MEMO

DATE: March 30, 2016

TO: Planning and Sustainability Commission

FROM: Deborah Stein, Principal Planner

CC: Susan Anderson, Director; Joe Zehnder, Chief Planner

SUBJECT: Residential and Open Space Zoning Map Update

On April 12, 2016, you will be hearing testimony from property owners and other interested parties on the Residential and Open Space Zoning Map Update, one of the projects underway that will help implement Portland's new Comprehensive Plan.

Zoning Map changes (described in the enclosed Proposed Draft – March 2016) are proposed to:

   a. Correspond with Recommended 2035 Comprehensive Plan Map designations; or

   b. Address various situations, such as nonconforming density or split zones; or

   c. Reduce residential density to ease David Douglas School District's overcrowding; or

   d. Conform to Comprehensive Plan Map designations established in 1980.

Staff has mailed notices to all property owners affected by Zoning Map proposals to let them know about the proposed changes. The notices also provide information about how and when they may offer testimony, and how they may learn more about the proposal. Leading up to the publication of this Proposed Draft, and subsequent to the publication, the District Planning team has been sharing information about proposed Zoning Map changes with Coalition offices, Neighborhood Associations, and interested parties through a variety of channels. In addition, the Comprehensive Plan Help Line has been activated to answer questions on the phone and at publicized "drop in" hours at various community locations.

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Staff anticipates that the majority of testimony you'll hear will address the third and fourth categories of proposed changes: changes in David Douglas School District (generally from R1 to R2, and from R2 to R5), and changes to conform to Comprehensive Plan Map designations established in 1980 (the majority of which are proposed changes from R5 to R2.5). Property owners and neighbors affected by these proposed changes have not necessarily been engaged in earlier public discussions about the Comprehensive Plan.

Since publication of the Proposed Draft, staff has worked with the Rose City Park Neighborhood Association to revise the Zoning Map proposal for an area adjacent to the 60th Avenue MAX Station. The revised proposal – which has the support of the Neighborhood Association leadership and staff – responds to an amendment to the Comprehensive Plan Map in this area sponsored by Mayor Hales. A map of the revised Zoning Map proposal is attached.

Planning and Sustainability Commission Decision Points

The PSC has two decision points in the review of the Residential and Open Space Zoning Map Update:

1. Following testimony on **April 12, 2016**, you will have a work session on **April 26, 2016** to review testimony received to date and make an <u>initial recommendation</u> on the Residential and Open Space Zoning Map proposals.

2. You will continue the public hearing to a later date (May 24, and then again to a new date TBD) to allow the different layers of the Zoning Map Update (Employment, Campus Institution, Mixed Use, and Residential and Open Space) to be combined into a single map (the "Composite Zoning Map") and considered as a whole. At this hearing you will invite any additional testimony, and then make a recommendation to the City Council about the consolidated map.

While the record for the Residential and Open Space Zoning Map Update will remain open past April 12, staff has encouraged interested parties to provide testimony before the April 12 public hearing to inform your initial review and recommendations.