



2035 Comprehensive Plan Map Refinement Project

City Council Briefing
March 2018



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



Origin of Map Refinement Project

In response to December 2016 City Council directive to explore additional Comprehensive Plan and Zoning Map changes (Exhibit O of Ordinance No. 188177)

Exhibit O – Further Refinement Directive

The Bureau of Planning and Sustainability is directed to evaluate the Comprehensive Plan designation and zoning of the following sites, and bring appropriate recommendations back to Council for further consideration.

- a) 7008 SW Capital Hill Rd
- b) 9808 N Edison St
- c) 4931 – 4947 N Williams Ave
- d) The Marquam Hill mixed use node
(multiple parcels)
- e) 4836 SE Powell Blvd
- f) 310 NW 23rd Ave
- g) 4337 NE Prescott St
- h) 4543 SE Harney Dr
- i) 5727 SE 136th
- j) 506 NE Thompson
- k) 25 N Fargo Street
- l) 3138 W/N Vancouver Avenue
- m) 2525 NW Lovejoy Street
(and several abutting lots in medical office use).



Limited categories of potential map changes

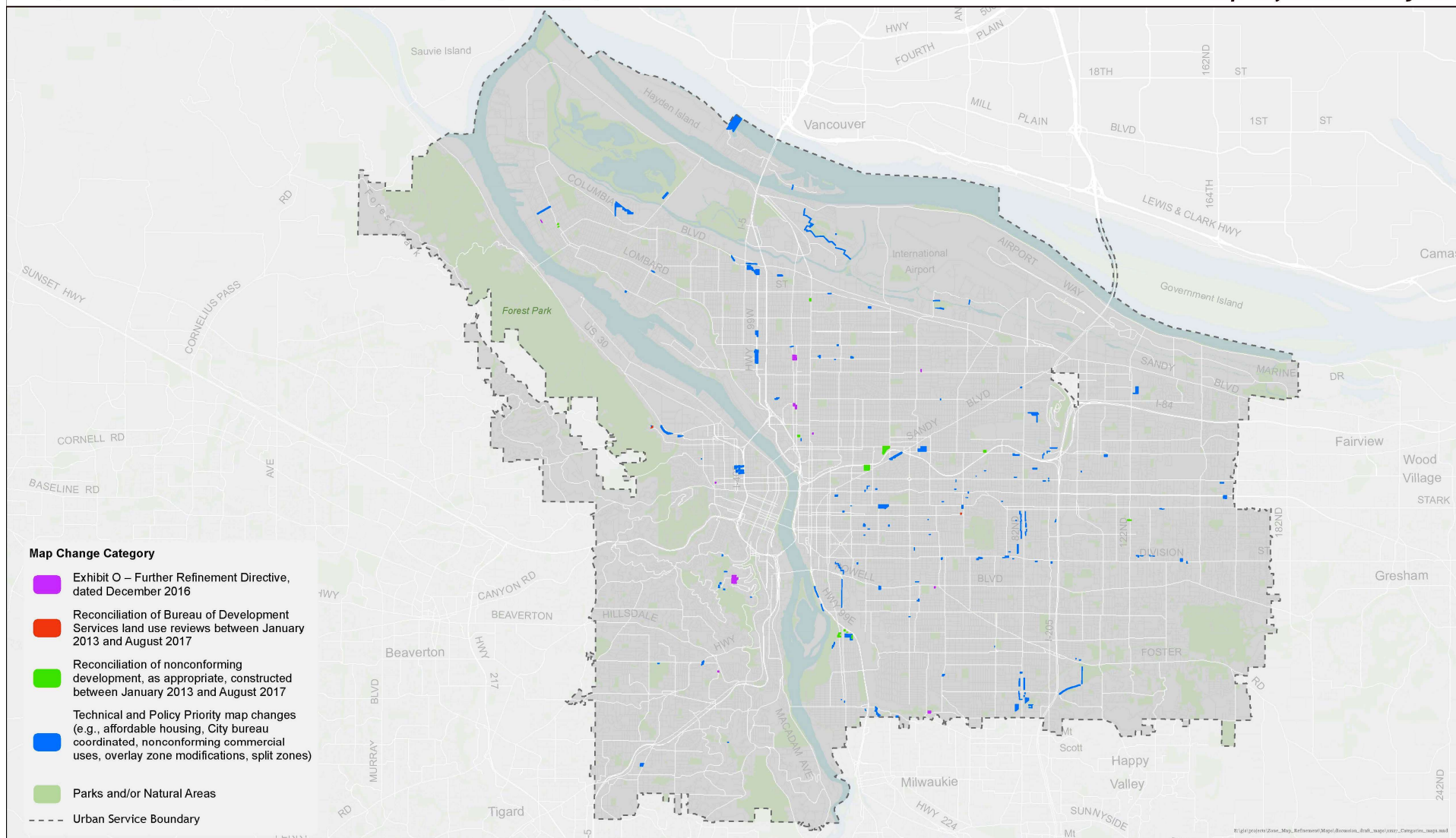
- Reconciliation of land use and zoning maps with *BDS land use reviews
- Changes to avoid the creation of new *nonconforming development
- Other technical and policy-related map changes

*Recommended Draft includes Bureau of Development Services (BDS) activity up to Nov. 2017.

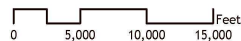


Proposed Changes in Map Refinement Project by Category

Map Refinement Project



September, 2017
City of Portland, Oregon
Bureau of Planning & Sustainability
Geographic Information System



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Legend

Dec. 2016 Council directive

Reconciliation of maps with BDS land use reviews

Changes to avoid nonconforming development

Other technical and policy-related

February 1, 2018

City of Portland, Oregon
Bureau of Planning & Sustainability
Geographic Information System

Map Refinement Scatter Map

Legend

Map Refinement Areas

- BDS
- Exhibit O
- Non-conforming
- Technical and Policy Priority
- City Boundary



0 5,000 10,000 Feet

The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for errors, omissions or positional accuracy.



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E:\Dropbox (BPS Tech Services)\BPS Tech Services Team
Folder\gis\projects\Zone Map Refinement\Maps
\\ux37_map_refinement_180201.mxd



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Comp Plan Map and Zoning Map distinctions

- Comprehensive Plan Map
 - Land use designations
 - Centers boundaries
- Zoning Map
 - Base zones
 - Overlay zones
 - Plan districts
 - Trails



Removal of the Buffer Overlay Zone

--- Urban Service Boundary

Remove Buffer Zone (b)

Removed Buffer Zone (b) - adopted

Open Space (OS)

Single Family Residential Zones

Multi-Dwelling Residential Zones

Institutional Zones

Commercial Zones

General Employment 1 (EG1)

General Employment 2 (EG2)

Central Employment (EX)

Industrial Zones

NORTH

Tigard

Hayden Blvd

COLUMBIA BLVD

OMBARD ST

US 30

International Airport

AIRPORT WAY

Government Island

SANDY BLVD

I-84

DIVISION ST

FOSTER RD

MACADAM AVE

HWY 224

Mt Scott

Happy Valley

SUNNYSIDE

Milwaukie

BEAVERTON

HILLSDALE

ANYON RD

217

18TH ST

16TH ST

1ST ST

MILL PLAIN BLVD

LEWIS & CLARK HWY

182ND ST

122ND ST

82ND ST

1205

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Early Testimony Preview

- New requests
- Removal of the Buffer “b” Overlay zone on Employment and Industrial zoned areas
- CM2d to CM3d zoning recommendation on Fremont and Mississippi
- Sites included in the Proposed Draft (September 2017) that generated public comment



Process update

- Discussion Draft
 - 53 public comments (June 15 - July 31)
- Proposed Draft
 - 176 items of public testimony (Sept. 12 - Oct. 27)
- Recommended Draft
 - Publicly released and Map App live on Feb. 5
 - Public notices mailed starting on Feb. 16



Next steps - Map Refinement Project

- March 14 - City Council public hearing
- *April 4 (tentative) - City Council deliberation
- May 24 - City Council vote
- May 24 - Effective date of map changes

**Additional deliberation dates may be scheduled.*

