



# **City of Portland Bureau of Development Services**

Staff Presentation to the  
**Portland City Council**

**Right 2 Dream Too**  
Zoning Confirmation Letter  
PR 16-108969



# Zoning Confirmation Letters

37192

- What is a Zoning Confirmation Letter?
- How is this one unique?



# Proposed Use

- A rest area with tents providing overnight shelter for houseless individuals;
- Operated by Right 2 Dream Too (a non-profit);
- Tents will range in size from 1-2 person tents to 10-person tents;
- Structures with approximately 2,100 square foot net building area containing restrooms, showers, laundry facilities, a kitchen and storage for personal belongings will be provided;
- Other houseless individuals who are not sheltered at the rest area may use some facilities; and
- A fence may provide privacy at the rest area.



# Items Submitted

- Application
- Letter with questions and summary
- Description of use
- Site plan

Also reviewed:

- Right Dream Too website
- State of Oregon documents



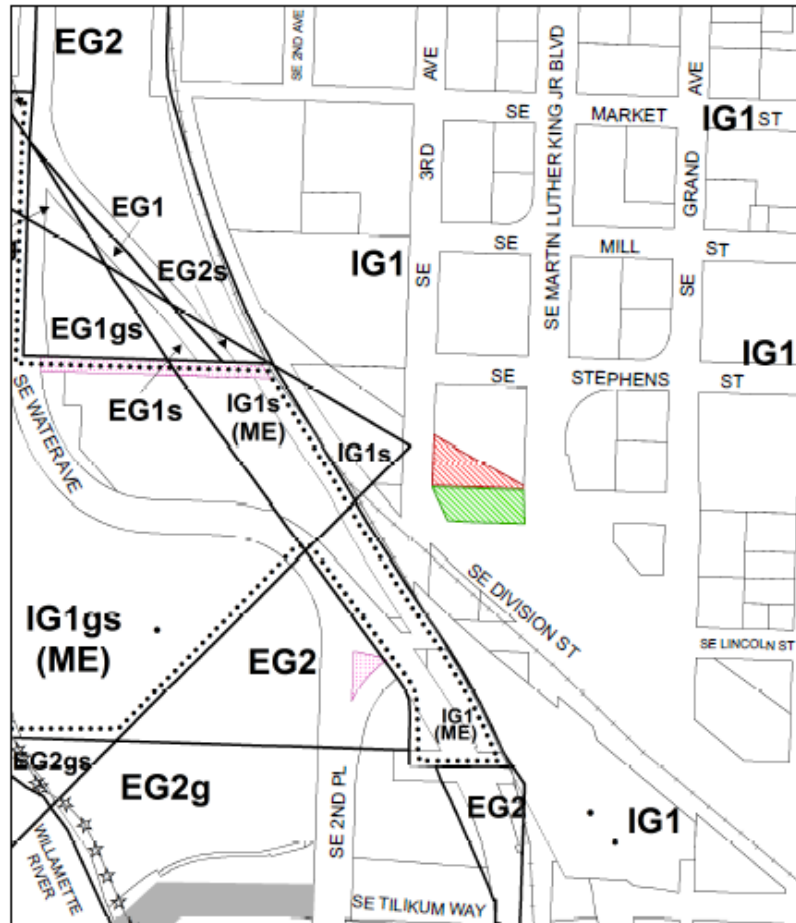
# Questions Asked

1. What use category does the proposal fall under?
2. Is the use allowed, conditional or limited?
3. Does the use or site plan require a land use review?
4. Are there plan district or overlay zone requirements that apply?
5. What development standards apply?
6. How would a fence made of doors be regulated?



# Zoning Map and Site Details

37192



## ZONING



This site lies within the:  
CENTRAL CITY PLAN DISTRICT  
CENTRAL EASTSIDE SUBDISTRICT

- Site
- Also Owned Parcels
- Recreational Trails
- Historic Landmark
- Right-of-way portion of site

File No.	PR 16-108969 ZCL
1/4 Section	3230
Scale	1 inch = 200 feet
State Id	1S1E03DA 4700
Exhibit	B (Feb 02, 2016)

**Location:** SE 3<sup>rd</sup> & SE Harrison  
**Zoning:** IG1 (General Industrial 1),  
Central City Plan District/Central  
Eastside Subdistrict  
**Owner:** City of Portland  
**Size:** Approximately 18 -20,000  
square feet including vacated right-  
of-way



# Key Questions

1. What is the appropriate use category for R2DToo's proposed use?
2. Are tents structures or buildings?



# Appropriate Use Category

37192

## Community Service

- Operated by a non-profit
- Provides on-going service: shelter
- No membership requirements
- Amenities available to houseless individuals
- Less than 3,000 square feet of net building area allowed by right



# Appropriate Use Category

## Community Service – Mass Shelter Example

- The tents are not structures. They are not “constructed,” and are easily assembled and taken down
- Sleeping is not allowed in structures on the site
- Use regulations refer to a building and net building area



# Appropriate Use Category

## Community Service – Short-Term Housing

- The tents are not structures
- The tents are not rooms
- Food preparation and shared shower facilities may or may not be included
- Standards refer to reservations and referrals as well as parking



# Appropriate Use Category

37192

## Retail Sales and Service

- The service has no similarities to “Personal-service oriented” examples
- Examples of accessory uses do not depict the accessory uses proposed
- The service is not comparable to “Entertainment-oriented” examples



# Appropriate Use Category

37192

## Group Living

- The tents are not structures
- Length of stay is for a month or longer
- Examples of accessory uses do not depict accessory uses proposed
- Examples of Group Living uses all occur in buildings



An aerial photograph of a river flowing through a city. The river is dark and winding, with a bridge crossing it in the middle. The surrounding area is a mix of green spaces, trees, and urban development with buildings and roads.

# Use Category Conclusion

37192

- The proposed use is a Community Service, but it is not a Mass Shelter or Short-Term Housing.



# Zoning Requirements

- Few development standards apply in the IG1
- Fences up to 8 feet in height are allowed
- Regulations of the Central City Plan District and Central Eastside Subdistrict do not address the proposal other than no parking is required