

Themes of PSC Written Testimony on Employment Zoning Project

October 27, 2015

Themes of the testimony in 15 letters and 3 MapApp comments are summarized below. This list is incomplete and comments are continuing to come in. The BPS helpline has also responded to 126 calls on the Employment Zoning Project Proposed Draft.

Objections to park and open area limitations in Prime Industrial overlay

Bureau of Environmental Services, Oct. 27 letter – Move forward with environmental zoning update in Airport Plan District consistent with ESEE. Waive Prime Industrial overlay requirements within the Natural Resources Inventory. Consider updating the definition of stormwater facilities.

Metro Parks and Nature Dept., Oct. 23 letter – Remove 111 acres managed by Metro (mostly owned by Port of Portland) from the Prime Industrial overlay. Allow undeveloped natural areas in the Prime Industrial overlay.

Portland Parks and Recreation, Oct. 27 letter – Parks and open areas should be a permitted use in the Prime Industrial overlay. Exempt natural areas from overlay requirements. Request that Metro revise Title 4 to not require Regionally Significant Industrial Area map changes for a developed park or natural area.

Linda Robinson, 1115 NE 125th Ave., Oct. 27 letter – Parks and open areas should be a permitted use in the Prime Industrial overlay. Remove environmental zones from the Prime Industrial overlay. Update environmental zoning along Columbia Slough.

Bob Salinger, Portland Audubon, Oct. 11 letter – Opposes capacity offset requirements in the Prime Industrial overlay. Move forward with environmental zoning update concurrent with employment zoning. Golf courses should not be converted to industrial use.

Urban Forestry Commission, Oct. 22 letter – Allow parks and open space as permitted uses in the Prime Industrial overlay. Restricting open space to local users is contrary to equity goals. Remove Natural Resources Inventory from Prime Industrial overlay.

Property owner objections to new EG zones

Bill Naito Company, 2701 NW Vaughn Street, Oct. 23 letter – Retain EX Central Employment zoning at the Montgomery Park site.

Jameson Partners SE Foster and I-205, Oct. 27 letter – Reconsider EG zoning at Freeway Land site. Retain flexibility for retail and mixed use development at this large 80-acre site. Recommend applying Master Plan at site.

Northwest District Association, Oct. 27 letter – New EG zones along NW Vaughn on sites in industrial use will erode prime industrial land. Retain the maximum 1:1 FAR for office uses in EG zones, and remove the proposed increase to 3:1 maximum FAR. Amend the Guilds Lake Plan District (Subdistrict B) to clarify maximum base FAR of 1:1 with additional bonus FAR of up to .85 FAR.

Stephen Pink, 8114 SE Market St., MapApp comment – Is my planned house remodel and ADU in the proposed EG zone a wise investment?

Flexibility for more intensive development near urban core

Jeff Burns, 1336 SE 20th Ave., MapApp comment – The Central Eastside industrial area is a gem for business innovation. Allowing increasing office space doesn't bode well for industry here.

Mark Hush, 1120 NW Couch Street, MapApp comment – Build in zoning flexibility to rezone industrial land near the urban core, as done in the Pearl District.

Kin Properties, 2720 NW 35th Ave., Oct. 21 letter – Oppose Prime Industrial overlay which may depreciate the value of the property.

Donald Mattersdorff, 3430 SE 20th, Oct. 23 letter – Objection to Prime Industrial designation on close-in land, including Brooklyn Yard area. Enable rezoning to support “higher uses” and more housing near Orange MAX line.

Radler White Parks & Alexander, 4644 and 4787 SE 17th (former PECO manufacturing site), Oct. 27 letter – Oppose Prime Industrial overlay to preserve development flexibility and maximize potential use of new MAX Orange Line. Allow industrial office uses as proposed in Central Eastside.

Support and strengthen proposed Prime Industrial overlay

Schnitzer Steel, Oct. 27 letter – Support zoning proposals, particularly the new Prime Industrial overlay. Require legislative map and text amendments to offset loss of Prime Industrial capacity. Support limitations on parks and open areas in the Prime Industrial overlay.

Support for zoning map changes at Broadmoor golf course

Broadmoor golf course, 3509 NE Columbia Blvd., Oct. 27 letter – Apply IG2 zoning to implement comp plan map change at Broadmoor. Either remove the ecologically beneficial design standards, or allow them to be met on Open Space portion of site. Limit planting to Airport Plant List of Portland Plant List.

Add managed floodplain provisions in zoning code

Multnomah County Drainage District, Oct. 26 letter – Recognize importance of levee accreditation project. Recognize floodplain management services. Add zoning definitions and MCDD permitting requirement. Set no limit for trail and boat launch acreage.