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MEMO

DATE: September 30, 2015
TO: Planning and Sustainability Commission
FROM: Steve Kountz
CC: Eric Engstrom, Tom Armstrong, Sandra Wood
SUBJECT: Addendum to Proposed Draft of Employment Zoning Project

The Employment Zoning Project is implementing new directions proposed in the draft 2035 Comprehensive Plan on land use and land efficiency in Industrial and Mixed Employment areas. The Proposed Draft of the project includes proposals for zoning code changes to Industrial and General Employment zones and draft zoning map changes to be applied at new Mixed Employment areas.

This memo describes a recommended addendum to the Proposed Draft of the Employment Zoning Project. The addendum incorporates various small map changes to IG General Industrial and EG General Employment zones that also implement proposed changes to the draft 2035 Comprehensive Plan Map. These zoning map changes are described below and shown in Figures 1-6. The combined area of these addendum map changes is about 8 acres.

- Split zoning corrections - Apply IG2 General Industrial or EG General Employment zoning and the Prime Industrial overlay on various splinter portions of sites, in order to correct split zoning by aligning zoning boundaries with property boundaries. Affected properties include the Portland Meadows site on Schmeer Rd. (see Figure 1), Union Pacific railroad right-of-way at Penn Junction near Columbia Blvd. (see Figure 2), and sites near Airport Way east of I-205 (see Figure 3). These zone changes implement new IS Industrial Sanctuary or ME Mixed Employment designations at the affected portions of these sites on the draft Comprehensive Plan Map.
- Marina sites - Apply IG2 zoning on 2 adjacent sites (0.8 acres total) along NE Marine Dr. near 33rd Ave. (see Figure 4), which are occupied by existing marinas. This zone change implements a new IS Industrial Sanctuary designation on the draft 2035



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Comprehensive Plan map. The map change was initiated at the request of one of the property owners to enable new infill boat slips or houseboat moorages, which would be prohibited by existing RF Residential Farm/Forest zoning. The proposed IG2 zoning and marina expansion are consistent with the zoning and marina/houseboat development pattern at adjacent properties on both sides and other nearby sites along Marine Drive.

- Unincorporated county pocket areas - Apply a combination of IG1 and IG2 zoning at 3 sites in unincorporated Clackamas County properties being brought into Portland's Urban Services Area (see Figure 5). These sites are located in an industrial area along Johnson Creek Blvd. The IS Industrial Sanctuary designations at these sites on the draft 2035 Comprehensive Plan Map are consistent with existing General Industrial zones administered by Clackamas County. Affected properties include existing industrial facilities at 0.3- and 0.4-acre sites and a 4-acre stormwater facility owned by the Portland Bureau of Environmental Services.
- Map correction at Reed College site - Apply a map correction to remove the Prime Industrial overlay zone at a 1-acre warehouse site with current IG1 zoning owned by Reed College (see Figure 6). The site is part of the Reed College campus and is designated IC Campus Institution on the draft 2035 Comprehensive Plan Map. The Campus Institutional Zoning Update will propose an IC Institutional Campus zone at the site.

These zone changes are recommended to be incorporated as an addendum into the Employment Zoning Project because they apply new Industrial or General Employment zones. Notices of the zone changes in this addendum were mailed to affected property owners approximately 32 days prior to the October 27th public hearing. Measure 56 notification requirements provide a 20-to-40-day window for mailed notices.

The following maps in Figures 1-6 are intended to be incorporated into Section 6 of the Employment Zoning Project Proposed Draft.



Figure 1. New IG General Industrial Zoning in Hayden Meadows Area

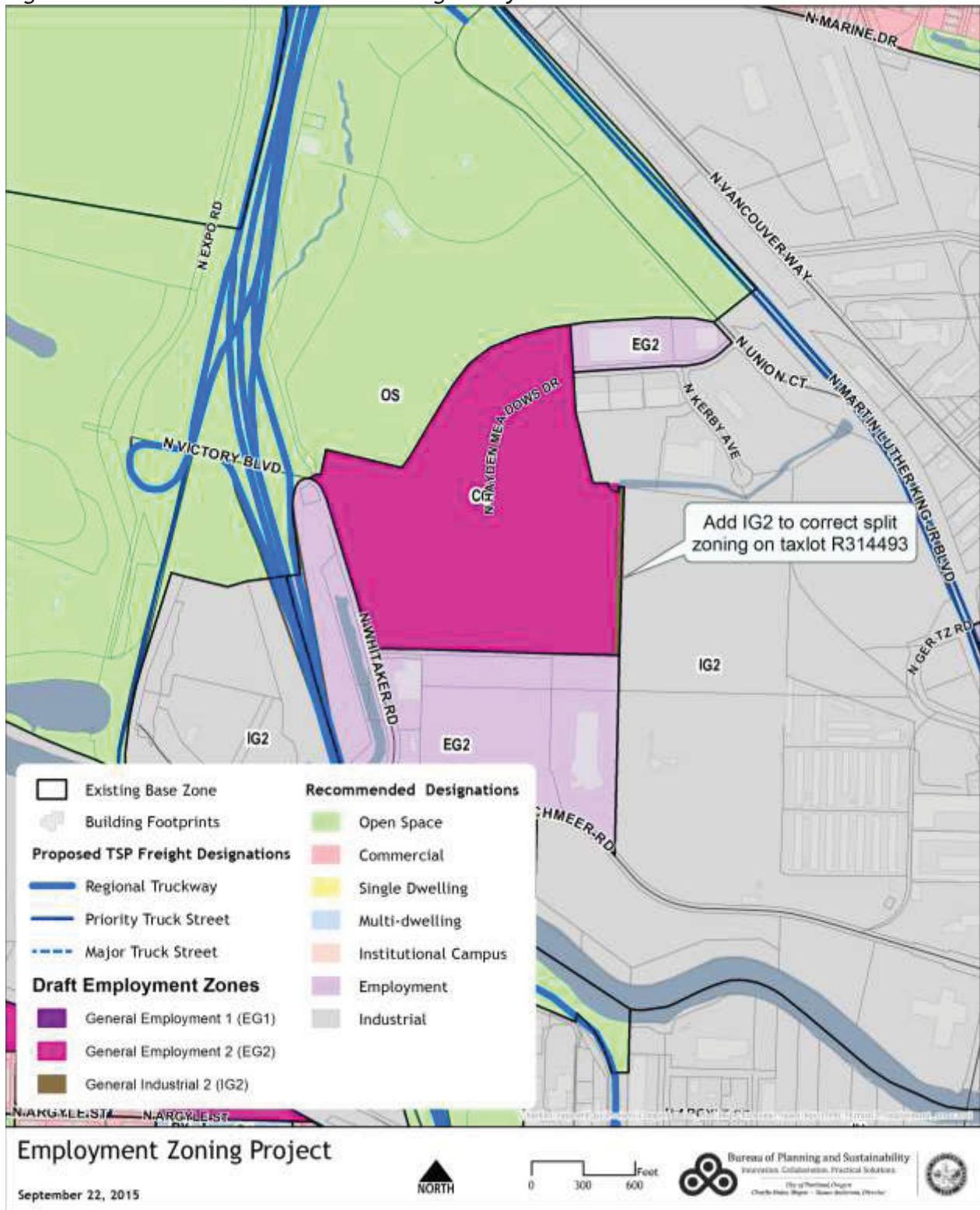


Figure 2. New IG General Industrial Zoning in Union Pacific Peninsula Junction Area

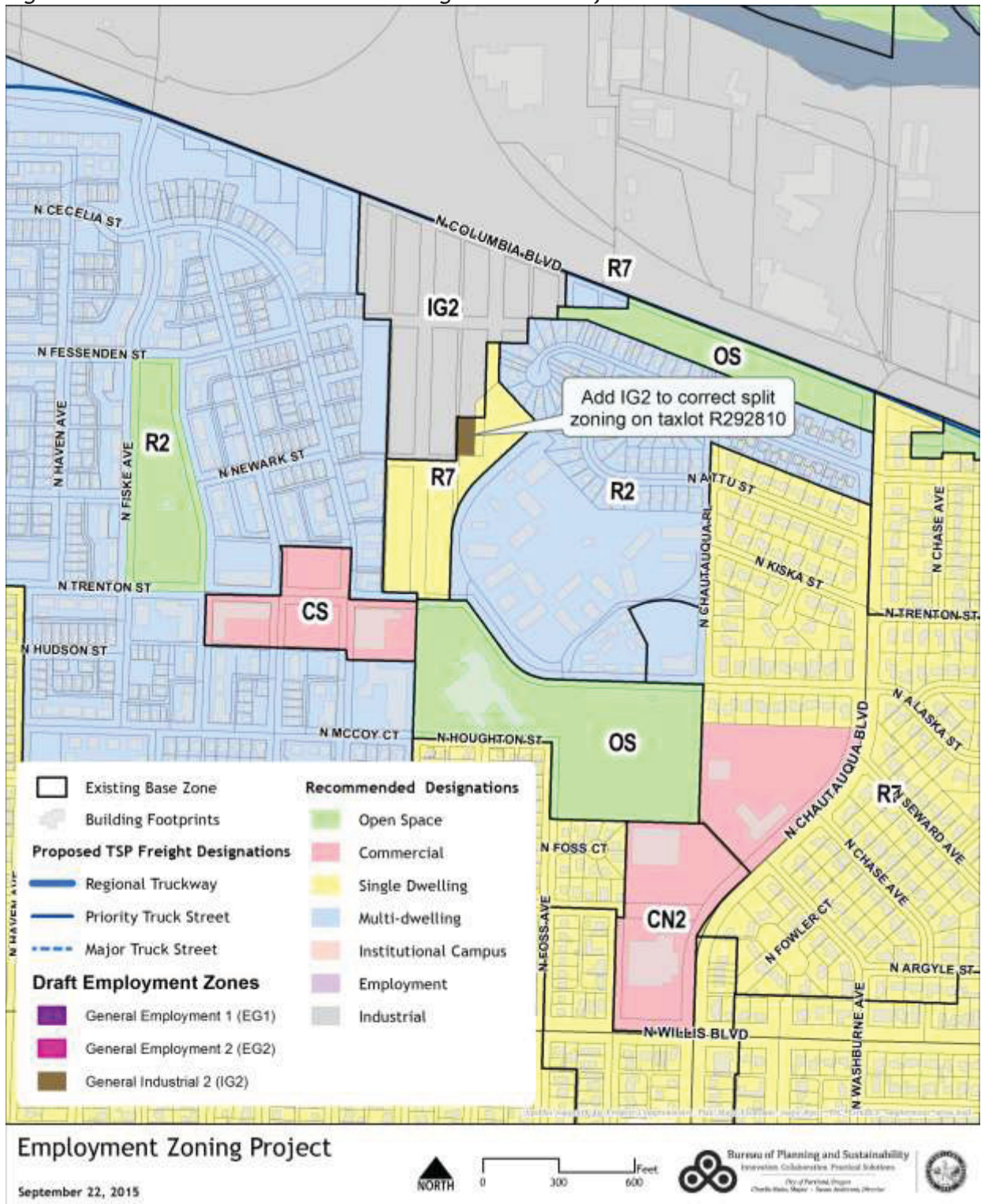


Figure 3. New IG General Industrial and EG General Employment Zoning in Airport Way Area

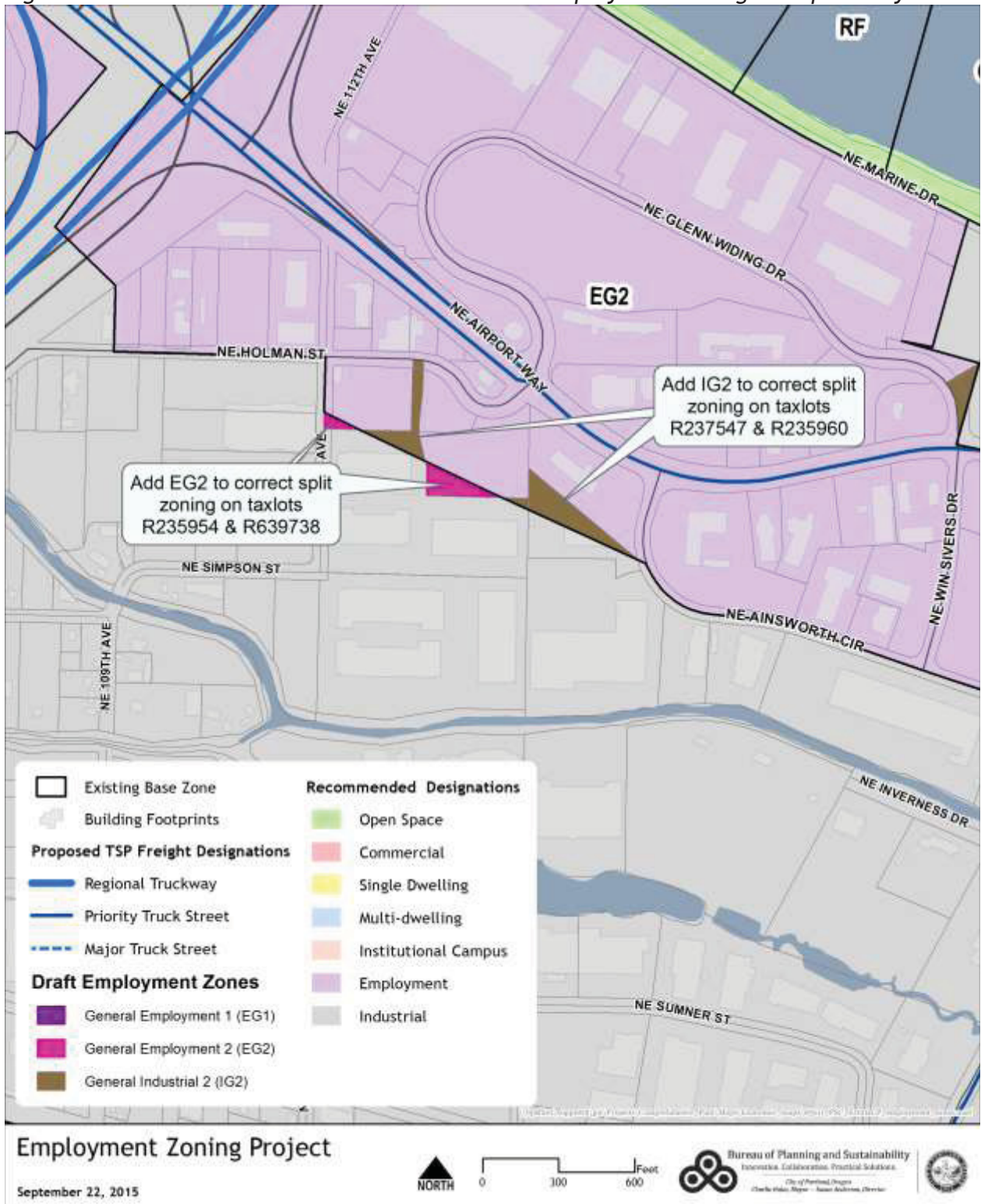
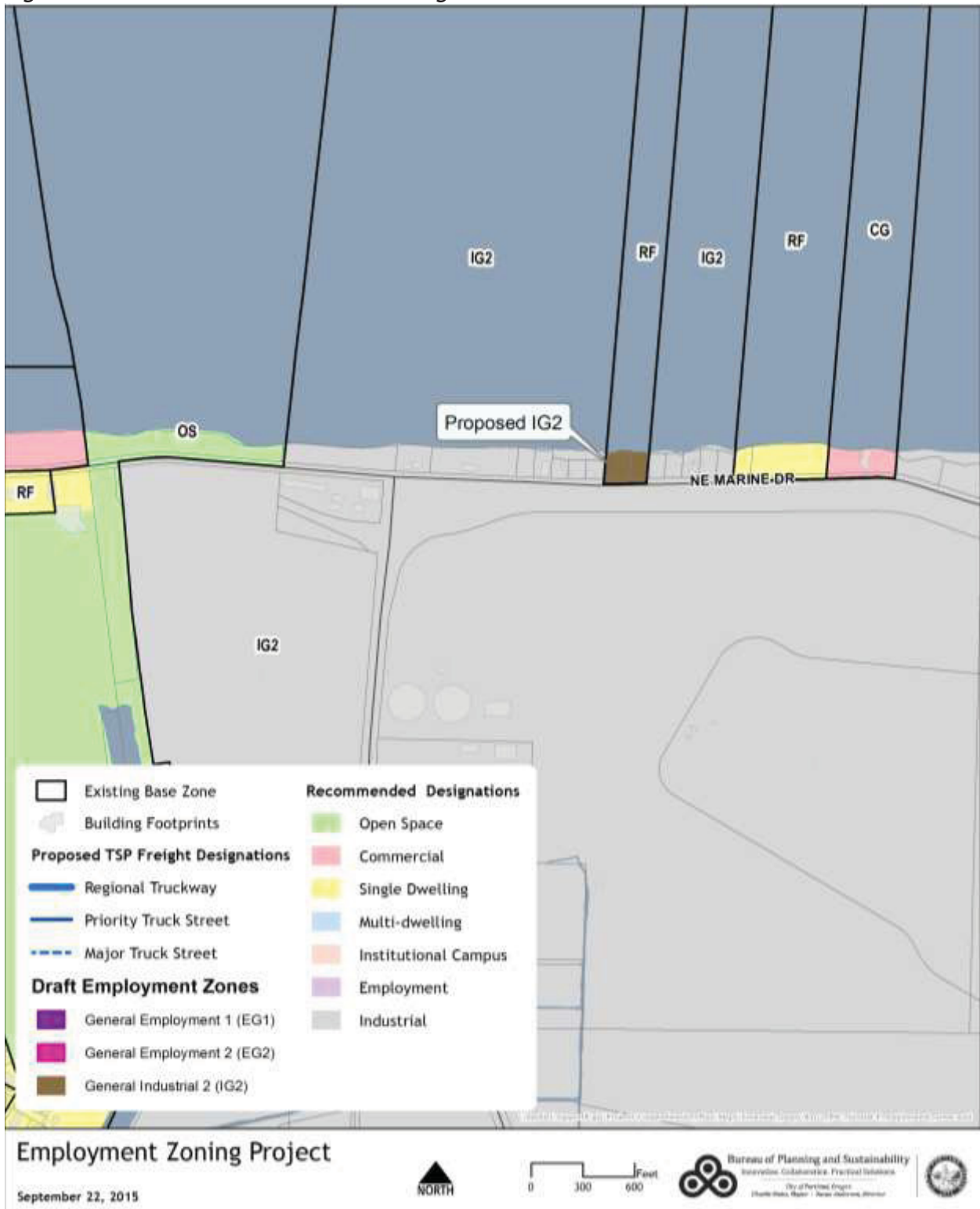


Figure 4. New IG General Industrial Zoning in NE Marine Drive Area



Employment Zoning Project

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Figure 6. Removal of Prime Industrial Overlay at Reed College site designated IC Institutional Campus

