



# 2035 Comprehensive Plan Composite Zoning Map

Planning and Sustainability Commission  
Hearing

July 12, 2016



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



# Composite Zoning Map = four layers combined into one map

- **Employment**
- **Campus Institutions**
- **Residential & Open Space**
- **Mixed Use**

# Employment Zones:

- Columbia Slough Residential Areas:
  - Comp Plan: Industrial Sanctuary
  - Residential zoning proposed to remain
  - Prime Industrial Overlay is applied, ready for any zone changes
- NW Vaughn:
  - Current Comp Plan is Mixed Employment
  - Change zoning to EG1, with Guilds Lake Plan District limits on office
  - No zone change north of NW Wilson (most of ESCO); need detailed transportation plan for future zoning change

# Campus Institutions:

- Design (d) overlay
  - Remove: Concordia, PCC Sylvania, Lewis and Clark, Multnomah Bible College - not in a center
  - Remove: Legacy Emanuel and PCC Cascade. Apply Centers Main Street (m) overlay
- Reed College
  - Eastmoreland NA's objection to CI1 zone changes south of Woodstock (Parker House plus another house)

# Residential & Open Space zones:

- Proposals to retain residential zoning in locations with Mixed Use Comprehensive Plan Map designations
- Proposed downzoning to ease David Douglas School District overcrowding
- Zoning Map changes to match 1980 Comp Plan designations

# Mixed Use Zones:

- Low-rise commercial store-front areas
- Commercial Employment zones, drive-throughs and quick vehicle services
- Requests for CM2, CM3 and 'd' overlay

# Next steps

- **Close the public hearing** on the Composite Zoning Map at the conclusion of testimony this afternoon.
- **Continue work sessions** on Mixed Use code and map issues this evening, followed by sessions on July 26 and August 2.
- **Deliberate and make recommendations** on the Zoning Map in its entirety on August 2.
- **Conclude deliberations and recommendations** on Mixed Use Code on August 9.