

2035 Comprehensive Plan: Situations Proposed for Down-designations

Planning and Sustainability Commission Briefing - August 12, 2014

Proposed changes to address natural hazards and drainage constraints

Why? The City proposes to limit the amount of future development to reduce potential risks to public health and safety. Areas proposed for down-designations are at risk of natural hazards (e.g., landslide, wildfire, earthquake, flooding) and/or have drainage problems due to steep slopes, soil conditions, high groundwater, seeps and springs, or stream channels. Most of these areas also have limited stormwater management and drinking water capacity, or lack good-quality streets and/or sidewalk connections. The proposed changes in Comprehensive Plan designation and zoning are intended to reduce the number of new homes built in locations that may be hazardous, difficult or costly to provide public services. Existing buildings are not affected by this proposed change.

Where? West Hills, Powell Butte, Linnton hillside, bluff above Oaks Bottom

Number of acres affected: 717

Proposed changes to address lack of connectivity, school district capacity and/or other public services

Why? Over the past decade, new growth in East Portland has strained the David Douglas School District. Some of these changes are designed to reduce growth pressures on that school district. The City will continue to pursue infrastructure improvements in these areas where they are lacking, including but not limited to new school construction, parks, safe routes to schools, and other pedestrian improvements.

Where? Powellhurst-Gilbert

Number of acres affected by proposal: 254

Proposed changes to acknowledge distance from centers and corridors and/or acknowledge prevalent lot patterns

Why? Proposed Comprehensive Plan map changes would lower the density of allowed development in several developed neighborhoods where the existing development pattern is predominantly at a lower density than the Comprehensive Plan designation currently allows. Areas proposed for change are relatively distant from centers and corridors, and may lack improved sidewalks. With these proposals, there will still be some opportunity for larger existing lots to be divided and redeveloped.

Where? Brentwood-Darlington, Mt Scott-Arleta, Lents, Portsmouth, Wilkes, Argay, Eastmoreland, Reed

Number of acres affected by proposal: 968

This combined acreage represents 2% of the total acreage within Portland's city limits