



Bureau of Planning and Sustainability

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MEMO

DATE: December 1, 2015

TO: Planning and Sustainability Commission

FROM: Tom Armstrong, Supervising Planner
Steve Kountz, Senior Economic Planner
Shannon Buono, Senior Planner

SUBJECT: Employment Zoning Project
Prime Industrial Overlay Zone - Parks

At the November 10 work session, the PSC deferred a decision on amending the proposed Prime Industrial overlay zone to allow for larger local-serving parks as a conditional use. The request was to create an additional approval criterion that would consider the potential impact on the industrial lands/jobs capacity of a larger park.

The Parks Bureau has suggested that 10 acre parks should be considered local serving. The two-acre limit in the proposed draft is based on a standard in Statewide Planning Goal 9. An alternative would be to allow parks greater than two acres as a conditional use. This alternative was proposed in our November 6 memo, and the proposed approval criteria require the applicant to demonstrate that industrial area residents and employees constitute the primary market for the park. A conditional use is one that is appropriate as an allowed use except that a review is required because the use may, but does not necessarily, have significant adverse effects on the environment, overburden public services, change the desired character of an area, or create major nuisances. The conditional use review provides an opportunity to allow these use when there are minimal impacts, to allow the use but impose mitigation measures to address identified concerns, or to deny the use if the concerns cannot be resolved.



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1900 SW 4th Avenue, Suite 7100, Portland, OR 97201 | phone: 503-823-7700 | fax: 503-823-7800 | tty: 503-823-6868

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BPS staff propose four options to consider the impact on the development/jobs capacity of the Prime Industrial area.

1. No conditional use. This option allows parks up to 2 acres in size outright, and requires a comprehensive plan map amendment and zone change to OS for parks over 2 acres in size. The impacts on industrial land and jobs capacity would be considered as part of findings on Comprehensive Plan Economic Development goals and policies and Statewide Planning Goal 9.
2. Conditional use approval criteria as proposed. This option allows parks up to 2 acres in size outright, but allow parks over 2 acres in size through a Conditional Use review with the approval criteria proposed on November 6 (no upper threshold size limit on the park but employees and residents must constitute the primary market for the park; no criterion related to job capacity).
3. Conditional use approval criteria as proposed with a 10-acre size limit. This allows parks up to 2 acres in size outright, and allow parks up to 10 acres in size through a Conditional Use review with the approval criteria proposed on November 6 (employees and residents must constitute the primary market for the park; no criterion related to job capacity).
4. Conditional use approval criteria as proposed with a 10-acre size limit and an adequate industrial land capacity criterion. This option allows parks up to 2 acres in size outright, and allow parks up to 10 acres in size through a Conditional Use review with the approval criteria proposed on November 6 plus an adequate industrial land capacity criterion.

Potential Code Amendments:

33.475.080 Parks and Open Areas

Parks and Open Areas uses are prohibited in the Prime Industrial overlay zone except for the following:

- A. Recreational trails and boat launching areas are allowed. Trailheads, parking areas, bathroom facilities, educational kiosks and other development or facilities that are accessory to a recreational trail and boat launching areas are limited to 2 acres per site;
- B. Nature preserves are allowed;
- C. Off-site mitigation is allowed if the mitigation is for impacts that occur in the Prime Industrial overlay zone; and
- D. Other Parks and Open Areas uses that are 2 acres or less in size are allowed. Parks and Open Areas over 2 acres in size may be allowed if approved through a conditional use review.

OR subsection D with a 10 acre size limit:

- D. Other Parks and Open Areas uses that are 2 acres or less in size are allowed. Parks and Open Areas that are more than 2 acres but less than 10 acres in size may be allowed if approved through a conditional use review.

33.815.150 Parks And Open Areas Uses in the Prime Industrial Overlay Zone

These approval criteria apply to Parks And Open Areas uses in the Prime Industrial overlay zone that require a conditional use review as specified in 33.475.080.D. The approval criteria promote preservation of land for industry while allowing Parks And Open Areas uses when they are supportive of the industrial area and not detrimental to the character of the industrial area. The approval criteria are:

- A. The proposed use will not have significant adverse effects on nearby industrial firms, or on truck and freight movement;
- B. The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity, level of service; on-street parking impacts; access restrictions; connectivity; neighborhood impacts; impacts on pedestrian, bicycle, and transit circulation; safety for all modes; and adequate transportation demand management strategies;
- C. The proposed use will not significantly alter the overall industrial character of the area, based on the existing proportion of industrial and non-industrial uses and the effects of incremental changes;
- D. City-designated scenic resources are preserved; and
- E. The proposed use needs to be located in an industrial area because industrial area residents or employees constitute the primary market of the proposed use.

Additional criterion to address industrial capacity:

- F. The City's Economic Opportunities Analysis shows a surplus of buildable land capacity in the affected industrial geography after accounting for the loss of industrial land as a result of allowing a Park or Open Area greater than 2 acres.