



2035 Comprehensive Plan Proposed Map Changes

Preview of Key Issues

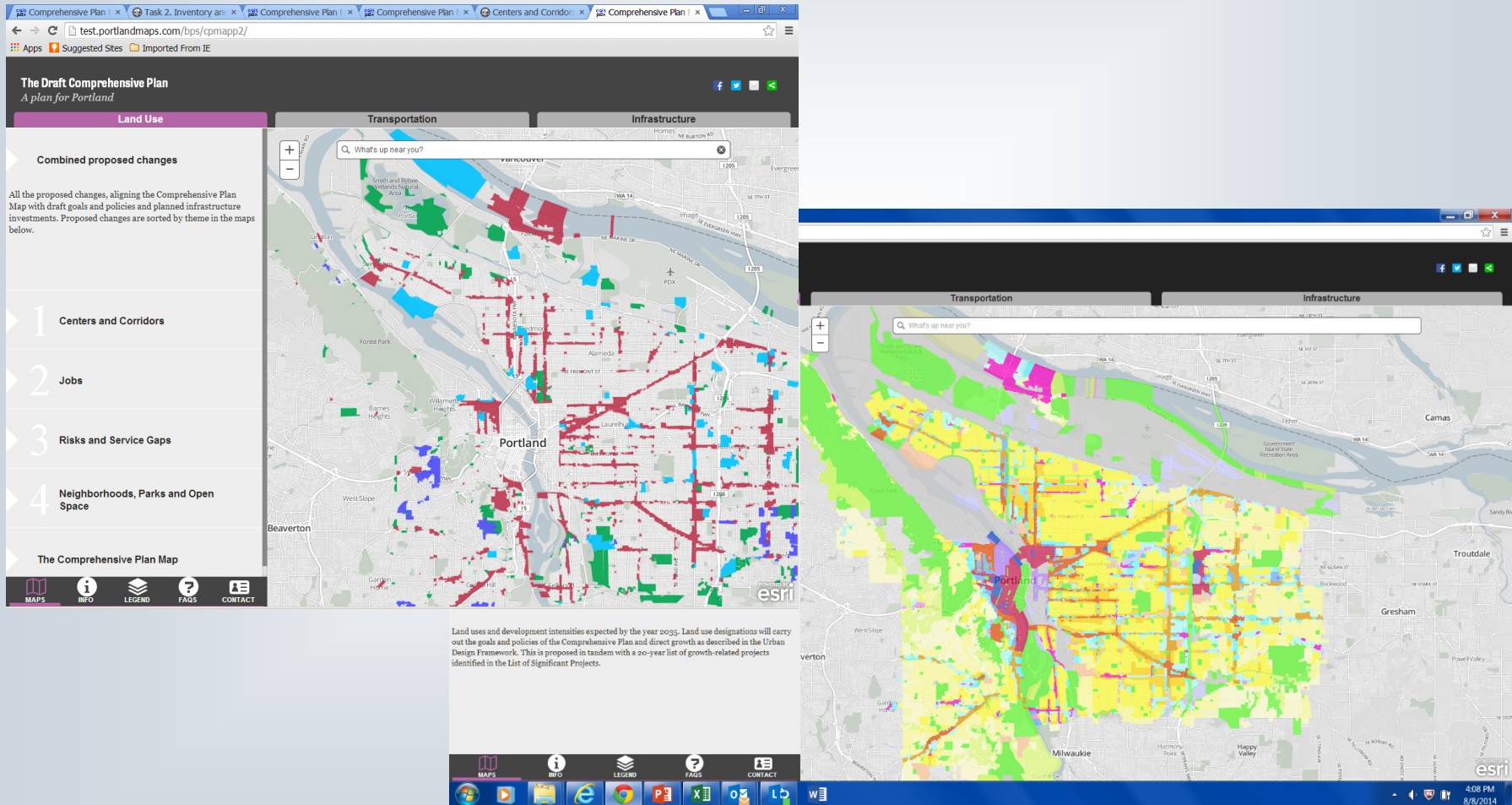
August 12, 2014



Bureau of Planning and Sustainability
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The 2035 Comprehensive Plan Map is more than a compilation of proposed changes...



Today's briefing will touch on map proposals that address:

- Job growth
- Natural hazards and limited services
- Residential densities further from centers
- Jobs and housing in East Portland

(Centers and Corridors proposals will be covered in the Mixed Use presentation later in agenda)



What about zoning?

The Comprehensive Plan Map is about the future...

The Comprehensive Plan Map depicts a long-term vision of how and where the city will grow and change over the next 20 years to accommodate expected population and job growth.

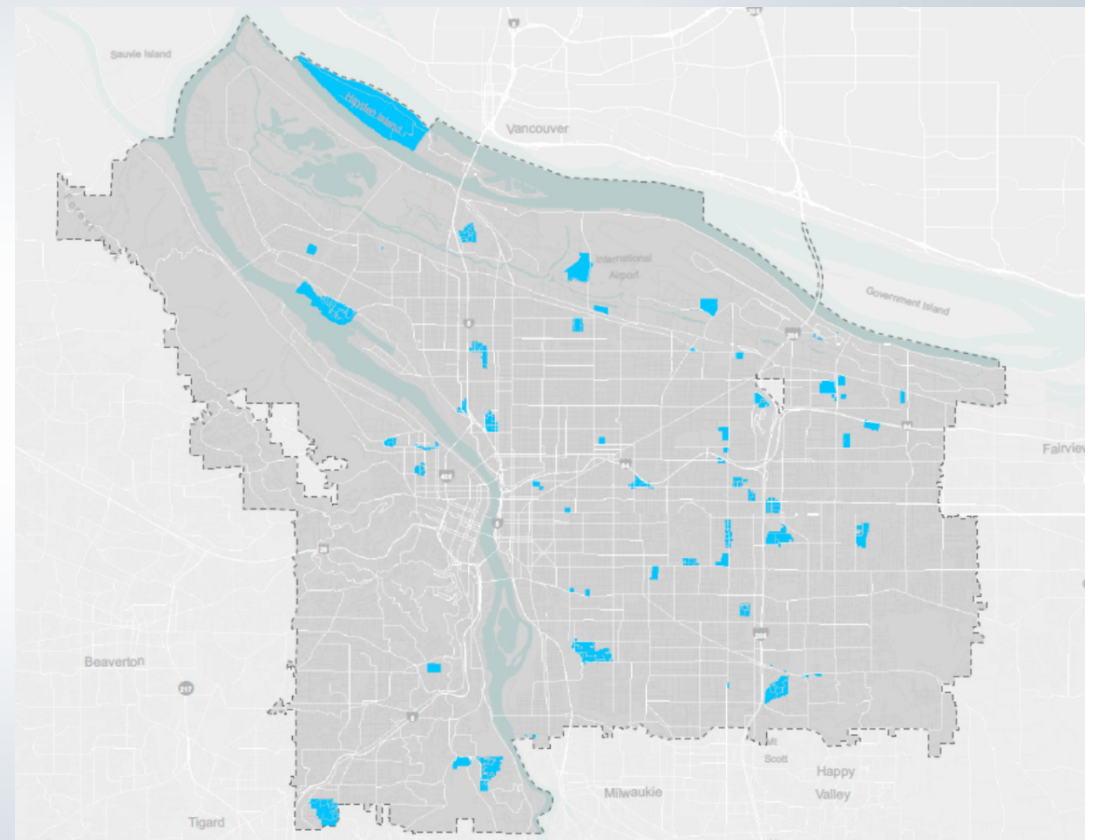
... while the Zoning Map is about what is allowed today.

Decisions about Comprehensive Plan designations directly guide subsequent decisions about zoning. The City's Zoning Map tells us how land can be used and what can be built on any given property today.

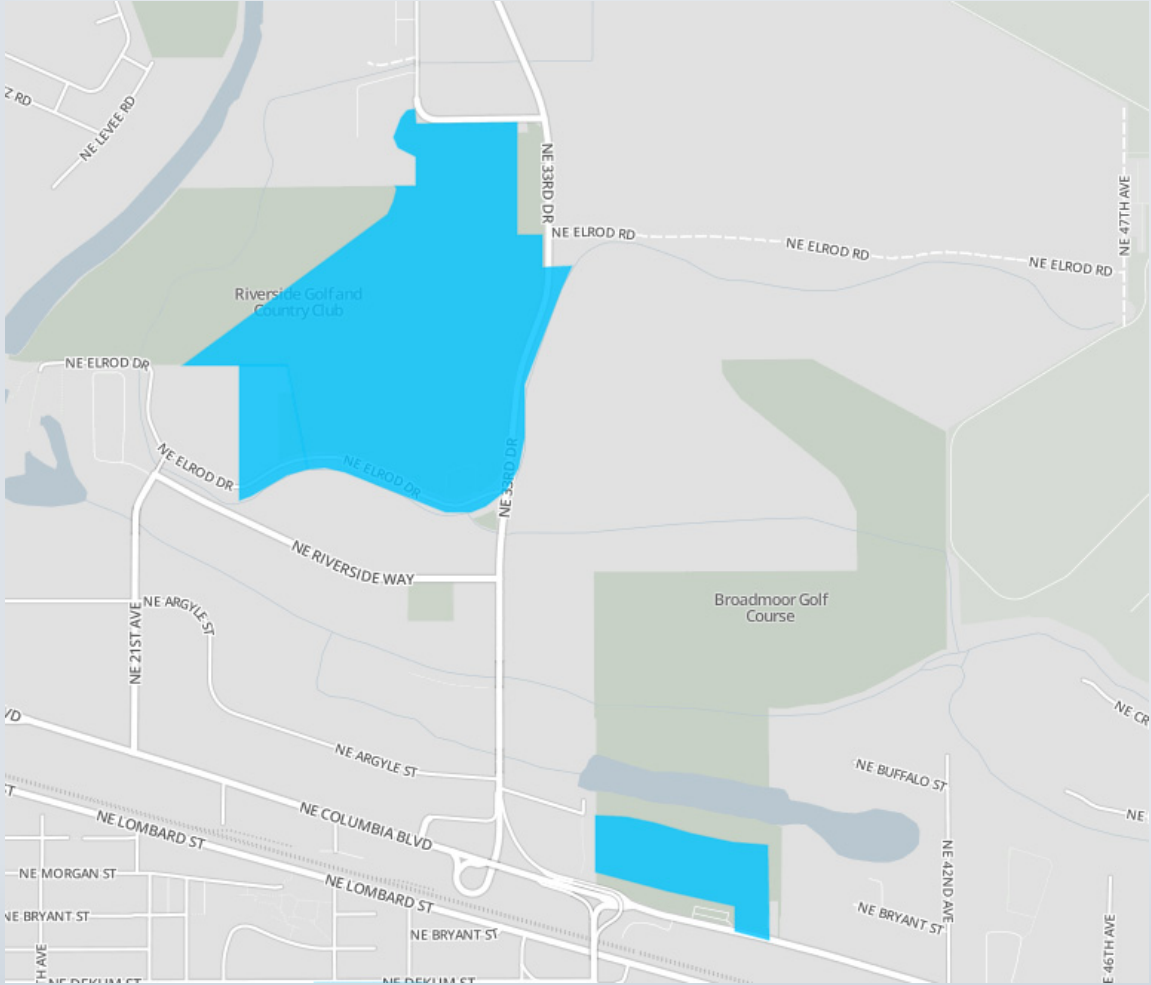


Proposed map changes to add capacity for job growth

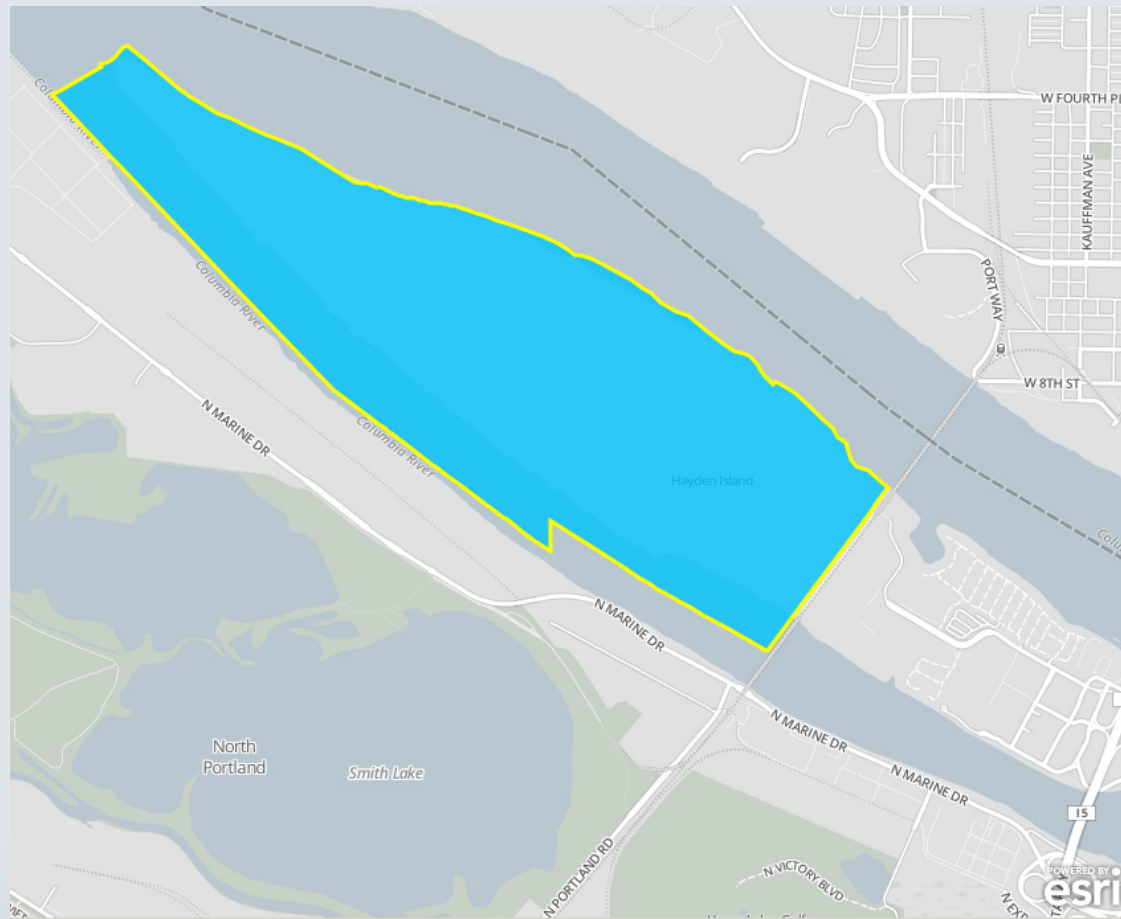
- Major colleges & hospitals
- Gateway District employment area
- 82nd Avenue
- Additional new employment sites in East Portland
- Conversion of golf courses (Riverside and Broadmoor)
- West Hayden Island - future marine industrial uses plus open space



Golf Conversions



West Hayden Island



West Hayden Island

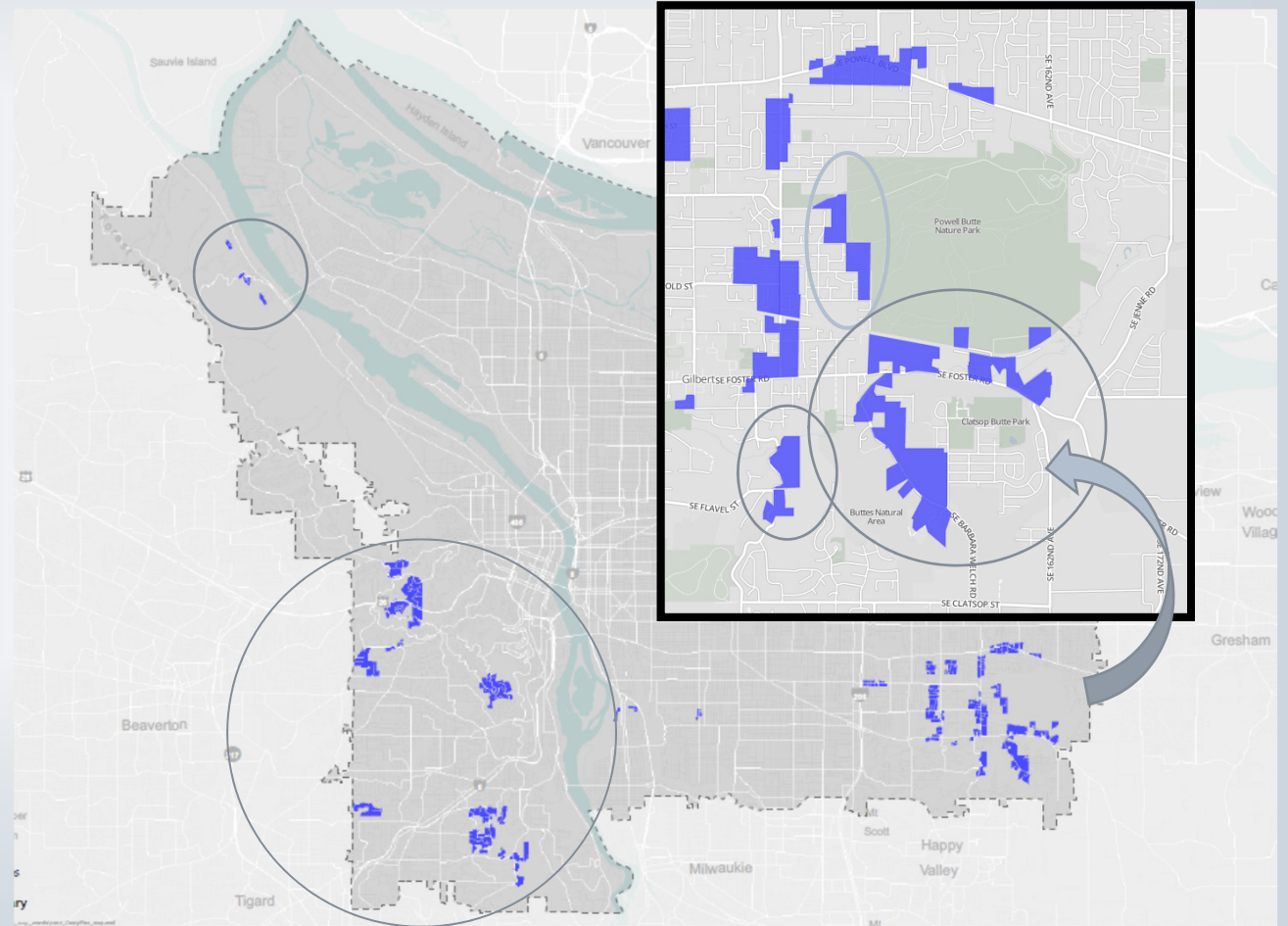
Policy 6.41. The annexation ordinance, future zoning, plan districts, and intergovernmental agreements will be used to:

- Allow no more than 300 acres for future deep water marine terminal and infrastructure development.
- Permanently protect and enhance at least 500 acres as open space, to be managed primarily for the benefit of the regional ecosystem.



Proposed map changes to address natural hazards and drainage constraints

- West Hills
- Powell Butte
- Linnton hillside
- Bluff above Oaks Bottom

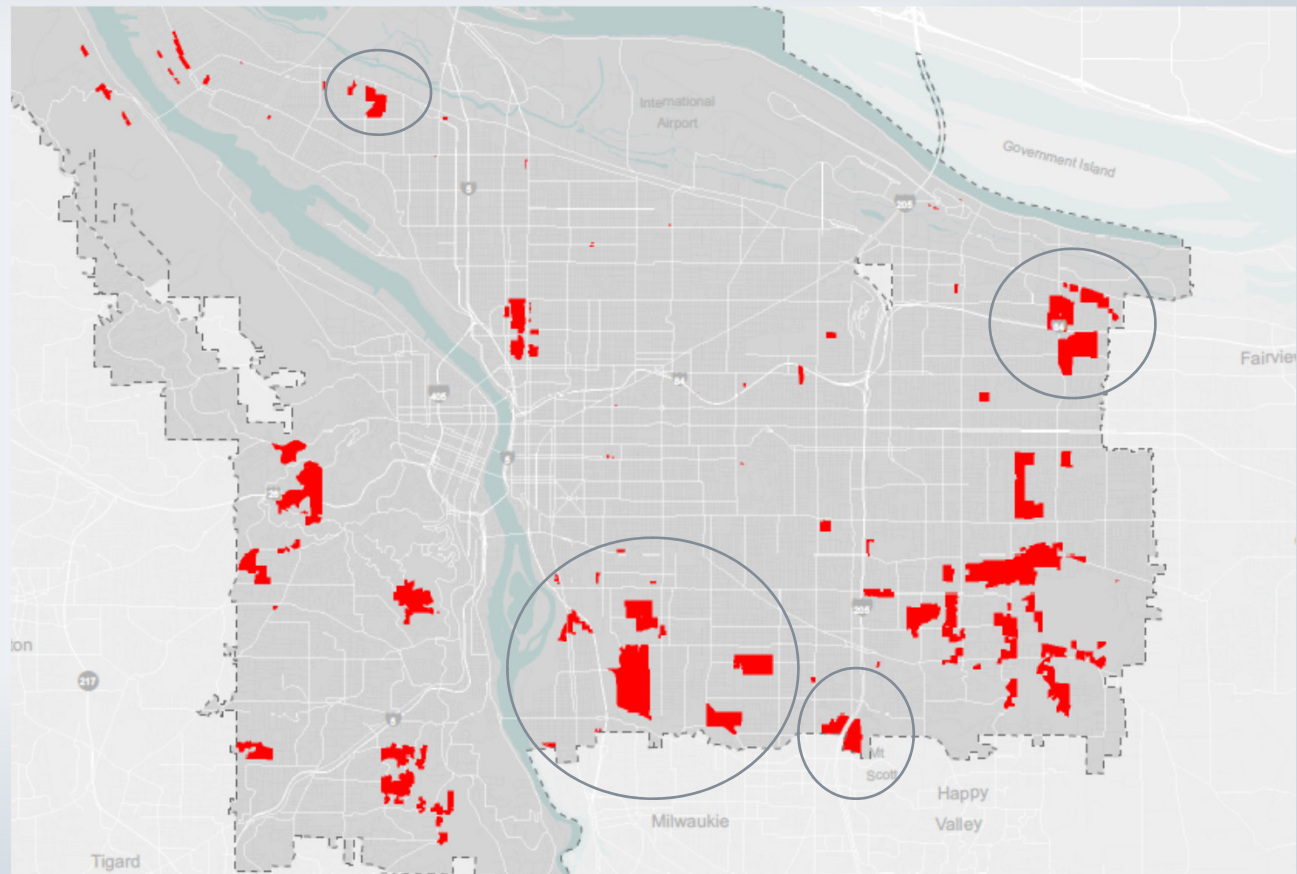


Proposed map changes to address natural hazards and drainage constraints



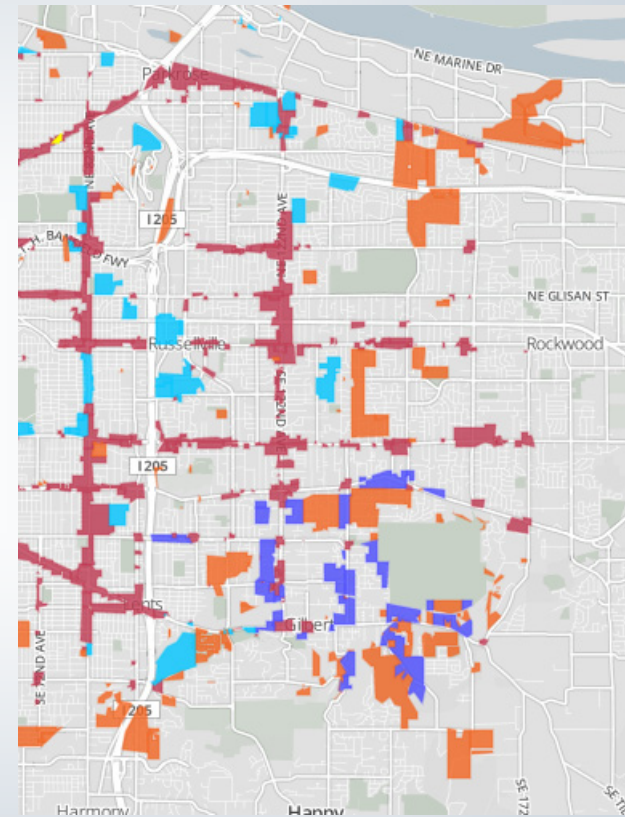
Proposed map changes in residential areas further from Centers and Corridors

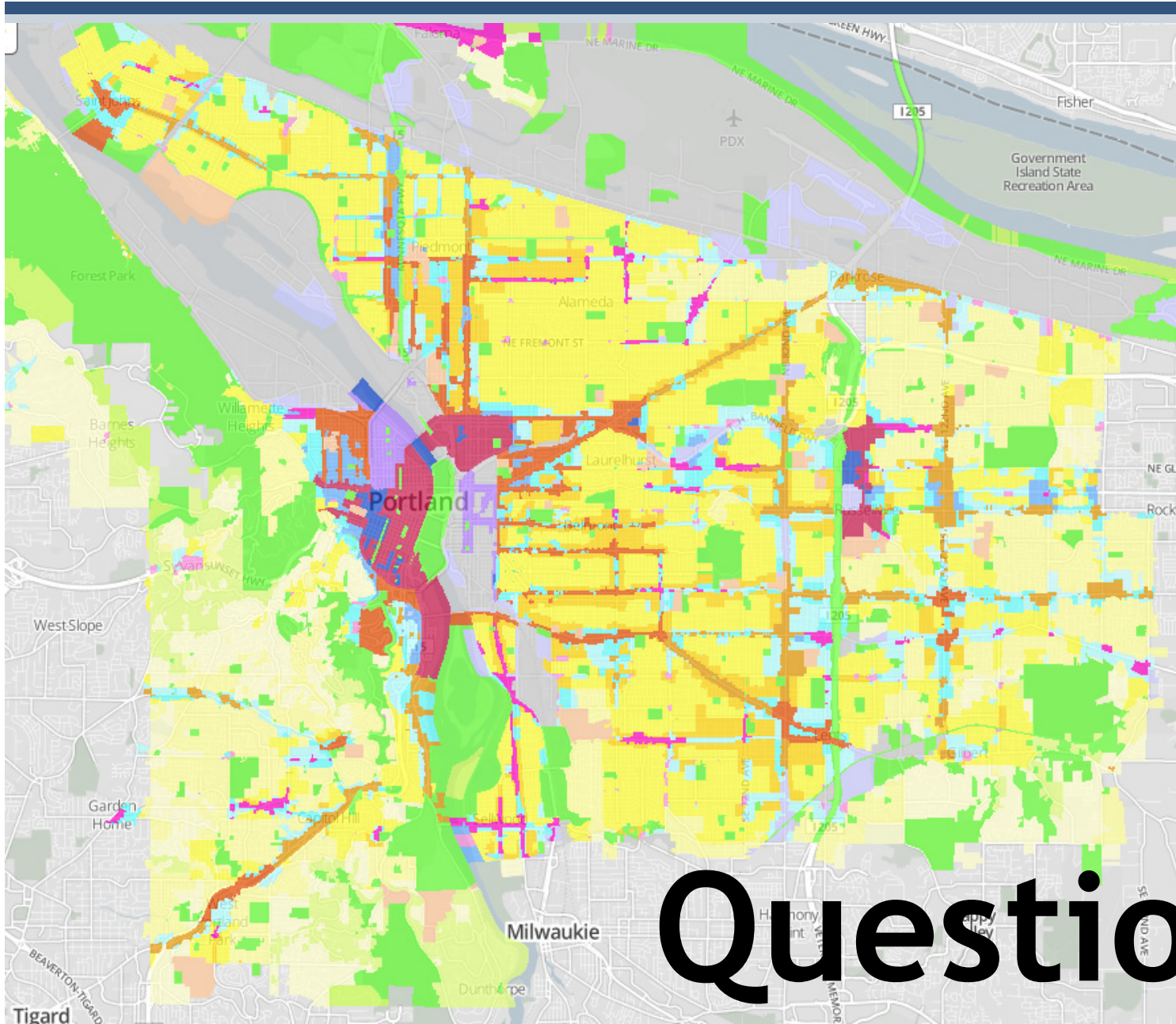
- Better align development potential with existing lot patterns
- “True-up” residential capacity with services



Proposed map changes in **East Portland**

- Designate lands for employment
- Reduce development pressures in neighborhoods where services are limited and where David Douglas School District enrollment is strained





Questions?

