



2035 Comprehensive Plan

Planning and Sustainability Commission
Hearing

Residential and Open Space Zoning Map Update

April 12, 2016



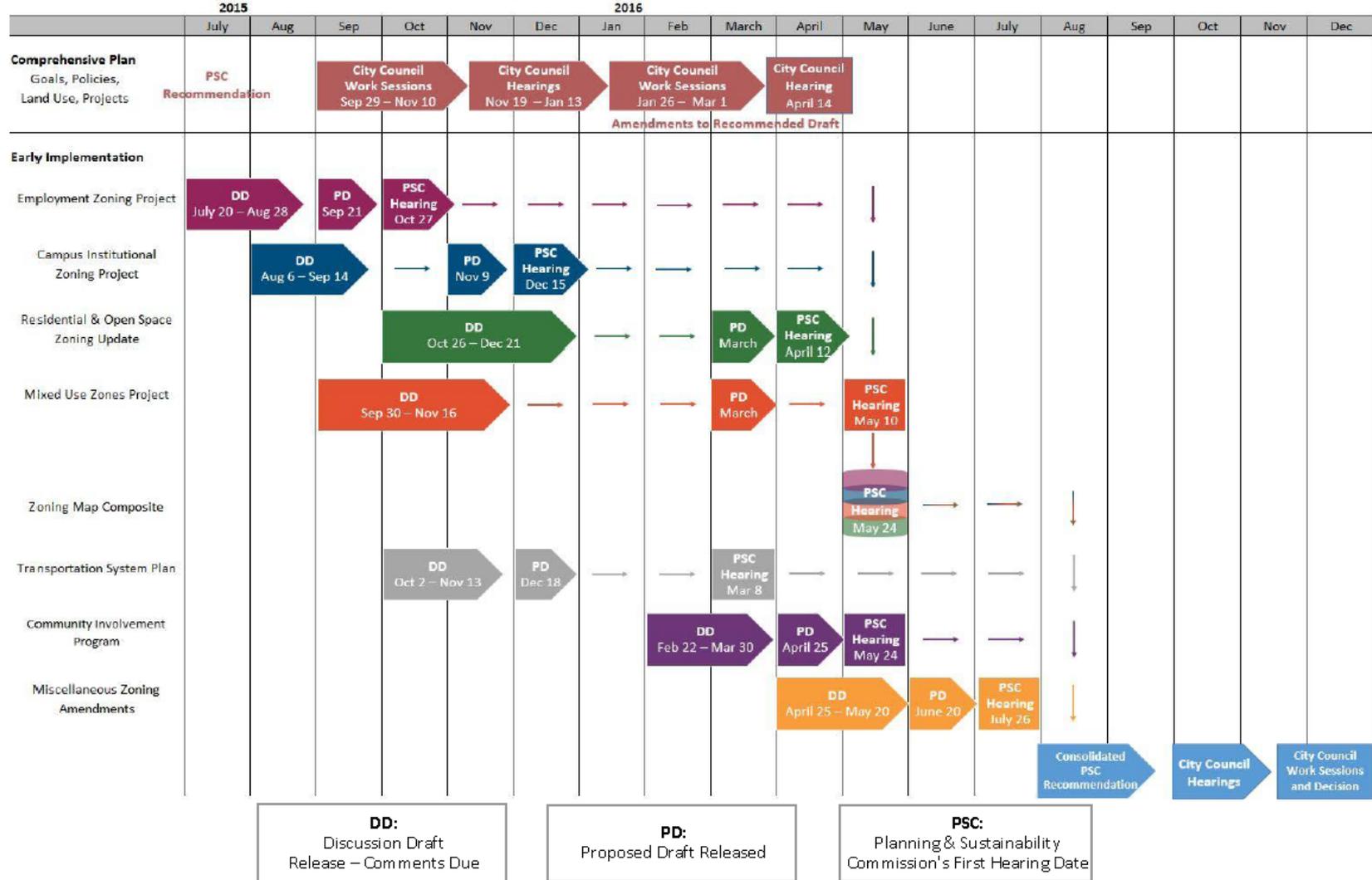
Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



Dates are tentative

UPDATED: March 9, 2016

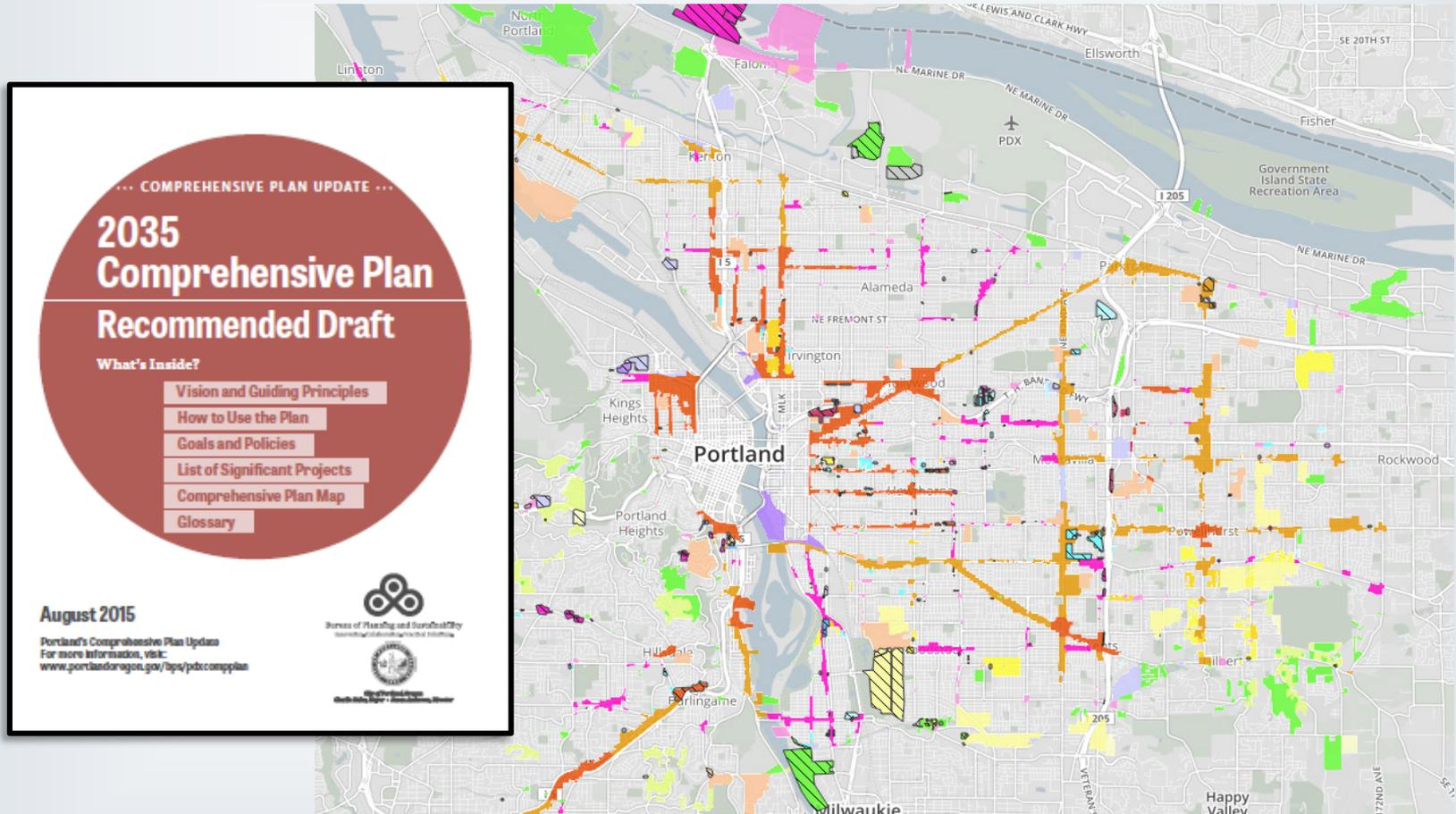
Schedule of Early Implementation Projects



Proposed Zoning Map changes:

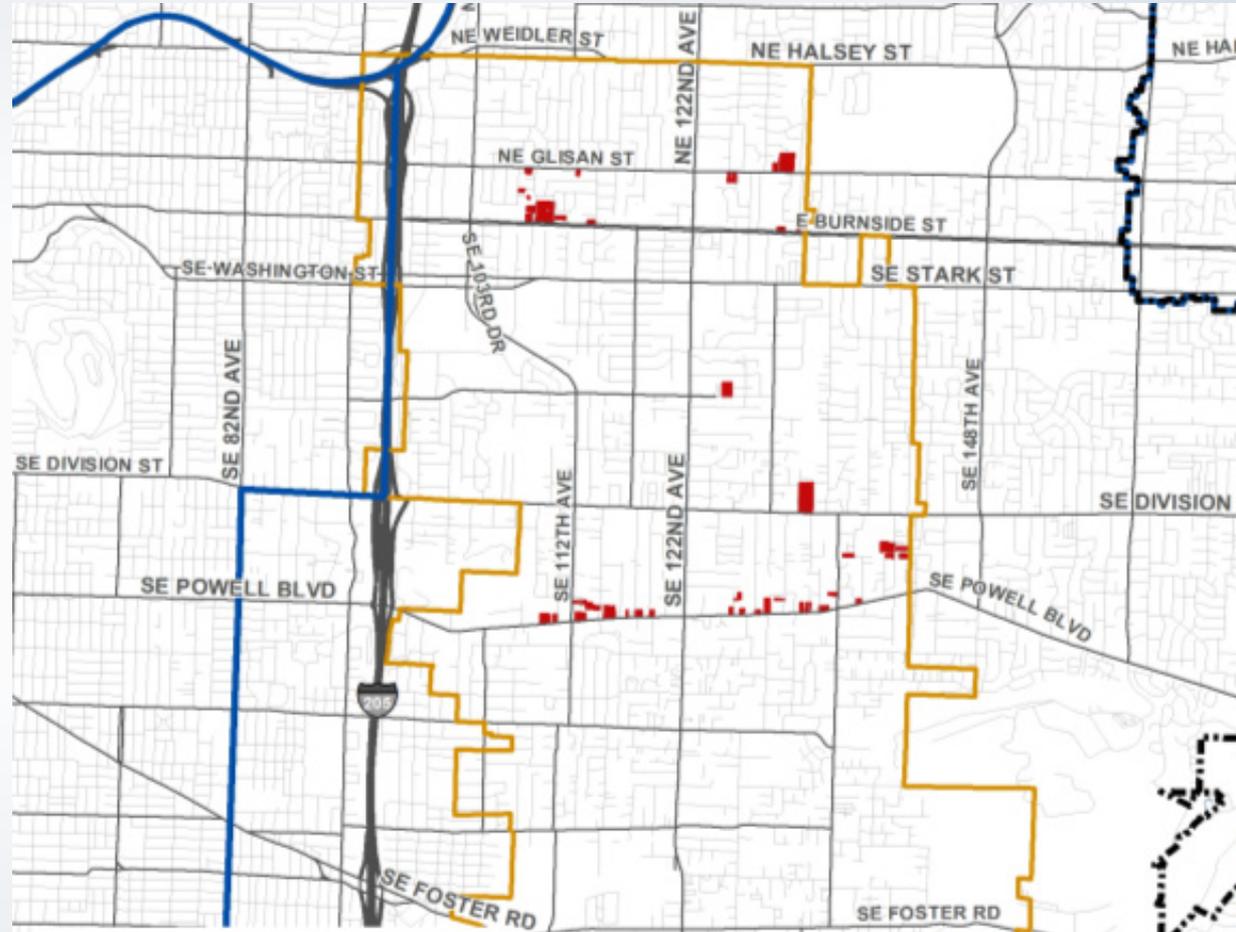
1. Correspond with 2035 Comp Plan map changes, or
2. Address miscellaneous situations, or
3. Ease David Douglas School District overcrowding, or
4. Match 1980 Comp Plan designations

Zoning Map Changes to correspond with the 2035 Comprehensive Plan Map



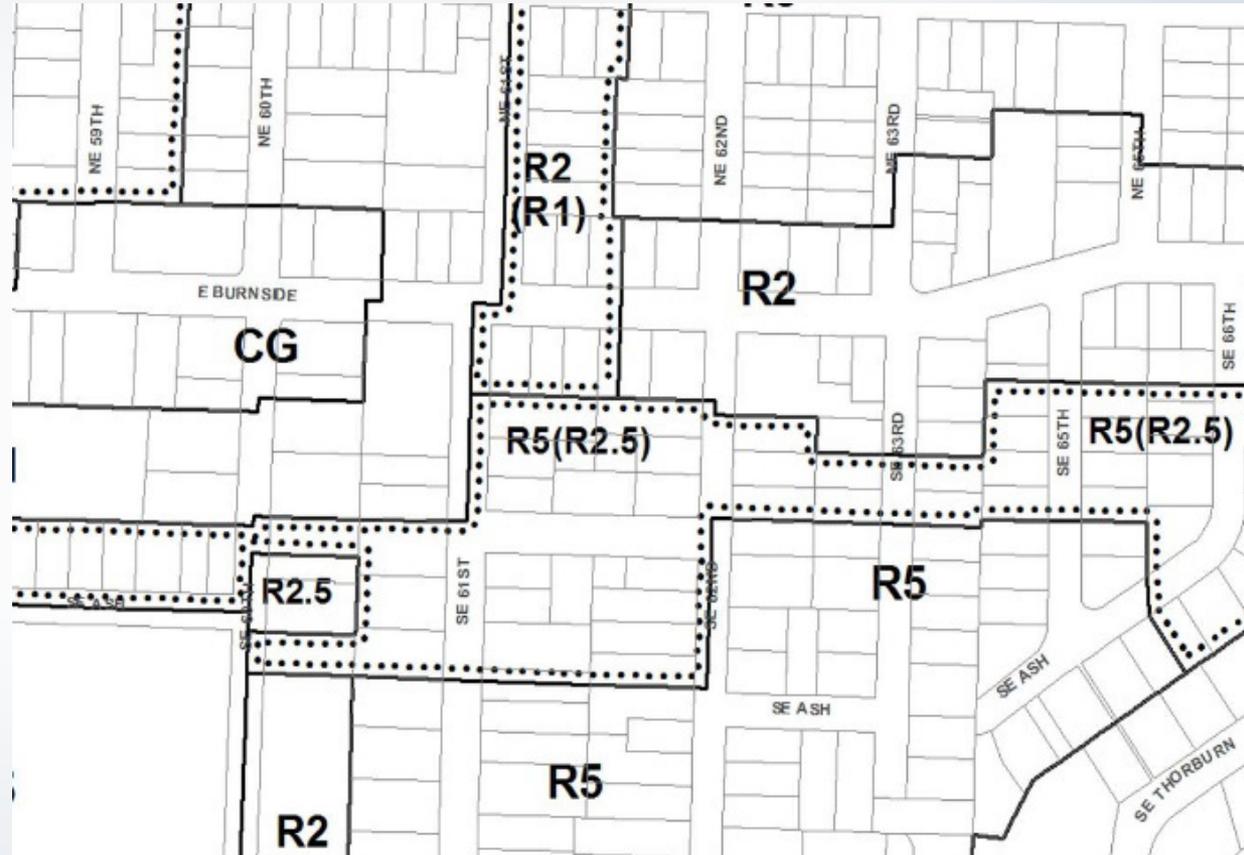
Zoning Map Changes in David Douglas School District

Once current overcrowding is remedied, zoning can change to match Comprehensive Plan designations.



Zoning Map Changes to match 1980 Comp Plan designations

Areas have potential to provide more diverse housing options near opportunity areas.



Zoning Map Changes to match 1980 Comp Plan designations

Areas were evaluated for timeliness and suitability for Zoning Map changes.

Of 42 areas studied, 24 are proposed for map changes.

Table 2: Zoning Review Areas

Location of Zoning Review Area	Zone change recommended?
Ardenwald/Johnson Creek	No
Concordia near 22 nd & Lombard	No
Concordia, NE Killingsworth	Yes
Creston-Kenilworth, NE of SE Holgate & Chaves	Yes
Creston-Kenilworth, north of SE Gladstone, west of Chaves	No
Creston-Kenilworth, north of SE Gladstone, east of Chaves	No
Creston-Kenilworth, near Foster & Powell	
Eastmoreland near SE Moreland	
Eastmoreland near SE Woodstock & Chaves	
Hosford-Abernethy, Division & SE 12 th	
Hosford-Abernethy, SE 21 st and SE Powell	
Madison South	
Mt. Tabor, E Burnside & SE 77 th , minus area	

St John's Neighborhood
 Comprehensive Plan Designation: R2.5
 Existing Zoning: R5
 Proposed Zoning: R2.5

Area proposed for zoning change to R2.5

- Proximity to amenities and services:** This area is bounded by N Columbia and N Columbia Way. It is near a small neighborhood commercial hub on station, corner store, and restaurants. The number 4 frequent service bus too. The new number 11 bus line will connect the neighborhood to the 50 and to Smith and Lake to the north. The proximity of this area to transit services means that this area is a good location for a range in housing types.
- Infrastructure availability:** There are no water, sewer or stormwater systems there are transportation constraints on N Columbia Blvd.
- Lot sizes and built densities:** There are 23 (out of 130) properties that have square feet and no buildings that include more units than allowed by the are few underlying lots, so this area has some potential for lot consolidation.
- Recent development activity:** There have been 4 individual sites in this area a quasi-judicial zone map amendment process to convert to R2.5. There have been no new construction and redevelopment since 1995 in this area.
- Occupancy:** This area is approximately 32% tenant-occupied. [For comparison, 47% of households are tenant-occupied citywide.]
- Additional factors considered:** This Zoning Review Area is surrounded by areas already zoned for R2 and R1 to the north, west and south. The area to the east is zoned R5.

Proposed Draft Residential and Open Space Zoning Map Update | Page B-30

Hosford-Abernethy, near SE 21st & SE Powell
 Comprehensive Plan Designation: R1
 Existing Zoning: R2.5
 Proposed Zoning: R1

Area proposed for zoning change to R1

- Proximity to amenities and services:** This area north of SE Powell Boulevard, east of SE 19th Avenue and west of SE 21st Avenue is situated within a quarter mile of the SE 17th/Rhine Station of the Max Orange Line. The 49 Powell bus runs along SE Powell Boulevard to the south and is a frequent service line. The proximity of this area to transit, amenities and services means that this area is a good location for a range in housing types.
- Infrastructure availability:** The Portland Bike Share is scheduled in the Transportation Systems Plan (TSP) for the Years 1 – 10. The Taggart/Chavez sewer capacity updates project is identified in this area with the timeframe of 2015-2032. There are no water or stormwater systems constraints.
- Lot sizes and built densities:** The address 3124-3134 SE 20th AVE appears to be developed as a duplex on a 13,000 square foot site. The other lots are developed with single-dwellings on lots that range from 3,300 to 5,000 square feet.
- Recent development activity:** There has been no recent demolition or redevelopment in this area.
- Occupancy:** This area is approximately 67% tenant-occupied. [For comparison, 47% of households are tenant-occupied citywide.]
- Additional factors considered:** This Zoning Review Area is adjacent to an employment area along SE Powell Boulevard and an area to the west and north along SE 19th Avenue is already zoned for R1.

Proposed Draft Residential and Open Space Zoning Map Update | Page B-9

What does development in R2.5 look like?



Findings and observations

- Public reaction has been mixed
- Opponents fear map changes will prompt demolitions
- Some affected property owners are expressing concerns about Comprehensive Plan Map change

Next steps

- **April 26, 2016:** discuss testimony received to date and make an *initial recommendation*
- **June 2016:** staff publishes proposed Composite Zoning Map
- **July 12, 2016:** public hearing on Composite Zoning Map

