



City of Portland Bureau of Development Services

Staff Presentation to the
Portland City Council

13-206922 & 13-207594 ZCL
(NW Lovejoy Ct. @ NW Station Way)

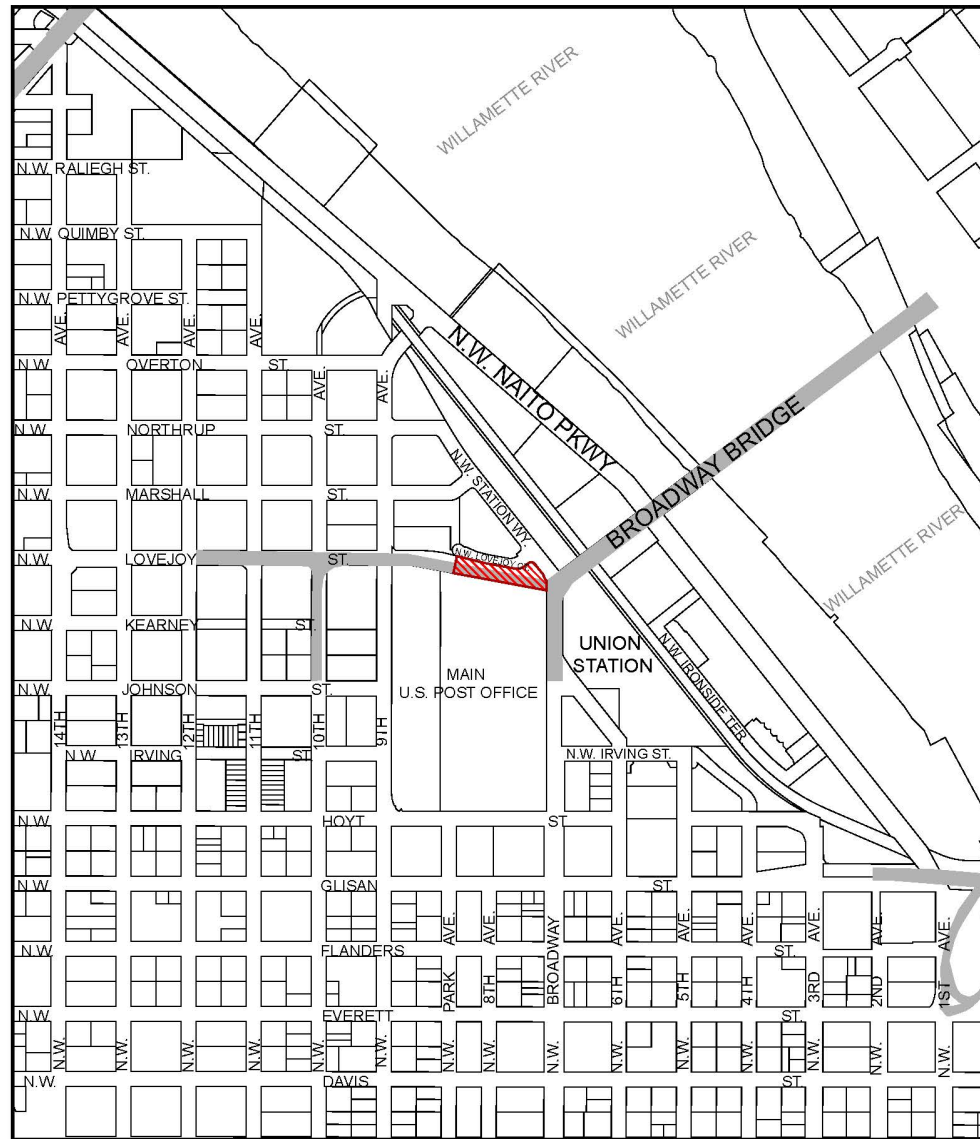
Introduction

- The Bureau of Development Services has received two applications for a Zoning Confirmation Letter.
- The applications each ask questions about how the zoning code applies to a proposal for a rest area/campground managed by Right 2 Dream Too at a site located underneath the west end of the Broadway Bridge, south of NW Lovejoy Court.

What is a Zoning Confirmation Letter?

- A written response to questions about how the zoning code applies to a site-specific proposal.
- Focus is on zoning regulations; does not identify other regulations that may apply to a proposal.
- Not a permit or a land use review.

Vicinity Map



VICINITY MAP

N.W. PORTLAND



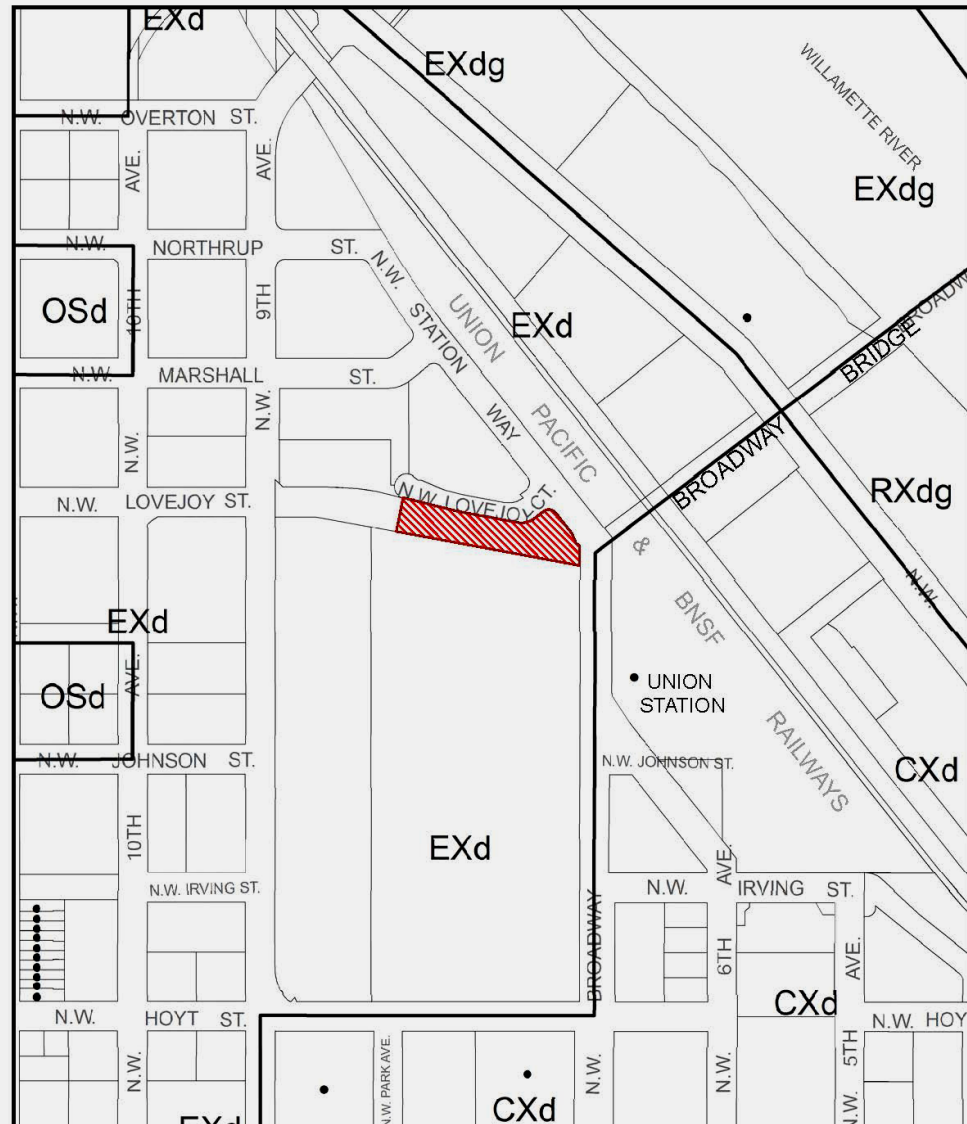
NORTH



Site

File No. PR 13-206922 ZCL
PR 13-207594 ZCL
 1/4 Section 2929
 Scale 1 inch = 500 feet
 State_Id 1N1E34BB 1307
(Oct 01, 2013)

Zoning Map



ZONING

 Site

 Historic Landmark



This site lies within the:
CENTRAL CITY PLAN DISTRICT
RIVER DISTRICT SUBDISTRICT
NORTH PEARL SUBAREA

File No. PR13-206922 ZCL, PR13-207594 ZCL

1/4 Section 2929

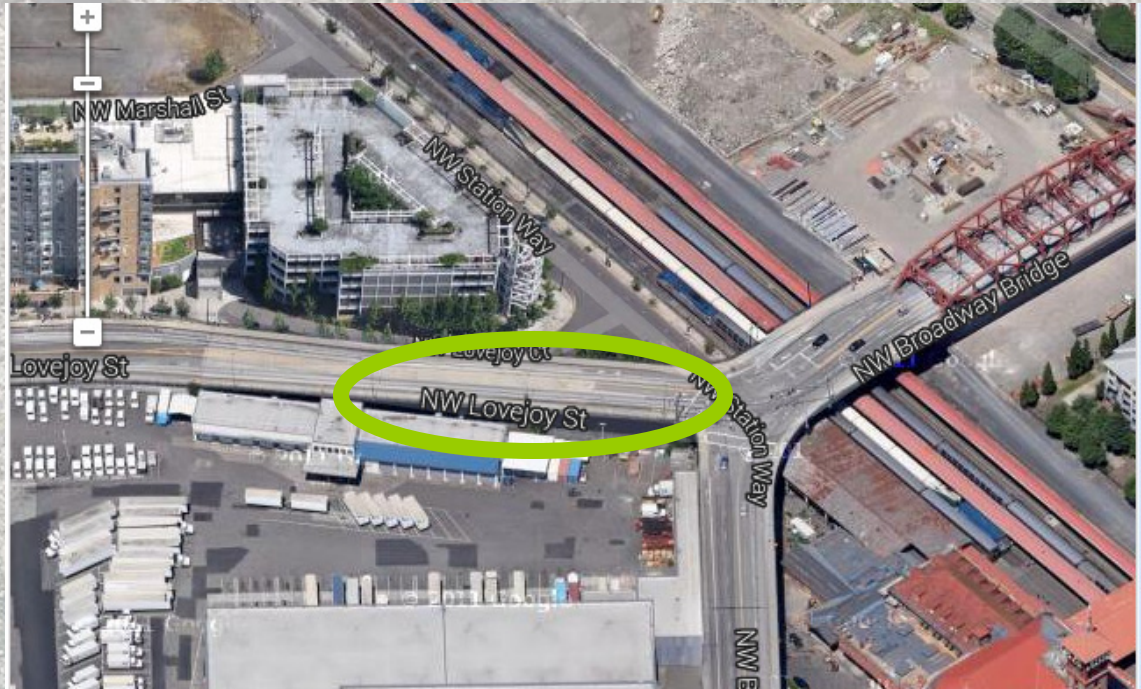
Scale 1 inch = 250 feet

State_Id 1N1E34BB 1307

Exhibit B (Sep 19, 2013)

The Site

- Owned by the Portland Development Commission (PDC).
- Currently developed as a surface parking lot.



The Proposal

- Provide a temporary rest area with tents for overnight shelter for people in the community who do not have a home.
- Duration of rest area: one year.
- No more than 100 people at the site at any given time.
- Service managed by a non-profit.



The Proposal (cont'd)

- Electrical service
- Water service
- Gray water disposal
- Portable toilets
- Solid waste disposal

Applying the Zoning Code

- Since 1991, the zoning code no longer lists all possible specific uses – it uses a system of “use categories”, and provides characteristics, and examples for each use category.
- Situations where the code is silent.

How Uses are Assigned

- Uses are assigned to the category whose description “most closely” describes the nature of the primary use, based on common functional, product, or physical characteristics.
- Characteristics include the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and certain site factors.

Community Services Use Category

“Community Services are uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community. Generally, they provide the service on the site or have employees at the site on a regular basis. The service is ongoing, not just for special events....”

An aerial photograph of a city, likely St. Louis, showing a river winding through the urban landscape. The text is overlaid on the left side of the image.

Examples of Community Services Uses

- Drug & alcohol centers
- Social service facilities
- Mass shelters or short term housing when operated by a public or nonprofit agency
- Soup kitchens
- Surplus food distribution centers

Mass Shelters and Short Term Housing

- Mass shelters and short term housing are defined terms.
- The standards of 33.285 apply to these types of development.
- The description refers to structures, rooms, or partitions and bunks, and assume there is a building, such as the Portland Rescue Mission.
- These terms do not describe the proposal for a rest area/camp with tents.

An aerial photograph of a river valley. A wide river flows through the center, with a city built along its banks. In the background, a large reservoir is visible, surrounded by a dam and some industrial or construction areas. The foreground shows a mix of urban development and green spaces.

Recommendation

- The Community Services use category “most closely” describes the nature of the proposed use.

An aerial photograph showing a river winding through a city. The river is dark and occupies the lower half of the frame. The city is visible as a grid of buildings and streets, with some green spaces. The overall tone is muted, with a light blue/gray overlay.

Community Services Use in EX Zone

“Most Community Service Uses are allowed by right. Short term housing and mass shelters may be allowed by right if they meet certain standards, or may be a conditional use.”

Use Recommendation

- The proposal is a Community Services Use, but does not take the form of a mass shelter or short term housing (which are buildings).
- The proposed use is allowed by right, without a Conditional Use Review.

Permits

- Proposal does not require a Building Permit.
- Proposal requires a Development Review Permit to ensure compliance with any applicable plumbing, electrical, fire, and state code requirements.

Is Design Review Required?

- Proposal would be considered an “exterior alteration” to existing development, which would require Design Review.
- However, projects that do not require a building permit are exempt from Design Review.
- Proposal does not require a building permit.
- Design Review is not required.

Central City Parking Review?

- Central City Parking Review in 2012 allocated 65 spaces to this surface parking lot.
- No minimum parking requirement at this location.
- Central City Parking Review is permissive in allowing 65 parking spaces at this site; zoning code does not require these parking spaces be provided.

Recommendation Summary

Based on the information provided:

- Proposed rest area should be classified as a Community Services use.
- It is an allowed use, and does not require Conditional Use Review, Design Review or modification of any previous land use approvals.