



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

---

## MEMO

**DATE:** August 4, 2016  
**TO:** Planning and Sustainability Commission  
**FROM:** Barry Manning, Project Manager  
**CC:** Susan Anderson, Joe Zehnder, Eric Engstrom, Bill Cunningham, BPS  
**SUBJECT:** Mixed Use Zones Project – PSC Work Session #6

---

At the Planning and Sustainability Commission meeting on August 9, 2016 the Commission will hold a sixth work session on the Mixed Use Zones Project (MUZ) to address zoning map testimony and requests for changes to the proposed map. Staff will forward revised zoning code language implementing PSC's direction over the coming weeks prior to the final scheduled work session for Mixed Use Zones on August 23, 2016.

PSC received a volume of oral, email, written and Map App testimony on the proposed Mixed Use Project zoning map. The testimony generally included Base Zone Map Change Requests and Centers Main Street Overlay Zone Change Requests.

### 1. Base Zone Map Change Requests

A spreadsheet included in this package includes base zone map changes requested through testimony. The spreadsheet focuses on requests for a base zone outcome other than the staff proposal, and does not include testimony that was generally supportive of the staff zone map proposal, unless it helps to illustrate an issue where there were differing opinions. Also, the names of individuals, groups, and organizations testifying on zone change requests have been removed from this spreadsheet. These are included in the complete record.

The spreadsheet is sorted into several groups of requests:

- MUZ Group A: CM1 Low-Rise area zoning requests
- MUZ Group B: CM2 Zoning requests for groups of properties
- MUZ Group C: Other CM2 zoning requests on specific properties
- MUZ Group D: CM3 zoning requests
- MUZ Group E: CM1 zoning requests



City of Portland, Oregon | Bureau of Planning and Sustainability | [www.portlandoregon.gov/bps](http://www.portlandoregon.gov/bps)  
1900 SW 4th Avenue, Suite 7100, Portland, OR 97201 | phone: 503-823-7700 | fax: 503-823-7800 | tty: 503-823-6868

*Printed on 100% post-consumer waste recycled paper.*

MUZ Group F: CM1 nonconforming use sites and other special situations  
MUZ Group G: CE zoning requests

With the exception of Group A, the change requests are generally organized by requests that are supported by staff, and requests that are not supported by staff, as follows:

- Requests supported by staff are shown in green with staff recommendation (e.g., Apply CM2).
- Requests not supported by staff are shown in red with staff recommendation (e.g., Retain CM1).

For each item staff provides a brief rationale for the recommendation. Each individual location or set of locations with a common recommendation/rationale is discussed in its own numbered row in the table. For some testimony that relates to multiple properties which form a group or area, staff offers recommendations and rationales for the group of properties.

The table includes a column “Implications if the PSC were to make a different recommendation; Other notes.” This column briefly summarizes consequences of a decision different than staff’s recommendation; in some cases, it also provides additional detail about the site, testimony or other factors relevant in decision-making.

A final column “Consent item?” is used to identify items which staff believes may not require additional or in-depth PSC discussion for the following reasons:

- Staff has made a recommendation based on PSC feedback/direction on a topic (e.g., CE zoning map changes; application of new CR zone);
- The request is supported by staff and there is little or no opposing testimony (e.g., Alberta and Williams CM2 zone request); or
- The zoning request is not allowed by the parameters set by the Comprehensive Plan.

An accompanying map atlas is included to help you in considering these issues and will also be used at the work session.

## 2. Centers Main Street Overlay Zone Changes

PSC received testimony with a number of requests to remove the Centers Main Street overlay zone (m) from individual properties, or broader areas. On balance, staff recommends retaining the Centers Main Street overlay zone, which is applied in the core area of centers, to facilitate development that activates pedestrian-oriented places and minimum levels of development. However, in response to testimony, staff is recommending minor amendments to the boundaries of the Centers Main Street overlay zone (m) in the following centers:

- Cully Neighborhood Center
- Roseway Neighborhood Center



- Midway Town Center
- West Portland Town Center

Maps of the proposed amendments are included in the map atlas in this package.

### 3. Other Overlay Zone Amendments

With proposed changes in bases zones, two overlay zones - the Design or “d” overlay and the Alternative Design Density or “a” overlay - must also be added or removed from the zoning map based on the PSC recommended map and established conventions.

*Design Overlay Zone.* In some areas of the city, the multi-dwelling zone requires design review or community design standards, so the zone includes a d - overlay. Where the multi-dwelling zone is changing to a single-dwelling or mixed-use zone, the d-overlay may not apply and needs to be removed. In other situations, when a residential zone is changing to a mixed-use zone, the d-overlay needs to be applied. All of these situations are geographically specific, depending on which Plan District or design area the site is in. The design overlay is typically not applied to sites with Industrial or Employment zones (other than EX), and would be removed from properties with these zones.

*Alternative Design Density Overlay Zone.* The a-overlay zone allows additional housing density in the R2 zone, but has no effect in the Commercial/Mixed Use zones where housing density has no limit. Properties with an a-overlay that are changing from a residential to a Commercial/Mixed Use zone should have the “a” removed.

Other changes to the location of the Design overlay zone were previously shown in the proposed draft and requests for expansion (Sellwood) were discussed on August 2, 2016.

**Recommendation:** Staff requests that the PSC grant staff the discretion to make these overlay zone map corrections as necessary to the final PSC Recommended Zoning Map based on direction from PSC and the mapping conventions described above.

