



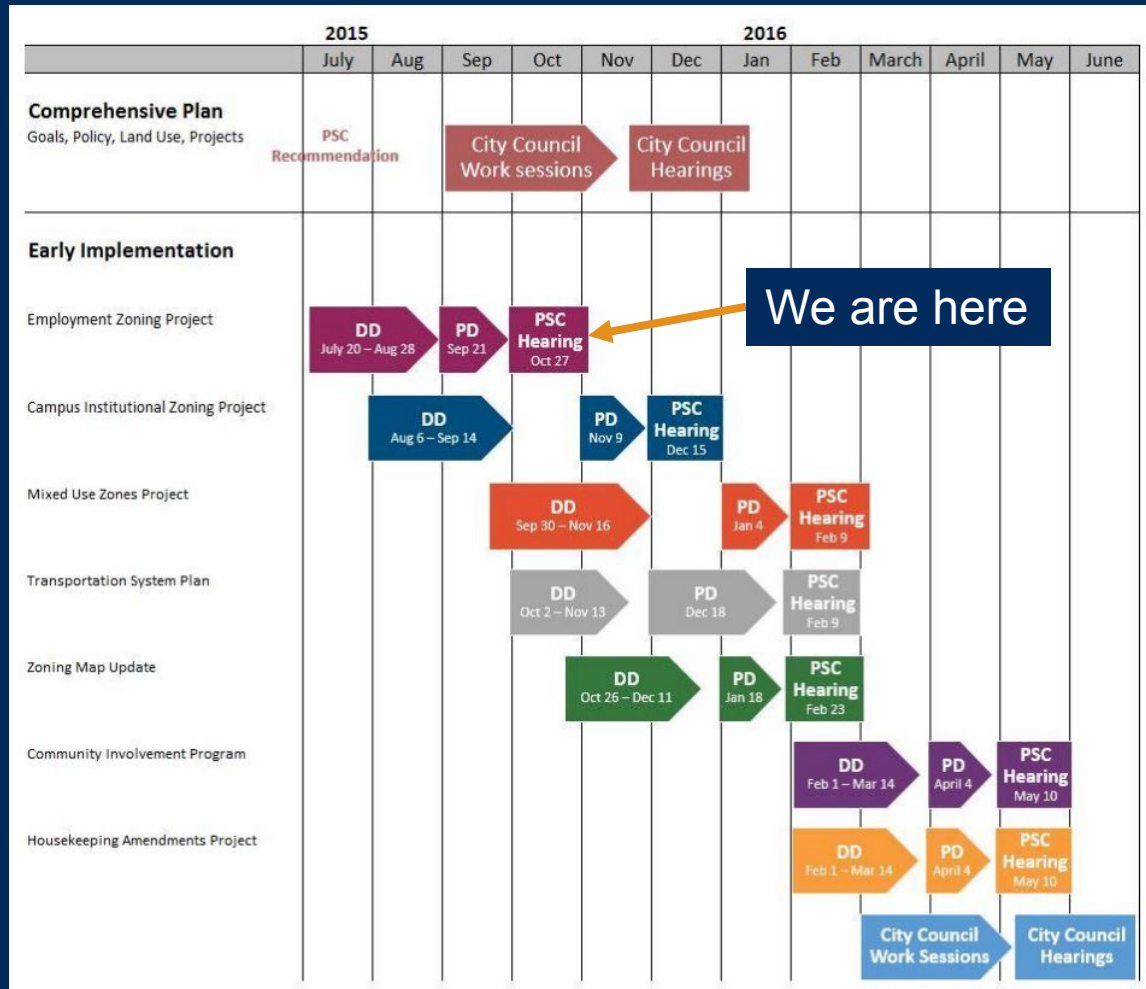
# Employment Zoning Project, Draft 2035 Comprehensive Plan



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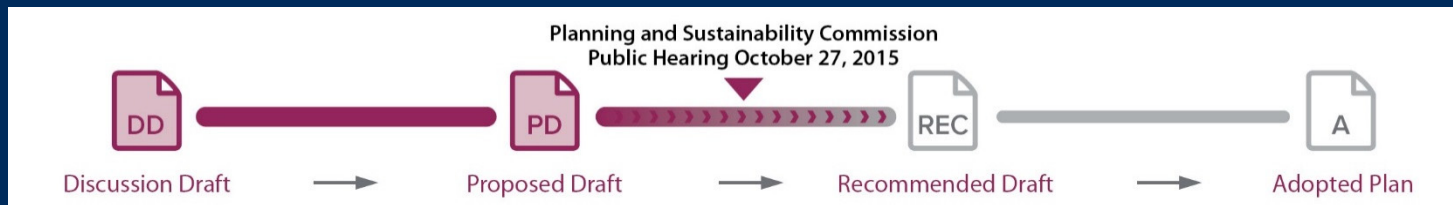
# Comprehensive Plan “Task 5” Early Implementation Projects



We are here

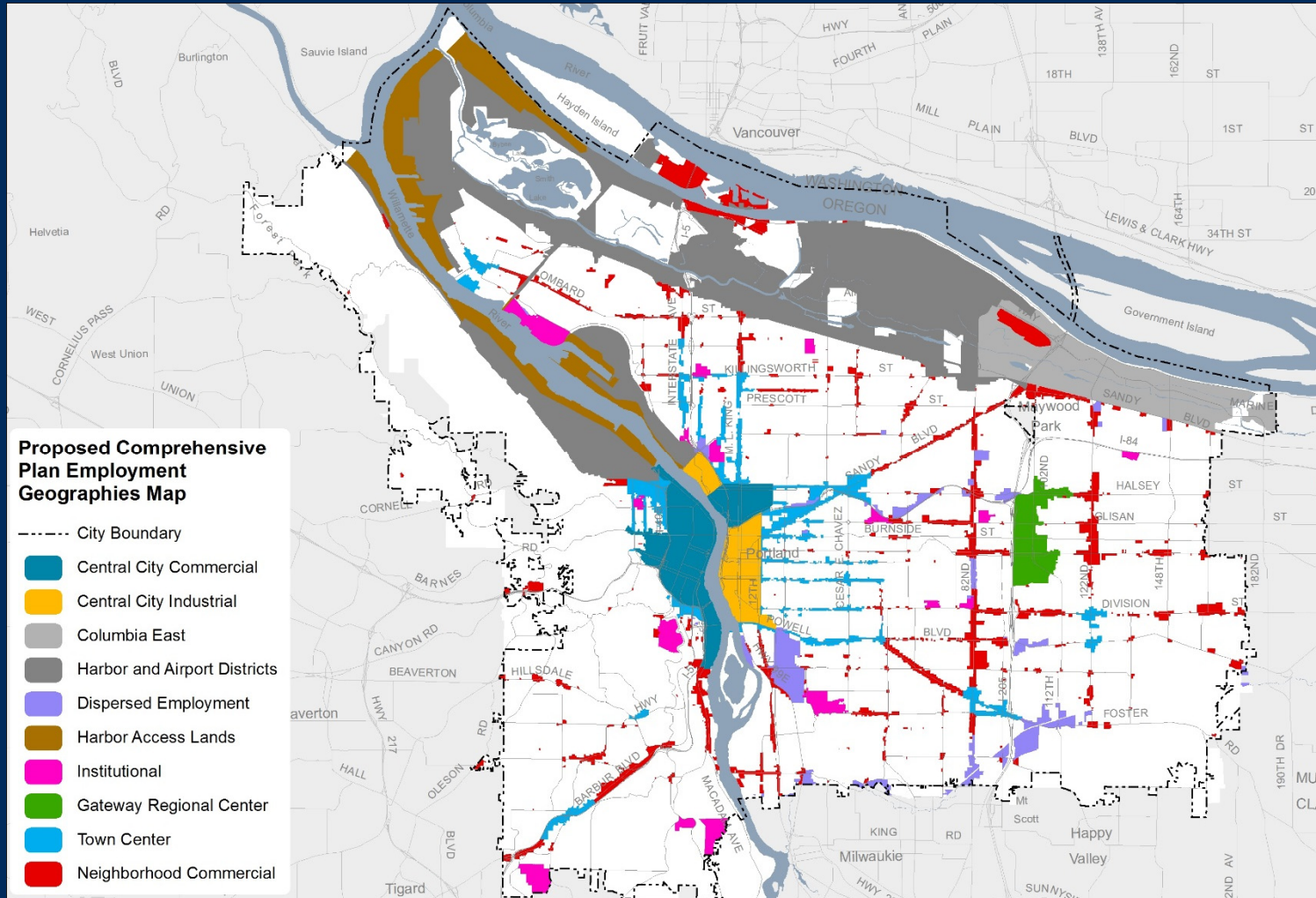


# Employment Zoning Project Milestones and Process





# Employment Geographies



# Why is this Important?

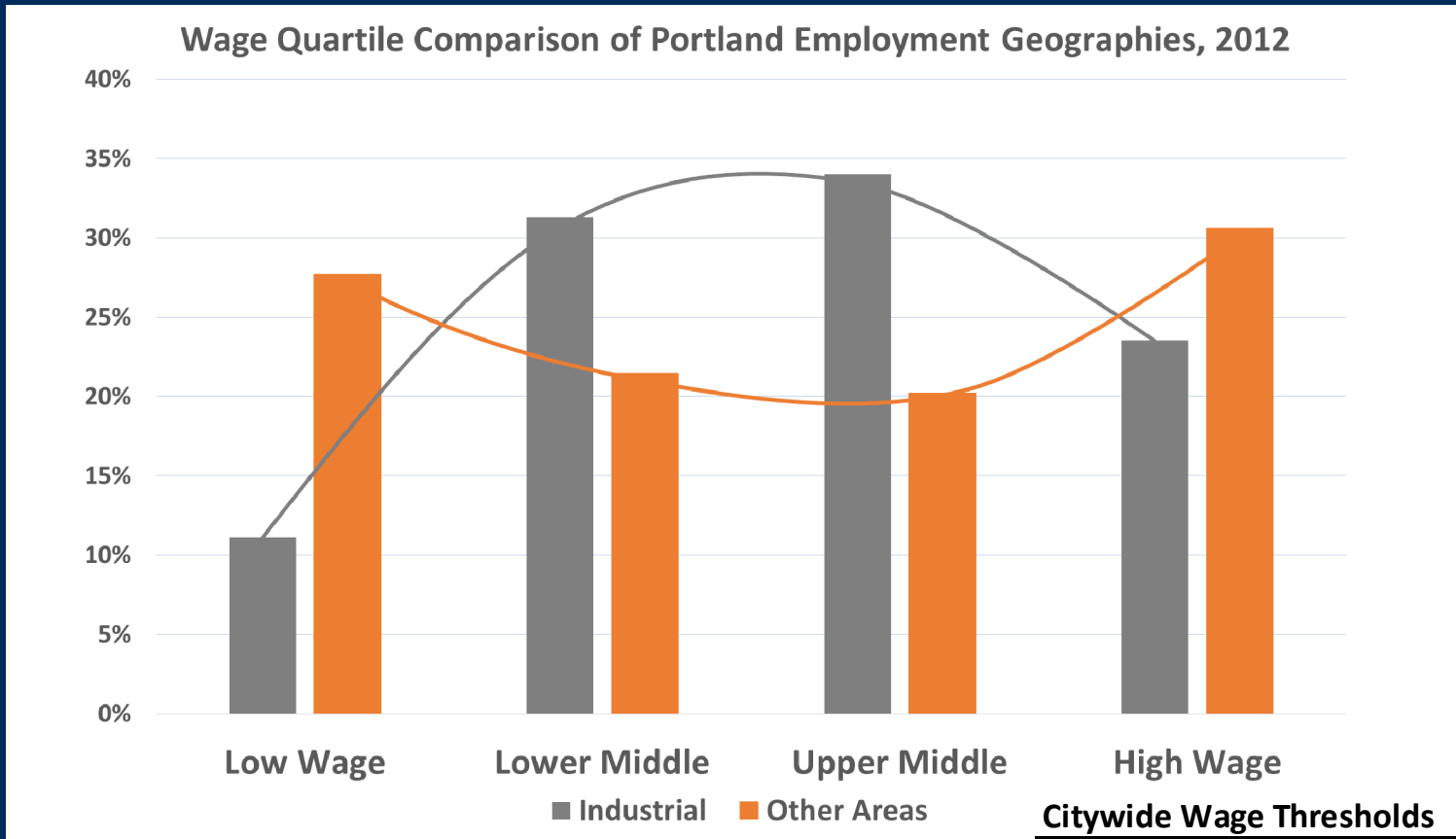
## Growth Capacity for New Jobs

Employment Geography	2010-35 Demand		Supply (acres)		Surplus/ Deficit	
	Added Jobs	Land (acres)	Existing Plan	Proposed Plan	Existing Plan	Proposed Plan
Harbor & Columbia Corridor	27,430	1,570	1,243	1,650	-327	80
Dispersed Employment Areas	4,200	130	121	141	-9	11
Central City Industrial	10,620	90	65	188	-25	98
<b>Total</b>	<b>42,250</b>	<b>1,790</b>	<b>1,430</b>	<b>1,980</b>	<b>-360</b>	<b>190</b>



# Why is this Important?

## Equity Role of Middle-Wage Jobs

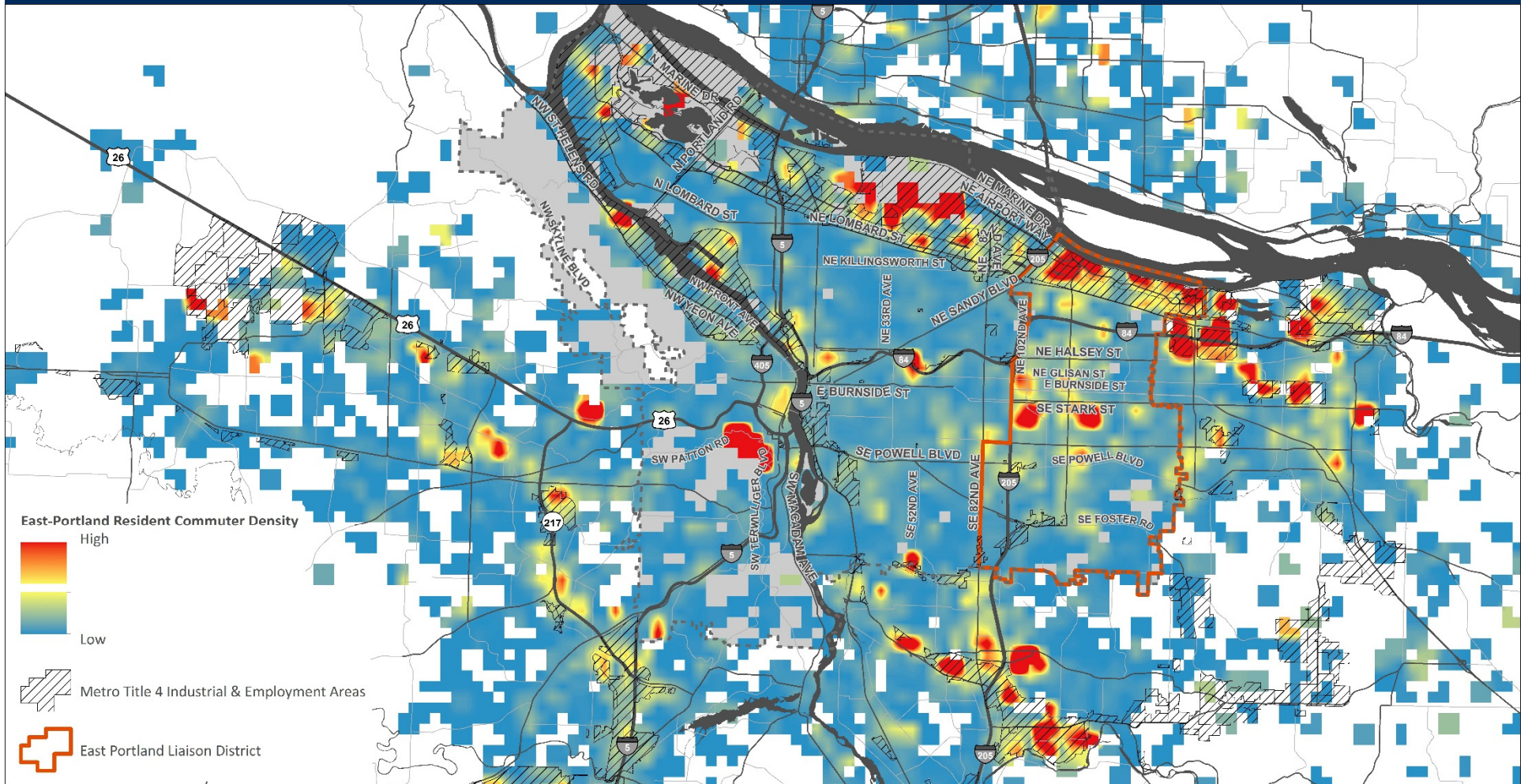


### Citywide Wage Thresholds

Low	< \$26,400/year
Lower Middle	\$26,400 - \$46,400
Upper Middle	\$46,400 - \$67,600
High	> \$67,647/year



# Where East Portland residents work



Source: BPS from LEHD data



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# Task 5 Component of IL/WH Strategies

## Industrial Lands/Watershed Health Strategies:

- Retention and protection of prime industrial land
- Intensification and reinvestment
- Brownfield redevelopment
- Map changes
- Environmental zoning and restoration
- Capacity management



# Employment Zoning Project Overview

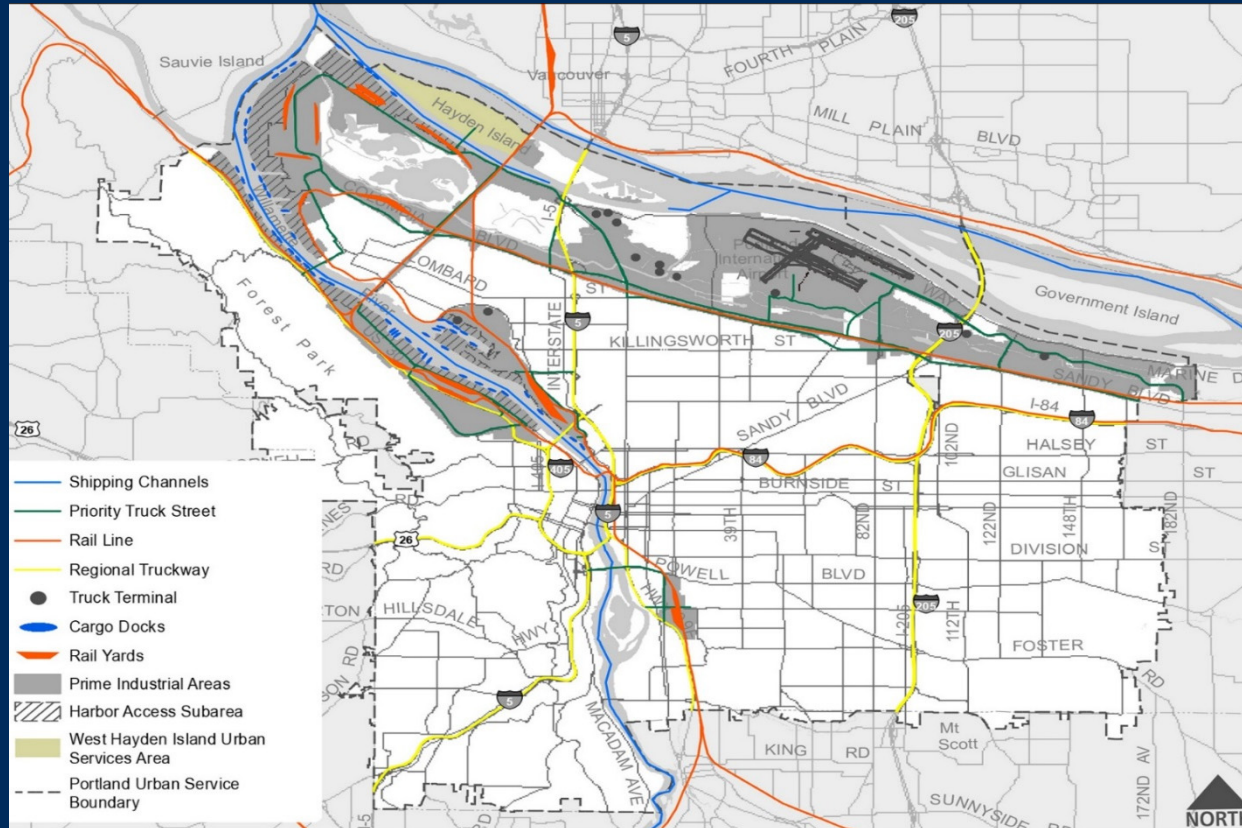
## Code changes

- Prime industrial land retention and protection
- Land efficiency of EG zones
- Neighborhood compatibility of EG zones
- Golf course rezoning standards
- Industrial office uses in Central Eastside

## Map changes



# Prime Industrial Land Retention



## Draft code changes

- Create Prime Industrial overlay zone (I)
- Prohibit quasi-judicial map changes
- Limit parks & open areas, commercial outdoor recreation, major event entertainment, and self-service storage



# Park & Open Area Limitations in Prime Industrial Areas



## Draft code changes

- Allow parks & open areas up to 2 acres in size
- Allow off-site mitigation
- Allow storm water facilities
- Others are prohibited and require map amendments to create



# Land Efficiency of EG Zones



## Draft code changes

- Reclassify retail exceeding 20,000 sf as conditional use
- Prohibit new residential uses



# Compatibility of EG1 Zones

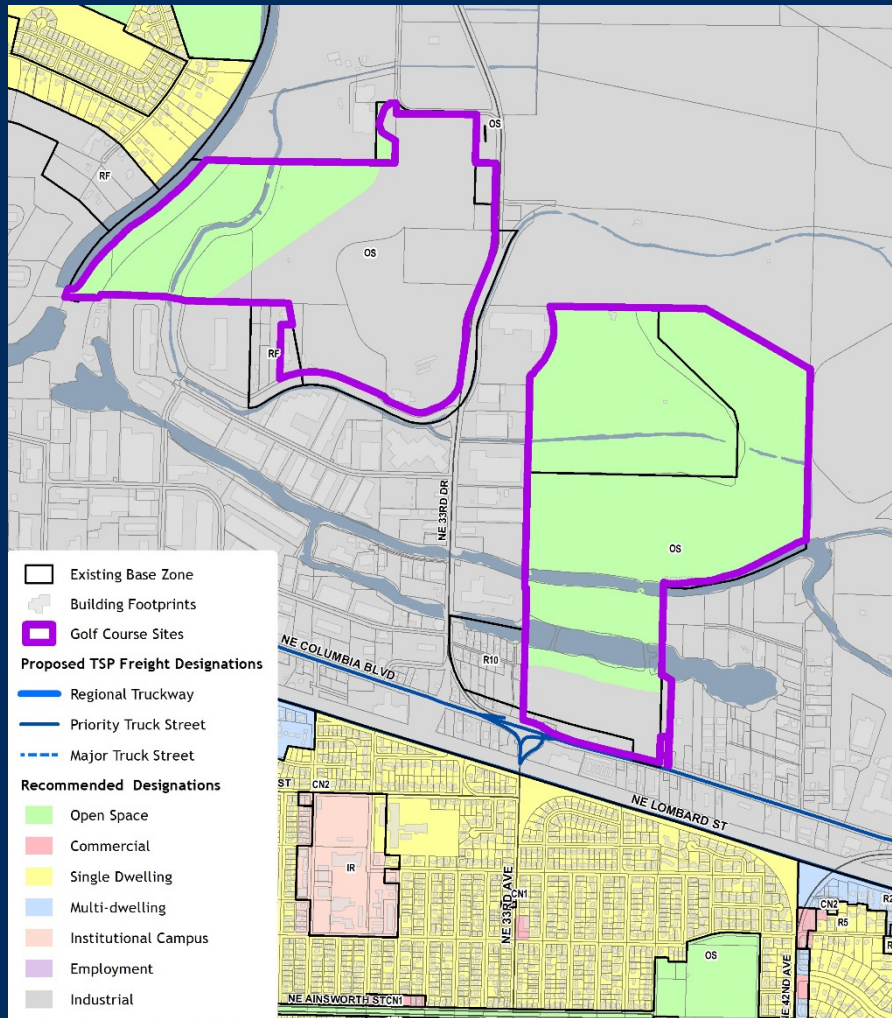


## Draft code changes

- Reduce outdoor storage and display allowances in EG1 to match CG zones



# Golf Course Rezoning Standards

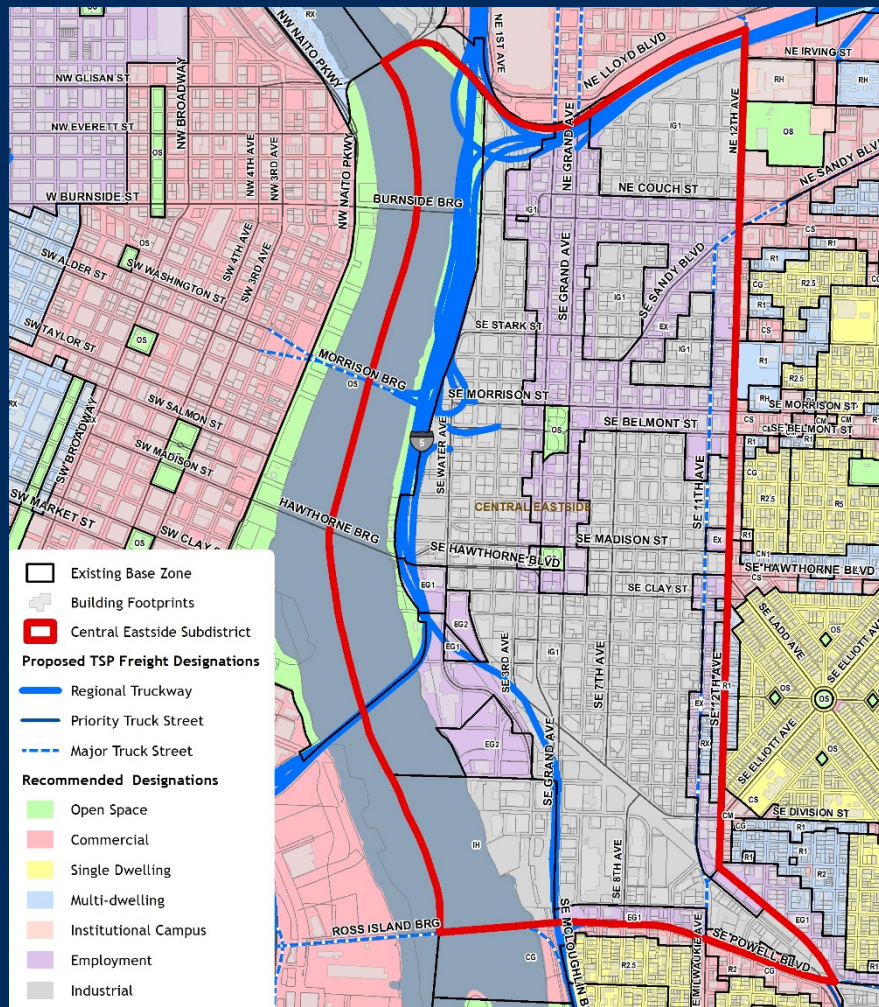


## Draft code changes

- New standards for ecologically beneficial landscaping and outdoor lighting



# Expanding Industrial Office Uses in Central Eastside



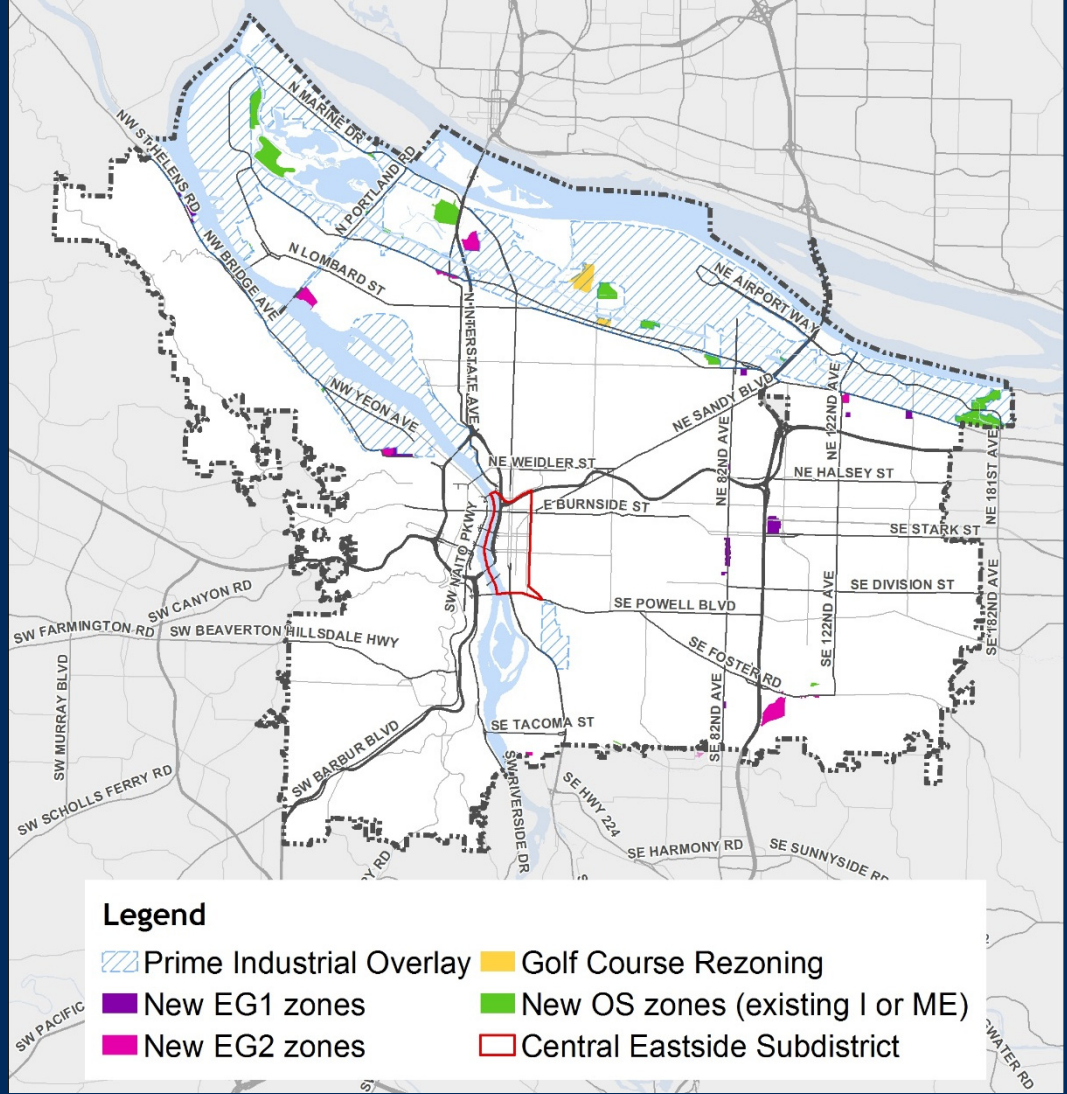
## Draft code changes

- Allow Industrial Office uses in all IG1 zones in CES.

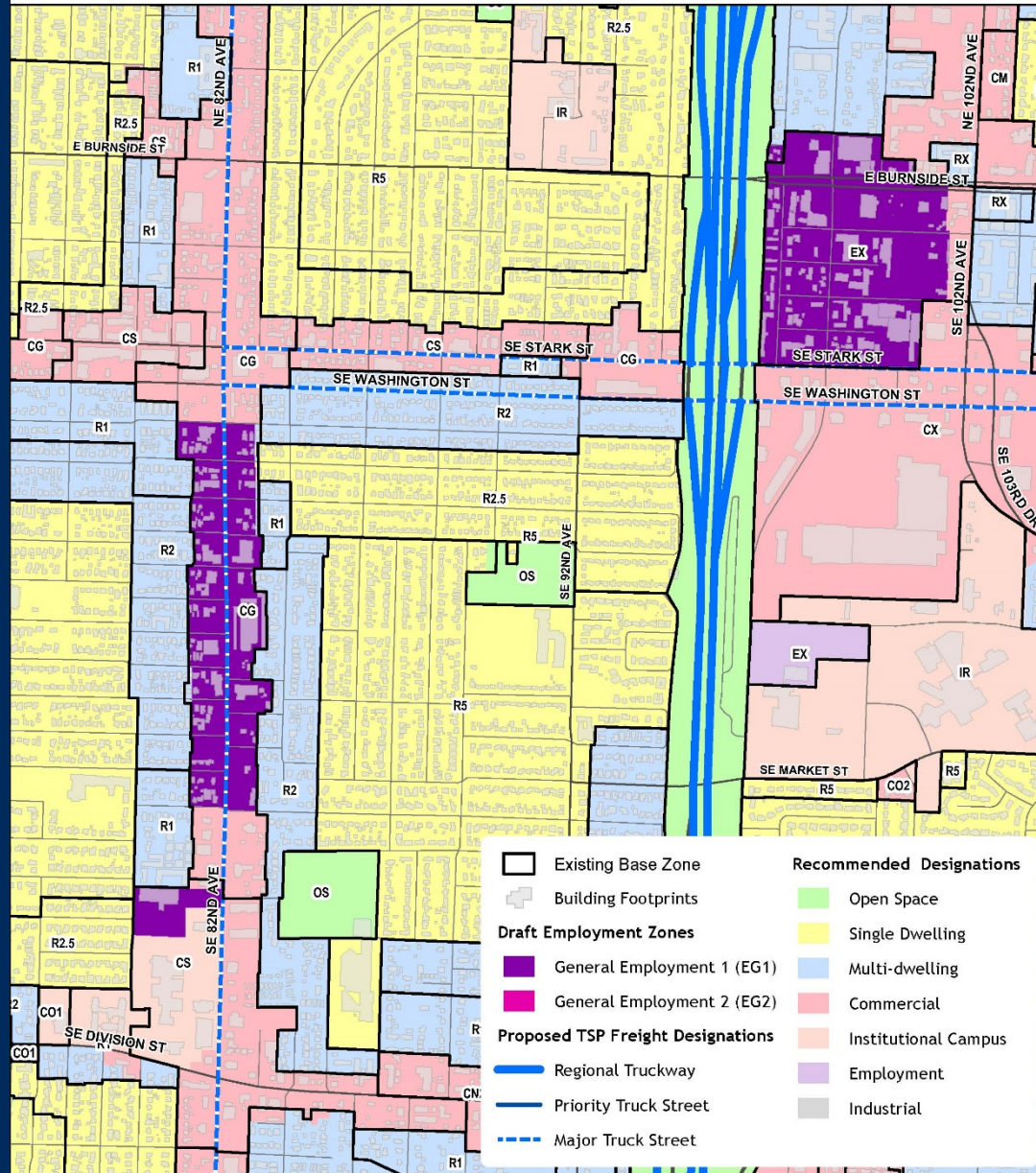




# Proposed Zoning Map Changes



# Central Gateway and SE 82nd Area Sites



# Employment Zoning Project Next Steps

PSC hearing                      October 27, 2015

PSC Work session              November 10, 2015

City Council                      Spring 2016



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