is not applicable to the Ezone Map Correction Project.

118. **Policy 3.7, Integrate nature.** Integrate nature and use green infrastructure throughout Portland.

By protecting natural resources and allowing for limited development that avoids natural resources or mitigates for the impacts to natural resources, the ezones encourage development that integrates with nature and which protects and preserves green infrastructure. The Ezone Map Correction Project is remapping the ezones to better follow natural resources and to extend them to resources that were missed when the existing ezones were originally adopted. Therefore, City Council finds that the Ezone Map Correction Project is consistent with Policy 3.7.

119. **Policy 3.8, Leadership and innovation in design.** Encourage high-performance design and development that demonstrates Portland's leadership in the design of the built environment, commitment to a more equitable city, and ability to experiment and generate innovative design solutions.

The application of ezones, and particularly the conservation zone to sites encourages design innovation by limiting the total disturbance area that can be created when sites are developed. This encourages compact development, clustering and innovative site layouts. Therefore, City Council finds that the Ezone Map Correction Project is consistent with Policy 3.8.

120. **Policy 3.9, Growth and development.** Evaluate the potential impacts of planning and investment decisions, significant new infrastructure, and significant new development on the physical characteristics of neighborhoods and their residents, particularly under-served and under-represented communities, with attention to displacement and affordability impacts. Identify and implement strategies to mitigate the anticipated impacts.

The Ezone Map Correction Project does not include any proposals for new investment, infrastructure, or new development. Therefore, City Council determines that Policy 3.9 does not apply.

121. **Policy 3.10, Rural, urbanizable, and urban land.** Preserve the rural character of rural land outside the Regional Urban Growth Boundary. Limit urban development of urbanizable land beyond the City Limits until it is annexed and full urban services are extended.

There are ezones that are applied to sites that are located near Skyline Blvd that are within Portland’s Urban Services Boundary, and that have Portland zoning, but which fall outside of the Regional Urban Growth Boundary. The ezones ensure that any new development or alterations to existing development on these sites will minimize or mitigate for impacts to natural resources. The Ezone Map Correction Project is updating the ezones in this area, extending protections to resources that were missed when the existing ezones were adopted and removing them from areas where there are no resources. This will help to ensure that development that occurs on this land will continue to retain its rural character and will help to limit the scale of development that is allowed there. Therefore, City Council determines that the Ezone Map Correction Project is in compliance with Policy 3.10.

122. **Policy 3.11, Significant places.** Enhance and celebrate significant places throughout Portland with symbolic features or iconic structures that reinforce local identity, histories, and cultures and contribute to way-finding throughout the city. Consider these especially at:

- High-visibility intersections
- Attractions
- Schools, libraries, parks, and other civic places
- Bridges
- Rivers
- Viewpoints and view corridor locations
- Historically or culturally significant places
- Connections to volcanic buttes and other geologic and natural landscape features
- Neighborhood boundaries and transitions

Ezones are applied to natural resources in some culturally significant places and landscape features, including volcanic buttes in East Portland such as Powell Butte, Rocky Butte, Mt Tabor, and Kelly Butte, and ezones are applied to Forest Park, Marquam Natural Area and other regionally significant natural areas. Exemptions allow the installation of signage as a part of public recreational trails. Therefore, City Council determines that the Ezone Map Correction Project is in compliance with Policy 3.11.

Centers

123. **Policy 3.12, Role of centers.** Enhance centers as anchors of complete neighborhoods that include concentrations of commercial and public services, housing, employment, gathering places, and green spaces.

124. **Policy 3.13, Variety of centers.** Plan for a range of centers across the city to enhance local, equitable access to services, and expand housing opportunities.
125. **Policy 3.14, Housing in centers.** Provide housing capacity for enough population to support a broad range of commercial services, focusing higher-density housing within a half-mile of the center core.
126. **Policy 3.15, Investments in centers.** Encourage public and private investment in infrastructure, economic development, and community services in centers to ensure that all centers will support the populations they serve.
127. **Policy 3.16, Government services.** Encourage the placement of services in centers, including schools and colleges, health services, community centers, daycare, parks and plazas, library services, and justice services.
128. **Policy 3.17, Arts and culture.** Ensure that land use plans and infrastructure investments allow for and incorporate arts, culture, and performance arts as central components of centers.
129. **Policy 3.18, Accessibility.** Design centers to be compact, safe, attractive, and accessible places, where the street environment makes access by transit, walking, biking, and mobility devices such as wheelchairs, safe and attractive for people of all ages and abilities.
130. **Policy 3.19, Center connections.** Connect centers to each other and to other key local and regional destinations, such as schools, parks, and employment areas, by frequent and convenient transit, bicycle sharing, bicycle routes, pedestrian trails and sidewalks, and electric vehicle charging stations.
131. **Policy 3.20, Green infrastructure in centers.** Integrate nature and green infrastructure into centers and enhance public views and connections to the surrounding natural features.

City Council interprets that Policies 3.12-3.20 provide direction on the desired characteristics and functions of centers. In general, there is little overlap between most of the designated centers and ezones, but there are some notable exceptions. Both Hillsdale and Multnomah Village have significant areas of ezone coverage. Ezones are applied where streams, wetlands and contiguous forest vegetation are mapped in these centers. The Ezones are being remapped to better follow the resources and to apply to resources that were missed when the existing ezones were originally adopted. The remapping of the ezones will ensure that the natural resources, which serve as green infrastructure is protected and better integrated into the centers, and development standards will allow for new development on sites with ezones that avoids or mitigates for impacts to natural resources within ezones. The primary purposes of the Ezones is to protect public health and safety by protecting resources that help to mitigate natural hazards. Therefore, City Council finds that the Ezone Map Correction Project is in compliance with Policies 3.12-3.20.

Central City

132. **Policy 3.21, Role of the Central City.** Encourage continued growth and investment in the Central City and recognize its unique role as the region’s premier center for jobs, services, and civic and cultural institutions that support the entire city and region.
133. **Policy 3.22, Model Urban Center.** Promote the Central City as a living laboratory that demonstrates how the design and function of a dense urban center can concurrently provide equitable benefits to human health, the natural environment, and the local economy.
134. **Policy 3.23, Central City employment.** Encourage the growth of the Central City’s regional share of employment and continue its growth as the region’s unique center for innovation and exchange through commerce, employment, arts, culture, entertainment, tourism, education, and government.
135. **Policy 3.24, Central City housing.** Encourage the growth of the Central City as Portland’s and the region’s largest center with the highest concentrations of housing and with a diversity of housing options and services.
136. **Policy 3.25, Transportation hub.** Enhance the Central City as the region’s multimodal transportation hub and optimize regional access as well as the movement of people and goods among key destinations.
137. **Policy 3.26, Public places.** Promote public places and the Willamette River waterfront in the Central City as places of business and social activity and gathering for the people of its districts and the broader region.

City Council interprets that Policies 3.21-3.26 provide guidance on the key attributes and infrastructure of the Central City, addressing a range of important roles the Central City must play moving forward. Generally, there is little overlap between the ezones and the Central City. The area of greatest intersection is along Sullivan’s Gulch. And in that area, the majority of the existing and proposed ezones are on the vegetated steep slopes in the right of way above Interstate 84. By protecting vegetation on steep slopes, the ezones serve their primary function of protecting public health and safety by mitigating the effects of natural hazards. The ezones do not have any significant impact on any of the main functions of the Central City. Therefore, City Council find that the Ezone Map Correction Project is in compliance with Policies 3.21-3.26.

Inner Ring Districts

138. **Policy 3.39, Growth.** Expand the range of housing and employment opportunities in the Inner Ring Districts. Emphasize growth that replaces gaps in the historic urban fabric, such as redevelopment of surface parking lots and 20th century auto-oriented development.
139. **Policy 3.40, Corridors.** Guide growth in corridors to transition to mid-rise scale close to the Central City, especially along Civic Corridors.
140. **Policy 3.41, Distinct identities.** Maintain and enhance the distinct identities of the Inner Ring Districts and their corridors. Use and expand existing historic preservation and design review tools to accommodate growth in ways that identify and preserve historic resources

and enhance the distinctive characteristics of the Inner Ring Districts, especially in areas experiencing significant development.

141. **Policy 3.42, Diverse residential areas.** Provide a diversity of housing opportunities in the Inner Ring Districts' residential areas. Encourage approaches that preserve or are compatible with existing historic properties in these areas. Acknowledge that these areas are historic assets and should retain their established characteristics and development patterns, even as Inner Ring centers and corridors grow. Apply base zones in a manner that takes historic character and adopted design guidelines into account.
142. **Policy 3.43, Active transportation.** Enhance the role of the Inner Ring Districts' extensive transit, bicycle, and pedestrian networks in conjunction with land uses that optimize the ability for more people to utilize this network. Improve the safety of pedestrian and bike connections to the Central City. Strengthen transit connections between the Inner Ring Districts and to the Central City.

City Council interprets that Policies 3.39-3.43 provide guidance regarding Inner Ring districts including some of Portland's oldest neighborhoods, with several historic districts and a broad diversity of housing types. These areas include distinct districts, such as Albina and Northwest Portland, that have multiple mixed-use corridors in proximity, allowing most residents to live within a quarter-mile distance of frequent-service transit and neighborhood businesses. The Inner Ring Districts are also served by a highly interconnected system of streets and sidewalks, and are within a three-mile biking distance of the Central City's array of services, jobs, and amenities. There is considerable overlap between inner ring neighborhoods and areas where ezones are applied.

West of the Willamette River, there are ezones on the forested hillsides above Terwilliger Blvd and in Marquam Nature Area. These ezones, and the resources that they protect help to preserve the character of the neighborhoods by preserving the recreational amenities that are afforded by the parks and Terwilliger Blvd, which is, itself, a major destination for walking, running and cycling. In these areas, the ezones also protect the vegetation that is located on steep, erodible and slide-prone hillsides. East of the Willamette River, the only intersection between ezones and Inner Ring districts is the vegetated area along Sullivan's Gulch.

The ezones are being remapped to better follow the mapped natural resources. In some places, where no mapped vegetation or streams are present, the ezones are being removed. In other locations, the ezones are expanding to cover vegetation patches or portions of vegetation patches that were missed when the ezones were originally applied.

There are standards and exemptions that allow for continued development of transportation systems and residential housing. The ezones help to protect the character and distinct identity of the Inner Ring District neighborhoods in areas where there is an interface between natural areas and the built environment, while allowing for the continued intensification of development in these areas.

City Council finds that the Ezone Map Correction Project is consistent with policies 3.39-3.43.

Corridors

143. **Policy 3.44, Growth and mobility.** Coordinate transportation and land use strategies along corridors to accommodate growth and mobility needs for people of all ages and abilities.
144. **Policy 3.45, Connections.** Improve corridors as multimodal connections providing transit, pedestrian, bicycle, and motor vehicle access and that serve the freight needs of centers and neighborhood business districts.
145. **Policy 3.46, Design.** Encourage street design that balances the important transportation functions of corridors with their roles as the setting for commercial activity and residential living.
146. **Policy 3.47, Green infrastructure in corridors.** Enhance corridors with distinctive green infrastructure, including landscaped stormwater facilities, extensive tree plantings, and other landscaping that both provide environmental function and contribute to a quality pedestrian environment.

City Council interprets Policies 3.44-3.47 provide guidance on standards and exemptions which allow for the construction of new roadways and vehicular and pedestrian facilities in rights of way that intersect with ezones. There are also standards and exemptions that allow for new development with mitigation on lots that intersect with ezones. Where corridors intersect with ezones, the ezones protect natural resources that serve as green infrastructure, ensuring that new development avoids or mitigates for the impacts to the resources, thereby preserving their functions and the ecosystem services that they provide. Therefore, City Council determines the Ezone Map Correction Project is in compliance with Policies 3.44 – 3.47.

Civic Corridors

147. **Policy 3.48, Integrated land use and mobility.** Enhance Civic Corridors as distinctive places that are models of ecological urban design, with transit-supportive densities of housing and employment, prominent street trees and other green features, and high-quality transit service and pedestrian and bicycle facilities.
148. **Policy 3.49, Design great places.** Improve public streets and sidewalks along Civic Corridors to support the vitality of business districts, create distinctive places, provide a safe, healthy, and attractive pedestrian environment, and contribute to quality living environments for residents.
149. **Policy 3.50, Mobility corridors.** Improve Civic Corridors as key mobility corridors of citywide importance that accommodate all modes of transportation within their right-of-way or on nearby parallel routes.
150. **Policy 3.51, Freight.** Maintain freight mobility and access on Civic Corridors that are also Major or Priority Truck Streets.

City Council interprets Policies 3.48-3.51 to provide guidance on that there is generally very little overlap between designated Civic Corridors and ezones. The only area where

there is significant overlap is along a segment of Barbur Blvd that runs along primarily forested natural areas between SW Hamilton St and SW Nevada St. The land that surrounds Barbur Blvd in this area is primarily publicly owned and is not zoned for development. Along Barbur Blvd, the ezones are being remapped to better follow the edge of the forest canopy. These means significant portions of the ezones that currently encompass the Barbur Blvd roadway are being removed, because the canopy does not extend fully across the roadway in most areas. While there are standards and exemptions that allow for the construction of paved vehicular facilities in public right of way and the maintenance of existing roads within their existing footprints, and there are no plans for the expansion or widening of Barbur Blvd, the removal of ezones from areas where no resources are located is consistent with the mapping protocols that are employed by the Ezone Map Correction Project. Preservation of the existing vegetation along Barbur Blvd will help to preserve the natural character of the area, protect the hillsides along the street from landslides and erosion, and will prevent runoff and flooding.

Because ezones apply to few Civic Corridors and because the Ezone Map Correction Project is following existing policy as it pertains to the natural areas around Barbur Blvd, City Council finds Ezone Project to be in compliance with Policies 3.48-3.51.

Neighborhood Corridors

151. **Policy 3.52, Neighborhood Corridors.** Enhance Neighborhood Corridors as important places that support vibrant neighborhood business districts with quality multi-family housing, while providing transportation connections that link neighborhoods.

Several designated Neighborhood Corridors in southwest Portland run through natural areas or along stream tributaries and wetlands. These include SW Beaverton Hillsdale Hwy, SW Bertha Blvd, and SW Multnomah Blvd. The ezones that are located along these Neighborhood Corridors are being remapped to better follow the natural resources. The ezones follow stream tributaries, wetlands, and forested natural areas. The ezones have standards and exemptions that allow for the maintenance of existing development and new development that avoids or mitigates for impacts to the resources. The remapping of the ezones will ensure that new development and intensification of development can occur along these corridors, while protecting and preserving resources to ensure that they can provide vital ecosystem services. Therefore, the Ezone Map Correction Project is in compliance with Policy 3.52.

Transit Station Areas

152. **Policy 3.53. Transit-oriented development.** Encourage transit-oriented development and transit-supportive concentrations of housing and jobs, and multimodal connections at and adjacent to high-capacity transit stations.
153. **Policy 3.54. Community connections.** Integrate transit stations into surrounding communities and enhance pedestrian and bicycle facilities (including bike sharing) to provide safe and accessible connections to key destinations beyond the station area.

154. **Policy 3.55. Transit station area safety.** Design transit areas to improve pedestrian, bicycle, and personal safety.
155. **Policy 3.56. Center stations.** Encourage transit stations in centers to provide high density concentrations of housing and commercial uses that maximize the ability of residents to live close to both high-quality transit and commercial services.
156. **Policy 3.57. Employment stations.** Encourage concentrations of jobs and employment-focused land uses in and around stations in employment-zoned areas.
157. **Policy 3.58. Transit neighborhood stations.** Encourage concentrations of mixed-income residential development and supportive commercial services close to transit neighborhood stations. Transit neighborhood stations serve mixed-use areas that are not in major centers.
158. **Policy 3.59. Destination stations.** Enhance connections between major destinations and transit facilities and strengthen the role of these station areas as places of focused activity.

City Council interprets that policies 3.53 through 3.59 provide direction on the desired characteristics and functions of transit station areas. The proposed future alignment of a light rail line along Barbur Blvd intersects with areas where ezones are applied. Proposed land use in areas where transit stations are expected to be located envisions increased density and intensification of development. The ezones have standards and exemptions that allow for the continued use and maintenance of existing development and existing disturbance areas and for new development or modifications to existing development. The Ezone Map Correction Project is remapping ezones to better follow natural resources, such as streams, forests and wetlands. The remapped ezones will allow for new or expanded development to occur in Transit Station Areas that avoids natural resources or mitigates for impacts to resources. Therefore, the Ezone Map Correction Project is in compliance with Policies 3.53 through 3.59.

City Greenways

159. **Policy 3.60, Connections.** Create a network of distinctive and attractive City Greenways that link centers, parks, schools, rivers, natural areas, and other key community destinations.
160. **Policy 3.61, Integrated system.** Create an integrated City Greenways system that includes regional trails through natural areas and along Portland's rivers, connected to neighborhood greenways, and heritage parkways.
161. **Policy 3.62, Multiple benefits.** Design City Greenways that provide multiple benefits that contribute to Portland's pedestrian, bicycle, green infrastructure, and parks and open space systems.
162. **Policy 3.63, Design.** Use design options such as distinctive street design, motor vehicle diversion, landscaping, tree plantings, scenic views, and other appropriate design options, to create City Greenways that extend the experience of open spaces and nature into neighborhoods, while improving stormwater management and calming traffic.

City Council interprets that Policies 3.60-3.63 provide guidance on the several designated City Greenways and trails that intersect with ezones; particularly in parts of Portland that are west of the Willamette River. There are standards and exemptions that allow for the development of roadways and trails within ezones, and the maintenance and replacement of existing trails and roadways. Also, ezones protect natural resources that act as green infrastructure within many of the parks and natural areas that intersect with Greenways. City Council determines that the Ezone Map Correction Project is consistent with Policies 3.60 – 3.63.

Urban habitat corridors

163. **Policy 3.64, Urban habitat corridors.** Establish a system of connected, well-functioning, and diverse habitat corridors that link habitats in Portland and the region, facilitate safe fish and wildlife access and movement through and between habitat areas, enhance the quality and connectivity of existing habitat corridors, and establish new habitat corridors in developed areas.
164. **Policy 3.65, Habitat connection tools.** Improve habitat corridors using a mix of tools including natural resource protection, property acquisition, natural resource restoration, tree planting and landscaping with native plants, and ecological design integrated with new development.
165. **Policy 3.66, Connect habitat corridors.** Ensure that planned connections between habitat corridors, greenways, and trails are located and designed to support the functions of each element, and create positive interrelationships between the elements, while also protecting habitat functions, fish, and wildlife.

City Council interprets that Policies 3.64, 3.65 and 3.66 call for the creation of a system of connected habitat corridors. The Ezone Map Correction Project is remapping the ezones to better follow existing natural resources, including streams, wetlands and vegetation patches. In significant portions of the City of Portland, these resources are located in close proximity to each other, or form linked networks of habitat that can facilitate movement and migration of wildlife throughout the City. The code that applies to the ezones contains exemptions and standards that require that new development avoids natural resources or mitigates for impacts to resources, thereby preserving the ecosystem functions that the resources provide, including the habitat values of the migratory corridors. By extending protections to resources that were missed when the ezones were originally adopted, the Ezone Map Correction Project will better protect urban habitat corridors. Therefore, City Council determines the Ezone Map Correction Project is in compliance with Policies 3.64 through 3.66.

Employment areas

166. **Policy 3.67, Employment area geographies.** Consider the land development and transportation needs of Portland’s employment geographies when creating and amending land use plans and making infrastructure investments.

City Council determines the Ezone Map Correction Project has a de minimis impact on employment area because the project proposals will reduce the overall coverage of ezones on lots that are zoned for employment uses by 3.3 acres. With the adoption of the Ezone Project, ezones are applied to 13% of the total citywide area that is zoned for employment uses. In addition, the existing exemptions and standards in 33.430, which remain unchanged, allow for new development on sites with ezones within these employment areas.

167. **Policy 3.68, Regional Truck Corridors.** Enhance designated streets to accommodate forecast freight growth and support intensified industrial use in nearby freight districts. See *Figure 3-7 — Employment Areas*. Designated regional truckways and priority truck streets (Transportation System Plan classifications are shown to illustrate this network).

There are several freight corridors that intersect with areas where ezones are applied. These include SW Macadam Rd, SE McLoughlin Blvd, W. Burnside St, SE Foster Rd, and NW St Helens Rd. The code that applies to the ezones includes exemptions and standards that allow for the continued maintenance or replacement of existing roadways, and for the construction or expansion of roadways within rights of way. Industrial areas and employment zones that border designated truckways and priority truck streets have generally been excluded from the Ezone Map Correction Project. In areas that border truck corridors that have not been excluded from the project area, there are standards and exemptions that allow for the continued use and maintenance of existing development and for the expansion of development that avoids natural resources or that mitigates for the impacts to natural resources. Therefore, City Council determines the Ezone Map Correction Project is consistent with Policies 3.67 and 3.68 as applicable.

Rivers Pattern Area

168. **Policy 3.69, Historic and multi-cultural significance.** Recognize, restore, and protect the historic and multi-cultural significance of the Willamette and Columbia Rivers, including current activities such as subsistence fishing of legally-permitted fish species.

The only part of the River Pattern Area that has significant overlap with ezones is the Columbia Corridor. The entire Columbia Corridor has been excluded from the Ezone Map Correction Project. The only part of the River Patter Area that will be impacted by the Ezone Map Correction Project is a single taxlot that is located in Resource Site EB1. This taxlot is Chimney Park, which is owned by the City of Portland and is managed as a public park by the Portland Parks and Recreation Bureau. The lot was historically the site of Portland's trash incinerator, and then for a long time, the City Archive. The portion of the park to which ezones apply is a forested fringe, which is managed as a natural area. The code that applies to the ezones has exemptions for the continued maintenance and/or replacement of existing structures and disturbance areas. Therefore, City Council determines the ezones will have no impact on historic or culturally significant uses of this site, and the Policy 3.69 is not applicable.

169. **Policy 3.70, River transportation.** Recognize and enhance the roles of the Willamette and Columbia rivers as part of Portland's historic, current, and future transportation

infrastructure, including for freight, commerce, commuting, and other public and private transportation functions.

170. **Policy 3.71, Recreation.** Improve conditions along and within the Willamette and Columbia rivers to accommodate a diverse mix of recreational users and activities. Designate and invest in strategically-located sites along the length of Portland's riverfronts for passive or active recreation activities that are compatible with nearby land uses, historically and culturally important sites, significant habitat areas, restoration sites, and native fish and wildlife usage.
171. **Policy 3.72, Industry and port facilities.** Enhance the regionally significant economic infrastructure that includes Oregon's largest seaport and largest airport, unique multimodal freight, rail, and harbor access; the region's critical energy hub; and proximity to anchor manufacturing and distribution facilities.
172. **Policy 3.73, Habitat.** Enhance the roles of the Willamette and Columbia rivers and their confluence as an ecological hub that provides locally and regionally significant habitat for fish and wildlife and habitat restoration opportunities.
173. **Policy 3.74, Commercial activities.** Enhance the roles of the Willamette and Columbia rivers in supporting local and regional business and commerce, including commercial fishing, tourism, recreation, and leisure.
174. **Policy 3.75, River neighborhoods.** Enhance the strong river orientation of residential areas that are located along the Willamette and Columbia Rivers.
175. **Policy 3.76, River access.** Enhance and complete Portland's system of river access points and riverside trails, including the Willamette Greenway Trail, and strengthen active transportation connections between neighborhoods and the rivers.
176. **Policy 3.77, River management and coordination.** Coordinate with federal, state, regional, special districts, and other agencies to address issues of mutual interest and concern, including economic development, recreation, water transportation, flood and floodplain management and protection, regulatory compliance, permitting, emergency management, endangered species recovery, climate change preparation, Portland Harbor Superfund, brownfield cleanup, and habitat restoration.
177. **Policy 3.78 Columbia River.** Enhance the role of the Columbia River for river dependent industry, fish and wildlife habitat, subsistence and commercial fisheries, floating- and land-based neighborhoods, recreational uses, and water transportation.
178. **Policy 3.79 Willamette River North Reach.** Enhance the role of the Willamette River North Reach for river dependent industry, fish and wildlife habitat, and as an amenity for riverfront neighborhoods and recreational users.
179. **Policy 3.80, Willamette River Central Reach.** Enhance the role of the Willamette River Central Reach as the Central City and region's primary riverfront destination for recreation, history and culture, emergency response, water transportation, and as habitat for fish and wildlife.

- 180. **Policy 3.81, Willamette River South Reach.** Enhance the role of the Willamette River South Reach as fish and wildlife habitat, a place to recreate, and as an amenity for riverfront neighborhoods and others.
- 181. **Policy 3.82, Willamette River Greenway.** Maintain multi-objective plans and regulations to guide development, infrastructure investments, and natural resource protection and enhancement within and along the Willamette Greenway.

City Council interprets Policies 3.70-3.82 provide guidance pertaining to planning, zoning, and access to the Willamette River and Columbia River waterfronts. The portions of the City of Portland that are near the Columbia River have been excluded from the Ezone Map Correction Project, and the Willamette River is encompassed by the Willamette River Greenway, which is an area that has its own environmental zoning and is not part of the Ezone Map Correction Project. Therefore, City Council determines Policies 3.70 through 3.82 are not applicable.

Central City Pattern Area

- 182. **Policy 3.83. Central City districts.** Enhance the distinct identities of the Central City's districts.
- 183. **Policy 3.84, Central City river orientation.** Enhance and strengthen access and orientation to the Willamette River in the Central City and increase river-focused activities.
- 184. **Policy 3.85. Central City pedestrian system.** Maintain and expand the Central City's highly interconnected pedestrian system.
- 185. **Policy 3.86. Central City bicycle system.** Expand and improve the Central City's bicycle system.

City Council interprets Policies 3.833.86 provide guidance pertaining to active transportation and river orientation of development within the Central City. There is very little existing or proposed ezone coverage in the Central City. There are about 15 acres total of ezones in the Central City, all of which is conservation zone. And of that 15 acres, most is applied to the vegetated slopes that run along Sullivan's Gulch in the right of way. The impacts of the changes to the ezones in the Central City are de minimis. Therefore, City Council determines Policies 3.833.86 do not apply.

Inner Neighborhoods

- 186. **Policy 3.87, Inner Neighborhood main streets.** Maintain and enhance the Streetcar Era pattern of street-oriented buildings along Civic and Neighborhood corridors.
- 187. **Policy 3.88, Inner Neighborhood street patterns.** Preserve the area's urban fabric of compact blocks and its highly interconnected grid of streets.
- 188. **Policy 3.89, Inner Neighborhoods infill.** Fill gaps in the urban fabric through infill development on vacant and underutilized sites and in the reuse of historic buildings on adopted inventories.

- 189. **Policy 3.90, Inner Neighborhoods active transportation.** Use the extensive street, sidewalk, and bikeway system and multiple connections to the Central City as a key part of Portland’s active transportation system.
- 190. **Policy 3.91, Inner Neighborhoods residential areas.** Continue the patterns of small, connected blocks, regular lot patterns, and streets lined by planting strips and street trees in Inner Neighborhood residential areas.

City Council interprets that Policies 3.87-3.91 provide guidance on transportation and development within Inner Neighborhoods. The majority of the Inner Neighborhood Pattern Area is located to the east of the Willamette River and to the west of I-205. This is an area in which most of the natural resources were removed at the time of development. Forests were largely cleared, wetlands were drained, and streams were buried and piped. As a result, resources only exist in specific portions of the Inner Neighborhoods that were designated as parks or on a relatively small number of privately owned lots where development would have been difficult or unfeasible. Ezones are only applied to areas where natural resources are located, so there are relatively few ezones in Inner Neighborhoods, which are located in limited areas.

Within the Inner Neighborhoods, the largest areas of ezone coverage are in parks, like those that run along SW Terwilliger Blvd, Mt Tabor Park, Eastmoreland Park, Westmoreland Park, and Errol Heights Park. But there are also some ezones that are applied to private properties in the neighborhoods around these parks, such as undeveloped or partially developed lots around I-5, SW Terwilliger Blvd, and Barbur Blvd, west of the Willamette, and lots in the Brentwood-Darlington, and Ardenwald-Johnson Creek neighborhoods and lots that are located on Rocky Butte, to the west of the Willamette.

The Ezone Map Correction Project is correcting the ezones to apply to natural resources that were missed when the existing ezones were originally adopted and removing them from locations where there aren’t any natural resources. This means that some undeveloped lots or areas of undeveloped right of way will have ezones applied to them. Because there are standards and exemptions that allow for the continued maintenance and/or replacement of existing development or for new development that avoids or mitigates for impacts to natural resources, infill development that is consistent with existing development patterns will be able to continue in the Inner Neighborhoods. Therefore, City Council determines that the Ezone Map Correction Project is Consistent with Policies 3.87-3.91.

Eastern Neighborhoods Pattern Area

- 191. **Policy 3.92 Eastern Neighborhoods street, block, and lot pattern.** Guide the evolving street and block system in the Eastern Neighborhoods in ways that build on positive aspects of the area’s large blocks, such as opportunities to continue mid-block open space patterns and create new connections through blocks that make it easier to access community destinations.

- 192. **Policy 3.93 Eastern Neighborhoods site development.** Require that land be aggregated into larger sites before land divisions and other redevelopment occurs. Require site plans which advance design and street connectivity goals.
- 193. **Policy 3.94 Eastern Neighborhoods trees and natural features.** Encourage development and right-of-way design that preserves and incorporates Douglas fir trees and groves, and that protects the area’s streams, forests, wetlands, steep slopes, and buttes.
- 194. **Policy 3.95 Eastern Neighborhoods buttes.** Enhance public views of the area’s skyline of buttes and stands of tall Douglas fir trees.
- 195. **Policy 3.96 Eastern Neighborhoods corridor landscaping.** Encourage landscaped building setbacks along residential corridors on major streets.
- 196. **Policy 3.97 Eastern Neighborhoods active transportation.** Enhance access to centers, employment areas, and other community destinations in Eastern Neighborhoods by ensuring that corridors have safe and accessible pedestrian and bicycle facilities and creating additional secondary connections that provide low-stress pedestrian and bicycle access.

City Council interprets that Policies 3.92-3.97 provide direction on the desired characteristics and functions of the Eastern Neighborhoods Pattern Area. This is an area in which most of the natural resources were removed at the time of development. Forests were largely cleared, wetlands were drained, and streams were buried and piped. As a result, most of the mapped natural resources are in the far south of the Eastern Neighborhoods, where the erodible slopes of the steep hills of the Boring Lava Domes and the floodplains and wetlands around Johnson Creek made development difficult or unfeasible. These are also the areas where the majority of the ezones are applied in the Eastern Neighborhoods.

The Ezone Map Correction Project is correcting ezones to apply to resources that were missed when the existing ezones were originally adopted and to remove ezones from locations where no natural resources are located.

The ezones allow for new development on private property that avoids or mitigates for the impacts to natural resources, as well as the construction of new through street connections and pedestrian and bicycle facilities in public right of way in appropriate locations. By allowing for infill development in Eastern Neighborhoods that protects and preserves natural resources, City Council determines that the Ezone Map Correction Project is in compliance with Policies 3.92-3.97.

Western Neighborhoods

- 197. **Policy 3.98 Western Neighborhoods village character.** Enhance the village character of the Western Neighborhoods’ small commercial districts and increase opportunities for more people to live within walking distance of these neighborhood anchors.
 - A. Prioritize new sidewalk connections.** Prioritize adding sidewalks where there are none over expanding/ widening existing connections.

B. North-South transit. Support development of, access to, and service enhancement for North-South transit.

198. **Policy 3.99, Western Neighborhoods active transportation.** Provide safe and accessible pedestrian and bicycle connections, as well as off-street trail connections, to and from residential neighborhoods.
199. **Policy 3.100, Western Neighborhoods development.** Encourage new development and infrastructure to be designed to minimize impacts on the area's streams, ravines, and forested slopes.
200. **Policy 3.101, Western Neighborhoods habitat corridors.** Preserve, enhance, and connect the area's network of habitat areas and corridors, streams, parks, and tree canopy.
201. **Policy 3.102, Western Neighborhoods trails.** Develop pedestrian-oriented connections and enhance the Western Neighborhoods' distinctive system of trails to increase safety, expand mobility, access to nature, and active living opportunities in the area.

City Council interprets that Policies 3.98-3.102 provide direction on the desired characteristics and functions of the Western Neighborhoods pattern area. Due in part to the relatively steep and hilly topography and slide-prone nature of soils that are distributed widely through the Western Neighborhoods, and in part to the relative difficulty of extending utilities and other services to these areas, development has been relatively low density and more dispersed compared to other parts of Portland. Similarly, topography and other physical characteristics of Western Neighborhoods have dictated that as development has occurred in these areas, a larger proportion of streams, forests and other resources have been left intact. There are more surface water streams and forests in Western Neighborhoods than other parts of Portland, and because of this, ezones occupy a greater proportion of lot area in Western Neighborhoods.

Under existing zoning, there are 10,210 acres of ezones in Western Neighborhoods, the majority of which are located on publicly owned land in Forest Park. The Ezone Map Correction Project is remapping the ezones to apply to natural resources that were missed when the existing ezones were originally adopted. Now the ezones will apply to 10,481 acres in Western Neighborhoods. This is an overall increase in ezone coverage in Western Neighborhoods of about 3%.

Standards and exemptions allow for the maintenance, repair and replacement of existing development, as well as new development or alterations to existing development that avoids or mitigates for impacts to natural resources. These standards and exemptions also allow for street and sidewalk construction within rights of way, and construction of trails on public or private property within ezones outside of rights of way. New development can occur that avoids impacts to streams, preserves forest vegetation on steep slopes, protects wildlife habitat corridors, and increases the connectivity of the active transportation network. Therefore, City Council determines that the Ezone Map Correction Project is in compliance with policies 3.98 through 3.102.

The Ezone Map Correction Project better protects significant natural resources throughout Portland maintaining those resources within neighborhoods. The Natural Resources Inventory includes updated mapping of streams, wetlands, flood area, vegetation, steep slopes and wildlife habitat. The zoning is adjusted to ensure that the conservation 'c' and protection 'p' zones appropriate align with the existing natural resources. The results is that 376 acres of existing natural resources that were unprotected are now protected. Prior to the Ezone Project, the total area that was covered by ezones citywide was 20,262 acres. After the adoption of the Ezone Project, the total area covered by ezones will be 20,639 acres. This is an increase of 1.9% in total ezone coverage.

Design and Development: Goals

202. **Goal 4.A: Context-sensitive design and development.** New development is designed to respond to and enhance the distinctive physical, historic, and cultural qualities of its location, while accommodating growth and change.

City Council interprets the term *distinctive physical, historic, and cultural qualities of its location* to mean characteristics of the existing and historic built environment of a district or place including, but not limited to, block pattern, arrangement and design of streets and pedestrian realm, street wall, street-level activity, building use, construction type, architectural style, exterior materials, design details, massing, and height.

Both the Citywide Design Guidelines and Design Standards are designed to guide growth of development and change within the City's centers and along its corridors. They support these concentrated areas of the city by fostering development that incorporates three design-related core values, or "tenets": build on context, contribute to the public realm and promote quality and resilience. Citywide Design Guidelines 01-03 require development to respond to context on multiple scales (district, adjacent and site). Development must build on the character and local identity of a place, build positive relationships with adjacent surroundings, and meaningfully integrate and enhance onsite features to contribute to a location's uniqueness, including topography, historic and natural resources.

By protecting natural resources and allowing for limited development that avoids natural resources or mitigates for the impacts to natural resources, the ezones encourage development that is context-sensitive, integrates with nature and that protects and preserves green infrastructure. The Ezone Map Correction Project is remapping the ezones to better follow natural resources and to extend them to resources that were missed when the existing ezones were originally adopted. Therefore, City Council determines that the Ezone Map Correction Project is consistent with Goal 4.A.

203. **Goal 4.B: Historic and cultural resources.** Historic and cultural resources are integral parts of an urban environment that continue to evolve and are preserved.

City Council determines that the Ezone Map Correction Project does not propose changes to existing citywide historic resource regulations (including Chapter 33.445, Historic Resources Overlay Zone, and Chapter 33.846, Historic Resource Reviews), which help

preserve historic and cultural resources and support their integration into an evolving urban environment.

204. **Goal 4.C: Human and environmental health.** Neighborhoods and development are efficiently designed and built to enhance human and environmental health: they protect safety and livability; support local access to healthy food; limit negative impacts on water, hydrology, and air quality; reduce carbon emissions; encourage active and sustainable design; protect wildlife; address urban heat islands; and integrate nature and the built environment.
205. **Goal 4.D: Urban resilience.** Buildings, streets, and open spaces are designed to ensure long-term resilience and to adjust to changing demographics, climate, and economy, and withstand and recover from natural disasters.

The Ezone Map Correction Project protects natural resources that help to mitigate heat island effect, reduce erosion, absorb runoff from precipitation, reduce the severity of floods, and help to prevent landslides. These resources, including streams, forests, woodlands, other vegetation, and wetlands are collectively known as Green Infrastructure. By protecting natural resources and the ecosystem services that they provide, the ezones make Portland more resilient to climate change and natural hazards. The Ezone Map Correction Project is extending ezones to natural resources that were missed when the ezones were originally applied. This will help to make the City of Portland more resilient to climate change and natural hazards, thereby protecting public health and safety. Protecting natural resources within neighborhoods also provides opportunities for active living through access to nature near residential areas. Amendments to zoning code 33.430 include clarifications regarding vegetation management to reduce wildfire risks and the allowance of fire breaks to reduce the spread of wildfire. City Council determines that these changes support human and environmental health and safety as well as urban resilience to natural disasters, consistent with Goals 4.C and 4.D.

Design and Development: Policies

Context

206. **Policy 4.1, Pattern areas.** Encourage building and site designs that respect the unique built, natural, historic, and cultural characteristics of Portland’s five pattern areas described in Chapter 3: Urban Form.
207. **Policy 4.2, Community identity.** Encourage the development of character-giving design features that are responsive to place and the cultures of communities.
208. **Policy 4.3, Site and context.** Encourage development that responds to and enhances the positive qualities of site and context — the neighborhood, the block, the public realm, and natural features.

By protecting natural resources and allowing for limited development that avoids natural resources or mitigates for the impacts to natural resources, the ezones encourage development that is context-sensitive and which is consistent with community identities in areas where there are abundant natural resources. The Ezone Map Correction Project is

remapping the ezones to better follow natural resources and to extend them to resources that were missed when the existing ezones were originally adopted. Therefore, City Council determines that the Ezone Map Correction Project supports Policies 4.1 - 4.3.

209. **Policy 4.4, Natural features and green infrastructure.** Integrate natural and green infrastructure such as trees, green spaces, ecoroofs, gardens, green walls, and vegetated stormwater management systems, into the urban environment. Encourage stormwater facilities that are designed to be a functional and attractive element of public spaces, especially in centers and corridors.

The Ezone Map Correction Project does not alter requirements related to integrating natural and green infrastructure into the urban environment. However, the remapping of ezones will ensure that green infrastructure is protected and better integrated into development proposals, and development standards will allow for new development on sites with ezones that avoids or mitigates for impacts to natural resources within ezones. Therefore, City Council determines that the Ezone Map Correction Project is consistent with Policy 4.4.

210. **Policy 4.5, Pedestrian-oriented design.** Enhance the pedestrian experience throughout Portland through public and private development that creates accessible, safe, and attractive places for all those who walk and/or use wheelchairs or other mobility devices.

The Ezone Map Correction Project is amending the exemption that allows trails to be built in the resource area of ezones to increase the allowed width of trails from 30 inches to 36 inches. This amendment is intended to bring allowed trail widths into compliance with federal disability accessibility guidelines that have been created for public facilities. Therefore, City Council determines that the Ezone Map Correction Project is consistent with Policy 4.5.

211. **Policy 4.6, Street orientation.** Promote building and site designs that enhance the pedestrian experience with windows, entrances, pathways, and other features that provide connections to the street environment.

212. **Policy 4.7, Development and public spaces.** Guide development to help create high-quality public places and street environments while considering the role of adjacent development in framing, shaping, and activating the public space of streets and urban parks.

213. **Policy 4.9, Transitional urbanism.** Encourage temporary activities and structures in places that are transitioning to urban areas to promote job creation, entrepreneurship, active streets, and human interaction.

The Ezone Map Correction Project does not address street orientation, development of public spaces, or transitional urbanism. Therefore, City Council determines that Policies 4.6-4.9 do not apply.

Health and safety

214. **Policy 4.10, Design for active living.** Encourage development and building and site design that promotes a healthy level of physical activity in daily life.

The Ezone Map Correction Project protects natural resources within neighborhoods, which helps provide opportunities for active living through access to nature near residential areas. Therefore, City Council determines that the project supports Policy 4.10.

215. **Policy 4.11, Access to light and air.** Provide for public access to light and air by managing and shaping the height and mass of buildings while accommodating urban-scale development.

City Council determines that the Ezone Map Correction Project does not include objectives or policies related to public access to light and air within buildings; therefore, Policy 4.11 does not apply.

216. **Policy 4.12, Privacy and solar access.** Encourage building and site designs that consider privacy and solar access for residents and neighbors while accommodating urban-scale development.

City Council determines that the Ezone Map Correction Project does not include objectives or policies related to privacy or solar access; therefore, Policy 4.12 does not apply.

217. **Policy 4.13, Crime-preventive design.** Encourage building, site, and public infrastructure design approaches that help prevent crime.

City Council determines that the Ezone Map Correction Project does not include objectives or policies related to crime prevention design in development; therefore, Policy 4.11 does not apply.

218. **Policy 4.14, Fire prevention and safety.** Encourage building and site design that improves fire prevention, safety, and reduces seismic risks.

The Ezone Map Correction Project includes amendments to zoning code 33.430 regarding vegetation management to reduce wildfire risks and creation of fire breaks to reduce the spread of wildfire. These amendments support site design that improves fire prevention, thereby supporting public health and safety. Therefore, City Council determines that Ezone Project supports Policy 4.14.

Residential areas

219. **Policy 4.15, Residential area continuity and adaptability.** Encourage more housing choices to accommodate a wider diversity of family sizes, incomes, and ages, and the changing needs of households over time. Allow adaptive reuse of existing buildings, the creation of accessory dwelling units, and other arrangements that bring housing diversity that is compatible with the general scale and patterns of residential areas.

City Council determines that the Ezone Map Correction Project does not include objectives or policies related to residential housing continuity or adaptability; therefore, Policy 4.15 does not apply.

220. **Policy 4.16, Scale and patterns.** Encourage design and development that complements the general scale, character, and natural landscape features of neighborhoods. Consider building forms, scale, street frontage relationships, setbacks, open space patterns, and landscaping. Allow for a range of architectural styles and expression.

By protecting natural resources and allowing for limited development that avoids natural resources or mitigates for the impacts to natural resources, the ezones encourage development that complements the natural landscape features surrounding it. The Ezone Map Correction Project is remapping the ezones to better follow natural resources and to extend them to resources that were missed when the existing ezones were originally adopted. Therefore, City Council determines that the Ezone Map Correction Project is consistent with Policy 4.16.

221. **Policy 4.17. Demolitions.** Encourage alternatives to the demolition of sound housing, such as rehabilitation and adaptive reuse, especially affordable housing, and when new development would provide no additional housing opportunities beyond replacement.

222. **Policy 4.18. Compact single-family options.** Encourage development and preservation of small resource-efficient and affordable single-family homes in all areas of the city.

City Council determines that the Ezone Map Correction Project does not include objectives or policies related to demolition of housing or compact single-family housing; therefore, Policies 4.17 and 4.18 do not apply.

223. **Policy 4.19, Resource efficient and healthy residential design and development.** Support resource efficient and healthy residential design and development.

City Council determines that the Ezone Map Correction Project does not include objectives or policies related to resource efficient and healthy residential design and development; therefore, Policy 4.19 does not apply.

Design and development of centers and corridors

224. **Policy 4.20, Walkable scale.** Focus services and higher-density housing in the core of centers to support a critical mass of demand for commercial services and more walkable access for customers.

225. **Policy 4.21, Street environment.** Encourage development in centers and corridors to include amenities that create a pedestrian-oriented environment and provide places for people to sit, spend time, and gather.

226. **Policy 4.22, Relationship between building height and street size.** Encourage development in centers and corridors that is responsive to street space width, thus allowing taller buildings on wider streets.

227. **Policy 4.23, Design for pedestrian and bicycle access.** Provide accessible sidewalks, high-quality bicycle access, and frequent street connections and crossings in centers and corridors.

- 228. **Policy 4.24, Drive-through facilities.** Prohibit drive through facilities in the Central City, and limit new development of new ones in the Inner Ring Districts and centers to support a pedestrian-oriented environment.
- 229. **Policy 4.25, Residential uses on busy streets.** Improve the livability of places and streets with high motor vehicle volumes. Encourage landscaped front setbacks, street trees, and other design approaches to buffer residents from street traffic.
- 230. **Policy 4.26, Active gathering places.** Locate public squares, plazas, and other gathering places in centers and corridors to provide places for community activity and social connections. Encourage location of businesses, services, and arts adjacent to these spaces that relate to and promote the use of the space.

City Council determines that the Ezone Map Correction Project does not include objectives or policies related to walkable scale housing, street environments, the relationship between building height and street size, pedestrian or bicycle access, drive through facilities, residential uses on busy streets, or active gathering places; therefore, Policies 4.20-4.26 do not apply.

- 231. **Policy 4.27, Protect defining features.** Protect and enhance defining places and features of centers and corridors, including landmarks, natural features, and historic and cultural resources.

Ezones protect natural resources, which can function as defining places or features within centers or corridors. The Ezone Map Correction Project is remapping the ezones to better follow natural resources and to extend them to resources that were missed when the existing ezones were originally adopted. Therefore, City Council determines that the Ezone Map Correction Project improves protection of natural defining features and is consistent with Policy 4.27.

- 232. **Policy 4.28, Historic buildings in centers and corridors.** Protect and encourage the restoration and improvement of historic resources in centers and corridors.
- 233. **Policy 4.29, Public art.** Encourage new development and public places to include design elements and public art that contribute to the distinct identities of centers and corridors, and that highlight the history and diverse cultures of neighborhoods.

City Council determines that the Ezone Map Correction Project does not include objectives or policies related to preservation of historic buildings or inclusion of public art during development; therefore, Policies 4.28 and 4.29 do not apply.

Transitions

- 234. **Policy 4.30, Scale transitions.** Create transitions in building scale in locations where higher-density and higher-intensity development is adjacent to smaller-scale single-dwelling zoning. Ensure that new high-density and large-scale infill development adjacent to single dwelling zones incorporates design elements that soften transitions in scale and limit light and privacy impacts on adjacent residents.

235. **Policy 4.31, Land use transitions.** Improve the interface between non-residential uses and residential uses in areas where commercial or employment uses are adjacent to residentially-zoned land.
236. **Policy 4.32, Industrial edge.** Protect non-industrially zoned parcels from the adverse impacts of facilities and uses on industrially zoned parcels using a variety of tools, including but not limited to vegetation, physical separation, land acquisition, and insulation to establish buffers between industrial sanctuaries and adjacent residential or mixed-use areas to protect both the viability of long-term industrial operations and the livability of adjacent areas.

City Council determines that the Ezone Map Correction Project does not include objectives or policies related to scale transitions, land use transitions, or industrial edges; therefore, Policies 4.30- 4.32 do not apply.

Off-site impacts

237. **Policy 4.33, Off-site impacts.** Limit and mitigate public health impacts, such as odor, noise, glare, light pollution, air pollutants, and vibration that public facilities, land uses, or development may have on adjacent residential or institutional uses, and on significant fish and wildlife habitat areas. Pay attention to limiting and mitigating impacts to under-served and under-represented communities.

The corrected environmental zoning proposed through the Ezone Map Correction Project will better protect and conserve identified natural resources by limiting development within natural resource areas, encouraging environmentally sensitive development, and requiring mitigation when development has a detrimental impact on the functions and values. By aligning the zones with the actual resources, the functions of water movement, flood storage, channel migration, microclimate, and slope stability will be maintained. The primary purpose of ezones is to preserve natural resources that protect public health and safety by mitigating the risks of natural hazards. These protections will help prevent off-site impacts to adjacent uses and adjacent populations, and help protect fish and wildlife habitat areas. Therefore, City Council determines that the Ezone Project supports Policy 4.33.

238. **Policy 4.34, Auto-oriented facilities, uses, and exterior displays.** Minimize the adverse impacts of highways, auto-oriented uses, vehicle areas, drive-through areas, signage, and exterior display and storage areas on adjacent residential uses.
239. **Policy 4.35, Noise impacts.** Encourage building and landscape design and land use patterns that limit and/or mitigate negative noise impacts to building users and residents, particularly in areas near freeways, regional truckways, major city traffic streets, and other sources of noise.
240. **Policy 4.36, Air quality impacts.** Encourage building and landscape design and land use patterns that limit and/or mitigate negative air quality impacts to building users and residents, particularly in areas near freeways, regional truckways, high traffic streets, and other sources of air pollution.

- 241. **Policy 4.37, Diesel emissions.** Encourage best practices to reduce diesel emissions and related impacts when considering land use and public facilities that will increase truck or train traffic.
- 242. **Policy 4.38, Light pollution.** Encourage lighting design and practices that reduce the negative impacts of light pollution, including sky glow, glare, energy waste, impacts to public health and safety, disruption of ecosystems, and hazards to wildlife.
- 243. **Policy 4.39, Airport noise.** Partner with the Port of Portland to require compatible land use designations and development within the noise-affected area of Portland International Airport, while providing disclosure of the level of aircraft noise and mitigating the potential impact of noise within the affected area.
- 244. **Policy 4.40, Telecommunication facility impacts.** Mitigate the visual impact of telecommunications and broadcast facilities near residentially-zoned areas through physical design solutions.

City Council interprets Policies 4.34-4.40 to provide direction regarding transitions between different types of land uses. The Ezone Map Correction Project does not change any of the development standards that regulate these types of uses; and therefore, City Council determines the policies do not apply.

Scenic resources

- 245. **Policy 4.41, Scenic resources.** Enhance and celebrate Portland’s scenic resources to reinforce local identity, histories, and cultures and contribute toward way-finding throughout the city. Consider views of mountains, hills, buttes, rivers, streams, wetlands, parks, bridges, the Central City skyline, buildings, roads, art, landmarks, or other elements valued for their aesthetic appearance or symbolism.
- 246. **Policy 4.42, Scenic resource protection.** Protect and manage designated significant scenic resources by maintaining scenic resource inventories, protection plans, regulations, and other tools.
- 247. **Policy 4.43, Vegetation management.** Maintain regulations and other tools for managing vegetation in a manner that preserves or enhances designated significant scenic resources.
- 248. **Policy 4.44, Building placement, height, and massing.** Maintain regulations and other tools related to building placement, height, and massing to preserve designated significant scenic resources.
- 249. **Policy 4.45, Future development.** Encourage new public and private development to create new public viewpoints providing views of Portland’s rivers, bridges, surrounding mountains, hills and buttes, the Central City skyline, and other landmark features.

City Council determines that the 1991 Scenic Resources Protection Plan remains in effect and is not amended by this project. There are minor amendments to the location of the scenic ‘s’ overlay zones as it applies to designated scenic corridors that overlap with corrected conservation ‘c’ or protection ‘p’ overlay zones. The amendments reflect

updated maps of the location of streams, wetlands, forest canopy and steep slopes with the designated scenic corridors. The zoning codes of 33.480 also remain in place with a minor amendment that exempts new development from the right-of-way setback in areas where the 's' overlay overlaps with the 'c' or 'p' overlay. This is necessary to ensure protection of streams and wetlands from new development. 21% of the 's' overlay for scenic corridors overlaps with the 'c' or 'p' overlays. However, of the area where the 's' overlay intersects with the 'c' or 'p' overlays, 72% of the overlapping area is located in public parks and 18% of the overlapping area is located in public rights-of-way. The remaining area where the 'c' and 'p' overlays intersect with scenic corridors are riparian areas around streams and wetlands, where development should generally be avoided.

Historic and cultural resources

250. **Policy 4.46, Historic and cultural resource protection.** Protect and encourage the restoration of historic buildings, places, and districts that contribute to the distinctive character and history of Portland's evolving urban environment.

City Council determines that the Ezone Map Correction Projects does not address historic and cultural resource protection and therefore Policy 4.46 does not apply.

251. **Policy 4.47, State and federal historic resource support.** Advocate for state and federal policies, programs, and legislation that would enable stronger historic resource designations, protections, and rehabilitation programs.

City Council determines that the Ezone Map Correction Projects does not address advocacy for changes to state and federal historic resource programs and therefore Policy 4.47 does not apply

252. **Policy 4.48, Continuity with established patterns.** Encourage development that fills in vacant and underutilized gaps within the established urban fabric, while preserving and complementing historic resources.

City Council interprets Policy 4.48 to include that in many parts of Portland, particularly in neighborhoods to the west of the Central City and in outer SE Portland, vacant and underutilized gaps in established neighborhoods are often locations where natural resources are located and where ezones are applied. The ezones help to ensure that as infill development occurs in these neighborhoods, the natural resources that contribute to the character of the neighborhood are preserved and protected. Standards and exemptions allow for new development in the ezones that avoids or mitigates for the impacts to natural resources. Therefore, City Council determines that the Ezone Map Correction Project is in compliance with Policy 4.48.

253. **Policy 4.49, Resolution of conflicts.** Adopt and periodically update design guidelines for unique historic districts. Refine base zoning in historic districts to consider the character of the historic resources in the district.

City Council determines that the Ezone Map Correction Projects does not update historic district design guidelines or change the base zoning of historic districts therefore Policy 4.49 does not apply

254. **Policy 4.50, Demolition.** Protect historic resources from demolition. Provide opportunities for public comment, and encourage pursuit of alternatives to demolition or other actions that mitigate for the loss.

City Council determines that the Ezone Map Correction Projects does not address demolition of historic resources and therefore Policy 4.50 does not apply.

255. **Policy 4.51, City-owned historic resources.** Maintain City-owned historic resources with necessary upkeep and repair.

City Council interprets Policy 4.51 to provide direction on maintaining City-owned historic resources. City Council determines that the Ezone Map Correction Projects does not address maintenance of these resources therefore this policy does not apply.

256. **Policy 4.52, Historic Resources Inventory.** Maintain and periodically update Portland's Historic Resources Inventory to inform historic and cultural resource preservation strategies.

The City Council finds that the Historic Resources Inventory was last updated in 1984. The City Council recognizes that 2007 changes in State Administrative Rule allow for the Inventory to be updated. The regulations included in Chapter 33.445, Historic Resources Overlay Zone, do not provide a viable land use procedure for updating the Historic Resources Inventory. City Council determines that the Ezone Map Correction Project does not address the Historic Resources Inventory; therefore, this policy does not apply.

257. **Policy 4.53, Preservation equity.** Expand historic preservation inventories, regulations, and programs to encourage historic preservation in areas and in communities that have not benefited from past historic preservation efforts, especially in areas with high concentrations of under-served and/or under-represented people.

258. **Policy 4.54, Cultural diversity.** Work with Portland's diverse communities to identify and preserve places of historic and cultural significance.

259. **Policy 4.55, Cultural and social significance.** Encourage awareness and appreciation of cultural diversity and the social significance of historic places and their roles in enhancing community identity and sense of place.

The City Council finds that policies 4.53 through 4.55 call for actions that expand equity in historic resource programs, encourage working with diverse communities and increase awareness of cultural diversity in historic preservation activities. City Council determines that the Ezone Map Correction Project does not address these policies.

260. **Policy 4.56, Community structures.** Encourage the adaptive reuse of historic community structures, such as former schools, meeting halls, and places of worship, for arts, cultural, and community uses that continue their role as anchors for community and culture.

261. **Policy 4.57, Economic viability.** Provide options for financial and regulatory incentives to allow for the productive, reasonable, and adaptive reuse of historic resources.

262. **Policy 4.58, Archaeological resources.** Protect and preserve archaeological resources, especially those sites and objects associated with Native American cultures. Work in

partnership with Sovereign tribes, Native American communities, and the state to protect against disturbance to Native American archaeological resources.

Policies 4.56 through 4.58 call for actions that address adaptive reuse of historic community structures, provide options for financial and regulatory incentives for adaptive reuse of historic resources and protect and preserve archaeological resources. The Ezone Map Correction Project does not impact these policies and the code that applies to the ezones allows for the continued use, repair, and replacement, if necessary, of existing structures and development, allowing for continued use and maintenance of historic structures in ezones. Therefore City Council finds that the Ezone Project complies with Policies 4.56-4.58.

Public art

263. **Policy 4.59, Public art and development.** Create incentives for public art as part of public and private development projects.

Policy 4.59 provides direction on public art with private development projects. The Ezone Map Correction Project does not address public art; therefore, City Council finds that this policy does not apply.

Resource-efficient design and development

264. **Policy 4.60, Rehabilitation and adaptive reuse.** Encourage rehabilitation and adaptive reuse of buildings, especially those of historic or cultural significance, to conserve natural resources, reduce waste, and demonstrate stewardship of the built environment.
265. **Policy 4.61, Compact housing.** Promote the development of compact, space- and energy-efficient housing types that minimize use of resources such as smaller detached homes or accessory dwellings and attached homes.
266. **Policy 4.62, Seismic and energy retrofits.** Promote seismic and energy-efficiency retrofits of historic buildings and other existing structures to reduce carbon emissions, save money, and improve public safety.
267. **Policy 4.63, Life cycle efficiency.** Encourage use of technologies, techniques, and materials in building design, construction, and removal that result in the least environmental impact over the life cycle of the structure.
268. **Policy 4.64, Deconstruction.** Encourage salvage and reuse of building elements when demolition is necessary or appropriate.
269. **Policy 4.65, Materials and practices.** Encourage use of natural, resource-efficient, recycled, recycled content, and non-toxic building materials and energy-efficient building practices.
270. **Policy 4.66, Water use efficiency.** Encourage site and building designs that use water efficiently and manage stormwater as a resource.

271. **Policy 4.67, Optimizing benefits.** Provide mechanisms to evaluate and optimize the range of benefits from solar and renewable resources, tree canopy, ecoroofs, and building design.
272. **Policy 4.68, Energy efficiency.** Encourage and promote energy efficiency significantly beyond the Statewide Building Code and the use of solar and other renewable resources in individual buildings and at a district scale.

City Council interprets that the Ezone Map Correction Project does not include any changes to building requirements related to rehabilitation, adaptive reuse, materials, deconstruction, energy and water efficiency, housing size or any other issues identified in policies 4.60-4.68. Therefore, City Council determines that these policies do not apply.

273. **Policy 4.69, Reduce carbon emissions.** Encourage a development pattern that minimizes carbon emissions from building and transportation energy use.
274. **Policy 4.70, District energy systems.** Encourage and remove barriers to the development and expansion of low-carbon heating and cooling systems that serve multiple buildings or a broader district.
275. **Policy 4.71, Ecodistricts.** Encourage ecodistricts, where multiple partners work together to achieve sustainability and resource efficiency goals at a district scale.
276. **Policy 4.72, Energy-producing development.** Encourage and promote development that uses renewable resources, such as solar, wind, and water to generate power on-site and to contribute to the energy grid.

City Council interprets that the Ezone Map Correction Project does not include any changes related to carbon emissions, energy districts, ecodistricts or energy-producing development, as identified in policies 4.69-4.72. Therefore, City Council determines that these policies do not apply.

Designing with nature

277. **Policy 4.73, Design with nature.** Encourage design and site development practices that enhance, and avoid the degradation of, watershed health and ecosystem services and that incorporate trees and vegetation.
278. **Policy 4.74, Flexible development options.** Encouraging flexibility in the division of land, the siting and design of buildings, and other improvements to reduce the impact of development on environmentally-sensitive areas and to retain healthy native and beneficial vegetation and trees.
279. **Policy 4.75, Low-impact development and best practices.** Encourage use of low-impact development, habitat-friendly development, bird-friendly design, and green infrastructure.

City Council interprets that the requirements of 33.430, Environmental Zones remain unchanged with regard to new development, siting buildings or dividing land in areas with significant natural resources. The corrected environmental overlay zones better protect existing natural resources and will maintain watershed health and ecosystem services by requiring new development to avoid and minimize impacts to the resources and to

mitigate for unavoidable negative impacts. Therefore, City Council determines the Ezone Map Correction Project is consistent with Policies 4.73-4.75.

280. **Policy 4.76, Impervious surfaces.** Limit use of and strive to reduce impervious surfaces and associated impacts on hydrologic function, air and water quality, habitat connectivity, tree canopy, and urban heat island effects.

City Council interprets that the requirements of 33.430, Environmental Zones remain unchanged with regard to new development, siting buildings or dividing land in areas with significant natural resources. The corrected environmental overlay zones better protect existing natural resources and will maintain watershed health and ecosystem services by requiring new development to avoid and minimize impacts to the resources (often thereby limiting impervious surfaces) and to mitigate for unavoidable negative impacts. Therefore, City Council determines that the Ezone Map Correction Project is consistent with Policy 4.76.

In addition, existing regulations including the Stormwater Management Manual are applicable to future development. The regulations encourage reduction of impervious surfaces and require that new impervious surfaces be treated for stormwater runoff quantity and/or quality.

281. **Policy 4.77, Hazards to wildlife.** Encourage building, lighting, site, and infrastructure design and practices that provide safe fish and wildlife passage, and reduce or mitigate hazards to birds, bats, and other wildlife.

City Council interprets that 33.430 includes provisions that require new development to be set back from streams and other waterbodies, which helps to ensure safe fish passage. It has provisions that require the preservation of native vegetation or mitigation for impacts to vegetation, which helps to keep wildlife migratory corridors intact. And there are provisions that prohibit lighting that shines directly into the resource area of ezones. Therefore, City Council determines that the Ezone Map Correction Project is in compliance with Policy 4.77.

282. **Policy 4.78, Access to nature.** Promote equitable, safe, and well-designed physical and visual access to nature for all Portlanders, while also maintaining the functions and values of significant natural resources, fish, and wildlife. Provide access to major natural features, including:

- Water bodies such as the Willamette and Columbia rivers, Smith and Bybee Lakes, creeks, streams, and sloughs.
- Major topographic features such as the West Hills, Mt. Tabor, and the East Buttes.
- Natural areas such as Forest Park and Oaks Bottom.

City Council interprets that ezones are applied to natural resources that are located on public and private property throughout Portland neighborhoods, which help to preserve and protect natural resources, such as streams and forests, near to where people live. Ezones are also applied to natural resources in natural areas and major destinations, such

as Mt Tabor, Forest Park, Smith and Bybee Lakes. By updating and correcting the mapping of ezones that apply to natural resources in neighborhoods and natural areas, City Council determines that the Ezone Map Correction Project is in compliance with Policy 4.78.

Hazard-resilient design

- 283. **Policy 4.79, Natural hazards and climate change risks and impacts.** Limit development in or near areas prone to natural hazards, using the most current hazard and climate change-related information and maps.
- 284. **Policy 4.80, Geological hazards.** Evaluate slope and soil characteristics, including liquefaction potential, landslide hazards, and other geologic hazards.
- 285. **Policy 4.81, Disaster-resilient development.** Encourage development and site-management approaches that reduce the risks and impacts of natural disasters or other major disturbances and that improve the ability of people, wildlife, natural systems, and property to withstand and recover from such events.
- 286. **Policy 4.82, Portland Harbor facilities.** Reduce natural hazard risks to critical public and private energy and transportation facilities in the Portland Harbor.
- 287. **Policy 4.83, Urban heat islands.** Encourage development, building, landscaping, and infrastructure design that reduce urban heat island effects.
- 288. **Policy 4.84, Planning and disaster recovery.** Facilitate effective disaster recovery by providing recommended updates to land use designations and development codes, in preparation for natural disasters.

City Council interprets that the Ezone Map Correction Project is aligning the conservation 'c' and protection 'p' zones with existing streams, wetlands, flood area, trees, and forested steep slopes. These corrections will help:

1. Manage stormwater, overland flow and instream flow thus reducing erosion, land slide and flood risks.
2. Limit development within flood area, reducing future flood risks to property.
3. Maintain tree canopy on steep slopes reducing landslide risks.
4. Maintain tree canopy and water features throughout Portland, which cools the air and reduce the impacts of heat island.

Portland Harbor areas either don't have ezones or are excluded from the Ezone Map Correction Project.

City Council determines that these changes are consistent with Policies 4.79-4.84.

Healthy food

- 289. **Policy 4.85, Grocery stores and markets in centers.** Facilitate the retention and development of grocery stores, neighborhood-based markets, and farmer's markets offering fresh produce in centers.

- 290. **Policy 4.86, Neighborhood food access.** Encourage small, neighborhood-based retail food opportunities, such as corner markets, food co-ops, food buying clubs, and community-supported agriculture pickup/drop-off sites, to fill in service gaps in food access across the city.
- 291. **Policy 4.87, Growing food.** Increase opportunities to grow food for personal consumption, donation, sales, and educational purposes.
- 292. **Policy 4.88, Access to community gardens.** Ensure that community gardens are allowed in areas close to or accessible via transit to people living in areas zoned for mixed-use or multi-dwelling development, where residents have few opportunities to grow food in yards.

City Council determines that the Ezone Map Correction Project does not include any changes related healthy food, grocery stores, growing food or access to community gardens as identified in policies 4.85-4.88. These policies do not apply.

Housing: Goals

- 293. **Goal 5.A: Housing diversity.** Portlanders have access to high-quality affordable housing that accommodates their needs, preferences, and financial capabilities in terms of different types, tenures, density, sizes, costs, and locations.
- 294. **Goal 5.B: Equitable access to housing.** Portland ensures equitable access to housing, making a special effort to remove disparities in housing access for people with disabilities, people of color, low-income households, diverse household types, and older adults.
- 295. **Goal 5.C: Healthy connected city.** Portlanders live in safe, healthy housing that provides convenient access to jobs and to goods and services that meet daily needs. This housing is connected to the rest of the city and region by safe, convenient, and affordable multimodal transportation.
- 296. **Goal 5.D: Affordable housing.** Portland has an adequate supply of affordable housing units to meet the needs of residents vulnerable to increasing housing costs.
- 297. **Goal 5.E: High-performance housing.** Portland residents have access to resource-efficient and high-performance housing for people of all abilities and income levels.

The Ezone Map Correction Project is not amending base zones or policies, goals or zoning codes related to housing. The project is amending the zoning maps with regard to how conservation 'c' and protection 'p' zones are applied to residential properties. Because that may impact development of new housing a Housing Capacity Analysis was performed.

Council adopts and incorporates its findings to Goal 10, As discussed above, Council finds that the Ezone Project will have a de minimis impact on the overall housing supply and that the calculated reduction of 551 units of residential housing that will result from the proposed updates to the ezones will be much smaller than the overall residential land surplus that exists in the City of Portland.

Because the Ezone Map Correction Project will not significantly reduce the surplus of buildable residential land in Portland, City Council finds that it is in compliance with Goal 5.A through 5.E.

Housing: Policies

Diverse and expanding housing supply

298. **Policy 5.1, Housing supply.** Maintain sufficient residential development capacity to accommodate Portland’s projected share of regional household growth.
299. **Policy 5.2, Housing growth.** Strive to capture at least 25 percent of the seven-county region’s residential growth (Multnomah, Washington, Clackamas, Yamhill, Columbia, Clark, and Skamania counties).
300. **Policy 5.3, Housing potential.** Evaluate plans and investments for their impact on housing capacity, particularly the impact on the supply of housing units that can serve low- and moderate-income households, and identify opportunities to meet future demand.

As demonstrated in the housing capacity analysis that was referred to in the findings for Goal 5.A through 5.E, the Ezone Map Correction Project will have a minimal impact to Portland’s overall housing supply, and the remapping of the ezones is unlikely to constrain overall housing growth. Therefore, City Council determines that the Ezone Map Correction Project is in compliance with Policy 5.1 and 5.3.

301. **Policy 5.4, Housing types.** Encourage new and innovative housing types that meet the evolving needs of Portland households, and expand housing choices in all neighborhoods. These housing types include but are not limited to single-dwelling units; multi-dwelling units; accessory dwelling units; small units; pre-fabricated homes such as manufactured, modular, and mobile homes; co-housing; and clustered housing/clustered services.
302. **Policy 5.5, Housing in centers.** Apply zoning in and around centers that allows for and supports a diversity of housing that can accommodate a broad range of households, including multi-dwelling and family-friendly housing options.
303. **Policy 5.6, Middle housing.** Enable and encourage development of middle housing. This includes multi-unit or clustered residential buildings that provide relatively smaller, less expensive units; more units; and a scale transition between the core of the mixed use center and surrounding single family areas. Where appropriate, apply zoning that would allow this within a quarter mile of designated centers, corridors with frequent service transit, high capacity transit stations, and within the Inner Ring around the Central City.
304. **Policy 5.7, Adaptable housing.** Encourage adaption of existing housing and the development of new housing that can be adapted in the future to accommodate the changing variety of household types.
305. **Policy 5.8, Physically-accessible housing.** Allow and support a robust and diverse supply of affordable, accessible housing to meet the needs of older adults and people with

disabilities, especially in centers, station areas, and other places that are proximate to services and transit.

- 306. **Policy 5.9, Accessible design for all.** Encourage new construction and retrofitting to create physically-accessible housing, extending from the individual unit to the community, using Universal Design Principles.
- 307. **Policy 5.10. Coordinate with fair housing programs.** Foster inclusive communities, overcome disparities in access to community assets, and enhance housing choice for people in protected classes throughout the city by coordinating plans and investments to affirmatively further fair housing.

Housing access

- 308. **Policy 5.11, Remove barriers.** Remove potential regulatory barriers to housing choice for people in protected classes to ensure freedom of choice in housing type, tenure, and location.

City Council finds that the Ezone Map Correction Project does not impose any restrictions on housing typologies or variety or diversity of housing design. Any type of development that can avoid or mitigate for impacts to natural resources is allowed on lots with ezones. Therefore, City Council determines that policies 5.4-5.11 do not apply.

- 309. **Policy 5.12, Impact analysis.** Evaluate plans and investments, significant new infrastructure, and significant new development to identify potential disparate impacts on housing choice, access, and affordability for protected classes and low-income households. Identify and implement strategies to mitigate the anticipated impacts.

The Ezone Map Correction Project conducted an analysis to identify overlaps between ezones and Census Tracts that contain populations that score highly on a vulnerability scale, which takes into account such factors as race, income, renter status, and educational attainment. This analysis was included in a memorandum that was provided by Ezone Map Correction Project staff to the Planning and Sustainability Commission on September 15, 2021, and it is part of the record.

Of the Census Tracts that scored high on the vulnerability analysis, there was generally very little overlap with ezones. And where ezones did intersect with these Tracts, they were typically located primarily in areas where there was no residential development or in areas that were not zoned for residential development. There were some exceptions in the Boring Lava Domes area of southeast Portland, such as Census Tracts 89.01 and 89.02, in which some developed residential neighborhoods or large, dividable residential zoned lots have significant ezone coverage. But in general, the vast majority of ezones are applied in areas in which the population does not score high on vulnerability risk factors.

Because the Ezone Map Correction Project does not have disparate or disproportionate impacts to vulnerable populations or protected classes, no strategies were deemed necessary to mitigate for impacts to these population groups.

By conducting the vulnerability analysis that was described above, the Ezone Map City

Council finds that the Ezone Project has been demonstrated to be in compliance with Policy 5.12.

310. **Policy 5.13, Housing stability.** Coordinate plans and investments with programs that prevent avoidable, involuntary evictions and foreclosures.
311. **Policy 5.14, Preserve communities.** Encourage plans and investments to protect and/or restore the socioeconomic diversity and cultural stability of established communities.
312. **Policy 5.15, Gentrification/displacement risk.** Evaluate plans and investments, significant new infrastructure, and significant new development for the potential to increase housing costs for, or cause displacement of communities of color, low- and moderate-income households, and renters. Identify and implement strategies to mitigate the anticipated impacts.
313. **Policy 5.16, Involuntary displacement.** When plans and investments are expected to create neighborhood change, limit the involuntary displacement of those who are under-served and under-represented. Use public investments and programs, and coordinate with nonprofit housing organizations (such as land trusts and housing providers) to create permanently-affordable housing and to mitigate the impacts of market pressures that cause involuntary displacement.
314. **Policy 5.17, Land banking.** Support and coordinate with community organizations to hold land in reserve for affordable housing, as an anti-displacement tool, and for other community development purposes.
315. **Policy 5.18, Rebuild communities.** Coordinate plans and investments with programs that enable communities impacted by involuntary displacement to maintain social and cultural connections, and re-establish a stable presence and participation in the impacted neighborhoods.
316. **Policy 5.19, Aging in place.** Encourage a range of housing options and supportive environments to enable older adults to remain in their communities as their needs change.

As demonstrated in the housing capacity analysis that was referred to in the findings for Goal 5.A through 5.E, the Ezone Map Correction Project will have a minimal impact to Portland's overall housing supply, and the remapping of the ezones is unlikely to constrain overall housing growth. Plan amendments will not impact housing stability, result in gentrification or involuntary displacement, affect the ability of communities to land bank, impact community rebuilding, or impact aging in place as identified in policies 5.13-5.19. Therefore, City Council determines that these policies do not apply.

Housing location

317. **Policy 5.20, Coordinate housing needs in high-poverty areas.** Meet the housing needs of under-served and under-represented populations living in high-poverty areas by coordinating plans and investments with housing programs.
318. **Policy 5.21, Access to opportunities.** Improve equitable access to active transportation, jobs, open spaces, high-quality schools, and supportive services and amenities in areas

with high concentrations of under-served and under-represented populations and an existing supply of affordable housing.

319. **Policy 5.22, New development in opportunity areas.** Locate new affordable housing in areas that have high/medium levels of opportunity in terms of access to active transportation, jobs, open spaces, high-quality schools, and supportive services and amenities.
320. **Policy 5.23, Higher-density housing.** Locate higher-density housing, including units that are affordable and accessible, in and around centers to take advantage of the access to active transportation, jobs, open spaces, schools, and various services and amenities.
321. **Policy 5.24, Impact of housing on schools.** Evaluate plans and investments for the effect of housing development on school enrollment, financial stability, and student mobility. Coordinate with school districts to ensure plans are aligned with school facility plans.

As demonstrated in the housing capacity analysis that was referred to in the findings for Goal 5.A through 5.E, the Ezone Map Correction Project will have a minimal impact to Portland's overall housing supply, and the remapping of the ezones is does not impact housing location as described in Policies 5.20-5.24. Therefore, City Council determines that Policies 5.20-5.24 do not apply.

Housing affordability

322. **Policy 5.25, Housing preservation.** Preserve and produce affordable housing to meet needs that are not met by the private market by coordinating plans and investments with housing providers and organizations.
323. **Policy 5.26, Regulated affordable housing target.** Strive to produce at least 10,000 new regulated affordable housing units citywide by 2035 that will be affordable to households in the 0-80 percent MFI bracket.
324. **Policy 5.27, Funding plan.** Encourage development or financial or regulatory mechanisms to achieve the regulated affordable housing target set forth for 2035.
325. **Policy 5.28, Inventory of regulated affordable housing.** Coordinate periodic inventories of the supply of regulated affordable housing in the four-county (Clackamas, Clark, Multnomah and Washington) region with Metro.
326. **Policy 5.29, Permanently-affordable housing.** Increase the supply of permanently-affordable housing, including both rental and homeownership opportunities.
327. **Policy 5.30, Housing cost burden.** Evaluate plans and investments for their impact on household cost, and consider ways to reduce the combined cost of housing, utilities, and/or transportation. Encourage energy-efficiency investments to reduce overall housing costs.
328. **Policy 5.31, Household prosperity.** Facilitate expanding the variety of types and sizes of affordable housing units, and do so in locations that provide low-income households with greater access to convenient transit and transportation, education and training opportunities, the Central City, industrial districts, and other employment areas.

329. **Policy 5.32. Affordable housing in centers.** Encourage income diversity in and around centers by allowing a mix of housing types and tenures.
330. **Policy 5.33, Central City affordable housing.** Encourage the preservation and production of affordable housing in the Central City to take advantage of the area's unique concentration of active transportation access, jobs, open spaces, and supportive services and amenities.
331. **Policy 5.34, Affordable housing resources.** Pursue a variety of funding sources and mechanisms including new financial and regulatory tools to preserve and develop housing units and various assistance programs for households whose needs are not met by the private market.
332. **Policy 5.35, Inclusionary housing.** Use inclusionary zoning and other regulatory tools to effectively link the production of affordable housing to the production of market-rate housing.
333. **Policy 5.36, Impact of regulations on affordability.** Evaluate how existing and new regulations affect private development of affordable housing, and minimize negative impacts where possible. Avoid regulations that facilitate economically-exclusive neighborhoods.
334. **Policy 5.37. Mobile home parks.** Encourage preservation of mobile home parks as a low/moderate-income housing option. Evaluate plans and investments for potential redevelopment pressures on existing mobile home parks and impacts on park residents and protect this low/moderate-income housing option. Facilitate replacement and alteration of manufactured homes within an existing mobile home park.
335. **Policy 5.38, Workforce housing.** Encourage private development of a robust supply of housing that is affordable to moderate-income households located near convenient multimodal transportation that provides access to education and training opportunities, the Central City, industrial districts, and other employment areas.
336. **Policy 5.39. Compact single-family options.** Encourage development and preservation of small resource-efficient and affordable single-family homes in all areas of the city.
337. **Policy 5.40 Employer-assisted housing.** Encourage employer-assisted affordable housing in conjunction with major employment development.
338. **Policy 5.41 Affordable homeownership.** Align plans and investments to support improving homeownership rates and locational choice for people of color and other groups who have been historically under-served and under-represented.
339. **Policy 5.42 Homeownership retention.** Support opportunities for homeownership retention for people of color and other groups who have been historically under-served and under-represented.
340. **Policy 5.43 Variety in homeownership opportunities.** Encourage a variety of ownership opportunities and choices by allowing and supporting including but not limited to

condominiums, cooperatives, mutual housing associations, limited equity cooperatives, land trusts, and sweat equity.

- 341. **Policy 5.44 Regional cooperation.** Facilitate opportunities for greater regional cooperation in addressing housing needs in the Portland metropolitan area, especially for the homeless, low- and moderate-income households, and historically under-served and under-represented communities.
- 342. **Policy 5.45 Regional balance.** Encourage development of a “regional balance” strategy to secure greater regional participation to address the housing needs of homeless people and communities of color, low- and moderate-income households, and historically under-served and under-represented communities throughout the region.

City Council interprets Policies 5.25-5.45 relate to affordable housing options and programs for different communities. As described previously, the Ezone Map Correction Project is a mapping correction project that addresses natural resource protection. It does not address affordable housing options and programs. In addition, and as described under Policy 5.12 above, there is very little overlap between ezones and Census Tracts that scored high on the vulnerability analysis performed. And where ezones did intersect with these Tracts, they were typically located primarily in areas where there was no residential development or in areas that were not zoned for residential development. Plan amendments do not pertain to affordable housing programs as stated in policies 5.24-5.45. Therefore, City Council determines these policies do not apply.

Homelessness

- 343. **Policy 5.46, Housing continuum.** Prevent homelessness and reduce the time spent being homeless by ensuring that a continuum of safe and affordable housing opportunities and related supportive services are allowed, including but not limited to Permanent Supportive Housing, transitional housing, self-built micro housing communities, emergency shelters, temporary shelters such as warming centers, and transitional campgrounds.

City Council determines that the Ezone Map Correction Project is not amending base zones or policies, goals or zoning codes related to housing or homelessness. Therefore, Policy 5.46 does not apply.

Health, safety, and well-being

- 344. **Policy 5.47 Healthy housing.** Encourage development and maintenance of all housing, especially multi-dwelling housing, that protects the health and safety of residents and encourages healthy lifestyles and active living.
- 345. **Policy 5.48 Housing safety.** Require safe and healthy housing free of hazardous materials such as lead, asbestos, and radon.

The Ezone Map Correction Project protects natural resources within neighborhoods, which helps provide opportunities for healthy and active living through access to nature near residential areas. In addition, by protecting existing natural resources, risks of flooding and landslides will be reduced in surrounding areas, thereby supporting this policy. The Ezone

Map Correction Project also includes amendments to zoning code 33.430 regarding vegetation management to reduce wildfire risks and creation of fire breaks to reduce the spread of wildfire, which support safety of residents by improving fire prevention. The Ezone Map Correction Project is consistent with Policy 5.47. The Ezone Map Correction Project does not alter existing codes that discourage or disallow the use of hazardous materials. City Council determines that the Ezone Map Correction Project is consistent with Policies 5.47 and 5.48.

346. **Policy 5.49, Housing quality.** Encourage housing that provides high indoor air quality, access to sunlight and outdoor spaces, and is protected from excessive noise, pests, and hazardous environmental conditions.
347. **Policy 5.50, High-performance housing.** Encourage energy efficiency, green building practices, materials, and design to produce healthy, efficient, durable, and adaptable homes that are affordable or reasonably priced.

City Council determines that the Ezone Map Correction Project does not include goals or policies related to housing quality or high-performance housing. Therefore, Policies 5.49-5.50 do not apply.

348. **Policy 5.51, Healthy and active living.** Encourage housing that provides features supportive of healthy eating and active living such as useable open areas, recreation areas, community gardens, crime-preventive design, and community kitchens in multifamily housing.

The Ezone Map Correction Project protects natural resources within neighborhoods, which helps provide opportunities for healthy and active living through access to nature near residential areas. Otherwise, the Ezone Map Correction Project does not address healthy and active living. City Council determines that the Ezone Map Correction Project is consistent with Policy 5.51.

349. **Policy 5.52, Walkable surroundings.** Encourage active transportation in residential areas through the development of pathways, sidewalks, and high-quality onsite amenities such as secure bicycle parking.

The Ezone Map Correction Project amendments include a modification to the allowed trail width within ezones to make the width consistent with ADA recommendations for public trails. Accessible trails support the goal of walkable surroundings; therefore, City Council determines that the Ezone Map Correction Project is consistent with Policy 5.52.

350. **Policy 5.53, Responding to social isolation.** Encourage site designs and relationship to adjacent developments that reduce social isolation for groups that often experience it, such as older adults, people with disabilities, communities of color, and immigrant communities.

City Council determines that Ezone Map Correction Project does not address social isolation; therefore, Policy 5.53 does not apply.

351. **Policy 5.54 Renter protections.** Enhance renter health, safety, and stability through education, expansion of enhanced inspections, and support of regulations and incentives that protect tenants and prevent involuntary displacement.

The Ezone Map Correction Project is a mapping correction project that addresses natural resource protection. It does not address renter protections. Therefore, City Council determines that Policy 5.54 does not apply.

Economic Development: Goals

352. **Goal 6.A: Prosperity.** Portland has vigorous economic growth and a healthy, diverse economy that supports prosperity and equitable access to employment opportunities for an increasingly diverse population. A strong economy that is keeping up with population growth and attracting resources and talent can:

- Create opportunity for people to achieve their full potential.
- Improve public health.
- Support a healthy environment.
- Support the fiscal well-being of the city.

The City Council interprets this goal to apply to the city as whole and not to individual businesses or sectors of business. The City Council interprets this goal to mean that Portland has a strong economy with employment opportunities for a diverse population. The City Council finds that an important factor in a diverse economy is to provide access to job opportunities across a wide range of wage scales, especially middle wage jobs.

The majority of Portland's land that is zoned industrial and employment was excluded from the Ezone Map Correction Project. On industrial and employment lands that have not been excluded from the project area, the changes to the ezones will be a de minimis increase in ezone coverage, overall. The Ezone Project will not limit or reduce opportunities for a growing economy. Therefore, City Council determines that the Ezone Project is consistent with Goal 6A.

353. **Goal 6.B: Development.** Portland supports an attractive environment for industrial, commercial, and institutional job growth and development by: 1) maintaining an adequate land supply; 2) a local development review system that is nimble, predictable, and fair; and 3) high-quality public facilities and services.

The Ezone Map Correction Project has minimized the project impacts to industrial and employment zoned land supply by excluding the Columbia Corridor and other portions of the City in which the zoning is primarily industrial. Finding 7 on Statewide Planning Goal 9 demonstrated that the proposed changes to the 'c' and 'p' zones will result in a 1.19% increase in the citywide ezone coverage on industrial and employment lands, which is de minimis.

In addition, the existing exemptions and standards in 33.430 allow for new development that avoids or mitigates for impacts to natural resources. Therefore, City Council finds that the Ezone Project is in compliance with Goal 6B.

354. **Goal 6.C: Business district vitality.** Portland implements land use policy and investments to:

- Ensure that commercial, institutional, and industrial districts support business retention and expansion.
- Encourage the growth of districts that support productive and creative synergies among local businesses.
- Provide convenient access to goods, services, and markets.
- Take advantage of our location and quality of life advantages as a gateway to world-class natural landscapes in Northwest Oregon, Southwest Washington, and the Columbia River Basin, and a robust interconnected system of natural landscapes within the region’s Urban Growth Boundary.

There is generally minimal overlap between ezones and commercial, institutional, and industrial districts:

Ezone Changes by Base Zone - All Areas are in Acres					
Base Zone	Existing C	Existing P	Proposed C	Proposed P	Change in Total Ezone Area
CE	9.21	2.63	8.46	8.67	5.30
CI1	39.58	32.88	57.42	27.93	12.89
CI2	33.70	0.00	35.95	2.17	4.43
CM1	3.27	1.41	2.44	3.61	1.37
CM2	1.34	0.05	3.07	1.91	3.59
CM3	0.00	0.00	0.14	0.00	0.14
CX	3.09	0.00	18.04	0.00	14.94
EG1	0.44	0.00	0.47	0.01	0.04
EG2	8.39	11.09	4.24	11.70	-3.54
EX	16.76	17.69	14.39	15.09	-4.97
IG1	2.93	0.34	8.01	2.27	7.01
IG2	15.20	3.48	15.85	9.13	6.29
IH	0.00	0.00	0.17	0.00	0.17
OS	2007.14	6411.69	1296.98	7113.09	-8.76
R10	923.43	648.16	772.67	850.98	52.05
R2.5	7.29	0.00	9.63	0.81	3.14
R20	635.06	233.08	641.10	327.87	100.83
R5	152.06	21.50	138.84	59.71	24.99
R7	364.86	118.58	345.69	216.47	78.72
RF	747.84	347.70	734.23	390.12	28.81
RM1	92.58	17.50	64.92	54.12	8.96

RM2	37.33	7.14	26.64	17.39	-0.44
RM3	0.00	0.00	2.44	0.00	2.44
RM4	1.28	0.00	1.91	0.00	0.63
RMP	10.90	0.84	7.94	0.73	-3.07
Total	5113.69	7875.76	4211.66	9113.78	335.98
Percent Change					2.6%

Portland’s largest commercial districts are the centers and corridors, most of which contain very few natural resources. In the limited areas where ezones do intersect with commercial districts, such as in southwest Portland, there are exemptions and standards that allow for the maintenance of existing development and the growth or expansion of new development that avoids or mitigates for the impacts to natural resources.

Some of Portland’s largest institutional campuses have ezone coverage, such as OHSU, Reed College and Lewis and Clark College. Exemptions allow for the continued maintenance of existing development on institutional campuses, such as buildings, paved areas, lawns, and landscaping, and standards allow for new development that avoids or mitigates for impacts to natural resources.

The majority of Portland’s industrial districts have been excluded from the Ezone Map Correction Project. In industrial areas where ezones are applied, there are exemptions that allow for the continuation of existing uses, and there are standards that allow for new development or the creation of new disturbance areas that avoid or mitigate for the impacts to natural resources.

City Council finds that the Ezone Project is consistent with Goal 6.C because ezones do not inhibit the growth or vitality of business districts.

Economic Development: Policies

Diverse, expanding city economy

- 355. **Policy 6.1, Diverse and growing community.** Expand economic opportunity and improve economic equity for Portland’s diverse, growing population through sustained business growth.
- 356. **Policy 6.2, Diverse and expanding economy.** Align plans and investments to maintain the diversity of Portland’s economy and status as Oregon’s largest job center with growth across all sectors (commercial, industrial, creative, and institutional) and across all parts of the city.
- 357. **Policy 6.3, Employment growth.** Strive to capture at least 25 percent of the seven-county region’s employment growth (Multnomah, Washington, Clackamas, Yamhill, Columbia, Clark, and Skamania counties).
- 358. **Policy 6.4, Fiscally-stable city.** Promote a high citywide jobs-to-households ratio that supports tax revenue growth at pace with residential demand for municipal services.

- 359. **Policy 6.5, Economic resilience.** Improve Portland’s economic resilience to impacts from climate change and natural disasters through a strong local economy and equitable opportunities for prosperity.
- 360. **Policy 6.6, Low-carbon and renewable energy economy.** Align plans and investments with efforts to improve energy efficiency and reduce lifecycle carbon emissions from business operations. Promote employment opportunities associated with energy efficiency projects, waste reduction, production of more durable goods, and recycling.
- 361. **Policy 6.7, Competitive advantages.** Maintain and strengthen the city’s comparative economic advantages including access to a high-quality workforce, business diversity, competitive business climate, and multimodal transportation infrastructure.
- 362. **Policy 6.8, Business environment.** Use plans and investments to help create a positive business environment in the city and provide strategic assistance to retain, expand, and attract businesses.
- 363. **Policy 6.9, Small business development.** Facilitate the success and growth of small businesses and coordinate plans and investments with programs that provide technical and financial assistance to promote sustainable operating practices.
- 364. **Policy 6.10, Business innovation.** Encourage innovation, research, development, and commercialization of new technologies, products, and services through responsive regulations and public sector approaches.
- 365. **Policy 6.11, Sharing economy.** Encourage mechanisms that enable individuals, corporations, non-profits, and government to market, distribute, share, and reuse excess capacity in goods and services. This includes peer-to-peer transactions, crowd funding platforms, and a variety of business models to facilitate borrowing and renting unused resources.
- 366. **Policy 6.12, Economic role of livability and ecosystem services.** Conserve and enhance Portland’s cultural, historic, recreational, educational, food-related, and ecosystem assets and services for their contribution to the local economy and their importance for retention and attraction of skilled workers and businesses.

City Council interprets that Policies 6.1-6.12 provide direction regarding economic and employment growth. The Ezone Project is a remapping project and plan amendments do not adversely impact the economic development capacity of the study area or the city, more generally. For the most part, these policies are citywide and program-specific economic development directives that are not applicable to these amendments. However, City Council determines that the Ezone Project is consistent with and supports Policy 6.12 by conserving and enhancing ecosystem assets and services through zoning map and text changes.

Land development

- 367. **Policy 6.13, Land supply.** Provide supplies of employment land that are sufficient to meet the long-term and short-term employment growth forecasts, adequate in terms of

amounts and types of sites, available and practical for development and intended uses. Types of sites are distinguished primarily by employment geographies identified in the Economic Opportunities Analysis, although capacity needs for building types with similar site characteristics can be met in other employment geographies.

City Council finds that the Ezone Map Correction Project has a de minimis impact on land supply for economic development. Portions of the city in which there is extensive employment and industrial zoning were excluded from the project area. The table below shows the extent of existing and proposed environmental overlay zones on each of the base zones in the project area.

Ezone Changes by Base Zone - All Areas are in Acres					
Base Zone	Existing C	Existing P	Proposed C	Proposed P	Change in Total Ezone Area
CE	9.21	2.63	8.46	8.67	5.30
CI1	39.58	32.88	57.42	27.93	12.89
CI2	33.70	0.00	35.95	2.17	4.43
CM1	3.27	1.41	2.44	3.61	1.37
CM2	1.34	0.05	3.07	1.91	3.59
CM3	0.00	0.00	0.14	0.00	0.14
CX	3.09	0.00	18.04	0.00	14.94
EG1	0.44	0.00	0.47	0.01	0.04
EG2	8.39	11.09	4.24	11.70	-3.54
EX	16.76	17.69	14.39	15.09	-4.97
IG1	2.93	0.34	8.01	2.27	7.01
IG2	15.20	3.48	15.85	9.13	6.29
IH	0.00	0.00	0.17	0.00	0.17
OS	2007.14	6411.69	1296.98	7113.09	-8.76
R10	923.43	648.16	772.67	850.98	52.05
R2.5	7.29	0.00	9.63	0.81	3.14
R20	635.06	233.08	641.10	327.87	100.83
R5	152.06	21.50	138.84	59.71	24.99
R7	364.86	118.58	345.69	216.47	78.72
RF	747.84	347.70	734.23	390.12	28.81
RM1	92.58	17.50	64.92	54.12	8.96
RM2	37.33	7.14	26.64	17.39	-0.44
RM3	0.00	0.00	2.44	0.00	2.44
RM4	1.28	0.00	1.91	0.00	0.63
RMP	10.90	0.84	7.94	0.73	-3.07
Total	5113.69	7875.76	4211.66	9113.78	335.98
Percent Change					2.6%

In addition, the existing exemptions and standards in 33.430 allow for new development on lots that have ezones, including those that are located within employment areas.

Therefore, City Council determines that the Ezone Map Correction Project is in compliance with Policy 6.13.

368. **Policy 6.14. Brownfield redevelopment.** Overcome financial-feasibility gaps to cleanup and redevelop 60 percent of brownfield acreage by 2035.
369. **Policy 6.15, Regionally-competitive development sites.** Improve the competitiveness of vacant and underutilized sites located in Portland’s employment areas using incentives, and regional and state assistance for needed infrastructure and site readiness improvements.
370. **Policy 6.16, Regulatory climate.** Improve development review processes and regulations to encourage predictability and support local and equitable employment growth and encourage business retention, including:
 - 6.16.a,** Assess and understand cumulative regulatory costs to promote Portland’s financial competitiveness with other comparable cities.
 - 6.16.b,** Promote certainty for new development through appropriate allowed uses and “clear and objective” standards to permit typical development types without a discretionary review.
 - 6.16.c,** Allow discretionary review to facilitate flexible and innovative approaches to meet requirements.
 - 6.16.d,** Design and monitor development review processes to avoid unnecessary delays.
 - 6.16.e,** Promote cost effective compliance with federal and state mandates, productive intergovernmental coordination, and efficient, well-coordinated development review and permitting procedures.
371. **Policy 6.17, Short-term land supply.** Provide for a competitive supply of development-ready sites with different site sizes and types, to meet five-year demand for employment growth in the Central City, industrial areas, campus institutions, and neighborhood business districts.
372. **Policy 6.18. Evaluate land needs.** Update the Economic Opportunities Analysis and short-term land supply strategies every five to seven years.
373. **Policy 6.19, Corporate headquarters.** Provide land opportunities for development of corporate headquarters campuses in locations with suitable transportation facilities.

City Council interprets that Policies 6.14-6.19 provide direction on the supply and productivity of employment sites. The Ezone Project is a remapping project with the goal of synchronizing the location of the overlay zones with the location of existing natural resources identified in the **Natural Resources Inventory (NRI)**. Plan amendments do not adversely impact the supply and productivity of employment sites. For the most part, these policies are citywide and program-specific economic development directives that are not applicable to these amendments.

Related to Policy 6.16, Regulatory Climate, the existing environmental overlay zone includes a two-track system for project approval, where either established development standards can be met or projects can be approved through land use review. If there is no standard for the proposed activity, or if a proposal is not able to meet the standards, the proposal must be approved through Environmental Review. The existing and proposed development standards provide “clear and objective” standards to permit typical development types without a discretionary review, increasing certainty for applicants and reducing the costs of approval. City Council finds that the Ezone Project proposes only minor modifications to established standards.

Traded sector competitiveness

- 374. **Policy 6.20, Traded sector competitiveness.** Align plans and investments with efforts to improve the city and regional business environment for traded sector and export growth. Participate in regional and statewide initiatives.
- 375. **Policy 6.21, Traded sector diversity.** Encourage partnerships to foster the growth, small business vitality, and diversity of traded sectors.
- 376. **Policy 6.22, Clusters.** Align plans and investments with efforts that direct strategic business development resources to enhance the competitiveness of businesses in traded sector clusters.
- 377. **Policy 6.23, Trade and freight hub.** Encourage investment in transportation systems and services that will retain and expand Portland’s competitive position as a West Coast trade gateway and freight distribution hub.
- 378. **Policy 6.24, Traded sector land supply.** Foster traded sector retention, growth, and competitive advantages in industrial districts and the Central City. Recognize the concentration of traded-sector businesses in these districts.
- 379. **Policy 6.25, Import substitution.** Encourage local goods production and service delivery that substitute for imports and help keep the money Portlanders earn in the local economy.
- 380. **Policy 6.26, Business opportunities in urban innovation.** Strive to have Portland’s built environment, businesses, and infrastructure systems showcase examples of best practices of innovation and sustainability.

City Council interprets that Policies 6.20-6.26 address traded sector businesses at the city and regionwide scale. The purpose of the Ezone Project is to synchronize the location of environmental overlay zones with the location of existing natural resources identified in the Natural Resources Inventory (NRI). Therefore, City Council determines that it does not adversely impact the city and regional business climate and Policies 6.20-6.26 do not apply.

Equitable household prosperity

- 381. **Policy 6.27, Income self-sufficiency.** Expand access to self-sufficient wage levels and career ladders for low-income people by maintaining an adequate and viable supply of

employment land and public facilities to support and expand opportunities in Portland for middle- and high-wage jobs that do not require a 4-year college degree.

6.27.a, Support the role of industrial districts as a leading source of middle-wage jobs that do not require a 4-year college degree and as a major source of wage-disparity reduction for under-served and under-represented communities.

6.27.b, Evaluate and limit negative impacts of plans and investments on middle and high wage job creation and retention.

City Council finds that the majority of the industrial zoned land was excluded from the Ezone Map Correction Project to avoid any potential constraints on industrial land supply or development of industrial land. Therefore, City Council determines that the Ezone Map Correction Project is consistent with Policy 6.27.

382. **Policy 6.28. East Portland job growth.** Improve opportunities for East Portland to grow as a business destination and source of living wage jobs.

Most of the ezones that are mapped in East Portland are in areas that are primarily residential or in parks. But in low lying areas near Johnson Creek, there are some employment and industrial lands on which ezones have been mapped. Within these areas, and all land on which ezones are applied, there are exemptions that allow for the continuation of existing land uses and maintenance and replacement of existing structures. There are standards that allow for the expansion of development within existing disturbance areas or the creation of new disturbance areas up to specified limits with mitigation. And there is the Environmental Review process that allows for additional development that cannot meet standards. The combination of exemptions, standards, and Environmental Review allows for development that avoids natural resources or mitigates for impacts to resources, while providing opportunities for business growth and the expansion of middle wage jobs. Therefore, City Council finds that the Ezone Map Correction Project is in compliance with Policy 6.28.

383. **Policy 6.29, Poverty reduction.** Encourage investment in, and alignment of, poverty-reduction efforts that address economic development, land use, transportation, housing, social services, public health, community development, and workforce development.
384. **Policy 6.30. Disparity reduction.** Encourage investment in, and alignment of, public efforts to reduce racial, ethnic, and disability-related disparities in income and employment opportunity.
385. **Policy 6.31. Minority-owned, woman-owned and emerging small business (MWESB) assistance.** Ensure that plans and investments improve access to contracting opportunities for minority-owned, woman-owned, and emerging small businesses.

City Council finds that the Ezone Map Correction Project does not have any impact on or propose any community spending or investment. Therefore City Council determines that Policies 6.29 through 6.31 are not applicable.

386. **Policy 6.32. Urban renewal plans.** Encourage urban renewal plans to primarily benefit existing residents and businesses within the urban renewal area through:

- Revitalization of neighborhoods.
- Expansion of housing choices.
- Creation of business and job opportunities.
- Provision of transportation linkages.
- Protection of residents and businesses from the threats posed by gentrification and displacement.
- The creation and enhancement of those features which improve the quality of life within the urban renewal area.

City Council finds that the Ezone Project does not address or amend urban renewal plans. City Council determines that Policy 6.32 does not apply.

Central City

387. **Policy 6.33. Central City.** Improve the Central City's regional share of employment and continue its growth as the unique center of both the city and the region for innovation and exchange through commerce, employment, arts, culture, entertainment, tourism, education, and government.

388. **Policy 6.34. Central City industrial districts.** Protect and facilitate the long-term success of Central City industrial districts, while supporting their evolution into places with a broad mix of businesses with high employment densities.

389. **Policy 6.35. Innovation districts.** Provide for expanding campus institutions in the Central City and Marquam Hill, and encourage business development that builds on their research and development strengths.

City Council interprets that Policies 6.33-6.35 provide direction regarding economic development in the Central City. The Ezone Project does not address employment growth, industrial and innovation districts in the Central City, and there are only roughly 15 acres of ezones mapped in the Central City, the majority of which are applied to steep slopes in the right of way above I-84. Therefore, City Council finds that these policies do not apply.

Industrial and employment districts

390. **Policy 6.36, Industrial land.** Provide industrial land that encourages industrial business retention, growth, and traded sector competitiveness as a West Coast trade and freight hub, a regional center of diverse manufacturing, and a widely accessible base of family-wage jobs, particularly for under-served and under-represented people.

391. **Policy 6.37, Industrial sanctuaries.** Protect industrial land as industrial sanctuaries identified on the Comprehensive Plan Map primarily for manufacturing and distribution uses and to encourage the growth of industrial activities in the city.

392. **Policy 6.38, Prime industrial land retention.** Protect the multimodal freight-hub industrial districts at the Portland Harbor, Columbia Corridor, and Brooklyn Yard as prime industrial land that is prioritized for long-term retention.
- 6.38.a,** Protect prime industrial lands from quasi-judicial Comprehensive Plan Map amendments that convert prime industrial land to non-industrial uses, and consider the potential for other map amendments to otherwise diminish the economic competitiveness or viability of prime industrial land.
- 6.38.b,** Limit conversion of prime industrial land through land use plans, regulations, or public land acquisition for non-industrial uses, especially land that can be used by river-dependent and river-related industrial uses.
- 6.38.c,** Limit regulatory impacts on the capacity, affordability, and viability of industrial uses in the prime industrial area while ensuring environmental resources are also protected.
- 6.38.d,** Strive to offset the reduction of development capacity as needed, with additional prime industrial capacity that includes consideration of comparable site characteristics. Offsets may include but are not limited to additional brownfield remediation, industrial use intensification, strategic investments, and other innovative tools and partnerships that increase industrial utilization of industrial land.
- 6.38.e,** Protect prime industrial land for siting of parks, schools, large-format places of assembly, and large-format retail sales.
- 6.38.f,** Promote efficient use of freight hub infrastructure and prime industrial land by limiting non-industrial uses that do not need to be in the prime industrial area.
393. **Policy 6.39. Harbor access lands.** Limit use of harbor access lands to river- or rail-dependent or related industrial land uses due to the unique and necessary infrastructure and site characteristics of harbor access lands for river-dependent industrial uses.
394. **Policy 6.40. Portland Harbor Superfund Site.** Take a leadership role to facilitate a cleanup of the Portland Harbor that moves forward as quickly as possible and that allocates cleanup costs fairly and equitably. Encourage a science-based and cost-effective cleanup solution that facilitates re-use of land for river- or rail-dependent or related industrial uses.
395. **Policy 6.41, Multimodal freight corridors.** Encourage freight-oriented industrial development to locate where it can maximize the use of and support reinvestment in multimodal freight corridors.
396. **Policy 6.43, Dispersed employment areas.** Provide small, dispersed employment areas for a flexible and affordable mix of office, creative services, small-scale manufacturing, traded sector and distribution, and other small-format light industrial and commercial uses with access to nearby freeways or truck streets.
397. **Policy 6.44, Industrial land use intensification.** Encourage reinvestment in, and intensification of, industrial land use, as measured by output and throughput per acre.

398. **Policy 6.45. Industrial brownfield redevelopment.** Provide incentives, investments, technical assistance and other direct support to overcome financial-feasibility gaps to enable remediation and redevelopment of brownfields for industrial growth.
399. **Policy 6.46, Impact analysis.** Evaluate and monitor the impacts on industrial land capacity that may result from land use plans, regulations, public land acquisition, public facility development, and other public actions to protect and preserve existing industrial lands.
400. **Policy 6.47, Clean, safe, and green.** Encourage improvements to the cleanliness, safety, and ecological performance of industrial development and freight corridors by facilitating adoption of market feasible new technology and design.
401. **Policy 6.48. Fossil fuel distribution.** Limit fossil fuels distribution and storage facilities to those necessary to serve the regional market.
402. **Policy 6.49. Industrial growth and watershed health.** Facilitate concurrent strategies to protect and improve industrial capacity and watershed health in the Portland Harbor and Columbia Corridor areas.
403. **Policy 6.50. District expansion.** Provide opportunities for expansion of industrial areas based on evaluation of forecasted need and the ability to meet environmental, social, economic, and other goals.
404. **Policy 6.51. Golf course reuse and redevelopment.** Facilitate a mix of industrial, natural resource, and public open space uses on privately-owned golf course sites in the Columbia Corridor that property owners make available for reuse.
405. **Policy 6.52, Residential and commercial reuse.** Facilitate compatible industrial or employment redevelopment on residential or commercial sites that become available for reuse if the site is in or near prime industrial areas, and near a freeway or on a freight street.
406. **Policy 6.53. Mitigation banks.** Facilitate industrial site development by promoting and allowing environmental mitigation banks that serve industrial land uses on prime industrial land.
407. **Policy 6.54. Neighborhood buffers.** Maintain and enhance major natural areas, open spaces, and constructed features as boundaries and buffers for the Portland Harbor and Columbia Corridor industrial areas.
408. **Policy 6.55, Neighborhood park use.** Allow neighborhood park development within industrial zones where needed to provide adequate park service within one-half mile of every resident.

City Council interprets that Policies 6.36-6.55 provide direction regarding industrial and employment districts. The Ezone Map Correction Project do not change comprehensive plan designations affecting lands in industrial or employment districts. Further, the majority of land that is zoned industrial was excluded from the Ezone Map Correction Project. 33.430 contains standards and exemptions that allow for new development that avoids or mitigates for impacts to natural resources and that allow existing land uses to

continue and for structures and disturbance areas to be maintained or replaced with existing development footprints, which allow for the continued development and use of industrial and employment lands. Therefore, City Council finds that the project does not impact the development capacity of the City's industrial and employment districts. These policies either do not apply, or to the extent they apply, are equally supported by the Ezone Project.

Campus institutions

409. **Policy 6.56. Campus institutions.** Provide for the stability and growth of Portland's major campus institutions as essential service providers, centers of innovation, workforce development resources, and major employers.
410. **Policy 6.57. Campus land use.** Provide for major campus institutions as a type of employment land, allowing uses typically associated with health care and higher education institutions. Coordinate with institutions in changing campus zoning to provide land supply that is practical for development and intended uses.
411. **Policy 6.58. Development impacts.** Protect the livability of surrounding neighborhoods through adequate infrastructure and campus development standards that foster suitable density and attractive campus design. Minimize off-site impacts in collaboration with institutions and neighbors, especially to reduce automobile traffic and parking impacts.
412. **Policy 6.59. Community amenities and services.** Encourage campus development that provides amenities and services to surrounding neighborhoods, emphasizing the role of campuses as centers of community activity.
413. **Policy 6.60. Campus edges.** Provide for context-sensitive, transitional uses, and development at the edges of campus institutions to enhance their integration into surrounding neighborhoods, including mixed-use and neighborhood-serving commercial uses where appropriate.
414. **Policy 6.61. Satellite facilities.** Encourage opportunities for expansion of uses, not integral to campus functions, to locate in centers and corridors to support their economic vitality.

City Council interprets that Policies 6.56-6.61 provide direction regarding campus institutions. The Ezone Map Correction Project does not include goals or objectives related to campus institutions and does not propose amendments that would impact Policies 6.56-6.61. While ezones are applied to a number of institutional campuses around Portland, Chapter 33.430 contains exemptions that allow for the maintenance, repair and replacement of all existing structures, and there are exemptions that allow for the continued maintenance of landscaped areas. There are standards that allow for the expansion of disturbance areas or the creation of new disturbance areas that avoid or mitigate for the impacts to natural resources, and the Environmental Review process provides an alternative track for development that cannot meet standards or exemptions. Therefore, City Council finds that the Ezone Map Correction Project is in compliance with Policies 6.56-6.61.

Neighborhood business districts

415. **Policy 6.62, Neighborhood business districts.** Provide for the growth, economic equity, and vitality of neighborhood business districts.
416. **Policy 6.63, District function.** Enhance the function of neighborhood business districts as a foundation of neighborhood livability.
417. **Policy 6.64, Small, independent businesses.** Facilitate the retention and growth of small and locally-owned businesses.
418. **Policy 6.65, Home-based businesses.** Encourage and expand allowances for small, low-impact home based businesses in residential areas, including office or personal service uses with infrequent or by-appointment customer or client visits to the site. Allow a limited number of employees, within the scale of activity typical in residential areas. Allow home-based businesses on sites with accessory dwelling units.
419. **Policy 6.66, Neighborhood-serving business.** Provide for neighborhood business districts and small commercial nodes in areas between centers to expand local access to goods and services. Allow nodes of small-scale neighborhood-serving commercial uses in large planned developments and as a ground floor use in high density residential areas.
420. **Policy 6.67, Retail development.** Provide for a competitive supply of retail sites that support the wide range of consumer needs for convenience, affordability, accessibility, and diversity of goods and services, especially in under-served areas of Portland.
421. **Policy 6.68, Investment priority.** Prioritize commercial revitalization investments in neighborhoods that serve communities with limited access to goods and services.
422. **Policy 6.69, Non-conforming neighborhood business uses.** Limit non-conforming uses to reduce adverse impacts on nearby residential uses while avoiding displacement of existing neighborhood businesses.
423. **Policy 6.70, Involuntary commercial displacement.** Evaluate plans and investments for their impact on existing businesses.
 - 6.70.a,** Limit involuntary commercial displacement in areas at risk of gentrification, and incorporate tools to reduce the cost burden of rapid neighborhood change on small business owners vulnerable to displacement.
 - 6.70.b,** Encourage the preservation and creation of affordable neighborhood commercial space to support a broad range of small business owners.
424. **Policy 6.71, Temporary and informal markets and structures.** Acknowledge and support the role that temporary markets (farmer's markets, craft markets, flea markets, etc.) and other temporary or mobile-vending structures play in enabling startup business activity. Also, acknowledge that temporary uses may ultimately be replaced by more permanent development and uses.

425. **Policy 6.72 Community economic development.** Encourage collaborative approaches to align land use and neighborhood economic development for residents and business owners to better connect and compete in the regional economy.
426. **Policy 6.73 Centers.** Encourage concentrations of commercial services and employment opportunities in centers.
- 6.73.a,** Encourage a broad range of neighborhood commercial services in centers to help residents and others in the area meet daily needs and/or serve as neighborhood gathering places.
- 6.73.b,** Encourage the retention and further development of grocery stores and local markets as essential elements of centers.
- 6.73.c,** Enhance opportunities for services and activities in centers that are responsive to the needs of the populations and cultural groups of the surrounding area.
- 6.73.d,** Require ground-level building spaces in core areas of centers accommodate commercial or other street-activating uses and services.
- 6.73.e,** Encourage employment opportunities as a key function of centers, including connections between centers, institutions, and other major employers to reinforce their roles as vibrant centers of activity.

City Council interprets that Policies 6.62-6.73 provide direction regarding neighborhood business districts. The Ezone Map Correction Project does not change commercial revitalization plans and priorities or affect any base land use zone designations. There is generally little overlap between business districts and ezones, but in locations where the ezones do apply to lots that are located in business districts, there are exemptions that allow for the maintenance, repair or replacement of existing disturbance areas and/or structures, and there are standards that allow for new development that avoids or mitigates for impacts to natural resources. Environmental Review provides an alternative track for new or expanded development that cannot meet standards or exemptions. Therefore, City Council finds that the Ezone Map Correction Project is in compliance with Policies 6.62-6.73.

Environmental and Watershed Health: Goals

427. **Goal 7.A: Climate.** Carbon emissions are reduced to 50 percent below 1990 levels by 2035.

The Ezone Map Correction Project is remapping ezones to better follow natural resources like streams, forests, and wetlands. Within ezones, trees and native vegetation are protected, and mitigation plantings are required to replace any tree that is removed. Trees provide ecosystem services, including moderating nearby temperatures at ground level and reducing heat island effect, which reduces the need to use energy intensive technology, like air conditioning. A significant portion of Portland's electricity is supplied by fossil fuels. If Portland businesses and residences reduce their air conditioning use, the fossil fuel consumption related carbon emissions will be lower.

Standards and exemptions in 33.430 allow for new development that avoids or mitigates for impacts to natural resources. As infill development occurs on vacant sites that contain protected natural resources, the remaining resources that are located on the site will help to cool and reduce the energy demand of the new structures that are built there.

While reduction in heat island effect is important, and it will have an impact on carbon emissions, the effect is likely to be relatively small. In general, reductions in carbon emissions will have to come from changes in energy production and transportation to have a large impact. This may require new transportation facility construction or the construction of new energy transmission facilities in Portland. Standards and exemptions in 33.430 allow for the construction of roadways and utilities within the ezones as long as impacts to natural resources are avoided or mitigated. Thus, City Council finds that the ezones will not prevent or prohibited development of Portland's infrastructure that are needed to facilitate reductions in carbon emissions, and therefore, City Council determines that the Ezone Map Correction Project is in compliance with Goal 7.A.

428. **Goal 7.B: Healthy watersheds and environment.** Ecosystem services and ecosystem functions are maintained and watershed conditions have improved over time, supporting public health and safety, environmental quality, fish and wildlife, cultural values, economic prosperity, and the intrinsic value of nature.

Council finds that *The Environmental Overlay Zone Map Correction Project* is consistent with this policy in the following ways:

- A. New ezones are being applied to 12 miles of streams and 85 acres of wetlands that weren't previously protected by ezones. Application of ezones to these previously unprotected features ensures that future development will be set back from all significant riparian resources, as defined in Metro Title 13, and that any development that could potentially impact riparian resources is mitigated. Mitigation prevents the loss of ecosystem functions that are provided.
- B. Maintains existing natural resource function by correcting the boundaries of the environmental zones to better align with existing natural resource features, including streams, wetlands, tree canopy and unique habitats. The plan includes an updated natural resource inventory that identifies riparian corridors and wildlife habitat resources and functional values, and special habitat areas. The corrected environmental zoning will better protect and conserve the identified resources by limiting development within natural resource areas, will encourage environmentally sensitive development, and will require mitigation when development has a detrimental impact on the functions and values. By aligning the zones with the actual resources, the functions of water movement, flood storage, channel migration, microclimate and slope stability will be maintained;
- C. Applies a minimum level of protection to wetlands within the project area to protect their functions including water and flood storage, thus reducing flooding and erosion risks and improving water quality;

- D. Improve air quality by correcting the zone boundaries to better align with tree canopy, which will require new development to avoid impacts to trees or mitigate unavoidable impacts, which will retain the air quality benefits of trees including filtering pollutants from the air and cooling the air; and
- E. Existing regulations including City Zoning Title 10, Erosion Control, and the Stormwater Management Manual will remain in effect and are applicable to future development. These regulations will maintain and improve water quality.

The primary purpose of Ezones is to restrict or prohibit activities over or near important natural resources in order to preserve the public health and safety benefits they provide. Streams, wetlands, and vegetation each provide important ecosystem services that support protection of public health and safety and help reduce the risk and consequences of disasters/threats such as landslides, floods, storms or pollution. Streams are an integral part of our stormwater conveyance system - they provide a stormwater disposal location for developed areas, convey storm flows away from steep and unstable slopes, and provide flood storage benefits. Wetlands hold and absorb stormwater runoff, which reduces the rate and volume of stormwater discharge, in turn helping to delay peak flows and prevent flooding. Vegetation prevents erosion, provides slope stability benefits to prevent landslides, intercepts rainfall thereby reducing stormwater runoff and downstream impacts (such as flooding), helps mitigate for heat island impacts of development, and helps clean the air. The Ezone Map Correction Project is updating Ezone Mapping within the project area so that ezones better align with the resources they are intended to protect, which results in improved protection of ecosystem services provided by the resources in support of public health and safety. Therefore, this project is updating and remapping a land use regulation that restricts or prohibits activities for the protection of public health and safety.

429. **Goal 7.C: Resilience.** Portland's built and natural environments function in complementary ways and are resilient in the face of climate change and natural hazards.

The Comprehensive Plan defines "resilience" as the capability to anticipate, prepare for, respond to, and recover from significant multi-hazard threats with minimum damage to social well-being, the economy, and the environment.

The Ezone Map Correction Project supports this goal because it improves protection of natural resources that help to mitigate heat island effect, reduce erosion, absorb runoff from precipitation, reduce the severity of floods, and help to prevent landslides. These resources, including streams, forests, woodlands, other vegetation, and wetlands are collectively known as Green Infrastructure. By protecting natural resources and the ecosystem services that they provide, the ezones make Portland more resilient to climate change and natural hazards. The Ezone Map Correction Project is extending ezones to natural resources that were missed when the ezones were originally applied. This will help to make the City of Portland more resilient to climate change and natural hazards. Therefore, City Council determines that the Ezone Project is in compliance with Goal 7.C.

430. **Goal 7.D: Environmental equity.** All Portlanders have access to clean air and water, can experience nature in their daily lives, and benefit from development designed to lessen the impacts of natural hazards and environmental contamination.

Ezones protect natural resources on both public and private land. They ensure that ecosystem services are protected and preserved in neighborhoods around Portland. The Ezone Map Correction Project is remapping the ezones to ensure that they are applied to all resources that are located within the project area, including resources that were missed when the ezones were originally adopted. The benefits that the resources provide extend beyond the lots on which they are located, moderating heat island effect in the surrounding neighborhoods, reducing and capturing runoff from storm events, and reducing the effects of flooding in downstream communities, and preventing landslides, the effects of which can impact entire neighborhoods.

Ezones are also applied to parks, natural areas, and public open spaces. Ezones are applied to resources in regionally significant parks in West Portland like Tryon Creek State Park and Forest Park, and well as public natural areas that are located in East Portland, such as Powell Butte and Rocky Butte.

Whether protected resources are located in neighborhoods or nearby parks, the ecosystem benefits extend to all that live near areas that are protected by ezones. Therefore, City Council determines that the Ezone Map Correction Project is in compliance with Goal 7.D.

431. **Goal 7.E: Community stewardship.** Portlanders actively participate in efforts to maintain and improve the environment, including watershed health.

City Council interprets that Chapter 33.430 has exemptions that allow for the removal of nuisance and invasive species that are located in ezones and for the installation of native trees and other native plants. These exemptions allow property owners to actively manage the natural environment on their property to promote ecosystem health. These exemptions also allow members of volunteer groups, such as the "No Ivy League," to work on environmental stewardship projects in public natural areas, such as Forest Park. Therefore, City Council determines that the Ezone Map Correction Project is in compliance with Goal 7.E

Environmental and Watershed Health: Policies

Improving environmental quality and resilience

432. **Policy 7.1, Environmental quality.** Protect or support efforts to protect air, water, and soil quality, and associated benefits to public and ecological health and safety, through plans and investments.

City Council determines that the Ezone Map Correction Project is consistent with this policy because it supports the protection of air, water and soil quality in the following ways:

- a. Maintains existing natural resource function by correcting the boundaries of the environmental zones to better align with existing natural resource features, including streams, wetlands, tree canopy and unique habitats. The plan includes an updated natural resource inventory that identifies riparian corridors and wildlife habitat resources and functional values, and special habitat areas. The corrected environmental zoning will better protect and conserve the identified resources by limiting development within natural resource areas, will encourage environmentally sensitive development, and will require mitigation when development has a detrimental impact on the functions and values. By aligning the zones with the actual resources, the functions of water movement, flood storage, channel migration, microclimate and slope stability will be maintained;
- b. Applies a minimum level of protection to wetlands within the project area to protect their functions including water and flood storage, thus reducing flooding and erosion risks and improving water quality;
- c. Improve air quality by correcting the zone boundaries to better align with tree canopy, which will require new development to avoid impacts to trees or mitigate unavoidable impacts, which will retain the air quality benefits of trees including filtering pollutants from the air and cooling the air; and
- d. Existing regulations including City Zoning Title 10, Erosion Control, and the Stormwater Management Manual will remain in effect and are applicable to future development. These regulations will maintain and improve water quality.

433. **Policy 7.2, Environmental equity.** Prevent or reduce adverse environment-related disparities affecting under-served and under-represented communities through plans and investments. This includes addressing disparities relating to air and water quality, natural hazards, contamination, climate change, and access to nature.

Ezones protect natural resources on both public and private land. They ensure that ecosystem services are protected and preserved in neighborhoods around Portland. The Ezone Map Correction Project is remapping the ezones to ensure that they are applied to all resources that are located within the project area, including resources that were missed when the ezones were originally adopted. The benefits that the resources provide extend beyond the lots on which they are located, moderating heat island effect in the surrounding neighborhoods, reducing and capturing runoff from storm events, and reducing the effects of flooding in downstream communities, and preventing landslides, the effects of which can impact entire neighborhoods.

Ezones are also applied to parks, natural areas, and public open spaces. Ezones are applied to resources in regionally significant parks in West Portland like Tryon Creek State Park and Forest Park, and well as public natural areas that are located in East Portland, such as Powell Butte and Rocky Butte. Therefore, City Council determines that the Ezone Map Correction Project is in compliance with Policy 7.2.

434. **Policy 7.3, Ecosystem services.** Consider the benefits provided by healthy ecosystems that contribute to the livability and economic health of the city.

The ezones protect natural resources, which provide ecosystem services that contribute to the livability and economic health of the City. By remapping the ezones to cover resources that were missed when they were first adopted, the Ezone Map Correction Project will provide improved protections to ensure continued provision of ecosystem services from rivers, streams, wetlands, forests and other unique habitats. Therefore, City Council determines that this project is consistent with Policy 7.3.

435. **Policy 7.4, Climate change.** Update and implement strategies to reduce carbon emissions and impacts, and increase resilience through plans and investments and public education.

7.4.a, Carbon sequestration. Enhance the capacity of Portland's urban forest, soils, wetlands, and other water bodies to serve as carbon reserves.

7.4.b, Climate adaptation and resilience. Enhance the ability of rivers, streams, wetlands, floodplains, urban forest, habitats, and wildlife to limit and adapt to climate-exacerbated flooding, landslides, wildfire, and urban heat island effects.

The Ezone Map Correction Project is remapping ezones to follow natural resources, such as streams, forests, and wetlands. The ezones are being applied to natural resources that were missed when the ezones were originally adopted. By protecting these features and requiring mitigation for impacts to these resources that result from new development, the ezones ensure that the ecosystem services that they provide will not be lost.

Protecting natural areas and the vegetation that is contained therein allows for natural ecological succession to occur. As trees age and die, they are replaced by other trees and vegetation that sprout from the natural soil seed bank. Over time, the species composition can shift in response to climate change. By preserving and protecting natural areas, the ezones provide the time and space that is needed for ecosystems to naturally adapt to changing climate patterns.

The vegetation and streams that are protected by ezones help to make Portland neighborhoods more resilient to climate change by reducing and absorbing runoff from heavy rain events, which are becoming more frequent over time. Protecting vegetation makes Portland more resilient to climate change and reduces the demands on Portland's stormwater infrastructure.

Runoff from major rain events can also lead to erosion and landslides that can damage public and private property. Protection and preservation of vegetation can help to mitigate or prevent erosion and landslides by reducing and absorbing runoff.

The ezones limit and reduce the amount of development that can occur in undisturbed areas, thereby preserving the ability of natural resources that are protected by the ezones to absorb and sequester carbon in living and dead plant material, and in undisturbed, natural soils.

Exemptions in Chapter 33.430 allow for the installation of plants that are listed as native in the Portland Plant List. As Portland's summers get hotter and periods of no precipitation grow longer due to climate change, the climate is becoming inhospitable to many species that typically thrived throughout the city in the past. The Plant List includes a number of

species that typically thrived in Portland microclimates that had drier conditions and well drained soils, such as the Willamette Valley Ponderosa Pine. It may be necessary to plant trees and other vegetation that are more resistant to hot and dry conditions in Portland in the future, and Chapter 33.430 provides the flexibility to plant native vegetation that is adapted to the current and future climatic conditions.

Because the ezones help to protect vegetation that contributes to Portland's resilience to climate change and because the code that applies to the ezones allows for vegetation that is located in the ezones to change and adapt to climate change, City Council determines that the Ezone Map Correction Project is in compliance with Policy 7.4.

436. **Policy 7.5, Air quality.** Improve, or support efforts to improve, air quality through plans and investments, including reducing exposure to air toxics, criteria pollutants, and urban heat island effects. Consider the impacts of air quality on the health of all Portlanders.

Ezones protect and preserve important natural resources, such as trees, forests and wetlands. Trees and water features help to cool the surrounding air, thereby reducing heat island effect. A number of studies have shown that trees in urban environments help to actively reduce air pollution. By remapping and correcting the ezones to apply to resources that were missed when the ezones were originally adopted, City Council determines that the Ezone Map Correction Project is helping to protect resources that help to improve Portland's air quality. Therefore, the Ezone Project is in compliance with Policy 7.5.

437. **Policy 7.6, Hydrology.** Through plans and investments, improve or support efforts to improve watershed hydrology to achieve more natural flow and enhance conveyance and storage capacity in rivers, streams, floodplains, wetlands, and aquifers. Minimize impacts from development and associated impervious surfaces, especially in areas with poorly-infiltrating soils and limited public stormwater discharge points, and encourage restoration of degraded hydrologic functions.

City Council determines that the Ezone Map Project amendments are more supportive of this policy than current regulations in the following ways:

- A. The environmental zone boundary corrections ensure that all streams and wetlands have the existing protections applied in a consistent manner and at a minimum 50 feet of land surrounding all streams and wetlands is contained in an environmental zone, which has numerous benefits for watershed hydrology.
- B. The environmental zone boundary corrections ensure that forest canopy that is contiguous to streams and wetlands have the existing protections applied in a consistent manner and replacement for tree removal will be required. Trees intercept and slow stormwater runoff, which benefits watershed hydrology.
- C. All development will continue to be required to meet the City's stringent stormwater management requirements, which ensure the incorporation of well-functioning, effective green infrastructure. The regulations require that new impervious surfaces be reduced and that impervious surfaces be treated for stormwater runoff quantity and/or

quality. The Stormwater Management Manual requires onsite infiltration to the maximum extent possible through green infrastructure techniques.

- D. Existing regulations though City Code Title 24, Building Regulations, are also applicable to future development. These regulations require review of impacts within floodplains, including a test of no net rise and balancing of fill placed in the floodplain with an equal cut.

438. **Policy 7.7, Water quality.** Improve, or support efforts to improve, water quality in rivers, streams, floodplains, groundwater, and wetlands through land use plans and investments, to address water quality issues including toxics, bacteria, temperature, metals, and sediment pollution. Consider the impacts of water quality on the health of all Portlanders.

City Council determines that the Ezone Map Correction Project is correcting ezone mapping to better follow natural resources and to apply to resources that were missed when the ezones were originally adopted. The changes to the ezone mapping are equally or more supportive of this policy than current regulations in a number of ways, including:

- A. The environmental zone boundary corrections ensure that all streams and wetlands have the existing protections applied in a consistent manner and at a minimum 50 feet of land surrounding all streams and wetlands is contained in an environmental zone, which has numerous benefits for water quality.
- B. The environmental zone boundary corrections ensure that forest canopy that is contiguous to streams and wetlands have the existing protections applied in a consistent manner and replacement for tree removal will be required. Trees provide shading to keep water cool, in addition to intercepting and slowing stormwater runoff.
- C. All development will continue to be required to meet the City's stringent stormwater management requirements, which ensure the incorporation of well-functioning, effective green infrastructure. The regulations require that new impervious surfaces be reduced and that impervious surfaces be treated for stormwater runoff quantity and/or quality. The Stormwater Management Manual requires onsite infiltration to the maximum extent possible through green infrastructure techniques. Title 10, Erosion Control, of the City Code will also be applied applicable to future development. Title 10 requirements will minimize development-related erosion, reducing the potential impact of these activities on water quality.

439. **Policy 7.8, Biodiversity.** Strive to achieve and maintain self-sustaining populations of native species, including native plants, native resident and migratory fish and wildlife species, at-risk species, and beneficial insects (such as pollinators) through plans and investments.

Ezones are applied to diverse array of habitats around Portland, including wetlands, streams and stream riparian areas, forests, woodlands, shrublands, and grasslands. Ezones provide protections for native vegetation and habitat that supports a variety of threatened, endangered, and at-risk species. Ezones ensure that new development avoids impacts to natural resources, and where impacts are unavoidable, they require mitigation to replace

the ecosystem services and habitat that is lost or damaged. By remapping the ezones to better follow natural resources and to apply to resources that were missed when the ezones were originally adopted, the Ezone Map Correction Project is helping to support and protect biodiversity in Portland. Therefore, City Council determines that the Ezone Project is in compliance with Policy 7.8.

440. **Policy 7.9, Habitat and biological communities.** Ensure that plans and investments are consistent with and advance efforts to improve, or support efforts to improve fish and wildlife habitat and biological communities. Use plans and investments to enhance the diversity, quantity, and quality of habitats habitat corridors, and especially habitats that:

- Are rare or declining.
- Support at-risk plant and animal species and communities.
- Support recovery of species under the Endangered Species Act, and prevent new listings.
- Provide culturally important food sources, including those associated with Native American fishing rights.

City Council interprets that the code that applies to the ezones, Chapter 33.430, contains standards and exemptions that allow for removal of invasive species, planting of native species, and natural resource enhancement projects. In some situations, resource enhancement projects are required as mitigation for some types of new development in ezones. Areas that are protected by ezones include habitat for rare, at-risk, threatened, and endangered species. Ezones also apply to natural areas that harbor species that are considered by indigenous communities to be important first foods, such as the White Oak savannah habitat to covers portions of Waud Bluff in north Portland. The Ezone Map Correction Project is remapping and correcting the ezones to apply to natural resources that were missed when the ezones were originally applied.

441. **Policy 7.10, Habitat connectivity.** Improve or support efforts to improve terrestrial and aquatic habitat connectivity for fish and wildlife by using plans and investments, to:

- Prevent and repair habitat fragmentation.
- Improve habitat quality.
- Weave habitat into sites as new development occurs.
- Enhance or create habitat corridors that allow fish and wildlife to safely access and move through and between habitat areas.
- Promote restoration and protection of floodplains.

The Environmental Overlay Zone Map Correction Project is remapping and correcting ezones to better follow natural resources and to apply to resources that were missed when the existing ezones were originally adopted. By expanding the ezones to cover resources that were missed in the past, the Ezone Project is enhancing connectivity between habitat patches and ensuring that migratory corridors are left intact by future development.

There are standards and exemptions that allow for new development or expansion of disturbance areas through alteration of existing development. But there are also requirements to avoid or mitigate for impacts to natural resources. These requirements ensure that habitat and ecosystem services that are impacted by development are restored, and that new development sites that are created within ezones retain natural resources on the site or set aside some portion of a site for protection that is outside of the development footprint. Therefore, City Council determines that the Ezone Project is in compliance with Policy 7.10.

- 442. **Policy 7.11, Urban forest.** Improve, or support efforts to improve the quantity, quality, and equitable distribution of Portland’s urban forest through plans and investments.
- 443. **7.11.a, Tree preservation.** Require or encourage preservation of large healthy trees, native trees and vegetation, tree groves, and forested areas.
- 444. **7.11.b, Urban forest diversity.** Coordinate plans and investments with efforts to improve tree species diversity and age diversity.
- 445. **7.11.c, Tree canopy.** Support progress toward meeting City tree canopy targets.

The Environmental Overlay Zone Map Correction Project is remapping and correcting ezones to better follow natural resources and to apply to resources that were missed when the existing ezones were originally adopted. The changes to the ezones include extending to cover portions of forest vegetation patches that were only partially covered by ezones in the past and applying to new patches of forest vegetation that are contiguous to streams or wetlands in resource sites where mapping protocols that applied conservation zone to forest canopy were applied inconsistently in the past. Within the ezones, there are protections for all trees, native and non-native, that are at least six inches in diameter. Outside of ezones, protections for trees on private property only apply to trees that are 12 inches in diameter or greater. There are also stricter tree replacement mitigation requirements that apply in the ezones than elsewhere in Portland. The ratio of replacement trees that are required to be planted for each tree that is removed is higher, and within ezones, onsite tree replacement is required for trees that are removed in development situations and for trees that are removed that meet exemptions in the ezone code, such as trees that are located within 10 feet of structures. Outside of ezones, trees that meet exemptions in Title 11 Tree Code are not required to be replaced. So, by extending ezones to cover more forested area, City Council determines that the Ezone Project will help to better protect Portland’s urban forest.

- 446. **7.11.d, Tree planting.** Invest in tree planting and maintenance, especially in low-canopy areas, neighborhoods with under-served or under-represented communities, and within and near urban habitat corridors.

The Environmental Overlay Zone Map Correction Project does not include any changes to the City’s tree planting and maintenance investments. The Bureau of Environmental Services (BES) manages and implements tree planting programs throughout the city. The Parks and Recreation Urban Forestry division maintains a tree planting and preservation fund and determines where these funds should be allocated based on the City’s tree

planting strategy, which prioritizes tree planting and preservation in under-served and under-represented communities. These programs are expected to continue, and BES and Parks-Urban Forestry efforts may include the Ezone Project area.

There are exemptions in Chapter 33.430 that allow for planting native trees and native vegetation within the ezones. Tree maintenance with the ezones is allowed. Title 11 Tree Code requires property owners to obtain permits for the pruning of native trees unless they meet an exemption. There are exemptions for trees that are located within 10 feet of homes or attached structures, and within wildfire areas, the exemptions for native coniferous trees extend to 30 feet from homes or attached structures. Because the code that applies to trees in the ezones allows for planting and maintenance of trees, City Council determines that the Ezone Project is in compliance with Policy 7.11.d.

- 447. **7.11.e, Vegetation in natural resource areas.** Require native trees and vegetation in significant natural resource areas.
- 448. **7.11.f, Resilient urban forest.** Encourage planting of Pacific Northwest hardy and climate change resilient native trees and vegetation generally, and especially in urban habitat corridors.

The exemptions that apply to planting trees in the ezones allow for the planting of any tree that listed as a native species in the Portland Plant List. Included in the list of native trees are species, such as Big Leaf Maple, Willamette Valley Ponderosa Pine, and others that are relatively drought and temperature tolerant. The flexible menu of tree replacement options allows for property owners to choose species that are suitable for a variety of different microclimates that may be present on sites around Portland, and it allows property owners to plan for future conditions when selecting tree species to plant in ezones. Therefore, City Council determines that the Environmental Overlay Zone Map Correction Project is in compliance with Policy 7.11.f.

- 449. **7.11.g, Trees in land use planning.** Identify priority areas for tree preservation and planting in land use plans.

Ezones are, by definition, areas in which tree preservation and planting are prioritized within neighborhoods around Portland. The Environmental Overlay Zone Map Correction Project is remapping and correcting the ezones to better follow natural resources. The project is extending ezones to cover resources that were missed when the existing ezones were originally applied and removing them from areas where no resources are located. City Council determines that the Ezone Project will produce ezones that better match adopted natural resource protection policies, which are the method by which the City of Portland has chosen to identify priority areas for tree preservation, and it is, therefore, in compliance with Policy 7.11.g.

- 450. **7.11.h, Managing wildfire risk.** Address wildfire hazard risks and management priorities through plans and investments.

The Ezone Map Correction Project includes clarifications and amendments to zoning code 33.430 regarding vegetation management around structures to reduce wildfire risks and

the creation of fire breaks to reduce the spread of wildfire. These amendments support site design that improves fire prevention; therefore, City Council determines that the project is consistent with Policy 7.11.h.

451. **Policy 7.12, Invasive species.** Prevent the spread of invasive plants, and support efforts to reduce the impacts of invasive plants, animals, and insects, through plans, investments, and education.

City Council interprets that the code that applies to the ezones, Chapter 33.430, includes exemptions that allow for the removal of invasive species. The *Portland Plant List* also includes a Required Eradication List of invasive plant species that must be removed. Title 29 of the City Code mandates removal of these species if identified anywhere in the city. The *Portland Plant List* also contains a list of other invasive species that are allowed to be removed at the discretion of property owners. The Environmental Overlay Zone Map Correction Project is not making any changes to the existing exemptions for invasive species removal; therefore, City Council determines that it is in compliance with Policy 7.12.

452. **Policy 7.13, Soils.** Coordinate plans and investments with programs that address human-induced soil loss, erosion, contamination, or other impairments to soil quality and function.

The ezones protect trees and native vegetation by restricting their removal by property owners, except as allowed by standards, exemptions, or Environmental Review. Standards and exemptions require that when areas of bare soil are created, they must be replanted with native vegetation. Trees and vegetation help to hold soils in place and reduce erosion. The Environmental Overlay Zone Map Correction Project is remapping and correcting the ezones to better follow the natural resources and to apply ezones to resources that were missed with the existing ezones that were adopted. By protecting areas of native vegetation and trees that weren't previously covered by ezones, the Ezone Project is ensuring that soil loss and erosion will be prevented in more areas where natural resources are located around Portland. Therefore, City Council determines that the Ezone Project is in compliance with Policy 7.13.

453. **Policy 7.14, Natural hazards.** Prevent development-related degradation of natural systems and associated increases in landslide, wildfire, flooding, and earthquake risks.

City Council determines that the Ezone Project amendments are consistent with Policy 7.14 because:

- a) City programs that are deemed in compliance with Title 3 requirements for flood management, and erosion and sediment control (i.e., Title 10 Erosion Control, and the balanced cut and fill requirements of Title 24), are unchanged; and
- b) The corrected environmental overlay zones apply to significant natural resource areas including areas subject to natural hazards such as steep slopes and portions of the floodplain. The overlay zoning guides development away from these areas, thereby protecting public health and safety and property from natural disasters and hazards.
- c) The Ezone Map Correction Project includes amendments to zoning code 33.430 regarding vegetation management to reduce wildfire risks and creation of fire breaks

to reduce the spread of wildfire. These amendments support site design that improves fire prevention.

- d) The primary purpose of Ezones is to restrict or prohibit activities over or near important natural resources in order to preserve the public health and safety benefits they provide. Streams, wetlands, and vegetation each provide important ecosystem services that support protection of public health and safety and help reduce the risk and consequences of disasters/threats such as landslides, floods, storms or pollution. Streams are an integral part of our stormwater conveyance system - they provide a stormwater disposal location for developed areas, convey storm flows away from steep and unstable slopes, and provide flood storage benefits. Wetlands hold and absorb stormwater runoff, which reduces the rate and volume of stormwater discharge, in turn helping to delay peak flows and prevent flooding. Vegetation prevents erosion, provides slope stability benefits to prevent landslides, intercepts rainfall thereby reducing stormwater runoff and downstream impacts (such as flooding), helps mitigate for heat island impacts of development, and helps clean the air. The Ezone Map Correction Project is updating Ezone Mapping within the project area so that ezones better align with the resources they are intended to protect, which results in improved protection of ecosystem services provided by the resources in support of public health and safety.

Therefore, this project helps prevent development-related degradation of natural systems and helps prevent increases in natural hazards such as landslides, wildfires, flooding and earthquake risks.

454. **Policy 7.15, Brownfield remediation.** Improve environmental quality and watershed health by promoting and facilitating brownfield remediation and redevelopment that incorporates ecological site design and resource enhancement.

City Council finds that the Ezone Map Correction Project does not address brownfield remediation or redevelopment. In locations where ezones are applied to sites that qualify for brownfield remediation, such as old industrial areas that contain streams, forests, or wetlands, standards and exemptions allow for natural resource enhancement, and Environmental Review can be used to approve remediation and enhancement projects that cannot meet standards or exemptions. Therefore, City Council determines that the Ezone Project is in compliance with Policy 7.15.

455. **Policy 7.16, Adaptive management.** Evaluate trends in watershed and environmental health using current monitoring data and information to guide and support improvements in the effectiveness of City plans and investments.

The Environmental Overlay Zone Map Correction Project is using the best available technology to map natural resources, including LiDAR to map slopes and identify streams, high resolution aerial imagery and digital mapping technology to map vegetation patches, and remote detection methodology, combined with field verification to map wetlands. Project staff have also worked with and consulted with Bureau of Environmental Services staff, who are subject matter experts in environmental management to ensure that streams

and wildlife habitat are being mapped accurately. The mapping of natural resources is used as a basis to determine where ezones should be applied. Therefore, City Council determines that the Ezone Project is in compliance with Policy 7.16.

456. **Policy 7.17, Restoration partnerships.** Coordinate plans and investments with other jurisdictions, air and water quality regulators, watershed councils, soil and water conservation districts, Sovereign nations, and community organizations and groups including under-served and under-represented communities, to optimize the benefits, distribution, and cost-effectiveness of watershed restoration and enhancement efforts.

The Environmental Overlay Zone Map Correction Project is applying protections to natural resources that are consistent with Metro Title 13: Nature in Neighborhoods requirements. All jurisdictions that fall within the Metro's regional governance are similarly required to apply protections to natural resources that follow Metro Title 13 guidelines, or which are deemed to be in substantial compliance with Metro Title 13. Many important natural resources, such as stream systems, forest patches, wetlands, and wildlife habitat, extend across city boundaries, and straddle multiple jurisdictions. By remapping the ezones in a manner that is consistent with previously adopted policy and consistent with Metro Title 13, the Ezone Project ensures that Portland's natural resource protection policies are coordinated with neighboring jurisdictions. Therefore, City Council determines that the Ezone Project is in compliance with Policy 7.17.

457. **Policy 7.18, Community stewardship.** Encourage voluntary cooperation between property owners, community organizations, and public agencies to restore or re-create habitat on their property, including removing invasive plants and planting native species.

City Council interprets that Chapter 33.430 contains standards and exemptions that allow property owners and public agencies to manage or restore habitat by removing invasive plants and by planting native vegetation. Property owners and public agencies may do so in conjunction with community organizations and volunteer groups, if they so choose. Therefore, City Council determines that the Environmental Overlay Zone Map Correction Project is in compliance with Policy 7.18.

Planning for natural resource protection

458. **Policy 7.19, Natural resource protection.** Protect the quantity, quality, and function of significant natural resources identified in the City's natural resource inventory, including:
- Rivers, streams, sloughs, and drainageways.
 - Floodplains.
 - Riparian corridors.
 - Wetlands.
 - Groundwater.
 - Native and other beneficial vegetation species and communities.

- Aquatic and terrestrial habitats, including special habitats or habitats of concern, large anchor habitats, habitat complexes and corridors, rare and declining habitats such as wetlands, native oak, bottomland hardwood forest, grassland habitat, shallow water habitat, and habitats that support special-status or at-risk plant and wildlife species.
- Other resources identified in natural resource inventories.

Ezones are applied to streams, forests, wetlands and other natural resources. The Environmental Overlay Zone Map Correction Project is remapping and correcting the ezones to better follow natural resources and to apply to resources that were missed when the existing ezones were originally adopted. Chapter 33.430 has standards and exemptions that allow new development or alterations to existing development that avoid natural resources or that mitigates for the impacts to natural resources. Mitigation must include replacement and restoration of the functions and ecosystem services that are provided by the natural resources that are impacted. By remapping the ezones to more comprehensively protect natural resources that were intended to be protected according to adopted policy, City Council determines that the Ezone Project is in compliance with Policy 7.19.

459. **Policy 7.20, Natural resource inventory.** Maintain an up-to-date inventory by identifying the location and evaluating the relative quantity and quality of natural resources.

The Ezone Map Correction Project is updating the Natural Resources Inventory (NRI) to include current maps of streams, wetlands, flood area, vegetation, steep slopes and wildlife habitat. These maps have been updated with the best available science and technology, as well as verified through site visits. The wetland mapping has been updated by the Bureau of Environmental Services Wetland Inventory Project, which uses a remote detection methodology to identify wetlands and field verification techniques to confirm wetland mapping. The Wetland Inventory Project has been conducted in conjunction with the Ezone Project. The specific methodology used to update the NRI is found the project report Exhibit K, Volume 3. Therefore, City Council determines that the Ezone Project supports Policy 7.20.

460. **Policy 7.21, Environmental plans and regulations.** Maintain up-to-date environmental protection plans and regulations that specify the significant natural resources to be protected and the types of protections to be applied, based on the best data and science available and on an evaluation of cumulative environmental, social, and economic impacts and tradeoffs. *See Figure 7-2 — Adopted Environmental Plans.*

7.21.a, Improve the effectiveness of environmental protection plans and regulations to protect and encourage enhancement of ecological functions and ecosystem services.

The Environmental Overlay Zone Map Correction Project is remapping and correcting the ezones to better follow natural resources and to apply to resources that were missed when the existing ezones were originally adopted. The Ezone Project is using natural resource protection mapping protocols that are consistent with previously adopted policy to determine which resources to protect and the type of ezone protection policy that should be applied to specific resources.

The existing ezones, which serve as the template for natural resource protection policies that are being applied in each resource site by the Ezone Project, have been determined to be in compliance with Metro's Title 13: Nature in Neighborhoods. When crafting Title 13, Metro relied on the best available scientific information to determine appropriate levels of protection for natural resources, and Metro conducted an economic, social, environmental, and energy analysis to verify that Title 13 is in compliance with State Land Use Planning Goal 5. The Ezone Project also includes a supplementary economic, social, environmental, and energy analysis to determine how to apply protections to resources that are not required to be protected by Title 13.

The Ezone Project relies on the Natural Resource Inventory (NRI) to determine where natural resources are located. The NRI data is produced using LiDAR terrain mapping, high-definition aerial imagery, computerized mapping techniques, and ground truthing.

Because the Ezone Project relies on the best available science, as determined by Metro and the best available data acquisition techniques, and because an evaluation of the tradeoffs of environmental protections was conducted, City Council determines that the Ezone Project is in compliance with Policy 7.21.

461. **Policy 7.22, Land acquisition priorities and coordination.** Maintain a land acquisition program as a tool to protect and support natural resources and their functions. Coordinate land acquisition with the programs of City bureaus and other agencies and organizations.

City Council determines that the Ezone Map Correction Project does not include changes to any existing land acquisitions programs within the City; therefore, Policy 7.22 does not apply.

Protecting natural resources in development situations

462. **Policy 7.23, Impact evaluation.** Evaluate the potential adverse impacts of proposed development on significant natural resources, their functions, and the ecosystem services they provide to inform and guide development design and mitigation consistent with policies 7.24-7.26, and other relevant Comprehensive Plan policies.

The Ezone Project only proposes minor changes to the Environmental Overlay Zones Chapter of the Zoning Code (33.430). The proposed amendments do not include changes to the existing requirements for evaluation of impacts during development. Current requirements for development within the environmental zone include submittal of:

- An existing conditions site plan that documents the existing natural resource features; and
- A proposed site development plan that depicts the natural resource feature(s) impacted, disturbance areas, erosion control, stormwater management, landscaping, trees, and mitigation (as applicable).

When a project cannot meet standards and an environmental review is required, additional submittal requirements include a narrative that includes an impact evaluation to present and review alternatives for development of a particular site.

Therefore, City Council determines that the Ezone project is consistent with Policy 7.23.

463. **Policy 7.24, Regulatory hierarchy: avoid, minimize, mitigate.** Maintain regulations requiring that the potential adverse impacts of new development on significant natural resources and their functions first be avoided where practicable, then minimized, then lastly, mitigated.

The environmental conservation 'c', and protection 'p' overlay zones include standards that avoid and minimize impacts of development on natural resource features and function. The standards also include a requirement for unavoidable impacts on natural resource features and functions to be mitigated. Development that cannot meet the standards must go through Environmental Review. Zoning code 33.430.210, Environmental Review includes the following approval criteria:

- Proposed development minimizes the loss of resources and functional values, consistent with allowing those uses generally permitted or allowed in the base zone without a land use review;
- Proposed development locations, designs, and construction methods are less detrimental to identified resources and functional values than other practicable and significantly different alternatives
- There will be no significant detrimental impact on resources and functional values in areas designated to be left undisturbed
- The mitigation plan demonstrates that all significant detrimental impacts on resources and functional values will be compensated for
- Mitigation will occur within the same watershed as the proposed use or development and within the Portland city limits except when the purpose of the mitigation could be better provided elsewhere

City Council finds that the amendments proposed as part of the Ezone Project include only minor modifications to activities allowed through development standards. No changes are proposed to the Environmental Review approval criteria. Therefore, City Council determines that the project is consistent with Policy 7.24.

464. **Policy 7.25, Mitigation effectiveness.** Require that mitigation approaches compensate fully for adverse impacts on locally and regionally significant natural resources and functions. Require mitigation to be located as close to the impact as possible. Mitigation must also take place within the same watershed or portion of the watershed that is within the Portland Urban Services Boundary, unless mitigating outside of these areas will provide a greater local ecological benefit. Mitigation will be subject to the following preference hierarchy:

- On the site of the resource subject to impact with the same kind of resource; if that is not possible, then
- Off-site with the same kind of resource; if that is not possible, then

- On-site with a different kind of resource; if that is not possible, then
- Off-site with a different kind of resource.

City Council determines that the Environmental Overlay Zone Map Correction Project supports Policy 7.25 because Chapter 33.430 standards for new development or alterations to existing development set limits on the total disturbance area that is allowed on a site and require that all trees that are that must be cut down that are six inches in diameter or greater be mitigated according to a formula that is specified in table 430-3. Mitigation for native tree removal in the resource area of the ezones is required to be made within the resource area of the ezone on the development site. Removal of non-native trees or trees in the transition area of ezones can either be mitigated with plantings on the development site or the property owner can choose instead to pay a revegetation fee that is then used by the Bureau of Environmental Services for revegetation projects that are conducted within the same watershed as the development site.

For alterations to existing development in which new buildings or building expansions are proposed within the existing disturbance area on sites that already exceed the maximum allowed disturbance area for the site, site enhancement is required. Site enhancement can be conducted on the development site within the resource area of the ezones, or property owners can pay a revegetation fee that is then used by the Bureau of Environmental Services for revegetation projects that are conducted within the same watershed as the development site.

For development that cannot meet standards, and for which environmental review is required, mitigation must either occur on the site where development is proposed, or elsewhere within city limits in the same watershed as the development site. Mitigation plans must show that the proposed mitigation replaces the ecosystem services and functional values of the resources that are impaired by the detrimental impacts of the proposed development.

465. **Policy 7.26, Improving environmental conditions through development.** Encourage ecological site design, site enhancement, or other tools to improve ecological functions and ecosystem services in conjunction with new development and alterations to existing development.

City Council determines that the Environmental Overlay Zone Map Correction Project complies with Policy 7.26 because 33.430 development standards require a tree replacement mitigation ratio that exceeds the number of trees that are removed. The tree replacement formula is specified in table 430-3. And for alterations to existing development on sites in which the existing disturbance area already exceeds the allowed disturbance area that is specified in Table 430-1, resource enhancement is required that is equivalent to 50% of the area of the proposed new development.

466. **Policy 7.27 Aggregate resources protection.** Protect aggregate resource sites for current and future use where there are no major conflicts with urban needs, or where these conflicts may be resolved.

467. **Policy 7.28 Aggregate resource development.** When aggregate resources are developed, ensure that development minimizes adverse environmental impacts and impacts on adjacent land uses.

There are no identified aggregate resources within any ezones. If aggregate resource development activities were proposed on a site with ezones, standards would require that disturbances avoid natural resources or mitigate for impacts to natural resources. Environmental review would be required for aggregate resource development that could not meet standards. In order to obtain approval through environmental review, applicants would be required to include a mitigation plan that would replace the functional values of the natural resources that would be detrimentally impacted by the proposed disturbances. Therefore, City Council determines that the Environmental Overlay Zone Map Correction Project is in compliance with Policies 7.27 and 7.28.

468. **Policy 7.29 Mining site reclamation.** Ensure that the reclamation of mining sites protects public health and safety, protects fish and wildlife (including at-risk species), enhances or restores habitat (including rare and declining habitat types), restores adequate watershed conditions and functions on the site, and is compatible with the surrounding land uses and conditions of nearby land.

City Council interprets that in order to comply with 33.430, reclamation activities on any site within the ezones would either have to be set back from natural resources or mitigate for the impacts to natural resources. Reclamation activities in the resource area of an ezone would be required to meet standards for resource enhancement or be subject to environmental review. Therefore, City Council determines that the Environmental Overlay Zone Map Correction Project is in compliance with Policy 7.29.

Columbia River Watershed

469. **Policy 7.30. In-water habitat.** Enhance in-water habitat for native fish and wildlife, particularly in the Oregon Slough and near-shore environments along the Columbia River.
470. **Policy 7.31. Sensitive habitats.** Enhance grassland, beach, riverbanks, wetlands, bottomland forests, shallow water habitats, and other key habitats for wildlife traveling along the Columbia River migratory corridor, while continuing to manage the levees and floodplain for flood control.
471. **Policy 7.32. River-dependent and river-related uses.** Maintain plans and regulations that recognize the needs of river-dependent and river-related uses while also supporting ecologically-sensitive site design and practices.

The Environmental Overlay Zone Map Correction Project is not updating ezones in the Columbia River Watershed. However, there are proposed amendments to 33.430 that apply to all ezones, citywide. These amendments include standards for alterations to existing flood control structures that do not have detrimental impacts to natural resources, and which do not increase the structural footprint by more than 10%.

City Council interprets that there are existing standards that allow for resource enhancement of upland and in-water habitats, and the Ezone Project is not proposing to

amend any section of the code that pertains to resource enhancement or river-related uses. Therefore, City Council determines that the Ezone Project is in compliance with Policies 7.30 through 7.32.

Willamette River Watershed

472. **Policy 7.33, Fish habitat.** Provide adequate intervals of ecologically-functional shallow-water habitat for native fish along the entire length of the Willamette River within the city, and at the confluences of its tributaries.

The Willamette River and all lots that front on the Willamette River are bounded by the Willamette River Greenway. There are no ezones mapped within the Willamette River Greenway; instead, there are River Overlays that apply in this area, which are governed by a separate code section: Chapter 33.475. Because there are no ezones that apply to any portion of the Willamette River, City Council interprets that Policy 7.33 does not apply to the Environmental Overlay Zone Map Correction Project.

473. **Policy 7.34, Stream connectivity.** Improve stream connectivity between the Willamette River and its tributaries.

Though ezones do not apply to the Willamette River or any lots that are located within the Willamette River Greenway, ezones do apply to all of the identified tributaries that flow into the Willamette River that are located in the City of Portland. The Environmental Overlay Zone Map Correction Project is remapping and correcting the ezones and applying them to resources that were missed when the existing ezones were originally adopted. This includes 200 miles of stream that were identified when the Natural Resource Inventory was adopted in 2012 that fall outside of any existing environmental overlay.

Any project that would improve the connectivity between the Willamette River and its tributaries that was proposed to take place within an ezone would be subject to resource enhancement standards: 33.430.170. Proposals that could not meet the standards could be approved through environmental review. Because standards and approval criteria exist that allow for projects that improve stream connectivity, City Council determines that the Ezone Project is in compliance with Policy 7.34.

474. **Policy 7.35, River bank conditions.** Preserve existing river bank habitat and encourage the rehabilitation of river bank sections that have been significantly altered due to development with more fish and wildlife friendly riverbank conditions.

The Willamette River, its banks, and all lots that front on the Willamette River are bounded by the Willamette River Greenway. There are no ezones mapped within the Willamette River Greenway; instead, there are River Overlays that apply in this area, which are governed by a separate code section: Chapter 33.475. Because there are no ezones that apply to any portion of the Willamette River, City Council determines that Policy 7.35 does not apply to the Environmental Overlay Zone Map Correction Project.

475. **Policy 7.36 South Reach ecological complex.** Enhance habitat quality and connections between Ross Island, Oaks Bottom, and riverfront parks and natural areas south of the Central City, to enhance the area as a functioning ecological complex.

The Willamette River, its banks, and all lots that front on the Willamette River are bounded by the Willamette River Greenway. There are no ezones mapped within the Willamette River Greenway; instead, there are River Overlays that apply in this area, which are governed by a separate code section: Chapter 33.475.

However, River View Natural Area is part of the South Reach ecological complex. It is located outside of the Willamette River greenway, and ezones are applied to all of the natural resources that are contained within this area. The Environmental Overlay Zone Map Correction Project is remapping the ezones within the park to follow the streams, forests, wetlands, and steep slopes. The ezones require new development or alterations to existing development to avoid or mitigate for impacts to natural resources. City Council finds that by ensuring that any development in the River View Natural Area preserves ecosystem services and/or includes mitigation that replaces any functional values that are impacted, the Ezone Project is helping to preserve and enhance the functions of the South Reach ecological complex, and is therefore in compliance with Policy 7.36.

476. **Policy 7.37, Contaminated sites.** Promote and support programs that facilitate the cleanup, reuse, and restoration of the Portland Harbor Superfund site and other contaminated upland sites.

No ezones are applied to the Willamette River or lots that front on the Willamette River, all of which are contained within the Willamette River Greenway. Therefore, City Council finds that Policy 7.37 is not applicable to the Environmental Overlay Zone Map Correction Project because it pertains specifically to the Portland Harbor Superfund site and other contaminated upland sites that are near the Willamette River.

477. **Policy 7.38, Sensitive habitats.** Protect and enhance grasslands, beaches, floodplains, wetlands, remnant native oak, bottomland hardwood forest, and other key habitats for native wildlife including shorebirds, waterfowl, and species that migrate along the Pacific Flyway and the Willamette River corridor.

The Willamette River, its banks, and all lots that front on the Willamette River are bounded by the Willamette River Greenway. There are no ezones mapped within the Willamette River Greenway; instead, there are River Overlays that apply in this area, which are governed by a separate code section: Chapter 33.475.

However, there are portions of the City of Portland that are within the Willamette River watershed that are with the Environmental Overlay Zone Map Correction Project area. Within these areas, ezones are being remapped to follow streams, forests, wetlands and other resources, consistent with adopted policies. New development that is proposed within areas that are covered by ezones must either avoid natural resources or mitigate for impacts to natural resources, thereby replacing the functional values of the resources that are impacted by development. Because the remapped ezones follow the locations of sensitive habitats more accurately than the existing ezones do, City Council determines that the Ezone Project is in compliance with Policy 7.38.

478. **Policy 7.39, Riparian corridors.** Increase the width and quality of vegetated riparian buffers along the Willamette River.

The Willamette River, its banks, and all lots that front on the Willamette River are bounded by the Willamette River Greenway. There are no ezones mapped within the Willamette River Greenway; instead, there are River Overlays that apply in this area, which are governed by a separate code section: Chapter 33.475. Therefore City Council determines that Policy 7.39 is not applicable to the Environmental Overlay Zone Map Correction Project.

479. **Policy 7.40, Connected upland and river habitats.** Enhance habitat quality and connectivity between the Willamette riverfront, the Willamette’s floodplain, and upland natural resource areas.

The Willamette River, its banks, and all lots that front on the Willamette River are bounded by the Willamette River Greenway. There are no ezones mapped within the Willamette River Greenway; instead, there are River Overlays that apply in this area, which are governed by a separate code section: Chapter 33.475.

However, there are upland natural resource areas that are adjacent to the Willamette River that are outside of the Willamette River Greenway to which ezones are applied, such as the River View Natural Area. The Environmental Overlay Zone Map Correction Project is remapping and correcting the ezones in these areas to better follow the natural resources. New development that is proposed in areas that are covered by ezones must either avoid natural resources or mitigate for impacts to natural resources and restore the functional values that are impaired by development impacts to natural resources. Therefore, City Council determines that the Ezone Project is in compliance with Policy 7.40.

480. **Policy 7.41, River-dependent and river-related uses.** Develop and maintain plans and regulations that recognize the needs of river-dependent and river-related uses, while also supporting ecologically-sensitive site design and practices.

The Willamette River, its banks, and all lots that front on the Willamette River are bounded by the Willamette River Greenway. There are no ezones mapped within the Willamette River Greenway; instead, there are River Overlays that apply in this area, which are governed by a separate code section: Chapter 33.475. Any river dependent or river related uses occur within areas that fall outside the Environmental Overlay Zone Map Correction Project area. Therefore City Council determines that Policy 7.41 is not applicable to the Environmental Overlay Zone Map Correction Project.

Columbia Slough Watershed

481. **Policy 7.43. Fish passage.** Restore in-stream habitat and improve fish passage within the Columbia Slough, including for salmonids in the lower slough.
482. **Policy 7.44. Flow constriction removal.** Reduce constriction, such as culverts, in the slough channels, to improve the flow of water and water quality.
483. **Policy 7.45. Riparian corridors.** Increase the width, quality, and native plant diversity of vegetated riparian buffers along Columbia Slough channels and other drainageways within the watershed, while also managing the slough for flood control.

- 484. **Policy 7.46. Sensitive habitats.** Enhance grasslands and wetland habitats in the Columbia Slough, such as those found in the Smith and Bybee Lakes and at the St. Johns Landfill site, to provide habitat for sensitive species, and for wildlife traveling along the Columbia and Willamette river migratory corridors.
- 485. **Policy 7.47. Connected rivers habitats.** Enhance upland habitat connections to the Willamette and Columbia rivers.
- 486. **Policy 7.48. Contaminated sites.** Ensure that plans and investments are consistent with and advance programs that facilitate the cleanup, reuse, and restoration of contaminated sites that are adjacent, or that discharge stormwater, to the Columbia Slough.
- 487. **Policy 7.49. Portland International Airport.** Protect, restore, and enhance natural resources and functions in the Portland International Airport plan district, as identified in Portland International Airport/Middle Columbia Slough Natural Resources Inventory. Accomplish this through regulations, voluntary strategies, and the implementation of special development standards.

The Columbia Corridor and Portland International Airport areas are not part of the Ezone Map Correction Project. However, there are three resource sites that are part of the project that are located fully or partially in the Columbia Slough Watershed: Chimney and Pier Park – EB1, Rocky Butte – EB11, and Wilkes Creek – EB15. Within these sites, the ezones are being remapped to better follow the natural resources, including streams, wetlands, and vegetation that provide important wildlife habitat. Within the ezones, new development or alterations to existing development would be required to avoid natural resources or mitigate for impacts to natural resources and restore functional values of natural resources that are impaired by development impacts. Standards would allow resource enhancement projects that include cleanup of contaminated sites, remove flow constrictions in streams and slough channels, or improve fish habitat. Environmental review provides an alternative approval method for projects that cannot meet standards. Therefore, City Council determines that the Ezone Project supports Policies 7.43 through 7.49.

Fanno and Tryon Creek Watersheds

- 488. **Policy 7.50 Stream connectivity.** Encourage the daylighting of piped portions of Tryon and Fanno creeks and their tributaries.
- 489. **Policy 7.51 Riparian and habitat corridors.** Protect and enhance riparian habitat quality and connectivity along Tryon and Fanno creeks and their tributaries. Enhance connections between riparian areas, parks, anchor habitats, and areas with significant tree canopy. Enhance in-stream and upland habitat connections between Tryon Creek State Natural Area and the Willamette River.
- 490. **Policy 7.52 Reduced hazard risks.** Reduce the risks of landslides and streambank erosion by protecting trees and vegetation that absorb stormwater, especially in areas with steep slopes or limited access to stormwater infrastructure.

The Environmental Overlay Zone Map Correction Project is remapping and correcting the ezones in the portions of the Fanno and Tryon Creek watersheds that are located in the

City of Portland, including within Tryon Creek State Natural Area. The ezones are being extended to cover segments of the creeks and their tributaries that were missed when the existing ezones were originally applied, as well as associated wetlands. Within resource sites in which existing policy is to protect patches of forest vegetation that are contiguous to streams, the ezones are being extended to cover forest vegetation that was left out of the existing ezones. Within the ezones, the scope and scale of new development and alterations to existing development is limited by the code that applies to the ezones: Chapter 33.430. New development in the ezones must either avoid natural resources or mitigate for impacts to resources by replanting trees and native vegetation and by replacing the functional values of the resources that are impacted by development. Stream restoration or daylighting projects would be allowed within ezones. Such projects could be allowed by standards 33.430.170, which apply to resource enhancement projects. If a restoration project could not meet standards, it could be approved through the environmental review process. Therefore, City Council determines that the Ezone Project is in compliance with Policies 7.50-7.52.

Johnson Creek Watershed

491. **Policy 7.53 In-stream and riparian habitat.** Enhance in-stream and riparian habitat and improve fish passage for salmonids along Johnson Creek and its tributaries.
492. **Policy 7.54 Floodplain restoration.** Enhance Johnson Creek floodplain functions to increase flood-storage capacity, improve water quality, and enhance fish and wildlife habitat.
493. **Policy 7.55 Connected floodplains, springs, and wetlands.** Enhance hydrologic and habitat connectivity between the Johnson Creek floodplain and its springs and wetlands.
494. **Policy 7.56 Reduced natural hazards.** Reduce the risks of landslides, streambank erosion and downstream flooding by protecting seeps, springs, trees, vegetation, and soils that absorb stormwater in the East Buttes.
495. **Policy 7.57 Greenspace network.** Enhance the network of parks, trails, and natural areas near the Springwater Corridor Trail and the East Buttes to enhance habitat connectivity and nature-based recreation in East Portland.

City Council interprets that Policies 7.53 through 7.57 apply natural resource protection within the Johnson Creek Watershed. City Council finds that the following information demonstrates that the Environmental Overlay Zone Map Correction Project is in compliance with these policies.

- The Environmental Overlay Zone Map Correction Project is remapping and correcting ezones throughout the portions of the Johnson Creek Watershed that are located in the City of Portland, except for resource site JC12, which is an industrial area that will be addressed along with the Columbia Corridor and other primarily industrial areas in a follow-on project that will take place after the completion of the citywide Economic Opportunity Analysis.

- The Ezone Project is extending the ezones to apply to resources that were missed when the existing ezones were originally adopted, including streams, forests, and wetlands. With the proposed changes, all identified streams and wetlands will be located within ezones, and ezones will apply to a larger portion of the Johnson Creek floodplain than they do under existing zoning.
- By applying ezones to streams and wetlands, the Ezone Project will preserve and protect the habitat, water quality, flood storage capacity and other ecosystem services that these features provide. Application of ezones to forest vegetation that is contiguous to streams and wetlands and forest and woodland vegetation on steep slopes helps to preserve and protect vegetation that captures and reduces stormwater runoff, prevents erosion, and reduces the risk of landslides.
- Ezones are applied to parks and natural areas that are located throughout the Johnson Creek Watershed. They also apply to streams, wetlands, and forest patches that are located near natural areas and which bridge gaps between natural areas.
- Projects that enhance resource quality in stream and upland habitat are allowed within the ezone by standards: 33.430.170. Projects that cannot meet standards can be approved through the environmental review process.

Public Facilities and Services: Goals

496. **Goal 8.A: Quality public facilities and services.** High-quality public facilities and services provide Portlanders with optimal levels of service throughout the city, based on system needs and community goals, and in compliance with regulatory mandates.
497. **Goal 8.B: Multiple benefits.** Public facility and service investments improve equitable service provision, support economic prosperity, and enhance human and environmental health.
498. **Goal 8.C: Reliability and resiliency.** Public facilities and services are reliable, able to withstand or recover from catastrophic natural and manmade events, and are adaptable and resilient in the face of long-term changes in the climate, economy, and technology.
499. **Goal 8.D: Public rights-of-way.** Public rights-of-way enhance the public realm and provide a multi-purpose, connected, safe, and healthy physical space for movement and travel, public and private utilities, and other appropriate public functions and uses.
500. **Goal 8.E: Sanitary and stormwater systems.** Wastewater and stormwater are managed, conveyed, and/or treated to protect public health, safety, and the environment, and to meet the needs of the community on an equitable, efficient, and sustainable basis.
501. **Goal 8.F: Flood management.** Flood management systems and facilities support watershed health and manage flooding to reduce adverse impacts on Portlanders' health, safety, and property.
502. **Goal 8.G: Water.** Reliable and adequate water supply and delivery systems provide sufficient quantities of high-quality water at adequate pressures to meet the needs of the community on an equitable, efficient, and sustainable basis.

503. **Goal 8.H: Parks, natural areas, and recreation.** All Portlanders have safe, convenient, and equitable access to high-quality parks, natural areas, trails, and recreational opportunities in their daily lives, which contribute to their health and well-being. The City manages its natural areas and urban forest to protect unique urban habitats and offer Portlanders an opportunity to connect with nature.
504. **Goal 8.I: Public safety and emergency response.** Portland is a safe, resilient, and peaceful community where public safety, emergency response, and emergency management facilities and services are coordinated and able to effectively and efficiently meet community needs.
505. **Goal 8.J: Solid waste management.** Residents and businesses have access to waste management services and are encouraged to be thoughtful consumers to minimize upstream impacts and avoid generating waste destined for the landfill. Solid waste — including food, yard debris, recyclables, electronics, and construction and demolition debris — is managed, recycled, and composted to ensure the highest and best use of materials.
506. **Goal 8.K: School facilities.** Public schools are honored places of learning as well as multifunctional neighborhood anchors serving Portlanders of all ages, abilities, and cultures.
507. **Goal 8.L: Technology and communications.** All Portland residences, businesses, and institutions have access to universal, affordable, and reliable state-of-the-art communication and technology services.
508. **Goal 8.M: Energy infrastructure and services.** Residents, businesses, and institutions are served by reliable energy infrastructure that provides efficient, low-carbon, affordable energy through decision-making based on integrated resource planning.

The City Council interprets the Chapter 8 goals to provide general guidance to public agencies in how to provide basic services to Portlanders. The adopted 2035 Comprehensive Plan includes a Citywide Systems Plan (CSP), which was adopted (Ordinance 185657) and acknowledged by LCDC on April 25, 2017. The CSP includes a Public Facilities Plan with information on current and future transportation, water, sanitary sewer, and stormwater infrastructure needs and projects, consistent with Statewide Planning Goal 11.

The Ezone Project does not amend the CSP or propose comprehensive plan map amendments. Ezone Project amendments specifically address goals: 8.B, 8.C, 8E, 8F, and 8H. The Ezone Project does not directly affect Goals 8.A, 8.D, 8.G and 8 I – M and therefore, these Goals are equally supported by the plan.

Goal 8.B describes multiple benefits of public facility and service investments that improve equitable service provision, support economic prosperity and enhance human and environmental health. The Ezone Project will better protect natural resources including streams, wetlands, and forest canopy. Protection of these resources yields multiple benefits

such as enhancing human and environmental health, recreation benefits, natural stormwater management, and climate resiliency.

Goal 8.C describes the reliability and resiliency of public facilities and services in the face of long-term changes in the climate, economy and technology. Improved protection of natural resources will contribute to improved resiliency in the face of climate change, especially related to stormwater management, flooding, urban heat island impacts, and available habitat.

Goal 8.E aims to ensure that wastewater and stormwater are managed, conveyed, and/or treated to protect public health, safety, and the environment. The Ezone Project indirectly supports this goal related to sanitary service because it includes a zoning code amendment that will help facilitate replacement of failing septic systems and installation of new septic systems in environmental zones. In addition, the environmental zone boundary corrections ensure that all streams and wetlands have the existing protections applied in a consistent manner and at a minimum 50 feet of land surrounding all streams and wetlands is contained in an environmental zone, which helps protect and enhance the stormwater management functions provided by these natural areas. In areas where constructed stormwater facilities or pipes intersect with ezones, there are exemptions that allow for the continued maintenance of these facilities. If new wastewater or stormwater facilities are proposed in areas that are covered by ezones, there are standards that allow for the installation of new utilities, and new utility projects that cannot meet standards may be approved through environmental review.

Goal 8.F addresses flood management systems and facilities that support watershed health and manage flooding to reduce adverse impacts. City programs related to flood management (i.e., Title 10 Erosion Control, and the balanced cut and fill requirements of Title 24) remain unchanged with the Ezone Project. However, the environmental zone boundary corrections ensure that all streams and wetlands have the existing protections applied in a consistent manner and at a minimum 50 feet of land surrounding all streams and wetlands is contained in an environmental zone, which contributes to protection of floodplains and associated functions. And the Ezone Project includes an amendment to 33.430 that will create a new standard for minor improvements to existing flood control structures that will facilitate the installation of required safety features.

Goal 8.H calls for safe, convenient and equitable access to high-quality parks, natural areas and recreation, and the management of natural areas to protect unique habitats and connect people with nature. The environmental zone boundary corrections ensure that all streams and wetlands have the existing protections applied in a consistent manner and at a minimum 50 feet of land surrounding all streams and wetlands is contained in an environmental zone, which will contribute to improved protection natural areas and unique habitats. Existing ezones apply to parks and natural areas that are located throughout the City of Portland. The Ezone Project is proposing corrections to the ezones that are consistent with existing adopted policy, which will ensure that the resources that are located in parks and natural areas will continue to be protected.

Based on the above findings, City Council determines that the Ezone Project is consistent with and supports public facilities goals 8.A-8.M.

Service provision and urbanization

509. **Policy 8.1. Urban services boundary.** Maintain an Urban Services Boundary for the City of Portland that is consistent with the regional urban growth policy, in cooperation with neighboring jurisdictions. The Urban Services Boundary is shown on the Comprehensive Plan Map.
510. **Policy 8.2. Rural, urbanizable, and urban public facility needs.** Recognize the different public facility needs in rural, urbanizable and urban land as defined by the Regional Urban Growth Boundary, the City Urban Services Boundary, and the City Boundaries of Municipal Incorporation. See Figure 8-1 — Urban, Urbanizable, and Rural Lands.
511. **Policy 8.3 Urban service delivery.** Provide the following public facilities and services at urban levels of service to urban lands within the City’s boundaries of incorporation:
- Public rights-of-way, streets, and public trails
 - Sanitary sewers and wastewater treatment
 - Stormwater management and conveyance
 - Flood management
 - Protection of the waterways of the state
 - Water supply
 - Police, fire, and emergency response
 - Parks, natural areas, and recreation
 - Solid waste regulation
512. **Policy 8.4. Supporting facilities and systems.** Maintain supporting facilities and systems, including public buildings, technology, fleet, and internal service infrastructure, to enable the provision of public facilities and services.
513. **Policy 8.5 Planning service delivery.** Provide planning, zoning, building, and subdivision control services within the boundaries of incorporation, and as otherwise provided by intergovernmental agreement within the City’s Urban Services Boundary.

The City Council interprets policies 8.1-8.5 to provide direction on the provision of public facilities and services in urban service areas. The Ezone Project proposals will update zoning in rural and unincorporated areas of the City of Portland and areas that are under Portland zoning jurisdiction, and are therefore consistent with these policies and help to implement Policy 8.5.

Ezones are applied to areas of unincorporated Multnomah County and Washington County that are within the Portland Urban Services Boundary. Ezones are also applied to lots that are located within the City of Portland that are zoned RF, and/or are located within Future Urban (f) overlay. Within these areas, the Ezone Project is remapping and

correcting ezones to follow natural resources within natural resource sites in a manner that is consistent with existing adopted policy. Ezones are applied to streams, forests, and wetlands. Ezones are applied to publicly owned parks and natural areas, and to privately owned lots and natural resource tracts on which natural resources have been identified. Standards allow limited new development or alterations to existing development that avoids natural resources or mitigates for impacts to natural resources.

There are also standards and exemptions in 33.430 that allow for the creation of new public facilities in the ezones, such as streets, utilities, including sewers, stormwater facilities, flood management structures, and other development that is necessary for the provisioning of public services. Development that cannot meet standards may be approved through the environmental review process.

Service coordination

514. **Policy 8.6. Interagency coordination.** Maintain interagency coordination agreements with neighboring jurisdictions and partner agencies that provide urban public facilities and services within the City of Portland’s Urban Services Boundary to ensure effective and efficient service delivery. See Policy 8.3 for the list of services included. Such jurisdictions and agencies include, but may not be limited to:
- Multnomah County for transportation facilities and public safety.
 - State of Oregon for transportation and parks facilities and services.
 - TriMet for public transit facilities and services.
 - Port of Portland for air and marine facilities and services.
 - Metro for regional parks and natural areas, and for solid waste, composting, and recycling facilities and transfer stations.
 - Gresham, Milwaukie, Clackamas County Service District #1, and Clean Water Services for sanitary sewer conveyance and treatment.
 - Multnomah County Drainage District No. 1, Peninsula Drainage District No 1, and Peninsula Drainage District No. 2 for stormwater management and conveyance, and for flood mitigation, protection, and control.
 - Rockwood People’s Utility District; Sunrise Water Authority; and the Burlington, Tualatin Valley, Valley View, West Slope, Palatine Hill, Alto Park, and Clackamas River Water Districts for water distribution.
 - Portland Public Schools and the David Douglas, Parkrose, Reynolds, Centennial, and Riverdale school districts for public education, park, trail, and recreational facilities.
515. **Policy 8.7 Outside contracts.** Coordinate with jurisdictions and agencies outside of Portland where the City provides services under agreement.
516. **Policy 8.8 Public service coordination.** Coordinate with the planning efforts of agencies providing public education, public health services, community centers, urban forest

management, library services, justice services, energy, and technology and communications services.

- 517. **Policy 8.9 Internal Coordination.** Coordinate planning and provision of public facilities and services, including land acquisition, among City agencies, including internal service bureaus.
- 518. **Policy 8.10. Co-location.** Encourage co-location of public facilities and services across providers where co-location improves service delivery efficiency and access for historically under-represented and under-served communities.

The City Council interprets policies 8.6-8.10 to provide direction on coordination with neighboring jurisdictions and partner agencies that provide urban public facilities and services within the City of Portland's Urban Services Boundary. The Ezone Project does not include amendments to public service coordination agreements. Therefore, City Council determines these policies do not apply.

Service extension

- 519. **Policy 8.11. Annexation.** Require annexation of unincorporated urbanizable areas within the City's Urban Services Boundary as a prerequisite to receive urban services.
- 520. **Policy 8.12. Feasibility of service.** Evaluate the physical feasibility and cost-effectiveness of extending urban public services to candidate annexation areas to ensure sensible investment and to set reasonable expectations.
- 521. **Policy 8.13. Orderly service extension.** Establish or improve urban public services in newly-annexed areas to serve designated land uses at established levels of service, as funds are available and as responsible engineering practice allows.
- 522. **Policy 8.14. Coordination of service extension.** Coordinate provision of urban public services to newly-annexed areas so that provision of any given service does not stimulate development that significantly hinders the City's ability to provide other urban services at uniform levels.
- 523. **Policy 8.15. Services to unincorporated urban pockets.** Plan for future delivery of urban services to urbanizable areas that are within the Urban Services Boundary but outside the city limits.
- 524. **Policy 8.16, Orderly urbanization.** Coordinate with counties, neighboring jurisdictions, and other special districts to ensure consistent management of annexation requests, and to establish rational and orderly process of urbanization that maximize efficient use of public funds.
- 525. **Policy 8.17. Services outside the city limits.** Prohibit City provision of new urban services, or expansion of the capacity of existing services, in areas outside city limits, except in cases where the City has agreements or contracts in place.
- 526. **Policy 8.18. Service district expansion.** Prohibit service district expansion or creation within the City's Urban Services Boundary without the City's expressed consent.

527. **Policy 8.19. Rural service delivery.** Provide the public facilities and services identified in Policy 8.3 in rural areas only at levels necessary to support designated rural residential land uses and protect public health and safety. Prohibit sanitary sewer extensions into rural land and limit other urban services.

The City Council interprets Policies 8.11-8.19 to provide direction on extending public services and orderly urbanization. The Ezone Project does not include changes to existing City policies related to service extensions and no service extensions are proposed with the project. City Council determines that these policies do not apply.

Public investment

528. **Policy 8.20. Regulatory compliance.** Ensure public facilities and services remain in compliance with state and federal regulations. Work toward cost-effective compliance with federal and state mandates through intergovernmental coordination and problem solving.
529. **Policy 8.21. System capacity.** Establish, improve, and maintain public facilities and services at levels appropriate to support land use patterns, densities, and anticipated residential and employment growth, as physically feasible and as sufficient funds are available.
530. **Policy 8.22. Equitable service.** Provide public facilities and services to alleviate service deficiencies and meet level-of-service standards for all Portlanders, including individuals, businesses, and property owners.
- 8.22.a.** In places that are not expected to grow significantly but have existing deficiencies, invest to reduce disparity and improve livability.
 - 8.22.b.** In places that lack basic public facilities or services and also have significant growth potential, invest to enhance neighborhoods, fill gaps, maintain affordability, and accommodate growth.
 - 8.22.c.** In places that are not expected to grow significantly and already have access to complete public facilities and services, invest primarily to maintain existing facilities and retain livability.
 - 8.22.d.** In places that already have access to complete public facilities and services, but also have significant growth potential, invest to fill remaining gaps, maintain affordability, and accommodate growth.
531. **Policy 8.23. Asset management.** Improve and maintain public facility systems using asset management principles to optimize preventative maintenance, reduce unplanned reactive maintenance, achieve scheduled service delivery, and protect the quality, reliability, and adequacy of City services.
532. **Policy 8.24. Risk management.** Maintain and improve Portland's public facilities to minimize or eliminate economic, social, public health and safety, and environmental risks.
533. **Policy 8.25. Critical infrastructure.** Increase the resilience of high-risk and critical infrastructure through monitoring, planning, maintenance, investment, adaptive technology, and continuity planning.

534. **Policy 8.26. Capital programming.** Maintain long-term capital improvement programs that balance acquisition and construction of new public facilities with maintenance and operations of existing facilities.

The City Council interprets policies 8.20 through 8.26 provide direction on investment priorities for public facilities. The Ezone Project does not include new public facility or infrastructure projects. City Council interpret that these policies do not apply.

Funding

535. **Policy 8.27. Cost-effectiveness.** Establish, improve, and maintain the public facilities necessary to serve designated land uses in ways that cost-effectively provide desired levels of service, consider facilities' lifecycle costs, and maintain the City's long-term financial sustainability.
536. **Policy 8.28. Shared costs.** Ensure the costs of constructing and providing public facilities and services are equitably shared by those who benefit from the provision of those facilities and services.
537. **Policy 8.29. System development.** Require private or public entities whose prospective development or redevelopment actions contribute to the need for public facility improvements, extensions, or construction to bear a proportional share of the costs.
538. **Policy 8.30. Partnerships.** Maintain or establish public and private partnerships for the development, management, or stewardship of public facilities necessary to serve designated land uses, as appropriate.

The City Council interprets policies 8.27 through 8.30 provide direction on funding public facilities and services within the City of Portland's Urban Services Boundary. City Council determines that the Ezone Project amendments do not include new public facility or infrastructure projects.

Public benefits

539. **Policy 8.31, Application of Guiding Principles.** Plan and invest in public facilities in ways that promote and balance the Guiding Principles established in The Vision and Guiding Principles of this Comprehensive Plan.

The Ezone Project does not include specific plans or objectives regarding investments in public facilities. However, Ezone regulations can impact public facility planning and/or installation. Ezone Project proposed amendments and how they promote or balance the Guiding Principles are summarized as follows:

- **Economic Prosperity.** Support a low-carbon economy and foster employment growth, competitiveness and equitably distributed household prosperity.

The plan does not specifically address this role of employment lands and their growth opportunities. City Council finds that no amendments affect achieving this directive.

- **Human Health.** Avoid or minimize negative health impacts and improve opportunities for Portlanders to lead healthy, active lives.

City Council finds that the Ezone Map Correction Project protects natural resources, including on public land, which help provide opportunities for improved human health and active living through access to nature. In addition, by protecting existing natural resources, risks of flooding and landslides will be reduced in surrounding areas, thereby supporting human health. The Ezone Map Correction Project also includes amendments to zoning code 33.430 regarding vegetation management to reduce wildfire risks and creation of fire breaks to reduce the spread of wildfire, which support human health by improving fire prevention.

- **Environmental Health.** Weave nature into the city and foster a healthy environment that sustains people, neighborhoods, and fish and wildlife. Recognize the intrinsic value of nature and sustain the ecosystem services of Portland's air, water and land.

City Council determines that the Ezone Project improves protection of natural resources by aligning ezones with more accurate resource mapping. Improved protection of resources helps sustain people, neighborhoods, and fish and wildlife, and protect valuable ecosystem services. See findings for Comprehensive Plan Chapter 7, Environment and Watershed Health, for more information.

- **Equity.** Promote equity and environmental justice by reducing disparities, minimizing burdens, extending community benefits, increasing the amount of affordable housing, affirmatively furthering fair housing, proactively fighting displacement, and improving socio-economic opportunities for under-served and under-represented populations. Intentionally engage under-served and under-represented populations in decisions that affect them. Specifically recognize, address and prevent repetition of the injustices suffered by communities of color throughout Portland's history.

The Ezone Map Correction Project is remapping ezones to better follow natural resources and to apply to resources that were missed when the existing ezones were first adopted in a way that is consistent with existing natural resource protection policy. As detailed in the findings for State Land Use Planning Goal 10, the proposed changes to the ezones will have a negligible impact on single dwelling and multi dwelling land supply throughout the City of Portland. These impacts are not expected to lead to displacement of vulnerable communities or to impact citywide housing affordability. City Council finds that the Ezone Map Correction Project will have a negligible overall impact on growth and development in Portland.

- **Resilience.** Reduce risk and improve the ability of individuals, communities, economic systems, and the natural and built environments to withstand, recover from, and adapt to changes from natural hazards, human-made disasters, climate change, and economic shifts.

Ezones protect natural resources that help to mitigate heat island effect, reduce erosion, absorb runoff from precipitation, reduce the severity of floods, and help to prevent landslides. By protecting natural resources and the ecosystem services that they provide, the ezones make Portland more resilient to climate change and natural hazards. The Ezone Map Correction Project is extending ezones to natural resources that were missed when the ezones were originally applied. City Council determines that this will help to make the City of Portland more resilient to climate change and natural hazards.

540. **Policy 8.32, Community benefit agreements.** Encourage the use of negotiated community benefit agreements for large public facility projects as appropriate to address environmental justice policies in Chapter 2: Community Involvement.

541. **Policy 8.33, Community knowledge and experience.** Encourage public engagement processes and strategies for larger public facility projects to include community members in identifying potential impacts, mitigation measures and community benefits.

The Ezone Map Correction Project does not include policies or objectives related to community benefit agreements or public engagement for large public facility projects. Therefore, City Council determines that Policies 8.32 and 8.33 do not apply.

542. **Policy 8.34, Resource efficiency.** Reduce the energy and resource use, waste, and carbon emissions from facilities necessary to serve designated land uses to meet adopted City goals and targets.

The Ezone Project does not include policies or objectives related to energy or resource use, carbon emissions or waste from public facilities or infrastructure. Therefore, City Council determines that Policy 8.34 does not apply.

543. **Policy 8.35, Natural systems.** Protect, enhance, and restore natural systems and features for their infrastructure service and other values.

544. **Policy 8.36, Context-sensitive infrastructure.** Design, improve, and maintain public rights-of-way and facilities in ways that are compatible with, and that minimize negative impacts on, their physical, environmental, and community context.

City Council finds that the Ezone Project will correct the boundaries of the environmental zones to better align with existing natural resource features, including streams, wetlands, tree canopy and unique habitats. The plan includes an updated natural resource inventory that identifies riparian corridors and wildlife habitat resources and functional values, and special habitat areas. The corrected environmental zoning will better protect and conserve the identified resources by limiting development within natural resource areas, will encourage environmentally sensitive development, and will require mitigation when development has a detrimental impact on the functions and values. Therefore, City Council determines that the project supports protection, enhancement and restoration of natural systems as described under Policy 8.35. City Council finds that it also requires context-sensitive development, including for infrastructure and public right-of-way improvements, and therefore supports Policy 8.36.

545. **Policy 8.37. Site- and area-specific needs.** Allow for site- and area-specific public facility standards, requirements, tools, and policies as needed to address distinct topographical, geologic, environmental, and other conditions.
546. **Policy 8.38, Age-friendly public facilities.** Promote public facility designs that make Portland more age-friendly.

The Ezone Project does not include policies or objectives related age-friendly public facilities. Therefore, City Council determines that Policy 8.38 does not apply.

Public rights-of-way

547. **Policy 8.39, Interconnected network.** Establish a safe and connected rights-of-way system that equitably provides infrastructure services throughout the city.
548. **Policy 8.40, Transportation function.** Improve and maintain the right-of-way to support multimodal transportation mobility and access to goods and services as is consistent with the designated street classification.
549. **Policy 8.41. Utility function.** Improve and maintain the right-of-way to support equitable distribution of utilities, including water, sanitary sewer, stormwater management, energy, and communications, as appropriate.
550. **Policy 8.42, Stormwater management function.** Improve rights-of-way to integrate green infrastructure and other stormwater management facilities to meet desired levels-of-service and economic, social, and environmental objectives.
551. **Policy 8.43, Trees in rights-of-way.** Integrate trees into public rights-of-way to support City canopy goals, transportation functions, and economic, social, and environmental objectives.
552. **Policy 8.44, Community uses.** Allow community use of rights-of-way for purposes such as public gathering space, events, or temporary festivals, if the community uses are integrated in ways that balance and minimize conflict with the designated through movement and access roles of rights-of-ways.
553. **Policy 8.45, Pedestrian amenities.** Encourage facilities that enhance pedestrian enjoyment, such as transit shelters, garbage containers, benches, etc. in the right-of-way.
554. **Policy 8.46, Commercial uses.** Accommodate allowable commercial uses of the rights-of-way for enhancing commercial vitality, if the commercial uses can be integrated in ways that balance and minimize conflict with the other functions of the right-of-way.
555. **Policy 8.47, Flexible design.** Allow flexibility in right-of-way design and development standards to appropriately reflect the pattern area and other relevant physical, community, and environmental contexts and local needs.
556. **Policy 8.48, Corridors and City Greenways.** Ensure public facilities located along Civic Corridors, Neighborhood Corridors, and City Greenways support the multiple objectives established for these corridors.

557. **Policy 8.49. Coordination.** Coordinate the planning, design, development, improvement, and maintenance of public rights-of-way among appropriate public agencies, private providers, and adjacent landowners.
- 8.49.a.** Coordination efforts should include the public facilities necessary to support the uses and functions of rights-of-way, as established in policies 8.40 to 8.46.
- 8.49.b.** Coordinate transportation and stormwater system plans and investments, especially in unimproved or substandard rights-of-way, to improve water quality, public safety, including for pedestrians and bicyclists, and neighborhood livability.
558. **Policy 8.50. Undergrounding.** Encourage undergrounding of electrical and telecommunications facilities within public rights-of-way, especially in centers and along Civic Corridors.
559. **Policy 8.51. Right-of-way vacations.** Maintain rights-of-way if there is an established existing or future need for them, such as for transportation facilities or for other public functions established in policies 8.40 to 8.46.
560. **Policy 8.52, Rail rights-of-way.** Preserve existing and abandoned rail rights-of-way for future rail or public trail uses.

City Council interprets that Policies 8.39-8.52 provide direction on the use, design, function, and coordination of public rights-of-way. The Ezone Project does not modify existing City policies or programs related to public rights-of-way. In locations where ezones and public rights-of-way intersect, there are standards and exemptions that allow for the development of new roadways within the ezones, provided that roadway development can avoid or mitigate for impacts to natural resources. In situations where proposed roadway development construction cannot meet standards or exemptions, projects may be approved through the environmental review process. Therefore, City Council determines that the Ezone Project is in compliance with Policies 8.39-8.52.

Trails

561. **Policy 8.53, Public trails.** Establish, improve, and maintain a citywide system of public trails that provide transportation and/or recreation options and are a component of larger network of facilities for bicyclists, pedestrians, and recreational users.
562. **Policy 8.54, Trail system connectivity.** Plan, improve, and maintain the citywide trail system so that it connects and improves access to Portland's neighborhoods, commercial areas, employment centers, schools, parks, natural areas, recreational facilities, regional destinations, the regional trail system, and other key places that Portlanders access in their daily lives.
563. **Policy 8.55, Trail coordination.** Coordinate planning, design, improvement, and maintenance of the trail system among City agencies, other public agencies, non-governmental partners, and adjacent landowners.
564. **Policy 8.56, Trail diversity.** Allow a variety of trail types to reflect a trail's transportation and recreation roles, requirements, and physical context.

- 565. **Policy 8.57, Public access requirements.** Require public access and improvement of public trails along the future public trail alignments shown in Figure 8-2 — Future Public Trail Alignments.
- 566. **Policy 8.58, Trail and City Greenway coordination.** Coordinate the planning and improvement of trails as part of the City Greenways system.
- 567. **Policy 8.59, Trail and Habitat Corridor coordination.** Coordinate the planning and improvement of trails with the establishment, enhancement, preservation, and access to habitat corridors.

City Council interprets that Policies 8.53-8.59 address public trail systems, connectivity, access, and coordination. Although the Ezone Project does not include objectives or actions directly addressing public recreational trail planning or development, the project does include an amendment to the Chapter 33.430 of the Zoning Code to increase the width of trails that are allowed to be built by exemption within the ezones on private property to 36 inches, which is consistent with ADA recommendations for public trails.

There are separate standards that allow for the construction of public trails within ezones. The Ezone Project is amending the public trail standard to clarify that it applies to all public trails, and not just “major” public trails. City Council finds that the Ezone Project is consistent with Policies 8.53-8.59.

- 568. **Policy 8.60, Intertwine coordination.** Coordinate with the Intertwine Alliance and its partners, including local and regional parks providers, to integrate Portland’s trail and active transportation network with the bi-state regional trail system.

City Council interprets that Policy 8.60 provides direction on City coordination with Intertwine. The Ezone Project does not include objectives or actions that relate to Intertwine coordination; therefore, City Council determines that this policy does not apply.

Sanitary and Stormwater Systems

- 569. **Policy 8.61. Sewer connections.** Require all developments within the city limits to be connected to sanitary sewers unless the public sanitary system is not physically or legally available per City Code and state requirements; or the existing onsite septic system is functioning properly without failure or complaints per City Code and state requirements; and the system has all necessary state and county permits.
- 570. **Policy 8.62. Combined sewer overflows.** Provide adequate public facilities to limit combined sewer overflows to frequencies established by regulatory permits.
- 571. **Policy 8.63. Sanitary sewer overflows.** Provide adequate public facilities to prevent sewage releases to surface waters as consistent with regulatory permits.
- 572. **Policy 8.64. Private sewage treatment systems.** Adopt land use regulations that require any proposed private sewage treatment system to demonstrate that all necessary state and county permits are obtained.
- 573. **Policy 8.65. Sewer extensions.** Prioritize sewer system extensions to areas that are already developed at urban densities and where health hazards exist.

574. **Policy 8.66. Pollution prevention.** Reduce the need for wastewater treatment capacity through land use programs and public facility investments that manage pollution as close to its source as practical and that reduce the amount of pollution entering the sanitary system.
575. **Policy 8.67. Treatment.** Provide adequate wastewater treatment facilities to ensure compliance with effluent standards established in regulatory permits.

City Council interprets that Policies 8.61-8.67 relate to sanitary sewer service and wastewater treatment. The Ezone Project indirectly supports these policies through proposed zoning code amendments related to septic systems. Septic system failures pose a public and environmental health risk. Therefore, it is important for repair and replacement to occur quickly. To help meet this goal, a new exemption was added for replacing failing septic systems and a new standard was added for new septic systems.

The Ezone Project also supports sanitary and storm sewer function by remapping the ezones to extend protections to streams, forests, and wetlands that were missed when the existing ezones were originally adopted. These natural features serve as green infrastructure that provide ecosystem services, including capturing stormwater and reducing runoff. By protecting resources that help to reduce the volume of stormwater that reaches Portland's constructed stormwater, sanitary, and combined sewer systems, ezones help to support Portland's sewer system and reduce the need for additional investments in sewer capacity that would be needed if the functional values of the protected resources were lost. Therefore, City Council determines that the Ezone Project is consistent with Policies 8.61-8.67.

576. **Policy 8.68, Stormwater facilities.** Provide adequate stormwater facilities for conveyance, flow control, and pollution reduction.
577. **Policy 8.69, Stormwater as a resource.** Manage stormwater as a resource for watershed health and public use in ways that protect and restore the natural hydrology, water quality, and habitat of Portland's watersheds.
578. **Policy 8.70, Natural systems.** Protect and enhance the stormwater management capacity of natural resources such as rivers, streams, creeks, drainageways, wetlands, and floodplains.
579. **Policy 8.71, Green infrastructure.** Promote the use of green infrastructure, such as natural areas, the urban forest, and landscaped stormwater facilities, to manage stormwater.
580. **Policy 8.72. Stormwater discharge.** Avoid or minimize the impact of stormwater discharges on the water and habitat quality of rivers and streams.
581. **Policy 8.73. On-site stormwater management.** Encourage on-site stormwater management, or management as close to the source as practical, through land use decisions and public facility investments.

582. **Policy 8.74. Pollution prevention.** Coordinate policies, programs, and investments with partners to prevent pollutants from entering the stormwater system by managing point and non-point pollution sources through public and private facilities, local regulations, and education.
583. **Policy 8.75. Stormwater partnerships.** Provide stormwater management through coordinated public and private facilities, public-private partnerships, and community stewardship.

City Council interprets that Policies 8.68-8.75 provide direction on stormwater management, facilities, treatment, and partnerships. City programs related to stormwater management remain unchanged with the Ezone Project. In addition, the environmental zone boundary corrections ensure that all streams and wetlands have the existing protections applied in a consistent manner and at a minimum 50 feet of land surrounding all streams and wetlands is contained in an environmental zone, which helps protect and enhance the stormwater management functions provided by these natural areas. Therefore, City Council determines that the Ezone Project is consistent with Policies 8.68-8.75.

Flood management

584. **Policy 8.76, Flood management.** Improve and maintain the functions of natural and managed drainageways, wetlands, and floodplains to protect health, safety, and property, provide water conveyance and storage, improve water quality, and maintain and enhance fish and wildlife habitat.
585. **Policy 8.77, Floodplain management.** Manage floodplains to protect and restore associated natural resources and functions and to minimize the risks to life and property from flooding.

City Council interprets that Policies 8.76 and 8.77 provide direction on flood and floodplain management. City programs related to flood management (i.e., Title 10 Erosion Control, and the balanced cut and fill requirements of Title 24) remain unchanged with the Ezone Project. In addition, the environmental zone boundary corrections ensure that all streams and wetlands have the existing protections applied in a consistent manner and at a minimum 50 feet of land surrounding all streams and wetlands is contained in an environmental zone, which contributes to protection of floodplains and associated functions. Therefore, City Council determines that the project is consistent with Policies 8.76 and 8.77.

586. **Policy 8.78, Flood management facilities.** Establish, improve, and maintain flood management facilities to serve designated land uses through planning, investment and regulatory requirements.

City Council interprets that Policy 8.78 provides direction on flood management facilities. The Ezone Project includes a new standard in the Zoning Code to allow for some minor safety improvements to existing flood control and water conveyance systems without additional review. These improvements are anticipated to have little impact on existing

natural resource features. Resource enhancement will replace any potential impacted features and functions. This proposed change helps facilitate maintenance of flood management facilities and therefore, City Council finds that Ezone Project is consistent with Policy 8.78.

- 587. **Policy 8.79. Drainage district coordination.** Coordinate with drainage districts that provide stormwater management, conveyance, and flood mitigation, protection, and control services within the City's Urban Services Boundary.
- 588. **Policy 8.80. Levee coordination.** Coordinate plans and investments with special districts and agencies responsible for managing and maintaining certification of levees along the Columbia River.

City Council interpret that Policies 8.79-8.80 provide direction on drainage district coordination and levee coordination. The Ezone Project does not include changes related to drainage district coordination or levees; therefore, City Council determines that this policy does not apply.

Water Systems

- 589. **Policy 8.81. Primary supply source.** Protect the Bull Run watershed as the primary water supply source for Portland.
- 590. **Policy 8.82. Bull Run protection.** Maintain a source-protection program and practices to safeguard the Bull Run watershed as a drinking water supply.
- 591. **Policy 8.83. Secondary supply sources.** Protect, improve, and maintain the Columbia South Shore wellfield groundwater system, the Powell Valley wellfield groundwater system, and any other alternative water sources designated as secondary water supplies.
- 592. **Policy 8.84. Groundwater wellfield protection.** Maintain a groundwater protection program and practices to safeguard the Columbia South Shore wellfield and the Powell Valley wellfield as drinking water supplies.
- 593. **Policy 8.85. Water quality.** Maintain compliance with state and federal drinking water quality regulations.
- 594. **Policy 8.86. Storage.** Provide sufficient in-city water storage capacity to serve designated land uses, meet demand fluctuations, maintain system pressure, and ensure supply reliability.
- 595. **Policy 8.87. Fire protection.** Provide adequate water facilities to serve the fire protection needs of all Portlanders and businesses.
- 596. **Policy 8.88. Water pressure.** Provide adequate water facilities to maintain water pressure in order to protect water quality and provide for the needs of customers.
- 597. **Policy 8.89. Water efficiency.** Reduce the need for additional water facility capacity and maintain compliance with state water resource regulations by encouraging efficient use of water by customers within the city.

598. **Policy 8.90. Service interruptions.** Maintain and improve water facilities to limit interruptions in water service to customers.
599. **Policy 8.91. Outside user contracts.** Coordinate long-term water supply planning and delivery with outside-city water purveyors through long-term wholesale contracts.

The City Council interprets policies 8.81-8.91 to apply to the provision of water service. The Ezone Project does not include changes that would affect water service or amend the Citywide Systems Plan. In locations ezones are applied to water facilities, exemptions allow for maintenance or replacement within the existing footprint. If new water utilities are required to be built within ezones, there are standards for new utility development. Utility projects that cannot meet standards may be approved through the environmental review process. Therefore, the Ezone Project is in compliance with Policies 8.81-8.91.

Parks and recreation

600. **Policy 8.92, Acquisition, development, and maintenance.** Provide and maintain an adequate supply and variety of parkland and recreational facilities to serve the city's current and future population based on identified level-of-service standards and community needs.
601. **Policy 8.93, Service equity.** Invest in acquisition and development of parks and recreation facilities in areas where service-level deficiencies exist.
602. **Policy 8.94. Capital programming.** Maintain a long-range park capital improvement program, with criteria that considers acquisition, development, and operations; provides opportunities for public input; and emphasizes creative and flexible financing strategies.
603. **Policy 8.95, Park planning.** Improve parks, recreational facilities, natural areas, and the urban forest in accordance with current master plans, management plans, or adopted strategies that reflect user group needs, development priorities, development and maintenance costs, program opportunities, financing strategies, and community input.

City Council finds that the Ezone Project does not include objectives or actions that relate to acquisition, development, capital programming or planning for parks and recreation facilities. Where ezones are applied to parks, maintenance of existing facilities is exempt, and standards allow for new development or alterations to existing development within the ezones. Development in parks that cannot meet standards may be approved through the environmental review process. Therefore, City Council determines that the Ezone Project is consistent with Policies 8.93-8.95.

604. **Policy 8.96, Recreational trails.** Establish, improve, and maintain a complete and connected system of public recreational trails, consistent with Portland Parks & Recreation's trail strategy.

City Council interprets that Policy 8.96 provides direction on a connected system of recreational trails. Although the Ezone Project does not include objectives or actions directly addressing recreational trails, there are existing standards in Chapter 33.430 that allow for the construction of public trails. The Ezone Project proposals include an

amendment to the standard that clarifies that it applies to all public trails that are located in ezones, not just “major” public trails. Therefore, City Council determines that the project is consistent with Policy 8.96.

605. **Policy 8.97, Natural resources.** Preserve, enhance, and manage City-owned natural areas and resources to protect and improve their ecological health, in accordance with both the natural area acquisition and restoration strategies, and to provide compatible public access.

City Council finds that the Ezone Project will correct the boundaries of the environmental zones to better align with existing natural resource features, including on City-owned natural areas. The corrected environmental zoning will better protect and conserve the identified resources by limiting development within natural resource areas, encouraging environmentally sensitive development, and requiring mitigation when development has a detrimental impact on the natural resource functions and values. Therefore, City Council determines that the project is consistent with Policy 8.97.

606. **Policy 8.98, Urban forest management.** Manage urban trees as green infrastructure with associated ecological, community, and economic functions, through planning, planting, and maintenance activities, education, and regulation.

City Council finds that the Ezone Project will correct the boundaries of the environmental zones to better align with existing natural resource features, including tree canopy. The corrected environmental zoning will better protect and conserve the identified resources by limiting development within natural resource areas, encouraging environmentally sensitive development, and requiring mitigation when development has a detrimental impact on the functions and values. By aligning the zones with the actual resources, City Council finds that the project contributes to improved urban forest management and is therefore consistent with Policy 8.98.

607. **Policy 8.99, Recreational facilities.** Provide a variety of recreational facilities and services that contribute to the health and well-being of Portlanders of all ages and abilities.

City Council interprets that Policy 8.99 provides direction on the provision of a variety of recreational facilities and services that contribute to the health and well-being of all Portlanders. The Ezone Project does not amend open space base zoning nor the applicable zoning code regulations that allow for recreational uses and trail development within environmental overlay zones. The corrected environmental overlay zones better protect natural resources for recreation purposes such as visual amenities and wildlife viewing. Therefore, City Council determines that the Ezone Project is consistent with Policy 8.99.

608. **Policy 8.100. Self-sustaining Portland International Raceway (PIR).** Provide for financially self-sustaining operations of PIR, and broaden its programs and activities to appeal to families, diverse communities, and non-motorized sports such as biking and running.

Portland International Raceway is outside of the geography covered by the Ezone Project; therefore, City Council determines that this policy does not apply.

609. **Policy 8.101. Self-sustaining and inclusive golf facilities.** Provide financially self-sustaining public golf course operations. Diversify these assets to attract new users, grow the game, provide more introductory-level programming, and expand into other related recreational opportunities such as foot golf and disk golf.

City Council interprets that Policy 8.101 addresses operations of public golf facilities, including providing for financially self-sustaining golf course operations. Ezones have been applied to resources in several public golf courses in Portland. Although ezone mapping will be corrected to follow natural resources on public golf courses within the City, those changes are not anticipated to impact golf course operations. All portions of golf courses that fall within ezones that are actively managed and maintained as golfing facilities are considered to be existing disturbance areas. Modifications to existing disturbance areas to allow for the expansion of business models into other sports is allowed, provided that if new structures are created within existing disturbance areas, resource enhancement is proposed to mitigate for the impacts of the additional development and the that the proposed development is able to meet other standards in 33.430. If the proposed development cannot meet standards, it may be approved through environmental review. Therefore, City Council determines that the Ezone Project is consistent with Policy 8.101.

610. **Policy 8.102 Specialized recreational facilities.** Establish and manage specialized facilities within the park system that take advantage of land assets and that respond to diverse, basic, and emerging recreational needs.

City Council interprets that Policy 8.102 provides direction on specialized recreation facilities like golf courses, tennis facilities and Portland International Raceway. The Ezone Project does not include objectives or actions that relate to specialized recreation facilities; therefore, City Council determines that this policy does not apply.

611. **Policy 8.103, Public-private partnerships.** Encourage public-private partnerships to develop and operate publicly-accessible recreational facilities that meet identified public needs.

City Council interprets that Policy 8.103 provides direction on public-private partnerships related to publicly-accessible recreational facilities. The Ezone Project does not include objectives or actions that relate to publicly-accessible recreational facilities; therefore, City Council determines that this policy does not apply.

Public safety and emergency response

612. **Policy 8.104. Emergency preparedness, response, and recovery coordination.** Coordinate land use plans and public facility investments between City bureaus, other public and jurisdictional agencies, businesses, community partners, and other emergency response providers, to ensure coordinated and comprehensive emergency and disaster risk reduction, preparedness, response, and recovery.
613. **Policy 8.105. Emergency management facilities.** Provide adequate public facilities – such as emergency coordination centers, communications infrastructure, and dispatch systems – to support emergency management, response, and recovery.

614. **Policy 8.106. Police facilities.** Improve and maintain police facilities to allow police personnel to efficiently and effectively respond to public safety needs and serve designated land uses.
615. **Policy 8.107. Community safety centers.** Establish, coordinate, and co-locate public safety and other community services in centers.
616. **Policy 8.108. Fire facilities.** Improve and maintain fire facilities to serve designated land uses, ensure equitable and reliable response, and provide fire and life safety protection that meets or exceeds minimum established service levels.
617. **Policy 8.109. Mutual aid.** Maintain mutual aid coordination with regional emergency response providers as appropriate to protect life and ensure safety.
618. **Policy 8.110. Community preparedness.** Enhance community preparedness and capacity to prevent, withstand, and recover from emergencies and natural disasters through land use decisions and public facility investments.
619. **Policy 8.111. Continuity of operations.** Maintain and enhance the City's ability to withstand and recover from natural disasters and human-made disruptions in order to minimize disruptions to public services.

The City Council interprets policies 8.104 through 8.111 to address the provision of public safety and emergency response services and facilities and are addressed in Chapter 10 of the Citywide Systems Plan (CSP). Under day-to-day circumstances, emergency response infrastructure is utilized by bureaus in the City's four-legged stool of emergency response – the Portland Police Bureau (PPB), Portland Fire and Rescue (PF&R), the Bureau of Emergency Communications (BOEC), and the Portland Bureau of Emergency Management (PBEM). This emergency response system places BOEC as the first point of contact for emergency calls, with dispatchers then directing incidents to PPB or PF&R depending on the situation. When incidents or events require the involvement of additional City bureaus, PBEM steps in to coordinate emergency response on a broader scale.

Disaster response and preparedness, including community preparedness, an assessment and planning for adequate emergency management facilities and continuity of operations for City services, is primarily handled through the coordination efforts of PBEM and are not affected by the Ezone Project.

The Police Bureau is primarily responsible for Police and community safety center facilities. Police response is handled through BOEC dispatch to patrols.

The Fire Bureau is responsible for fire facilities planning and maintenance. The 2007 Portland Fire Code, which is based on the 2007 Oregon Fire Code and the International Fire Code (IFC), is implemented by the City of Portland Fire Marshall and provides development and design guidelines to reduce loss of life and property due to fire. The Fire Bureau reviews land use legislative changes to ensure that facilities planning and needs are adequately accounted for to ensure equitable and reliable response.

City Council determines that the Ezone Project does not impact these policies.

Solid waste management

620. **Policy 8.112, Waste management.** Ensure land use programs, rights-of-way regulations, and public facility investments allow the City to manage waste effectively and prioritize waste management in the following order: waste reduction, recycling, anaerobic digestion, composting, energy recovery, and then landfill.

The City Council interprets this policy to address the provision of waste management services, which is not related to the Ezone Project. This policy does not apply.

School facilities

621. **Policy 8.113, School district capacity.** Consider the overall enrollment capacity of a school district – as defined in an adopted school facility plan that meets the requirements of Oregon Revised Statute 195 – as a factor in land use decisions that increase capacity for residential development.
622. **Policy 8.114, Facilities Planning.** Facilitate coordinated planning among school districts and City bureaus, including Portland Parks and Recreation, to accommodate school site/facility needs in response to most up-to-date growth forecasts.
623. **Policy 8.115, Co-location.** Encourage public school districts, Multnomah County, the City of Portland, and other providers to co-locate facilities and programs in ways that optimize service provision and intergenerational and intercultural use.
624. **Policy 8.116, Community use.** Encourage public use of public school grounds for community purposes while meeting educational and student safety needs and balancing impacts on surrounding neighborhoods.
625. **Policy 8.117, Recreational use.** Encourage publicly-available recreational amenities (e.g. athletic fields, green spaces, community gardens, and playgrounds) on public school grounds for public recreational use, particularly in neighborhoods with limited access to parks.
626. **Policy 8.118, Schools as emergency aid centers.** Encourage the use of seismically-safe school facilities as gathering and aid-distribution locations during natural disasters and other emergencies.
627. **Policy 8.119, Facility adaptability.** Ensure that public schools may be upgraded to flexibly accommodate multiple community-serving uses and adapt to changes in educational approaches, technology, and student needs over time.
628. **Policy 8.120, Leverage public investment.** Encourage City public facility investments that complement and leverage local public school districts' major capital investments.
629. **Policy 8.122, Private institutions.** Encourage collaboration with private schools and educational institutions to support community and recreational use of their facilities.

The City Council interprets policies 8.115-8.122 to address school facilities and not development on private land. The amendments do not change existing school-related programs or regulations. City Council determines that these policies do not apply.

Technology and communications

630. **Policy 8.123. Technology and communication systems.** Maintain and enhance the City's technology and communication facilities to ensure public safety, facilitate access to information, and maintain City operations.
631. **Policy 8.124. Equity, capacity, and reliability.** Encourage plans and investments in technology and communication infrastructure to ensure access in all areas of the city, reduce disparities in capacity, and affordability, and to provide innovative high-performance, reliable service for Portland's residents and businesses.

The City Council interprets policies 8.123 and 8.124 to address the provision technology and communication services and not development on private land. City Council determines that these policies do not apply.

Energy infrastructure

632. **Policy 8.125, Energy efficiency.** Promote efficient and sustainable production and use of energy resources by residents and businesses, including low-carbon renewable energy sources, district energy systems, and distributed generation, through land use plans, zoning, and other legislative land use decisions.
633. **Policy 8.126. Coordination.** Coordinate with energy providers to encourage investments that ensure reliable, equitable, efficient, and affordable energy for Portland residents and businesses.

The Ezone Project does not address production or use of energy resources by residents and businesses. City Council determines that these policies do not apply.

Transportation: Goals

634. **Goal 9.A: Safety.** Transportation safety impacts the livability of a city and the comfort and security of those using City streets. Comprehensive efforts to improve transportation safety through engineering, education, enforcement and evaluation will be used to eliminate traffic-related fatalities and serious injuries from Portland's transportation system.

City Council interprets that Goal 9.A provides direction on a safe transportation system. PBOT is the bureau primarily charged with ensuring the improved safety of the City's transportation network. PBOT works in conjunction with community partners and the Police Bureau to strengthen education efforts and enforce Title 16. PBOT has recently launched a new campaign, Vision Zero to eliminate traffic related fatalities. Vision Zero is a strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility for all. The Ezone Project does not affect these efforts or programs. Therefore, City Council determines that Goal 9.A continues to be met.

635. **Goal 9.B: Multiple goals.** Portland's transportation system is funded and maintained to achieve multiple goals and measurable outcomes for people and the environment. The transportation system is safe, complete, interconnected, multimodal, and fulfills daily needs for people and businesses.

City Council interprets that Goal 9.B is about Portland's transportation that achieves multiple goals for people and the environment. The Transportation System Plan (TSP) establishes the framework for identifying and funding transportation system projects that achieve multiple goals and outcomes that meet Goal 9.B. The Ezone Project amendments include a modification to the allowed trail width within ezones to make the width consistent with ADA recommendations for public trails. Therefore, City Council determines that the project is consistent with Goal 9.B.

636. **Goal 9.C: Great places.** Portland's transportation system enhances quality of life for all Portlanders, reinforces existing neighborhoods and great places, and helps make new great places in town centers, neighborhood centers and corridors, and civic corridors.

City Council interprets that Goal 9.C provides direction on the transportation system creating great places such as in neighborhood centers and corridors and civic corridors. The design classifications for different streets are embedded in the TSP and remain unchanged by the Ezone Project. The Ezone Project does not include objectives or actions that relate to environmentally sustainable transportation; therefore, City Council determines that this goal does not apply.

637. **Goal 9.D: Environmentally sustainable.** The transportation system increasingly uses active transportation, renewable energy, or electricity from renewable sources, achieves adopted carbon reduction targets, and reduces air pollution, water pollution, noise, and Portlanders' reliance on private vehicles.

City Council interprets that Goal 9.D provides direction on a transportation system that increasingly uses active transportation and renewable sources to achieve carbon reduction targets, reduce pollution and reliance on private vehicles. This goal is primarily implemented through the TSP and Climate Action Plan. The Ezone Project does not include objectives or actions that relate to environmentally sustainable transportation; therefore, City Council determines that this goal does not apply.

638. **Goal 9.E: Equitable transportation.** The transportation system provides all Portlanders options to move about the city and meet their daily needs by using a variety of safe, efficient, convenient, and affordable modes of transportation. Transportation investments are responsive to the distinct needs of each community.

City Council interprets that Goal 9.E provides direction on equitable transportation options for all Portlanders. The Ezone Project does not alter the TSP's implementation of equitable transportation options. The Ezone Project amendments include a modification to the allowed trail width within ezones to make the width consistent with ADA recommendations for public trails. No other changes related to equitable transportation are proposed. City Council determines that the project is consistent with Goal 9.E.

639. **Goal 9.F: Positive health outcomes.** The transportation system promotes positive health outcomes and minimizes negative impacts for all Portlanders by supporting active transportation, physical activity, and community and individual health.

City Council interprets that Goal 9.F provides direction on a transportation system that promotes positive health outcomes. The Ezone Project does not include objectives or actions that relate to promoting active transportation, physical activity, or community and individual health through the transportation system; therefore, City Council determines that this goal does not apply.

640. **Goal 9.G: Opportunities for prosperity.** The transportation system supports a strong and diverse economy, enhances the competitiveness of the city and region, and maintains Portland's role as a West Coast trade gateway and freight hub by providing efficient and reliable goods movement, multimodal access to employment areas and educational institutions, as well as enhanced freight access to industrial areas and intermodal freight facilities. The transportation system helps people and businesses reduce spending and keep money in the local economy by providing affordable alternatives to driving.

City Council interprets that Goal 9.G provides direction on a transportation system that supports economic prosperity. The Ezone Project does not include objectives or actions that relate to the transportation system providing opportunities for prosperity; therefore, City Council determines that the project does not affect or alter Portland's role as a West Coast trade gateway and freight hub.

641. **Goal 9.H: Cost effectiveness.** The City analyzes and prioritizes capital and operating investments to cost effectively achieve the above goals while responsibly managing and protecting our past investments in existing assets.

City Council interprets that Goal 9.H addresses the cost effectiveness of transportation investments to achieve citywide goals responsibly. The Transportation System Plan includes a financing program and establishes a financial framework for making investment choices in the transportation system. The Ezone Project amendments do not alter or affect the TSP financial plan or scenarios. Therefore, City Council determines that Goal 9.H continues to be met through the TSP.

642. **Goal 9.I: Airport Futures.** Promote a sustainable airport (Portland International Airport [PDX]) by meeting the region's air transportation needs without compromising livability and quality of life for future generations.

City Council interprets that Goal 9.I applies to Portland International Airport. The Ezone Project does not address the airport. City Council determines that this goal is not applicable.

Transportation: Policies

Designing and planning

643. **Policy 9.1, Street design classifications.** Maintain and implement street design classifications consistent with land use plans, environmental context, urban design pattern areas, and the Neighborhood Corridor and Civic Corridor Urban Design Framework designations.

City Council interprets that Policy 9.1 provides direction on maintaining and implementing a street classification system. The Ezone Map Correction Project does not impact existing street design classifications. Therefore, City Council determines that Policy 9.1 does not apply.

644. **Policy 9.2, Street policy classifications.** Maintain and implement street policy classifications for pedestrian, bicycle, transit, freight, emergency vehicle, and automotive movement, while considering access for all modes, connectivity, adjacent planned land uses, and state and regional requirements.

City Council interprets that Policy 9.2 provides direction on maintaining and implementing street policy classifications for transportation modes. The Ezone Map Correction Project does not impact existing street design classifications for all modes. Therefore, City Council determines that Policy 9.1 does not apply.

9.2.a, Designate district classifications that emphasize freight mobility and access in industrial and employment areas serving high levels of truck traffic and to accommodate the needs of intermodal freight movement.

City Council determines that Policy 9.2.a does not apply to the Ezone Project because there are no amendments that affect industrial and employment areas that require high levels of truck traffic.

9.2.b, Designate district classifications that give priority to pedestrian access in areas where high levels of pedestrian activity exist or are planned, including the Central City, Gateway regional center, town centers, neighborhood centers, and transit station areas.

The Ezone Project does not alter the district classifications that give priority to pedestrians. Therefore, City Council determines that this policy does not apply.

9.2.c, Designate district classifications that give priority to bicycle access and mobility in areas where high levels of bicycle activity exist or are planned, including Downtown, the River District, Lloyd District, Gateway Regional Center, town centers, neighborhood centers, and transit station areas.

The Ezone Project does not alter district classifications that give priority to bicycle access. Therefore, City Council determines that this policy does not apply.

645. **Policy 9.3, Transportation System Plan.** Maintain and implement the Transportation System Plan (TSP) as the decision-making tool for transportation-related projects, policies, programs, and street design.

City Council interprets that Policy 9.3 provides direction on maintaining and implementing a Transportation System Plan (TSP) as a decision-making tool. The Ezone Map Correction Project does not include any changes that will impact the existing Transportation System Plan. Therefore, City Council determines that this policy does not apply.

646. **Policy 9.4, Use of classifications.** Plan, develop, implement, and manage the transportation system in accordance with street design and policy classifications outlined in the Transportation System Plan.

City Council interprets that Policy 9.4 provides direction on the use of street design and policy classifications in the TSP. The Ezone Map Correction Project does not include any changes that will impact the existing Transportation System Plan. Therefore, City Council determines that this policy does not apply.

647. **Policy 9.5, Mode share goals and Vehicle Miles Travelled (VMT) reduction.** Increase the share of trips made using active and low-carbon transportation modes. Reduce VMT to achieve targets set in the most current Climate Action Plan and Transportation System Plan, and meet or exceed Metro’s mode share and VMT targets.

City Council interprets Policy 9.5 provides direction on increasing the share of trips made using active transportation. The Ezone Project does not include objectives or actions that relate to use of active or low-carbon transportation modes; therefore, City Council determines that this policy does not apply.

648. **Policy 9.6, Transportation strategy for people movement.** Design the system to accommodate the most vulnerable users, including those that need special accommodation under the Americans with Disabilities Act (ADA). Implement a prioritization of modes for people movement by making transportation system decisions per the following ordered list:

- Walking
- Bicycling
- Transit
- Taxi / commercial transit / shared vehicles
- Zero emission vehicles
- Other single-occupancy vehicles
- When implementing this prioritization ensure that:
 - The needs and safety of each group of users are considered, and changes do not make existing conditions worse for the most vulnerable users.
 - All users’ needs are balanced with the intent of optimizing the right of way for multiple modes on the same street.
 - When necessary to ensure safety, accommodate some users on parallel streets as part of multi-street corridors.
 - Land use and system plans, network functionality for all modes, other street functions, and complete street policies, are maintained.
- Policy-based rationale is provided if modes lower in the ordered list are prioritized.

City Council interprets that Policy 9.6 provides direction on the transportation movement of all people including vulnerable populations. The Ezone Project amendments include a modification to the allowed trail width within ezones to make the width consistent with ADA recommendations for public trails. No other changes related to the City

transportation strategy are proposed.

649. **Policy 9.7, Moving goods and delivering services.** In tandem with people movement, maintain efficient and reliable movement of goods and services as a critical transportation system function. Prioritize freight system reliability improvements over single-occupancy vehicle mobility where there are solutions that distinctly address those different needs.

City Council interprets that Policy 9.7 provides direction on the movement of goods and services. The Ezone Project amends Portland zoning code 33.430 to clarify that dedication of rights-of-way and development within rights-of-way are allowed through exemptions or standards. City Council determines that the Ezone Project does not amend any other city plans or programs related to movement of goods or services.

650. **Policy 9.8, Affordability.** Improve and maintain the transportation system to increase access to convenient and affordable transportation options for all Portlanders, especially those who have traditionally been under-served or under-represented or have historically borne unequal burdens.

City Council interprets that Policy 9.8 provides direction on improving and maintaining an affordable transportation system to increase access for all Portlanders. The Ezone Project does not include objectives or actions that relate to affordability of the transportation system; therefore, City Council determines that this policy does not apply.

651. **Policy 9.9, Accessible and age-friendly transportation system.** Ensure that transportation facilities are accessible to people of all ages and abilities, and that all improvements to the transportation system (traffic, transit, bicycle, and pedestrian) in the public right-of-way comply with the Americans with Disabilities Act of 1990. Improve and adapt the transportation system to better meet the needs of the most vulnerable users, including the young, older adults, and people with different abilities.

City Council interprets that Policy 9.9 provides direction on ensuring an accessible transportation for all. The Ezone Project amendments include a modification to the allowed trail width within ezones to make the width consistent with ADA recommendations for public trails. No other changes related to accessible transportation are proposed. City Council finds that the Ezone Project is consistent with this policy.

652. **Policy 9.10, Geographic policies.** Adopt geographically-specific policies in the Transportation System Plan to ensure that transportation infrastructure reflects the unique topography, historic character, natural features, system gaps, economic needs, demographics, and land uses of each area. Use the Pattern Areas identified in Chapter 3: Urban Form as the basis for area policies.

City Council interprets that Policy 9.10 provides direction on adopting geographic-specific policies in the TSP. The Ezone Project does not alter geographic-specific policies in the TSP. City Council finds that this policy does not apply.

Land use, development, and placemaking

653. **Policy 9.11, Land use and transportation coordination.** Implement the Comprehensive Plan Map and the Urban Design Framework through coordinated long-range transportation and land use planning. Ensure that street policy and design classifications and land uses complement one another.

City Council interprets that Policy 9.11 provides direction and land use and transportation coordination. The Ezone Map Correction Project is remapping and correcting ezones to follow natural resources and to apply to natural resources that were missed when the existing ezones were originally adopted. In locations where ezones intersect with rights-of-way, there are standards and exemptions that allow for the development of roadways. In areas where ezones are applied to lots in which residential, government, or commercial development has been planned in coordination with transportation planning, new development or alterations to existing development may be allowed by standard if it can avoid natural resources or mitigate for impacts to natural resources. In situations where planned development cannot meet standards, it may be allowed through the environmental review process. Therefore, City Council finds that the Ezone Project is in compliance with Policy 9.11.

654. **Policy 9.12, Growth strategy.** Use street design and policy classifications to support Goals 3A-3G in Chapter 3: Urban Form. Consider the different design contexts and transportation functions in Town Centers, Neighborhood Centers, Neighborhood Corridors, Employment Areas, Freight Corridors, Civic Corridors, Transit Station Areas, and Greenways.

Policy 9.12 provides direction on the City's growth strategy. The Ezone Project does not include policies or objectives related to street design and growth strategy; therefore, City Council determines that this policy does not apply.

655. **Policy 9.13, Development and street design.** Evaluate adjacent land uses to help inform street classifications in framing, shaping, and activating the public space of streets. Guide development and land use to create the kinds of places and street environments intended for different types of streets.

Policy 9.13 provides direction on adjacent land uses informing street classifications and activating public space of streets. The Ezone Project does not change land uses along public streets. Therefore, City Council determines that this policy does not apply.

Streets as public spaces

656. **Policy 9.14, Streets for transportation and public spaces.** Integrate both placemaking and transportation functions when designing and managing streets by encouraging design, development, and operation of streets to enhance opportunities for them to serve as places for community interaction, environmental function, open space, tree canopy, recreation, and other community purposes.
657. **Policy 9.15, Repurposing street space.** Encourage repurposing street segments that are not critical for transportation connectivity to other community purposes.

658. **Policy 9.16, Design with nature.** Promote street alignments and designs that respond to topography and natural features, when feasible, and protect streams, wildlife habitat, and native trees.

The Environmental Overlay Zone Map Correction Project is remapping and correcting the ezones to align with natural resources and to apply to natural resources that were missed when the existing ezones were originally adopted. In locations where ezones are applied to rights-of-way, new roadways may be developed if they can meet standards and avoid or mitigate for impacts to natural resources. The standards impose limitations on the amount of disturbance area that may be created by new road construction projects. Development that cannot meet standards may be allowed by environmental review. The environmental review approval criteria include requirements for an alternatives analysis that stipulates that applicants must select a development layout that minimizes impacts to natural resources. Therefore City Council determines that the Ezone Project is consistent with policies 9.14-9.16.

Modal policies

659. **Policy 9.17, Pedestrian transportation.** Encourage walking as the most attractive mode of transportation for most short trips, within and to centers, corridors, and major destinations, and as a means for accessing transit.
660. **Policy 9.18, Pedestrian networks.** Create more complete networks of pedestrian facilities, and improve the quality of the pedestrian environment.
661. **Policy 9.19, Pedestrian safety and accessibility.** Improve pedestrian safety, accessibility, and convenience for people of all ages and abilities.

City Council interprets that Policies 9.17-9.19 provide direction on pedestrian transportation network, safety and accessibility. The Ezone Project amendments include a modification to the exemption that allows trails to be built within ezones on private property to make the width consistent with ADA recommendations for public trails. The project proposals also include an amendment to the standard for new public trails within the ezones to clarify that the standard can be used for all public trails and not just "major" public trails. No other changes related to pedestrian safety are proposed. If public roadways need to be built out or expanded within the ezones to provide pedestrian facilities, there are exemptions and standards that can be utilized. If proposed development of pedestrian facilities cannot meet standards, it may be approved through the environmental review process. Therefore, City Council determines that this project is consistent with policies 9.17-9.19.

662. **Policy 9.20, Bicycle transportation.** Create conditions that make bicycling more attractive than driving for most trips of approximately three miles or less.
663. **Policy 9.21, Accessible bicycle system.** Create a bicycle transportation system that is safe, comfortable, and accessible to people of all ages and abilities.

664. **Policy 9.22, Public transportation.** Coordinate with public transit agencies to create conditions that make transit the preferred mode of travel for trips that are not made by walking or bicycling.
665. **Policy 9.23, Transportation to job centers.** Promote and enhance transit to be more convenient and economical than the automobile for people travelling more than three miles to and from the Central City and Gateway. Enhance regional access to the Central City and access from Portland to other regional job centers.
666. **Policy 9.24, Transit service.** In partnership with TriMet, develop a public transportation system that conveniently, safely, comfortably, and equitably serves residents and workers 24 hours a day, 7 days a week.
667. **Policy 9.25, Transit equity.** In partnership with TriMet, maintain and expand high-quality frequent transit service to all Town Centers, Civic Corridors, Neighborhood Centers, Neighborhood Corridors, and other major concentrations of employment, and improve service to areas with high concentrations of poverty and historically under-served and under-represented communities.
668. **Policy 9.26, Transit funding.** Consider funding strategies and partnership opportunities that improve access to and equity in transit service, such as raising metro-wide funding to improve service and decrease user fees/fares.
669. **Policy 9.27, Transit service to centers and corridors.** Use transit investments to shape the city's growth and increase transit use. In partnership with TriMet and Metro, maintain, expand, and enhance Portland Streetcar, frequent service bus, and high-capacity transit, to better serve centers and corridors with the highest intensity of potential employment and household growth.
670. **Policy 9.28, Intercity passenger service.** Coordinate planning and project development to expand intercity passenger transportation services in the Willamette Valley, and from Portland to Seattle and Vancouver, BC.
671. **Policy 9.29, Regional trafficways and transitways.** Maintain capacity of regional transitways and existing regional trafficways to accommodate through-traffic.
672. **Policy 9.30, Multimodal goods movement.** Develop, maintain, and enhance a multimodal freight transportation system for the safe, reliable, sustainable, and efficient movement of goods within and through the city.
673. **Policy 9.31, Economic development and industrial lands.** Ensure that the transportation system supports traded sector economic development plans and full utilization of prime industrial land, including brownfield redevelopment.
674. **Policy 9.32, Multimodal system and hub.** Maintain Portland's role as a multimodal hub for global and regional movement of goods. Enhance Portland's network of multimodal freight corridors.
675. **Policy 9.33, Freight network.** Develop, manage, and maintain a safe, efficient, and reliable freight street network to provide freight access to and from intermodal freight

facilities, industrial and commercial districts, and the regional transportation system. Invest to accommodate forecasted growth of interregional freight volumes and provide access to truck, marine, rail, and air transportation systems. Ensure designated routes and facilities are adequate for over-dimensional trucks and emergency equipment.

676. **Policy 9.34, Sustainable freight system.** Support the efficient delivery of goods and services to businesses and neighborhoods, while also reducing environmental and neighborhood impacts. Encourage the use of energy efficient and clean delivery vehicles, and manage on- and off-street loading spaces to ensure adequate access for deliveries to businesses, while maintaining access to homes and businesses.
677. **Policy 9.35, Freight rail network.** Coordinate with stakeholders and regional partners to support continued reinvestment in, and modernization of, the freight rail network.
678. **Policy 9.36, Portland Harbor.** Coordinate with the Port of Portland, private stakeholders, and regional partners to improve and maintain access to marine terminals and related river-dependent uses in Portland Harbor.
679. **Policy 9.37, Portland Heliport.** Maintain Portland's Heliport functionality in the Central City.
680. **Policy 9.38, Automobile transportation.** Maintain acceptable levels of mobility and access for private automobiles while reducing overall vehicle miles traveled (VMT) and negative impacts of private automobiles on the environment and human health.
681. **Policy 9.39, Automobile efficiency.** Coordinate land use and transportation plans and programs with other public and private stakeholders to encourage vehicle technology innovation, shifts toward electric and other cleaner, more energy-efficient vehicles and fuels, integration of smart vehicle technology with intelligent transportation systems, and greater use of options such as car-share, carpool, and taxi.
682. **Policy 9.40, Emergency response.** Maintain a network of accessible emergency response streets to facilitate safe and expedient emergency response and evacuation. Ensure that police, fire, ambulance, and other emergency providers can reach their destinations in a timely fashion, without negatively impacting traffic calming and other measures intended to reduce crashes and improve safety.

City Council interprets that Policies 9.20-9.40 address programs and activities related to transit and other modes of transportation. The Ezone Project amends Portland zoning code 33.430 to clarify that dedication of rights-of-way and development within rights-of-way are allowed through exemptions or standards. City Council finds that the Ezone Project does not amend any other city plans or programs related to transportation systems.

Airport Futures

683. **Policy 9.41, Portland International Airport.** Maintain the Portland International Airport as an important regional, national, and international transportation hub serving the bi-state economy.

684. **Policy 9.42. Airport regulations.** Implement the Airport Futures Plan through the implementation of the Portland International Airport Plan District.
685. **Policy 9.43. Airport partnerships.** Partner with the Port of Portland and the regional community to address the critical interconnection between economic development, environmental stewardship, and social responsibility. Support an ongoing public advisory committee for PDX to:
- 9.43.a. Support meaningful and collaborative public dialogue and engagement on airport related planning and development.
 - 9.43.b. Provide an opportunity for the community to inform the decision-making related to the airport of the Port, the City of Portland, and other jurisdictions/organizations in the region.
 - 9.43.c. Raise public knowledge about PDX and impacted communities.
686. **Policy 9.44. Airport investments.** Ensure that new development and redevelopment of airport facilities supports the City's and the Port's sustainability goals and policies, and is in accordance with Figure 9-3 — Portland International Airport. Allow the Port flexibility in configuring airport facilities to preserve future development options, minimize environmental impacts, use land resources efficiently, maximize operational efficiency, ensure development can be effectively phased, and address Federal Aviation Administration's airport design criteria.

City Council interprets that Policies 9.41-9.44 provide direction on airport-related regulations, partnerships and investments. The Ezone Map Correction Project is not updating or changing ezones in the vicinity of the airport. City Council finds that these policies do not apply.

System management

687. **Policy 9.45, System management.** Give preference to transportation improvements that use existing roadway capacity efficiently and that improve the safety of the system for all users.
688. **Policy 9.46, Traffic management.** Evaluate and encourage traffic speed and volume to be consistent with street classifications and desired land uses to improve safety, preserve and enhance neighborhood livability, and meet system goals of calming vehicle traffic through a combination of enforcement, engineering, and education efforts.
689. **Policy 9.47, Connectivity.** Establish an interconnected, multimodal transportation system to serve centers and other significant locations. Promote a logical, direct, and connected street system through street spacing guidelines and district-specific street plans found in the Transportation System Plan, and prioritize access to specific places by certain modes in accordance with policies 9.6 and 9.7.
690. **Policy 9.48 Technology.** Encourage the use of emerging vehicle and parking technology to improve real-time management of the transportation network and to manage and allocate parking supply and demand.

691. **Policy 9.49 Performance measures.** Establish multimodal performance measures and measures of system completeness to evaluate and monitor the adequacy of transportation services based on performance measures in goals 9.A. through 9.I. Use these measures to evaluate overall system performance, inform corridor and area-specific plans and investments, identify project and program needs, evaluate and prioritize investments, and regulate development, institutional campus growth, zone changes, Comprehensive Plan Map amendments, and conditional uses.
692. **Policy 9.50 Regional congestion management.** Coordinate with Metro to establish new regional multimodal mobility standards that prioritize transit, freight, and system completeness.
693. **Policy 9.51, Multimodal Mixed-Use Area.** Designate a Central City Multimodal Mixed-Use Area (MMA) in the geography indicated in Figure 9-2, which will render state congestion / mobility standards inapplicable to proposed plan amendments under OAR 660-0012-0060(10), subject to ODOT concurrence and execution of an agreement between ODOT and the City of Portland. The agreement should emphasize potential safety and operational impacts.

City Council interprets that Policies 9.45-9.51 address the management of the City's transportation system. The Ezone Project amends Portland zoning code 33.430 to clarify that dedication of rights-of-way and development within rights-of-way in ezones are allowed through exemptions or standards. However, City Council finds that the Ezone Project does not amend any other city plans or programs related to transportation systems.

Transportation Demand Management

694. **Policy 9.52, Outreach.** Create and maintain TDM outreach programs that work with Transportation Management Associations (TMA), residents, employers, and employees that increase the modal share of walking, bicycling, and shared vehicle trips while reducing private vehicle ownership, parking demand, and drive-alone trips, especially during peak periods.
695. **Policy 9.53, New development.** Create and maintain TDM regulations and services that prevent and reduce traffic and parking impacts from new development and redevelopment. Encourage coordinated area-wide delivery of TDM programs. Monitor and improve the performance of private-sector TDM programs.
696. **Policy 9.54, Projects and programs.** Integrate TDM information into transportation project and program development and implementation to increase use of new multimodal transportation projects and services.

City Council interprets Policies 9.52-9.54 provide direction on Transportation Demand Management (TDM) programs. City Council finds that the Ezone Map Correction Project does not include amendments to the existing City TDM program.

Parking management

697. **Policy 9.55, Parking management.** Reduce parking demand and manage supply to improve pedestrian, bicycle and transit mode share, neighborhood livability, safety, business district vitality, vehicle miles traveled (VMT) reduction, and air quality. Implement strategies that reduce demand for new parking and private vehicle ownership, and that help maintain optimal parking occupancy and availability.
698. **Policy 9.56, Curb Zone.** Recognize that the Curb Zone is a public space, a physical and spatial asset that has value and cost. Evaluate whether, when, and where parking is the highest and best use of this public space in support of broad City policy goals and local land use context. Establish thresholds to utilize parking management and pricing tools in areas with high parking demand to ensure adequate on-street parking supply during peak periods.
699. **Policy 9.57, On-street parking.** Manage parking and loading demand, supply, and operations in the public right of way to achieve mode share objectives, and to encourage safety, economic vitality, and livability. Use transportation demand management and pricing of parking in areas with high parking demand.
700. **Policy 9.58, Off-street parking.** Limit the development of new parking spaces to achieve land use, transportation, and environmental goals, especially in locations with frequent transit service. Regulate off-street parking to achieve mode share objectives, promote compact and walkable urban form, encourage lower rates of car ownership, and promote the vitality of commercial and employment areas. Use transportation demand management and pricing of parking in areas with high parking demand.
701. **Policy 9.59, Share space and resources.** Encourage the shared use of parking and vehicles to maximize the efficient use of limited urban space.
702. **Policy 9.60, Cost and price.** Recognize the high public and private cost of parking by encouraging prices that reflect the cost of providing parking and balance demand and supply. Discourage employee and resident parking subsidies.
703. **Policy 9.61, Bicycle parking.** Promote the development of new bicycle parking facilities including dedicated bike parking in the public right-of-way. Provide sufficient bicycle parking at high-capacity transit stations to enhance bicycle connection opportunities. Require provision of adequate off-street bicycle parking for new development and redevelopment. Encourage the provision of parking for different types of bicycles. In establishing the standards for long-term bicycle parking, consider the needs of persons with different levels of ability.

City Council interprets that Policies 9.55-9.61 address parking. The Ezone Map Correction Project amendments do not change parking requirements or development standards affecting parking or the use of right-of-way for parking. City Council determines that these policies do not apply.

Finance, programs, and coordination

- 704. **Policy 9.62, Coordination.** Coordinate with state and federal agencies, local and regional governments, special districts, other City bureaus, and providers of transportation services when planning for, developing, and funding transportation facilities and services.
- 705. **Policy 9.63, New development impacts.** Prevent, reduce, and mitigate the impacts of new development and redevelopment on the transportation system. Utilize strategies including transportation and parking demand management, transportation system analysis, and system and local impact mitigation improvements and fees.
- 706. **Policy 9.64, Education and encouragement.** Create, maintain, and coordinate educational and encouragement programs that support multimodal transportation and that emphasize safety for all modes of transportation. Ensure that these programs are accessible to historically under-served and under-represented populations.
- 707. **Policy 9.65, Telecommuting.** Promote telecommuting and the use of communications technology to reduce travel demand.
- 708. **Policy 9.66, Project and program selection criteria.** Establish transportation project and program selection criteria consistent with goals 9A through 9I, to cost-effectively achieve access, placemaking, sustainability, equity, health, prosperity, and safety goals.
- 709. **Policy 9.67, Funding.** Encourage the development of a range of stable transportation funding sources that provide adequate resources to build and maintain an equitable and sustainable transportation system.

City Council interprets that Policies 9.62-9.67 address the funding and management of the City's transportation system. The Ezone Map Correction Project does not relate to funding or management of the City's transportation system; therefore, City Council determines that these policies do not apply.

Connected and Automated Vehicles

- 710. **Policy 9.68 Connected and Automated Vehicles Priorities and Outcomes.** Prioritize connected and automated vehicles that are fleet/shared ownership, fully automated, electric and, for passenger vehicles, shared by multiple passengers (known by the acronym FAVES). Develop and implement strategies for each following topic.
 - 9.68.a.** Ensure that all levels of automated vehicles advance Vision Zero by operating safely for all users, especially for vulnerable road users. Require adequate insurance coverage for operators, customers, and the public-at-large by providers of commercial connected and autonomous vehicle services.
 - 9.68.b.** Ensure that connected and automated vehicles improve travel time reliability and system efficiency by:
 1. maintaining or reducing the number of vehicle trips during peak congestion periods;
 2. reducing low occupancy vehicle trips during peak congestion periods;

3. paying for use of, and impact on, Portland’s transportation system including factors such as congestion level, vehicle miles traveled, vehicle occupancy, and vehicle energy efficiency; and
4. supporting and encouraging use of public transportation.

9.68.c. Cut vehicle carbon pollution by reducing low occupancy “empty miles” traveled by passenger vehicles with zero or one passengers. Prioritize electric and other zero direct emission vehicles operated by fleets and carrying multiple passengers.

9.68.d. Make the benefits of automated mobility available on an equitable basis to all segments of the community while ensuring traditionally disadvantaged communities are not disproportionately hurt by connected and autonomous vehicle use. This includes people with disabilities, as well as communities of color, women, and geographically underserved communities.

9.68.e Identify, prevent, and mitigate potential adverse impacts from connected and automated vehicles.

711. **Policy 9.69 Connected and Automated Vehicles Tools.** Use a full range of tools to ensure that connected and automated vehicles and private data communications devices installed in the City right of way contribute to achieving Comprehensive Plan and Transportation System Plan goals and policies.

City Council interprets Policies 9.68-9.69 address the provisions for and management of connected and automated vehicles. The Ezone Map Correction Project does not relate to such vehicles. City Council finds that these policies do not apply.

Land Use Designations and Zoning: Goals

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

City Council interprets that Goal 10.A provides direction on carrying out the goals and policies of the Comprehensive Plan through land use designations, the Zoning Map and the Zoning Code. City Council determines that the Ezone Project is consistent with and supports this goal because it improves mapping of overlay zones to be consistent with natural resources, updates the zoning code, and updates zoning maps, and in doing so, furthers the goals and policies of the different applicable chapters of the Comprehensive Plan, as detailed by the findings of this ordinance.

Land Use Designations and Zoning: Policies

Land use designations

713. **Policy 10.1, Land use designations.** Apply a land use designation to all land and water within the City’s Urban Services Boundary. Apply the designation that best advances the Comprehensive Plan goals and policies. The land use designations are shown on the adopted Land Use Map and on official Zoning Maps.

1. **Open Space.** This designation is intended for lands that serve a recreational, public open space, or ecological function, or provide visual relief. Lands in this designation are primarily publicly-owned but can be in private ownership. Lands intended for the Open Space designation include parks, public plazas, natural areas, scenic lands, golf courses, cemeteries, open space buffers along freeway margins, railroads or abutting industrial areas, and large water bodies. The corresponding zone is OS.
2. **Mixed Use-Dispersed.** This designation allows mixed use, multi-dwelling, or commercial development that is small in scale, has little impact, and provides services for the nearby residential areas. Development will be similar in scale to nearby residential development to promote compatibility with the surrounding area. This designation is intended for areas where urban public services are available or planned. Areas within this designation are generally small nodes rather than large areas or corridors. The corresponding zones are Commercial Mixed Use 1 (CM1), Commercial Employment (CE), and Commercial Residential (CR).
3. **Mixed-Use Civic Corridor.** This designation allows for transit-supportive densities of commercial, residential, and employment uses, including a full range of housing, retail, and service businesses with a local or regional market. This designation is intended for areas along major corridors where urban public services are available or planned including access to high-capacity transit, frequent bus service, or streetcar service. The Civic Corridor designation is applied along some of the City's busiest, widest, and most prominent streets. As the city grows, these corridors also need to become places that can succeed as attractive locations for more intense, mixed-use development. They need to become places that are attractive and safe for pedestrians while continuing to play a major role in the City's transportation system. Civic Corridors, as redevelopment occurs, are also expected to achieve a high level of environmental performance and design. The corresponding zones are Commercial Mixed Use 1 (CM1), Commercial Mixed Use 2 (CM2), Commercial Mixed Use 3 (CM3), and Commercial Employment (CE).

Policy 10.1 provides direction on applying land use designations to all land and water within the City's Urban Services boundary in a manner that best advances the Comprehensive Plan goals and policies. City Council determines that the Ezone Map Correction Project does not propose any changes to land use designations as identified in the Comprehensive Plan. Therefore, this policy does not apply.

The Zoning Map and the Zoning Code

714. **Policy 10.2, Relationship of land use designations to base zones.** Apply a base zone to all land and water within the City's urban services boundary. The base zone applied must either be a zone that corresponds to the land use designation or be a zone that does not correspond but is allowed per Figure 10-1 — Corresponding and Less-Intense Zones for Each Plan Map Designation. In some situations, there are long-term or short-term obstacles to achieving the level of development intended by the land use designation (e.g., an infrastructure improvement to serve the higher level of development is planned but not yet funded). In these situations, a less intense zone (listed in Figure 10-1) may be applied.

When a land use designation is amended, the zone may also have to be changed to a corresponding zone or a zone that does not correspond but is allowed.

Policy 10.2 provides direction on applying base zones to all land and water within the City's Urban Services boundary in a manner that corresponds to the land use designation. City Council determines that the Ezone Map Correction Project does not propose any changes to base zones; therefore, this policy does not apply.

715. Policy 10.3, Amending the Zoning Map.

10.3.a, Amending a base zone may be done legislatively or quasi-judicially.

10.3.b, When amending a base zone quasi-judicially, the amendment must be to a corresponding zone (*see Figure 10-1 — Corresponding and Allowed Zones for Each Land Use Designation*). When a designation has more than one corresponding zone, the most appropriate zone, based on the purpose of the zone and the zoning and general land uses of surrounding lands, will be applied.

10.3.c, When amending a base zone legislatively, the amendment may be to a corresponding zone or to a zone that does not correspond but is allowed (*see Figure 10-1 — Corresponding and Allowed Zones for each Land Use Designation for zones that are allowed*). A legislative Zoning Map amendment may not be to a zone that is not allowed.

10.3.d, An amendment to a base zone consistent with the land use designation must be approved when it is found that current public services can support the uses allowed by the zone, or that public services can be made capable by the time the development is complete. The adequacy of services is based on the proposed use and development. If a specific use and development proposal is not submitted, services must be able to support the range of uses and development allowed by the zone. For the purposes of this requirement, services include water supply, sanitary sewage disposal, stormwater management, transportation, school district capacity (where a school facility plan exists), and police and fire protection.

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

Policy 10.3 provides direction on amending the zoning map through quasi-judicial and legislative processes and application of corresponding zone to land use designations along with the provision of adequate services, with rationale for addressing particular situations or problems. The Ezone Project amendments do not include base zone changes. However, the project does change overlay zones (conservation 'c', protection 'p', and scenic 's' zones). The findings on State Land Use Planning Goal 9 include a table lists the changes in ezone area by land use type. Volume 3 of the Ezone Project provide the basis for the overlay zone map amendments. It details how the Ezone Project inventories natural resources, demonstrates how the Ezone Project complies with Metro

Title 13, and provides an Economic, Social, Environmental, and Energy analysis for resources that are designated Habitat Conservation Areas under the Title 13 methodology. Therefore, City Council finds that the Ezone Project amendments are consistent with Policy 10.3.

716. **Policy 10.4, Amending the Zoning Code.** Amendments to the zoning regulations must be done legislatively and should be clear, concise, and applicable to a broad range of development situations faced by a growing city. Amendments should:

10.4.a, Promote good planning:

Effectively and efficiently implement the Comprehensive Plan.

Address existing and potential land use problems.

Balance the benefits of regulations against the costs of implementation and compliance.

Maintain Portland's competitiveness with other jurisdictions as a location in which to live, invest, and do business.

10.4.b, Ensure good administration of land use regulations:

Keep regulations as simple as possible.

Use clear and objective standards wherever possible.

Maintain consistent procedures and limit their number.

Establish specific approval criteria for land use reviews.

Establish application requirements that are as reasonable as possible, and ensure they are directly tied to approval criteria.

Emphasize administrative procedures for land use reviews.

Avoid overlapping reviews.

10.4.c, Strive to improve the code document:

- Use clear language.
- Maintain a clear and logical organization.
- Use a format and layout that enables use of the document by lay people as well as professionals.
- Use tables and drawings to clarify and shorten the document.
- Identify and act on regulatory improvement suggestions.

Volume 1 of Ezone Map Correction Project presents proposed legislative amendments to the Zoning Code. The proposed amendments include minor clarifications that aim to make the zoning code clearer and easier to implement. Changes are primarily in 33.430, Environmental Zones, but other code chapters are clarified or updated for consistency. In all cases, the Zoning Code amendments are presented in as clear and objective of a way

possible to ensure the intended uses will be able understand and utilize the Zoning Code as it applies to their development proposals, land use, and properties, consistent with Comprehensive Plan Policy 10.4.

Findings on Zoning Code Amendment Criteria

33.835.040 Approval Criteria

717. **A. Amendments to the zoning code.** Text amendments to the zoning code must be found to be consistent with the Comprehensive Plan, Urban Growth Management Functional Plan, and the Statewide Planning Goals. In addition, the amendments must be consistent with the intent or purpose statement for the base zone, overlay zone, plan district, use and development, or land division regulation where the amendment is proposed, and any plan associated with the regulations. The creation of a new plan district is subject to the approval criteria stated in 33.500.050.

The findings described above demonstrate how the Ezone Map Correction Project is consistent with the 2035 Comprehensive Plan, the Urban Growth Management Functional Plan, and the Statewide Planning Goals.

The Council interprets this criterion to require the ordinance is consistent with the Comprehensive Plan. Council finds that the dictionary defines "consistent" to mean "marked by harmony." Council notes that Comprehensive Plan also defines the phrase "consistent with" to mean "the subject meets the requirements of, satisfies, or adheres to the regulations, mandate, or plan listed in the goal or policy." Council finds that the Comprehensive Plan's definition applies to the term as used in the Comprehensive Plan, not the Zoning Code. However, Council interprets that for the purposes of considering consistency with the Comprehensive Plan, "consistent with" requires that an ordinance adheres to the Comprehensive Plan.

Council finds that PCC 33.835.040(A) requires Council to demonstrate that the Ezone Project is consistent with, or adheres to, the entire Comprehensive Plan. Council finds that PCC 33.835.040(A) does not require Council to demonstrate that the Ezone Project is consistent with, or adheres to, individual goals and policies but rather the entire plan. Regardless, here, Council finds that as demonstrated in this exhibit, Council has considered all applicable goals and policies and finds that Ezone Project is consistent with all the individual goals and policies. Council finds that there is no applicable goal or policy that is not consistent with the Ezone Project.

Council further finds this criterion operates in conjunction with Comprehensive Plan Policy 1.10 which requires that amendments to the comprehensive Plan's supporting documents, such as the Zoning Code, must "comply" with the Comprehensive Plan. "Comply" means "that amendments must be evaluated against the Comprehensive Plan's applicable goals and policies and on balance be equally or more supportive of the Comprehensive Plan as a whole than the existing language or designation."

Council finds that a proposed amendment is equally supportive when it is on its face directly supported by goals and policies in the Plan. The City Council finds that an

amendment is more supportive of the Comprehensive Plan when the amendment will further advance goals and policies, particularly those that are aspirational in nature. The City Council finds that the policy requires consideration as to whether amendments are equally or more supportive of the Plan as a whole. The City Council finds that amendments do not need to be equally or more supportive of individual goals and policies, but rather amendments must be equally or more supportive of the entire Comprehensive Plan. Therefore, the Council finds that there may be instances where specific goals and policies are not supported by the amendments but still the amendment is equally or more supportive of the entire Comprehensive Plan when considered cumulatively. The Council finds that there is no precise mathematical equation for determining when the Plan as a whole is supported but rather such consideration requires Council discretion in evaluating the competing interests and objectives of the plan.

Council finds that Ezone Project equally advances most of the Comprehensive Plan policies. Council further finds that the Ezone Project is more supportive of the Comprehensive Plan with regard to the goals and policies as discussed below.

Comprehensive plan goals and policies are advanced with the adoption of the Ezone Project.

Applying both the Zoning Code criterion and Policy 1.10 together, as discussed above, Council finds that the ordinance is consistent and complies with the Comprehensive Plan.

Council also finds that this criterion requires Council to consider whether the Ezone Project is consistent with Urban Growth Management Functional Plan and Statewide Planning Goals. As discussed fully above, Council finds that the Ezone Project is consistent with both the Urban Growth Management Functional Plan and the Statewide Planning goals.

Finally, as discussed below, the Council finds that this ordinance is consistent with the intent or purpose statement for the base zones, overlay zones, plan district, use and development where the amendments have been proposed.

The purpose statement for 33.430 is:

Environmental zones protect resources and functional values that have been identified by the City as providing benefits to the public. The environmental regulations encourage flexibility and innovation in site planning and provide for development that is carefully designed to be sensitive to the site's protected resources. These regulations also help meet other City goals, along with other regional, state, and federal goals and regulations. The environmental regulations also carry out Comprehensive Plan policies and objectives.

As described in more detail in the findings of consistency and compliance with the comprehensive plan goals and policies (particularly Goals 7.A, 7.B and 7.C and Policies 7.1, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, and 7.19), the Ezone Project amendments better support protection of resources and functional values that have been identified by the City as providing benefits to the public.

For all of these reasons, Council finds that the Ezone Project is consistent and complies with the Comprehensive Plan, Urban Growth Management Functional Plan, the Statewide Planning Goals, and relevant purpose statements.

Part IV. Adopted Area Plans

The Environmental Overlay Zone Map Correction Project Area overlaps with 14 adopted area plans:

- Hillsdale Town Center Plan (1997)
- Outer Southeast Community Plan (1996)
- Marquam Hill Plan (2003)
- Northwest District Plan (2003)
- Central City (2020)
- Southwest Community Plan (2000/2001)
- Pleasant Valley Neighborhood Plan (1996)
- Brentwood-Darlington (1992)
- Terwilliger Parkway Corridor Plan (1983)
- Sullivan's Gulch Neighborhood Plan (1987)
- Kerns Neighborhood Plan (1987)
- Powelhurst Gilbert (1996)
- Sellwood-Moreland (1997)
- Wilkes-Rockwood (1987)

HILLSDALE TOWN CENTER PLAN (1997)

- 718. **Policy 1 Land Use** Reinforce Hillsdale's identity as a vibrant town center that contains a diverse and vital mix of housing types, neighborhood commercial establishments, community services, open spaces, and places for community gatherings.
- 719. **Objective 1** Encourage development that results in Hillsdale being a convenient and attractive place for individuals to walk, bike, socialize, commute from, and do business.
- 720. **Objective 2** Encourage development that fosters a pedestrian and transit-friendly environment.
- 721. **Objective 3** Create a pattern of small, inviting, inter-connected, and publicly-used spaces throughout Hillsdale.
- 722. **Objective 4** Encourage development to be in scale with the desired character of Hillsdale.
- 723. **Objective 5** Ensure that land use and transportation policies are coordinated in Hillsdale.
- 724. **Objective 6** Coordinate the provision of infrastructure as additional growth and development occur in Hillsdale.

The Environmental Overlay Zone Map Correction Project is remapping ezones that are applied to streams, wetlands and contiguous forest vegetation in the Hillsdale Town Center. There are exemptions for existing development and standards for new development or alterations to existing development that avoid or mitigate for the

impacts to natural resources, thereby allowing for infill and new development that meets the land use policy goals, while preserving open space within the town center. Therefore, City Council finds that the Ezone Project is consistent with Policy 1 and Objectives 1 through 6.

- 725. **Policy 2 Transportation** Create a safe, balanced, multimodal transportation system that fosters the success of Hillsdale as both a commercial and community center. Provide connections within and to surrounding neighborhoods and to the region.
- 726. **Objective 1** Strengthen Capitol Highway as a unique, safe, and attractive community resource for Hillsdale.
- 727. **Objective 2** Create a pedestrian-, bicycle-, and transit-friendly network to improve circulation and connections throughout Hillsdale.
- 728. **Objective 3** Incorporate design elements which reflect the history and character of Hillsdale into the elements of the transportation system.
- 729. **Objective 4** Enhance transit service to Hillsdale as growth creates increased demand.
- 730. **Objective 5** Ensure that local service streets function as intended.
- 731. **Objective 6** Ensure that parking is efficient, adequate, safe and attractive.
- 732. **Objective 7** Encourage on-street parking where practical.

There are standards and exemptions that allow for the construction of new streets and the expansion of public streets in rights-of-way that are located in ezones. Environmental Review provides an alternative approval method for transportation projects that cannot meet ezone standards or exemptions. By allowing for the build out of the transportation network, while ensuring that the construction of new transportation facilities avoids or mitigates for impacts to natural resources within ezones, City Council determines that the Ezone Project is in compliance with Policy 2 and Objectives 1-7.

- 733. **Policy 3 Business Growth and Development** Foster a vital and attractive Hillsdale business district serving the surrounding area. Support commercial developments that are compatible with Hillsdale's scale and character. Provide local employment opportunities.
- 734. **Objective 1** Promote the commercial success of Hillsdale.
- 735. **Objective 2** Improve the appearance of Hillsdale's commercial area.
- 736. **Objective 3** Attract investment that contributes to the range of retail, civic and community services in Hillsdale and that meets the daily needs of area residents and businesses, including home-based businesses.
- 737. **Objective 4** Encourage locally owned and managed businesses and properties.
- 738. **Objective 5** Create a unified, cohesive marketing identity for Hillsdale.

Ezones protect important natural resources, including trees, which help to contribute to the appearance of Hillsdale Town Center. Exemptions and standards allow for commercial development with the ezones that avoids or mitigates for impacts to natural resources, thereby allowing for the growth and development of businesses that are compatible with the neighborhood character. Therefore, City Council determines that the Ezone Project is consistent with Policy 3 and Objectives 1-5.

- 739. **Policy 4 Urban Design** Enhance Hillsdale's character and livability as an attractive urban village by fostering urban design excellence.
- 740. **Objective 1** Foster an individual character and sense of place for Hillsdale.
- 741. **Objective 2** Develop public and privately owned spaces that are safe, attractive, and promote a sense of community.
- 742. **Objective 3** Improve visual quality of the streetscape in Hillsdale.
- 743. **Objective 4** Encourage improvements which create a safe, pedestrian-friendly environment.
- 744. **Objective 5** Work to make Capitol Highway a unifying element within the Hillsdale commercial center.
- 745. **Objective 6** Create works of art, historical markers, and other special design features that increase public enjoyment of Hillsdale.
- 746. **Objective 7** Promote identification, signs and awnings as integral design elements of any development.
- 747. **Objective 8** Ensure that developers, public agencies and the community work interactively on project design and signage so that new projects are compatible with existing commercial and residential neighborhoods and reflect the community and Hillsdale design guidelines.
- 748. **Objective 9** Require design review in multifamily, R2.5, and commercial zones in Hillsdale.

Hillsdale is an urban neighborhood that integrates natural resources, such as streams and forest vegetation into commercial and residential sites. Within ezones, standards allow for new development to avoid or mitigate impacts to natural resources. By protecting natural resources while allowing for development that is sensitive to the neighborhood context and character, City Council determines that the Environmental Overlay Zone Map Correction Project is in compliance with Policy 4 and Objectives 1 through 9.

- 749. **Policy 5 Community** Foster a growing sense of community in Hillsdale.
- 750. **Objective 1** Enhance the livability, identity and diversity of Hillsdale; promote social interaction and community events.
- 751. **Objective 2** Encourage the use, development and expansion of community facilities and programs to meet the needs of people of all ages.
- 752. **Objective 3** Provide opportunities for citizens to participate in implementing the Hillsdale Town Center Plan.

Policy and Objectives 1 through 3 pertain community involvement in the development of Hillsdale Town Center and the implementation of the Hillsdale Town Center Area Plan. City Council finds that these policies and objectives are unrelated to the Environmental Overlay Zone Map Correction Project and they do not apply.

- 753. **Policy 6 Environment and Recreation** Protect and enhance natural areas, trees, wetlands, watershed health, stream water quality, groundwater recharge, slopes, fish and wildlife habitat, views, and vistas. Provide the citizens of Hillsdale with passive and active recreational opportunities.

- 754. **Objective 1** Retain Hillsdale's green and open character as development occurs.
- 755. **Objective 2** Expand and complete the pedestrian trail system.
- 756. **Objective 3** Encourage the use of plant materials to retain and enhance the natural character of Hillsdale with emphasis on native plants wherever possible.
- 757. **Objective 4** Broaden the use and enjoyment of local parks and school campuses.
- 758. **Objective 5** Promote awareness of human/ development impacts on watersheds in Hillsdale, and develop community strategies to minimize the effects on water quality and slope stability as development occurs.
- 759. **Objective 6** Promote awareness of Hillsdale's urban forest and proper tree care.

The Environmental Overlay Zone Map Correction Project is remapping the ezones in the Hillsdale Town Center to more accurately follow streams, forests, and wetlands. This will ensure that natural resources are protected in this area, including resource that should have been protected, and which were missed when the existing ezones were adopted. The ezones will also ensure protections for natural resources in parks and open spaces that are accessible to the public. Within the ezones, there are standards and exemptions for the construction of trails, which will increase public access to natural resources, and there are protections that ensure that native vegetation is planted within the ezones. The ezones help to ensure that new development avoids or mitigates for impacts to natural resources, thereby ensuring that the ecosystem services that they provide are preserved. Therefore, City Council finds that the Ezone Project is in compliance with Policy 6 and Objectives 1 through 6.

- 760. **Policy 7 Housing** Create a diversity of well-designed housing within and close to Hillsdale's commercial center.
- 761. **Objective 1** Support housing types and densities that will ensure an adequate supply of safe, attractive and affordable housing.
- 762. **Objective 2** Ensure that new housing contributes to Hillsdale's values as identified in the Urban Design Policy.
- 763. **Objective 3** Encourage the development of housing above commercial spaces.
- 764. **Objective 4** Provide homeowners with increased opportunities to add accessory units to their homes.

Where ezones are applied to residential lots, standards allow for the construction of new housing that avoids or mitigates for impacts to natural resources. This will allow for infill development that meets the needs of the community to be built in appropriate locations, including accessory dwelling units. There are few ezones mapped in the commercial center of the Hillsdale Town Center, instead, they are mostly mapped along the outskirts, which ensures that ezones will not impose limitations on the creation of higher density housing typologies or commercial mixed-use development that allows for residential structures with ground floor commercial spaces in areas that are zoned for higher density development.

OUTER SOUTHEAST COMMUNITY PLAN (1996)

- 765. **Economic Development Policy** Improve the vitality of outer southeast business districts and employment centers. Ensure that they grow to serve the needs of outer southeast residents, attract customers from throughout the region, and generate family wage jobs for residents.
- 766. **Objective 1** Foster the revitalization of older business districts including Foster Road, 82nd Avenue, and the former downtowns of Lents and Montavilla.
- 767. **Objective 2** Promote the reuse and redevelopment of vacant, underused, or dilapidated commercial sites on arterials along both sides of I-205.
- 768. **Objective 3** Create up to 6,000 new jobs in the outer southeast area by encouraging development of commercial and industrial areas.
- 769. **Objective 3.a** Increase the range of uses allowed in portions of commercial strips that are likely to redevelop. This would include more light industrial uses with fewer restrictions on size.
- 770. **Objective 3.b** Maintain a supply of land on which industrial uses can locate.
- 771. **Objective 3.c** Provide certainty for medical and education institutions, encouraging them to grow and foster related businesses nearby.
- 772. **Objective 3.d** Encourage the development of a regional center in the area from the Gateway Shopping Center to the Portland Adventist Medical Center.
- 773. **Objective 3.e** Encourage the development of the Lents Town Center at the I-205/Foster Road interchange.
- 774. **Objective 4** Promote the retention and growth of existing businesses to increase the number of jobs they provide.
- 775. **Objective 5** Recruit businesses that provide family-wage jobs.
- 776. **Objective 6** Provide outer southeast residents with information and access to family-wage job opportunities.

In general, there are few ezones in commercial or business districts in the Outer Southeast Plan Area. However, ezones are applied to portions of some industrial and commercial areas that are located along the southern edge of the plan area, near Johnson Creek. The Freeway Lands site, located at SE 101st Ave, south of Foster Blvd, was excluded from the Environmental Overlay Zone Map Correction Project because it is a large industrial site that contains significant natural resources and considerable amounts of coverage by ezones under current zoning. Other industrial areas in the Outer Southeast Plan Area were retained in the Ezone Project Area because the overall changes to the ezones will not have a significant impact on the industrial land supply in this area.

On industrial and employment sites that are included in the Ezone Project Area, exemptions allow for the continuation of existing land uses within the ezones, which allow for the continued operation of industrial and other developments that provide employment. Exemptions for the maintenance and replacement of existing buildings and other existing development allow for the continuation of existing uses on sites that have ezones in the future. Standards allow for new development or the expansion of existing development with existing disturbance areas, which allows for infill development on existing industrial and employment sites. And standards allow for new development that avoids or mitigates for impacts to natural resources is allowed on vacant sites or unused

portions of underutilized sites. Additional development that cannot meet standards may be allowed with mitigation through the environmental review process. Therefore, City Council finds that the Ezone Project is in compliance with the Economic Development Policy and Objectives 1 through 6.

- 777. **Transportation Policy** Ensure that streets in outer southeast form a network that provide for efficient travel throughout the community and to other parts of Portland and the region. Reduce congestion and pollution caused by the automobile by creating land use patterns that support transit, bike, and pedestrian travel.
- 778. **Objective 1** Reduce the amount of automobile driving done by area residents by making it more convenient to use public transit.
- 779. **Objective 1.a** Increase housing densities within one-quarter mile of transit streets.
- 780. **Objective 1.b** Encourage a mix of multifamily housing and shopping opportunities in areas with good transit service.
- 781. **Objective 2** Support better mass transit service by creating opportunities to develop higher density housing on or near streets with public-transit service or planned public transit service. Ensure that this housing blends in with that of surrounding residential areas.
- 782. **Objective 3** Ensure that outer southeast residents have adequate public transportation to job sites.
- 783. **Objective 4** Pursue and plan for high-capacity transit on I-205, with a Lents station.
- 784. **Objective 5** Increase housing densities where streets cross I-205 to support development of a future high capacity transit facility such as a light-rail line or express bus service.
- 785. **Objective 6** Keep through-traffic on freeways and arterials and off local streets.
- 786. **Objective 7** Create through streets at frequent intervals.
- 787. **Objective 8** Seek ways of providing connections for limited auto access and for full pedestrian and bike access when practical difficulties prevent full street improvements.
- 788. **Objective 9** Ensure adequate truck access to industrial sites so that raw materials can be delivered and products shipped. However, keep truck traffic out of residential areas when possible.

The coverage of ezones in parts of the Outer Southeast Community Plan Area that are zoned for high density housing or that are near high-capacity transit station areas is very limited. Therefore, locations that have been targeted for transit-oriented infill development or new street and transportation network construction are not significantly impacted by the Environmental Overlay Zone Map Correction Project. In locations where ezones are applied to vacant or underutilized residential lots, standards allow for new development of housing or streets that avoids or mitigates for impacts to natural resources and the environmental review process may allow for new development that cannot meet standards. Therefore, City Council finds that the Ezone Project is in compliance with the Transportation Policy and Objectives 1 through 9.

- 789. **Housing Policy** Provide a variety of housing choices for outer southeast community residents of all income levels by maintaining the existing sound housing stock and promoting new housing development.
- 790. **Objective 1** Construct 14,000 new housing units in the Outer Southeast Community Plan area by 2015.
- 791. **Objective 2** Stimulate production of new housing units by both private and nonprofit housing producers to accommodate expected population growth.
- 792. **Objective 3** Increase opportunity for building more single-family housing in outer southeast neighborhoods.
- 793. **Objective 4** Promote construction of attached housing designed to be owner-occupied to accommodate smaller households.
- 794. **Objective 5** Increase opportunities for multifamily housing in areas convenient to shopping and transit.
- 795. **Objective 6** Encourage property owners to maintain and improve their homes so that established neighborhoods remain stable and attractive.
- 796. **Objective 7** Preserve and increase the supply of housing affordable to households below the median income.
- 797. **Objective 7.a** Rehabilitate at least 100 housing units a year owned or rented by those with limited incomes.
- 798. **Objective 7.b** Support community development corporations and other nonprofit housing providers.
- 799. **Objective 7.c** Preserve existing mobile home parks.

Within the Outer Southeast Community Plan Area, ezones apply to a limited geography, where there is relatively high density of natural resources, such as streams, forests, and wetlands, and where natural hazards such as flooding, and landslides are prevalent. Within these areas, new development should be limited to minimize the risks of natural hazards in sites where development does occur, and to ensure that when development does occur in these areas, it is done in such a way as to avoid or mitigate for impacts to natural resources. In other parts of the Outer Southeast Community Plan Area, where residential-zoned sites are not constrained by natural resources or natural hazards, no ezones are applied. There are exemptions that allow for the maintenance and replacement of existing housing on sites that are constrained by ezones, and there are standards that allow for additional development on these sites. There is ample space in the portions of Outer Southeast Portland that have no or few ezones to meet the projected need for new or infill development and the variety of housing typologies that have been identified in the Outer Southeast Area. Therefore, City Council determines that the Environmental Overlay Zone Map Correction Project is in compliance with the Housing Policy and Objectives 1 through 7.

- 800. **Open Space and Environmental Policy** Provide parks and open spaces to meet projected recreational needs of outer southeast residents. Create a sense of connection with the natural environment. Protect natural resources by reducing the impact of development on them.

Ezones are applied to a variety of parks, natural areas, and open spaces in the Outer Southeast Community Plan Area. While these areas are concentrated in the southern portion of the Plan Area, there are also ezones that are applied to natural resources on Kelly Butte, in the Glendoveer Golf Course, and in the Floyd Light Forest, at the edge of the Gateway Subarea. Where applied, the ezones protect natural resources and ensure that new development avoids or mitigates for impacts to natural resources. The Environmental Overlay Zone Map Correction Project is remapping the ezones to ensure that they align with the resources that they are intended to protect. Therefore, City Council determines that the Ezone Project is in compliance with the Open Space and Environmental Policy.

801. **Objective 1** Acquire new parks and open spaces and build new community centers to meet the recreational needs of current and future residents.

Ezones do not prevent the acquisition of parks or open spaces. If a new park is acquired on a site to which ezones have been applied, standards and exemptions would allow the development of the site to facilitate public recreational access, or the construction of a community center. The environmental review process would allow new development on sites to which ezones are applied that could not meet standards. Therefore, City Council determines that the Environmental Overlay Zone Map Correction Project is in compliance with Objective 1.

802. **Objective 2** Reinforce Johnson Creek, the Boring Lava Hills, and Kelly Butte as significant natural and scenic resources.

The Environmental Overlay Zone Map Correction Project is remapping ezones in the area around Johnson Creek, the Boring Lava domes, and Kelly Butte to follow the natural resources that they are intended to protect, and to apply to resources that were missed when the existing ezones were adopted. Remapping the ezones will ensure that the resources that were intended to be protected are covered by ezones, which will help to reinforce the significance of Johnson Creek, the Boring Lava Domes and Kelly Butte as significant natural and scenic resources. Therefore, City Council determines that the Ezone Project is in compliance with Objective 2.

803. **Objective 3** Improve access to sites for recreational and open space opportunities, especially in the riparian areas of the Johnson Creek corridor.

Ezones are applied to natural resources in parks and open spaces in the riparian areas around Johnson Creek. The Environmental Overlay Zone Map Correction Project is remapping the ezones to better follow the resources that they were intended to protect and to apply to resources that were missed when the existing ezones were adopted. Standards and exemptions in the code that applies to the ezones allow for the construction of public trails and facilities that allow for public access that can avoid or mitigate for impacts to natural resources. The environmental review process provides an alternative pathway for approval of projects that cannot meet standards. Therefore, City Council determines that the Ezone Project is in compliance with Objective 3.

804. **Objective 4** Establish a network of bicycle and pedestrian connections between outer southeast's parks, open spaces, and the Springwater Corridor.

Ezones are applied to natural resources in many of the parks and open spaces that are located near the Springwater Corridor. The Environmental Overlay Zone Map Correction Project is remapping the ezones to better follow the resources that they were intended to protect and to apply to resources that were missed when the existing ezones were adopted. Standard and exemptions allow for the construction of pedestrian or bicycle facilities in the ezones that can avoid or mitigate for impacts to natural resources. The environmental review process provides an alternative approval pathway for projects that cannot meet standards or exemptions. Therefore, City Council determines that the Ezone Project is in compliance with Objective 4.

805. **Objective 5** Ensure convenient and safe access from residential areas to neighborhood parks.

Where ezones apply to residential areas, neighborhood parks, or rights of way that connect residential areas to neighborhood parks, there are standards and exemptions that allow for the development of trails, roads, or other public access facilities that can avoid or mitigate for impacts to natural resources. The environmental review process provides an alternative approval pathway for projects that cannot meet standards or exemptions. Therefore, City Council determines that the Ezone Project is in compliance with Objective 5.

806. **Objective 6** Protect and enhance the Springwater Corridor as a recreational trail.

Ezones are applied to natural resources such as streams, forests, and wetlands that are located in close proximity to, or which intersect with the Springwater Corridor. The ezones protect the natural resources and allow for development that can avoid or mitigate for impacts to natural resources. Exemptions allow for the repair or replacement of existing development, which will allow for the ongoing maintenance of portions of the Springwater Corridor that are located in ezones, and exemptions and standards allow for the removal of invasive vegetation or the planting of native vegetation within the ezones, as well as maintenance of lawns and landscaping, which will allow for the enhancement of the natural resources in the area around the Springwater Corridor. The environmental review process offers an alternative approval pathway for enhancements or upgrades to the Springwater Corridor that increase the development footprint within ezones, or which impact resources in other ways that cannot meet standards or exemptions. Therefore, City Council determines that the Environmental Overlay Zone Map Correction Project is in compliance with Objective 6.

807. **Objective 7** Protect and improve water quality within the Johnson Creek Basin.

- Improve flood plain management.
- Encourage responsible flood plain development.

The Environmental Overlay Zone Map Correction Project is remapping ezones in the Johnson Creek Basin to better follow natural resources, such as streams, forests, and wetlands, and applying ezones to resources that were missed when the existing ezones were originally adopted. Remapping the ezones will ensure that the resources, which provide ecosystem services, including helping to slow and capture runoff, reduce downstream flooding, and reduce the levels of pollutants in streams and waterbodies, are protected and that any new development will avoid or mitigate for impacts to natural resources. Though there are significant portions of the Johnson Creek floodplain that fall outside of the proposed ezones, much of the floodplain is encompassed by the proposed ezones. By limiting the scale of development that is allowed within areas in which the ezones intersect with the floodplain, the ezones will help to encourage responsible development in the floodplain and the area around the floodplain. Therefore, City Council determines that the Ezone Project is in compliance with Objective 7.

808. **Objective 8** Maintain Johnson Creek and all related waterways in as natural condition as possible.

The Environmental Overlay Zone Map Correction Project is ensuring that ezones are applied to Johnson Creek and all open channels of tributaries to Johnson Creek. The ezones will prevent new development in the riparian area around these streams, and help to maintain their natural character. Therefore, City Council determines that the Ezone Project is in compliance with Objective 8.

809. **Objective 9** Improve the appearance and livability of outer southeast neighborhoods.

Ezones are applied to streams, forests, and wetlands, which help to contribute to the appearance of neighborhoods, and which provide ecosystem services, such as reducing heat island effect and reducing stormwater runoff, which help to improve the livability of neighborhoods. The Environmental Overlay Zone Map Correction Project is remapping ezones to better follow natural resources, and to apply to resources that were missed when the existing ezones were originally adopted. Therefore, City Council determines that the Ezone Project is in compliance with Objective 9.

810. **Objective 10** Encourage residents and businesses to minimize their impact on the environment through recycling.

The Environmental Overlay Zone Map Correction Project has no impact of the disposal of waste, the recovery of materials through recycling programs, or any other policy that would impact recycling rates in Outer Southeast Portland neighborhoods. Therefore, City Council finds that Objective 10 does not apply to the Ezone Project.

811. **Urban Design Policy** Foster a sense of place and identity for the Outer Southeast Community Plan area by reinforcing existing character-giving elements and encouraging the emergence of new ones as envisioned in the Vision Plan.

812. **Objective 1** Establish a high profile "regional center" in the area from Gateway to the Portland Adventist Medical Center with an infrastructure that is supportive of high-intensity development for living, working, and recreating.

- 813. **Objective 2** Establish a "town center" at Lents. Promote mixed-use development with a streetscape that provides pedestrian amenities. Reinforce the existing pedestrian district at Lents.
- 814. **Objective 3** Encourage Eastport Plaza, Gateway Shopping Center, Mall 205, and the commercial nodes at 122nd and Stark and 122nd and Division to establish focal points and village squares within their boundaries.
- 815. **Objective 4** Promote main street development on portions of Foster Road, Glisan Street, and Woodstock Boulevard, on Division and Stark Streets, and 82nd and 122nd Avenues. Locate buildings with entrances off the sidewalk. Encourage sidewalk cafes, display windows, benches, street trees, awnings, small scale signs that are directed to the pedestrians, and on-street parking. (See Vision Plan Map)
- 816. **Objective 5** Protect the natural and scenic resources of Johnson Creek, Powell and Kelly Buttes, and Mt. Scott. Reinforce the Springwater Corridor. These features serve as important edges in the Outer Southeast Community Plan area.
- 817. **Objective 6** Embrace urban design proposals as put forth in each Outer Southeast Community Neighborhood Plan.
- 818. **Objective 7** Promote a street network which reinforces the unique character of each subarea (See Subarea Introduction).

City Council interprets that the Urban Design Policy and Objectives 1 through 7 are largely unrelated to the Environmental Overlay Zone Map Correction Project. Ezones are generally not applied or have minimal application in the more urbanized Neighborhood Centers or Town Centers of Outer Southeast Portland. But ezones are applied to natural and scenic resources that are listed in Objective 5. The Ezone Project is remapping the ezones to ensure that they follow the natural resources and are applying to resources that were missed when the existing ezones were originally adopted. Therefore, City Council determines that the Ezone Project is in compliance with the Urban Design Policy and Objectives 1 through 7.

- 819. **Public Safety Policy** Apply CPTED principles to both public and private development projects. Encourage land use arrangements and street patterns that provide more eyes on the street. Encourage site layouts and building designs that encourage proprietary attitudes and natural surveillance over shared and public spaces.
- 820. **Objective 1** Promote a mix of development and uses at focal points and attractions that provide round-the-clock surveillance.
- 821. **Objective 2** Encourage building designs that restrict access to areas vulnerable to crime such as building entrances, sidewalks, parking lots, and loading and delivery areas. The following are examples of how to carry out this idea.
 - a. Provide opportunities for retail uses on the ground floor perimeter of the building adjacent to public areas. Encourage sidewalk cafes and coffee shops with windows overlooking sidewalks and parking lots.
 - b. Locate windows in building walls that abut such public areas as sidewalks, plazas, parks, and parking lots.

- c. Situate windows so that building users can easily watch over sidewalks, parking, and entrances. This will also make it easier to watch activities inside and facilitate police patrol.
- d. Locate and design entrances so that they can be watched from both the street and from inside the building.
- e. Control access to loading and delivery areas, unless these areas can be easily watched from either inside the building, the street, or both.
- f. Situate areas intended for exterior activities, displays, products and produce so that they can be easily watched from inside the building and from the street.
- g. Illuminate walkways so that they can be easily seen from both the street and inside the building.

822. **Objective 3** Encourage development of new detached and attached residences with porches, balconies, and windows that overlook the street. Set the garage back from the front of the building.

The Public Safety Policy and Objectives 1 through 3 pertain to the incorporation of design elements that promote public safety in new developments. City Council finds that these policies and objectives are not applicable to the Environmental Overlay Zone Map Correction Project.

823. **Objective 4** Keep the Springwater Corridor visible from surrounding commercial, industrial, and residential areas to increase the safety of those using the trail. Discourage landscaping such as continuous rows of conifers that would block the view of the corridor.

Ezones are applied to several sections of the Springwater Corridor and adjacent natural areas. The Environmental Overlay Zone Map Correction Project is remapping the ezones to ensure that they follow the resources that they were intended to protect and to apply to resources that were missed when the existing ezones were originally adopted. Within the ezones, there are exemptions for the removal of invasive vegetation, such as blackberries, ivy, and clematis, which can grow densely and potentially obscure views. While removal of native vegetation within the ezones is restricted and subject to permitting requirements, there are standards and exemptions that allow for pruning of trees, and when native trees are required as mitigation plantings in ezones, applicants can select from any tree that is included in the list of native trees that is included in the Portland Plant List, including tree species that have growth habits that would not block views into the Springwater Corridor. Also, when plantings are required, they can be installed at the discretion of applicants in whatever location they desire, and they can be arranged to avoid obscuring site lines into the Springwater Corridor. Therefore, City Council determines that the Ezone Project is in compliance with Objective 4.

824. **Objective 5** Encourage the construction of streets that connect in undeveloped or underdeveloped parts of the plan area to facilitate the movement of police and fire emergency vehicles throughout the area.

825. **Objective 6** Promote connections that provide for pedestrians, bicycles, and motorized vehicles. Avoid pedestrian-only connections in order to enhance surveillance over sidewalks.

When if new streets or connections are required in locations where ezones are applied, there are standards and exemptions that allow for the construction of new streets within public rights of way, with requirements to avoid or mitigate for impacts to natural resources, and there are standards and exemptions for new trail construction. The environmental review process provides an alternative pathway for approval of the development of new streets or connections that cannot meet standards or exemptions. Therefore, City Council finds that the Environmental Overlay Zone Map Correction Project is in compliance with Objectives 5 and 6.

826. **Subarea Policy I: Traditional Urban Neighborhoods** Preserve the fabric of these traditional residential neighborhoods and streetcar era commercial districts. Promote construction of new housing on or near transit streets and "Main Street" development on portions of Foster Road, Stark, and Glisan Streets. Encourage infill development.

Ezone Coverage is extremely limited in this subarea. The few locations where ezones are applied are areas where development is relatively sparse, and where natural resources, such as forests and wetlands, cover significant portions of the interior areas of blocks. Application of ezones in these areas helps to preserve the fabric and character of the neighborhood, while allowing for infill development that avoids or mitigates for the impacts to natural resources. Therefore, City Council determines that the Environmental Overlay Zone Map Correction Project is in compliance with Subarea Policy 1.

827. **Objective 1** Encourage "Main Street" development on Foster Road between Holgate and 72nd Avenues, Stark Street between 78th and 82nd Avenues, and Glisan Street between 68th and 80th.

There aren't any ezones near any of the locations that are listed in Objective 1. Therefore, City Council finds that Objective 1 is not applicable to the Environmental Overlay Zone Map Correction Project.

828. **Objective 2** Provide opportunities for businesses to expand by extending the depth of business zoning along Foster Road.

Objective 2 is a recommendation to change base zones in a specific location. The Environmental Overlay Zone Map Correction Project does not include any proposals to change base zones, therefore City Council finds that Objective 2 is not applicable.

829. **Objective 3** Create opportunities for new multifamily housing along streets with transit service.

830. **Objective 4** Encourage compatible infill at densities which support transit on vacant lots in established residential areas.

Objectives 3 and 4 pertain to infill and new development in residential areas that are located near transit streets. There are 4 residential zoned lots that have proposed ezones that are located within the Traditional Urban Neighborhoods subarea. Thus, the ezones

have a negligible impact on residential development in this area. Standards allow new development to occur on residential lots that avoids or mitigates for the impacts to natural resources. Environmental review offers an alternative pathway for development in ezones that cannot meet standards. Therefore, City Council determines that the Environmental Overlay Zone Map Correction Project is in compliance with Objectives 3 and 4.

831. **Subarea Policy II: 82nd Avenue/I-205 Corridor** Promote the revitalization of 82nd Avenue. Increase the number and variety of jobs provided in these areas. Enlarge the market for local retail and service businesses by increasing housing opportunity.
832. **Objective 1** Allow industrial as well as commercial uses at 82nd Avenue and Foster Road and improve the appearance of this node.
833. **Objective 2** Allow a greater range of employment uses in the area south of Foster along 82nd Avenue.
834. **Objective 3** Allow businesses additional room to expand at certain locations along 82nd Avenue.
835. **Objective 3** Allow businesses additional room to expand at certain locations along 82nd Avenue.
836. **Objective 4** Designate an area on the south end of 82nd Avenue for multifamily housing. This will take land out of competition for commercial development and provide more housing near shopping and transit.
837. **Objective 5** Designate areas for multifamily housing adjacent to the commercial areas on either side, of 82nd Avenue to support transit use and local businesses.
838. **Objective 6** Create opportunity for higher-density residential development along transit streets and in areas with vacant residential land.

Subarea Policy II and Objectives 1 through 6 pertain to the 82nd Avenue/I-205 Corridor. There are no ezones in this area. Therefore, City Council finds that these policies and objectives are not applicable to the Environmental Overlay Zone Map Correction Project.

839. **Subarea Policy III: Lents Town Center** Foster the development of a Lents Town Center that attracts employment opportunities, residential density, and recreational activities while reducing adverse environmental impacts.
840. **Objective 1** Ensure that Plan designations and zoning are flexible enough to allow a wide range of:
- Commercial and residential uses in the historic downtown portion of the Town Center.
 - Commercial, industrial, and higher density residential uses, including business parks, high-tech centers, institutions, and destination activities, east of I-205.
 - Employment opportunities throughout the area.
841. **Objective 2** Focus public resources on the development of the Town Center as a commercial, residential and employment center.
842. **Objective 3** Address flood plain and other environmental issues so that industrial and commercial uses do not have an adverse impact on Johnson Creek and surrounding wetlands.
843. **Objective 4** Ensure a wide range of housing in terms of structure, ownership, rental patterns, and price.

844. **Objective 5** Provide coordinated pedestrian, bicycle, automobile, and transit infrastructure that will support increased economic and residential development.

Subarea Policy III and Objectives 1 through 5 pertain to Lents Town Center. There are no ezones in Lents Town Center. Though Objective 3 does mention the impacts of commercial and industrial development on Johnson Creek and surrounding wetlands, City Council finds that these policies and objectives are not applicable to the Environmental Overlay Zone Map Correction Project.

Subarea Policy IV: Gateway Regional Center (Amended by Gateway Planning Regulations Project (2004))

845. **Gateway Regional Center Subarea Policy** Foster the development of this area as a “Regional Center.” Attract intense commercial and high-density residential development capable of serving several hundred thousand people. Promote an attractive urban environment by creating better pedestrian connections and providing more public open space.
846. **Objective 1** Promote more intense development, including office buildings, civic and cultural facilities, and hotels in the Gateway and Mall 205 shopping districts.
847. **Objective 2** Provide an infrastructure that is supportive of high-intensity development for living, working and recreating.
848. **Objective 3** Provide a pleasant and diverse pedestrian experience by providing connecting walkways within a structure to adjacent sidewalk areas.
849. **Objective 4** Strive for a 200’ by 400’ foot street grid patter throughout the district. Surround each block with sidewalks, street trees, and on-street parking, except where it would interfere with the efficient operation of MAX.
850. **Objective 5** Create a sidewalk environment which is safe, convenient, and attractive. Enliven the environment, creating vitality and interest, with building walls with windows and display windows.
851. **Objective 6** Discourage surface parking lots.
852. **Objective 7** Address the area’s park deficiency by developing park blocks from north of Pacific Street to south of Stark Street. Mark ends of the park blocks with dramatic focal points such as an arch, fountain, or other art form.
853. **Objective 8** Zone the Prunedale industrial area to allow a wider range of uses which generate jobs. Ensure that development is compatible with the surrounding area.
854. **Objective 9** Stimulate high-density residential development throughout the Gateway Subdistrict.
855. **Objective 10** Create a district that contains a variety of uses on an intense scale that foster a vibrant, mixed-use environment.

Within the Gateway Plan Area, ezones are only applied to a single patch of forest vegetation that is located at the southeast edge of the plan area. This patch of forest is primarily located on the grounds of Floyd Light Middle School, though it extends onto several contiguous lots. Protection of this forest would potentially have impacts on development on 3 buildable lots, but the ezones would have a negligible impact on the overall development patterns in the Gateway Plan Area, or on the ability of future

development to fulfill the vision of the Outer SE Community Plan and the Gateway Planning Regulations Project. Therefore, City Council determines that the Ezone Project is consistent with Objectives 1-10.

- 856. **Subarea Policy V: MAX LRT Corridor** Ensure that private development reinforces and is reinforced by the public light rail investment by encouraging development of intense commercial and dense residential uses near the MAX light rail stations.
- 857. **Objective 1** Encourage the redevelopment of large underused or auto-oriented sites along 122nd Avenue to a mixture of commercial and residential uses.
- 858. **Objective 2** Improve the pedestrian orientation of buildings and streets around light rail stations.
- 859. **Objective 3** Increase housing densities within one-quarter mile of a transit stop to at least medium-density multifamily, as the appropriate opportunity arises, and apply transit-supportive zones to commercially-zoned land.
- 860. **Objective 4** Increase housing densities within one-half mile of the light rail stations to at least the higher density single family designations as the appropriate opportunity arises.
- 861. **Objective 5** Establish through connections at approximately 400-foot intervals from east to west and north to south directions as the opportunity exists.
- 862. **Objective 6** Provide sidewalks and separate them from traffic by street trees and parked cars wherever possible.

Subarea Policy V and Objectives 1-6 pertain to the East Corridor Plan District, which is an area in which there are no ezones. Therefore, City Council finds that these objectives and policies do not apply to the Environmental Overlay Zone Map Correction Project.

- 863. **Subarea Policy VI: Suburban Neighborhoods** Enhance established suburban neighborhoods by improving connections to transit and shopping, reinforcing transit, providing new open space and focusing development on infill and opportunity sites.
- 864. **Objective 1** Increase single-family housing densities where there are a number of vacant or underused lots.
- 865. **Objective 2** Increase the density of areas that are currently zoned multifamily on streets with transit service. Locate higher densities on streets with more frequent transit service.
- 866. **Objective 3** Redevelop large vacant or underused "opportunity" sites for high density housing.
- 867. **Objective 4** Evaluate "opportunity sites" for possible acquisition as park land.

In the Suburban Neighborhoods subarea, ezones are only applied to a single patch of forest that is located in the Glendoveer Golf Course. Application of ezones in this location will limit future development on a portion of the golf course, while leaving the rest of the Suburban Neighborhood subarea available for redevelopment and infill. Therefore, City Council determines that the Environmental Overlay Zone Map Correction Project is in compliance with the Policy VI and Objectives 1 through 4.

- 868. **Subarea Policy VII: Mixed-Era Neighborhoods** Provide for the orderly development of new housing at urban densities and ensure that residential areas are served by convenient neighborhood commercial centers and transit.

- 869. **Objective 1** Increase the single-family housing opportunity in areas where there are large lots and vacant properties suitable for development.
- 870. **Objective 2** Encourage new multifamily housing to locate along neighborhood collectors with transit service.
- 871. **Objective 3** Encourage multifamily housing to be developed along 122nd Avenue.
- 872. **Objective 4** Promote new streets that form a network that accommodates an efficient development pattern, regular lot patterns, multi-modal capability, and multiple access for emergency vehicles.
- 873. **Objective 5** Use alternative street standards to achieve connectivity where standard city streets are not possible due to lot configuration, existing development, etc.
- 874. **Objective 6** Create a new neighborhood commercial center near 136th Avenue and Holgate Boulevard.

There are very few ezones in Subarea VII. Ezones only apply to the area immediately around Kelly Butte, and a wetland at the far southeast edge of the subarea, which is mapped on a large, agricultural field. Because the vast majority of the subarea has no ezones, the Environmental Overlay Zone Map Correction Project will not have any impact on new housing development, construction of new streets, or development of commercial centers. Therefore, City Council determines that the Ezone Project is either in compliance with Subarea Policy VII and Objectives 1 through 6.

- 875. **Objective 7** Develop the area along Powell Boulevard south of Kelly Butte for a wider range of employment uses.

Ezones are applied to forest vegetation on Kelly Butte and surrounding lots, including the northern portions of the lots that are located south of Kelly Butte, along Powell Blvd. The ezones protect important natural resources, and wildlife habitat that are located on steep slopes of Kelly Butte. The forest vegetation helps to hold the soil in place, reducing the risk of landslide and erosion, thereby protecting the development that is located below, and reducing the risk of natural hazards, such as landslides and flooding. But ezones are generally not applied to the relatively flat, developed portions of the lot. Because these developed areas are not covered by ezones, they have flexibility to be redeveloped into other uses. Because the majority of the ezones that are applied to these lots are protection zones, it is unlikely that the property owners could obtain permission to develop in the forested areas that are outside of the existing development footprint. But because substantial portions of these lots, including all existing development on the lots are located outside of the ezones, there is ample space for redevelopment on these sites. Therefore, City Council determines that the Environmental Overlay Zone Map Correction Project is in compliance with Objective 7.

- 876. **Objective 8** Improve unfinished parks and develop Kelly Butte as a passive recreational resource.

The majority of Kelly Butte is covered by ezones. Standards allow for the development of trails within ezones. Other development within the ezones that could help to enhance Kelly Butte as a passive recreation resource could be allowed with mitigation through the

Environmental Review process. Therefore, City Council determines that the Environmental Overlay Zone Map Correction Project is in compliance with Objective 8.

877. **Objective 9** Reduce the potential for flooding and water quality problems.

Ezone coverage is very limited within Subarea VII, but where they are applied, they protect forest and wetlands, which are natural features that help to absorb stormwater and prevent surface runoff, which help to reduce flooding and improve water quality in nearby streams. Therefore, City Council determines that the Environmental Overlay Zone Map Correction Project is in compliance with Objective 9.

878. **Objective 10** Ensure that potential development permitted by the Comprehensive Plan within the Johnson Creek flood plain does not contribute to the Johnson Creek flooding problem.

No ezones overlap with the Johnson Creek flood plain within Subarea VII, therefore, City Council finds that Objective 10 is not applicable to the Environmental Overlay Zone Map Correction Project.

879. **Subarea Policy VIII: Mt Scott/Johnson Creek** Protect the natural character of the area while providing for orderly urban development. Provide for the recreational needs of this newly developing area and locate new housing opportunity near Powell Butte.

Ezones are widely applied to natural resources that are located throughout the Mt Scott/Johnson Creek Subarea. The ezones are located both on public property and public recreational areas, and on private property. Standards allow for new development within ezones that avoids or mitigates for impacts to natural resources, and the environmental review process offers an alternative pathway for the approval of new development within ezones that cannot meet standards. The ezones both protect the natural character of the area and provide for new development. Therefore, City Council determines that the Environmental Overlay Zone Map Correction Project is in compliance with Policy VIII.

880. **Objective 1** Protect and improve the Johnson Creek Corridor and its tributaries as a natural drainage way, a wildlife corridor, and a naturally forested area.

Ezones are applied to Johnson Creek and to open channels of all seasonal and perennial tributaries to Johnson Creek. Within the ezones, forest vegetation and wildlife habitat are protected. New development must either avoid impacts to streams, habitat, and forest vegetation, or it must mitigate for impacts and replace ecosystem services that are degraded by the development. Standards also allow for resource enhancement projects that improve the conditions of natural resources within ezones. Therefore, City Council determines that the Environmental Overlay Zone Map Correction Project is in compliance with Objective 1.

881. **Objective 2** Maintain significant open spaces in the uplands surrounding Johnson Creek and reduce stormwater runoff from development.

Ezones are applied to forest and woodland vegetation that is contiguous Johnson Creek and other waterbodies in the Mt Scott/Johnson Creek Subarea on both public and private property. The ezones ensure that natural resources are retained or replaced onsite when new development occurs, thereby limiting the scale of development that can occur within the ezones and helping to preserve open space. Therefore, City Council determines that the Environmental Overlay Zone Map Correction Project is in compliance with Objective 2.

882. **Objective 3** Protect the natural and scenic character of the Springwater Corridor as development occurs on sites adjacent to the Corridor.

Ezones are applied to natural areas and privately owned lots that contain natural resources that are adjacent to the Springwater Corridor. The ezones ensure that new development on these sites will avoid or mitigate for the impacts to natural resources. Protection of natural resources on these sites will help to protect the natural and scenic character of the Springwater Corridor. Therefore, City Council determines that the Environmental Overlay Zone Map Correction Project is in compliance with Objective 3.

883. **Objective 4** Improve public access to the Springwater Corridor.

Standards and exemptions in the code that applies to the ezones allow for the construction of trails, which can help to provide public access to the Springwater Corridor through sites that have ezones. The environmental review process can also allow for public access projects in ezones that are unable to meet standards and exemptions. Therefore, City Council determines that the Environmental Overlay Zone Map Correction Project is in compliance with Objective 4.

884. **Objective 5** Create zoning incentives which encourage the orderly urbanization of environmentally constrained and unserved areas.

Standards allow development that avoids or mitigates for impacts to natural resources on sites that have ezones. There are specific standards in the existing ezone code and in the code amendments that are included in the Environmental Overlay Zone Map Correction Project that are intended to facilitate development on environmentally constrained sites and sites that lack sanitary sewer service. These include standards that allow street setbacks to be reduced on sites that have ezones to allow homes to be built closer to the street, thereby avoiding impacts to natural resources. There are also standards and exemptions that allow septic systems to be replaced within ezones on sites that don't have sewer service. Therefore, City Council determines that the Ezone Project is in compliance with Objective 5.

885. **Objective 6** Create additional opportunity for higher-density housing on vacant land near Powell Butte.

Ezones are applied to natural resources on many vacant lots that are located near Powell Butte. Standards allow for land divisions on these lots and development that avoids or

mitigates for impacts to natural resources. Therefore, City Council determines that the Environmental Overlay Zone Map Correction Project is in compliance with Objective 6.

886. **Objective 7** Provide for future recreational needs as this area develops.

Ezones are applied to parks, natural areas, vacant lots, and natural resource tracts within the Mt Scott/Johnson Creek Subarea. Standards and exemptions allow for development of trail systems on these sites, and on publicly owned parks and natural areas, standards and/or the environmental review process can facilitate recreational facility development within the ezones that cannot meet standards. Therefore, City Council determines that the Environmental Overlay Zone Map Correction Project is in compliance with Objective 7.

887. **Objective 8** Evaluate an area between Powell Butte and Clatsop Street for possible acquisition as park land.

Ezones would not prevent the acquisition of land for the purposes of creating new public parks. If land with ezones was acquired for that purpose, it could be developed for public use using standards, exemptions, or the environmental review process. Therefore, City Council determines that the Environmental Overlay Zone Map Correction Project is in compliance with Objective 8.

888. **Objective 9** Provide for continued development of water supply and distribution facilities at Powell Butte which are in conformance with the environmental zoning and the continued use of the property for a nature park.

Ezones are applied to the majority of Powell Butte. Exemptions allow for the maintenance or replacement of existing water supply and distribution facilities. Expansion or development of new water facilities or utility lines would be allowed by standard or environmental review. Mitigation requirements ensure that any projects that would result in the expansion or development of new water supply facilities would involve the restoration or replacement of any natural resources that would be impacted, thereby ensuring that the use of Powell Butte as a nature park will not be impaired by development of water facilities. Therefore, City Council determines that the Environmental Overlay Zone Map Correction Project is in compliance with Objective 9.

MARQUAM HILL PLAN (2003)

889. **Policy 1: Land Use**

890. **Policy 1A:** Retain and strengthen Marquam Hill's unique mix of uses including academic, medical and research facilities and natural areas.

891. **Policy 1B:** Allow the development and redevelopment of academic, medical, and research facilities on Marquam Hill to meet the needs of the institutions and complement, stabilize and contribute to the surrounding neighborhoods, parks, natural areas and Terwilliger Parkway.

892. **Policy 1C.** Ensure that the potentially adverse impacts of institutional development on existing neighborhoods, traffic, and the environment are avoided or minimized and mitigated.

The Environmental Overlay Zone Map Correction Project is remapping the ezones in the Marquam Hill Plan area to more accurately follow streams, forests, and wetlands. This will ensure that natural resources are protected in this area, including resource that should have been protected, and which were missed when the existing ezones were adopted. There are exemptions for existing development and standards for new development or alterations to existing development that avoid or mitigate for the impacts to natural resources, thereby allowing for infill and new development that meets the land use policy goals, while preserving natural areas within the plan area. Therefore, City Council determines that the Environmental Overlay Zone Map Correction Project is consistent with Policy 1.

893. **Objective 1.** Support the expansion of institutional uses both on and off Marquam Hill to acknowledge and continue the significant economic development contributions these uses make to Portland's economy.
894. **Objective 2.** Support focused institutional expansion on Marquam Hill that enhances the integration of teaching, healing, and patient care activities.
895. **Objective 3.** Encourage institutional expansion in the Science and Technology Quarter, or elsewhere in the City, that would both alleviate the impacts of growth on Marquam Hill and maximize the potential for economic development opportunities associated with institutional activities.
896. **Objective 4.** Allow institutional development on Marquam Hill to occur in a dense urban manner through the application of Central Employment (EX) zoning.
897. **Objective 5.** Provide Zoning Code regulations that allow and control institutional development in the Central Employment (EX) zone on Marquam Hill.
898. **Objective 6.** Limit the development of housing within the Central Employment (EX) zone.
899. **Objective 7.** Establish the area zoned Central Employment as an Employment Area on the 2040 Growth Concept map.
900. **Objective 8.** Preserve approximately 45 acres of undeveloped land owned by Oregon Health & Science University through the application of Open Space (OS) zoning.
901. **Objective 9.** Ensure the reorganization of institutional activities so that over time research, patient care, and education activities occur in a manner consistent with the Functional Areas Site Development Concept and that employees/students primarily access Marquam Hill via Sam Jackson Park Road and visitors/patients primarily access via Terwilliger Boulevard.
902. **Objective 10.** Maintain the clear boundaries between institutional areas and residential areas that are established in the Marquam Hill Plan.
903. **Objective 11.** Discourage OHSU from exercising its power of eminent domain in the residential and mixed-use area immediately west of the Marquam Hill Plan District.

904. **Objective 12.** Encourage the Veterans Affairs Medical Center to comply with local regulations when planning or implementing new development.

The Environmental Overlay Zone Map Correction Project does not include changes related to institutional use/expansion, housing, OHSU undeveloped land, access to OHSU, eminent domain, or the Veterans Affairs Medical Center; therefore, City Council determines that the project is consistent with Objectives 1-12.

905. **Policy 2. Marquam Hill Community** Create a shared sense of place and community for the people who work and live on Marquam Hill.

906. **Objective 1:** Encourage the design of plazas that abut the Village Center to promote a shared sense of place for neighborhood residents and institutional staff, students and visitors.

907. **Objective 2:** Promote the development of affordable housing in nearby neighborhoods to accommodate students and smaller households

908. **Objective 3:** Encourage Marquam Hill institutions to allow community use of facilities, including meeting rooms and a recreation center.

909. **Objective 4:** Reinforce a sense of physical integration of the residential and institutional areas through enhancements to the pedestrian network.

910. **Objective 5:** Encourage working relationships between institutions and other community interests to promote a sense of community and shared place.

The Ezone Project does not include objectives or actions related to community or shared sense of place on Marquam Hill. Therefore, City Council finds that Policy 2 and Objectives 1-5 do not apply.

911. **Policy 3. Transportation**

912. **Policy 3A.** Maintain and enhance the transportation system to ensure that Marquam Hill is conveniently accessible for the people who live or work there; for those seeking medical treatment, advice or education; and for those wanting to enjoy the area's forested hills and ravines.

913. **Policy 3B.** Balance accessibility needs with traffic and parking measures that limit adverse impacts and seek mitigation of those impacts that are unavoidable.

914. **Objective 1.** Enhance existing transportation options through improvements to the transportation system including roads, transit service, and bicycle and pedestrian networks and facilities

915. **Objective 2.** Enhance the range of access alternatives to Marquam Hill through the development of a fast, reliable suspended cable transportation system that links Marquam Hill with North Macadam and the regional transit system.

916. **Objective 3.** Support the development of a suspended cable transportation system through a public process that will determine the most appropriate technology and alignment option and initiate the Project Assessment Phase of the Office of Transportation's process for consideration of a suspended cable transportation system linking Marquam Hill and North Macadam and assure that it examines specific factors including but not limited to:

- a. a no build option

- b. alternative technology options (tram and gondola);
 - c. alignment options
 - d. midpoint stop options
 - e. impacts on historic, natural and scenic resources
 - f. impacts on neighborhood livability and personal privacy
 - g. safety concerns for people and property below the system
 - h. impacts on private property values, and
 - i. mitigation strategies
917. **Objective 4.** Ensure a high level of aesthetic design consideration, especially for the towers and terminals, for the selected suspended cable transportation system through a public process.
918. **Objective 5.** Implement proposed roadway improvements along SW 6th Avenue between Sheridan Street and Broadway Avenue to improve roadway capacity and links to the regional road network.
919. **Objective 6.** Implement roadway improvements on SW Campus Drive so that its intersection with SW Sam Jackson Park Road provides adequate turning room for large vehicles such as Tri-Met buses.
920. **Objective 7.** Encourage the implementation of the goals of the Vehicular Circulation Site Development Concept.
921. **Objective 8.** Limit the negative impacts of high traffic volumes and peak hour congestion on Terwilliger Parkway and neighborhood streets by encouraging employees/students to access Marquam Hill to and from the north and east via Sam Jackson Park Road and patients/visitors to access from the north and east via Terwilliger Boulevard and Campus Drive.
922. **Objective 9.** Encourage Marquam Hill institutions to continue and enhance efforts to educate employees, students, construction workers, and service providers to use Sam Jackson Park Road to access Marquam Hill and to avoid traveling on neighborhood streets and Terwilliger Boulevard, especially south of US Veterans Hospital Road.
923. **Objective 10.** Encourage development of a freight/service access and circulation plan for Marquam Hill institutions that discourages use of neighborhood streets and Terwilliger Boulevard south of Veterans Hospital Road.
924. **Objective 11.** Improve institutional signage, both inside and outside buildings, to provide an easily understood and cohesive way-finding system for patients and visitors.
925. **Objective 12.** Reinforce the character of Terwilliger Parkway as described in the Terwilliger Corridor Parkway Plan and acknowledge that traffic accessing Marquam Hill institutions from Terwilliger Boulevard is local traffic.
926. **Objective 13.** Reduce vehicular speeding on Terwilliger Boulevard through the redesign of roadway features and speed awareness and enforcement efforts.
927. **Objective 14.** Use on street parking restrictions, traffic-calming techniques and access limitations, where they are appropriate and acceptable to the local residents, to discourage institutional parking and traffic on residential streets and reduce institutional cutthrough traffic below 2001 levels.

928. **Objective 15.** Encourage Marquam Hill institutions to continue participation in the Marquam Hill Transportation Partnership Plan and to aggressively work toward achieving the program’s strategic 2003 mode split goals and require that the single occupancy vehicle mode split be met by 2030.
929. **Objective 16.** Encourage Marquam Hill institutions to expand efforts to reduce peak hour traffic through the use of flextime and alternative employee scheduling and a more extensive shuttle bus system, including the use and management of satellite parking lots.
930. **Objective 17.** Limit traffic impacts on Terwilliger Boulevard and neighborhood streets by establishing performance standards for single occupancy vehicle mode splits and traffic volumes on Local Service Streets and link development of parking to achievement of these standards.
931. **Objective 18.** Continue to regulate the amount of on-site parking allowed for Marquam Hill institutions and require land use review for development of new parking to support transportation demand management efforts and to manage traffic impacts on neighborhood streets, particularly Terwilliger Boulevard.
932. **Objective 19.** Preserve and enhance access to the public transportation system.
933. **Objective 20.** Encourage implementation of the goals of Pedestrian Circulation Site Development Concept.
934. **Objective 21.** Support ongoing efforts to refine and implement the Pedestrian Connections Vision Plan.
935. **Objective 22.** Seek improvements to commuting and recreational pedestrian facilities, such as trails, sidewalks and stairs to create a continuous high quality network of routes through the institutionally developed areas and to link Marquam Hill with surrounding areas.
936. **Objective 23.** Encourage Marquam Hill institutions to develop bicycle parking and trip end facilities in close proximity to pedestrian and bicycle commuting routes
937. **Objective 24.** Pursue roadway improvements to primarily reserve local streets for local traffic and provide regional facilities for regional traffic.

There are standards and exemptions that allow for the construction of new streets and the expansion of public streets in rights-of-way that are located in ezones. Environmental Review provides an alternative approval method for transportation projects that cannot meet ezone standards or exemptions. By allowing for the build out of the transportation network, while ensuring that the construction of new transportation facilities avoids or mitigates for impacts to natural resources within ezones, the Ezone Project is consistent with Policy 3 and Objective 1. Ezones are applied to forest vegetation in parks that run along the sides of Terwilliger Blvd, and the forest vegetation is an integral part of the character of Terwilliger Parkway. By remapping the ezones to better follow the natural resources, such as forest vegetation, the Ezone Project supports Objective 12. The Ezone Project does not include objectives or actions related to Objectives 2-24; therefore, City Council finds that these objectives do not apply.

938. **Policy 4. Open Space and Natural Resources** Enhance the Marquam Hill area through the preservation, protection, stewardship, and enhancement of open spaces and natural resources.
939. **Objective 1.** Preserve approximately 45 acres of undeveloped land owned by Oregon Health & Science University through the application of Open Space (OS) zoning.
940. **Objective 2.** Maintain Open Space (OS) zoning that was applied and adopted in 2002 through the Marquam Hill Plan.
941. **Objective 3.** Establish the Marquam Hill Plan District boundary to promote development and redevelopment of institutional facilities on Marquam Hill within the general confines of the existing institutionally developed area.
942. **Objective 4.** Support development practices that achieve no net increase in effective impervious area in the Marquam Hill Plan District.
943. **Objective 5.** Protect and improve natural resources on Marquam Hill through stewardship efforts including inventorying current conditions and creating an environmental management plan to integrate all development and restoration activities.
944. **Objective 6.** Protect and improve the natural resource values of undeveloped land by considering the off-site impacts of new development and redevelopment throughout the project design and construction.
945. **Objective 7.** Encourage the integration of progressive stormwater management techniques including rooftop gardens and other creative on-site systems, when designing new institutional facilities or retrofitting existing facilities on Marquam Hill.
946. **Objective 8.** Encourage the use of green building and low impact techniques for development on Marquam Hill.
947. **Objective 9.** Encourage public and private infrastructure to be located away from environmentally sensitive areas when possible or be appropriately and sensitively designed.
948. **Objective 10.** Seek to highlight the northern entrance to Terwilliger Parkway through development of a gateway and by extending the “Boulevard Landscape Concept” north along SW 6th Avenue from SW Sheridan Street to Broadway Avenue.
949. **Objective 11.** Screen the intersection of Campus Drive and Terwilliger Boulevard consistent with the Forest Corridor Landscape Concept of the Terwilliger Parkway Corridor Plan.
950. **Objective 12.** Encourage OHSU to transfer ownership of the 45 acres of Open Space (OS) zoned land to Portland Parks and Recreation or to establish a conservation easement to assure long term protection of this land as open space.

Ezones are applied to streams, forests, wetlands and other natural resources. The Environmental Overlay Zone Map Correction Project is remapping and correcting the ezones to better follow natural resources and to apply to resources that were missed when the existing ezones were originally adopted. Chapter 33.430 has standards and exemptions that allow new development or alterations to existing development that avoid natural resources or that mitigates for the impacts to natural resources. Mitigation must include replacement and restoration of the functions and ecosystem services that

are provided by the natural resources that are impacted. City Council determines that by remapping the ezones to more comprehensively protect natural resources that were intended to be protected according to adopted policy, the Ezone Project supports or is consistent with Policy 4 and Objectives 2-12.

Note that Objective 1 is a recommendation to change base zones in a specific location. The Environmental Overlay Zone Map Correction Project does not include any proposals to change base zones, therefore Objective 1 is not applicable.

- 951. **Policy 5: Building and Site Design**
- 952. **Policy 5A.** Promote a sense of place on Marquam Hill that is visually and physically integrated and designed to create a sensitive transition between institutionally and non-institutionally developed areas.
- 953. **Policy 5B.** Promote building and site design on Marquam Hill that complements the hilltop skyline when viewed from points around the city.
- 954. **Policy 5C.** Encourage building and site design practices that incorporate sustainable development techniques and promote protection and enhancement of sensitive resources areas.
- 955. **Objective 1.** Preserve and enhance Marquam Hill’s designated scenic viewpoints in a manner consistent with City policy through the placement of institutional buildings and plazas.
- 956. **Objective 2.** Require that future land use action to move a designated viewpoint results in a net increase in benefits to the public.
- 957. **Objective 3.** Ensure that new institutional development at the edges of areas zoned Central Employment (EX) is sensitively integrated with the adjacent Village Center, residential areas, Terwilliger Parkway and natural areas.
- 958. **Objective 4.** Assure implementation of the goals of the Functional Areas Site Development Concept, the Vehicular Circulation Site Development Concept, and the Pedestrian Circulation Site Development Concept by incorporating them into design review.
- 959. **Objective 5.** Encourage the use of Campus Drive as the primary patient/visitor entrance to Marquam Hill institutions and screen the intersection of Campus Drive and Terwilliger Boulevard consistent with the Forrest Corridor Landscape Concept of the Terwilliger Parkway Corridor Plan.
- 960. **Objective 6.** Create new design review procedures and guidelines for institutional development that promote a pedestrian friendly environment, an interesting skyline and a sense of permanence and substance and complement the character of Terwilliger Parkway as described in the Terwilliger Parkway Design Guidelines.
- 961. **Objective 7.** Create new design review procedures and guidelines that acknowledge and respond to the visual prominence of Marquam Hill’s institutional development from various points around the city.
- 962. **Objective 8.** Require the development of formal open areas within the institutional areas and create new design review procedures and guidelines that insure they are

attractive and useable, integrated with the pedestrian system, and provide spatial and visual relief for the density of the institutional areas.

- 963. **Objective 9.** Support the development of citywide street standards that are water quality friendly including such things as impervious pavement options.
- 964. **Objective 10.** Support development practices that achieve no net increase in effective impervious area in the Marquam Hill Plan District.
- 965. **Objective 11.** Encourage the integration of multi-objective stormwater management techniques including rooftop gardens and other creative on-site systems, when designing new institutional facilities or retrofitting existing facilities including surface parking lots and parking structures.
- 966. **Objective 12.** Encourage the use of green building and low impact techniques for development on Marquam Hill.
- 967. **Objective 13.** Encourage the preservation of existing vegetation as an on-site stormwater management tool.
- 968. **Objective 14.** Encourage the location of utilities in underground facilities when practical.

The Ezone Project supports protection and enhancement of sensitive resources areas because the corrected environmental zoning will better protect and conserve the identified resources by limiting development within natural resource areas, will encourage environmentally sensitive development, and will require mitigation when development has a detrimental impact on the functions and values. Therefore, City Council determines that this project supports Policy 5C and Objective 13. The Ezone Project does not include actions or objectives that are related to Policies 5A, 5B, Objectives 1-12, or Objective 14.

Note that all development will continue to be required to meet the City's stringent stormwater management requirements, which ensure the incorporation of well-functioning, effective green infrastructure. The regulations require that new impervious surfaces be reduced and that impervious surfaces be treated for stormwater runoff quantity and/or quality.

NORTHWEST DISTRICT PLAN (2003)

- 969. **Policy 1: Land Use** Participate in the growth of the metropolitan region in a manner that protects and enhances the quality of life in the Northwest District. Enhance the district's sense of place as a distinct yet diverse community, with an active mix of housing and businesses.
- 970. **Objective A** Support land use strategies and developments that increase the amount of housing in the district.
- 971. **Objective B** Support land use strategies and developments that enhance employment opportunities in the district.
- 972. **Objective C** Concentrate a mix of higher intensity residential and commercial development along main streets and the Portland Streetcar line.
- 973. **Objective D** Reinforce main streets and the Portland Streetcar line as the focus for retail activity in the district.

974. **Objective E** Limit large-scale auto-dependent retail throughout the district.
975. **Objective F** Support small-scale developments that are oriented to pedestrian use.
976. **Objective G** Promote development that includes useable public outdoor spaces such as plazas, play areas, gardens, and pocket parks.
977. **Objective H** Promote neighborhood and citizen participation early in the land use review and development process.
978. **Objective I** Encourage uses along edges of the district that serve the needs of the district and adjacent neighborhoods.
 Council interprets Policy 1 and Objectives A-I to pertain to the land use types, development scales and intensities, employment opportunities, and public spaces. Policy 1 and Objectives A-I do not apply to the Ezone Map Correction Project.
979. **Policy 2: Institutions** Support institutional planning, programming, and development that provides educational, cultural, medical, religious, and social services and amenities in the Northwest District. Build a climate of cooperation between the community and district institutions to ensure both the success of the institution and the livability of the neighborhood.
980. **Objective A** Encourage the development of and adherence to good neighbor agreements between institutions and neighborhood associations.
981. **Objective B** Accommodate the establishment, retention, and growth of institutions that serve district residents and employees.
982. **Objective C** Maintain and augment facilities and programs that provide educational, recreational, and cultural resources and opportunities.
983. **Objective D** Maintain and augment facilities offering social and institutional services for community members.
984. **Objective E** Encourage institutional development to be guided either by a Conditional Use Master Plan or an Impact Mitigation Plan that mitigates impacts of development.
985. **Objective F** Encourage Legacy Good Samaritan Hospital and Medical Center (LGSHMC) to focus future expansion in underutilized and underdeveloped areas within its approved campus boundary.
986. **Objective G** Promote institutional development that has an urban character, harmonizes with the district's design context, and preserves the district's street grid.
987. **Objective H** Encourage institutions along main streets and the Portland Streetcar line to orient active uses to these street frontages.
988. **Objective I** Encourage institutions to locate parking within structures.
989. **Objective J** Utilize the resources of institutions to encourage partnerships among nonprofit, private housing developers, and social service providers.
990. **Objective K** Expand opportunities for institutions and community organizations to work together on programs beneficial to those who use their services.
 Council interprets Policy 2 and Objectives A-K to pertain to institutional development and coordination within the Northwest District. Policy 2 and Objectives A-K do not apply to the Ezone Map Correction Project.

991. **Policy 3: Transportation** Provide a full range of transportation options for moving people and goods thereby supporting neighborhood livability and commerce and reducing reliance on the automobile.
992. **Objective A** Increase the availability of, and incentives to use alternatives to the automobile.
993. **Objective B** Maintain, reinforce, and re-establish the historic street grid, for example, by re-establishing streets or pedestrian connections through existing superblocks.
994. **Objective C** Provide safe and convenient access to public transit.
995. **Objective D** Improve the frequency of service and route coverage of public transportation services.
996. **Objective E** Promote increased use of public transit by residents, employees and visitors.
997. **Objective F** Maintain, improve, and expand pedestrian and bicycle connections within the district and to other parts of the city and minimize conflicts between motorized and non-motorized transportation.
998. **Objective G** Enhance main streets and the Portland Streetcar line as key pedestrian places.
999. **Objective H** Support bicycle use in the district by providing convenient facilities, such as parking and other support services.
1000. **Objective I** Preserve the local circulation function of streets that are classified as Local Service Traffic Streets in the Transportation Element of the Comprehensive Plan and encourage through traffic to use streets that are consistent with their traffic classifications.
1001. **Objective J** Avoid street improvements in residential and commercial areas that are designed to accommodate increased vehicular traffic, except where such improvements establish or reestablish streets to provide connectivity.
1002. **Objective K** Discourage through-commuter and truck traffic in residential zones.
1003. **Objective L** Use a variety of traffic calming measures to ensure the appropriate functioning of streets, while discouraging street closures and closed-end streets.
- Council interprets Policy 3 and Objectives A-L to pertain to transportation options within the Northwest District. Policy 3 and Objectives A-L do not apply to the Ezone Map Correction Project.
1004. **Policy 4: Parking** Provide and manage parking to serve the community while protecting and enhancing the livability and urban character of the district.
1005. **Objective A** Reduce the demand for automobile parking.
1006. **Objective B** Provide for efficient use of on- and off-street parking through such means as “shared use” of parking facilities and minimizing the number and size of curb cuts.
1007. **Objective C** Accommodate a limited amount of additional structured off-street commercial parking while preserving the overall pedestrian-friendly character of the district, and mitigating for negative impacts.
1008. **Objective D** Minimize the impacts of off-street parking along main streets and the Portland Streetcar line.
1009. **Objective E** Discourage parking in the district by PGE Park patrons and Central City commuters.

1010. **Objective F** Encourage turnover of on-street visitor parking.
1011. **Objective G** Focus short-term patron parking along NW 21st and 23rd Avenues.
1012. **Objective H** Encourage new off-street parking to locate within structures.
1013. **Objective I** Limit the size of new surface parking lots.
 Council interprets Policy 4 and Objectives A-I to pertain to parking within the Northwest District. Policy 4 and Objectives A-I do not apply to the Ezone Map Correction Project.
1014. **Policy 5: Housing** Retain the district's existing housing stock and mix of types and tenures. Promote new housing opportunities that reflect the existing diversity of housing and support a population diverse in income, age, and household size.
1015. **Objective A** Increase the number of housing units in the district, including rental and ownership opportunities for current and future district residents.
1016. **Objective B** Increase the supply of housing that is affordable, accessible to a full range of incomes, and provides for special needs housing.
1017. **Objective C** Retain the existing supply of rental housing units affordable to the district's low- and very low- income households.
1018. **Objective D** Encourage housing developments that accommodate a variety of living situations and support the district's diverse population.
1019. **Objective E** Encourage the development of mixed-use projects that include housing in all commercial and most employment zones.
1020. **Objective F.** Encourage the renovation and rehabilitation of existing housing as a preferred alternative to clearance and redevelopment.
1021. **Objective G.** Encourage upkeep of residential properties.
1022. **Objective H.** Encourage an increase of ownership opportunities through new development rather than conversion of existing rental housing stock.
1023. **Objective I** Increase the supply of housing attractive to families with children.
 Council interprets Policy 5 and Objectives A-I to pertain to maintenance of existing housing and promotion of new housing opportunities in the Northwest District. Policy 5 and Objectives A-K do not apply to the Ezone Map Correction Project.
1024. **Policy 6: Business and Economic Development** Foster a healthy and prosperous business community that serves the needs of the district. Retain and expand the diverse mix of businesses and jobs.
1025. **Objective A** Promote the formation of new, and the growth of established, businesses.
1026. **Objective B** Encourage commercial development that is oriented to pedestrians.
1027. **Objective C** Support the establishment and growth of retail businesses that provide goods and services needed by district residents and employees while responding to the regional nature of the Northwest retail and service market.
1028. **Objective D** Support businesses that provide living wage jobs and assist the city in attaining its economic and employment goals.
1029. **Objective E** Encourage new commercial development and job creation opportunities to locate along main streets, the Portland Streetcar line, and close to the I-405 freeway.
1030. **Objective F** Encourage live/work spaces and home occupations.
1031. **Objective G** Encourage businesses with large facilities to locate uses that meet the needs of employees, visitors, and adjacent neighbors at its edges.

1032. **Objective H** Recognize the important role that large employers play in providing employment opportunities to residents of both the district and the greater Portland region.
1033. **Objective I** Build on the unique identity and economic strength provided by the district's main streets.
Council interprets Policy 6 and Objectives A-I to pertain to maintenance of a healthy and prosperous business community that serves the needs of the Northwest District. Policy 6 and Objectives A-I do not apply to the Ezone Map Correction Project.
1034. **Policy 7: Urban Design** Respect the urban design principles and architectural qualities that define the district's human-scaled, pedestrian-oriented character.
1035. **Objective A** Integrate new development with the existing urban fabric by acknowledging the scale, proportions, orientation, quality of construction and other architectural and site design elements of the building's immediate area.
1036. **Objective B** Promote a high level of design quality in mixed-use areas, including main streets, the Portland Streetcar line, and other areas where more intensive development is anticipated.
1037. **Objective C** Preserve and enhance the distinct character of different parts of the Northwest District.
1038. **Objective D** Foster a continuous frontage of buildings and active uses along main streets and the Portland Streetcar line.
1039. **Objective E** Maintain and enhance identified gateways to acknowledge their roles as major access points to and from the district.
1040. **Objective F** Encourage new development on main streets and the Portland Streetcar line to include additions to the public realm, such as additional sidewalk width, a public square, or other open space.
1041. **Objective G** Encourage building designs that consider solar access impacts on streets and other public spaces.
1042. **Objective H** Foster the creation of public gathering places in areas with a concentration of activities and at neighborhood focal points.
1043. **Objective I** Discourage the creation of new vehicle areas between the fronts of residential buildings and streets.
Council interprets Policy 7 and Objectives A-I to pertain to the urban design of the Northwest District. Policy 7 and Objectives A-I do not apply to the Ezone Map Correction Project.
1044. **Policy 8: Historic Preservation** Identify, preserve, and protect historic resources and support development that enhances the historic qualities of the district.
1045. **Objective A** Promote restorations and renovations of residential and commercial structures that maintain the historic style, quality, and character of the original building.
1046. **Objective B** Encourage adaptive reuse of historic resources that maintain their historic character.
1047. **Objective C** Promote awareness of the district's history and historic resources, which may include individual structures or groups of buildings, streetscapes, stairways, trees, gardens, parks, bridges, and natural areas.

1048. **Objective D** Encourage individual and multiple property listings in the National Register, including the development of additional historic districts outside of the Alphabet Historic District.
Council interprets Policy 8 and Objectives A-D to pertain to preservation and protection of historic resources within the Northwest District. Policy 8 and Objectives A-D do not apply to the Ezone Map Correction Project.
1049. **Policy 9: Public Safety** Increase public safety by promoting measures that foster personal security and build a sense of community.
1050. **Objective A.** Encourage site and building designs that incorporate “Crime Prevention Through Environmental Design” principles. These include designs that:
- bring more light and visibility to streets,
 - create opportunities for those within buildings to observe activities taking place on the streets and in public open spaces, and
 - avoid attractions to properties where potential harmful objects exist
1051. **Objective B** Encourage projects that support active and passive spaces that focus toward the street.
1052. **Objective C** Encourage and expand participation in community policing.
1053. **Objective D** Increase police visibility in the district.
1054. **Objective E** Improve security at parks in the district.
1055. **Objective F** Forge partnerships with adjacent neighborhoods to address common public safety issues and allocation of resources.
Council interprets Policy 9 and Objectives A-F to pertain to increasing public safety within the Northwest District. Policy 9 and Objectives A-F do not apply to the Ezone Map Correction Project.
1056. **Policy 10: Quality of Life** Strengthen the sense of community and ensure that cultural, educational and recreational resources continue to be a vital part of public life.
1057. **Objective A** Enhance and protect Forest Park as a natural resource area providing recreation activities.
1058. **Objective B** Maintain, enhance, and expand current parks, open spaces, and recreational facilities.
1059. **Objective C** Create new parks, plazas, and community facilities in areas where significant growth is anticipated, taking advantage of opportunities for new open space development when they arise.
1060. **Objective D** Improve public access to nearby parks, natural areas, and the Willamette River.
1061. **Objective E** Foster events and activities that create positive interactions among community members.
1062. **Objective F** Encourage residents and businesses to participate in planning efforts for major entertainment and recreation facilities, such as PGE Park, in and near the district.
Council interprets Policy 10 and Objectives A-F to pertain to strengthening community and maintaining cultural, educational and recreational resources within the district. Objective A pertains to protecting Forest Park as a natural resource area. The Ezone Map

Correction Project improves protections within Forest Park. City Council finds that the Ezone Map Correction Project is consistent with Policy 10 and Objectives A-F.

- 1063. **Policy 11: Environment** Protect and enhance the environmental and natural resources of the district.
- 1064. **Objective A** Develop and operate public facilities and infrastructure to be sustainable and to address multiple objectives, including public health and safety, natural resource protection and recreation.
- 1065. **Objective B** Promote measures that protect and encourage landscaping with native species as a vital part of the urban landscape.
- 1066. **Objective C** Promote the use of innovative measures that improve air and water quality and energy efficiency.
- 1067. **Objective D** Improve environmental connections between existing and future parks, open spaces, and the Willamette River.
- 1068. **Objective E** Encourage recycling and the reduction of solid waste generation and litter in the district.

Council interprets Policy 11 and Objectives A-E to pertain to protecting and enhancing the environmental and natural resources of the district. Objectives E, pertaining to recycling and reduction of solid waste, does not apply to the Ezone Map Correction Project. The project is consistent with Policy 11 and Objectives A-D because the project improves natural resource protection by correcting the boundaries of the environmental zones to better align with existing natural resource features. Refer to findings for Comprehensive Plan Goals and Policies related to Environmental and Watershed Health (Chapter 7) for additional information.

- 1069. **Policy 12: Business and Residential Interaction** Foster cooperation between business and residential interests in the district, enhancing ways residential, commercial, and industrial uses can benefit from their interaction and mitigate negative impacts.
- 1070. **Objective A** Promote communication among residents, businesses, industries, neighborhood organizations, and the City.
- 1071. **Objective B** Promote the development of, and adherence to, formal and informal good neighbor agreements that mitigate nuisance-related impacts.
- 1072. **Objective C** Increase understanding and awareness of creative, community-based approaches to solving problems or conflicts between residents and nonresidential activities.

Council interprets Policy 12 and Objectives A-C to pertain to fostering cooperation between business and residential interested in the district. Policy 12 and Objectives A-C do not apply to the Ezone Map Correction Project.

- 1073. **Policy 13: Transition Subarea** Integrate the subarea into the pedestrian-oriented, architecturally diverse urban fabric to the south and west. Encourage a mix of housing, commercial, institutional, open space, and light industrial uses.
- 1074. **Objective A** Encourage the mixing of land uses, both on individual sites and throughout the subarea.

1075. **Objective B** Promote the subarea as a prime location for increasing the supply of affordable housing.
1076. **Objective C** Encourage the retention of existing jobs and the creation of new jobs in the subarea.
1077. **Objective D** Protect existing industrial firms in the subarea from being forced to relocate out of the area.
1078. **Objective E** Reestablish key transportation system connections through the subarea.
1079. **Objective F** Implement multi-modal transportation improvements that address circulation and safety needs.
1080. **Objective G** Improve connections through the subarea and to the Willamette River.
1081. **Objective H** Support additional transit services and facilities to meet the growing needs of the subarea.
1082. **Objective I** Create plazas, parks, community facilities, and open spaces to meet the needs of the subarea’s residents and employees.
1083. **Objective J** Preserve the historic industrial character of NW Upshur Street north of the freeway.
1084. **Objective K** Protect the Guild’s Lake Industrial Sanctuary by locating activities and uses that are compatible with industry at the northern edge of the subarea.
1085. **Objective L** Reinforce the role of St. Patrick’s Church as a district landmark.
Council interprets Policy 13 and Objectives A-L to pertain to integrating the Northwest District into the urban fabric to the south and west. Policy 13 and Objectives A-L do not apply to the Ezone Map Correction Project.
1086. **Policy 14: Eastern Edge Subarea** Foster the development of the Eastern Edge as a transition between the more urban Central City and the Northwest District.
1087. **Objective A** Support the established mixed-use urban character of this subarea.
1088. **Objective B** Encourage the location of businesses that serve local needs along NW 18th and NW 19th Avenues.
1089. **Objective C** Foster the establishment and growth of firms that provide living-wage jobs in this subarea.
1090. **Objective D** Protect existing housing from conversion to other uses.
1091. **Objective E** Protect existing industrial firms in the subarea from being forced to relocate out of the area.
1092. **Objective F** Increase multi-modal connectivity between the Central City and the Eastern Edge.
Council interprets Policy 14 and Objectives A-F to pertain to fostering the Eastern Edge as a transition between the district and the Central City. Policy 14 and Objectives A-F do not apply to the Ezone Map Correction Project.
1093. **Policy 15: Thurman-Vaughn Subarea** Enhance this mixed-use subarea by emphasizing housing along NW Upshur and NW Thurman Streets and commercial uses on the south side of NW Vaughn Street and in nodes at intersections along NW Thurman Street.
1094. **Objective A** Enhance NW Thurman Street as a neighborhood-oriented main street that is primarily residential, with commercial uses clustered at intersections.
1095. **Objective B** Emphasize residential and live/work opportunities on NW Upshur Street.

1096. **Objective C** Encourage development on the south side of NW Vaughn Street that includes a continuous frontage of commercial buildings, unifies the streetscape, and supports both the mixed-use area to the south and the industrial sanctuary to the north. Council interprets Policy 15 and Objectives A-C to pertain to enhancing the Thurman-Vaughn subarea with commercial and residential uses. Policy 15 and Objectives A-C do not apply to the Ezone Map Correction Project.
1097. **Policy 16: Willamette Heights Subarea** Maintain and protect the residential character and environmental resources of the Willamette Heights Subarea.
1098. **Objective A** Support infill development that can be accommodated by the subarea’s constrained transportation access routes and that mitigates for potential impact on environmentally sensitive areas.
1099. **Objective B** Preserve the subarea’s stock of historically significant housing.
1100. **Objective C** Ensure that emergency response vehicles have fast and clear routes into and out of Willamette Heights.
1101. **Objective D** Encourage the historic designation of the subarea’s historic resources, including the Thurman Street Bridge.
1102. **Objective E** Maintain or improve public transit service to Willamette Heights.
1103. **Objective F** Protect and enhance Forest Park as a regionally significant natural and recreational resource while reducing negative impacts on livability that may be associated with park usage. Council interprets Policy 16 and Objectives A-F to pertain to maintaining and protecting the residential character and environmental resources of the Willamette Heights Subarea. Policy 16 and Objectives A-F do not apply to the Ezone Map Correction Project.

CENTRAL CITY 2035

The Central City 2035 Plan includes goals and policies divided into 6 sections. Each section begins with a set of goals and policies that applies to the entire Central City Plan District. These are followed by a set of district policies that apply only in those respective districts. The Ezone Map Correction Project only proposes changes in 4 out of the 10 Central City Districts: Goose Hollow, Lloyd, Central Eastside and South Waterfront. The findings below only include the district-specific policies for these 4 districts. The Ezone Map Correction Project will not impact the remaining 6 districts since no ezones (existing or proposed) exist within those districts.

1104. **1. REGIONAL CENTER** Portland’s Central City serves as the region’s economic, cultural and civic center. To maintain and enhance this role, the following policies support economic growth, particularly in traded sector industries; protect industrial and employment districts; capitalize on opportunities for partnering with higher education institutions; and address affordability barriers so that entrepreneurs and small businesses can thrive.
1105. **CENTRAL CITY GOALS**

- 1106. **GOAL 1.A:** Portland's Central City is the preeminent regional center for commerce and employment, arts and culture, entertainment, tourism, education and government.
- 1107. **GOAL 1.B:** The Central City is economically competitive, especially relative to West Coast and regional markets, with robust and expanding business and development activity.
- 1108. **GOAL 1.C:** Portland's Central City is a national leader for innovation in business, higher education and urban development with physical and social qualities that foster and attract diverse creativity, innovation, entrepreneurship and civic engagement.
- 1109. **GOAL 1.D:** The experience of the Central City's urban character and livability make it the leading location in the region for business and commercial activity and an attractive location for new development.

Council interprets Goals 1.A-1.D to pertain to the role of Portland's Central City as an economic, cultural and civic regional center. These goals do not apply to the Ezone Map Correction Project.

1110. **CENTRAL CITY POLICIES: REGIONAL CENTER**

- 1111. **CIVIC AND CULTURAL CENTER** Portland's City Center contains a broad array of institutions, venues, cultural assets, historic resources and the Willamette River, making it the heart of the region's civic and cultural life. Policies in this section support the role of the Central City as the civic and cultural center of the region, serving all Portlanders.
- 1112. **Policy 1.1 Regional image.** Strengthen the roles of the Central City and Willamette River in enhancing a positive image for the city, region and state.
- 1113. **Policy 1.2 Center of higher education.** Support the ability of major universities and other higher education institutions to strengthen the Central City as a center of learning, business and innovation.
- 1114. **Policy 1.3 Center of urban innovation.** Strengthen the role and stature of the Central City as a laboratory and showcase for innovative urban development and as a regional leader in the development of businesses related to clean technology, green practices and design, and resource conservation.
- 1115. **Policy 1.4 Tourism, retail and entertainment.** Expand upon activities in the Central City that support tourism and complement economic success, vibrancy, and livability, with a special focus on retail, cultural events and institutions, public spaces, arts and entertainment, urban design, and transportation.
- 1116. **Policy 1.5 Destination Willamette River.** Enhance the riverfront as a destination by encouraging shops; restaurants; art; cultural, historic, ecological and maritime attractions; and recreation. Support opportunities and amenities for river tours, river transit and regional cruises to and from the riverfront.

Council interprets Policies 1.1-1.5 to pertain to the role of Portland's Central City as a civic and cultural center. These policies do not apply to the Ezone Map Correction Project.

- 1117. **ECONOMIC VITALITY** The Central City is home to professional service industries that support the entire region a growing number of colleges and universities and a manufacturing base that hosts a number of emerging business sectors. Policies in this

section support the continued economic vitality of the Central City, Portland and the region.

- 1118. **Policy 1.6 Traded sector growth.** Enhance business development efforts and assistance for targeted industry clusters and high growth sector companies.
- 1119. **Policy 1.7 Entrepreneurship and business innovation.** Strengthen the Central City as a location for job creation by addressing development issues that affect businesses and supporting economic development strategies and programs that facilitate economic growth in the Central City.
- 1120. **Policy 1.8 Innovation Quadrant.** Capitalize upon the physical connections created by the Tilikum Crossing to connect Central Eastside industries with westside institutional assets such as Oregon Health Science University (OHSU) and Portland State University (PSU). Facilitate the growth of traditional and emerging industries in service to the Innovation Quadrant and encourage venues such as the Oregon Museum of Science and Industry (OMSI) to showcase the diversity of research, economic development, and educational activities occurring within the quadrant. Encourage a range of businesses from start-up firms to corporate headquarters, with particular focus on knowledge-based industries such as technology and research and development, to locate in the area (see Regional Center map on page 34).
- 1121. **Policy 1.9 Equity and the economy.** Support greater access to and expansion of economic opportunities in the Central City for all groups facing longstanding disparities, including education, housing and employment so that they can achieve an equitable allocation of the benefits of development and economic prosperity. Accomplish this through land use tools (e.g., FAR bonuses and transfers) and/or other programs.
- 1122. **Policy 1.10 Next generation industrial/employment sanctuaries.** Foster the long-term success of Central City industrial districts and the continuation of these areas as prime locations for investment and new industrial businesses, while supporting their evolution into places with a broader mix of businesses, living-wage jobs, and higher employment densities.
See district policies section for related policies in: LA, CE
- 1123. **Policy 1.11 Commercial affordability.** Support efforts to make the Central City a competitive location for development and business location and operation.
- 1124. **Policy 1.12 Day laborer organization and education.** Continue efforts and initiatives within the Central City that organize and centralize day laborer services that can provide for worker rights education, outreach, and protect the rights of laborers.
- 1125. **Policy 1.13 Surface parking.** Support strategies and tools to encourage the redevelopment of surface parking lots. Discourage the development of new surface parking and ensure buildings will not be demolished to provide surface parking.
See district policies section for related policies in: WE, GH, OT
- 1126. **Policy 1.14 Flexible building design.** Encourage flexible building design and construction, including structured parking, that allows buildings to be repurposed and accommodate a variety of uses in the future.

Council interprets Policies 1.6-1.14 to pertain to supporting the continued economic vitality of Portland's Central City. These policies do not apply to the Ezone Map Correction Project.

1127. **DISTRICT POLICIES: REGIONAL CENTER**

1128. **Goose Hollow**

1129. **POLICY 1.GH-1 Mixed use emphasis.** Encourage vibrant, mixed-use development, especially residential, office and active floor uses in the area bounded by SW 18th, West Burnside, I-405 and SW Salmon to serve the needs of, and provide employment opportunities for, a substantial and growing residential population.

1130. **POLICY 1.GH-2 Tourism, retail and entertainment**

a. **Stadium supportive development.** Capitalize on activity generated by Providence Park, encouraging complementary redevelopment in the area near the stadium, emphasizing local businesses of moderate scale and supporting year-round functions, such as theaters, restaurants, hotels, pubs, cafes and galleries.

b. **Event frequency.** Expand the frequency and range of event types at Providence Park. Capitalize on this expanded activity to support complementary development of sustainable local business activities.

1131. **POLICY 1.GH-3 Surface parking.** Encourage new development on surface parking lots and vacant lots on West Burnside and SW 18th Avenue.

Council interprets Policies 1.GH-1 through 1.GH-3 to pertain to supporting the Goose Hollow subdistrict as a part of the Central City regional center. These policies do not apply to the Ezone Map Correction Project.

1132. **Lloyd**

1133. **POLICY 1.LD-1 Employment core.**

a. **Office core.** Foster the Lloyd as an employment center for headquarters office, institutions, professional services and the government sector.

b. **Retail.** Support existing and new retail development including regionally focused uses in and around the Lloyd Center Mall and neighborhood-serving uses along the NE Broadway corridor.

1134. **POLICY 1.LD-2 Sustainability innovation center.** Promote Lloyd as a center for innovation and application of sustainable business and development practices, foster job creation in sustainable industries and encourage the incorporation of green technology and practices into businesses and development.

1135. **POLICY 1.LD-3 Tourism, retail and entertainment.** Support the continued success of the Rose Quarter and the Oregon Convention Center and encourage new development and businesses that complement and balance the episodic nature of event activity. Expand civic attractions to enhance tourism, regional attractions and the district's growing residential character.

1136. **POLICY 1.LD-4 Union Pacific alignment.** Support relocation of the Union Pacific rail tracks to improve freight and passenger rail operations.

Council interprets Policies 1.LD-1 through 1.LD-4 to pertain to supporting the Lloyd subdistrict as a part of the Central City regional center, especially relating to employment, sustainability, tourism, retail, entertainment and railroad tracks. These policies do not apply to the Ezone Map Correction Project.

1137. **Central Eastside**

1138. **POLICY 1.CE-1 Next generation industrial/employment sanctuaries.**

- a. **Industrial center.** Protect the Central Eastside as a centralized hub of industrial businesses and services that support the regional economy by serving other industrial districts and businesses located throughout the Portland metropolitan area.
 - b. **Industrial diversification.** Support growth of new industrial sectors, protect existing sectors, and protect the Central Eastside as a place where startups and incubators can transition to mature and established businesses and sectors.
1139. **POLICY 1.CE-2 Employment supportive mixed-use corridors.** Enhance the vibrancy of major mixed-use corridors to optimize their potential to attract investment and the development of new retail, commercial office, and residential uses that complement and serve employees and businesses in the Central Eastside.
1140. **POLICY 1.CE-3 Southern triangle.** Encourage redevelopment of large sites to include employment opportunities such as industrial office and headquarters office opportunities, and invest in new infrastructure to address transportation constraints.
- a. **Clinton Station Area.** Facilitate the development of employment and residential, as well as neighborhood serving retail and community services that serve the Central Eastside and inner Southeast Portland neighborhoods.
 - b. **OMSI Station Area.** Create a major and active riverfront station area that includes land and water based transportation, as well as educational and recreational opportunities. Promote visitor-serving attractions, amenities, and retail, as well as a mix of high-density commercial office, institutional and industrial employment uses.
1141. **POLICY 1.CE-4 Workforce development institutions.** Support institutions such as Benson High School, Portland Community College’s CLIMB Center, OMSI, and others in their unique roles associated with workforce development through programs and partnerships that prepare Portlanders at different education and skill levels for employment in Central Eastside industries.
1142. **POLICY 1.CE-5 Tourism, retail and entertainment.** Support river and riverfront uses and activities along the Eastbank Esplanade and near OMSI including active and passive recreation, ecological and maritime tourism, retail kiosks, restaurants and river transportation.
- Council interprets Policies 1.CE-1 through 1.CE-5 to pertain to supporting the Central Eastside subdistrict as a part of the Central City regional center, especially relating to industry, employment, development, institutional development, tourism, retail and entertainment. These policies do not apply to the Ezone Map Correction Project.
1143. **South Waterfront**
1144. **POLICY 1.SW-1 Research and education institutions.** Support the development and expansion of institutions, such as Oregon Health and Science University, Portland State University and Oregon State University, as well as complementary knowledge, health and science-based industries.
1145. **POLICY 1.SW-2 Tourism, retail and entertainment.** Support river and riverfront uses and activities along and near the greenway including active and passive recreation; historic, ecological, maritime and cultural displays; and river transit. Encourage shops and restaurants to locate adjacent to the greenway at key locations.

Council interprets Policies 1.SW-1 through 1.SW-2 to pertain to supporting the South Waterfront subdistrict as a part of the Central City regional center, especially relating to research and education institutions, tourism, retail, and entertainment. These policies do not apply to the Ezone Map Correction Project.

1146. **2. HOUSING AND NEIGHBORHOODS** When the last Central City Plan was developed nearly 30 years ago, there were relatively few people living in Portland's Central City. Today, it has become the fastest growing area in the city. The following policies encourage a broad range of housing types that are accessible for households at all income levels, near Central City jobs and situated within complete neighborhoods that include a variety of amenities, including public spaces.
1147. **CENTRAL CITY GOALS**
1148. **GOAL 2.A:** The Central City is a successful dense mixed-use center composed of livable neighborhoods with housing, services and amenities that support the needs of people of all ages, incomes and abilities.
1149. **GOAL 2.B:** The Central City's affordable housing supply maintains and supports the area's growing racial, ethnic and economic diversity.
1150. **GOAL 2.C:** Vulnerable populations concentrated within the Central City are supported with access to needed human and health services.
- Council interprets Goals 2.A-2.C to pertain to housing, neighborhoods, and amenities within the Central City. These goals do not apply to the Ezone Map Correction Project.
1151. **CENTRAL CITY POLICIES: HOUSING AND NEIGHBORHOODS**
1152. **Neighborhood livability** A livable Central City is a dense, compact, connected network of unique neighborhoods that are inclusive, vibrant, accessible, healthy and safe. These policies support Central City livability.
1153. **POLICY 2.1 Complete neighborhoods.** Ensure Central City neighborhoods have access to essential public services, including parks, open space and recreation opportunities, senior centers community centers and spaces, family serving amenities such as public schools, urban canopy, grocery stores and other neighborhood-serving retail and commercial services that support sustainable and diverse community structure.
1154. **POLICY 2.2 Promote healthy active living.** Design Central City neighborhoods to support physically and socially active healthy lifestyles for all people through the inclusion of plazas, parks, open spaces, and recreation opportunities, a safe and inviting public realm, access to healthy food and active transportation and the density of development needed to support these economically.
1155. **POLICY 2.3 Social services.** Support development of social services facilities that are responsive to the needs of vulnerable members of the Portland community.
See district policies section for related policies in: WE, PL, OT
1156. **POLICY 2.4 Safe and secure Central City.** Maintain adequate public safety and security services and reduce sources of conflict and nuisance crime through design, regulation and management.
1157. **POLICY 2.5 Mixed-use compatibility.** Promote design solutions and construction techniques to ensure that new development is compatible with existing uses, taking into account noise and other pre-existing conditions.

1158. **POLICY 2.6 Conflict reduction strategies.** Expand ongoing strategies and programs that reduce potential conflicts between special needs populations and other Central City residents, employees, visitors and businesses.
1159. **POLICY 2.7 Reconnecting neighborhoods across infrastructure.** Develop and implement strategies to lessen the impact of freeways and other transportation systems on neighborhood continuity including capping, burying or other innovative approaches.
1160. **POLICY 2.8 Family-compatible housing.** Encourage the development of housing projects and units that are compatible with the needs of families with children.
1161. **POLICY 2.9 Family supportive services.** Provide and create access to public schools, parks, daycare facilities, playgrounds, community centers, libraries, and other essential services needed to sustain families in the Central City.
1162. **POLICY 2.10 Housing affordability** Many households in the city have to spend significantly more than the recommended 30 percent of their income on housing. More and more households are falling into this category because of steep increases in home prices and a tight rental market. Policies in this section support housing affordability in the Central City.
1163. **POLICY 2.11 Minimize displacement.** Maintain the economic and cultural diversity of established communities in and around the Central City. Utilize investments, incentives and other policy tools to minimize or mitigate involuntary displacement resulting from new development in the Central City and close-in neighborhoods.
1164. **POLICY 2.12 Housing diversity.** Create attractive, dense, high-quality affordable housing throughout the Central City that accommodates a broad range of needs, preferences, and financial capability in terms of different types, tenures, sizes, costs and locations. Support new housing opportunities for students, families and older adults.
1165. **POLICY 2.13 Housing affordability.** Encourage the preservation and production of affordable housing to take advantage of the Central City's unique concentration of active transportation access, jobs, open spaces, and supportive services and amenities.
1166. **POLICY 2.14 Housing affordability targets.**
- a. **Low income.** Continue to develop new affordable housing so that approximately 30 percent of the Central City's total housing is affordable to households in the 0-80 percent MFI bracket.
 - b. **No Net Loss.** In accordance with the City's 2001 No Net Loss policy, retain at least the number, type and affordability levels of Central City housing units for households in the 0-60 percent MFI bracket, through preservation or replacement, as existed in 2001.
1167. **POLICY 2.15 Public investment in affordable housing.** For public affordable housing resources, prioritize funding for housing programs and investment to meet the unmet needs of extremely low and very low-income households (0-50 percent MFI).
1168. **POLICY 2.16 Transitional housing and services.** Provide housing and services that directly assist at-risk populations and allow people to transition to more stable living conditions.

Council interprets Policies 2.1-2.16 to pertain to housing and livability within the Central City. These policies do not apply to the Ezone Map Correction Project.

1169. **DISTRICT POLICIES: HOUSING AND NEIGHBORHOODS**

1170. **Goose Hollow**

1171. **POLICY 2.GH-1 Complete neighborhoods.** Encourage the development of community space and accessible open space to serve the district.

1172. **POLICY 2.GH-2 Goose Hollow Jefferson main street.** Encourage redevelopment and rehabilitation along SW Jefferson Street between I-405 and SW 20th to create a vibrant neighborhood main street environment with pedestrian-friendly design, green infrastructure features, and contiguous neighborhood retail.

1173. **POLICY 2.GH-3 West Burnside.** Encourage redevelopment, rehabilitation and streetscape improvements on West Burnside Street that support a vibrant and safe retail and commercial corridor.

1174. **POLICY 2.GH-4 Housing diversity.** Support development that complements the distinctive residential feel of the district, especially within the predominantly residential areas south of SW Columbia Street. In particular, encourage multi-family housing supportive of families.

Council interprets Policies 2.GH-1 through 2.GH-4 to pertain to housing, livability, and neighborhoods within the Goose Hollow subdistrict of the Central City. These policies do not apply to the Ezone Map Correction Project.

1175. **Lloyd**

1176. **POLICY 2.LD-1 Complete neighborhoods.** Improve access to parks and open space, and encourage development of grocery stores, neighborhood businesses, daycares and schools.

1177. **POLICY 2.LD-2 Successful neighborhood business districts.** Expand local main street business areas within the Lloyd and in adjacent neighborhoods. Cluster a diverse mix of neighborhood scale businesses within the NE Broadway Business District and on new district retail/commercial streets as a means of concentrating activity and promoting successful retail areas.

1178. **POLICY 2.LD-3 Community building.** Encourage public spaces, public art and activities that celebrate the history of the district and that help build a community in the Lloyd and with surrounding neighborhoods.

1179. **POLICY 2.LD-4 Housing diversity.** Encourage development of new housing, especially in Central Lloyd and on the Irvington and Sullivan's Gulch edges to foster a sense of community and support efficient provision of residential amenities and services.

Council interprets Policies 2.LD-1 through 2.LD-4 to pertain to housing, livability, neighborhoods and community building within the Lloyd subdistrict of the Central City. These policies do not apply to the Ezone Map Correction Project.

1180. **Central Eastside**

1181. **POLICY 2.CE-1 Complete neighborhoods.** Ensure access to essential public services such as parks and open spaces, schools, and community centers.

1182. **POLICY 2.CE-2 Compatible development and redevelopment.** Protect the existing industrial businesses and the livability of new employment and residential uses through development designed and constructed to insulate non-industrial uses from the characteristics common to industrial operations such as noise, fumes, and freight operations.

Council interprets Policies 2.CE-1 through 2.CE-2 to pertain to housing, livability, and neighborhoods within the Central Eastside subdistrict of the Central City. These policies do not apply to the Ezone Map Correction Project.

1183. **South Waterfront**

1184. **POLICY 2 SW-1** Complete neighborhoods. Encourage development of a K-8 public school facility to serve the district, parks and greenway, a full-service grocery store, community space, senior center and daycare facilities.

1185. **POLICY 2.SW-2** Ground floor vitality. Support street-level neighborhood vitality by encouraging active but compatible ground floor uses in predominantly residential buildings.

1186. **POLICY 2.SW-3** Housing diversity. Encourage multi-family housing supportive of families and students.

Council interprets Policies 2.SW-1 through 2.SW-3 to pertain to housing, livability, and neighborhoods within the South Waterfront subdistrict of the Central City. These policies do not apply to the Ezone Map Correction Project.

1187. **3. TRANSPORTATION** As the Central City grows over the next 20 years, the efficiency and safety of the transportation network must be maximized, emphasizing walking, bicycling and transit use. Improvements will be needed to keep people walking and cycling safely and comfortably to and through the Central City. Efficient transportation of freight within and through the Central City is important to support local and regional business growth. Parking will remain important to the local economy, so the management of parking should allow flexibility to optimize use of the limited supply and balance the need for parking with other uses of the right of way. Transportation goals and policies address these priorities.

1188. **CENTRAL CITY GOALS**

1189. **GOAL 3.A:** The Central City has a safe, affordable, efficient and accessible transportation system that prioritizes walking, bicycling and transit, supports growth and reinforces the role of the Central City as the region's high density center.

Council interprets Goal 3.A to pertain to maximizing the safety and efficiency of the transportation network within the Central City. This goal does not apply to the Ezone Map Correction Project.

1190. **CENTRAL CITY POLICIES: TRANSPORTATION**

1191. **Regional hub** Policies in this section address the unique role the Central City plays as the hub in Portland's "hub and spoke" pattern, which reinforces the sense of it being the center for commerce, entertainment and civic life. The following policies support this unique role.

1192. **POLICY 3.1 Regional transportation hub.** Strengthen the Central City as the highly accessible and multimodal hub for moving people and goods, reinforcing its regional center roles, enabling successful high density employment and housing development, and thereby affirming its role in Metro's Region 2040 Framework Plan.

1193. **POLICY 3.2 Portals.** Manage entry points into the Central City to provide balanced multimodal access to efficiently accommodate the increase in person trips and goods

delivery as a result of growth and development. Discourage through trips from using Central City streets.

Council interprets Policies 3.1 and 3.2 to pertain to the Central City's role as a regional transportation hub. These policies do not apply to the Ezone Map Correction Project.

1194. **Street network** Policies in this section support the efficiency, safety, connectedness and experience of Portland's street network for all users and modes.
1195. **POLICY 3.3 Optimized street network.** Improve street design and function to increase efficiency and safety for all transportation modes and the ability of the existing network to meet the access needs of businesses, shoppers, residents and visitors. Establish a system and standards that emphasize walking, bicycling, transit use and freight access while continuing to provide automobile access.
1196. **POLICY 3.4 Transportation system management.** Manage access and circulation to reduce traffic speeds and provide for safe street crossings, while balancing the need for vehicle and freight access to and from the district. Manage the roadway system within the Central City in a way that allows greater levels of traffic congestion. In congested areas, prioritize modes other than automobiles to accommodate travel demand.
1197. **POLICY 3.5 Regional multimodal access.** Work with the Oregon Department of Transportation on improvements to 1-405, 1-5 and US Highway 26 to enhance regional access to the Central City. Minimize through traffic on Central City streets, improve pedestrian and bicycle connectivity across freeways and create opportunities for capping freeways to lessen the barrier effect of the freeway and open new areas for potential development and/or parks, open space, and recreational opportunities.
1198. **POLICY 3.6 Mode split.** Strive to achieve the Central City targets set in the most current Transportation System Plan.
1199. **POLICY 3.7 Street diversity.** Differentiate the character of key streets to offer a diversity of urban experiences and connections, reflect the character of unique districts and expand open space and recreation functions in the right-of-way where possible.
1200. **POLICY 3.8 Streetscape.** Improve the street environment and pedestrian experience by providing urban greenery and community uses of the right-of-way and by integrating high-density uses.

Council interprets Policies 3.3 and 3.8 to pertain to the efficiency, safety, connectedness and experience of the Central City's street network. These policies do not apply to the Ezone Map Correction Project.
1201. **Active transportation, Transit and Demand Management** Policies in this section support a reduction in single occupancy vehicle (SOV) trips by encouraging active transportation, including walking, bicycling and transit, as well as the use of carsharing and carpooling.
1202. **POLICY 3.9 Walking.** Encourage walking as the principal way to get around the Central City, with improved on-street and off-street infrastructure that enhances safety and closes access gaps to areas within, and adjacent to, the Central City.
1203. **POLICY 3.10 Bicycling.** Prioritize bicycling by implementing world-class on-street and off-street infrastructure that is safe, comfortable and convenient for people of all ages

and abilities. Augment capital improvements with robust encouragement, education and enforcement efforts.

1204. **POLICY 3.11 Transit.** Continue to strengthen the regional role of transit in the Central City. Support increased frequency, span-of-service, reliability and safety, as well as expansion of the rail, bus and streetcar systems. Explore river transit opportunities. Facilitate safe, pleasant and efficient access and transfer opportunities for transit riders via a clear, intuitive and convenient transit network that consolidates fragmented routes and provides high standards of transit amenities.
1205. **POLICY 3.12 Transportation demand management.** Foster the development of business and property owner supported programs, incentives and activities that encourage employees, residents, students and visitors to use walking, cycling, transit, carpool and car-share, as well as telecommuting and traveling outside the hours of peak congestion.
1206. **POLICY 3.13 Parking and loading** Policies in this section address Central City parking, particularly to support retail, employment, tourism and residential growth, as well as loading to support the delivery of goods within the Central City.
1207. **POLICY 3.14 Auto parking.** Support Central City parking needs, particularly for retail, employment and residential growth, as well as for access to major attractions such as universities and event venues. Continue to limit the growth of the overall auto parking supply, and maximize the joint use of existing and new stalls to manage parking in a more efficient and dynamic manner, lower the costs of construction and meet mode split and climate action goals for the city. Maintain no auto parking minimum requirements in the Central City and set maximum auto parking ratios to encourage other modes and allow new long-term parking only if associated with new development or to serve buildings with little parking.
1208. **POLICY 3.14 Bicycle parking.** Encourage the provision of bicycle parking to serve the expected increase in bicycle trips in the Central City.
1209. **POLICY 3.15 Public Parking.** Continue to manage public parking on the street system and in public garages to support Central City parking needs, prioritizing short trips and turnover to serve retail and visitor needs. Develop a performance-based parking program that manages Central City public parking to meet performance targets via dynamic pricing and other parking management tools and by providing clear and transparent parking information. Balance the need for on street parking with other uses of the curb zone. In managing the supply of on-street parking, the first priority is for short-term parking, followed by carpool and finally long-term parking.
1210. **POLICY 3.16 Loading.** Support the delivery of goods in the Central City. Pursue strategies that bring new ways of delivering goods to the Central City in a way that optimizes loading and freight access and makes efficient use of limited urban space. Council interprets Policies 3.9 and 3.16 to pertain to vehicle use, transit, and active transportation within the Central City. These policies do not apply to the Ezone Map Correction Project.
1211. **DISTRICT POLICIES: TRANSPORTATION**
1212. **Goose Hollow**

1213. **POLICY 3.GH-1 Optimized street network.** Improve connections across I-405 to the West End and across West Burnside to Northwest Portland. Encourage additional connections through large sites and blocks.

1214. **POLICY 3.GH-2 Goose Hollow regional attractions.** Provide multimodal access and circulation to and from Goose Hollow's major attractions (including Providence Park, Lincoln High School and Multnomah Athletic Club) to support their viability and increase entertainment activity, shopping and tourism while also maintaining local access. Manage available parking to efficiently accommodate the unique parking needs of major event facilities while continuing to promote transit and active transportation.

Council interprets Policies 3.GH-1 and 3.GH-2 to pertain to specific street network and multimodal connections within the Goose Hollow subdistrict. These policies do not apply to the Ezone Map Correction Project.

1215. **Lloyd**

1216. **POLICY 3.LD-1 Optimized street network.** Increase the number of connections across barriers within and to the district, including major arterials, large blocks, freeways, rail lines, and natural features, and with adjacent neighborhoods.

1217. **POLICY 3.LD-2 Rose Quarter and regional attractions.** Provide access and circulation to and from the Lloyd that attracts and supports regional development, shopping and tourism. Promote the use of walking, bicycling and transit to access the area, including light rail, streetcar, bus, and a potential water taxi service

Council interprets Policies 3.LD-1 and 3.LD-2 to pertain to specific street network and multimodal connections within the Lloyd subdistrict. These policies do not apply to the Ezone Map Correction Project.

1218. **Central Eastside**

1219. **POLICY 3.CE-1 Optimized street network.** Improve connectivity to and throughout the district for all modes by creating safe, accessible and convenient routes with improved signalization and clear signage to link landward portions of the district with major attractors and the riverfront.

1220. **POLICY 3.CE-2 Freight system.** Enhance freight movement in and through the district and maintain and improve access to and from the district and regional freeway system.

1221. **POLICY 3.CE-3 Green Streets.** Strategically support the enhancement of east-west city walkways and bikeways to serve the multiple objectives of travel, stormwater management, open space and recreation, and placemaking. Routes should also strengthen connections to the river and riverfront. Green Streets should be chosen to avoid significantly impacting freight movement as identified by Transportation System Plan freight designations.

1222. **POLICY 3.CE-4 Reduce trail conflicts.** Reduce bicycle and pedestrian conflicts on the Eastbank Esplanade and the Greenway Trail through design modifications like separating bicycle and pedestrian facilities, education, signage and other means.

Council interprets Policies 3.CE-1 and 3.CE-4 to pertain to street network, freight, green streets and trail improvements within the Central Eastside subdistrict. These policies do not apply to the Ezone Map Correction Project.

1223. **South Waterfront**

1224. **POLICY 3.SW-1 Optimized street network.** Improve connections to adjacent areas, including South Portland, the Willamette River and South Downtown/University; and encourage an urban

grid system that provides for internal circulation and connects to adjacent neighborhoods, as well as to the Greenway Trail.

1225. **POLICY 3.SW-2 Collaborative Life Sciences Building and Schnitzer Campus.** Enhance multimodal access to the Collaborative Life Sciences Building and Schnitzer Campus from South Downtown/University, South Portland and the riverfront. Enhance circulation around campus for cyclists and pedestrians to create a highly walkable campus.

1226. **POLICY 3.SW-3 Institution and visitor parking.** Enhance patient and visitor parking to serve healthcare facilities. Develop creative ways to provide, share and manage parking to support many types of trips and a diverse mix of land uses, including the unique needs of large educational/research institutions.

Council interprets Policies 3.SW-1 through 3.SW-3 to pertain to street network and multimodal connections, parking, and circulation, especially related to campus and institutional uses within the South Waterfront subdistrict. These policies do not apply to the Ezone Map Correction Project.

1227. **4. WILLAMETTE RIVER** More than any other feature in the regional landscape, the Willamette River has influenced human settlement patterns in what is now Portland. The extremely high usage of public riverfront spaces like Governor Tom McCall Waterfront Park and the Vera Katz Eastbank Esplanade speak to the public's desire to activate the riverfront as a vital Central City feature. As the city developed, docks, sea walls, buildings, roads and bridges were constructed in the riverfront area that greatly altered its natural function and habitat. Improvements are needed to restore the physical, social, environmental, economic and historical connections to the Willamette River. Priorities include more river-related commerce; increased opportunities for riverfront and river-based recreation and transit; and identification of how and where to best protect and enhance critical habitat to restore river health. The Willamette River goals and policies support these priorities.

1228. **CENTRAL CITY GOALS**

1229. GOAL 4.A: The Willamette River plays a significant role in the environmental health, economy, recreation, urban form and character of the Central City.

1230. GOAL 4.B: The Willamette River is healthy and supports fish, wildlife and people.

1231. GOAL 4.C: The Willamette River and adjacent public areas are accessible and connected.

Council interprets Goals 4A-4C to pertain to the Willamette River's key role in the Central City. The Willamette River is protected by the Willamette River Greenway, which has its own environmental zoning overlay and is not part of the Ezone Map Correction Project. Therefore, these goals do not apply to the Ezone Map Correction Project.

1232. **CENTRAL CITY POLICIES: WILLAMETTE RIVER**

1233. **Multifunctional river.** The Willamette River and its riverfront support a broad array of uses and functions, including boating, swimming, walking, biking, large and small events, commerce, education, natural resources, habitat for fish and wildlife, and flood control. It is the heart of the Central City for residents, employees and visitors. These policies support the role of the Willamette River as a defining feature of the Central City and the region.

1234. **POLICY 4.1 Portland's commons.** Promote improvements and activities on the riverfront and in the Willamette River to strengthen the physical, visual, and cultural

- connections between the river and the rest of the Central City. Increase public awareness of the river's historical, economic and ecological importance.
1235. **POLICY 4.2 Willamette River recreation.** Provide for safe, enjoyable and valuable active and passive recreational experiences for all users on, along and in the river. Enhance the interconnected system of parks, trails, docks, natural areas and destinations adjacent to and within the river.
1236. **POLICY 4.3 Prosperous and vibrant Willamette River waterfront.** Support river-dependent, river-related and other uses that capitalize on the river and riverfront locations, expand tourism and commercial uses, and reinforce the distinctive character of the different riverfront districts.
1237. **POLICY 4.4 Willamette River transportation.** Improve infrastructure that supports commercial, river transit, individual watercraft, tourist and recreational boating uses. Ensure that new river transportation terminals and docks are connected by streets and trails that provide direct access to transit from points throughout the Central City.
1238. **POLICY 4.5 Connections to the Willamette River.** Increase the community's enjoyment of and direct experience with the Willamette River. Improve physical and visual connections between the districts and the Willamette River.
1239. **POLICY 4.6 Watershed health and native species recovery.**
- a. Watershed Health. Improve the quality, quantity, connectivity and overall function of the ecological system including upland, riparian and in-water habitat to protect public health and support the conservation and restoration of native fish and wildlife populations.
 - b. Threatened, endangered and at risk species. Restore in-water, riparian and floodplain habitat that supports fish and wildlife populations at risk of becoming or are currently threatened or endangered.
 - c. Floodplains. Improve the ability of floodplains to store water, reduce risks on the public and provide habitat functions.
 - d. Stormwater Management. Reduce stormwater entering into the separated sewer system.
 - e. Riverbank enhancement targets. Strive to meet Central City targets related to riverbank enhancement and restoration.
1240. **River-oriented development** These policies address considerations for new development near the Willamette River and along Naito Parkway on the west side.
1241. **POLICY 4.7 Periodic flooding.** Minimize the risk to new and existing development and infrastructure from flood events, while also maintaining and enhancing ecological functions associated with the river and floodplain.
1242. **POLICY 4.8 Relationship to the river.** Encourage development adjacent to the Willamette River to orient buildings towards the river, at appropriate setback distances. Add entrances, visual and physical connections, art installments and other amenities in order to create a relationship between the built environment and activities along the river.
1243. **POLICY 4.9 Commercial development.** Encourage new clusters of commercial uses adjacent to the Willamette River, at appropriate setback distances, in order to bring more people, events and activities to the riverfront.

1244. **Policy 4.10 Bridgehead redevelopment.** Support the redevelopment of bridgehead sites to create dynamic places that bring a diversity of residents, workers and visitors to the riverfront and link east- and west-side districts of the Central City.
1245. **Policy 4.11 Low impact development.** Incorporate low-impact design in new and replacement docks and require appropriate setback distances for new development near the river.
- Council interprets Policies 4.1-4.11 to pertain to the Willamette River’s key role in the Central City, especially related to the many functions of the river and river-oriented development. The Willamette River is protected by the Willamette River Greenway, which has its own environmental zoning overlay and is not part of the Ezone Map Correction Project. Therefore, these policies do not apply to the Ezone Map Correction Project.
1246. **DISTRICT POLICIES: WILLAMETTE RIVER** This section contains Willamette River policies specific to Central City districts adjacent to the Willamette River.
1247. **Lloyd**
1248. **POLICY 4.LD-1 Lloyd urban riverfront.** Encourage redevelopment of the Thunderbird site with a unique development that provides public access to and enjoyment of the Willamette River and connects the district to the river.
1249. **POLICY 4.LD-2 Public trails.** Improve public trail connections between the Eastbank Esplanade, the Convention Center and the Coliseum and create a public trail connection from the Eastbank Esplanade to the Broadway Bridge.
1250. **POLICY 4.LD-3 Watershed health and native species recovery.** Enhance watershed health and conditions for native species by replacing invasive, non-native plants with native plants on the river banks between the Steel and Burnside Bridge. Improve in-water and riparian habitat and increase flood capacity near the Duckworth Dock.
- Council interprets Policies 4.LD-1 through 4.LD-3 to pertain to the urban riverfront, public trails and watershed health of the Willamette River within the Lloyd subdistrict. The Willamette River is protected by the Willamette River Greenway, which has its own environmental zoning overlay and is not part of the Ezone Map Correction Project. Therefore, these policies do not apply to the Ezone Map Correction Project.
1251. **Central Eastside**
1252. **POLICY 4.CE-1 River economy.** Leverage the Willamette River as an important component of the Central Eastside’s local economy by supporting river-dependent and river-related commercial and mixed uses that bring more people to and on the river.
1253. **POLICY 4.CE-2 Southeast riverfront.** Improve the physical relationship between buildings, activities and the Willamette River. Utilize building design, active ground floors facing the river, new uses, open areas and connections that encourage people’s enjoyment of the river in both public and private spaces.
1254. **POLICY 4.CE-3 Watershed health and native species recovery.** Enhance in-water and riparian habitat from the Burnside Bridge to the Ross Island Bridge by replacing invasive and non-native plants with native plants and trees and creating complexity in shallow water areas. Restore in-water, riparian and upland habitat and increase flood capacity at the Eastbank Crescent.

Council interprets Policies 4.CE-1 through 4.CE-3 to pertain to the river economy, riverfront and watershed health of the Willamette River within the Central Eastside subdistrict. The Willamette River is protected by the Willamette River Greenway, which has its own environmental zoning overlay and is not part of the Ezone Map Correction Project. Therefore, these policies do not apply to the Ezone Map Correction Project.

1255. **South Waterfront**

1256. **POLICY 4.SW-1 River access, greenway and recreation.** Encourage improvements along the Willamette River in South Waterfront to enhance resident, employee and visitor access to and enjoyment of the river for activities such as contemplation, recreational boating, swimming and fishing.

1257. **POLICY 4.SW-2 Watershed health and native species recovery.** Enhance in-water habitat, support innovative stormwater management opportunities, increase flood capacity and replace invasive, non-native plants with native plants and trees on the river bank. Improve in-water habitat complexity between the Marquam Bridge and Cottonwood Bay.

Council interprets Policies 4.SW-1 through 4.SW-2 to pertain to river access, recreation and watershed health of the Willamette River within the South Waterfront subdistrict. The Willamette River is protected by the Willamette River Greenway, which has its own environmental zoning overlay and is not part of the Ezone Map Correction Project. Therefore, these policies do not apply to the Ezone Map Correction Project.

1258. **5. URBAN DESIGN** The practice of urban design involves the physical features of both the built and natural environments that define the character of a place. It can be thought of as the art of making places for people to thrive. Urban design works at a variety of scales. It includes everything from urban form of the entire city down to the design of buildings, streets and the public realm, parks and open spaces, and historic districts.

1259. **CENTRAL CITY GOALS**

1260. **GOAL 5.A:** The Willamette River is the Central City's defining feature, framed by a well-designed built environment that celebrates views to the larger surrounding landscape, encourages east-west access and orientation and supports a range of river uses.

1261. **GOAL 5.B:** The Central City is composed of diverse, high-density districts that feature high-quality spaces and a character that facilitates social interaction and expands activities unique to the Central City.

1262. **GOAL 5.C:** The Central City's public realm is characterized by human-scaled accessible streets, connections, parks, open space, and recreation opportunities that offer a range of different experiences for public interaction.

Council interprets Goals 5.A-5.C to pertain to urban design of the Central City. The Ezone Map Correction Project does not include policies or objectives related to urban design in the Central City. Therefore, these goals do not apply to the Ezone Map Correction Project.

1263. **CENTRAL CITY POLICIES: URBAN DESIGN**

1264. **Context and Form.** These policies address the context and form of the Central City as the most densely developed area in the region, a place where large numbers of people

live, work and visit, as well as how it relates to the region, its surrounding neighborhoods and the natural landscape.

1265. **POLICY 5.1 Experimentation and innovation.** Support the design of new places and uses, both permanent and temporary that promote innovation, experimentation and exchange in the Central City.
1266. **POLICY 5.2 Central, connected Willamette River.** Create a network of open space and tree canopy corridors to make ecological and design connections to the river.
1267. **POLICY 5.3 Dynamic skyline.** Encourage the tallest buildings to locate adjacent to transit hubs and corridors, generally stepping down in height to the Willamette River. Allow taller buildings at bridgeheads and encourage contextually sensitive heights within historic districts. Encourage heights and building forms that preserve sunlight on public open spaces and parks.
1268. **POLICY 5.4 Scenic Resources.** Protect public views of key landmarks and scenic resources (Vista Bridge, Union Station, Mt. Hood, Willamette River bridges) which define the Central City, help with wayfinding, and connect residents, employees and visitors to Portland's varied and unique landscape.
1269. **POLICY 5.5 Large site development.** Encourage redevelopment of large sites that includes new compatible uses, green buildings and equity considerations, scenic resource preservation, new pedestrian connections through the site, strong street presence, green infrastructure, and new open space amenities.
1270. **POLICY 5.6 Distinct and vibrant districts.** Enhance the existing character and diversity of the Central City and its districts, strengthening existing places and fostering the creation of new urban places and experiences.
1271. **POLICY 5.7 Neighborhood transitions.** Establish transitions between the Central City's denser, taller and more commercial and industrial land uses and adjacent neighborhoods, while highlighting key gateway locations.

Council interprets Policies 5.1-5.7 to pertain to the context and form of the Central City. The Ezone Map Correction Project does not include policies or objectives related to context and form in the Central City. Therefore, these policies do not apply to the Ezone Map Correction Project.
1272. **Connected Public Realm** These policies support a more intentional approach to the design, function, connectivity and character that define the Central City's public realm.
1273. **POLICY 5.8 Public realm.** Enhance the character and function of the public realm through design standards, guidelines, amenities and land uses that activate the pedestrian environment and encourage community gathering.
1274. **POLICY 5.9 Wayfinding.** Develop wayfinding strategies and tools that allow residents, employees, visitors and customers to navigate the Central City and locate key attractions, businesses, institutions, the riverfront and other destinations in a safe, intuitive and enjoyable manner.
1275. **POLICY 5.10 Street hierarchy and development character.** Establish a more intentional street hierarchy with a greater diversity of street characters, distinguishing three main types: retail/commercial, boulevard and flexible.

- 1276. **Policy 5.11 Regional corridors and connections.** Promote the presence, character and role of physical and visual corridors such as trails, transit lines, streets and scenic corridors, helping to bridge neighborhoods across physical and psychological barriers.
- 1277. **Policy 5.12 “Green Loop” concept.** Create a “Green Loop” that connects east and west side neighborhoods to open spaces and the Willamette River, with high quality bicycle accommodations, tree canopy, innovative, park-like pedestrian environments, and wildlife habitat connections. Enhance connections to the “Green Loop” alignment on key corridors throughout the Central City to improve access, create activity nodes and support neighborhood attractions and economic development.
- 1278. **Policy 5.13 MAX-Portland Streetcar interchanges.** Create supportive environments for transit connections that occur where MAX light rail lines cross Portland Streetcar lines in the West End, Lloyd and the Central Eastside.
- 1279. **Policy 5.14 Streetcar lines.** Require active uses near Portland Streetcar stations and limit auto-oriented development.
- 1280. **Policy 5.15 Limit auto-oriented development.** Prohibit drive-throughs with new development.

Council interprets Policies 5.8-5.15 to pertain to promoting a connected public realm within the Central City. The Ezone Map Correction Project does not include policies or objectives related to creating a connected public realm in the Central City. Therefore, these policies do not apply to the Ezone Map Correction Project.

- 1281. **Parks and Open Space** These policies support enhancements to existing open spaces and expansion of the Central City’s parks and open space network.
- 1282. **Policy 5.16 Signature open spaces.** Enhance the Central City’s iconic interconnected system of parks, trails, and natural areas by offering a wide range of social, recreational, contemplative, respite and ecological functions to serve an increasingly diverse population of residents, workers and visitors.
- 1283. **Policy 5.17 Open space network.** Beyond signature open spaces, acquire new parks and open spaces and expand opportunities in existing parks and open spaces to meet the needs of Central City residents, workers and visitors for both passive and active recreation, especially in areas zoned for high density, mixed use development. Enhance the network by improving connections among parks, open spaces, and the riverfront. Encourage the provision of publicly accessible private plazas and pocket parks with new development.

Council interprets Policies 5.16-5.17 to pertain to supporting enhancement of existing parks and open space as well as expansion of parks and open spaces within the Central City. The Ezone Map Correction Project does not include policies or objectives related to expansion of parks. Where applied, Ezones support protection of important natural resources within parks and open spaces. However, there are very limited areas of Ezones within the Central City. Therefore, the Ezone Map Correction Project is consistent with Policies 5.16 and 5.17.

- 1284. **Historic Preservation** The Central City is rich with designated historic landmarks and historic districts that help create a sense of place, contribute to neighborhood character and recognize Portland’s history. These policies support the protection and preservation

of historic and culturally significant resources in the city as it continues to grow and change.

- 1285. **POLICY 5.18 Rehabilitation and reuse.** Encourage the use, preservation, and rehabilitation of historic buildings.
- 1286. **POLICY 5.19 Historic resources and districts.** Enhance the identity of historically, culturally and architecturally significant buildings and places, while promoting contextually-sensitive infill development on vacant and surface parking lots.
- 1287. **POLICY 5.20 Preservation incentives.** Provide financial and regulatory incentives that support the economic feasibility of the preservation, rehabilitation and seismic upgrade of historic resources.

Council interprets Policies 5.18-5.20 to pertain to historic preservation within the Central City. The Ezone Map Correction Project does not include policies or objectives related to historic preservation in the Central City. Therefore, these policies do not apply to the Ezone Map Correction Project.

- 1288. **DISTRICT POLICIES: URBAN DESIGN** This section contains Urban Design policies specific to a particular Central City district.
- 1289. **Goose Hollow**
- 1290. **POLICY 5.GH-1 Distinctive building character.** Encourage the diversity and unique character of Goose Hollow and its wide range of uses, building types, ages and scales. Seek ways to bring new uses and energy into the district while maintaining positive characteristics of existing buildings.
- 1291. **POLICY 5.GH-2 Natural features.** Enhance existing natural features resulting from the district's proximity to the West Hills, such as the varied topography, trees, and vegetation.
- 1292. **POLICY 5.GH-3 Street hierarchy and development character.** Support the retail/commercial character of West Burnside, SW Yamhill, and SW Jefferson; the unique flexible/boulevard character of SW Salmon; and the flexible character of SW 20th and 16th. Activate ground floor facades throughout the district.
- 1293. **POLICY 5.GH-4 Open space network.** Enhance existing open spaces, including Collins Circle, Firefighters Park and the stadium plazas to be more usable, engaging spaces and improve access to Washington Park. Support the inclusion of publicly accessible green open space in the redevelopment of Lincoln High School.
- 1294. **POLICY 5.GH-5 Historic resources and districts.** Identify significant historic resources within the district. Retain the personality and character of Goose Hollow by encouraging the preservation and rehabilitation of existing buildings that represent a wide range of architectural styles, scales and eras.

Council interprets Policies 5.GH-1 through 5.GH-5 to pertain to building character, natural features, streets, open space network, and historic preservation within the Goose Hollow subdistrict. The Ezone Map Correction Project does not include policies or objectives related to building character, streets, or historic preservation. Therefore, Policies 5.GH-1, 5.GH-3, and 5.GH-5 do not apply to the Ezone Map Correction Project. Where applied, Ezones support protection of important natural resources, including

within parks and open spaces. Therefore, the Ezone Map Correction Project is consistent with Policies 5.2 and 5.4.

1295. **Lloyd**

1296. **POLICY 5.LD-1 Diverse and distinctive urban places.** Foster more intense development in the Central Lloyd area and Rose Quarter while strengthening the distinct character of the existing Lloyd subareas.
1297. **POLICY 5.LD-2 Connectivity through large blocks.** Take advantage of the unique opportunity for dense, large site development made possible by the large blocks found in the Lloyd. Integrate this development into the surrounding blocks through well designed internal green spaces and pedestrian connections.
1298. **POLICY 5.LD-3 Pedestrian-oriented development.** Discourage new automobile-oriented uses and encourage the eventual redevelopment of large surface parking lots with development that is oriented to the street and enhances the pedestrian environment.
1299. **POLICY 5.LD-4 Street hierarchy and development character.** Support the retail/commercial character of NE Broadway, MLK and Grand; the boulevard character of NE Weidler, Interstate Avenue, NE Lloyd and NE 15th; and the flexible character of NE Clackamas, NE 2nd, 6th and 12th.
1300. **POLICY 5.LD-5 Open space network.** Develop a signature sequence of open spaces, linked through a pedestrian wayfinding system that serves the Central Lloyd area, becomes a primary organizing structure for new development, and offers a diversity of character, experiences, and recreational functions for district residents, workers and visitors.

Council interprets Policies 5.LD-1 through 5.LD-5 to pertain to development, district character, connectivity, pedestrian connectivity, street hierarchy, and open spaces within the Lloyd subdistrict. The Ezone Map Correction Project does not include policies or objectives related to these policies, therefore they do not apply to the Ezone Map Correction Project.

1301. **Central Eastside**

1302. **POLICY 5.CE-1 East Portland Grand Avenue Historic District.** Promote the rehabilitation of historic buildings and sensitive infill development in the Grand Avenue Historic District through updated design guidelines and regulations that incent rehabilitation and reuse over demolition. Encourage adaptive reuse of existing structures.
1303. **POLICY 5.CE-2 OMSI Station area.** Create an urban form at the OMSI Station area that facilitates public access from the streetcar and light rail stations to the greenway trail and riverfront, PCC, OMSI, Portland Opera, Portland Spirit, the Oregon Rail Heritage Foundation sites, through public realm enhancements and ground floor active uses that create a safe and vibrant environment.
1304. **POLICY 5.CE-3 Clinton Station area.** Establish an urban form at the Clinton Station area that creates a safe and active environment by incorporating a mix of uses that serve transit riders as well as residents and employees of the station area, Central Eastside, and inner Southeast Portland neighborhoods.

1305. **POLICY 5.CE-4 Urban form on large blocks.** Use building massing and orientation, accessways, and open spaces in the development of large blocks and sites to establish an urban form and block configuration consistent with the rest of the Central Eastside.
1306. **POLICY 5.CE-5 Open space network.** Increase public parks, open space, and recreation opportunities in the district, especially in areas zoned for high density, mixed-use development. Broaden the number and range of available recreation opportunities.
1307. **POLICY 5.CE-6 Street hierarchy and development character.** Support the retail/commercial character of East Burnside, NE Sandy, SE Grand, SE Division, SE Hawthorne and SE Morrison; the boulevard character of SE Stark, NE Couch, SE 11th and SE 12th; and the flexible character of SE Ankeny, SE Salmon, SE Clay, SE 7th and SE Caruthers. Create transitions between industrial and mixed use areas.
1308. **POLICY 5.CE-7 Historic resources and districts.**
- a. Industrial character. Promote the historic industrial character of the Central Eastside through the preservation and enhancement of historic buildings and infrastructure that reflect past uses and architectural styles while serving existing and emerging industrial employment uses.
 - b. Historic main streets. Enhance the character and visibility of historic streets throughout the district such as SE Morrison Street, including areas under viaducts, through public realm improvements and building rehabilitations that acknowledge these streets' historic role in shaping the district, while elevating their current status as important streets for commerce and employment.
- Council interprets Policies 5.CE-1 through 5.CE-7 to pertain to development of specific areas within the Central Eastside, urban form on large blocks, open spaces, street hierarchy, and historic resources. The Ezone Map Correction Project does not include policies or objectives related to these policies, therefore they do not apply to the Ezone Map Correction Project.
1309. **South Waterfront**
1310. **POLICY 5.SW-1 Street hierarchy and development character.** Support the retail/commercial character of SW Bond Avenue and SW Gibbs St and the boulevard character of SW Moody.
1311. **POLICY 5.SW-2 Open space network.** Create an exemplary open space network that embraces the river as the district's "front yard" and provides a range of urban amenities, passive and active recreation experiences and ecological functions.
- Council interprets Policies 5.SW-1 through 5.SW-2 to pertain to street hierarchy and open spaces within the South Waterfront subdistrict. The Ezone Map Correction Project does not include policies or objectives related to these policies, therefore they do not apply.
1312. **6. HEALTH AND ENVIRONMENT** Portland's Central City continues to be a national leader in demonstrating how a city center can become more livable, prosperous and attractive through urban development that embraces environmental and human health. The public and private sectors need to continue partnering, implementing and experimenting with new infrastructure that contributes to environmental health, including: 1) incorporating energy conservation with energy production, 2) integrating

stormwater management with urban habitat, and 3) supporting transportation alternatives that lower the city's carbon footprint and promote human health. The Health and Environment policies support these priorities.

1313. **CENTRAL CITY GOALS**

1314. **GOAL 6.A:** The Central City is a living laboratory that demonstrates how the design and function of a dense urban center can: a) equitably benefit human health, the natural environment and the local economy; and b) provide resilience to climate change impacts such as urban heat island, and to natural hazards, including flooding and earthquakes. Council interprets Goal 6.A to pertain to the Central City's role in supporting human and environmental health as well as contributing to climate resilience. The Ezone Map Correction Project is remapping ezones to better follow natural resources like streams, forests, and wetlands. Within ezones, trees and native vegetation are protected, and mitigation plantings are required to replace any tree that is removed. Trees provide ecosystem services, which support human and environmental health. The Ezone Map Correction Project supports climate resilience within the City because it improves protection of natural resources that help to mitigate heat island effect, reduce erosion, absorb runoff from precipitation, reduce the severity of floods, and help to prevent landslides. Refer to findings for Comprehensive Plan Goals 7.A-E for additional information. Therefore, the Ezone Map Correction Project is consistent with Goal 6.A.

1315. **CENTRAL CITY POLICIES: HEALTH AND ENVIRONMENT**

1316. **Resilience** These policies support the Central City's ability to prepare for and respond to natural hazards and disasters. They create strategies that mitigate and adapt to climate change.

1317. **POLICY 6.1 Natural hazard resilience.** Encourage planning, design and education in the Central City to help prevent or minimize the impacts of natural hazards such as earthquakes, floods and other hazards identified in the citywide Natural Hazard Mitigation Plan.

- a. New development. Encourage approaches to reduce future natural hazard risks and impacts when planning for or evaluating the location and design of new development.
- b. Retrofitting. Encourage the retrofitting of buildings and infrastructure to withstand natural hazards. Prioritize the seismic retrofitting of unreinforced masonry buildings while preserving their architectural character. Support Multnomah County's efforts to seismically retrofit Central City bridges, recognizing the Burnside Bridge as the regionally-designated priority.
- c. Preparedness. Support Central City residents' and businesses' efforts to prepare for natural hazards. Ensure the Central City's most vulnerable populations are included in these efforts.
- d. Code review. Monitor relevant codes to incorporate current knowledge and standards for seismic design and flood protection.

Council interprets Policy 6.1 to pertain to improving natural hazard resilience within the Central City. The Ezone Map Correction Project is consistent with Policy 6.1 based on the information provided under Comprehensive Plan Policy 7.14 findings.

1318. **POLICY 6.2 Climate change resilience.** Support planning, service system upgrades, and infrastructure in the Central City to anticipate, respond to, and reduce the risks and adverse impacts associated with evolving climate change conditions.
- a. **Flooding.** Adapt to changes in hydrology, including future river levels, changes in flood frequency and duration, and changes in stormwater runoff rates.
 - b. **Heat island.** Encourage site designs, building designs and vegetation that reduce the adverse impacts of urban heat islands on public health and safety, especially those affecting more vulnerable communities.
 - c. **Fish and wildlife habitat.** Improve the quality, diversity, connectivity, safety, and accessibility of terrestrial and aquatic wildlife habitat areas.

Council interprets Policy 6.2 to pertain to supporting climate change resilience within the Central City. The Ezone Map Correction Project is consistent with Policy 6.2 based on the information provided under Comprehensive Plan Policy 7.4 findings and findings for ORS 195.305/Measure 49.

1319. **POLICY 6.3 Multiple functions.** Encourage green infrastructure, parks, open space, and recreation opportunities in the Central City that serve multiple functions to provide capacity during flood event, improve stormwater management, reduce heat island effects, create pockets of fish and wildlife refuge, and provide places of respite and recreation for employees, residents and visitors.

Council interprets Policy 6.3 to pertain to supporting development of green infrastructure, parks, open space and recreation opportunities that serve multiple environmental benefits and functions. Although the Ezone Map Correction Project does not directly require multiple functions for development, many of the functions described are supported by the Ezone Map Correction Project. Therefore, the project is consistent with Policy 6.3.

1320. **POLICY 6.4 Green infrastructure.** Increase the use of trees, ecoroofs, vertical gardens, sustainable site development, landscaped setbacks and courtyards, living walls and other vegetated facilities to manage stormwater, improve the pedestrian environment, reduce heat island effects, improve air and water quality and create habitat for birds and pollinators.
- a. **Separated storm systems.** Promote green infrastructure enhancements within the separated stormwater system to improve water quality in the Willamette River and at riverfront recreation areas.
 - b. **Ecoroof.** Support progress toward Central City ecoroof coverage targets.

Council interprets Policy 6.4 to encourage use of green infrastructure within the Central City. The Ezone Map Correction Project is consistent with this policy because it includes tree preservation and planting requirements, protections that support improved air and water quality, and requirements supporting habitat for birds and pollinators. All development will continue to be required to meet the City's stringent stormwater management requirements, which ensure the incorporation of well-functioning, effective green infrastructure. See findings for Comprehensive Plan Policies 7.1, 7.4, 7.5, and 7.7-7.11.

1321. **POLICY 6.5 Flood ready development.** Reduce risks of flooding on existing and new buildings, transportation system and infrastructure.
- a. Impervious surface retrofits. Enhance flood capacity within the developed floodplain by retrofitting impervious surfaces with pervious surfaces and landscaping.
 - b. Flood capacity. Improve flood capacity by reducing development impacts and requiring mitigation for fill within the 100-year floodplain.
 - c. Building design. Encourage innovated building design along the Willamette River and in the 100-year floodplain to allow for ground floor flooding.

Council interprets Policy 6.5 to pertain to reducing risks of flooding on existing and new buildings, the transportation system and infrastructure. The Ezone Map Correction Project does not include policies or objectives related to impervious surface retrofits, flood capacity, or building design. However, the corrected environmental overlay zones apply to significant natural resource areas including areas subject to natural hazards such as steep slopes and portions of the floodplain. The environmental overlay zoning guides development away from these areas, thereby helping to protect public health and safety and property from natural disasters and hazards. Refer also to findings for ORS 195.305/Measure 49. Therefore, the project is consistent with Policy 6.5.

1322. **Health** These policies support the health and livability of the Central City environment, for all its inhabitants and visitors.

1323. **POLICY 6.6 Human health.** Encourage the use of active modes of transportation by creating and enhancing a network of bike and pedestrian facilities that provide access to services and destinations including natural areas. Improve access for all people to locally grown and healthy foods. Encourage the use of building construction methods, materials, products and best practices in lighting design that do not have harmful effects on human health and the environment. Encourage social health by fostering community in a hospitable public realm.

The Ezone Map Correction Project protects natural resources, including on public land, which help provide opportunities for improved human health and active living through access to nature. In addition, by protecting existing natural resources, risks of flooding and landslides will be reduced in surrounding areas, thereby supporting human health. The Ezone Map Correction Project also includes amendments to zoning code 33.430 regarding vegetation management to reduce wildfire risks and creation of fire breaks to reduce the spread of wildfire, which support human health by improving fire prevention. Therefore, the project is consistent with Policy 6.6.

1324. **POLICY 6.7 Light, Noise and Vibration Pollution.** Encourage land use patterns, building design and landscape to limit and mitigate negative impacts of lighting, noise and vibration on public health and safety, disruption of ecosystems, and hazards to wildlife.

The corrected environmental zoning proposed through the Ezone Map Correction Project will better protect and conserve identified natural resources by limiting development within natural resource areas, encouraging environmentally sensitive development, and requiring mitigation when development has a detrimental impact on the functions and values. By aligning the zones with the actual resources, the functions of

water movement, flood storage, channel migration, microclimate, and slope stability will be maintained. These protections will help prevent off-site impacts to adjacent uses and help protect fish and wildlife habitat areas. Therefore, this project is consistent with Policy 6.7.

1325. **POLICY 6.8 Upland habitat connections.** Create an upland wildlife habitat corridor using trees, native vegetation in landscaping, public open spaces ecoroofs, and bird safe building design and practices that provide a safe, functional connection for avian and pollinator species between the West Hills, Mt. Tabor, Powell Butte, Rocky Butte and the Willamette River.

Council interprets Policy 6.8 to pertain to creation of an upland wildlife habitat corridor. The Ezone Map Correction Project is consistent with Policy 6.8 based on the information provided under Comprehensive Plan Policy 7.10 findings.

1326. **Policy 6.9 Strategic tree canopy enhancement.** Plant trees on tax lots, in parks and public spaces, and along rights-of-way, throughout the Central City to meet urban forestry and other Central City goals and guiding principles including resiliency, human and environmental health, livability, equity, and active transportation.
- a. Tree priorities. Encourage planting and preservation of large, healthy non-nuisance trees, native trees, and climate change-resilient trees.
 - b. Tree Diversity. Improve tree species and age diversity throughout the Central City.
 - c. Heritage trees. Encourage the protection of designated Heritage and Landmark Trees.
 - d. Tree Canopy. Support progress toward meeting Central City tree canopy targets.

1327. **POLICY 6.10 Effective tree planting.** Optimize tree planting opportunities and conditions throughout the Central City.

- a. **Tree size.** Require that trees planted along rights-of-way are as large as is appropriate for the planting space.
- b. **Soil volume.** Encourage the provision of increased subsurface soil volumes to improve tree health and increase tree canopy coverage, especially in conjunction with development and infrastructure improvement project design and construction.
- c. **Tree accommodation.** Encourage wider sidewalk corridor furnishing zones and other right-of-way design elements (e.g., medians, bulb-outs) to facilitate planting and accommodation of larger canopy tree species.
- d. **Innovative design.** Encourage innovative design strategies that accommodate existing healthy non-nuisance trees on site and incorporate new trees on sites and buildings. Trees on buildings may be placed on balconies and podium roof decks, planted in conjunction with an ecoroof, or in other locations.

Council interprets Policies 6.9 and 6.10 to pertain to tree planting and tree canopy enhancement in the Central City. The Ezone Map Correction Project is in compliance with Policies 6.9 and 6.10 for the reasons explained under Comprehensive Plan Policy 7.11.

1328. **Building, infrastructure and site development.** These policies support environmentally friendly, energy efficient development, pushing Portland's Central City forward as a leader in sustainable urban development.

1329. **POLICY 6.11 Buildings and energy.** Increase the energy efficiency of buildings, the use of onsite renewable energy systems, and the development of low-carbon district energy systems. Conserve resources by encouraging the reuse of existing building stock, salvaging architectural elements when demolition is necessary and recycling materials from construction and demolition.

Council interprets Policy 6.11 to pertain to the energy efficiency of buildings. The Ezone Map Correction Project does not include policies or objectives related to building efficiency; therefore, this policy does not apply.

1330. **POLICY 6.12 City investment in street trees.** Invest in street trees as a valuable public infrastructure asset.
- a. Multiple benefits. Plant street trees to provide multiple benefits, including stormwater management, quality pedestrian environment, reduction in urban heat island, and wildlife habitat.
 - b. Maintenance. Support innovative approaches, including public/private partnerships, to ensure adequate long-term maintenance of street trees to address tree-related concerns such as sidewalk repair.

Council interprets Policy 6.12 to pertain to the City's investment in street trees within the Central City. The Environmental Overlay Zone Map Correction Project does not include any changes to the City's tree planting and maintenance investments. Refer to Comprehensive Plan Policy 7.11.d for additional information. Policy 6.12 does not apply.

1331. **POLICY 6.13 Bird and wildlife-safe development.** Encourage bird-friendly building and lighting design and management practices, to reduce hazards to resident and migrating birds, fish and other wildlife species.

Council interprets Policy 6.13 to encourage building practices that reduce hazards to wildlife and birds. Title 33.430 includes provisions that require new development to be set back from streams and other waterbodies, which helps to ensure safe fish passage. It has provisions that require the preservation of native vegetation or mitigation for impacts to vegetation, which helps to keep wildlife migratory corridors intact. And there are provisions that prohibit lighting that shines directly into the resource area of ezones. Therefore, the Ezone Map Correction Project is consistent with Policy 6.13.

1332. **POLICY 6.14 Low-carbon development.** Reduce carbon emissions from existing and new buildings, transportation systems and infrastructure.
- a. Healthy retrofits. Support retrofits to existing buildings to reduce energy use and improve indoor air quality.
 - b. Green building. Encourage high-performance new buildings that meet the energy targets of the Architecture 2030 Challenge and 2015 Climate Action Plan, including net-zero energy use in all new buildings by 2030.
 - c. High performance areas. Encourage "high performance areas" that conserve energy and water; use renewable energy sources; reduce waste and recycle; manage stormwater; improve occupant health; and enhance the character of the neighborhood, particularly in areas with large amounts of planned new development or redevelopment.
 - d. Solar energy. Encourage the installation of on-site solar photovoltaic systems.

- e. Clean district energy. Enable the expansion and establishment of district energy systems that reduce carbon emissions.
- f. Low-carbon transportation. Reduce carbon emissions from transportation systems, including supporting electric vehicle infrastructure.
- g. Carbon sequestration. Support the use of green infrastructure to increase carbon sequestration and reduce energy needed to cool buildings in summer.

Council interprets Policy 6.14 to pertain to reducing carbon emissions from buildings, transportation systems and infrastructure. Although the Ezone Map Correction Project does not include specific policies or objectives related to reducing carbon emissions, it does indirectly support this policy by protecting forest and woodland vegetation, which helps mitigate for the urban heat island effect, thereby reducing the amount of energy needed to cool homes and other buildings. Reducing energy consumption during peak usage times can contribute to reduced carbon emissions. Therefore, the project is consistent with Policy 6.14.

1333. **DISTRICT POLICIES: HEALTH AND ENVIRONMENT** This section contains Health and Environment policies specific to a particular Central City district.

1334. **Goose Hollow**

1335. **POLICY 6.GH-1 High performance Lincoln High School.** Encourage “high performance areas” in areas with large amounts of planned new development or redevelopment, especially the Lincoln High School site.

1336. **POLICY 6.GH-2 Water management and reuse.** Take advantage of Goose Hollow’s topography, identify opportunities for stormwater management, as well as rainwater harvesting and reuse within the district.

Council interprets Policies 6.GH-1 and 6.GH-2 to pertain to “high performance areas” and water management and reuse within the Goose Hollow subdistrict. The Ezone Map Correction Project does not include policies or objectives related to these policies, therefore they do not apply.

1337. **Lloyd**

1338. **POLICY 6.LD-1 Sustainable district.** Promote innovation and leadership in the Lloyd in the areas of sustainable and restorative development, energy efficiency, water conservation, waste reduction and climate adaptation. Support partnerships that facilitate district-wide strategies.

1339. **POLICY 6.LD-2 Sullivan’s Gulch.** Enhance natural resources within Sullivan’s Gulch to improve its function as a habitat corridor, reduce the risk of wildfire and landslide, and maintain and enhance public views, while providing flexibility to incorporate a recreation trail.

Council interprets Policies 6.LD-1 and 6.LD-2 to pertain to promoting a sustainable district and enhancing natural resources within Sullivan’s Gulch. The Ezone Map Correction Project does not include policies or objectives related to promoting the Lloyd Subdistrict as a leader in sustainable development, therefore Policy 6.LD-1 does not apply. The Ezone Map Correction Project will remap and expand ezones along Sullivan’s Gulch, which will support Policy 6.LD-2.

1340. **Central Eastside**

1341. **POLICY 6.CE-1 Freight-compatible green infrastructure.** Plan for the development of green infrastructure, in the public right-of-way and on private property, taking into account freight street hierarchy by prioritizing city walkways and bikeways and mixed-use corridors for improvements such as trees and living walls throughout the district. Support the industrial area's functional relationship to the river.

1342. **POLICY 6.CE-2 Strategic tree canopy enhancement.** Promote planting, district-wide, and especially along mixed use commercial corridors with higher employment densities and residential uses, and along pedestrian and bike corridors. Select trees and locations that provide adequate clearance for freight movement on streets prioritized for freight mobility.

Council interprets Policies 6.CE-1 and 6.CE-2 to pertain to freight-compatible green infrastructure and tree canopy enhancement in the Central Eastside subdistrict. The Ezone Map Correction Project does not include policies or objectives related to green infrastructure or street tree plantings in the Central Eastside, therefore they do not apply.

1343. **South Waterfront**

1344. **POLICY 6.SW-1 High performance district.** Encourage "high performance areas" that promote energy efficiently and green building technologies and practices at a neighborhood scale particularly in areas with large amounts of planned new development.

Council interprets Policy 6.SW-1 to pertain to "high performance areas" within the South Waterfront subdistrict. The Ezone Map Correction Project does not include policies or objectives related to neighborhood scale "high performance areas," therefore this policy does not apply.

SOUTHWEST COMMUNITY PLAN (2000/2001)

1345. **Land Use and Urban Form Policy** Enhance Southwest Portland's sense of place as a community and a collection of distinct neighborhoods. Accommodate Southwest Portland's share of regional growth while protecting the environment in all areas. Encourage the realization of compact, transit and pedestrian-friendly, mixed-use centers while responding to the need for a range of housing types and prices. Outside of the mixed-use areas, allow infill housing opportunities which increase neighborhood diversity, stability and home ownership while limiting redevelopment.

1346. **I. Community-wide Objectives**

1347. **Objective 1.** Ensure compatibility of new development with Southwest Portland's positive qualities.

1348. **Objective 2.** Encourage innovative designs in public and private development that are in harmony with the natural character of Southwest Portland.

1349. **Objective 3.** Ensure that zoning designations represent densities that are likely to be achieved. (a) Focus new housing and employment opportunities in "mixed-use areas" in Southwest Portland: in town centers, main streets, and at designated areas along corridors. (b) Encourage redevelopment that has clear public benefit, fewer adverse consequences, minimal environmental limitations and adequate infrastructure. (c) Ensure

- that development and redevelopment occurring outside of mixed-use areas respects the scale and the desired neighborhood character identified in individual neighborhood plans.
1350. **Objective 4.** Through the shared efforts of residents, institutions, businesses, and public agencies, enhance the level of community responsibility for, and involvement in, a secure, safe and diverse environment.
1351. **Objective 5.** Support protection of historic and scenic resources in Southwest Portland.
1352. **Objective 6.** Develop zoning, subdivision and design tools to promote infill development that is compatible with the desired character of established residential areas.
1353. **Objective 7.** Encourage medical and educational institutions to appropriately house students and work cooperatively with affected neighborhood associations to minimize negative livability impacts on adjacent residents
1354. **Objective 8.** Support efficient utilization of public lands for achieving compatible multiple objectives, where appropriate
1355. **Objective 9.** Land use patterns near existing parks in Southwest should consider the desired neighborhood character, service level of the park, and accessibility as well as the potential impact on sensitive environmental areas

Southwest Portland integrates natural resources, such as streams and forest vegetation into commercial and residential sites. Within ezones, standards allow for new development to avoid or mitigate for impacts to natural resources. By protecting natural resources while allowing for development that is sensitive to the neighborhood context and character, the Environmental Overlay Zone Map Correction Project is in consistent with the Southwest Community Plan Land Use and Urban Form Policy and Community-wide Objectives (1-9).

1356. **II. Additional Objectives for Mixed-Use Areas**
1357. **IIA. General Objectives**
1358. **Objective 1.** Define boundaries of main streets and town centers through a public process in a way that supports commercial viability, meets Metro’s 20 year allocations, and helps the city meet its housing goals.
1359. **Objective 2.** Create land use patterns that support transit and foster a positive environment for pedestrians in Southwest Portland’s town centers, main streets, and at designated areas along corridors.
1360. **Objective 3.** Encourage development within main streets and town centers that enhances commercial vitality and the desired characteristics of these areas.
1361. **Objective 4.** Encourage employment and housing growth in Southwest Portland’s town centers, main streets, and at designated areas along corridors, while effectively managing stormwater runoff and protecting creeks and waterways.
1362. **Objective 5.** Ensure that plan designations and zoning in mixed-use areas are flexible enough: (a) to allow a wide range of commercial, high density residential, and employment opportunities. (b) that, when subsequent master plan processes are begun, such designations will not act as a hindrance to the planning effort.

1363. **Objective 6.** Balance the need for higher density residential and mixed-use development with the preservation of single family detached homes on small lots in the town centers, main streets and corridors, to promote a diversity of housing options in these areas.
1364. **Objective 7.** Enhance the natural resource, recreational and aesthetic values of streams, stream corridors and open spaces within town centers and main streets.
1365. **Objective 8.** Enhance the environment for pedestrians in Southwest Portland’s town centers, main streets, and transit corridors.
1366. **Objective 9.** Link mixed-use areas with an interconnected transportation network and transit services.
1367. **Objective 10.** Give priority to public funding for future infrastructure improvements in Southwest Portland that will address deficiencies and support employment and housing growth, to the town centers, main streets, and transit corridors, including improvements that will support “nodes” of pedestrian and transit activity along the corridors.

The Ezone Map Correction Project does not include actions or objectives related to main streets, town centers, commercial vitality, development type, pedestrian environments, transportation/transit, or funding for infrastructure improvements within the Southwest Community Plan area. Therefore, Objectives 1-6 and 8-10 do not apply.

In regard to Objective 7, the Environmental Overlay Zone Map Correction Project is remapping the ezones throughout the Southwest Plan Area to more accurately follow streams, forests, and wetlands. This will ensure that natural resources are protected in this area, including resource that should have been protected, and which were missed when the existing ezones were adopted. The ezones will also ensure protections for natural resources in parks and open spaces that are accessible to the public. Therefore, the Ezone Project is in compliance with Objective 7.

1368. **IIB. Town Center Objectives** Town centers serve areas greater than and may have a character distinct from the surrounding neighborhoods. Town centers take a variety of shapes and forms. They contain buildings which may be larger than those in surrounding neighborhoods with a style and design that gives the town center its own sense of place. Its core contains the highest density employment, commercial and residential uses and developments. Moving outward, uses and buildings become increasingly less dense, with the edges compatible and inviting to nearby neighborhoods. Town centers are transportation hubs, with convenient locations for making transit connections. Town centers in Southwest Portland are Hillsdale, Raleigh Hills, and West Portland*.
1369. **Objective 1.** When increasing residential and employment density in Southwest Portland, place the highest density within town centers.
1370. **Objective 2.** Within the boundaries of town centers, create transitions along the edges that respect the planned density, design, scale and character of the contiguous neighborhoods.
1371. **Objective 3.** Include the following in any future individual town center master plans: (a) identification of major employers and businesses and what they need to succeed in that location; (b) analysis of changes due to active intervention programs as well as market trend changes; (c) analysis of infrastructure improvements, including the necessity for increased connectivity within the town center required for rapid high density growth, the

need for regional stormwater management facilities, and identification of likely funding mechanisms; (d) district-wide entertainment possibilities; (e) identification of the character distinctive to the particular town center; and (f) identification of and assistance to individuals, businesses and organizations committed to improvements within the town center.

1372. **Objective 4.** Encourage public/private partnerships to address the infrastructure needs in town centers.

The Ezone Map Correction Project does not include actions or objectives related to density in town centers, transitions between town centers and contiguous neighborhoods, town center master plans, or public/private partnerships to address infrastructure in town centers; therefore, Objectives 1-4 do not apply.

1373. **II.C. Main Street Objectives** Main streets are a part of and provide services to the neighborhoods within which they are located. Generally linear in form, main streets contain buildings whose height, scale, and designs are appropriate for their neighborhoods and uses which are a mix of residential and neighborhood-scale commercial. While main streets typically serve the surrounding community, they may develop a regional specialization. They may have a village or urban character. Their growth and development will occur in tandem with changes to the surrounding neighborhood. Main streets in Southwest Portland are Garden Home, Macadam, and Multnomah.

1374. **Objective 1.** Respect the planned density, design, scale and character of the contiguous neighborhood when increasing residential and employment density within main streets.

1375. **Objective 2.** Ensure transportation connections, community interaction, pedestrian rhythm and orientation, and frequent and accessible transit service within and between the main street and the surrounding neighborhood(s).

1376. **Objective 3.** Include the following in any future individual main street master plans: (a) identification of desirable neighborhood-scale businesses as well as those which might draw from a more regional market and what they need to succeed in that location; (b) analysis of market trend changes; (c) analysis of infrastructure improvements needed and likely funding mechanisms to transition the main street to a higher density within 20 years; (d) local entertainment possibilities; (e) identification of the character of the particular main street and means by which the area will change incrementally; and (f) identification of and assistance to individuals, businesses and organizations committed to improvements within the main street.

The Ezone Map Correction Project does not include actions or objectives related to main streets in the Southwest Community Plan area; therefore, Objectives 1-3 do not apply.

1377. **II.D. Corridor Objectives** Corridors are transportation routes that connect mixed-use areas to each other and to other parts of the region. They are designated for increased growth and development during the next 20 years. They may or may not currently contain transit services, but as development occurs, they will become increasingly convenient to access public transportation. They are linear, but contain nodes - usually intersections - which are most appropriate for locating concentrated development. Almost all corridors

need infrastructure improvements to attain a high-quality pedestrian and bicycle environment. Corridors in Southwest Portland are Barbur Boulevard, Beaverton-Hillsdale Highway, Capitol Highway, Multnomah Boulevard, and Terwilliger-Boones Ferry Road.

- 1378. **Objective 1.** Encourage transit-supportive concentrations of housing and employment density at appropriate locations.
- 1379. **Objective 2.** Emphasize a high-quality pedestrian and bicycle environment and convenient access to public transportation along corridors.
- 1380. **Objective 3.** Encourage the development of “nodes” of employment, commercial and housing opportunity along transit corridors.
- 1381. **Objective 4.** Provide regional and on-site stormwater management facilities that mitigate the effects of runoff from transportation infrastructure.
- 1382. **Objective 5.** Provide connections between transit corridors and nearby schools and public park facilities.

The Ezone Map Correction Project does not include actions or objectives related to density or development of corridors, transit access, connection between corridors, or stormwater management for corridors; therefore, Objectives 1-5 do not apply.

1383. **III. Special Areas**

1384. **IIIA. Willamette River Greenway**

- 1385. **Objective 1.** Protect the Willamette River and the Willamette River Greenway by supporting Statewide Goal 15 (Willamette River Greenway), the Willamette Greenway Plan, its regulations, resolutions and vision.
- 1386. **Objective 2.** Foster the completion of the Willamette Greenway trail through the Southwest Community Plan area and its connection to other Southwest bicycle and pedestrian routes.

The Ezone Map Correction Project does not include the Willamette River Greenway; therefore, Objectives 1 and 2 do not apply.

1387. **IIB. Other Special Areas**

- 1388. **Objective 1.** Enhance the scenic qualities of Terwilliger Boulevard and the Terwilliger Boulevard extension not currently within the Terwilliger design overlay zone.

Ezones are applied to forest vegetation in parks and private property all along Terwilliger Blvd. The forest and trees that run along Terwilliger Blvd help to contribute to the parklike feel and are a key component of the scenic resources of Terwilliger Blvd. By remapping the ezones to more accurately follow natural resources, such as forest vegetation, City Council finds that the Ezone Project complies with Objective 1.

- 1389. **Public Facilities** Ensure adequate public facilities for both existing and new development through equitable funding mechanisms.
- 1390. **Objective 1.** Evaluate current deficiencies in public facilities.
- 1391. **Objective 2.** Develop a long-range plan and strategies to improve public facilities consistent with Southwest Community Plan objectives.
- 1392. **Objective 3.** Ensure that the provision of new public facilities maintains or enhances the functions of existing public facilities.

1393. **Objective 4.** Develop a process involving public participation to find equitable mechanisms for funding improvements to inadequate infrastructure and additional infrastructure needed for new development.
1394. **Objective 5.** Develop land use patterns and public facilities that protect natural water courses, and consider the impacts of landslides and earthquakes.

The Ezone Map Correction Project does not include actions or objectives related to funding, planning, or provision of public facilities. Therefore, Objectives 2-4 do not apply.

In regard to Objective 5, the Ezone Map Correction project does support land use patterns and development that protects natural water courses and steep slopes, and it applies protection to vegetation that helps to stabilize slopes, thereby reducing the risk of landslides, consistent with Objective 5.

1395. **Citizen Involvement** Ensure that the policies and objectives of the Southwest Community Plan are used to guide the collaborative actions of the city and Southwest citizens for the next 20 years. Involve citizens integrally in the Southwest Community Plan from concept through evaluation and revision.
1396. **Objective 1.** Create partnerships based on a collaborative, consensus-seeking, community-based approach between community organizations, neighborhood and business associations, city bureaus and officials, all implementing bodies, and individual citizens when creating, developing, or implementing policies and programs for the Southwest Community Plan or Southwest area.
1397. **Objective 2.** Establish clarity as to the roles, rights, responsibilities, and degree of accountability of the participants, including city officials, bureau directors, staff, citizen leadership, organizations, and individuals for creation, development, and implementation of policies or programs for the Southwest Community Plan or Southwest area.
1398. **Objective 3.** Address community concerns and goals during creation, development, implementation, monitoring, evaluation, and revision of the Southwest Community Plan.
1399. **Objective 4.** Identify, strengthen, and use communication links between the Planning Commission, City Council, city staff, and citizens throughout the creation, development, and implementation of the Southwest Community Plan. Ensure that citizens receive responses from policymakers, including the rationale for decisions.
1400. **Objective 5.** Use the Southwest Community Plan policies and objectives to create, develop, implement or evaluate new citywide policies, programs, or project proposals to ensure that the concerns of the Southwest community are addressed.
1401. **Objective 6.** Engage the Southwest community and all relevant stakeholders in discussion of the economic and demographic factors that could affect the current and future needs of development, business, and in the creation, development and successful implementation of the Southwest Community Plan.
1402. **Objective 7.** Support the activities of recognized organizations when creating, developing, or implementing policies or programs for the Southwest Community Plan or Southwest area.
1403. **Objective 8.** Review the progress of the Southwest Community Plan in concert with the citizens of Southwest Portland through ongoing monitoring and periodic evaluation of plan

implementation, including refinement or modification of implementing actions with public input as circumstances change.

1404. **Objective 9.** Obtain active participation from Southwest neighborhood associations, business associations, and other community-based organizations by soliciting recommendations from their leadership for participation on any citizen advisory committee to engage in any phase or facet of the Southwest Community Plan or plan area. Seek balance and variety on all citizen advisory committees.

City Council interprets The Citizen Involvement Policy and Objectives 1 through 9 to pertain to community involvement in the concept, evaluation and revision of the Southwest Community Plan. These policies and objectives are unrelated to the Environmental Overlay Zone Map Correction Project and they do not apply.

1405. **Economic Development** Maintain and build upon Southwest Portland’s position to attract and support economically viable neighborhood and regional employment centers. Foster businesses and commercial developments that are compatible with the desired scale and character of each center. The most desirable businesses include those which predominantly provide family-wage jobs.
1406. **Objective 1.** Foster the development of new jobs in Southwest Portland by encouraging development of new businesses in commercial and employment areas.
1407. **Objective 2.** Support educational and medical institutions in enhancing the quality of education they provide and research they conduct.
1408. **Objective 3.** Support opportunities for startup and in-home business and telecommuting as a way of reducing vehicle miles traveled while promoting economic diversification.
1409. **Objective 4.** Attract investment that contributes to the range of commercial, civic and community services desired in each employment center.
1410. **Objective 5.** Encourage locally-owned and managed businesses and properties.
1411. **Objective 6.** Encourage the construction of residential units as a component of new commercial and employment developments.
1412. **Objective 7.** Encourage the provision of ground floor retail and services in office buildings and in multifamily housing projects.
1413. **Objective 8.** Support activities that increase the linkage between local job opportunities and job training and school-to-work transition programs in the high school and community college.
1414. **Objective 9.** Assist businesses, business associations, and neighborhoods to organize. Encourage each to: (a) Identify the range of goods and services needed to serve the Southwest market. (b) Create a favorable climate for new and existing businesses to provide a wide range of goods and services to the Southwest market. (c) Establish a trusting and productive relationship with neighbors and neighborhood associations.

The Economic Development Policy and Objectives 1 through 9 pertain to supporting business and commercial development and growth of job opportunities within Southwest Portland.

Neighborhood Centers are areas that have been designated for higher density housing and concentrated commercial activity, and thus they are of particular importance for economic development in Southwest Portland. Two Neighborhood Centers that are located in Southwest Portland are Hillsdale and Multnomah Village. These Neighborhood Centers have significant areas of ezone coverage. Ezones are applied where streams, wetlands and contiguous forest vegetation are mapped in these centers. The Ezones are being remapped to better follow the resources and to apply to resources that were missed when the existing ezones were originally adopted. The remapping of the ezones will ensure that the natural resources, which serve as green infrastructure is protected and better integrated into the centers, and development standards will allow for new development on sites with ezones that avoids or mitigates for impacts to natural resources within ezones. The primary purposes of the Ezones is to protect public health and safety by protecting resources that help to mitigate natural hazards. By mitigating hazards in areas where economic development is anticipated, the ezones help to facilitate development.

On industrial and employment sites that are included in the Ezone Project Area, exemptions allow for the continuation of existing land uses within the ezones, which allow for the continued operation of industrial and other developments that provide employment. Exemptions for the maintenance and replacement of existing buildings and other existing development allow for the continuation of existing uses on sites that have ezones in the future. Standards allow for new development or the expansion of existing development with existing disturbance areas, which allows for infill development on existing industrial and employment sites. And standards allow for new development that avoids or mitigates for impacts to natural resources is allowed on vacant sites or unused portions of underutilized sites. Additional development that cannot meet standards may be allowed with mitigation through the environmental review process. Therefore, City Council determines tha the Ezone Project is in compliance with the Economic Development Policy and Objectives 1 through 9.

- 1415. **Housing** Provide a variety of affordable housing choices adequate to meet the needs of current and future Southwest residents. Regard the existing housing stock as one resource to meet this need. Encourage development of housing types that will increase home ownership opportunities for Southwest residents.
- 1416. **Objective 1.** Provide opportunities to achieve the development of new housing units over the next 20 years to accommodate new residents and the shift to smaller households.
- 1417. **Objective 2.** Provide for diversity of size, type, and affordability of housing to meet the needs of young adults, small and large families, empty nesters, the elderly, and others.
- 1418. **Objective 3.** Increase opportunity for building more detached single family housing by reducing minimum lot sizes and encouraging the construction of smaller size houses.
- 1419. **Objective 4.** Encourage property owners to maintain and improve their homes and rental properties so that established neighborhoods remain stable and attractive as infill and redevelopment occur. Affordability and Home Ownership

1420. **Objective 5.** Encourage public and private developers to vary the affordability, type and size of units in new housing developments to foster the development of inclusive communities.
1421. **Objective 6.** Aid Southwest residents of varying income levels to become homeowners, particularly first-time homebuyers.
1422. **Objective 7.** Increase the supply of affordable rental housing of all types for families. This includes units with three or more bedrooms.
1423. **Objective 8.** Increase Southwest Portland’s supply of housing affordable to households below the median income.
1424. **Objective 9.** Encourage the provision of an adequate supply of mixed-income housing so that those working in Southwest can live near where they work.

The Ezone Map Correction Project is not amending base zones or policies, goals or zoning codes related to housing. The project is amending the zoning maps with regard to how conservation ‘c’ and protection ‘p’ zones are applied to residential properties. Because that may impact development of new housing, a Housing Capacity Analysis was performed. As demonstrated in the housing capacity analysis, the Ezone Map Correction Project will have a minimal impact to Portland’s overall housing supply, and the remapping of the ezones is unlikely to constrain overall housing growth. When ezones are mapped on development sites, there are standards and exemptions that allow development to occur that avoids or mitigates for impacts to natural resources. As detailed in Exhibit F: Environmental Overlay Zone Map Correction Project Volume 2C, the Southwest Hills of Portland are particularly susceptible to landslides and erosion due to the underlying geology. It is of particular importance to protect streams, forests, and wetlands in this area to protect public health and safety from the impacts of natural hazards. Therefore, City Council finds that the Ezone Map Correction Project is in compliance with the Housing Policy and Objectives 1-9.

1425. **Parks, Recreation and Open Space** Enrich neighborhoods and the Southwest community as a whole with ample, accessible, and well-maintained parks and open space. Preserve and enhance the natural habitat features of Southwest Portland’s parks and open spaces. Ensure a wide range of recreational opportunities for Southwest citizens.
1426. **Objective 1.** Create new parks and open spaces in Southwest Portland to meet current and future needs for parks, recreation and open space at levels that meet or exceed standards adopted by the City.
1427. **Objective 2.** Preserve natural areas for wildlife habitat, environmental and scenic values.
1428. **Objective 3.** Promote the voluntary acquisition of environmentally-sensitive areas by public and nonprofit agencies.
1429. **Objective 4.** Maintain and enhance existing parks, recreational programs, and community centers in Southwest Portland to serve current and future residents.
1430. **Objective 5.** Encourage removal of invasive species in parks and natural areas.
1431. **Objective 6.** Encourage and support community stewardship programs for Southwest Portland’s parks and natural areas.

1432. **Objective 7.** Consider and encourage provisions for parks, recreation facilities, and common open space areas in new subdivisions in Southwest Portland.
1433. **Objective 8.** (a) Protect Tryon Creek State Park as a regionally significant natural and recreational resource. (b) Protect other natural areas, parks, and riparian corridors as significant natural and recreational resources.
1434. **Objective 9.** Promote active participation of citizens in the creation of all plans for parks and open spaces in Southwest Portland.
1435. **Objective 10.** Establish criteria, through a citizen involvement process, for determining when changes to Southwest parks or open spaces should be preceded by appropriate parks plans.
1436. **Objective 11.** Encourage the development of well-designated, well-maintained trails and bicycle paths in Southwest Portland as recreational opportunities.
1437. **Objective 12.** Encourage biological diversification by restoring, enhancing, and managing parkland for a variety of specific landscape and habitat types, with preference for native species where appropriate.
1438. **Objective 13.** Promote and provide safe and convenient trails and bicycle paths from Southwest neighborhoods to the Willamette River.
1439. **Objective 14.** Ensure that public facilities are planned and developed in accordance with the Public Facilities policy herein.
1440. **Objective 15.** Promote a continued partnership with schools and other stakeholders in the use of parks, recreational areas and open spaces in Southwest Portland.

Ezones are applied to a variety of parks, natural areas, and open spaces in Southwest Portland. Where applied, the ezones protect natural resources and ensure that new development avoids or mitigates for impacts to natural resources. The Environmental Overlay Zone Map Correction Project is remapping the ezones to ensure that they align with the resources that they are intended to protect. Therefore, City Council finds the Ezone Project to be in compliance with the Parks, Recreation and Open Space Policy and Objectives 1-15.

1441. **Public Safety** Enhance the level of community responsibility for a secure and safe living environment through shared efforts of residents, public agencies, institutions, and businesses. Maintain a high level of public safety and security for residents, employees, and businesses.
1442. **Objective 1.** Ensure coordinated, prompt, adequate, effective, and efficient police and fire protection and emergency response in Southwest Portland.
1443. **Objective 2.** Consider topography, accessibility, and Southwest community needs in the siting and design of new public safety facilities.
1444. **Objective 3.** Inform residents, students and business community members about crime prevention, and encourage them to work together on crime prevention programs and projects.
1445. **Objective 4.** Inform and encourage participation by the community in fire prevention, landslide, and flood risk prevention, and emergency-preparedness programs.

1446. **Objective 5.** Encourage community-based programs aimed at accident prevention and medical incident intervention.
1447. **Objective 6.** Encourage the development of street patterns and standards that provide adequate emergency vehicle access and quick response times. Ensure adequate ingress and egress especially to public safety facilities, which should have alternate routes in the event that disaster blocks primary access routes.
1448. **Objective 7.** Encourage site layouts and building designs that encourage proprietary attitudes and natural surveillance over shared and public spaces.
1449. **Objective 8.** Promote development patterns that promote pedestrian safety in commercial areas.

The Public Safety Policy and Objectives 1 through 8 pertain to maintaining a high level of public safety and security for residents, employees and business in Southwest. City Council finds these policies and objectives are not applicable to the Environmental Overlay Zone Map Correction Project.

1450. **Transportation** Provide a balanced, multimodal transportation system in Southwest Portland that encourages increases in transit use and pedestrian accessibility and connectivity, discourages non-local traffic in residential areas, manages congestion, and focuses on improving and maintaining arterial and local streets.
1451. **Objective 1.** Support the development of pedestrian facilities, including safe crosswalks, identified in the Pedestrian Master Plan and the SW Trails maps on arterials and local streets, at major intersections and bus stops, on unimproved rights-of-way, and across public and private lands where appropriate to provide connections between residential areas and activity centers.
1452. **Objective 2.** Enhance access for bicyclists by developing and completing bicycle facilities on designated bikeways within and to activity centers and by adding public bicycle parking where needed.
1453. **Objective 3.** Improve circulation for transit, automobiles and truck traffic by constructing direct interchanges between regional trafficways and major city traffic streets, by improving accessibility to activity centers, and by providing better connectivity of major streets and operations of multimodal intersections.
1454. **Objective 4.** Improve intradistrict and interdistrict transit service in the peak and offpeak periods to serve residential areas, town centers, main streets, and activity centers, particularly those in the Southwest district, and add transit facilities and pedestrian ways to enhance access to transit.
1455. **Objective 5.** Support major institutions in neighborhoods, including Oregon Health Sciences University, Portland Community College, and Lewis and Clark College, by encouraging the provision of high-quality transit service and facilities to serve them; requiring transportation demand management programs to mitigate impacts on neighborhoods, and improving the adjacent and internal pedestrian facilities surrounding and within to enhance access.
1456. **Objective 6.** Reinforce the primary transportation functions of designated scenic drives and parkways.

1457. **Objective 7.** Develop additional pedestrian facilities within the Hillsdale, Multnomah and Johns Landing Pedestrian Districts.
1458. **Objective 8.** Adopt new pedestrian districts and develop pedestrian facilities in Southwest activity centers as area plans are completed and appropriate zoning is adopted.
1459. **Objective 9.** Encourage pedestrian activity and include on-street parking in town centers and along main streets to support their economic vitality.
1460. **Objective 10.** Use a broad range of cost-effective approaches taking into consideration existing topography and drainage patterns and protection of the natural environment when building and maintaining pedestrian ways and streets in Southwest to reflect their varying functions, classifications, and character.
1461. **Objective 11.** Evaluate the transportation impacts on neighborhoods and arterials when changing the development potential of an area.
1462. **Objective 12.** Analyze potential transportation impacts and require appropriate mitigation measures for new development consistent with review processes and provisions of the City Code.
1463. **Objective 13.** Evaluate and test a toolbox of street designs and materials to carry out the Southwest transportation objectives.
1464. **Objective 14.** Improve coordination among bureaus, agencies, and jurisdictions, and seek partnerships to implement Southwest transportation objectives and finance projects.
1465. **Objective 15.** Address safety and congestion concerns through a combination of enforcement, education, and encouragement of legal behavior, emphasizing safety on arterials and both safety and livability on residential streets.
1466. **Objective 16.** Inventory the existing status and condition of the major elements of the transportation system including pedestrian and transit users' safety.
1467. **Objective 17.** Establish goals and benchmarks to measure progress towards street improvement and provision of pedestrian and transit facilities.
1468. **Objective 18.** Take into consideration the existing condition of streets in the vicinity of a site, as well as their planned function, when considering quasi-judicial land use changes that rely on adequacy of services as an approval criterion.
1469. **Objective 19.** Facilitate citizen participation in transportation planning, project prioritization, and project development and implementation including a dynamic dialogue model soliciting input from the broadest possible audience and using the knowledge and resources of Southwest citizens.
1470. **Objective 20.** Support the volunteer efforts of residents, businesses, and organizations in carrying out activities that promote accomplishment of the transportation objectives and enhance the Southwest community.

The Ezone Project amendments include a modification to the allowed trail width within ezones to make the width consistent with ADA recommendations for public trails. However, no other changes related to the City transportation strategy are proposed. Therefore, City Council determines that the project is consistent with or does not impact the Southwest Community Plan Transportation Policy and Objectives 1-20.

1471. **Watershed** Protect and enhance Southwest Portland’s environment and natural resources on a watershed by watershed basis. Integrate stormwater management into land use planning and development in a way that prevents net degradation of water quality, aquatic, streamside and riparian habitats and ecosystems, and plant and animal habitats throughout the stream corridor.
1472. **Objective 1.** Manage stormwater runoff on a watershed-wide basis to: (a) Prevent any net degradation of water quality, aquatic and streamside plant and animal habitats and ecosystems, channel stability, or watershed health. (b) Minimize risk to public safety, private property, and public infrastructure. (c) Reduce the volume, velocity and pollutant load of stormwater runoff entering streams. (d) Improve dry season stream flows, particularly in headwater areas.
1473. **Objective 2.** Integrate stormwater management solutions for individual properties into an overall Watershed Management Plan.
1474. **Objective 3.** Base stormwater management on the following core values: water quality and quantity, aquatic and streamside plant and animal habitats and ecosystems, soil, stream and slope stability, and the scenic, educational and recreational values of Southwest Portland’s natural areas and streams. (a) Integrate land and infrastructure planning and development so as to achieve the core values. (b) Enact and strengthen land development regulations, the permit process, and enforcement, consistent with protection of the core values, to achieve City goals. (c) Reflect the core values through improved planning, codes, enforcement, incentives, capital improvement projects, community stewardship, and interbureau and interjurisdictional cooperation.
1475. **Objective 4.** Promote the maintenance and restoration of the urban forest canopy and use of native vegetation in headwater areas, within upland forests, and along riparian and wildlife corridors.
1476. **Objective 5.** Protect the structural stability and riparian conditions of stream corridors, water quality and the needs of aquatic and riparian wildlife and vegetation.
1477. **Objective 6.** Create conditions which support the recovery of threatened, endangered, and other sensitive species and remove streams from water quality limited listings.
1478. **Objective 7.** Provide incentives, as properties are redeveloped and facilities renovated, for using new technology and management practices to improve degraded streams.
1479. **Objective 8.** Support the Combined Sewer Overflow reduction and other multiobjective projects and encourage “green solutions” - projects that include planting of vegetation - to reduce stormwater, pesticide, fertilizer, and other pollutant runoff into the Willamette River.
1480. **Objective 9.** Integrate floodplain values of the Willamette River with developments and uses along the Willamette Greenway.
1481. **Objective 10.** Promote the restoration and protection of vegetated riparian corridors as a means to restore and preserve water quality and aquatic streamside plant and animal habitats and ecosystems.
1482. **Objective 11.** Protect and restore Southwest watersheds as described in Objectives 1 through 10 above by adopting and enforcing new land use regulations. These new

regulations may require the amendment of existing base or overlay zone requirements, or adoption of new development standards or plan districts.

1483. **Objective 12.** Ensure that public facilities are planned and developed in accordance with the Public Facilities policy herein.

The Environmental Overlay Zone Map Correction Project is remapping the ezones in Southwest to more accurately follow streams, forests, and wetlands. This will ensure that natural resources are protected in this area, including resource that should have been protected, and which were missed when the existing ezones were adopted. New development must either avoid impacts to streams, habitat, and forest vegetation, or it must mitigate for impacts and replace ecosystem services that are degraded by the development, including using native vegetation plantings. Standards also allow for resource enhancement projects that improve the conditions of natural resources within ezones.

Note that all development will continue to be required to meet the City's stringent stormwater management requirements, which ensure the incorporation of well-functioning, effective green infrastructure. The regulations require that new impervious surfaces be reduced and that impervious surfaces be treated for stormwater runoff quantity and/or quality.

Therefore, City Council determines that the Ezone Project is consistent with the Southwest Community Plan Watershed Policy and Objectives 1 through 12.

PLEASANT VALLEY NEIGHBORHOOD PLAN (1996)

1484. **Policy 1. Economic Development** Encourage new and existing businesses to locate and expand in existing commercial areas and to hire area residents. Encourage and support businesses that enhance the neighborhood.
1485. **Objective 1** Support business, commercial, industrial or economic developments in the neighborhood which do not infringe on its open-space characteristics.
1486. **Objective 2** Support the continuation of existing agricultural enterprises.
1487. **Objective 3** Support the increase of home office and occupations which do not infringe on the characteristics of the area and do not increase traffic on our roads.
1488. **Objective 4** Promote cooperation between commercial enterprises and residential neighbors.
1489. **Objective 5** Encourage business owners and operators to act as mentors and offer employment training to young people in the area.

The Environmental Overlay Zone Map Correction Project is remapping ezones (c and p zones) within portions of the Pleasant Valley Neighborhood Plan area to better follow natural resources and to apply to resources that were missed when the existing ezones were originally adopted. The Ezone Project is not making any changes to ezones within annexation areas that are located to the east of the Pleasant Valley Neighborhood Plan area, within which, the Pleasant Valley (v) environmental overlay is applied. Where ezones are applied to sites that are zoned for commercial, industrial, or employment uses, exemptions allow for the continuation of ongoing practices and uses, including maintenance or replacement of buildings, structures, the maintenance of vegetation, and

the continuation of existing agricultural practices. Standards allow for new development or alterations to existing development within the ezones that avoids or mitigates for impacts to natural resources. The environmental review process affords an alternative approval process for development in the ezones that cannot meet exemptions or standards. Because the ezones exempt existing development and allow for new development on industrial and employment sites, City Council finds that the Ezone Project is in compliance with Policy 1 and Objectives 1 through 5.

1490. **Policy 2 Environment** Preserve the ecosystem and diverse character of Pleasant Valley.

1491. **Objective 1** Preserve and enhance the current quality of life and retain the area's diversity through careful land use planning, protecting environmentally sensitive areas, such as steep slopes, landslide areas, floodways, floodplains, and wetlands.

1492. **Objective 2** Monitor the implementation and enforcement of all existing environmental regulations, permit conditions, master plans and adopted studies.

1493. **Objective 3** Maintain the scenic and natural resources of the Johnson Creek Basin and the present location of Johnson Creek.

1494. **Objective 4** Stimulate environmental awareness through information programs.

The Environmental Overlay Zone Map Correction Project is remapping ezones (c and p zones) within portions of the Pleasant Valley Neighborhood Plan area to better follow natural resources and to apply to resources that were missed when the existing ezones were originally adopted, which will contribute to improved preservation of ecosystems and protection of environmentally sensitive areas within Pleasant Valley. The project is ensuring that ezones are applied to Johnson Creek and all open channels of tributaries to Johnson Creek, which will contribute to maintaining the scenic and natural resources of the Johnson Creek Basin. Therefore, City Council finds that the Ezone Map Correction Project is consistent with Policy 2 and Objectives 1 and 3. Objectives 2 and 4 do not apply.

1495. **Policy 3 Historic Preservation** Preserve, restore and enhance Pleasant Valley's historic and distinctive physical and natural features, while maintaining the neighborhood's residential character, rich with open spaces and recreational resources.

1496. **Objective 1** Preserve and, if necessary, restore historic housing and sites.

1497. **Objective 2** Publicize and promote structures, sites and areas with historic and architectural significance.

The Ezone Map Correction Project does not include policies or objectives related to preservation of historic features; therefore, City Council finds that Policy 3 and Objectives 1-2 do not apply.

1498. **Policy 4 Housing and Neighborhood Livability** Preserve and improve housing and maintain the availability of quality, affordable housing to attract and keep long-term residents who have a strong sense of community. Improve neighborhood livability and quality of life by promoting a strong sense of community and ensuring the safety and well-being of the people and businesses of Pleasant Valley.

1499. **Objective 1** Retain and reinforce the open space characteristics and identity of the neighborhood.

- 1500. **Objective 2** Assure a wide variety of housing types, while retaining the character of Pleasant Valley.
- 1501. **Objective 3** Improve and maintain the quality of the housing in the area.
- 1502. **Objective 4** Maintain present level of owner occupancy.
- 1503. **Objective 5** Assure continued opportunities for involvement of the Neighborhood Association and residents in all decisions affecting the neighborhood.

The Ezone Map Correction Project is not amending base zones or policies, goals or zoning codes related to housing. The project is amending the zoning maps with regard to how conservation 'c' and protection 'p' zones are applied to residential properties. Because that may impact development of new housing, a Housing Capacity Analysis was performed. As demonstrated in the housing capacity analysis, the Ezone Map Correction Project will have a minimal impact to Portland's overall housing supply, and the remapping of the ezones is unlikely to constrain overall housing growth. The Ezone Project does not include policies or objectives related to neighborhood livability. Therefore, City Council finds that the Ezone Map Correction Project is consistent with Policy 4 and Objectives 1-3. Objectives 4 and 5 do not apply.

- 1504. **Policy 5 Open Space** Continue the unique livability of the Pleasant Valley Neighborhood by ensuring that our current and future parks, green spaces, open spaces and recreational opportunities meet the needs of metropolitan residents for recreational uses.
- 1505. **Objective 1** Conserve open space to protect natural and scenic resources, maintain its aesthetically pleasing environment, and preserve significant resources.
- 1506. **Objective 2** Locate public parks and playgrounds to provide active recreation facilities for residents of Pleasant Valley.
- 1507. **Objective 3** Increase the use of Pleasant Valley School, the Grange Hall, and other possible facilities in the neighborhood for cultural and recreational activities.

The Environmental Overlay Zone Map Correction Project is remapping the ezones in Pleasant Valley to more accurately follow streams, forests, and wetlands. This will ensure that natural resources are protected in this area, including resource that should have been protected, and which were missed when the existing ezones were adopted. The ezones will also ensure protections for natural resources in parks and open spaces that are accessible to the public. Within the ezones, there are standards and exemptions for the construction of trails, which will increase public access to natural resources, and there are protections that ensure that native vegetation is planted within the ezones. The ezones help to ensure that new development avoids or mitigates for impacts to natural resources, thereby ensuring that the ecosystem services that they provide are preserved. Therefore, City Council finds that the Ezone Project is in compliance with Policy 5 and Objective 1. Objectives 2 and 3 do not apply.

- 1508. **Policy 6 Public Safety** Ensure that Pleasant Valley remains a safe neighborhood.
- 1509. **Objective 1** Support and participate in community policing.
- 1510. **Objective 2** Increase the safety and security of the most vulnerable of Pleasant Valley's neighbors, particularly children, the elderly, and the physically and mentally challenged.
- 1511. **Objective 3** Ensure a high level of understanding about public safety issues.

1512. **Objective 4** Improve police, fire and emergency response time.
1513. **Objective 5** Ensure adequate fire protection throughout the neighborhood.

Policy 6 and Objectives 1 through 5 pertain to maintaining a high level of public safety and security for residents, employees and business in Pleasant Valley. City Council finds that these policies and objectives are not applicable to the Environmental Overlay Zone Map Correction Project.

1514. **Policy 7 Transportation** Promote the efficient use of the transportation system while reducing traffic and environmental impacts upon the residential areas of the neighborhood.
1515. **Objective 1** Ensure that roads are constructed, maintained, and reconstructed in a manner in a way which assures the safety of persons on and near them, and to assure connectivity throughout the system.
1516. **Objective 2** Resolve traffic-related and/ or safety problems in ways which will not compromise the character of Pleasant Valley.
1517. **Objective 3** Promote alternative modes of transportation.
- a. Improve the transit system to and within the neighborhood.
 - b. Improve and make known bicycle-pedestrian access areas and routes.

The Ezone Project amendments include a modification to the allowed trail width within ezones to make the width consistent with ADA recommendations for public trails. However, no other changes related to the City transportation strategy are proposed. Therefore, City Council finds that the project is consistent with or does not impact Policy 7 and Objectives 1-3.

BRENTWOOD-DARLINGTON (1992)

1518. **Policy 1: Neighborhood Identity** Strengthen the identity of Brentwood Darlington and enhance its desirability as a place to live and work.
1519. **Objective 1:** Increase the number and variety of social and cultural events and activities in the neighborhood and publicize them.
1520. **Objective 2:** Support programs and policies which will promote, retain and manage Brentwood-Darlington's historic and natural resources.
1521. **Objective 3:** Market Brentwood-Darlington as a business location and as a place to live and work.

The Ezone Map Correction Project does not include actions or policies related to social or cultural events or marketing of Brentwood-Darlington neighborhood; therefore City Council finds that Objectives 1 and 3 do not apply.

The Ezone Map Correction Project will support retention and management of natural resources within Brentwood-Darlington by remapping the ezones to more accurately follow streams, forests, and wetlands. This will ensure that natural resources are protected in this area, including resource that should have been protected, and which were missed when the existing ezones were adopted. Therefore, City Council determines that this project is consistent with Policy 1 and Objective 2.

1522. **Policy 2: Livability and Safety** Foster a diverse, stable and safe community.
1523. **Objective 1:** Make the neighborhood a place where people of all races, ethnic groups and religions can live without fear of prejudice.
1524. **Objective 2:** Improve the physical environment of the neighborhood.
1525. **Objective 3:** Reduce crime in the neighborhood by expanding and participating in crime prevention programs and neighborhood association efforts.
1526. **Objective 4:** Improve the neighborhood's pedestrian environment and create a pedestrian system.
1527. **Objective 5:** Establish and promote medical facilities and social services which serve the local community in a cost-efficient manner.
1528. **Objective 6:** Ensure that quality levels of fire protection and emergency medical services are maintained and make fire prevention and life safety a neighborhood priority.

Council interprets Policy 2 and Objectives 1 through 6 to pertain to fostering a diverse, stable and safe community in Brentwood-Darlington. With the exception of Objective 2, these policies and objectives are not applicable to the Environmental Overlay Zone Map Correction Project.

Objective 2 pertains to improving the physical environment of the neighborhood. The Ezone Map Correction Project will support retention and management of natural resources within Brentwood-Darlington by remapping the ezones to more accurately follow streams, forests, and wetlands. Improved protection of natural resources will contribute to improving the neighborhood's physical environment. Therefore, City Council finds that this project is consistent with Objective 2.

1529. **Policy 3: Education, Recreation and Culture** Promote educational, recreational and cultural opportunities and make Brentwood-Darlington citizens aware of them.

Council interprets Policy 3 to pertain to the promotion of educational, recreational, and cultural opportunities in the Brentwood-Darlington neighborhood. The ezones would not restrict, limit, or prevent the promotion of these activities or opportunities, nor would they aid or assist with them. Therefore, Policy 3 is not applicable to the Environmental Overlay Zone Map Correction Project.

1530. **Objective 1:** Develop parks on publicly owned land and support development of other recreational and cultural opportunities.

If new parks or recreational facilities are proposed on publicly owned land to which ezones are applied, standards and exemptions would allow new facilities to be developed that avoid or mitigate for impacts to natural resources. If there are proposals for new parks or facilities that cannot meet standards or exemptions, their construction could be permitted through the environmental review process. Therefore, the Environmental Overlay Zone Map Correction Project is in compliance with Objective 1.

1531. **Objective 2:** Promote development of a multipurpose community center.

The Environmental Overlay Zone Map Correction Project does not have any policies or provisions that would prevent the development of a new community center in the

Brentwood-Darlington neighborhood. However, if a new community center was proposed in a location where ezones are applied, development of the community center could be permitted. If the community center was proposed to be located in an existing building within the ezones, the continued use, maintenance, repair, and/or replacement of the building would be allowed within the existing development footprint. If proposed creation of a community center involved the expansion of a building footprint or new development within an ezone, it could be allowed by standards if the development site could avoid or mitigate for impacts to natural resources. Development of a community center could also be allowed within an ezone through the environmental review process if the development could not meet standards or exemptions. Therefore, the Ezone Project is in compliance with Objective 2.

1532. **Objective 3:** Provide an atmosphere of academic excellence, open lines of communication and a safe environment in neighborhood schools and encourage parent involvement and home environments that support learning.

Objective 3 pertains to the development of supportive and communicative relationships within the educational community. City council finds it is not applicable to the Environmental Overlay Zone Map Correction Project.

1533. **Objective 4:** Support and promote safe, high-quality and affordable child care that is accessible to Brentwood-Darlington residents.

Objective 4 pertains to the provision of childcare. Childcare services would be allowed within buildings or facilities that are located within ezones. Development of new childcare facilities on sites within ezones would be allowed by standards if the development could avoid or mitigate for impacts to natural resources. Development of new childcare facilities within ezones that could not meet standards or exemptions could be allowed through the environmental review process. Therefore, City Council finds the the Environmental Overlay Zone Map Correction Project is in compliance with Objective 4.

1534. **Policy 4: Housing** Preserve and improve existing housing while providing opportunities for new housing for people of all ages and income levels.

Within ezones, there are exemptions that allow for the maintenance, repair, replacement, and continued use of existing housing. Alterations to existing housing developments are allowed if they can avoid or mitigate for impacts to natural resources. New housing development is allowed within ezones if it can avoid or mitigate for impacts to natural resources. Environmental review provides an alternative approval pathway for the permitting of new development or alterations to existing development that cannot meet standards or exemptions. On some lots, development of new residential housing could be limited by the application of ezones. But the overall impact of the changes to the ezones that are proposed by the Environmental Overlay Zone Map Correction Project will be a net reduction in the citywide housing capacity of approximately 550 units, which is a de minimis impact to the residential housing land capacity that could yield a surplus of tens of thousands of units beyond the need for housing that was identified in the 2035

Comprehensive Plan. Therefore, City Council determines that the Environmental Overlay Zone Map Correction Project is in compliance with Policy 4.

1535. **Objective 1:** Maintain and improve owner-occupied and rental housing.

Within ezones, there are exemptions that allow for the maintenance, repair, replacement, and continued use of existing housing. Alterations to existing housing developments are allowed if they can avoid or mitigate for impacts to natural resources. Therefore, City Council finds that the Environmental Overlay Zone Map Correction Project is in compliance with Objective 1.

1536. **Objective 2:** Promote new housing development on vacant properties.

New housing development is allowed within ezones if it can avoid or mitigate for impacts to natural resources. Environmental review provides an alternative approval pathway for the permitting of new development or alterations to existing development that cannot meet standards or exemptions. On some lots, development of new residential housing could be limited by the application of ezones. But the overall impact of the changes to the ezones that are proposed by the Environmental Overlay Zone Map Correction Project will be a net reduction in the citywide housing capacity of approximately 550 units, which is a de minimis impact to the surplus of housing land that yielded a surplus of tens of thousands of units beyond the need for housing that was identified in the 2035 Comprehensive Plan. Therefore, City Council determines that the Environmental Overlay Zone Map Correction Project is in compliance with Objective 2.

1537. **Objective 3:** Support multifamily development only where services are available and adequate.

Citywide zoning and land use policies were updated through the adoption of the 2035 Comprehensive Plan. Analysis that was completed to support the Comp Plan ensures that multi dwelling zoning is only applied in locations where there are adequate services to support higher density housing. Council finds that the Environmental Overlay Zone Map Correction Project does not include any proposals to change base zones or to apply new policies or zoning that would allow multi dwelling housing where it wasn't previously allowed. Therefore, City Council determines that the Ezone Project is in compliance with Objective 3.

1538. **Objective 4:** Support nonprofit efforts to rehabilitate and/or build housing in Brentwood-Darlington.

Within ezones, there are exemptions that allow for the maintenance, repair, replacement, and continued use of existing housing. Alterations to existing housing developments are allowed if they can avoid or mitigate for impacts to natural resources. New housing development is allowed within ezones if it can avoid or mitigate for impacts to natural resources. Environmental review provides an alternative approval pathway for the permitting of new development or alterations to existing development that cannot meet standards or exemptions. On some lots, development of new residential housing could be limited by the application of ezones. But the overall impact of the changes to the

ezones that are proposed by the Environmental Overlay Zone Map Correction Project will be a net reduction in the citywide housing capacity of approximately 550 units, which is a de minimis impact to the residential housing land capacity that could yield a surplus of tens of thousands of units beyond the need for housing that was identified in the 2035 Comprehensive Plan. Therefore efforts by non-profits to rehabilitate existing residential sites or to development new residential sites will not be prevented, and thus, City Council determines that the Environmental Overlay Zone Map Correction Project is in compliance with Objective 4.

1539. **Policy 5: Land Use** maintain and improve the predominantly residential character of Brentwood-Darlington while promoting compatibility among the residential, commercial and industrial land uses of the neighborhood.
1540. **Objective 1:** Preserve the predominantly single family areas of the neighborhood while allowing multifamily, commercial and industrial zoning at appropriate locations.
1541. **Objective 2:** Create effective buffers, such as setbacks and landscaping between commercial or industrial and residential uses.
1542. **Objective 3:** Use the site review criteria of this plan in reviewing all land use applications and for site review of development, if it should be adopted by the city.

The Environmental Overlay Zone Map Correction Project does not include any proposals to change base zones, therefore it will not impact single-family, multifamily, commercial, or industrial zoning within Brentwood-Darlington. The project does not include changes related to buffers between land use types. Therefore, City Council finds that Policy 5 and Objectives 1-3 are not applicable.

1543. **Policy 6: Business and Industry** Support the retention and expansion of existing businesses and encourage new commercial uses when compatible with the surrounding neighborhood.
1544. **Objective 1:** Rehabilitate and upgrade existing commercial development in commercially-zoned areas. These areas are: SE 52nd and SE Flavel. SE 72nd Avenue and SE Flavel Street. SE 82nd Avenue and SE Flavel Street, SE 82nd Avenue, and certain areas along SE 52nd Avenue.
1545. **Objective 2:** Attract businesses that enhance the neighborhood and provide needed goods and services to local residents.
1546. **Objective 3:** Support existing and new businesses as a way to increase employment opportunities in the neighborhood.
1547. **Objective 4:** Encourage new industrial uses that are compatible with the neighborhood and retain low-impact industrial uses.
1548. **Objective 5:** Maintain open channels of communication between neighborhood residents and businesses.

Within ezones, exemptions and standards allow for commercial development that avoids or mitigates for impacts to natural resources, thereby allowing for the growth and development of businesses that are compatible with the neighborhood character. Additional development that cannot meet standards may be allowed with mitigation through the environmental review process. The Ezone Project does not include any other

changes related to business and industry. Therefore, City Council finds that the Ezone Project is consistent with or does not apply to Policy 6 and Objectives 1-5.

- 1549. **Policy 7: Traffic and Transportation** Support a system of streets that is efficient, safe and affordable while minimizing the impact of traffic on residential areas and business operations.
- 1550. **Objective 1:** Provide affordable street improvements at levels appropriate to their function and in coordination with other public improvements.
- 1551. **Objective 2:** Ensure the safe functioning of all streets in the neighborhood.
- 1552. **Objective 3:** Minimize the impact of through traffic (traffic that originates outside the neighborhood or adjacent neighborhoods) on local residential and neighborhood collector streets.
- 1553. **Objective 4:** Improve and maintain transit service and increase transit use.
- 1554. **Objective 5:** Encourage bicycling and walking for everyday and recreational trips.
- 1555. **Objective 6:** Improve streets in the vicinity of Harney Park so that Phase 2 of the park can be completed.

The Ezone Project amendments include a modification to the allowed trail width within ezones to make the width consistent with ADA recommendations for public trails. However, no other changes related to the City transportation strategy are proposed. Therefore, City Council determines that the project is consistent with or does not impact Policy 7 and Objectives 1-6.

- 1556. **Policy 8: Public Services** Develop an economical program for the development of sewers and other public services in Brentwood-Darlington.
- 1557. **Objective 1:** Keep property owners informed about the scheduling of construction of sewers and other public services.
- 1558. **Objective 2:** Reduce the costs of constructing sewers and other public services.
- 1559. **Objective 3:** Coordinate the timing of installation of sewers with other public works.
- 1560. **Objective 4:** Reduce the impact of sewer costs on all property owners.
- 1561. **Objective 5:** Ensure that sewer connection work is done in a cost-efficient and reliable manner.
- 1562. **Objective 6:** Improve public services, other than sewers and streets, throughout the neighborhood.
- 1563. **Objective 7:** Encourage participation in the Johnson Creek Basin Planning process.

The Ezone Project does not include policies or objectives related to provision of sewers and other public services in Brentwood-Darlington. Therefore, City Council finds that Policy 8 and Objectives 1-7 do not apply.

TERWILLIGER PARKWAY CORRIDOR PLAN (1983)

- 1564. **Goal A** To preserve and enhance the scenic character and natural beauty of Terwilliger Parkway and Boulevard.

The Ezone Project contributes to preservation and enhancement of the scenic character and natural beauty of Terwilliger Parkway and Boulevard by improving ezone overlay

mapping to more accurately follow streams, forests, slopes, and wetlands. This will ensure that natural resources are protected in this area, including resource that should have been protected, and which were missed when the existing ezones were adopted. Improved natural resource protection contributes to the natural beauty and scenic character of Terwilliger Parkway and Boulevard. Therefore, City Council determines that the Ezone Project is consistent with Goal A.

- 1565. **Goal B** To maintain and enhance unobstructed views from Terwilliger Boulevard and trail.
- 1566. **Goal C** To improve opportunities for a variety of recreational uses along Terwilliger and reduce conflicts between these uses.
- 1567. **Goal D** To guide the siting, scale, landscaping, traffic impacts and design of new development to enhance the aesthetic experience of Terwilliger.
- 1568. **Goal E** To manage the location and design of new vehicular and pedestrian access to Terwilliger in order to reduce traffic hazards and incompatible visual impacts.
- 1569. **Goal F** To reinforce the primary transportation function of the parkway as a leisurely, scenic drive and a bicycle commuting path, rather than a heavily used route for vehicular through traffic.
- 1570. **Goal G** To improve public safety and protect citizens from crime.
- 1571. **Goal H** To reduce maintenance and improvement costs.

The Ezone Project does not include changes related to views from Terwilliger, new development adjacent to Terwilliger, vehicular and pedestrian access to Terwilliger, primary transportation function of Terwilliger, public safety along Terwilliger, or maintenance and improvement of Terwilliger. Therefore, Council finds that Goals B-H do not apply.

Land Use Policies

- 1572. **Policy A** Any proposed changes in Comprehensive Plan land use designations on lands within the Terwilliger Planning Area; or abutting the uphill plan boundary; or within 500 feet of the downhill plan boundary shall be reviewed to determine if the proposed use is consistent with the goals of the Terwilliger Plan and if additional lands should be included within the Plan boundary.

Council interprets Policy A to require any changes to Comprehensive Plan land use designations within the vicinity of the Terwilliger Planning Area to be reviewed for consistency with the goals of the Terwilliger Plan. The Ezone Project does not include changes to Comprehensive Plan land use designations; therefore, this policy does not apply.

- 1573. **Policy B** Goals and policies contained in the Terwilliger Plan shall be incorporated in the City's Comprehensive Plan and become the official special area land use goals, policies and controls for the Terwilliger Parkway Area.

Council interprets Policy B to require that goals and policies of the Terwilliger Plan be incorporated into the Comprehensive Plan. The Ezone Project does not proposed changes to the City's Comprehensive Plan; therefore, this policy does not apply.

1574. **Policy C** Allowable uses within the Terwilliger Parkway and Boulevard shall be limited to recreational uses such as walking, bicycling, jogging and picnicking, and other forms of passive recreation; supportive development such as restrooms; and viewpoint parking where specified in the Access Plan, Map 2.

Council interprets Policy to pertain to limiting allowable uses along Terwilliger. The Ezone Map Correction Project does not propose changes related to the use of Terwilliger; therefore, this policy does not apply.

Landscape Policies and Concept Plan

1575. **Policy A** Develop, through plantings and improved maintenance, the Landscape Concept shown on Map I and illustrated in Figures 3 through 10 Pages 8-12.

1576. **Policy B** Re-landscape the major entrances and focal points of Terwilliger Boulevard (including the intersections with Barbur Boulevard at Burlingame, Capitol Highway, Campus Drive and Sam Jackson Park Road) using, where possible, larger plant materials and groundcover.

1577. **Policy C** Plant street trees along Southwest Sixth Avenue from Terwilliger Parkway to I-405.

1578. **Policy D** Provide landscaping to screen the Hillvilla parking lot from the Boulevard and Trail and to more clearly delineate the Trail as it crosses the parking lot entrance, Establish a public viewpoint immediately north of the Hillvilla Restaurant (See Figure 11).

1579. **Policy F** Maintain existing level open lawn areas for picnickers. Replant foreground on unmaintained slopes and cliff face.

1580. **Policy G** Maintain shade in parking areas and along the Terwilliger Trail.

1581. **Policy H** If improvements are made within the Parkway, preserve to the extent practical the natural topography.

Council interprets Policies A-H to pertain to landscaping along Terwilliger. The Ezone Map Correction project does not modify any existing regulations related to landscaping outside of ezones. Within ezones adjacent to Terwilliger, landscaping or tree planting/removal would be regulated by 33.430. Exemptions and standards in 33.430 allow for the removal of invasive vegetation or the planting of native vegetation within the ezones, as well as maintenance of lawns and landscaping. Tree maintenance within the ezones is allowed. Title 11 Tree Code requires property owners to obtain permits for the pruning of native trees unless they meet an exemption. There are exemptions for trees that are located within 10 feet of homes or attached structures, and within wildfire areas, the exemptions for native coniferous trees extend to 30 feet from homes or attached structures. The Ezone Project is consistent with or does not impact Policies A-H.

Recreation Policies

1582. **Policy A** Mark four foot wide bike lanes on either side of roadway after the roadway has been improved to accommodate bike lanes. (See Figure 13 and Section VIII, B, Page 20)

1583. **Policy B** Improve the existing trail to accommodate runners, walkers and some bicyclists. (See Figure 13) Isolate the paved trail from the curb and light fixtures with a planted strip where possible (See Figure 14) and allow the informal dirt jogging path to remain where it now parallels the paved trail.

- 1584. **Policy C** Remove the lineal exercise course.
- 1585. **Policy D** Maintain existing open lawn areas for passive recreation, Add benches at viewpoints and open lawn areas and along the Trail in forested areas.
- 1586. **Policy E** The Bureau of Parks shall work with the State Board of Higher Education to establish connections to Marquam Nature Trail and the 40-Mile Loop Trail as generally illustrated by Map 2, Access Plan.
- 1587. **Policy F** Establish designated pedestrian and bike connections to surrounding neighborhoods as shown on the Access Plan. Map 2.
- 1588. **Policy G** Add single picnic tables in areas convenient to high employment areas and to surrounding residential neighborhoods,
- 1589. **Policy H** Develop a bikeway connection between Terwilliger Boulevard and Old Slavin Road through George Himes Park as shown on the Access Plan, Map 2,

Council interprets Policies A-H to pertain recreation along Terwilliger Parkway and Boulevard. If any of the proposed work occurs within environmental overlay zones, it will be subject to the regulations of Title 33.430. Otherwise, these policies do not apply to the Ezone Map Correction Project.

Transportation Policies

Roadway

- 1590. **Policy 1** Preserve Terwilliger Boulevard as a two-lane scenic drive and discourage its use by heavy volumes of through traffic (i.e. trips having both their origin and destination outside the study area).
- 1591. **Policy 2** Traffic signals, channelization and other spot traffic improvements are inconsistent with the character of Terwilliger; consider such improvements only where necessary to mitigate serious safety problems.
- 1592. **Policy 3** Maintain and enforce the 25 mile/hour speed limit.
- 1593. **Policy 4** Encourage institutional and residential developments generating more than 200 vehicular trips per day to use public transportation, staggered work hours, pedestrian and bicycle access and carpooling to reduce traffic volumes and spread peak traffic flow.
- 1594. **Policy 5** Maintain and enhance the Boulevard's function as a major bicycle commuting route.
- 1595. **Policy 6** Maintain 300-foot sight distances for all crossings of the Trail and access to the Boulevard.
- 1596. **Policy 7** Street vacations within the Terwilliger Plan reviewed by the Parks Bureau.

Council interprets Policies 1-7 to pertain to use, function and development of the Terwilliger roadway. These policies do not apply to and are not impacted by the Ezone Map Correction Project.

Parking

- 1597. **Policy 1** Maintain no on-street parking along the entire Boulevard, except for turnouts and parking areas designated on the Access Plan, Map 2.
- 1598. **Policy 2** Except at Elk Point, reserve al 1 Parkway parking for view and recreational purposes by signing and enforcing a one-hour limit on all designated areas. The Elk Point lot at Hillvilla shall allow longer term diner and general public parking.

1599. **Policy 3** Provide facilities for bicycle parking at major viewpoints and open lawn areas.

Council interprets Policies 1-3 to pertain to parking along Terwilliger. These policies do not apply to and are not impacted by the Ezone Map Correction Project.

Vehicle Access

1600. **Policy 1** In areas adjacent to Parkway lands granted by the Fulton Park Land Company, Terwilliger Land Company or the Oregon/Washington Railroad and Navigation Company, (as shown in Appendix C, FigureC-1, Page C 2) access points shall be limited first to existing access, then to natural future access points identified in the Access Plan, Map 2, then to other points where the City can establish roadways on easy grades. In all other areas, vehicle access shall be limited to the existing access points and new access proposed only when no other reasonable alternatives are available.

1601. **Policy 2** New vehicle access to Terwilliger Boulevard shall be consolidated with existing access points or with access points planned for other developments, where possible. (See Figure 15) New vehicular access points, except for public streets, shall meet Terwilliger Boulevard as curb cuts and driveways, with the Trail remaining at grade.

1602. **Policy 3** Traffic volumes generated by new developments shall be reduced to the extent practical and shall not require the installation of turn lanes, special channelization or traffic signals on Terwilliger Boulevard at the point of access.

1603. **Policy 4** Access to Terwilliger Boulevard shall be as level as possible and reduce disruption to the natural topography.

1604. **Policy 5** A new access point shall not bisect parkway or open lawn areas identified on the landscape Concept, Map 1.

1605. **Policy 6** New or expanded vehicle access to Terwilliger Boulevard shall be designed to avoid linkages with other parts of the street system which would shift additional traffic onto Terwilliger Boulevard,

1606. **Policy 7** The design of new or expanded vehicle access points to Terwilliger Boulevard must be reviewed by the Parks Bureau and City Forester.

Council interprets Policies 1-7 to pertain to vehicle access and use of Terwilliger. These policies do not apply to and are not impacted by the Ezone Map Correction Project.

Sign Policies

1607. **Policy A** All signs within the Parkway shall be reviewed by the Bureau of Parks, approved by the City Traffic Engineer, and installed by the Bureau of Maintenance.

1608. **Policy 1** Signs shall be as few and as small as possible and designed in a consistent format in keeping with the character of Terwilliger.

1609. **Policy 2** The Parks Bureau shall work with the City Traffic Engineer to consolidate existing signs by avoiding repetition.

1610. **Policy 3** No private signs shall be allowed within the Parkway; private property owners may request the Bureau of Parks to install signs consistent with the above criteria,

1611. **Policy 4** Temporary signs within the parkway may be installed with Bureau of Parks approval.

Council interprets Policies A, and 1-4 to pertain to signage along Terwilliger. These policies do not apply to and are not impacted by the Ezone Map Correction Project.

Capital Improvements

1612. **Policy A** Viewpoints shall be constructed or upgraded as shown on the Landscape Concept, Map 1. This includes a public viewpoint at Elk Point immediately north of Hillvilla Restaurant (see Figure 11, Page 13.) and a scenic loop and viewpoint at Eagle Point (see Figure 12, Page 14),
1613. **Policy B** The Boulevard shall be curbed and drained on both sides for its entire length and shall be developed to a minimum of thirty-two (32) feet or a maximum of thirty-six (36) feet where necessary to accommodate both traffic and bicycle lanes. All paved areas shall drain to the roadway. Drainage systems shall be carefully designed to prevent erosion, avoiding drainage discharge within graded areas.
1614. **Policy C** All parking areas designated on the Access Plan, Map 2 shall be paved and redesigned where necessary. (See Figure 17} Large parking lots shall be screened from the Boulevard. Parking areas not designated shall be removed and re-landscaped.
1615. **Policy D** The east side of Terwilliger Boulevard south of Chestnut Street shall be narrowed. (See landscape Concept Map I)
1616. **Policy E** Additional public restrooms shall be constructed in George Himes Park south of Capitol Highway. The existing public restroom at Hamilton Street shall be remodeled for single occupancies and remain open 24 hours a day, all year.
1617. **Policy F** Drinking fountains shall be installed at Elk Point and Nebraska Street.
1618. **Policy G** Existing lighting fixtures shall be restored to their original design and new lights of similar design shall be placed along the Boulevard between Capitol Highway and Barbur Boulevard at Burlingame.
1619. **Policy H** Additional lighting shall be added to portions of the Trail separated from the Boulevard.
1620. **Policy I** Plaques or signs explaining the history and intent of Terwilliger Parkway and rules of courtesy for trail use shall be located at major pedestrian entrances.
1621. **Policy J** Existing guardrails shall be removed where they are not essential for ensuring public safety; all necessary guardrails shall be of consistent design.
1622. **Policy K** Additional trash containers of a consistent and appropriate design shall be added in open lawn areas at trail heads and spaced along the jogging trail.

Council interprets Policies A-K to describe Capital Improvements anticipated along SW Terwilliger. If any of the proposed work occurs within environmental overlay zones, it will be subject to the regulations of Title 33.430. Otherwise, these policies do not apply to the Ezone Map Correction Project.

Boulevard and Parkway Maintenance

1623. **Policy A** Maintenance of the roadway, drainage, and park/recreational capital improvements shall be provided by the Department of Public Works and the Park Bureau in accordance with their respective areas of responsibilities, as assigned in Appendix A.
1624. **Policy B** Vegetation shall be encouraged in its natural form.
1625. **Policy C** On the downhill side, vegetation shall be pruned to maintain and frame views.
1626. **Policy D** Limbing of trees shall occur only in areas of high pedestrian or vehicle use and at major viewpoints and panoramas.

1627. **Policy E** Vegetation shall be pruned as needed to maintain 300-foot sight distances for points of vehicular access to Terwilliger.
1628. **Policy F** The bicycle lanes and the Trail shall be swept often enough to keep them free of debris.
1629. **Policy G** The Trail shall be repaired and resurfaced as required.
1630. **Policy H** Necessary guardrails shall be repaired.
1631. **Policy I** Drainage intakes and outfalls shall be cleaned and maintained to prevent silting and erosion.

Council interprets Policies A-I to pertain to maintenance of the Terwilliger roadway and associated drainage, park facilities, vegetation and bicycle lanes. If any of the proposed work occurs within environmental overlay zones, it will be subject to the regulations of Title 33.430. Otherwise, these policies do not apply to the Ezone Map Correction Project.

Areas for Acquisition

The following sites listed below and illustrated in Figure 18*, Page 23, are important to the implementation of the Landscape Plan as they will provide links in the trail system, and additional viewpoints or parkway areas. If adjacent parcels should be offered to the City as additions to the Parkway, they should be accepted.

1632. **Policy A** A pedestrian right-of-way or easement following the vacated portion of Southwest Lowell Lane on Eagle Point.
1633. **Policy B** A portion or all of Tax Lot 59 near Bancroft Terrace.
1634. **Policy C** A portion or all of Tax lots 55, 60 and 62 north and west of Hillvilla.
1635. **Policy D** A viewpoint immediately north of the Hillvilla Restaurant.
1636. **Policy E** All or a portion of the undeveloped land north and south of SW Newbury Street between George Himes Park and Barbur Boulevard.

Council interprets Policies A-E to list areas desired for acquisition. These policies do not apply to the Ezone Map Correction Project.

SULLIVAN'S GULCH NEIGHBORHOOD PLAN (1987)

1637. **Policy 1: Broadway Business District** Actively promote the area along NE Broadway to foster renewed commercial vitality.
1638. **Objective 1A** Create and enhance a more pleasant environment for pedestrians and shoppers along NE Broadway.
1639. **Objective 1B** Increase exposure to the businesses along NE Broadway by re-establishing it as a two-way street between NE 16th and 24th
1640. **Objective 1C** Support opportunities for shared off-street parking and retain most existing on-street parking to help businesses except where removal is necessary for the efficient operation of this Major City Traffic Street.
1641. **Objective 1D** Support zoning and land uses at NE 33rd and Broadway that are consistent with the existing commercial strip.
1642. **Objective 1E** Rezone the northwest corner of NE 21st and Weidler from R2 to C2 to reflect its present use. (Ordinance to accompany plan to City Council).

Council interprets Policy 1 and Objectives 1A-1E to apply only to the area along NE Broadway. There are no ezones (existing or proposed) along NE Broadway, therefore these policies and objectives do not apply to the Ezone Map Correction Project.

- 1643. **Policy 2: West End** provide an improved transition between Lloyd Center and the neighborhood and encourage development of high density housing which provides a smooth transition to the lower density of the neighborhood core.
- 1644. **Objective 2A** Support new residential or mixed residential and commercial developments between NE 15th and 16th that are oriented toward the neighborhood and sensitive to the neighborhood character in terms of scale and style.
- 1645. **Objective 2B** Encourage and support high-density residential development that is compatible with surrounding land uses on the blocks between NE 16th and 17th.
- 1646. **Objective 2C** Require landscaping, screening and street trees in and around the Lloyd Center parking lots as part of the center's planned improvements or expansion.
- 1647. **Objective 2D** Support interim neighborhood use of vacant land between NE 16th and 17th through cooperative efforts of the neighborhood, property owners and the Parks Bureau.

Council interprets Policy 2 and Objectives 2A-2D to pertain to the transition between the Lloyd Center and the adjacent neighborhood, especially in regard to housing development. In this area, ezones only cover the steep slopes along I-84, primarily covering areas zoned as open space. City Council finds that the Ezone Map Correction Project does not impact Policy 2 or Objectives 2A-2D.

- 1648. **Policy 3: Neighborhood Core-West** Maintain and enhance the existing residential character of this area with a focus on re-establishing the residential quality along its boundaries--NE 17th, 21st, Weidler and Multnomah.
- 1649. **Objective 3A** Maintain a mixture of housing types and opportunities which are in keeping with the neighborhood character.
- 1650. **Objective 3B** Support the re-establishment of NE Weidler as a two-way local service street between NE 16th and 24th in order to reduce traffic on NE Weidler, provide incentives to maintain and upgrade the residential properties and support the existing land use designations.
- 1651. **Objective 3C** Retain present zoning and Comprehensive Plan Map designations which should help preserve existing housing stock by discouraging speculation.

Council interprets Policy 3 and Objectives 3A-3C to apply only to the area bounded by NE 17th Avenue, NE 21st Avenue, NE Weidler and NE Multnomah. There are no ezones (existing or proposed) within this area, therefore these policies and objectives do not apply to the Ezone Map Correction Project.

- 1652. **Policy 4: Neighborhood Core-East** Maintain, enhance and preserve the residential character of this core area between ne 21st and 28th. Weidler south to Multnomah.
- 1653. **Objective 4A** Preserve the qualities which contribute to the overall character of this area which include the age, style, uniform setbacks, narrow tree-lined streets and landscaping.
- 1654. **Objective 4B** Support the re-establishment of two-way traffic on NE Weidler and Broadway between NE 16th and 24th.

- 1655. **Objective 4C** Retain existing zoning and Comprehensive Plan Map designations which support the maintenance of existing single-family residences and provide for some increase in density.
- 1656. **Objective 4D** Support actions in the Neighborhood Traffic Management Plan (NTMP) which may reduce the amount of through traffic in this area.
- 1657. **Objective 4E** Encourage increased access to gulch properties from east of NE 28th to eliminate truck traffic through this area.

Council interprets Policy 4 and Objectives 4A-4E to apply only to the area bounded by NE 21st Avenue, NE 28th Avenue, NE Weidler and NE Multnomah, specifically related to the residential character of this area. There are two small areas of new 'c' zone located in this area. However, these small modifications to the ezone mapping will not impact Policy 4 or Objectives 4A-4E.

- 1658. **Policy 5: East End** Encourage redevelopment east of NE 28th which is compatible with the nearby residential areas and will not cause significant detriment to them.
- 1659. **Objective 5A** Require large scale new development in this area to assess their traffic impacts on the neighborhood and to provide mitigation where appropriate.
- 1660. **Objective 5B** Encourage provision of north/south access, east of NE 28th, through this area which would support integrated development.
- 1661. **Objective 5C** Support zoning and Comprehensive Plan designations for the Albina Fuel property which allow for integrated site development, oriented toward NE Broadway at a scale compatible with the businesses along the Broadway commercial strip.
- 1662. **Objective 5D** Encourage developers to consider multifamily or mixed-used development in this area which could provide transition between residential and nonresidential uses and take advantage of the access to transit, service, and employment opportunities.
- 1663. **Objective 5E** Support provision of open space and amenities for pedestrians in order to reclaim this area as part of the neighborhood.

Council interprets Policy 5 and Objectives 5A-5E to apply only to the area east of NE 28th Avenue. There are no ezones (existing or proposed) within this area, therefore these policies and objectives do not apply to the Ezone Map Correction Project.

- 1664. **Policy 6: The Gulch Between 16th and 28th** Exploit opportunities for new development which can provide increased buffering to the neighborhood from the freeway corridor, improve the look of the gulch as an entrance to the city center, provide new housing or uses which are compatible with the adjacent residences.
- 1665. **Objective 6A** Support changes to zone and Comprehensive Plan Map designations when alternative access to gulch properties from non-local service streets is available for development which will not significantly increase traffic on NE Multnomah.
- 1666. **Objective 6B** Encourage Lloyd Properties to develop their vacant properties in this area with high-density housing or mixed housing and commercial uses.
- 1667. **Objective 6C** Encourage redevelopment on NE 21st, south of NE Multnomah, which can provide gulch access to the east or west.
- 1668. **Objective 6D** Require tree planting within the gulch with applications for new or expanded development.

1669. **Objective 6E** Establish pedestrian access through the gulch to connect with the path provided behind the Lloyd Cinemas.
1670. **Objective 6F** Encourage new development to adequately buffer for noise and vibration from the freeway and railroad traffic.

Council interprets Policy 6 and Objectives 6A-6F to apply only to the gulch area between NE 16th and NE 28th Avenue, focusing on new developing, housing and access. The 'c' zone within this area is proposed to be expanded with the Ezone Map Correction Project. However, the slight 'c' zone expansion in this area will not preclude future development or impact Policy 6 or Objectives 6A-6F because development is allowed within the 'c' zone that avoids or mitigates for impacts to natural resources.

1671. **Policy 7: Housing** Maintain and preserve the existing housing stock while providing opportunities for additional density through internal conversions and development of vacant and underdeveloped sites. Provide housing for a diverse population close to the Central City.
1672. **Objective 7A** Encourage a variety of sound, well-maintained housing at all price and rental levels suitable to the needs of a variety of households such as the elderly, both large and small families and young single persons.
1673. **Objective 7B** Encourage new housing development on vacant, residentially-zoned properties throughout the neighborhood, particularly new high-density development between NE 16th and 17th.
1674. **Objective 7C** Encourage housing and mixed-use development in nonresidential zones which permit housing.
1675. **Objective 7D** Increase the opportunities for owner occupancy of existing multifamily housing through cooperative or condominium ownership and in new rowhouse developments.
1676. **Objective 7E** Encourage equal access to housing for minorities, women and families with children.
1677. **Objective 7F** Encourage maintenance of owner-occupied and rental housing and discourage the deterioration of housing held for speculation.
1678. **Objective 7G** Reduce the negative impacts of traffic and nonresidential uses on the neighborhood residences.

Council interprets Policy 7 and Objectives 7A-7G to pertain to maintenance and preservation of existing housing and opportunities for additional housing density within the entire Sullivan Gulch Neighborhood Plan area. Ezones are only located within the southernmost portion of this area where slopes are steep along the gulch. Within ezones, there are exemptions that allow for the maintenance, repair, replacement, and continued use of existing housing. Alterations to existing housing developments are allowed if they can avoid or mitigate for impacts to natural resources. New housing development is allowed within ezones if it can avoid or mitigate for impacts to natural resources. Environmental review provides an alternative approval pathway for the permitting of new development or alterations to existing development that cannot meet standards or exemptions. On some lots, development of new residential housing could

be limited by the application of ezones. But the overall impact of the changes to the ezones that are proposed by the Environmental Overlay Zone Map Correction Project will be a net reduction in the citywide housing capacity of approximately 550 units, which is a de minimis impact to the residential housing land capacity that could yield a surplus of tens of thousands of units beyond the need for housing that was identified in the 2035 Comprehensive Plan. Therefore, the Environmental Overlay Zone Map Correction Project is in compliance with Policy 7 and Objectives 7A-7G.

- 1679. **Policy 8: Parks and Open Space** Improve the livability of the neighborhood through the development of public open spaces for recreational and aesthetic purposes.
- 1680. **Objective 8A** Offer recreational opportunities for all ages within the boundaries of the neighborhood.
- 1681. **Objective 8B** Establish a recreational trail through the gulch which can be constructed as properties in the gulch are redeveloped that connects the neighborhood open spaces and Lloyd Center.
- 1682. **Objective 8C** Support public/private efforts to utilize privately owned vacant properties for neighborhood park uses on an interim basis until these properties are developed.
- 1683. **Objective 8D** Support improvements to Holladay Park while recognizing that it functions as a regional facility.
- 1684. **Objective 8E** Street closures, extended curbs or other improvements constructed for traffic mitigation should be landscaped.
- 1685. **Objective 8F** Require new developments in the gulch to landscape and plant trees in order to enhance the entrance to the City and implement the Beautification Policies; in the Arterial Streets Classification Policy (ASCP).

Council interprets Policy 8 and objectives 8A-8F to address development of public open spaces within the plan area. The Ezone Project does not include policies or objectives that will impact development of public open spaces within Sullivan Gulch. Holladay Park does not include ezones (existing or proposed). Within the ezones, there are standards and exemptions for the construction of trails, which will increase public access to natural areas, and there are protections that ensure that native vegetation is planted within the ezones. Therefore, the Ezone Project is consistent with Policy 8 and Objectives 8A-8F.

- 1686. **Policy 9: Traffic** Reduce the impacts of traffic on the neighborhood
- 1687. **Objective 9A** Ensure broad neighborhood participation and support of the Sullivan's Gulch Neighborhood Traffic Management Plan.
- 1688. **Objective 9B** Support the return of NE Broadway and Weidler to two-way streets east of NE 16th to NE 24th.
- 1689. **Objective 9C** Discourage nonresidential traffic from using the neighborhood residential streets.
- 1690. **Objective 9D** Support the implementation of traffic mitigation efforts in the neighborhood as soon as possible to reduce existing traffic problems.
- 1691. **Objective 9E** Work with property owners and transportation planners to find alternative
- 1692. truck access to the gulch to reduce or eliminate truck traffic on NE Multnomah.

1693. **Objective 9F** Improve pedestrian crossings and access to NE Broadway, Lloyd Center, light rail, and the east end of the neighborhood.
1694. **Objective 9G** Maintain on-street parking throughout the neighborhood where possible but especially on NE Broadway.

Council interprets Policy 9 and Objectives 9A-9G to pertain to traffic impacts within the neighborhood. The Ezone Map Correction project will not impact the majority of the traffic-related objectives. Note that there are standards and exemptions that allow for the construction of new streets and the expansion of public streets in rights-of-way that are located in ezones. Environmental Review provides an alternative approval method for transportation projects that cannot meet ezone standards or exemptions. By allowing for the build out of or improvements to the transportation network, while ensuring that the construction of new transportation facilities avoids or mitigates for impacts to natural resources within ezones, the Ezone Project is consistent with or not applicable to Policy 9 and Objectives 9A-9G.

1695. **Policy 10; Safety and Security** Reduce crime and the fear of crime within the neighborhood
1696. **Objective 10A** Support neighborhood activities which can help reduce crime.

Council interprets Policy 10 and Objective 10A to pertain to reducing crime and fear of crime in Sullivan's Gulch. This policy and objective does not apply to the Ezone Map Correction Project.

1697. **Policy 11; Noise and Nuisance** Reduce noise and other nuisances in the neighborhood.
1698. **Objective 11A** Enforce the City's noise control, parking and other nuisance ordinances.
1699. **Objective 11B** Support ways to reduce noise generated from the Banfield Freeway through co-ordinated efforts of the City, the State Highway Department and the Department of Environmental Quality.

Council interprets Policy 11 and Objectives 11A and 11B to pertain to reduction of noise and other nuisances in the neighborhood. These policies and objectives do not apply to the Ezone Map Correction Project.

1700. **Policy 12; Neighborhood Identity** Increase the positive image of the neighborhood by fostering interaction and identification which reflect the unique character of Sullivan's Gulch.

Council interprets Policy 12 to pertain to overall neighborhood identity. This policy does not apply to the Ezone Map Correction Project.

KERNS NEIGHBORHOOD PLAN (1987)

1701. **Neighborhood Goal** Strengthen Kerns as a vital Neighborhood and as an exciting and enjoyable place to live and work by creating and taking advantage of its location and of residential and employment opportunities.

Council interprets the Kerns neighborhood goal to pertain to the overall strength and character of the Kerns neighborhood. With the Ezone Map Correction project, ezones will be applied over steep slopes along the southern edge of the I-84 gulch and along NE 16th Avenue between NE Irving Street and I-84, primarily within the right-of-way. This minor addition of ezones within the Kerns neighborhood will not impact the overall strength or character of the Kerns neighborhood.

- 1702. **Policy 1 Neighborhood Quality & Livability** Improve the quality and livability of Kerns by insuring an environment which contributes to the safety, welfare and education of those who live, work, and own property in the neighborhood
- 1703. **Objective 1.1** Strengthen the Kerns Neighborhood Association to increase neighborhood involvement and to improve representation of the diverse neighborhood interests.
- 1704. **Objective 1.2** Strengthen community identity within Kerns by taking advantage of all opportunities to upgrade appearance of both residential and commercial properties.
- 1705. **Objective 1.3** Promote new, and the reuse of existing, community and educational facilities for the neighborhood.
- 1706. **Objective 1.4** Protect Oregon Park and develop new facilities to satisfy local recreational needs.
- 1707. **Objective 1.5** Ensure that Kerns will not be overburdened with city-wide social service facilities such as detoxification centers and residential care facilities.
- 1708. **Objective 1.6** Support the esplanade planning process for the east bank of the Willamette River.
- 1709. **Objective 1.7** Enhance pedestrian routes and access to the eastbank waterfront esplanade, to Lloyd Center, and to the convention center.
- 1710. **Objective 1.8** Recognize the unique historic resources and physical attributes of the area.

Council interprets Policy 1 and Objectives 1.1-1.8 to pertain to the community identity, quality and livability of Kerns. With the Ezone Map Correction project, ezones will be applied over steep slopes along the southern edge of the I-84 gulch and along NE 16th Avenue between NE Irving Street and I-84, primarily within the right-of-way. This minor addition of ezones within the Kerns neighborhood will not impact the overall quality or livability of the Kerns neighborhood. Therefore, the Ezone Map Correction project does not impact Policy 1 or Objectives 1.1-1.8.

- 1711. **Policy 2 Land Use** Encourage new investment opportunities while minimizing displacement of existing commercial activities and residents.
- 1712. **Objective 2.1** Maintain land use designations which ensure the existing diversity and balance of residential, commercial, and industrial uses.

Council interprets Policy 2 to pertain to land use designations and investment opportunities in the Kerns neighborhood. The Environmental Overlay Zone Map Correction Project does not include any proposals to change base zones, therefore it will not modify the existing balance of land use designations. The added ezones within this neighborhood will not impact development investment opportunities in the Kerns

neighborhood since they are being added primarily along the freeway slopes. Therefore, the Ezone Map Correction Project is consistent with Policy 2 and Objective 2.1.

- 1713. **Policy 3 Housing** Maintain and enhance the quality of the existing diverse housing types while providing a range of purchase and rental prices.
- 1714. **Objective 3.1** Encourage the rehabilitation of deteriorating housing, especially that which is non-owner occupied.
- 1715. **Objective 3.2** Recognize unique opportunities to develop new housing, including ownership alternatives such as condominiums and cooperative buildings.
- 1716. **Objective 3.3** Support housing programs for the homeless which are consistent with the security and livability of the neighborhood while ensuring that the Kerns neighborhood does not assume housing program densities greater than other neighborhoods.
- 1717. **Objective 3.4** Encourage the retention of residentially zoned land for residential use.

Council interprets Policy 3 and Objectives 3.1-3.4 to pertain to maintenance and enhancement of existing housing and opportunities for additional housing density within the Kerns neighborhood. Ezones are only proposed on slopes along the southern edge of I-84 and along a small section of NE 16th Avenue adjacent to the freeway. Within ezones, there are exemptions that allow for the maintenance, repair, replacement, and continued use of existing housing/structures. Alterations to existing housing developments are allowed if they can avoid or mitigate for impacts to natural resources. New housing development is allowed within ezones if it can avoid or mitigate for impacts to natural resources. Environmental review provides an alternative approval pathway for the permitting of new development or alterations to existing development that cannot meet standards or exemptions. On some lots, development of new residential housing could be limited by the application of ezones. But the overall impact of the changes to the ezones that are proposed by the Environmental Overlay Zone Map Correction Project will be a net reduction in the citywide housing capacity of approximately 550 units, which is a de minimis impact to the residential housing land capacity that could yield a surplus of tens of thousands of units beyond the need for housing that was identified in the 2035 Comprehensive Plan. Therefore, the Environmental Overlay Zone Map Correction Project is in compliance with Policy 3 and Objectives 3.1-3.4.

- 1718. **Policy 4 Safety and Security** Reduce crime in Kerns and enhance the safety of residents, business people, and visitors to the neighborhood.
- 1719. **Objective 4.1** Promote crime prevention through environmental design techniques to create a sense of place and reinforce a neighborhood identity.
- 1720. **Objective 4.2** Encourage mixed use development which provides around-the-clock occupancy of the business districts adjacent to residential areas
- 1721. **Objective 4.3** Promote programs which help residents and business people take responsibility for neighborhood safety and security.

Council interprets Policy 4 and Objectives 4.1-4.3 to pertain to reducing crime and improving safety of residents in Kerns. These policies and objectives do not apply to the Ezone Map Correction Project.

1722. **Policy 5 Business and Industry** Maintain a healthy and variable environment for new and existing businesses that provide local and regional jobs and services.
1723. **Objective 5.1** Maintain the unique range of services and stores.
1724. **Objective 5.2** Encourage new neighborhood commercial businesses.
1725. **Objective 5.3** Encourage existing large industries to remain in the neighborhood to continue to support a strong employment base.
1726. **Objective 5.4** Promote neighborhood business groups.
1727. **Objective 5.5** Support growth of existing business and industry while ensuring compatibility with residential areas.

Council interprets Policy 5 to pertain to maintenance and encouragement of business and industry within the Kerns neighborhood. The Environmental Overlay Zone Map Correction Project does not include any proposals to change base zones, therefore it will not modify the existing balance of land use designations allowing business and industry in Kerns. The added ezones within this neighborhood will not impact development investment opportunities in the Kerns neighborhood since they are being added primarily along the freeway slopes. Therefore, the Ezone Map Correction Project is consistent with Policy 5 and Objectives 5.1-5.5.

1728. **Policy 6 Transportation** Encourage efficient use of the transportation network while minimizing traffic impact on livability and business operations.
1729. **Objective 6.1** Discourage commuter and truck traffic on residential streets.
1730. **Objective 6.2** Ensure adequate and efficient on- and off-street parking to support businesses.
1731. **Objective 6.3** Provide for safe pedestrian and bicycle movement throughout the neighborhood.
1732. **Objective 6.4** Promote cooperative inter-agency solutions to the traffic problems at the 12th/Sandy/Burnside intersection and at other minor intersections along Sandy Blvd.
1733. **Objective 6.5** Discourage downtown commuter on-street parking in the Kerns Neighborhood.

Council interprets Policy 6 and Objectives 6.1-6.5 to pertain to the transportation system and traffic impacts within the neighborhood. The Ezone Map Correction project will not impact any of the described transportation objectives. Therefore Policy 6 and Objectives 6.1-6.5 do not apply.

1734. **Policy 7 Institutional Expansion** Ensure that institutions which provide needed services to the neighborhood and community do not cause adverse impacts.
1735. **Objective 7.1** Discourage new institutional uses, or the expansion of existing uses in residential zones which would increase traffic or cause a loss of housing.
1736. **Objective 7.2** Ensure compatibility of design, bulk, and height of new institutional development.

Council interprets Policy 7 and Objectives 7.1-7.2 to pertain to institutional expansion and impacts to the neighborhood. These policies and objects do not apply to the Ezone Map Correction Project.

1737. **Policy 8 Developed Residential Area** Maintain the developed residential area for residential use.
1738. **Objective 8.1** Increase home-owner occupancy.
1739. **Objective 8.2** Improve the appearance of the streets and structures.
1740. **Objective 8.3** Protect the fragile residential area bounded by 20th, Sandy, and Burnside from further commercial encroachment.
1741. **Objective 8.4** Encourage neighborhood involvement in decisions regarding the future of the Monroe School site.

Council interprets Policy 8 and Objectives 8.1-8.4 to pertain to maintenance of the Kerns residential areas in terms of appearance, use, and ownership. These policies and objectives do not apply to the Ezone Map Correction Project.

1742. **Policy 9 Neighborhood Commercial Areas** Provide a quality urban environment with compatible residential, commercial and retail uses and service amenities.
1743. **Objective 9.1** Improve the quality of existing commercial structures and the positive image of the business districts along E. Glisan, E. Burnside and NE 28th.
1744. **Objective 9.2** Encourage new development which provides a mixture of residential and commercial uses and is compatible with the surrounding area.
1745. **Objective 9.3** Ensure on-going compatibility with the adjacent residential areas by buffering new development and expansions.
1746. **Objective 9.4** Encourage a special district which promotes an area theme along N.E. 28th and at its intersections with E. Burnside and E. Glisan.
1747. **Objective 9.5** Improve the quality of development design, especially along arterials and at prominent intersections such as 20th and Sandy and 12th/Sandy/Burnside.
1748. **Objective 9.6** Encourage the development of shared business parking lots along E. Glisan and along E. Burnside to make on-street parking available for local residents.
1749. **Objective 9.7** Promote development of pedestrian, bicycle, and transit amenities.
1750. **Objective 9.8** Encourage residential development on the upper floor of buildings along E. Glisan, E. Burnside, and NE 28th.

Council interprets Policy 9 to pertain to providing compatible residential, commercial and retail uses. The Environmental Overlay Zone Map Correction Project does not include any proposals to change base zones, therefore it will not modify the existing balance of land use designations allowing business and industry in Kerns. The added ezones within this neighborhood will not impact existing or future commercial areas in the Kerns neighborhood since they are being added primarily along the freeway slopes. Therefore, the Ezone Map Correction Project is consistent with Policy 9 and Objectives 9.1-9.8.

1751. **Policy 10 North OF Sandy/Mixed Use Area** Maintain a compatible mix of high-density residential and light manufacturing uses.
1752. **Objective 10.1** Maintain the residential enclaves within the area.
1753. **Objective 10.2** Encourage additional development of medium and high density residential units.

- 1754. **Objective 10.3** Encourage reuse, rather than demolition, of the older structures in order to retain visual diversity and historic character.
- 1755. **Objective 10.4** Encourage existing businesses to remain and support their expansion.
- 1756. **Objective 10.5** Encourage campus-type environments for land-extensive businesses and industries.
- 1757. **Objective 10.6** Support street improvements and street closures to accommodate large trucks, based on the provision of adequate on-site loading and parking areas.

Council interprets Policy 10 to pertain to uses in the area bounded by NE 12th Avenue, NE Sandy, NE 33rd Avenue and I-84. The Environmental Overlay Zone Map Correction Project does not include any proposals to change base zones, therefore it will not modify the existing allowed uses in this area. The added ezones within this neighborhood will not impact the type of existing or future uses and will have minimal impact since they are being added primarily along the freeway slopes. Therefore, the Ezone Map Correction Project is consistent with Policy 10 and Objectives 10.1-10.6.

- 1758. **Policy 11 Central Eastside Industrial District (CEID)** Maintain and promote the area as an industrial, manufacturing, and distribution employment center.
- 1759. **Objective 11.1** Promote development which takes advantage of opportunities to share parking, loading, and other common facilities.
- 1760. **Objective 11.2** Strengthen the cooperative working relationship between the Kerns Neighborhood Association and the Central Eastside Industrial Council.
- 1761. **Objective 11.3** Discourage conversion in the industrial sanctuary to commercial and office use unless the site is not suitable for industrial or distribution development, or unless the proposed use supports or enhances surrounding industrial activities.
- 1762. **Objective 11.4** Retain the viability and maintenance of the existing housing stock and commercial structures until such time as they are converted to other uses allowed by the underlying zone.
- 1763. **Objective 11.5** Encourage a design concept for all new development and redevelopment projects which promotes the CEID as a distinct district and as a gateway to the neighborhood.
- 1764. **Objective 11.6** Support street improvements and street closures to accommodate large trucks, based on the provision of adequate on-site loading and parking areas.
- 1765. **Objective 11.7** Discourage downtown commuter on-street parking in the Kerns Neighborhood.

Council interprets Policy 11 to pertain to uses in the area bounded by E Burnside, NE 12th Avenue, and the freeways. The Environmental Overlay Zone Map Correction Project does not include any proposals to change base zones, therefore it will not modify the existing allowed uses in this area. The added ezones within this neighborhood will not impact the type of existing or future uses and will have minimal impact since they are being added primarily along the freeway slopes. Therefore, the Ezone Map Correction Project is consistent with Policy 11 and Objectives 11.1-11.7.

POWELHURST-GILBERT NEIGHBORHOOD PLAN (1996)

1766. **Policy 1. Transportation** Ensure that the neighborhood is accessible by a variety of transportation modes including walking, bicycling, public transit, auto, and truck, while reducing noise, pollution and safety hazards.

1767. **Policy 1(1): Transit**

1768. **Objective 1** Increase the availability of public transit along all major transportation corridors and near commercial nodes.

1769. **Objective 2** Develop a "main street" strategy that combines housing density, good urban design and "ten minute transit corridors" to improve transit service in portions of the neighborhood, including portions of SE Powell Boulevard.

1770. **Objective 3** Enact zoning and plan designations which are supportive of future transit along I-205 near identified transit stations.

The Ezone Map Correction Project does not include actions or objectives related to transit and no base zones are changing as a part of this project; therefore, City Council finds that Policy 1(1) and Objectives 1-3 do not apply.

1771. **Policy 1(2): Pedestrian and Bikeways**

1772. **Objective 1** Promote local street improvements, including sidewalks, in areas where improvements are inadequate or nonexistent.

1773. **Objective 2** Establish a convenient system for bicycle transportation within the community which links the Powellhurst-Gilbert Neighborhood to the rest of Portland.

1774. **Objective 3** Consider establishing pedestrian districts in areas of heavy pedestrian usage, such as commercial centers.

1775. **Objective 4** Reduce the impact of auto traffic on existing and proposed pedestrian facilities and bikeways so that people walking and biking will feel more comfortable using alternative transportation modes.

The Ezone Map Correction Project does not include actions or objectives related to pedestrian and bikeways; therefore, City Council finds that Policy 1(2) and Objectives 1-4 do not apply.

1776. **Policy 1(3): Neighborhood Traffic Management**

1777. **Objective 1** Manage traffic and circulation through and in Powellhurst-Gilbert to serve the neighborhood but not dominate it.

1778. **Objective 2** Buffer the residential neighborhoods on both sides of I-205 from freeway noise.

1779. **Objective 3** Identify traffic-control options that increase safety, foster opportunity for commercial, low impact industrial and housing development. Consider all major streets in the neighborhood.

1780. **Objective 4** Focus new development at locations along major transportation corridors, to assure that land use development activity reinforces, and is reinforced by, transportation system improvements.

1781. **Objective 5** In regard to Division Street:

- a. Minimize, share and/ or separate driveways as much as possible in commercial and industrial development.
- b. Commercial and industrial development should utilize side streets for access where possible, if they do not face residential areas or conflict with the neighborhood's residential environment.
- c. Encourage internal circulation access to connect with adjacent sites without using Division Street.

1782. Encourage construction of pedestrian accessways between adjacent sites.

The Ezone Map Correction Project does not include actions or objectives related to neighborhood traffic management; therefore, City Council finds that Policy 1(3) and Objectives 1-5 do not apply.

1783. **Policy 2. Trails, Parks, Open Space and Environment.** Ensure that the parks, green spaces, open spaces and other recreational and cultural opportunities of the Powellhurst-Gilbert neighborhood meet the needs of area residents and improve the neighborhood's appearance.

1784. **Objective 1** Encourage preservation and enhancement of Johnson Creek and its adjacent areas.

1785. **Objective 2** Preserve natural drainage ways for surface runoff and to provide wildlife corridors.

1786. **Objective 3** Maintain and improve parks and open spaces next to schools.

1787. **Objective 4** Provide pathways, viewpoints and multiple-use public facilities on Kelly Butte while preserving the area's natural character.

1788. **Objective 5** Implement the Ed Benedict Park plan.

1789. **Objective 6** Incorporate marshes and low natural areas into a park and pathway system and also use them for retaining storm water run-off and recharging the ground water.

1790. **Objective 7** Develop mechanisms for the protection of water quality within the Johnson Creek drainage basin.

1791. **Objective 8** Assess the park needs of residents in Powellhurst-Gilbert Neighborhood and coordinate with the Portland Parks Bureau to develop plans to provide adequate levels of park service in the area.

1792. **Objective 9** Improve existing parks and natural or scenic areas in the neighborhood.

1793. **Objective 10** Provide street trees and wildflowers in appropriate places.

Council interprets Policy 2 and Objectives 1-10 to pertain to management, preservation and development of trails, parks, open space and the environment in Powellhurst-Gilbert. The Environmental Overlay Zone Map Correction Project is remapping the ezones in Powellhurst-Gilbert to more accurately follow streams, forests, and wetlands. This will ensure that natural resources are protected in this area, including resource that should have been protected, and which were missed when the existing ezones were adopted. The ezones will also ensure protections for natural resources in parks and open spaces that are accessible to the public. Within the ezones, there are standards and exemptions for the construction of trails, which will increase public access to natural resources, and there are protections that ensure that native vegetation is planted within the ezones. The ezones help to ensure that new development avoids or mitigates for impacts to natural resources, thereby ensuring that the ecosystem services that they provide are preserved. Therefore, Council finds that the Ezone Project is in compliance with Policy 2 and Objectives 1-10.

1794. **Policy 3. Public Safety** Reduce crime and reinforce a sense of security for those living and working in Powellhurst-Gilbert.

1795. **Objective 1** Encourage Portland's police to participate in community affairs and to get to know the Powellhurst-Gilbert neighborhood and neighbors.

1796. **Objective 2** Maintain and improve the safety and appearance of the neighborhood.

Policy 3 and Objectives 1 and 2 pertain to maintaining a high level of public safety and security for residents, employees and businesses in Powellhurst-Gilbert. City Council finds that these policies and objectives are not applicable to the Environmental Overlay Zone Map Correction Project.

1797. **Policy 4. Housing and Neighborhood Livability.** Improve the neighborhood and encourage and allow for diversity in the type and density of housing within the neighborhood.

1798. **Objective 1** Increase the potential for new housing in Powellhurst-Gilbert.

1799. **Objective 2** Support programs which help provide for owner occupancy for those who have low and moderate incomes and who want to own homes.

1800. **Objective 3** Encourage the replacement of unsound structures with higher density infill development which is in keeping with the character of surrounding properties.

1801. **Objective 4** Implement this neighborhood plan.

Council interprets Policy 4 and Objectives 1-4 to pertain to neighborhood livability and diversity and density of housing in Powellhurst-Gilbert. Within ezones, there are exemptions that allow for the maintenance, repair, replacement, and continued use of existing housing/structures. Alterations to existing housing developments are allowed if they can avoid or mitigate for impacts to natural resources. New housing development is allowed within ezones if it can avoid or mitigate for impacts to natural resources. Environmental review provides an alternative approval pathway for the permitting of new development or alterations to existing development that cannot meet standards or

exemptions. On some lots, development of new residential housing could be limited by the application of ezones. But the overall impact of the changes to the ezones that are proposed by the Environmental Overlay Zone Map Correction Project will be a net reduction in the citywide housing capacity of approximately 550 units, which is a de minimis impact to the residential housing land capacity that could yield a surplus of tens of thousands of units beyond the need for housing that was identified in the 2035 Comprehensive Plan. Therefore, Council finds that the Environmental Overlay Zone Map Correction Project is in compliance with or does not impact Policy 4 and Objectives 1-4.

- 1802. **Policy 5. Historic Preservation and Urban Design** Preserve, restore and enhance Powellhurst-Gilbert's historic resources.
- 1803. **Objective 1** Build neighborhood identity by researching and preserving the neighborhood's history.
- 1804. **Objective 2** Promote, restore and maintain architecturally or historically significant structures and other historic features in the neighborhood including horse rings, carriage rails and dates and names found in sidewalks.
- 1805. **Objective 3** Record Powellhurst-Gilbert's early history by conducting oral interviews with the area's older residents.
- 1806. **Objective 4** Underground utilities.
- 1807. **Objective 5** Use design elements such as landscaping, screening and building orientation to ensure good design of new development and cohesive commercial areas.
- 1808. **Objective 6** Maintain and enhance the appearance of existing development.

The Ezone Map Correction Project does not include policies or objectives related to preservation of historic features or urban design; therefore, City Council finds that Policy 5 and Objectives 1-6 do not apply.

- 1809. **Policy 6. Economic Development** Improve, support and create businesses that enhance the neighborhood and provide needed goods and services to residents.
- 1810. **Objective 1** Large commercial areas should be located to meet the following requirements:
 - d. Traffic is directed away from local residential streets;
 - e. Site abuts a transit street;
 - f. Buffering is provided to protect abutting residential development;
 - g. Public services with sufficient capacities are available, or
 - h. Public services will be fully financed by the developer.
- 1811. **Objective 2** Create attractive and safe neighborhood commercial centers.
- 1812. **Objective 3** Promote the use of commercial signs which do not obstruct visibility and which promote community identity.

The Ezone Map Correction Project does not include policies or objectives related to economic development; therefore, City Council finds that Policy 6 and Objectives 1-3 do not apply.

SELLWOOD-MORELAND (1997)

1813. **Goal** - Retain and enhance Sellwood-Moreland's neighborhood character as an urban village, with a rich mixture of land uses, a variety of housing types with a range of affordable housing, recreational opportunities, and transportation alternatives.

Council interprets this goal to pertain to retaining and enhancing the neighborhood character of Sellwood-Moreland. The Ezone Map Correction Project does not include any proposals to change base zones and the proposed will not impact housing types, affordable housing, recreational opportunities or transportation alternatives. Therefore, this Goal does not apply.

1814. **Policy I: Historic Preservation** Protect historic resources. Preserve the historic character of neighborhood areas recognized in this plan.

1815. **Objective 1.** Increase public awareness of neighborhood history

1816. **Objective 2.** Recognize and conserve historic resources and structures

1817. **Objective 3.** Respect the character of Sellwood-Moreland by sensitively integrating new development with the historic elements of-the community

The Ezone Map Correction Project does not include policies or objectives related to historic preservation; therefore, Council finds that Policy I and Objectives 1-3 do not apply.

1818. **Policy II: Sense of Place.** Reinforce a distinctive sense of place by emphasizing neighborhood boundaries, connections, business districts, public open spaces, and focal points.

1819. **Objective 1.** Make neighborhood edges an integral part of the community.

1820. **Objective 2.** Identify and strengthen neighborhood gateways.

1821. **Objective 3.** Promote development at key nodes that reinforces the Sellwood-Moreland neighborhood as a pedestrian-oriented, self-sufficient "village".

1822. **Objective 4.** Establish focal points within each business district

1823. **Objective 5.** Enhance the neighborhood's established character as a mixed-use village, emphasizing residential areas surrounding a number of business districts, orientation to public transit and a healthy pedestrian environment.

The Ezone Map Correction Project does not include policies or objectives related to reinforcing sense of place in Sellwood-Moreland; therefore, Council finds that Policy II and Objectives 1-5 do not apply.

1824. **Policy III: Community Livability.** Strengthen the sense of community and neighborhood identity.

- 1825. **Objective 1.** Acknowledge and Celebrate the heritage of the neighborhood.
- 1826. **Objective 2.** Communicate news of neighborhood activities and get more people involved in the SMILE Neighborhood Association.
- 1827. **Objective 3.** Build on the potential of parks, open spaces and streets as shared public spaces to strengthen the coherence and unity of the neighborhood.

The Ezone Map Correction Project does not include policies or objectives related to neighborhood activities, the heritage of the Sellwood-Moreland neighborhood, or use of parks to strengthen the coherence and unity of the neighborhood; therefore, City Council finds that Policy III and Objectives 1-3 do not apply.

- 1828. **Policy IV: Subareas.** Recognize and reinforce distinct neighborhood subareas, considering their unique strengths, character, challenges, and opportunities.

The Ezone Map Correction Project does not include policies or objectives related to recognizing or reinforcing the distinct neighborhood subareas of Sellwood-Moreland; therefore, City Council finds that Policy IV does not apply.

- 1829. **Policy V: The River's Edge.** Make the river's edges integral to the community.
- 1830. **Objective 1.** Strengthen and create connections between the neighborhood and the river.
- 1831. **Objective 2.** Protect Oaks Bottom Wildlife Refuge from any development which threatens to diminish its capacity to support a variety of native species.
- 1832. **Objective 3.** Preserve views from the Sellwood Bridge to the river, the hills to the west, and downtown Portland in any Sellwood Bridge renovation or replacement.
- 1833. **Objective 4.** Strengthen the role of the Sellwood Bridge as a neighborhood gateway.
- 1834. **Objective 5.** Use the public areas near the river's edge to help unify and create an identity for the neighborhood.
- 1835. **Objective 6.** Pursue and support commercial activity at the bridgehead that is compatible with river edge resources, and will link commercial and residential areas on Tacoma with the residential and recreational areas below at the water's edge.

The Ezone Map Correction Project area does not include the Willamette River, which is protected through different overlays; therefore, City Council finds that Policy V and Objectives 1-6 do not apply.

- 1836. **Policy VI: Tacoma Street.** Improve access to and from the neighborhood across the Willamette River for transit, bicycles and pedestrians.
- 1837. **Objective 1.** Create gateways to the neighborhood at the Sellwood Bridge and at the McLaughlin overpass.
- 1838. **Objective 2.** Enhance the safety of the Sellwood Bridge for pedestrians and bicyclists
- 1839. **Objective 3.** Reduce regional traffic on the Sellwood Bridge and Tacoma Street

- 1840. **Objective 4.** Manage traffic on Tacoma Street consistent with the classifications for transit, bikeway, and pedestrian ways in the Transportation Element of the Comprehensive Plan
- 1841. **Objective 5.** Improve the safety and character of pedestrian crossings across Tacoma Street
- 1842. **Objective 6.** Encourage mixed-use (commercial/residential) development on Tacoma Street that enhances the character of the area

Council interprets Policy IV and Objectives 1-6 to pertain to neighborhood goals surrounding Tacoma Street in Sellwood-Moreland. There are two small portions of ezones adjacent to or crossing SE Tacoma Street located over Crystal Springs and Johnson Creek. However, modified ezones areas will not impact Policy VI or Objectives 1-6.

- 1843. **Policy VII: Balanced Growth** Preserve the health and vitality of neighborhood commercial areas and maintain the balance among residential, commercial and industrial interests.
- 1844. **Objective 1.** Create an overall strategy and individual plans for each business district
- 1845. **Objective 2.** Preserve the historic character and pedestrian-orientation of the neighborhood commercial areas
- 1846. **Objective 3.** Establish focal points within each business district
- 1847. **Objective 4.** Provide good vehicle and mass transit access to the commercial areas for customers and residents. Emphasize and promote pedestrian-oriented uses over auto-oriented uses
- 1848. **Objective 5.** Reduce auto-dominance of the 17th Avenue intersection and redevelop it as the core of a revived business district that complements the 13th Avenue Antique Row and serves the local neighborhood

The Ezone Map Correction Project does not include any proposals to change base zones. It does not include any policies or objectives related to preserving the health and vitality of neighborhood commercial areas. Therefore, City Council determines that Policy VII and Objectives 1-5 do not apply.

- 1849. **Policy VIII: Humanize McLoughlin** Humanize McLoughlin and make it an asset to the neighborhood.
- 1850. **Objective 1.** Promote development at the North End and at the Tacoma Street overpass that supports high-capacity transit. Seek a high-capacity transit stop at Bybee but place priority on the other two stops
- 1851. **Objective 2.** Provide some connections across McLaughlin for pedestrians and bicyclists
- 1852. **Objective 3.** Create gateways to the neighborhood at the north end, Bybee overpass, and the Tacoma overpass. Take advantage of transportation improvements in creating these gateways
- 1853. **Objective 4.** Improve the Crystal Springs Creek and Johnson Creek environments

Council interprets Policy VIII and Objectives 1-4 to pertain to humanizing McLoughlin to make it an asset to the neighborhood. The Ezone Map Correction Project does not include policies or objectives that specifically address humanizing McLoughlin. However,

the project will support Objective 4 with improved protections for Crystal Springs Creek and Johnson Creek environmental. Therefore, Council finds the Ezone Map Correction Project is consistent with or does not impact Policy VIII and Objectives 1-4.

1854. **Policy IX: Caring for Crystal Springs** Foster community care and respect for the Crystal Springs environment.

1855. **Objective 1.** Protect the Crystal Springs greenspaces and preserve wildlife habitat

1856. **Objective 2.** Increase public access to Crystal Springs and Johnson Creek

The Environmental Overlay Zone Map Correction Project is remapping the ezones along Crystal Springs Creek to more accurately follow resources. This will ensure that natural resources are protected in this area, including resources that should have been protected, and which were missed when the existing ezones were adopted. The ezones will also ensure protections for natural resources in parks and open spaces that are accessible to the public. Within the ezones, there are standards and exemptions for the construction of trails, which will increase public access to natural resources, and there are protections that ensure that native vegetation is planted within the ezones. The ezones help to ensure that new development avoids or mitigates for impacts to natural resources, thereby ensuring that the ecosystem services that they provide are preserved. Therefore, City Council finds that the Ezone Project is in compliance with Policy IX and Objectives 1 and 2.

1857. **Policy X: North End-A New Neighborhood Center** Encourage the emergence of a new neighborhood center in the North End which will become the focal point for transit and pedestrian-oriented residential, commercial and employment uses.

1858. **Objective 1.** Provide opportunities for commercial and mixed-use development oriented to local shopping and employment needs

1859. **Objective 2.** Provide for housing redevelopment at densities that support a nearby high-capacity transit station, and support retail stores and services in the neighborhood center

1860. **Objective 3.** Protect and preserve areas with potential to be listed as a historic district

1861. **Objective 4.** Provide safe pedestrian access across McLaughlin to the transit station

1862. **Objective 5.** Provide a community gathering space in the North End

The Ezone Map Correction Project does not include any policies or objectives related to the North End Neighborhood Center and no ezones are located in this area (existing or proposed); therefore, City Council finds that Policy X and Objectives 1-5 do not apply.

1863. **Policy XI: Residential Areas** Preserve the predominantly pedestrian scale and design of the neighborhood's residential areas, emphasizing the street as an important public open space element.

1864. **Objective 1.** Ensure a mix of housing units to serve the needed range of types, sizes and income levels that will accommodate a socially and economically diverse neighborhood population

1865. **Objective 2.** Designate existing business areas, transportation corridors, transit stations and activity centers as the appropriate locations for concentrating higher density residential and mixed-use zones

The Ezone Map Correction Project does not include any proposals to change base zones or modify residential areas; therefore, City Council determines that Policy XI and Objectives 1-2 do not apply.

- 1866. **Policy XII: Environment and Greenspaces.** Foster community care and respect for the environment.
- 1867. **Objective 1.** Create more opportunities for interaction with the natural environment.
- 1868. **Objective 2.** Protect neighborhood greenspaces and preserve wildlife habitat.
- 1869. **Objective 3.** Promote the "urban forest" in Sellwood-Moreland.
- 1870. **Objective 4.** Strengthen the neighborhood's natural environment by creating linkages between existing greenspaces and natural resource areas with corridors of natural plantings.
- 1871. **Objective 5.** Guard against inappropriate use and storage of toxic materials and pollutants
- 1872. **Objective 6.** Connect the Greenway Trail with the Springwater Corridor through the Sellwood-Moreland neighborhood.

The Environmental Overlay Zone Map Correction Project is remapping the ezones in Sellwood-Moreland to more accurately follow streams, wetlands and forests. This will ensure that natural resources are protected in this area, including resources that should have been protected, and which were missed when the existing ezones were adopted. The ezones will also ensure protections for natural resources in parks and open spaces that are accessible to the public. Within the ezones, there are standards and exemptions for the construction of trails, which will increase public access to natural resources, and there are protections that ensure that native vegetation is planted within the ezones. The ezones help to ensure that new development avoids or mitigates for impacts to natural resources, thereby ensuring that the ecosystem services that they provide are preserved. Therefore, City Council determines that the Ezone Project is in compliance with Policy XII and Objectives 1-6.

- 1873. **Policy XIII: Transportation.** Provide for the safe movement of people and goods, while preserving, enhancing or reclaiming the neighborhood's livability.
- 1874. **Objective 1.** Retain a bridge crossing which connects Sellwood and southeast neighborhoods to southwest neighborhoods. Avoid increasing traffic capacity for a regional facility
- 1875. **Objective 2.** Enhance or expand accessibility across the Willamette River for pedestrians, bicyclists and transit.
- 1876. **Objective 3.** Support high-capacity transit serving those living in Sellwood-Moreland
- 1877. **Objective 4.** Enhance the neighborhood's pedestrian environment along Tacoma.

Council interprets Policy XIII and Objectives 1-4 to pertain to transportation and neighborhood livability. The Ezone Map Correction Project does not include policies or

objectives related to transportation goals specifically. However, there are standards and exemptions that allow for the construction of new streets and the expansion of public streets in rights-of-way that are located in ezones. Environmental Review provides an alternative approval method for transportation projects that cannot meet ezone standards or exemptions. By allowing for the build out of the transportation network, while ensuring that the construction of new transportation facilities avoids or mitigates for impacts to natural resources within ezones, Council determines that the Ezone Project is in compliance with Policy XIII and Objectives 1-4.

- 1878. **Policy XIV: Community Services** Enhance the Sellwood-Moreland neighborhood's sense of community.
- 1879. **Objective 1.** Cultivate a strong sense of belonging and participation in a unique village community
- 1880. **Objective 2.** Retain and strengthen a mix of uses and activities - residential, commercial, employment, recreational, institutional, and social

Policy XIV and Objectives 1-2 pertain to enhancing the Sellwood-Moreland sense of community. City Council finds that these policies and objectives are not applicable to the Environmental Overlay Zone Map Correction Project.

- 1881. **Policy XV: Public Safety and Crime Prevention** Maintain a safe neighborhood for people and property.
- 1882. **Objective 1.** Work with Portland police to retain community policing stations and crime prevention programs
- 1883. **Objective 2.** Broaden and expand the involvement of residents and businesses in maintaining awareness of fire and life safety issues

Policy XV and Objectives 1-2 pertain to maintaining a safe neighborhood. City Council finds that these policies and objectives are not applicable to the Environmental Overlay Zone Map Correction Project.

WILKES COMMUNITY AND ROCKWOOD CORRIDOR PLAN (1987)

- 1884. **Objective A** Enhance and improve the quality of the urban environment.

Council interprets Objective A to pertain to the quality of the urban environment. The Ezone Map Correction Project is in compliance with this objective because improved protection of natural resources enhances and improves the quality of the urban environment by protecting resources and the ecosystem services they provide.

- 1885. **Objective B** Encourage a coordinated development pattern in order to most efficiently use land, material, and human resources.

The Ezone Map Correction Project does not impact include actions or objectives related to development patterns in the Wilkes-Rockwood Corridor; therefore, City Council determines this objective does not apply.

- 1886. **Objective C** Protect and preserve a sense of community identity.

1887. **Objective D** Support opportunities for citizen involvement in community planning issues, implementation, and revision of the Wilkes Community and Rockwood Corridor Plan and on issues involving zoning, subdivision, and special land use projects.

1888. **Objective E** Preserve and improve the liveability of established residential neighborhoods.

The Ezone Map Correction Project does not include actions or objectives related to community identity, citizen involvement, or liveability of residential neighborhoods in the Wilkes-Rockwood Corridor; therefore, City Council determines objectives C-E do not apply.

1889. **Objective F** Encourage new single-family and multifamily developments scaled and designed to be a part of the community and protect the privacy of adjoining properties.

The Ezone Map Correction Project does not modify any existing base zones and does not include actions or objectives related to scale and design of single or multifamily developments; therefore, City Council determines this objective does not apply.

1890. **Objective G** Support the efficient and economical use of public facilities and utilities by fully utilizing the capacity of these services and lowering the cost for each user.

1891. **Objective H** Support existing businesses and offices and development of new commercial activities on sites zoned for such uses to create cohesive and functional shopping areas.

The Ezone Map Correction Project does not include actions or objectives related to use of public facilities and utilities or commercial areas in the Wilkes-Rockwood Corridor; therefore, City Council determines objectives G and H do not apply.

1892. **Objective I** Encourage the development of a continuous pedestrian and bicycle circulation system that connects the living areas, recreational facilities, and activity centers of the communities.

The Ezone Map Correction Project does not include actions or objectives related to pedestrian or bicycle circulation systems. The Ezone Project amendments include a modification to the allowed trail width within ezones to make the width consistent with ADA recommendations for public trails. However, no other changes related to the City transportation strategy are proposed. Therefore, City Council determines that the project is consistent with Objective I.

1893. **Objective J** Improve transit services in the community to encourage increased ridership and reduce dependency upon the private automobile for transportation.

1894. **Objective K** Encourage transit-supportive uses along the light-rail corridor.

1895. **Objective L** Enhance the environment of local residential streets.

The Ezone Map Correction Project does not include actions or objectives related to transit service, transit-supported uses, or local street improvements in the Wilkes-Rockwood Corridor; therefore, City Council determines that objectives J-L do not apply.

1896. **Objective M** Preserve significant natural features, habitats and shared open spaces.

Council interprets Objective M to pertain to the preservation of natural features, habitats and open spaces in the Wilkes-Rockwood Corridor. The Ezone Map Correction Project will support preservation of significant natural resources within the Wilkes-Rockwood Corridor by remapping the ezones to more accurately follow streams, forests, and wetlands. This will ensure that natural resources are protected in this area, including resource that should have been protected, and which were missed when the existing ezones were adopted. Therefore, Council finds that this project is consistent with Objective M.

1897. **Objective N** Support efforts to identify alternatives for the maintenance and improvement of the park system.

The Ezone Map Correction Project does not include actions or objectives related to maintenance or improvements of the park system in the Wilkes-Rockwood Corridor. Therefore, City Council finds that Objective N does not apply.

1898. **Policy 1: PLAN RELATIONSHIPS** The Portland Comprehensive Plan goals, policies, land use map, and revised zoning code are the primary source of land use decisions. The Portland Wilkes Community and Rockwood Corridor Plan is an integral component of the Portland Comprehensive Plan. The more detailed community policies, design guidelines, and transit goals of this plan shall be used in conjunction with the Portland Comprehensive Plan for the evaluation of land use cases and balancing of community interests and issues.

1899. **Policy 2: LAND USE PLANNING** Maintain and improve the quality of living conditions in the community for present and future generations by the implementation of a coordinated and ongoing land use planning program.

1900. **Policy 3: CITIZEN INVOLVEMENT** Recognize the importance of groups such as the Wilkes and Rockwood Community Groups, neighborhood associations, and business organizations in involving citizens in the discussion and review of land use issues. Providing notice to such groups and organizations of land use issues, and creating opportunities for review and comment on proposed changes to the Portland Comprehensive and Wilkes Community and Rockwood Corridor Plans and their implementing measures, will help to ensure community involvement in the land use planning and implementation.

1901. **Policy 4: COMMUNITY IDENTITY** Recognize the Wilkes Community and Rockwood Corridor Plan areas as identifiable communities of Portland and support the implementation of this plan.

The Ezone Map Correction Project does not include actions or objectives related to use of this plan, implementation of a Wilkes-Rockwood land use planning program, citizen involvement in Wilkes-Rockwood, or community identify of Wilkes-Rockwood; therefore, City Council finds that Policies 1-4 do not apply.

1902. **Policy 5: COMMERCIAL AND INDUSTRIAL LAND** Protect areas designated for commercial and industrial development from encroachment by adjacent and nearby incompatible uses.

The Ezone Map Correction Project does not include actions or objectives related to use of public facilities and utilities or commercial areas in the Wilkes-Rockwood Corridor; therefore, City Council finds that objectives G and H do not apply.

1903. **Policy 6: BUSINESS AND INDUSTRY** Maintain a healthy and viable environment for new and existing businesses that provide jobs, industrial and commercial goods, and consumer services.

The Environmental Overlay Zone Map Correction Project does not include any proposals to change base zones. Where ezones are applied to sites that are zoned for commercial, industrial, or employment uses, exemptions allow for the continuation of ongoing practices and uses, including maintenance or replacement of buildings, structures, the maintenance of vegetation, and the continuation of existing agricultural practices. Standards allow for new development or alterations to existing development within the ezones that avoids or mitigates for impacts to natural resources. The environmental review process affords an alternative approval process for development in the ezones that cannot meet exemptions or standards. Because the ezones exempt existing development and allow for new development on business and industry sites, City Council finds that the Ezone Project is in compliance with Policy 6.

1904. **Policy 7: COMMUNITY INVESTMENTS** Encourage continued human and material investment in the area and the development of new community resources.

City Council finds that the Ezone Map Correction Project does not include actions or objectives related to investment in the Wilkes-Rockwood Corridor; therefore, this policy does not apply.

1905. **Policy 8: LIGHT-RAIL TRANSIT CORRIDOR DEVELOPMENT** Encourage mixed-use development in the Light-Rail Transit Corridor which is consistent with Corridor and Station-Area goals.

City Council finds that the Ezone Map Correction Project does not include actions or objectives related to use development along the Light-Rail Transit Corridor; therefore, Policy 8 does not apply.

1906. **Policy 9: TRANSPORTATION SYSTEM** Encourage the efficient use of the transportation network while mitigating adverse traffic impacts on the community's residential liveability and business climate.

City Council finds that the Ezone Map Correction Project does not include actions or objectives related to efficient use of the transportation network; therefore, Policy 9 does not apply.

1907. **Policy 10: DEVELOPED RESIDENTIAL NEIGHBORHOODS** Maintain developed residential areas for residential use protected from encroachment by incompatible uses.

1908. **Policy 11: VACANT RESIDENTIAL LAND INVENTORY** Maintain residentially zoned land for residential use.

1909. **Policy 12: NEW RESIDENTIAL DEVELOPMENT** Use design features such as landscaping, screening, and building orientation to ensure compatibility of new attached single-family and multifamily residential developments with surrounding existing residential developments.

The Environmental Overlay Zone Map Correction Project does not include any proposals to change base zones to modify residential areas. In addition, the Ezone Map Correction Project does not include actions or objectives related residential development design features; therefore, City Council finds that Policies 10-12 do not apply.

1910. **Policy 13: DESIGN GUIDELINES** Use Community and Site Design Guidelines of this plan as a guide in land use and land division reviews and site review.

1911. **Policy 14: MIXED USE** Commercial uses may be appropriate on the first floor of new high density multifamily residential developments within the Rockwood Light-Rail Transit Corridor.

1912. **Policy 15: REDEVELOPMENT** Enhance community liveability by taking advantage of all opportunities which encourage upgrading of the appearance of residential, commercial, industrial and institutional properties.

The Ezone Map Correction Project does not include actions or objectives related design guidelines, mixed use for residential development, or redevelopment within the Wilkes-Rockwood Corridor; therefore, City Council finds that Policies 13-15 do not apply.

1913. **Policy 16: PARKS AND OPEN SPACE** Improve the liveability of the area through the development of public open spaces for recreational and aesthetic purposes.

Council interprets Policy 16 to pertain to the development of public open spaces for recreational and aesthetic purposes. Ezones are applied to natural resources in parks and open spaces in the Wilkes-Rockwood Corridor. The Environmental Overlay Zone Map Correction Project is remapping the ezones to better follow the resources that they were intended to protect and to apply to resources that were missed when the existing ezones were adopted. Standards and exemptions in the code that apply to the ezones allow for the construction of public trails and facilities that allow for public access that can avoid or mitigate for impacts to natural resources. The environmental review process provides an alternative pathway for approval of projects that cannot meet standards. Therefore, the Ezone Project is in compliance with Policy 16.

1914. **Policy 17: GLENDOVEER GOLF COURSE** Recognize and preserve the adjacent Glendoveer Golf Course, associated recreational facilities and jogging path as a regional asset.

Council interprets Policy 17 to pertain to preservation of the Glendoveer Golf Course as a regional asset. The Ezone Map Correction Project is modifying a small area of czone on the Glendoveer Golf Course so that it better aligns with mapped resources. Other than this small change, the Ezone Map Correction Project does not include actions or

objectives related to this policy. Therefore, Council determines the project is consistent with Policy 17.

1915. **Policy 18: ALTERNATIVE MODES OF TRANSPORTATION** Promote development of pedestrian, bicycle, and transit amenities.

1916. **Policy 19: EDUCATION** Enhance the educational opportunities of Portland's citizens by supporting the objectives of school districts.

1917. **Policy 20: EDUCATIONAL AND COMMUNITY FACILITIES** Promote the efficient utilization of existing institutional facilities for community and educational purposes.

The Ezone Map Correction Project does not include actions or objectives related to alternative modes of transportation, education opportunities, or educational and community facilities; therefore, City Council determines that Policies 18-20 do not apply.

1918. **Policy 21: HOUSING LOCATION**

- i. Require new medium density multifamily residential zone developments to comply with the following locational requirements: 1. Have direct access to an arterial or collector; 2. Avoid routing of through traffic on local neighborhood streets; 3. Have public transit available or planned to be available within one-quarter mile of the site; and 4. Use design features such as landscaping, screening, and building orientation to ensure compatibility with surrounding residential developments.
- j. Encourage new medium density multifamily residential developments to cluster adjacent to or within activity centers and within areas one-quarter mile from light-rail transit stations.
- k. Require new low density multifamily, townhouse, and attached residential zone developments to comply with the following locational requirements: 1. Have direct access to major city traffic streets or district or neighborhood collector streets, or local service streets where traffic volume capacities will not be exceeded; and 2. Use design features such as landscaping, screening, and building orientation to ensure compatibility with surrounding residential developments.

1919. **Policy 22: COMMERCIAL LOCATION**

- l. Locate commercial establishments to best maximize the traffic system and land use efficiency and minimize noise, visual clutter and traffic congestion.
- m. New commercial designations shall meet the following locational requirements:
 1. Have direct access to a state highway or an arterial.
 2. Avoid routing of through traffic on local neighborhood streets.
 3. Have public transit available or planned to be available within one-quarter of a mile.
 4. Have physical opportunities for buffering and orientation of adjacent buildings and land uses.
 5. Be in areas already completely served by utilities with sufficient capacities, or areas where utility construction can be fully financed by the developer.
 6. Use design features such as landscaping, screening, and building placement to ensure compatibility with surrounding residential developments.

Council interprets Policies 21 and 22 to pertain to the location of new residential and commercial land uses. The Environmental Overlay Zone Map Correction Project does not

include any proposals to change base zones. The Ezone Map Correction Project does not include actions or objectives related to location of residential or commercial development; therefore, Council finds Policies 21 and 22 do not apply.

1920. PCC 33.855.060 Approval Criteria for Other Changes

In addition to the base zones and Comprehensive Plan designations, the Official Zoning Maps also show overlay zones, plan districts, and other items such as special setback lines, recreational trails, scenic viewpoints, and historic resources. Amendments to all of these except historic resources and the creation of plan districts are reviewed against the approval criteria stated in this section. Historic resources are reviewed as stated in Chapter 33.846, Historic Resource Reviews. The creation of a new plan district is subject to the approval criteria stated in 33.500.050. An amendment will be approved (either quasi-judicial or legislative) if the review body finds that all of the following approval criteria are met:

- a) Where a designation is proposed to be added, the designation must be shown to be needed to address a specific situation. When a designation is proposed to be removed, it must be shown that the reason for applying the designation no longer exists or has been addressed through other means;

Council interprets this approval criterion to pertain to addition or removal of an overlay zone, plan district or other items such as special setbacks, trails, viewpoints and historic resources. The Ezone Project will add and remove conservation, protection, and scenic overlay zones on many properties across the City. Where these overlay zones are proposed to be added, they are necessary to protect resources within the proposed overlay zone area. They are being added to accurately protect existing natural resources, which were previously mapped incorrectly. The Environmental Overlay Zone Map Correction project will synchronize the location of the overlay zones with the location of existing natural resources identified in the Natural Resources Inventory (NRI).

Where an overlay designation is proposed to be removed, it is because updated mapping indicates that the resource no longer exists or was previously mapped in an incorrect location. Therefore, the reason for applying the designation no longer exists or has been addressed through relocation of the overlay zone to accurately cover and protect the resource. Therefore, this approval criterion is met.

- b) The addition or removal is consistent with the purpose and adoption criteria of the regulation and any applicable goals and policies of the Comprehensive Plan and any area plans; and

Council interprets this approval criterion to pertain to consistency of changes in overlay zones, plan districts, or other special designations with the purpose and adoption criteria for the regulation and any application goals and policies of the Comprehensive Plan and area plans.

The purpose of the environmental zones are described as follows (from PCC 33.430):

33.430.010 Purpose Environmental zones protect resources and functional values that have been identified by the City as providing benefits to the public. The environmental regulations encourage flexibility and innovation in site planning and provide for development that is carefully designed to be sensitive to the site's protected resources. These regulations also help meet other City goals, along with other regional, state, and federal goals and regulations. The environmental regulations also carry out Comprehensive Plan policies and objectives.

33.430.015 Purpose of the Environmental Protection Zone The Environmental Protection zone provides the highest level of protection to the most important resources and functional values. These resources and functional values are identified and assigned value in the inventory and economic, social, environmental, and energy (ESEE) analysis for each specific study area. Development will be approved in the environmental protection zone only in rare and unusual circumstances.

33.430.017 Purpose of the Environmental Conservation Zone The Environmental Conservation zone conserves important resources and functional values in areas where the resources and functional values can be protected while allowing environmentally sensitive urban development.

The proposed remapping of the environmental overlay zones is consistent with the above-described purpose because it ensures that the resources that were intended to be protected are accurately covered by the environmental overlay zone.

The proposed changes are consistent with the Comprehensive Plan and all applicable area plans. Refer to the findings for each above.

- c) In the Marquam Hill plan district, relocation of a scenic viewpoint must be shown to result in a net benefit to the public, taking into consideration such factors as public access, the quality of the view, the breadth of the view, and the public amenities that are or will be available.

Council interprets this approval criterion to pertain to relocation of scenic viewpoints within the Marquam Hill plan district. No scenic viewpoints will be

relocated as part of the Ezone Project; therefore, this approval criterion does not apply.