



# Employment Zoning Project, Draft 2035 Comprehensive Plan



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# Employment Zoning Project and Zoning Map Update at PSC

EZP Public hearing

October 27, 2015

EZP Work session

November 10, 2015

Zoning Map Update

Public Hearing

Spring 2016



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# Employment Zoning Project PSC Actions

- **Vote** on recommendation for Proposed Draft EZP code changes as amended today.
- **Provide comments** on Proposed Draft EZP map changes, to be confirmed or amended following the public hearing on the citywide Zoning Map Update in Spring 2016.



# Conditional Use Criteria for Local Parks in Prime Industrial Overlay

Code change options for “local” Parks and Open Areas larger than 2 acres in the Prime Industrial Overlay:

1. No conditional use for larger (2+ acres) local parks
2. Conditional use criteria as proposed
3. Conditional use criteria as proposed with 10-acre size limit
4. Conditional use criteria as proposed with 10-acre size limit and adequate industrial capacity criterion



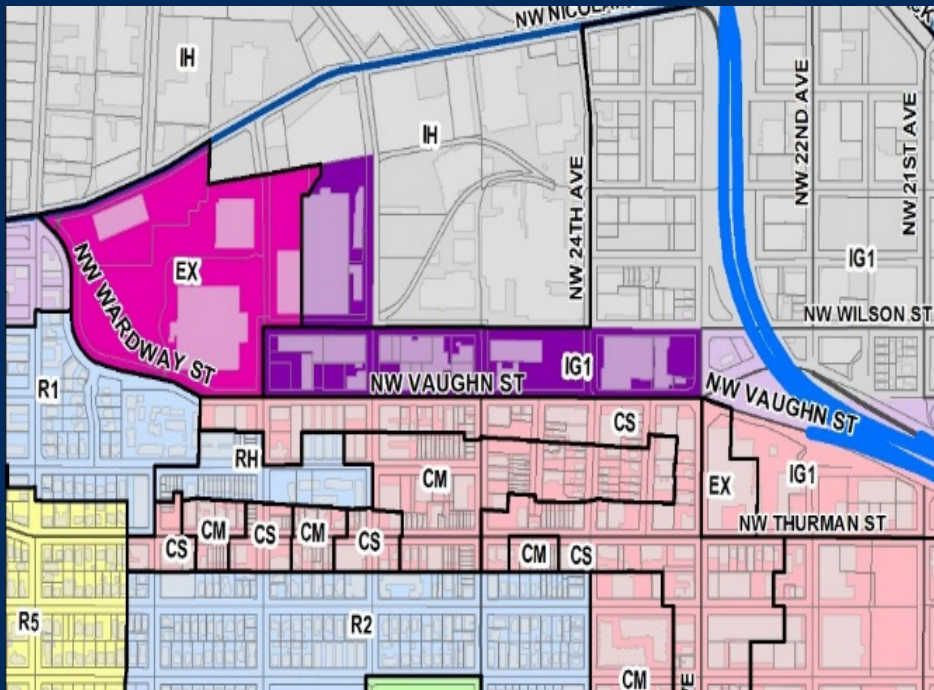


# Zoning Map Issues Identified in Testimony

- ESCO on NW Vaughn (discussed November 10)
- Montgomery Park on NW Vaughn
- Freeway Land site at SE Foster and I-205
- EX conversion to EG sites
- PECO site on SE 17th Ave
- Broadmoor golf course
- Metro Greenspaces requests on Port land
- Linnton Prime Industrial Overlay
- N Hayden Island Drive Boat Ramp



# Montgomery Park on NW Vaughn



Map change options:

1. Keep the proposed map change from EX to EG2.
2. Retain EX zoning.

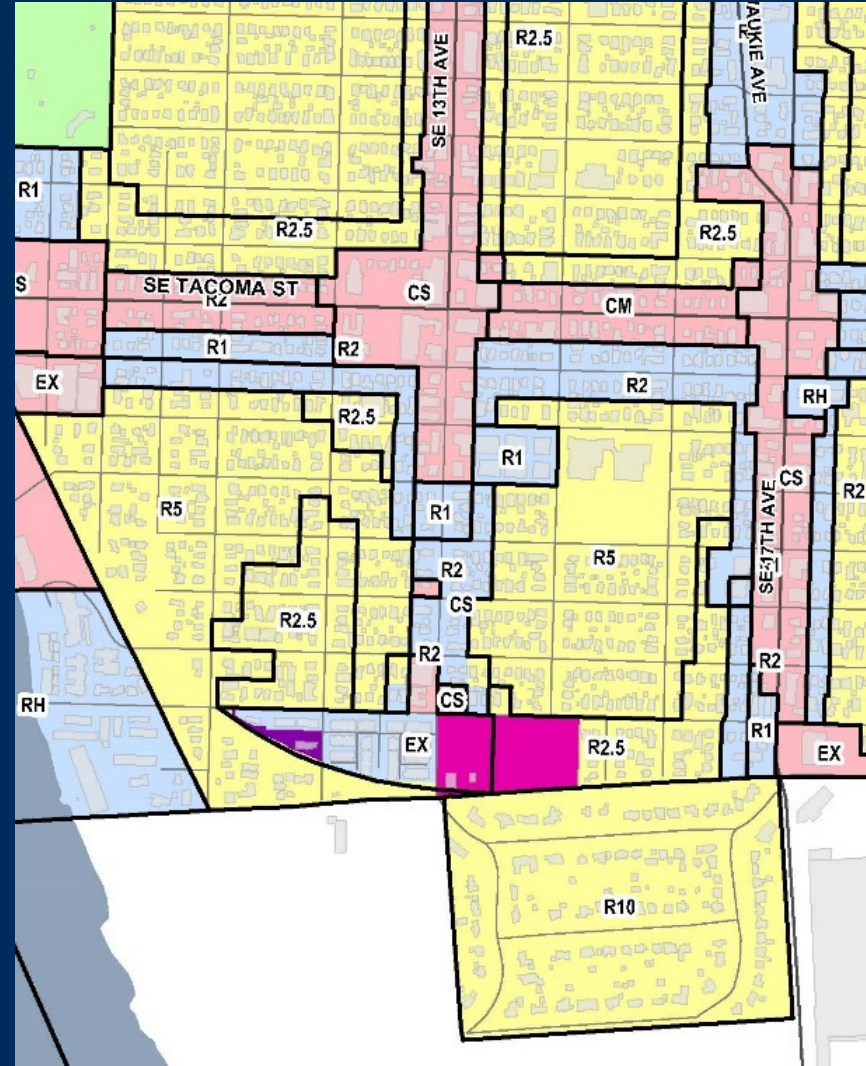
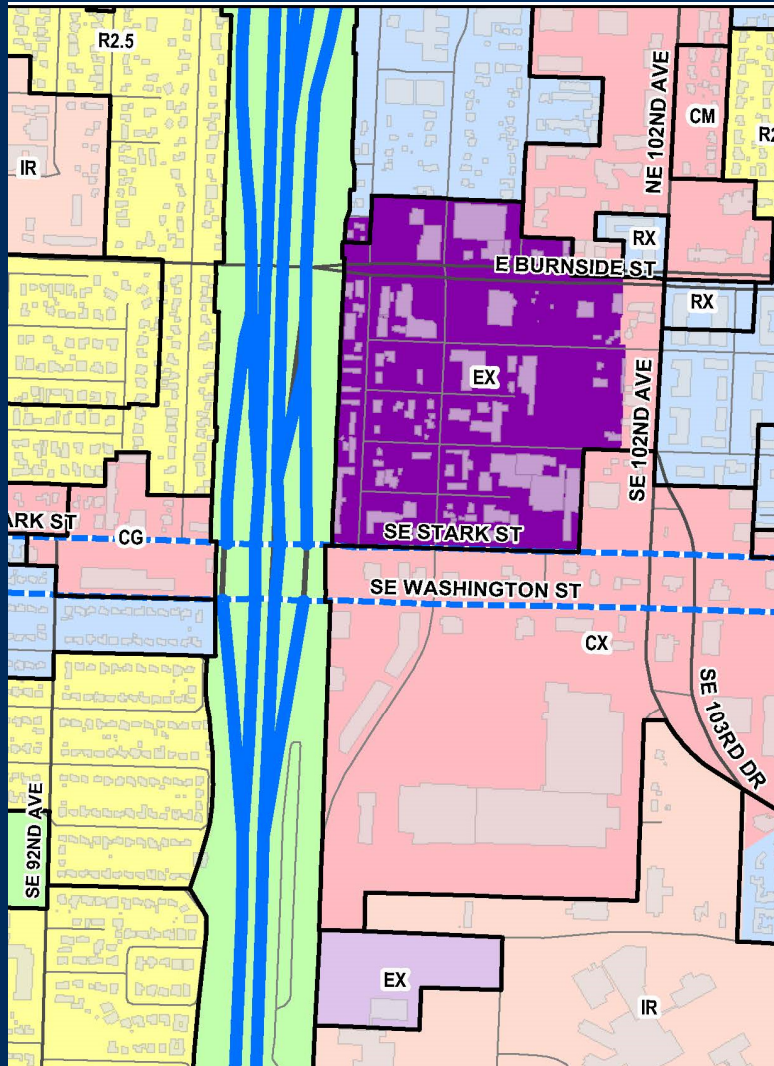
If City Council changes plan designation from EX to Mixed Use, then Commercial Mixed Use zoning will apply.



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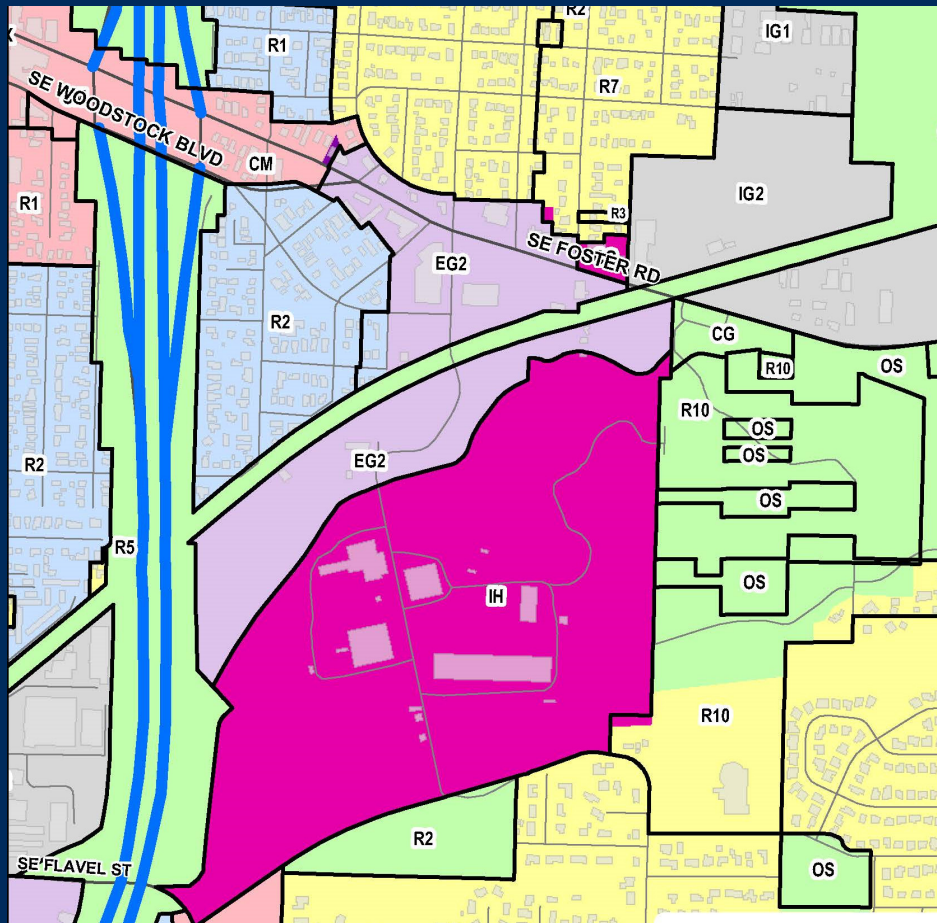


# EX conversion to EG sites





# Freeway Land site at SE Foster and I-205



## Map change options:

1. Keep the proposed map change from EX to EG2.
2. If City Council changes plan designation from EX to one of the Mixed Use Dispersed on part of the site, apply CE Commercial Employment zoning.



# PECO Site on SE 17th Ave



Map change options:

1. Keep the proposed Prime Industrial Overlay on the current IG1 base zone.
2. Do not apply Prime Industrial overlay on SE 17th Ave frontage sites. Leave IG1 General Industrial base zone.
3. Create a different overlay zone to allow Industrial Office along SE 17<sup>th</sup> Ave.

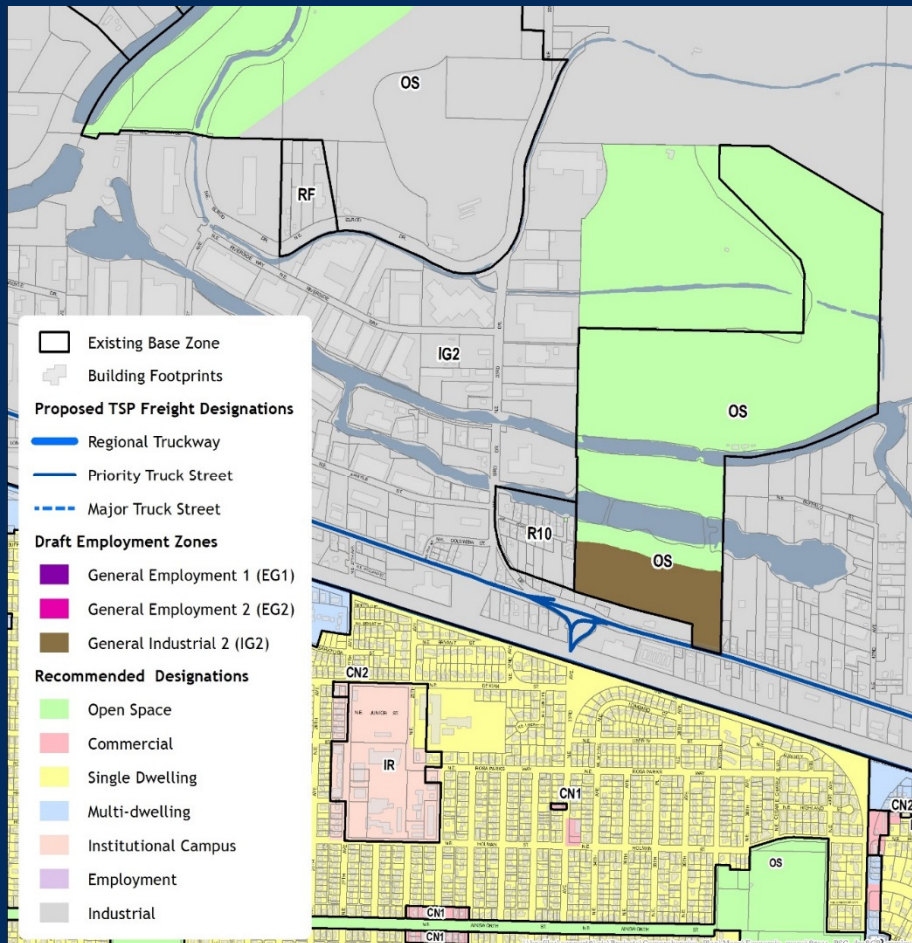


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# Broadmoor golf course

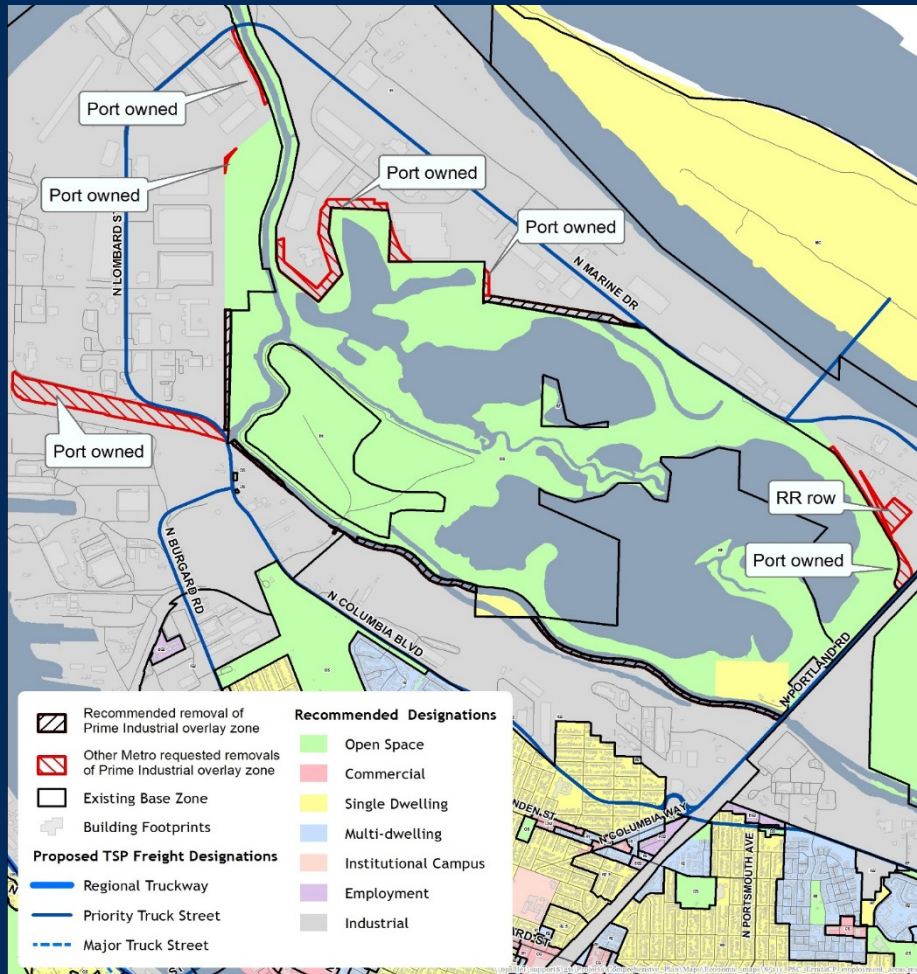


Recommended change to Proposed Draft map:

- Change OS to IG2 on the 15-acre part of the site proposed IS Industrial Sanctuary.



# Metro Greenspaces requests on Port of Portland land



Recommended change to Proposed Draft map:

- Retain Prime Industrial I-overlay on Port-owned properties and railroad right-of-way and remove from other sites on maps below per Metro request.

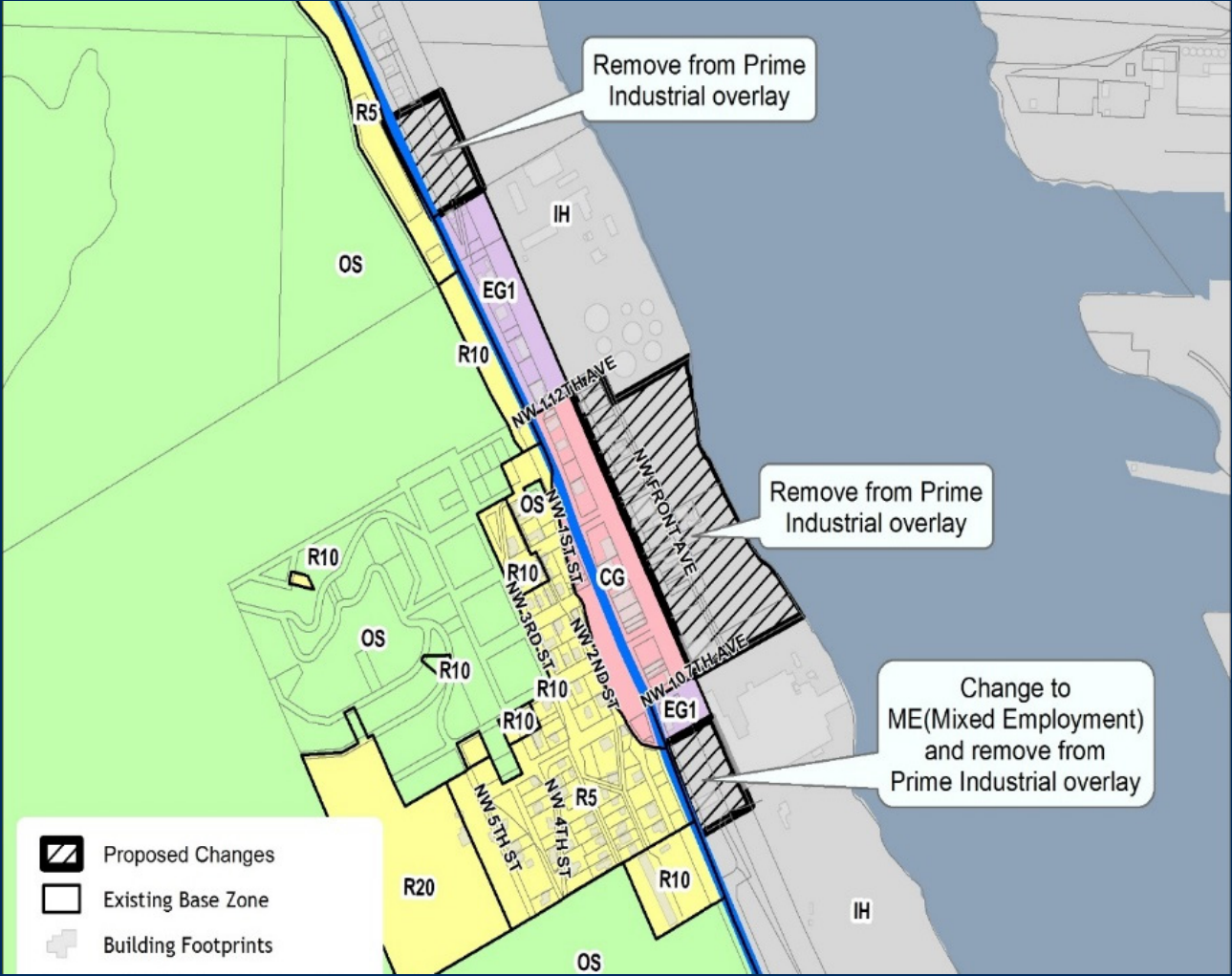
Options:

- Remove Prime Industrial I-overlay from other sites recommended by Metro.





# Linnton Prime Industrial Overlay



# N Hayden Island Dr. Boat Ramp



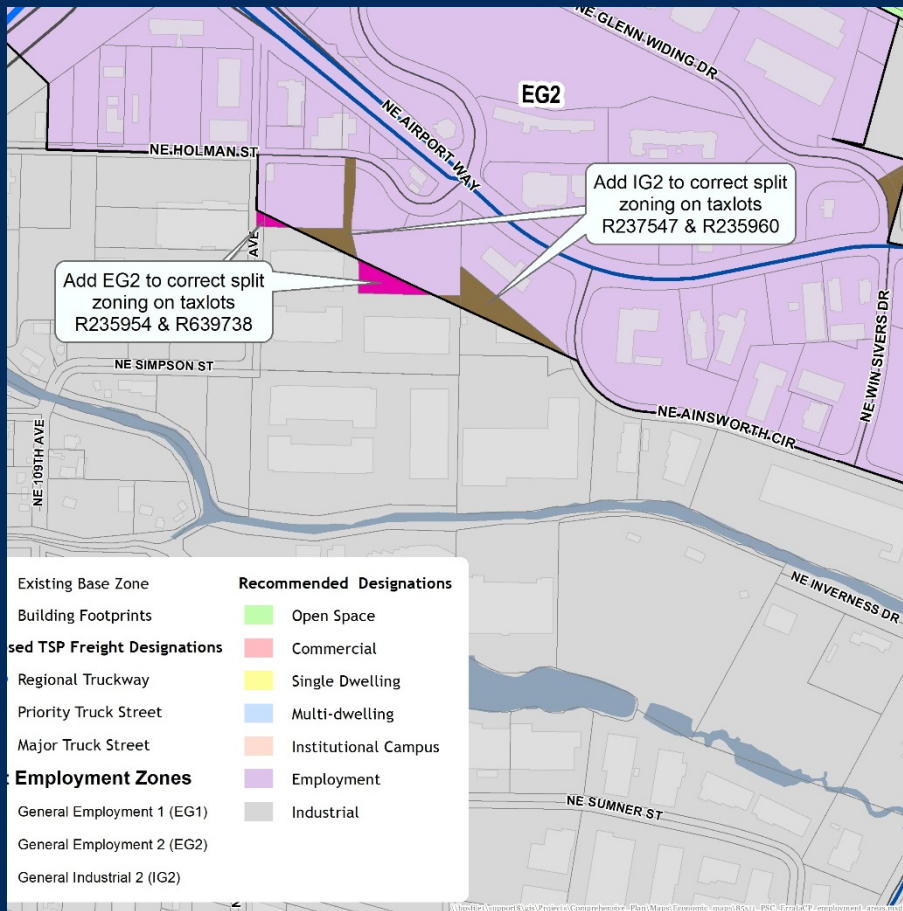
## Map change options:

1. Keep the proposed Prime Industrial Overlay on the IG2 base zones.
2. Do not apply Prime Industrial overlay on vacant IG2 sites (6.6 acres shaded brown), to allow regional boat ramp.





# Proposed Draft Addendum



Recommended addendum changes to implement additional Comp Plan Map changes:

- Split zoning corrections – Apply IG2 or EG zones to align zoning with property boundaries.
- Marina sites – Apply IG2 zoning on 2 sites to enable infill moorages.
- Unincorporated county pocket - Apply IG1 or IG2 zoning at 3 sites being brought into Urban Services Area.
- Map correction at Reed College site - remove Prime Industrial overlay zone at a warehouse site with IC Campus Institution Plan Map designation.

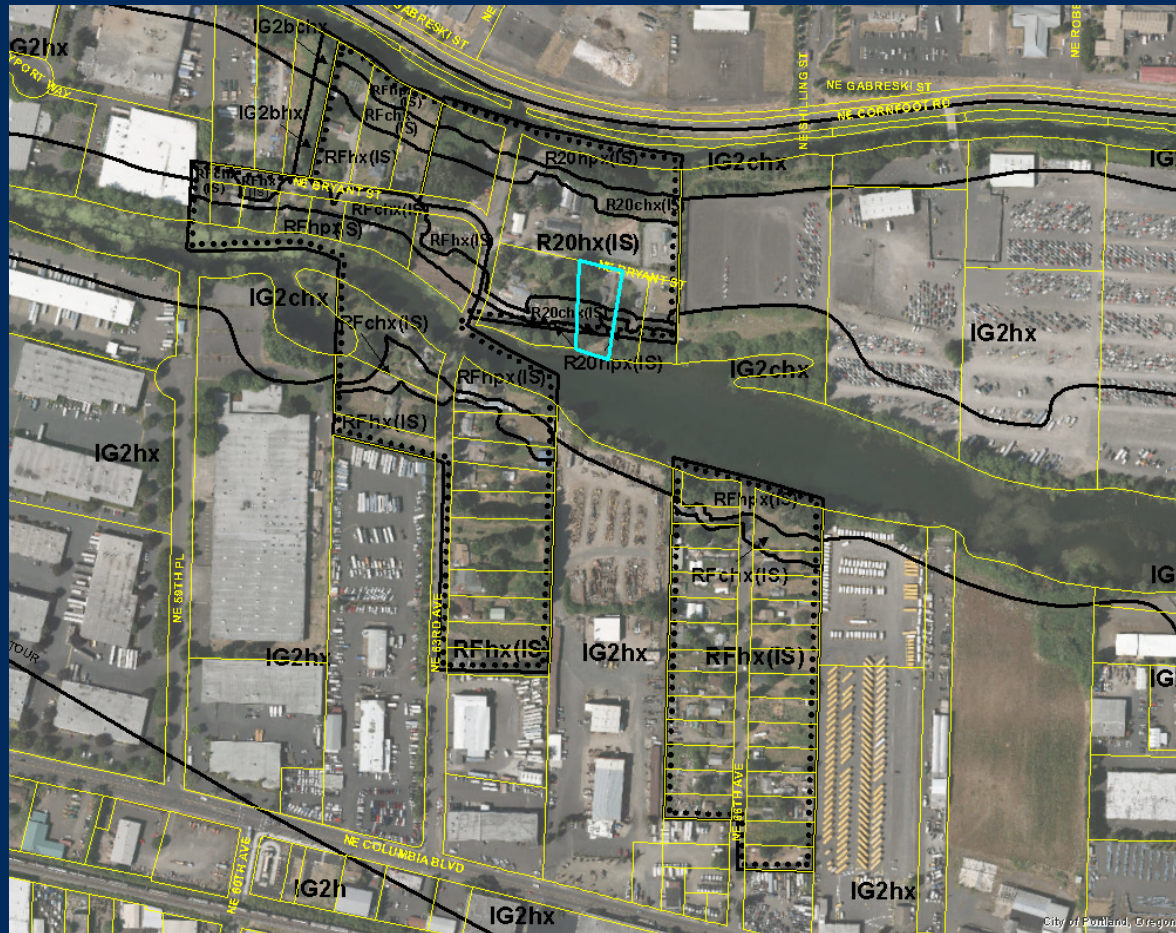


# Additional Comp Plan Map Issues

- Cornfoot/Slough residential areas
- Levee Road area
- Airport Way EG2 limitations
- NE 148th split zone
- SE Quad – MLK IG to EX loading dock issue
- MU zone a SE 92nd and Powell

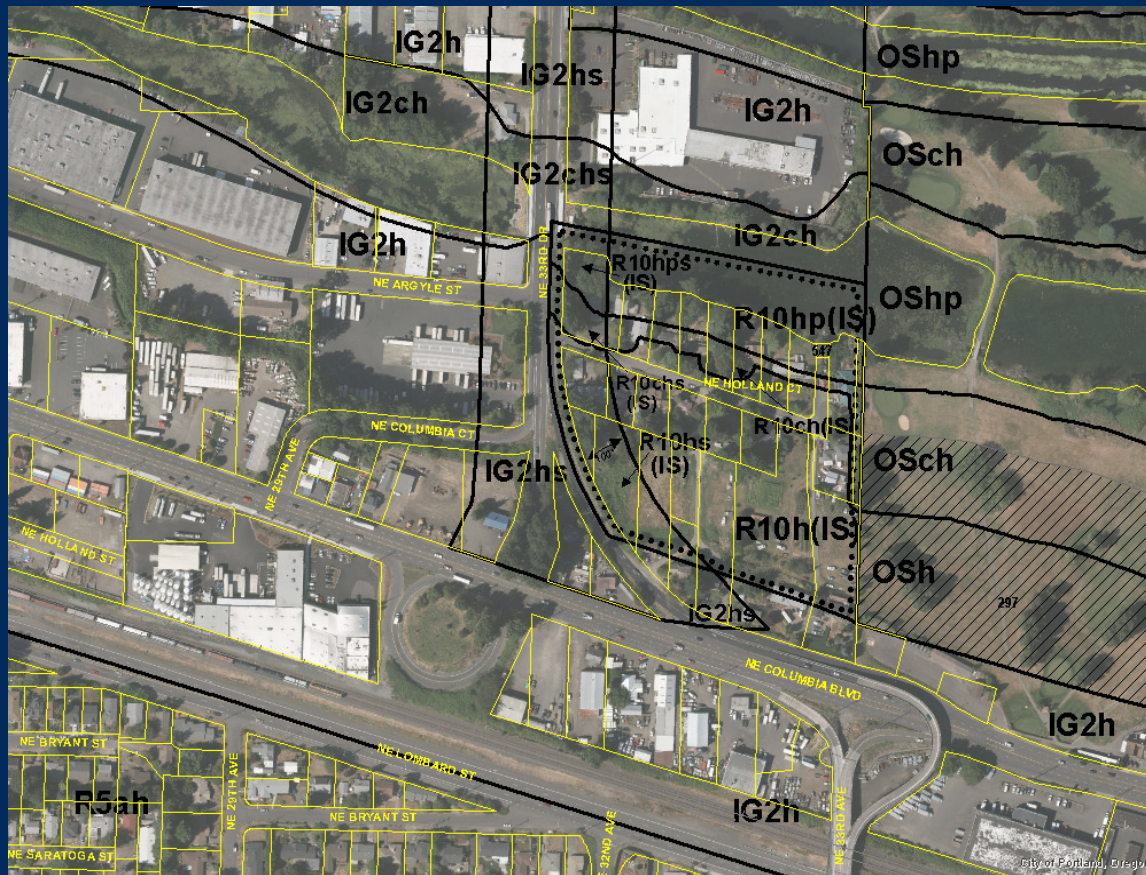


# Cornfoot/Slough Residential Areas





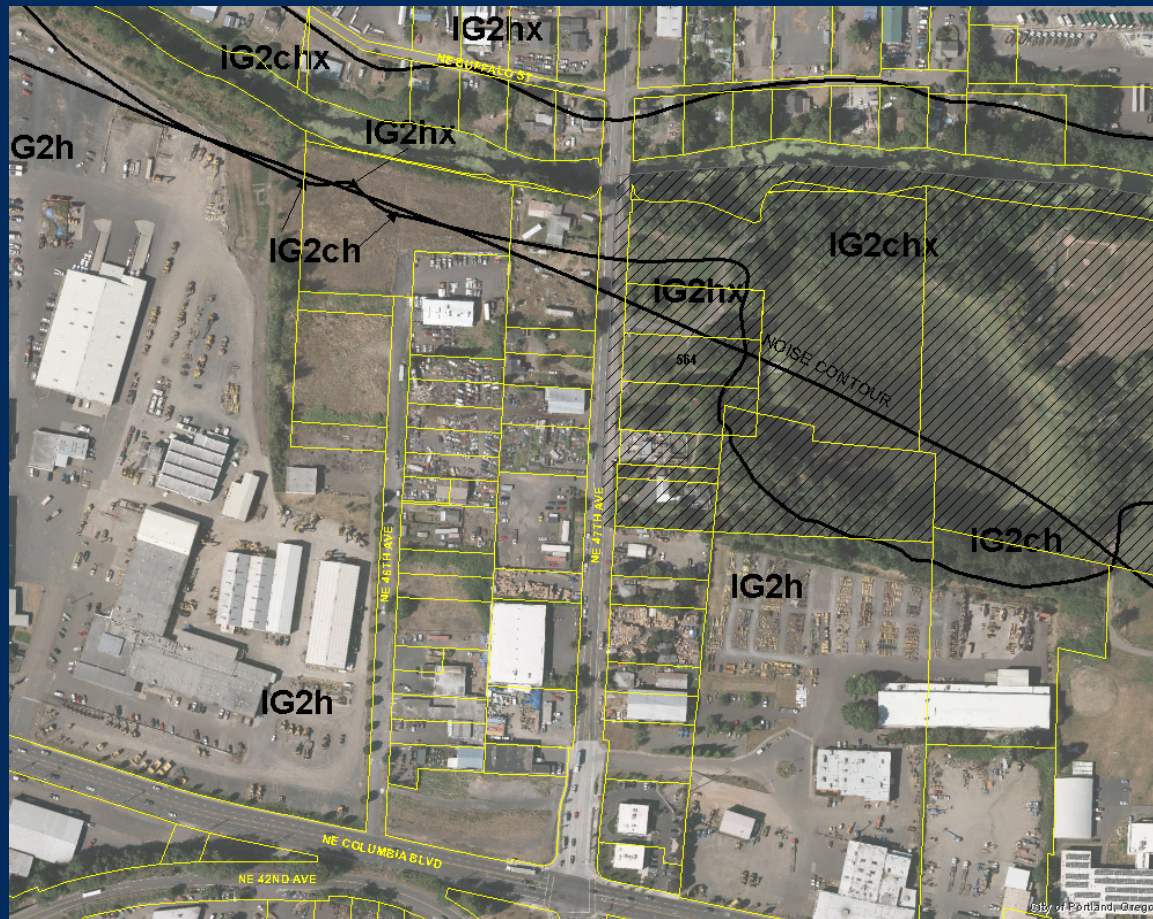
# Holland Court Residential Area



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# NE 47<sup>th</sup> and Buffalo Street Residential Areas

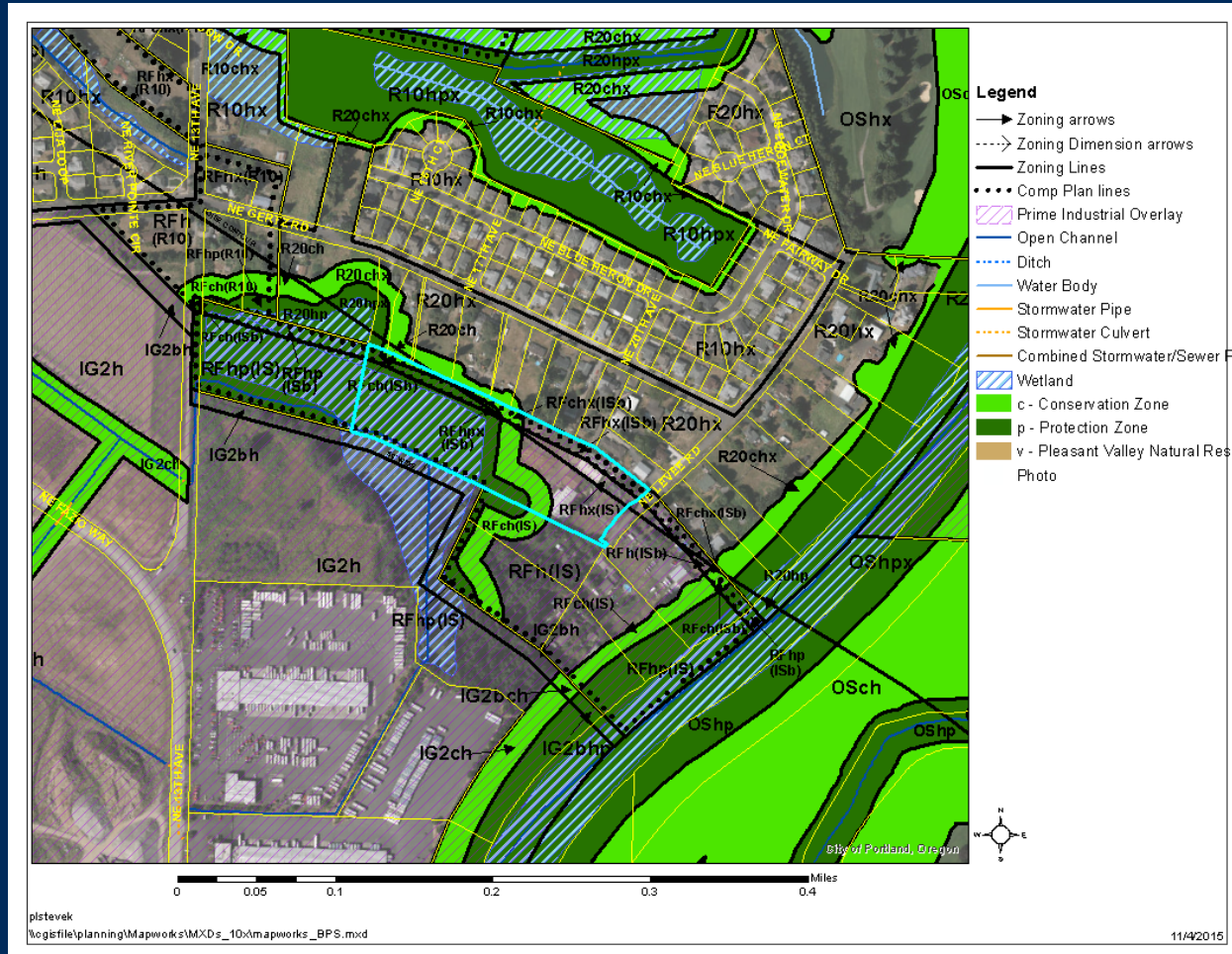


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# Levee Road Residential Area

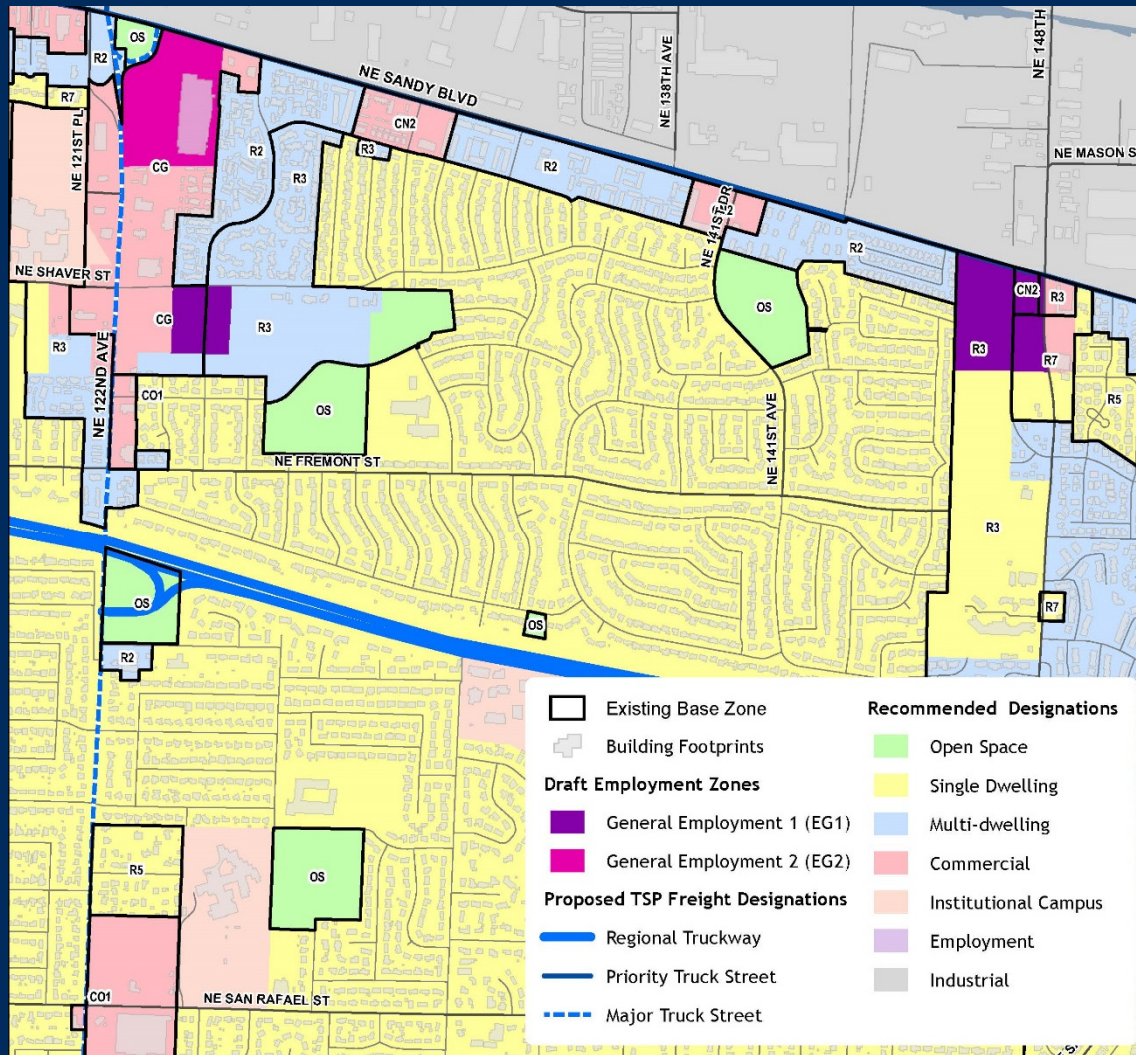


# Airport Way EG2 Limitations





# NE 148<sup>th</sup> Ave. and Sandy

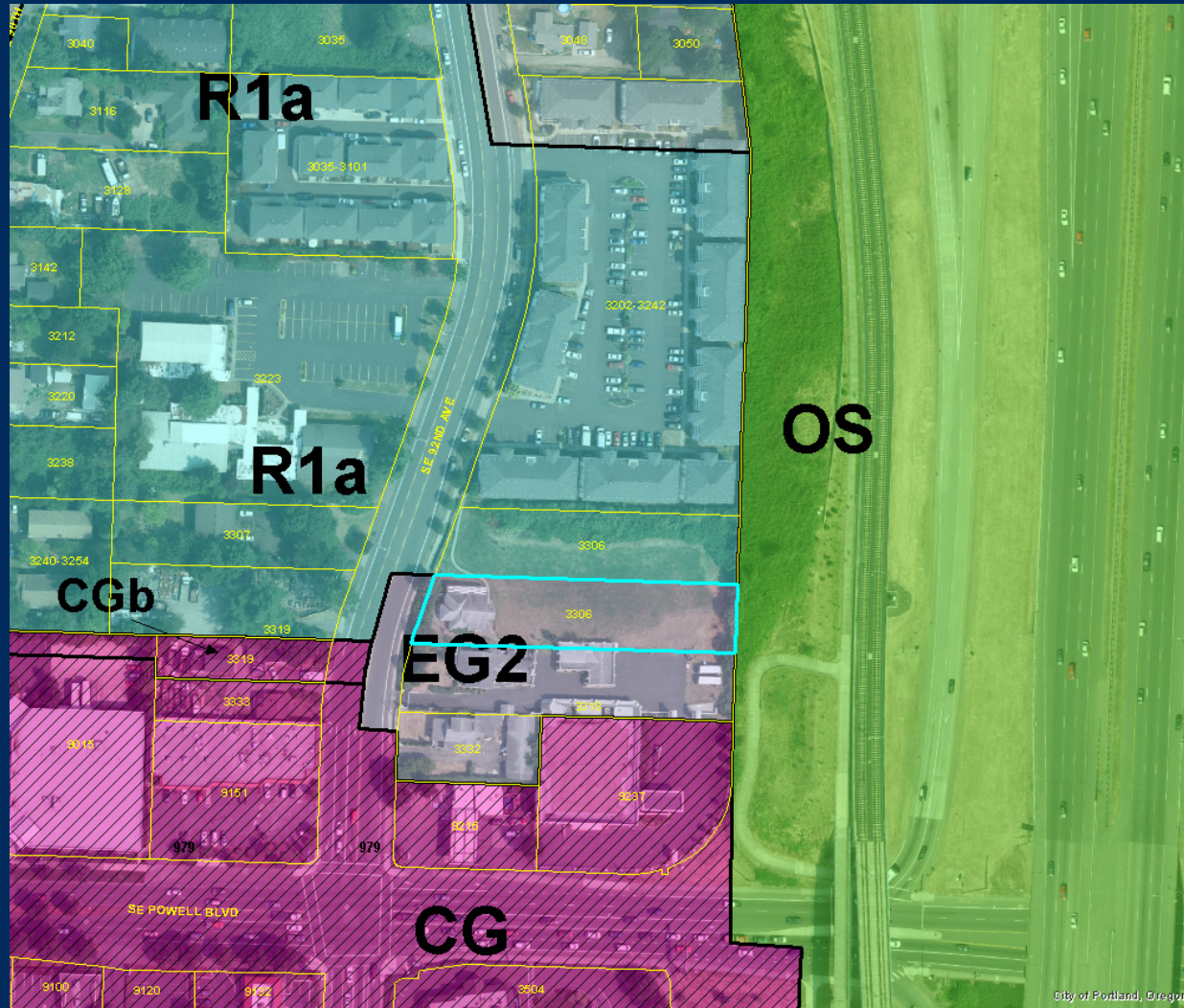


# MLK IG1-to-EX Loading Dock Issue





# SE 92<sup>nd</sup> and Powell Height Limits



# Employment Zoning Project

## Next Steps

### PSC options:

- Vote on recommendation for Proposed Draft EZP code changes as amended today.
- Tentatively recommend adoption of Proposed Draft EZP map changes, to be confirmed or amended following the public hearing on the citywide Zoning Map Update in February 2016.
- Identify issues for further analysis and discussion at an upcoming work session.



# Mixed Employment on 82<sup>nd</sup> Ave

