

## IMPACT STATEMENT

**Legislation title:** \*Amend the Comprehensive Plan, Comprehensive Plan Map, Zoning Map, Title 33 (Planning and Zoning, Title 18 (Noise Control), Title 32 (Signs and Related Regulations) to create the Residential Manufactured Dwelling Park designation and base zone. (Ordinance)

**Contact name:** Tom Armstrong, Bureau of Planning and Sustainability

**Contact phone:** 503-823-3527

**Presenter name:** Tom Armstrong, Bureau of Planning and Sustainability

### **Purpose of proposed legislation and background information:**

The Manufactured Dwelling Parks (MDP) project proposes to establish a new residential multi-dwelling base zone specifically for manufactured dwelling parks. The proposed policy, code and map changes will consolidate 56 MDPs into one new base zone in the Multi-Dwelling Residential Chapter (33.120) to create consistent land use regulations for manufactured dwelling parks, with development standards to address the unique nature of MDPs in terms of density, access, setbacks and landscaping requirements. The proposal requires amendments to the Comprehensive Plan policies, Comprehensive Plan Map, Zoning Code (Title 33), the Zoning Map, Title 18 (Noise Control), and Title 32 (Signs).

The 2035 Comprehensive Plan Policy 5.37 established the importance of MDPs as an affordable housing option.

**Policy 5.37 Mobile home parks.** Encourage preservation of mobile home parks as a low/moderate-income housing option. Evaluate plans and investments for potential redevelopment pressures on existing mobile home parks and impacts on park residents and protect this low/moderate-income housing option. Facilitate replacement and alteration of manufactured homes within an existing mobile home park.

There are 57 MDPs with 3,000 spaces for manufactured homes in Portland.<sup>1</sup> Manufactured dwellings (including mobile homes) in manufactured dwelling parks provide some of Portland's most affordable housing. Manufactured housing plays a small — but important — role in the affordable housing market. It is often the housing of last resort for households that are struggling to cope with rising housing costs. At the same time, it can be the first choice of housing for low-income households, especially families

### **Financial and budgetary impacts:**

This legislation amends the 2035 Comprehensive Plan policies, the Comprehensive Plan Map, the Zoning Code (Title 33), the Zoning Map, Title 18 (Noise Control), and Title 32 (Signs).

This legislation will not have long-term financial impacts for the City.

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<sup>1</sup> One MDP is located in a Prime Industrial Area and will not be changed as part of this project.

- This action does not amend the budget.
- This legislation does not authorize additional spending on a new or existing project or program.
- There is no expected change in current and future revenues.
- There is no expected change in current and future staffing levels.
- There are no financial agreements or obligations.

**Community impacts and community involvement:**

The purpose of these proposed map and code changes is to provide greater stability for MDPs, especially by resolving nonconforming uses, increasing density, allowing for wider density transfers, allowing for RV Parks to operate at MDPs.

Most of the MDPs are located in East Portland. Greater stability for these parks can help maintain access to relatively affordable housing, especially for historically inequitably burdened communities of color, underserved and under-represented communities, and other vulnerable populations, which occupy manufactured dwellings at a higher rate than Portland as a whole. BPS used a vulnerability analysis to identify neighborhoods (Census tracts) with higher than average shares of people that are vulnerable to economic displacement: renters, communities of color, adults without a four-year college degree and renters. An analysis of the location of MDPs in relation to higher levels of vulnerability show that 50 out of 56 MDPs are located in vulnerable neighborhoods, with 55 out of 56 MDPs located in areas with higher shares of communities of color.

During the review of the MDP amendments, BPS staff attended community meetings to inform people of the proposed amendments. All meetings and events were open to the public and included opportunities for public comment. These meetings included those held with neighborhood associations, the East Portland Action Plan Housing subcommittee, and other City advisory groups (PHAC) not directly involved in the decision-making process.

The public engagement process provided opportunities for all interested parties to comment on and influence the recommended draft. In conjunction with publishing the Proposed Draft, the legally required Measure 56 notices were sent to all MDP owners, which included the property owners as well as residents of record who own their own manufactured dwellings and rent spaces. In addition, per Zoning Code 33.855.040, a postcard was sent to all occupants of the MDPs to ensure that renters were aware of the proposal. To support these notices, the BPS website had a project page with the available documents; a Map App page with a testimony function; BPS staff created a dedicated help phone line; BPS staff canvassed door-to-door in 37 of the parks prior to the PSC hearing to provide additional opportunities to learn about the Proposed Draft and offer numerous ways to comment.

The PSC held a public hearing on June 12, 2018. The hearing was held in the evening at the Portland Community College Southeast Campus to make the meeting accessible to MDP residents. Forty-two people testified at the hearing, mostly in support of the proposed changes.

Some MDP owners have testified against the proposed changes. Most objections raise a concern about limiting future redevelopment options. The Manufactured Housing Communities of Oregon raised concerns about the proposed density and the concern that 23 out 56 MDPs have little or no density to transfer. In response, the PSC recommended increasing the maximum density to 1 space per 1,500sf of site area, which leaves only 11 MDPs with little or no density to transfer.

Living Cully, East Portland Action Plan, Rose CDC, and MDP residents are expected to testify in support of the proposal. MHCO and other park owners are expected to raise concerns about the proposal.

**100% Renewable Goal:**  
Not applicable.

**Budgetary Impact Worksheet**

**Does this action change appropriations?**

- YES: Please complete the information below.
- NO: Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount

**From:** [Armstrong, Tom](#)  
**To:** [Eudaly, Chloe](#); [Fritz, Amanda](#); [Fish, Nick](#); [Saltzman, Dan](#); [Wheeler, Ted](#)  
**Cc:** [Barber, Josiah](#); [Brewster, Stacy](#); [Garcia Medina, Mariana](#); [Gates, Janine](#); [Quituqua, Betsy](#); [Kraut, Lory](#); [Moore-Love, Karla](#); [Parsons, Susan](#); [Plambeck, Michelle](#); [Duhamel, Jamey](#); [Adamsick, Claire](#); [King, Lauren](#)  
**Subject:** 8/22 Manufactured Dwelling Parks - BPS amendments memo  
**Date:** Tuesday, August 21, 2018 9:05:16 AM  
**Attachments:** [Technical Amendments bps memo 8.20.18.pdf](#)  
[image003.png](#)

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Here is a memo with five technical amendments that BPS has identified to reconcile different parts of the code.

Also, there are supporting documents available online on [Council Agenda site](#), Item 901. The documents are:

- 2016 State of Housing Report
- 2017 State of Housing Report
- BPS memo on natural resources and hazards maps (8.13.18)
- PBOT memo on transportation modeling summary (8.8.18)
- MDP Zoning Map Quarter Sections
- BDS 2018-19 Land Use Services Fee Schedule
- David Douglas School District 2017-18 Enrollment (4.6.18)

Please let me know if you have any questions about these amendments.

Tom

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Portland, Oregon 97201

access-statement\_center-email





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## MEMO

**DATE:** August 20, 2018  
**TO:** Portland City Council  
**FROM:** Tom Armstrong, Supervising Planner  
**SUBJECT:** Manufactured Dwelling Parks  
Technical Amendments and Supporting Documents

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There are five technical amendments proposed by BPS staff.

The Planning and Sustainability Commission approved an amendment to increase the maximum density to 1 unit per 1,500 square feet of site area. The amendment language presented to the PSC did not include changes to the corresponding Comprehensive Plan designation description, the description of the Residential Manufactured Dwelling Park (RMP) base zone, or to the minimum density standard for the RMP zone. Amendments # 1 through #3 correct references to the number of units/spaces allowed in the RMP zone. The amended text is highlighted.

### **Amendment #1 - 2035 Comprehensive Plan Policy 10.1 Land use designations**

#### **13. Manufactured Dwelling Park**

This designation allows multi-dwelling residential development in manufactured dwelling parks. Allowed housing is manufactured dwellings that are assembled off-site. The designation is intended to reflect the unique features of manufactured dwelling parks in terms of a self-contained development with smaller dwellings on individual spaces with an internal vehicle circulation system, pedestrian pathways, and open area often resulting in lower building coverage than other multi-dwelling designations. The maximum density is generally 29 spaces per acre, one space per 1,500 square feet of site area. The corresponding zone is RMP.



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## Amendment #2 - Residential Manufactured Dwelling Park (RMP) base zone description

### 33.120.030 Characteristics Of The Zones

**F. RMP zone.** The RMP zone is a low-scale multi-dwelling zone that allows manufactured dwelling parks. Allowed density may be up to 29 units per acre. Allowed housing is manufactured dwellings that are assembled off-site. Units are generally surrounded by vehicle circulation systems, pedestrian pathways, and open area often resulting in lower building coverage than other multi-dwelling zones. Development is compatible with low- and medium-density single-dwelling development and multi-dwelling development. Generally, RMP zoning will be applied on large sites.

### Amendment #3 - Minimum Density (Table 120-3)

Standard	R3	R2	R1	RH	RX	RMP
Maximum Density (See 33.120.205)	1 unit per 3,000 sq. ft. of site area	1 unit per 2,000 sq. ft. of site area	1 unit per 1,000 sq. ft. of site area	FAR of 2 to 1 or 4 to 1	FAR of 4 to 1	1 unit per 1,500 sq. ft. of site area
Maximum Density with Inclusionary Housing Bonus (See 33.120.205.F)	1 unit per 2,400 sq. ft. of site area	1 unit per 1,600 sq. ft. of site area	1 unit per 800 sq. ft. of site area	FAR of 2.5 to 1 or 5 to 1 [1]	FAR of 5 to 1	1 unit per 1,000 sq. ft. of site area
Minimum Density (See 33.120.205)	1 unit per 3,750 sq. ft. of site area	1 unit per 2,500 sq. ft. of site area	1 unit per 1,450 sq. ft. of site area	1 unit per 1,000 sq. ft. of site area	1 unit per 500 sq. ft. of site area	1 unit per 1,875 sq. ft. of site area

### Amendment #4 - delete recommended amendments to Chapter 33.854 Planned Development Review

The Proposed Draft inadvertently proposed changes to 33.854 that are not necessary because Planned Developments are not allowed in the RMP zone. The PSC recommendation included these changes.

Therefore, this amendment is to not adopt the PSC recommended changes to 33.854.



## Amendment #5 - delete recommended amendments to Chapter 33.251.030 Manufactured Dwelling Park Regulations

The Proposed Draft inadvertently deleted the minimum space requirements in 33.251.030. The minimum space requirement is only in the Zoning Code, the other standards (access and other regulations) are duplicative of the State of Oregon's Specialty Code, and therefore can be deleted. The PSC recommendation included these changes.

- J.** ~~Individual manufactured dwelling space requirements.~~~~1. Minimum size.~~ Spaces for manufactured dwellings must be a minimum of 30 feet in width and a minimum of 40 feet in depth.
- ~~2. Access.~~ Each space must have access to a street or driveway that meets the standards of the Oregon Manufactured Dwelling and Park Specialty Code for Manufactured Dwelling Parks.
- ~~3. Other regulations.~~ All manufactured dwelling parks must meet all building, sanitation, lighting, plumbing, and fire protection standards.
- K.** ~~Nonconforming manufactured dwelling parks.~~ Existing manufactured dwelling parks may be subject to the regulations of Chapter 33.258, Nonconforming Uses and Development. Listed below are situations where the manufactured dwelling park is given nonconforming status.

### Supporting Documents

BPS staff has submitted for City Council's consideration additional documents to support the findings that the MDP amendments are consistent with the goals and policies of the 2035 Comprehensive Plan, Metro's Urban Growth Management Functional Plan, and the Statewide Planning Goals. The documents are:

- 2016 State of Housing Report [Accepted by Council 12/01/2016. See Efiles [1334-2016](#)]
- 2017 State of Housing Report [Accepted by Council 5/3/2018. See Efiles [429-2018](#)]
- BPS memo on natural resources and hazards maps (8.13.18)
- PBOT memo on transportation modeling summary (8.8.18)
- MDP Zoning Map Quarter Sections
- BDS 2018-19 Land Use Services Fee Schedule
- David Douglas School District 2017-18 Enrollment (4.6.18)





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## MEMO

**DATE:** August 13, 2018  
**TO:** Portland City Council  
**FROM:** Tom Armstrong  
**SUBJECT:** Manufactured Dwelling Parks - Natural Resources and Natural Hazards Maps

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The following maps document the significant natural resources and natural hazards on affected manufactured dwelling parks.

### Environmental Overlay Zones and the Natural Resources Inventory

The Natural Resources Inventory (NRI) was adopted by Ordinance No. 185657 on October 3, 2012, acknowledged LCDC on June 13, 2014. The map shows the location of significant natural resources that are protected by conservation (c) (green) and protection (p) (blue) environmental overlay zones as well as a gap analysis that identifies significant natural resources (orange/red) that could be protected through a separate legislative map change.

Five (5) MDPs include significant natural resources that are protected by environmental overlay zones.

ID No.	MDP Name	Site Address
1	Hayden Island Mobile Home Community	1503 N Hayden Island Dr
15	Meadowcrest Farm Mobile Estates	3930 SE 162nd Ave
16	Meadowland Mobile Home Park	16000 SE Powell Blvd
17	Parkway Estates	15768 SE Powell Blvd
33	Johnson Creek Trailer Park	8205 SE 82nd Ave

### FEMA 100-year Floodplain

The maps identify areas on the Federal Emergency Management Agency (FEMA) as having a 1% annual chance of flooding. Known as the "Special Flood Hazard Area" (SFHA), which is also commonly referred to





as the 100-year floodplain. Based on November 2010 FEMA maps, with subsequent "Letters of Map Revision" (LOMR) information incorporated as approved by FEMA.

Parts of five (5) MDPs are located in the 100-year floodplain.

ID No.	MDP Name	Site Address
1	Hayden Island Mobile Home Community	1503 N Hayden Island Dr
22	Aspen Meadows	13400 SE Holgate Blvd
30	89 <sup>th</sup> Avenue Estates	7916 SE 89th Ave
31	Flavel RV Park	8410 SE Flavel St
33	Johnson Creek Trailer Park	88205 SE 82nd Ave

### Landslide Susceptibility Areas

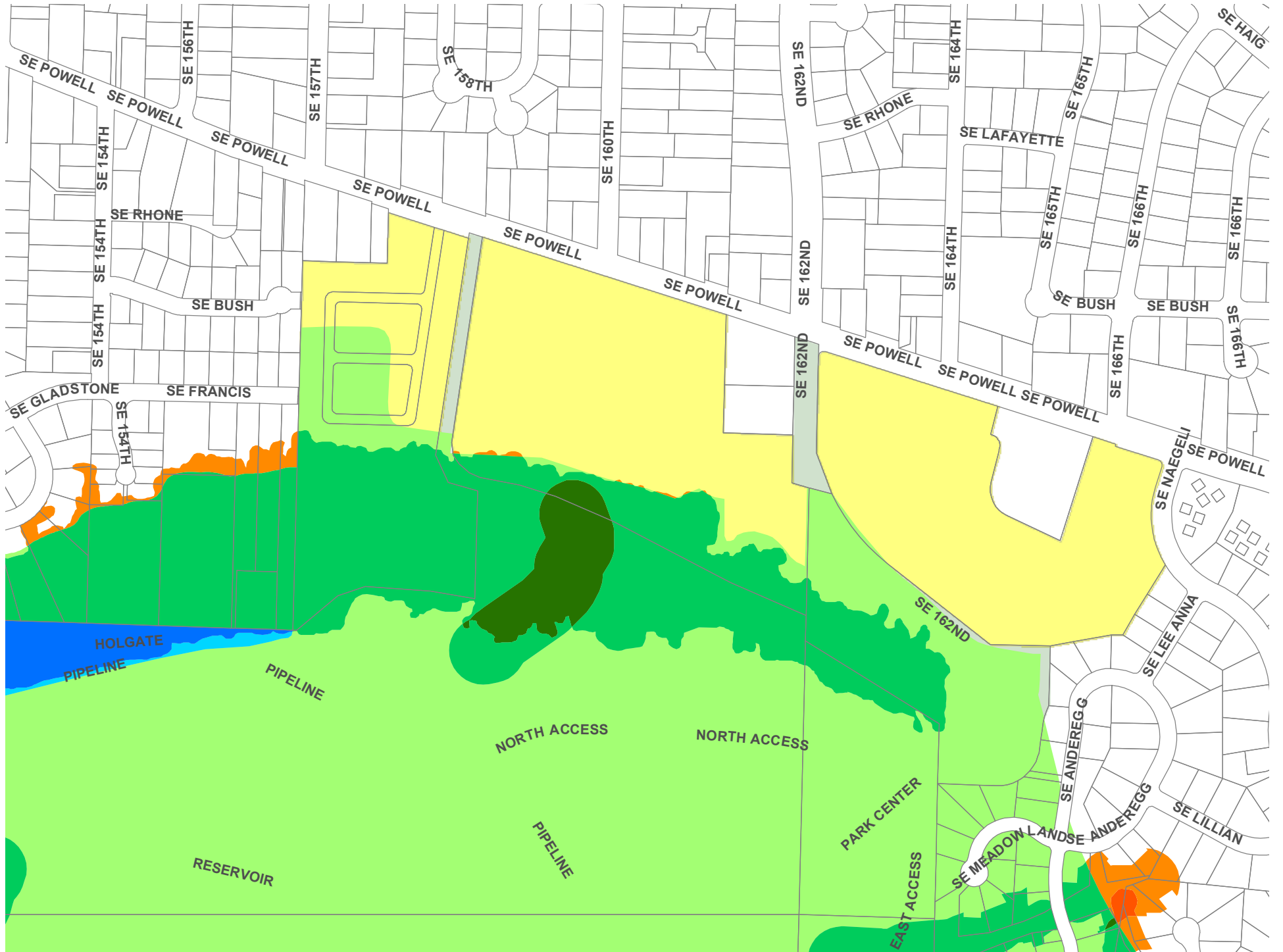
This analysis is based on a generalized (1:500,000 data scale) landslide susceptibility overview map State of Oregon, DOGAMI. The intended use of this overview map is to help identify regions that may be at risk for future landslides. The generalized geology and landslide inventory are combined to determine landslide area per geologic unit area and to establish classes of low, moderate, and high landslide density.

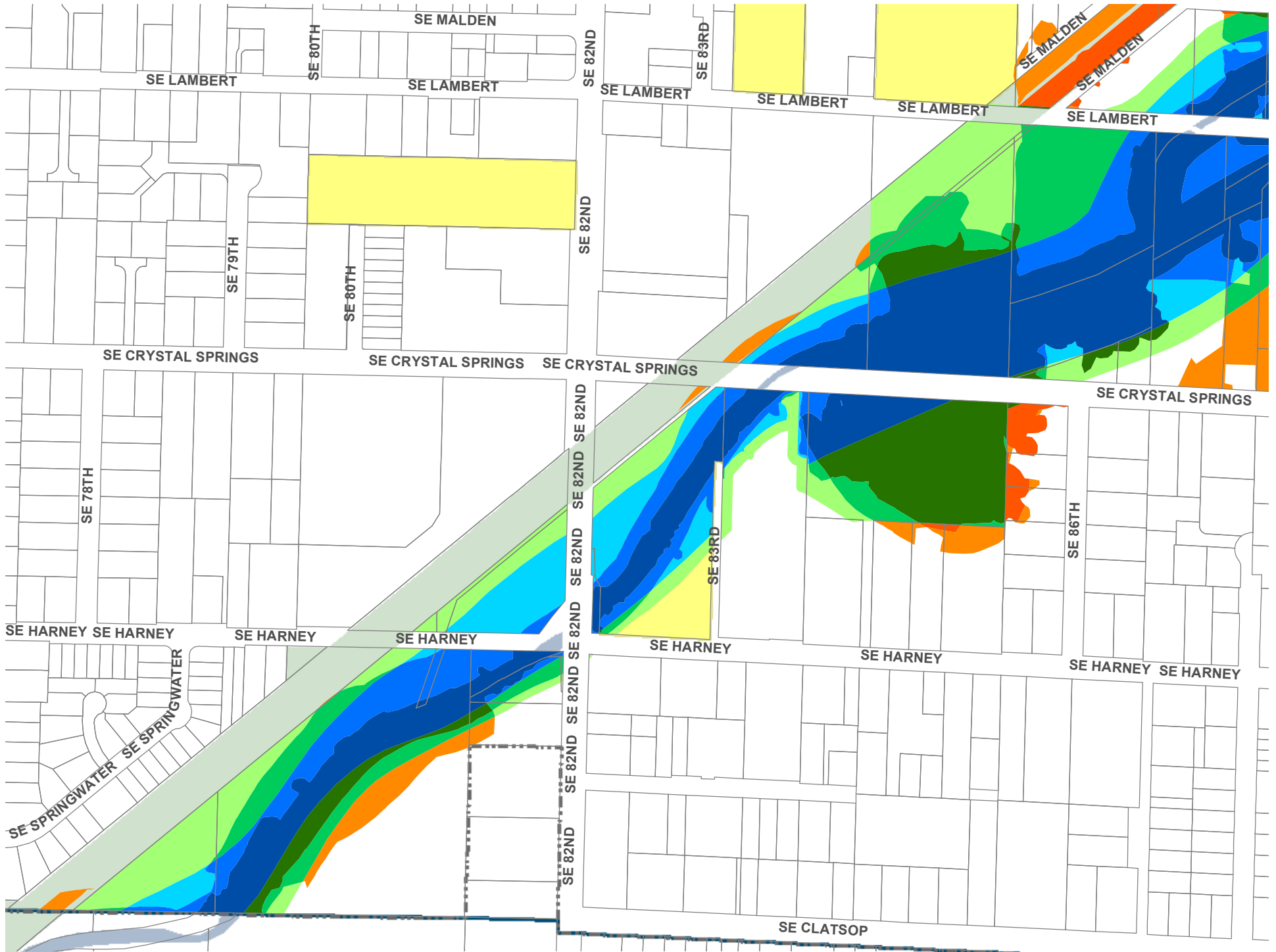
Parts of seven (7) MDPs have high or very high landslide susceptibility areas. Most of the landslide susceptibility areas are also protected by environmental overlay zones, which limit development in the areas.

ID No.	MDP Name	Site Address
1	Hayden Island Mobile Home Community	1503 N Hayden Island Dr
8	Sumner Estates	5200 NE 92nd Ave
15	Meadowcrest Farm Mobile Estates	3930 SE 162nd Ave
16	Meadowland Mobile Home Park	16000 SE Powell Blvd
17	Parkway Estates	15768 SE Powell Blvd
22	Aspen Meadows	13400 SE Holgate Blvd
25	Strawberry Acres	5200 SE 132nd Ave



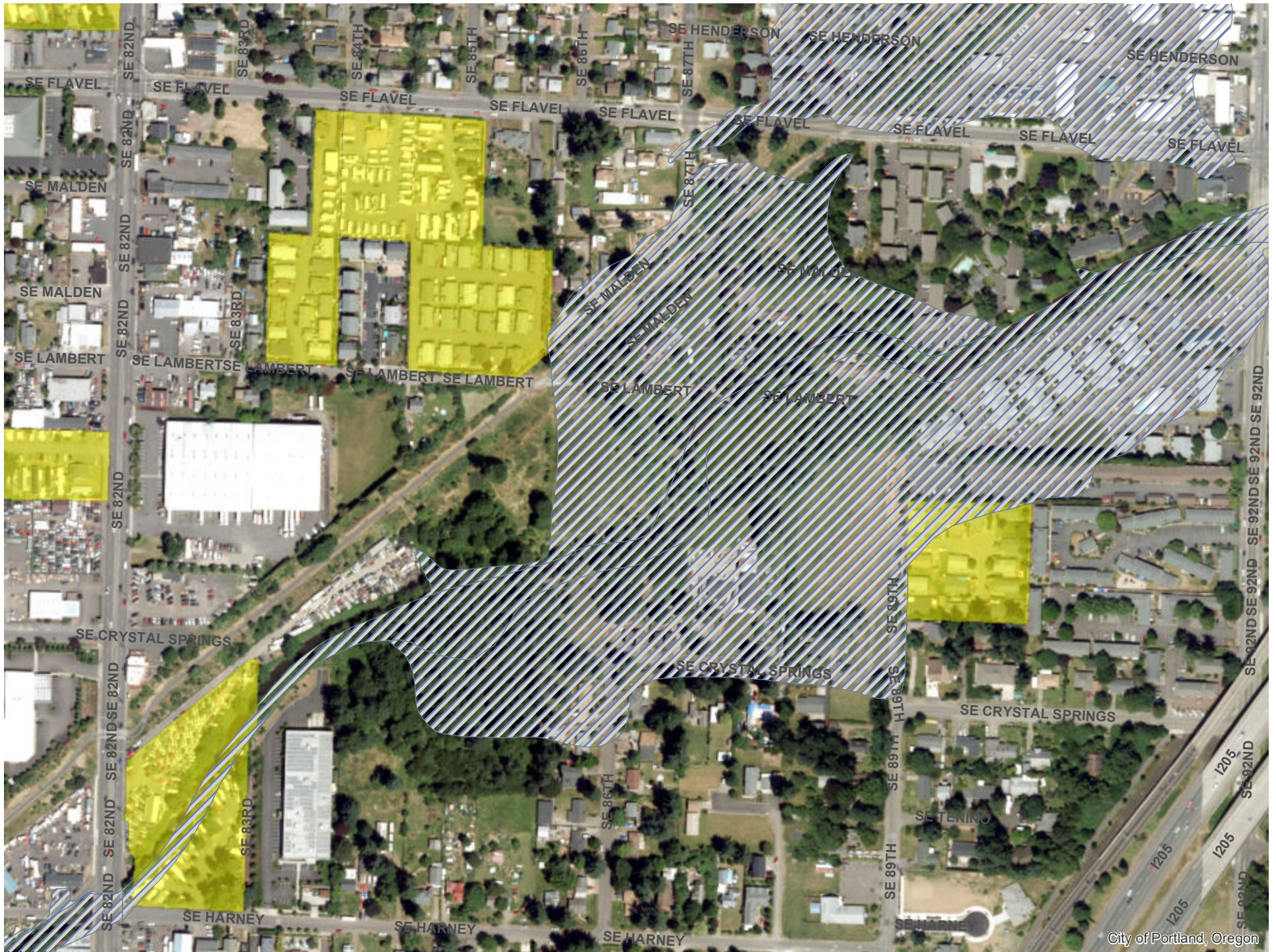


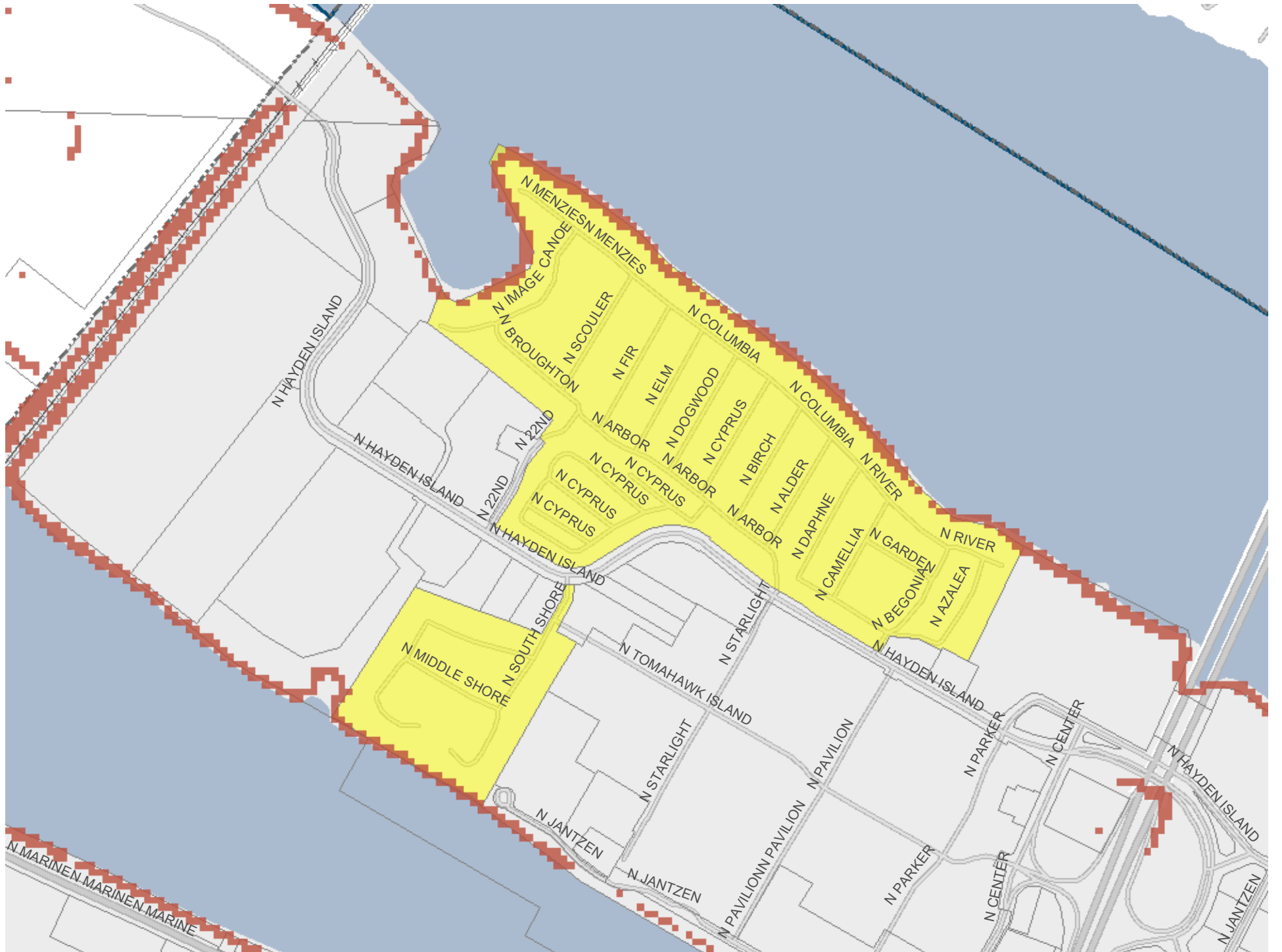




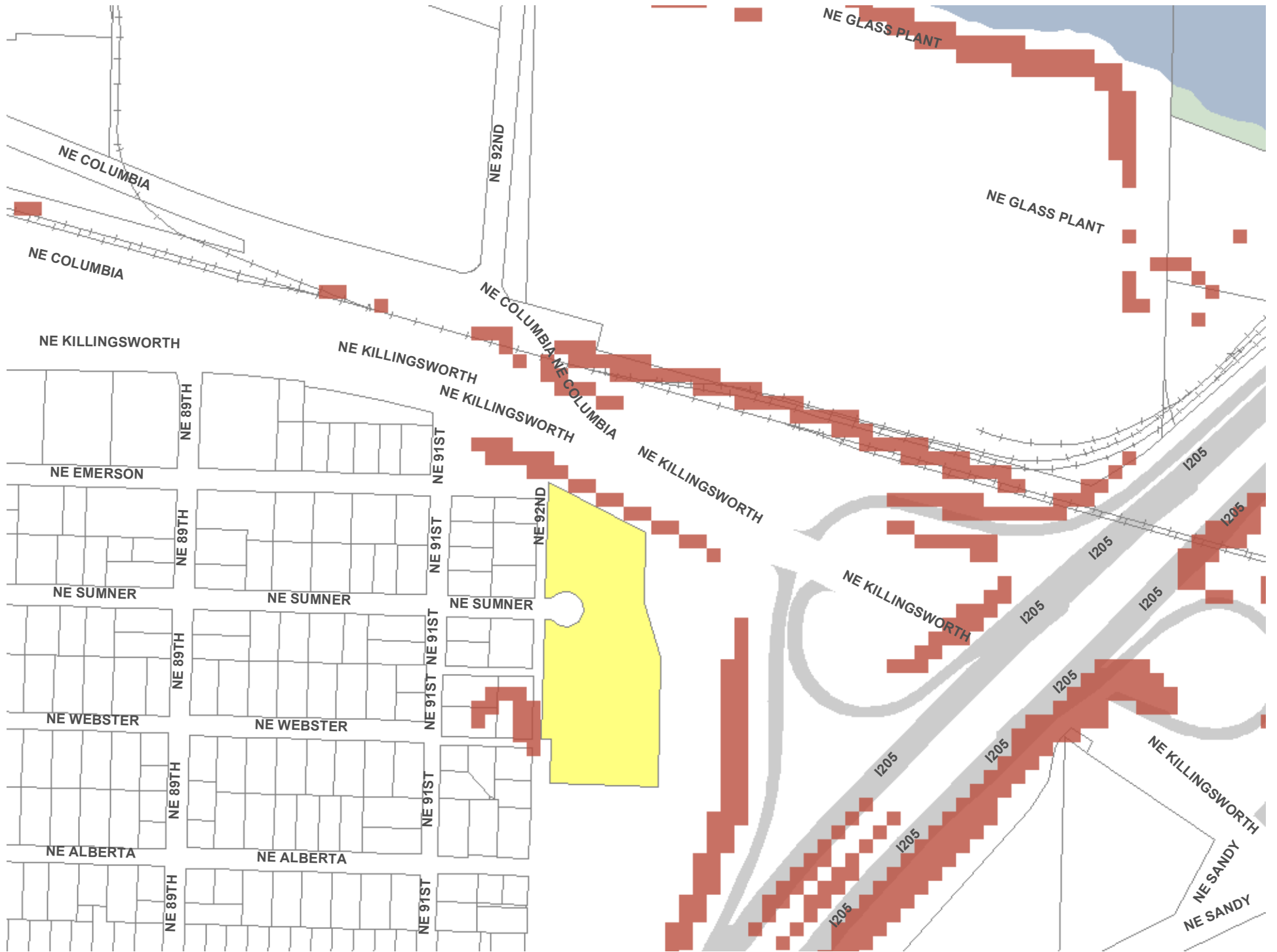


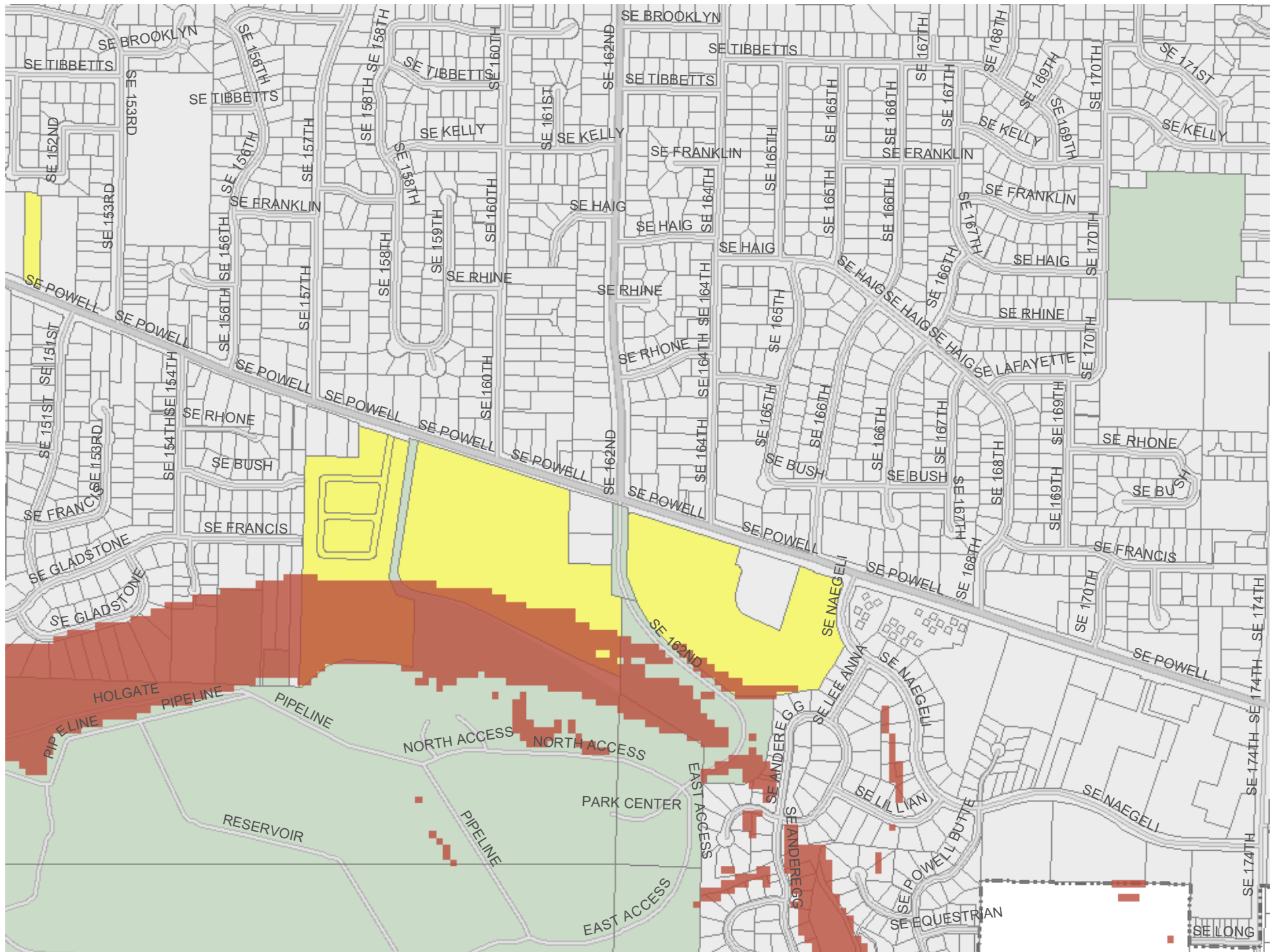
















## Manufactured Dwelling Parks (MDP)

### Transportation Impact Analysis Modeling Summary (August 8, 2018)

Ning Zhou, Senior Transportation Modeling City Planner, PBOT

A high-level demand model analysis was performed to determine if transportation system facilities are capable of supporting the proposed changes in the Manufactured Dwelling Park (MDP) project. The analysis focuses on the roadways on the ODOT/PBOT list of concern transportation facilities identified in City’s 2035 Comprehensive Plan process. The purpose of the analysis is to discover if the MDP changes would significantly degrade traffic mobility compared to the 2035 Comprehensive Plan model projection. No traffic operational modeling analysis is performed in this stage.

The Portland 2035 Comprehensive Plan 2035 PM Peak Hour Model is used in the analysis. The MDP land use allocation was prepared by BPS was added to the 2035 Comp Plan growth allocation.

#### Conclusion

The analysis found that the MDP will add little traffic on to the roadways on the ODOT/PBOT concern list. Over the total 60 miles of roadways on the concern list, about 40% have no MDP added traffic, and only 7% will have 1% or more traffic from the MDP project. The average of MDP added traffic on to congested streets is 3 cars and it will not noticeably change the average V/C ratios on those streets. The highest PM peak hour traffic increase is 22 cars. About 1.5 mile of the congested roadways on the concern list will have more than 5 trips added during PM peak hour traffic. No roadways on the concern list will change their congestion status from un-congested to congested by link V/C ratio analysis. A congested link is defined as a link with a V/C ratio greater than 0.99. Even though some of the MDP added traffic are on critical locations on the network system such as SE Powell Blvd, with the scale of the added traffic projected, it’s impacts should be able to be mitigated with future measures identified in later planning process. Related TSP improvement projects on MDP impacted streets are listed in attachment 1.

Table 1. MDP Traffic summary for all links on ODOT/PBOT concern list

	# of links	Length (miles)	Comp Plan			MDP		
			Average Volumes	Average V/C	Max V/C	Average Volumes	Average V/C	Max V/C
All streets	407	60.0	1230	0.76	1.61	1232	0.76	1.61
with >=1% added traffic	16	3.9	803	0.81	1.02	815	0.82	1.04
New Congested Streets	0	0						
Congested Streets2035 Comp Plan	69	12.3	1568	1.15	1.61	1571	1.16	1.61
Congested Streets2035 Comp Plan w/ >=1% added by MDP project	1	0.24	917	1.02	1.02	933	1.04	1.04

## Analysis

For this high-level traffic impact assessment, no new traffic assignment was performed. With the assumption that the MDP traffic patterns are as same as the 2035 Comp Plan, the assessment of MDP added traffic and its impact are based on the 2035 Comp Plan 2035 PM peak hour traffic assignment. The analysis flow chart is shown in the attached Plot 2.

## Development Capacity Allocation

The Bureau of Planning and Sustainability analyzed the zoning change impact on the allocation of future residential growth to 2035. Given the scattered distribution of the 56 manufactured dwelling parks (MDPs), BPS used a simplified growth allocation model to distribute the future growth according to the following steps:

1. 2,224 units of Added Development Capacity = RMP Maximum Density minus Current zoning Maximum Density
2. 889 units of Growth Allocation = 40% utilization of Added Development Capacity based on utilization rate in current Comp Plan model for East Portland. (Note: 41 of 56 MDPs are located in East Portland).
3. 106, 388 units of 2035 Growth Allocation = Growth Allocation is added to 2035 control totals, resulting in a 0.7% increase in residential units.
4. The Total Growth Allocation is distributed to the 1,178 Transportation Analysis Zones (TAZs) in the Portland transportation model.

A total of 28 TAZs (transportation analysis zones) are affected, and the average growth rates in those TAZs is 15%. There are four TAZs that have reduced growth capacity. The majority dwelling types of the affected areas currently are apartments and the MDP additions will be manufactured dwellings. The analysis groups the TAZs with high MDP added units into 5 areas. See attached Plot 3.

Table 2. MDP Household (HH) Re-Allocation Summary

MDP Areas	Comp 2035 HH	MDP HH	MDP added HH	MDP Area #
1. Hayden Island	630	793	163	1
2. Cully	1,928	2,024	96	2
3. Centennial	3,829	4,127	298	3
4. Powellhurst	10,975	11,207	232	4
5. Brentwood	2,738	2,792	54	5
6. Mixed	5,445	5,320	-125	6
City Total			720	

## Added MDP Area Auto Demands

Based on the trip generation rates from each MDP area in Comp 2035 model, the analysis estimated the added PM peak hour auto vehicle trips resulting from the allocated MDP residential growth.

Table 3. MDP PM Peak Hour Auto Vehicle Demands Summary

MDP Areas	2035 Comp Plan Auto Trips	MDP Added Trips	MDP added %
1. Hayden Island	410	45	11.0%
2. Cully	1210	45	3.7%
3. Centennial	1870	115	6.1%
4. Powellhurst	6420	105	1.6%
5. Brentwood	1320	20	1.5%
6. Mixed		0	0.0%

### Added Traffic and Roadway VC Ratios

The added demand rates in Table 3 for each MDP area are applied to the projected future area traffic on the roadways to generate the added MDP traffic on ODOT/PBOT concern list streets. The added MDP traffic from each individual MDP area are summed up to evaluate the total MDP traffic impacts. The area traffic is not the total traffic on the street, but the part of the traffic that either comes from or goes to a MDP area, flow-bundle-volumes (FB) in the modeling term.

$$\text{Total added traffic}_j = \sum_{k=1}^5 \text{FB Volumes}_k * \text{Added Demand Rate}_k$$

*J = each street segments on every ODOT/PBOT concern list*

*k = 1 to 5 for each MDP area*

This method is a rather aggressive one in assessing the MDP traffic since it ignores the constraints of the roadway capacities on congested streets. If a new assignment was conducted with the added demands, some traffic might be diverted to other less congested streets in their O-D paths. The results are in following attached plots.

- Attached Plot 4 shows the locations of all streets on ODOT/PBOT’s 2035 Comprehensive Plan concern list
- Attached Plot 5 shows the traffic distributions, flow bundle (FB) traffic, of each MDP area
- Attached Plot 6 shows the MDP total added PM peak hour traffic
- Attached Plot 7 shows the total PM peak hour traffic and V/C ratios on the street segments listed on the ODOT/PBOT concern list in table and map formats.

About 60% of streets on the concern list will see MDP added traffic with an average of 4 more cars during PM peak hour. The median of added traffic among the streets with added traffic is 2, and only 2.7 miles of streets on the concern list has added MDP traffic of 10 or more trips. The highest traffic addition, 22 cars, happens at eastbound SE Powell Blvd E/ 148<sup>th</sup> Ave. The average of MDP added traffic on to projected congested streets in the base model is 3 cars and it will not noticeably change the average V/C ratios on those streets.

Table 4. Top most congested street segments on the concern list with added traffic > 5 trips

location	list	TSP Class	Added Traffic by MDP Area # *	Comp 2035		MDP	
				Vol	Max VC	Vol	Max VC
SE Powell Blvd, EB/WB, between 162 <sup>nd</sup> and 174 <sup>th</sup>	ODOT / PBOT	Major City Traffic St	3	1142	1.40	1152	1.42
SE Powell Blvd, EB/WB, between Milwaukie and 16 <sup>th</sup>	ODOT	Major City Traffic St	4	2031	1.16	2036	1.16

\*added traffic mostly caused by the land use changes in MDP Area group #

Table 5. Top street segments with most added traffic

location	list	TSP Class	Added Traffic by MDP Area # *	Comp 2035		MDP	
				Average Vol	Max VC	Average Vol	Max VC
SE Powell Blvd., EB/WB, between 122 <sup>nd</sup> and 162 <sup>nd</sup>	ODOT / PBOT	Major City Traffic St	3	820	1.02	835	1.06
NE Killingsworth St. EB, between 72 <sup>nd</sup> and 92 <sup>nd</sup>	ODOT / PBOT	Major Regional Traffic St	2	1874	1.01	1884	1.02

Attachment

Document 1. Future TSP improvement projects on MDP impacted streets



TSP projects on  
MDP streets

Plot2. MDP Traffic Impact Assessment Flow Chart



MDP Traffic  
Assessment Flow

Plot 3. MDP Allocation, Steps and Area Group



MDP Groups Map



2035 MDP HH  
Additions

Plot 4. ODOT/PBOT's Comp. Plan Concern List Map



Concern List Map



Concern List Streets

Plot 5. 2035 PM Peak Hour MDP Area Flow Bundle Traffic



FB Area\_1



FB Area\_2



FB Area\_3



FB Area\_4



FB Area\_5

Plot 6. Total MDP Added 2035 PM Peak Hour Traffic



On Concern List  
Streets



On All Streets

Plot 7. 2035 PM Peak Hour Traffic and VC Ratios in MDP model



Total Volume Map



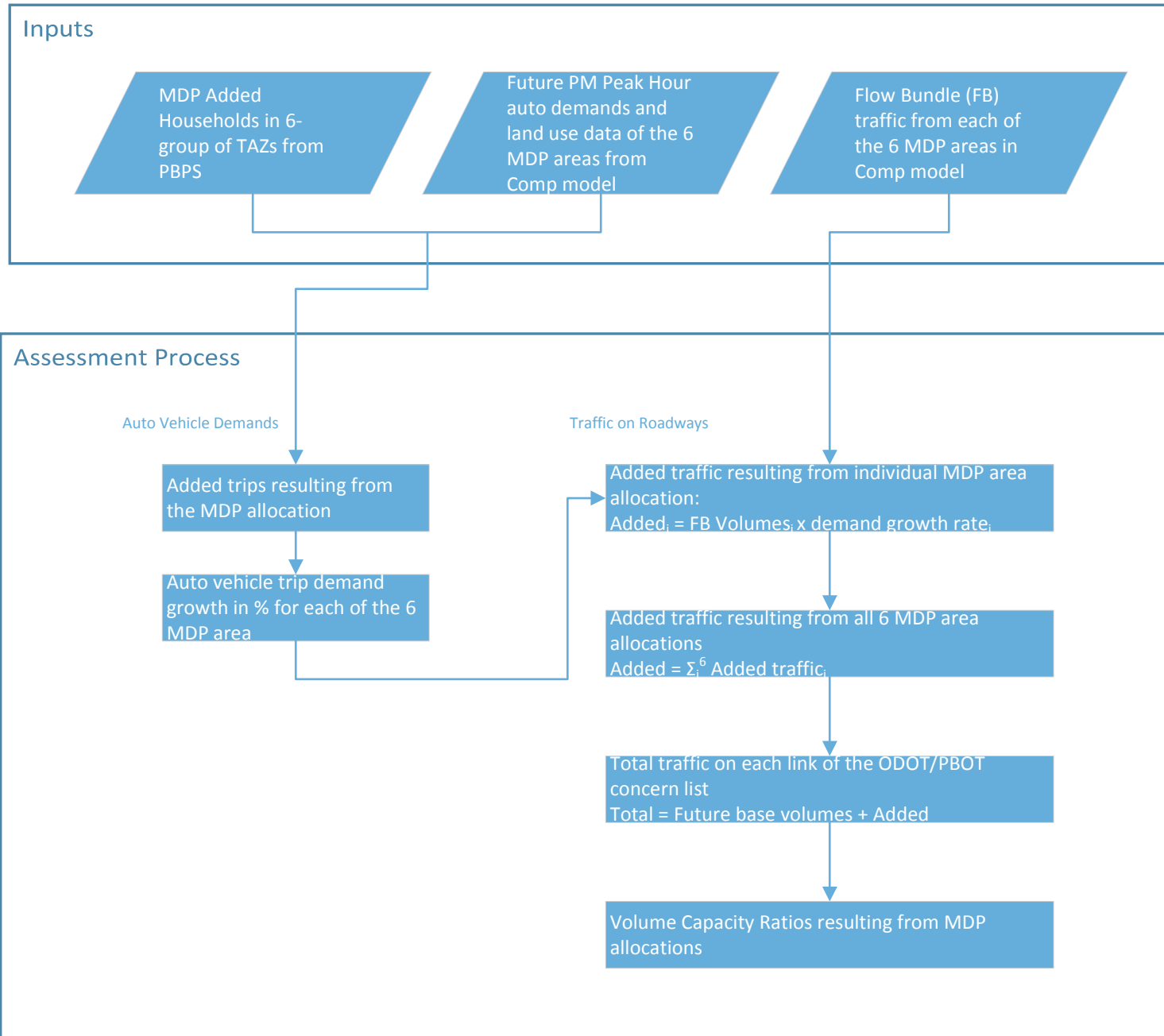
Traffic on List



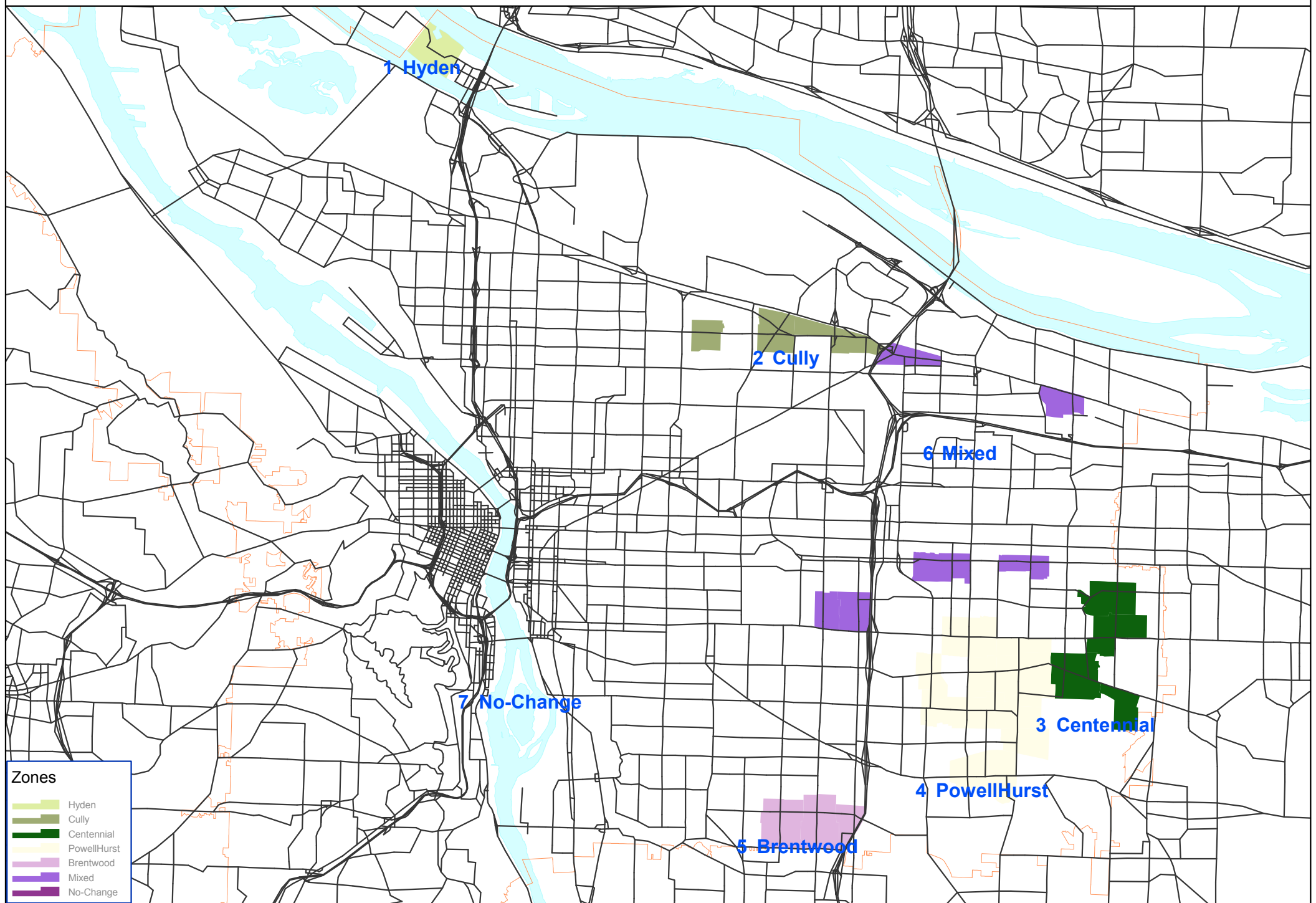
Table 6. Portland TSP projects on top congested MDP impacted streets

	Project Number	Lead Agency	Est. Time Frame	Est Cost	Description
<b>SE Powell Blvd., EB/WB, between 122<sup>nd</sup> and 162<sup>nd</sup></b>					
Outer Powell Blvd Corridor Improvements, Phase 2	80032.0	PBOT/ODOT	Years 11-20	\$67,000,000	Widen street to three lanes
Powell-Division Safety and Access to Transit	80037.0	TRIMET	Years 1-10	\$2,800,000	Construct improvements
East Portland Access to Employment	80035.0	PBOT	Years 1-10	\$5,870,000	Build sidewalks
SE 148 <sup>th</sup> Pedestrian Improvements	80005.0	PBOT	Years 1-10	\$2,000,000	Build sidewalks
<b>NE Killingsworth St. EB, between 72<sup>nd</sup> and 92<sup>nd</sup></b>					
82 <sup>nd</sup> Ave Corridor Improvements	40013.0	PBOT	Years 1-10	\$5,000,000	Design and implement
Columbia Blvd Freight Improvements	40102.0	PBOT/PORT	N/A	\$14,859,000	Construct street and intersection modifications
Columbia Blvd ITS	30008.0	PBOT	Years 1-10	\$390,000	Communication infra.

# Manufactured Dwelling Park (MDP) Traffic Assessment (Draft)

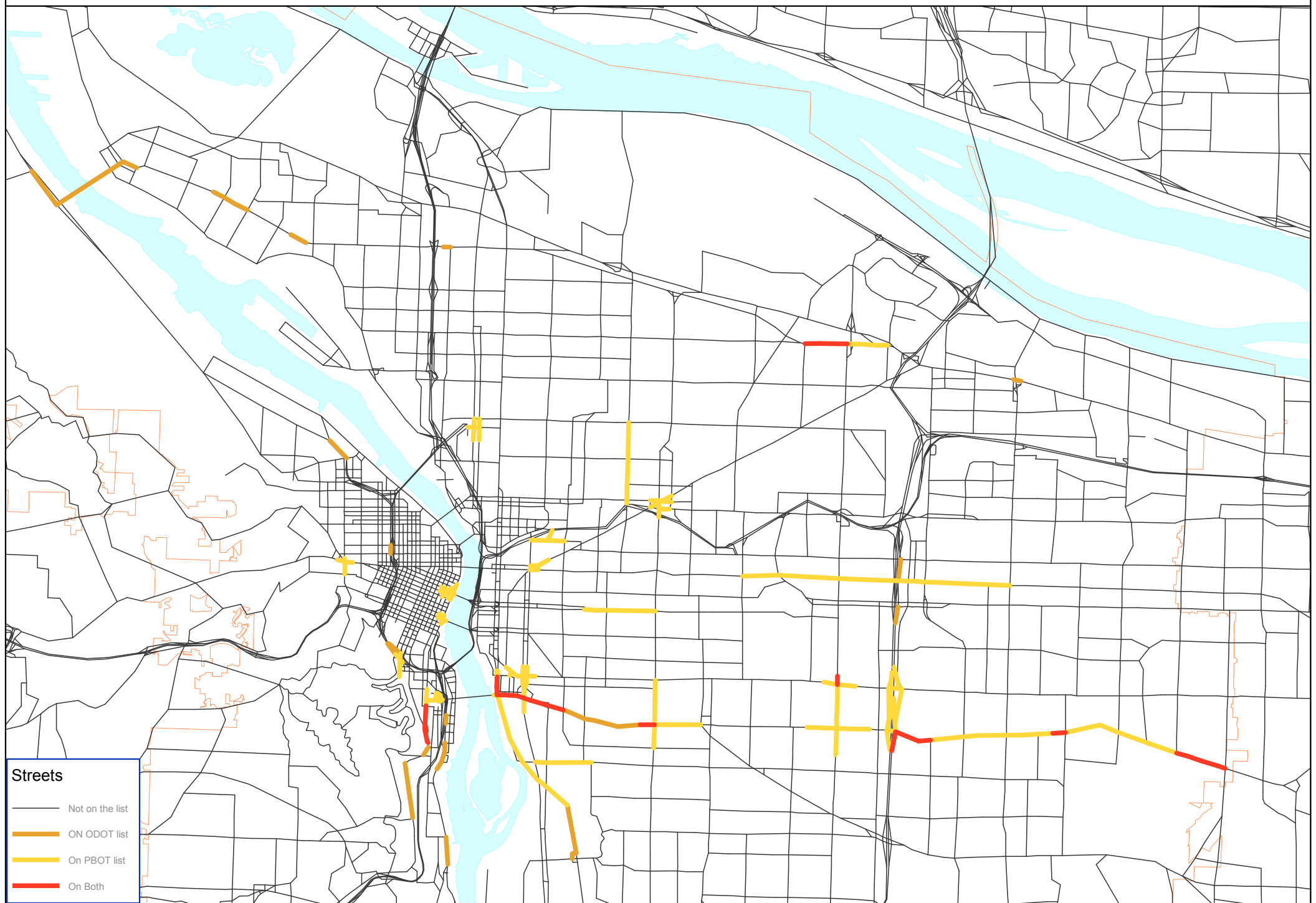


# 2035 Comp. Plan Network --



- Zones**
- Hyden
  - Cully
  - Centennial
  - PowellHurst
  - Brentwood
  - Mixed
  - No-Change

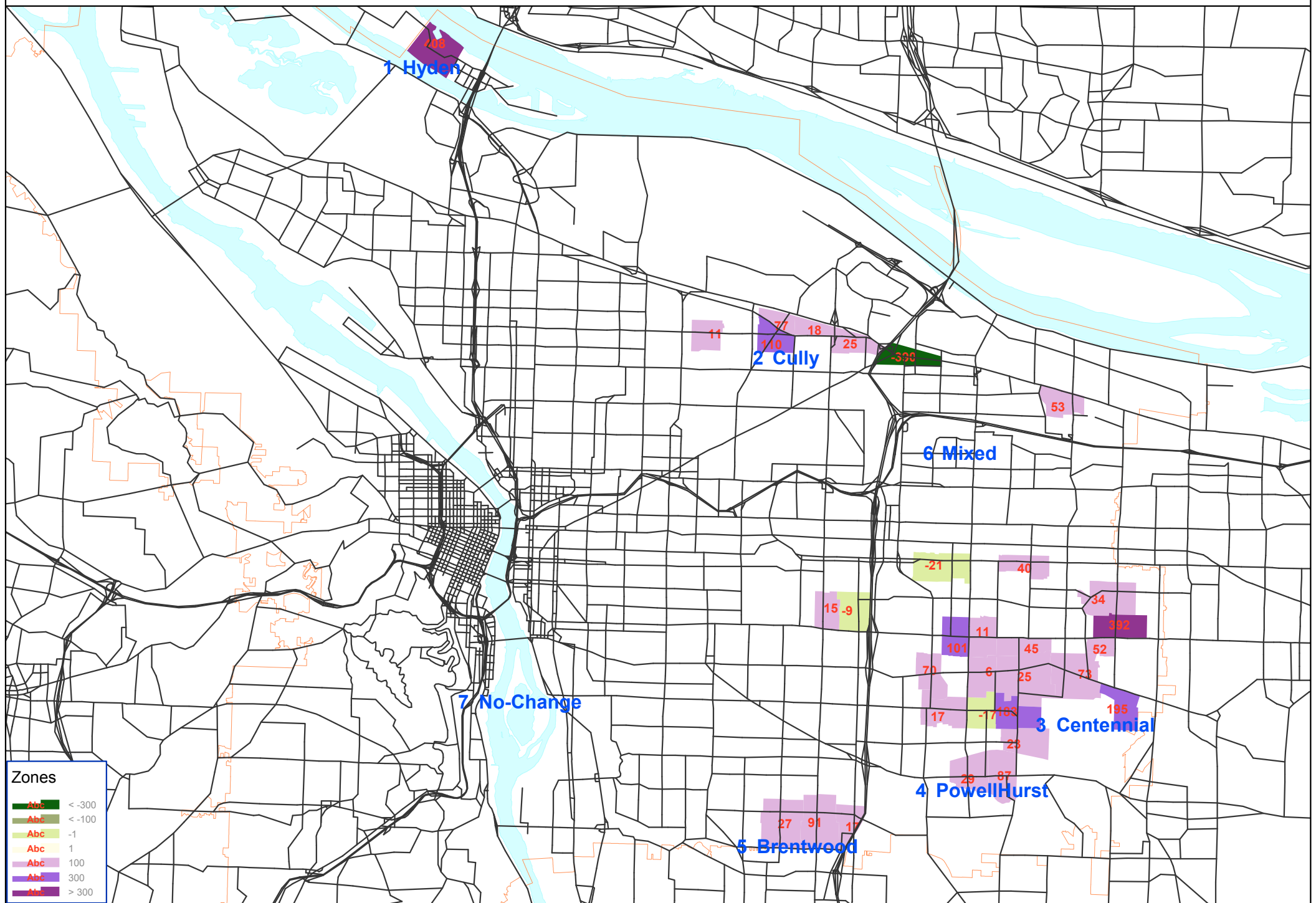
# 2035 Network -- Roadways on ODOT/PBOT's Comp. Concern List



BHD Model 2035PM1\_City\_Comp\_network 0518 MDP.ver

Portland Bureau of Transportation t:\.....\links on concern list 01.pdf printed on 30.07.2018

# 2035 Comp. Plan Network -- MDP HH Allowcation Additions

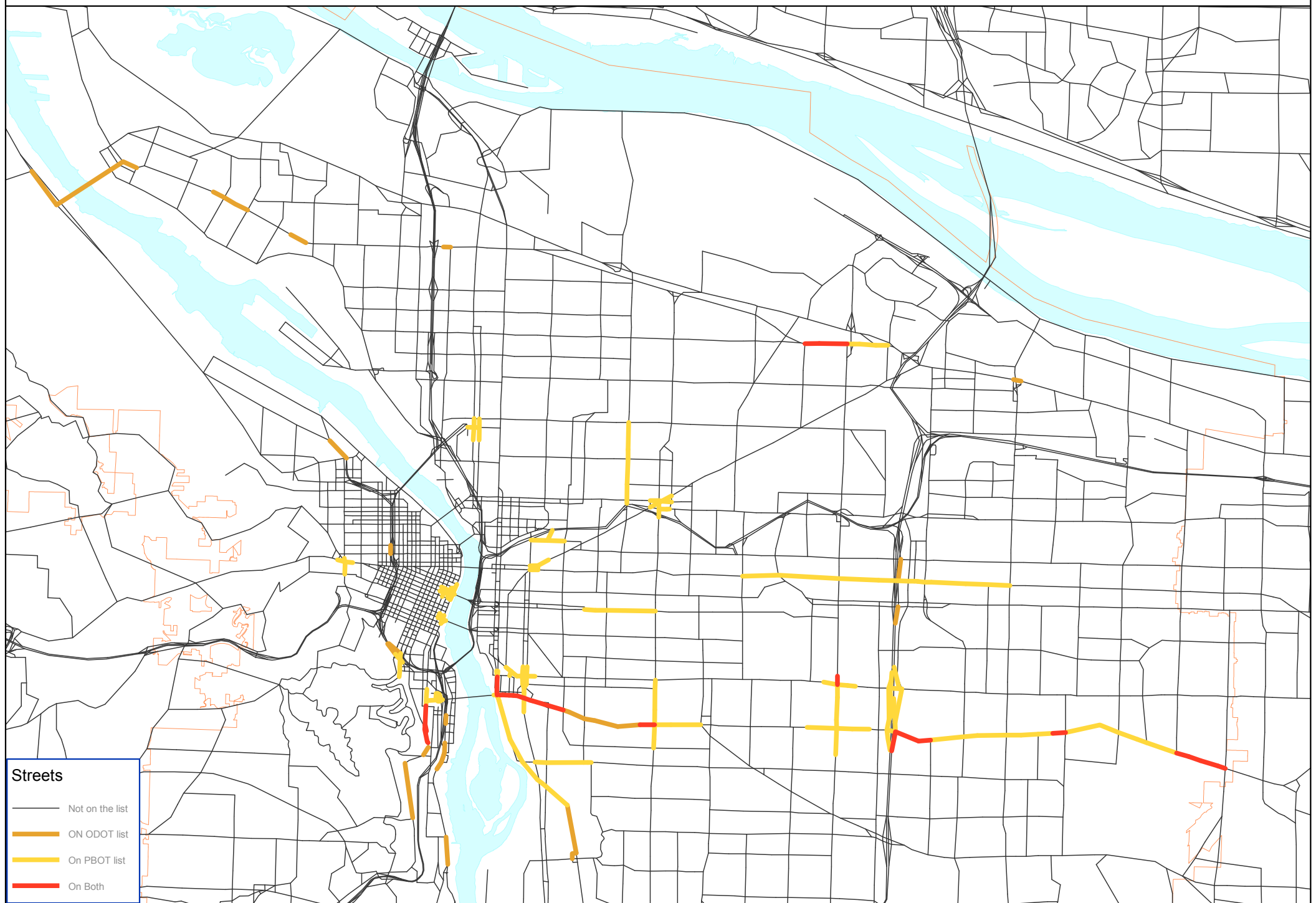


MDP Model 2035PM1\_City\_Comp\_network 0518 MDP.ver

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printed on 26.07.2018

# 2035 Network -- Roadways on ODOT/PBOT's Comp. Concern List



ODOT's Concern List

1	US30	from Nicholai Street to NW 26th Drive
2	US30	from St. John's Bridge to Corn Pass
3	16thAve	from Glisan Street to Everett Street
4	I-405 SB	at Broadway Exit Ramp
5	I-405 NB	at Broadway Entrance Ramp
6	Naito	from Ross Island Bridge to Barbur
7	OR43	from Abernathy to Curry
8	OR43	from Bancroft Street to Hamilton Street
9	OR43	from Boundary to Taylor's Ferry Road
10	OR99W	from Hamilton Street to OR10
11	OR99E	from Harold to Bybee
12	OR99E	from Viaduct to Powell
13	Powell	from Ross Island Bridge to 39th Avenue
14	Powell	from I-205 Exit Ramps to
15	Powell	from I-205 to 112th
16	Powell	at 136th
17	Powell	from 162nd to 174th
18	82nd	at Division
19	I-205 NB	at Washington
20	I-205 NB	at Glisan Street
21	St. John's	at St. John's Bridge
22	Ivanhoe	from Philidelphia to Oswego
23	Lombard	from Wall to Portsmouth
24	Lombard	from Olin to Chautauqua
25	Lombard	at Albina
26	Killingsworth	at 82nd
27	Sandy	from 122nd Avenue to

PBOT's Concern List

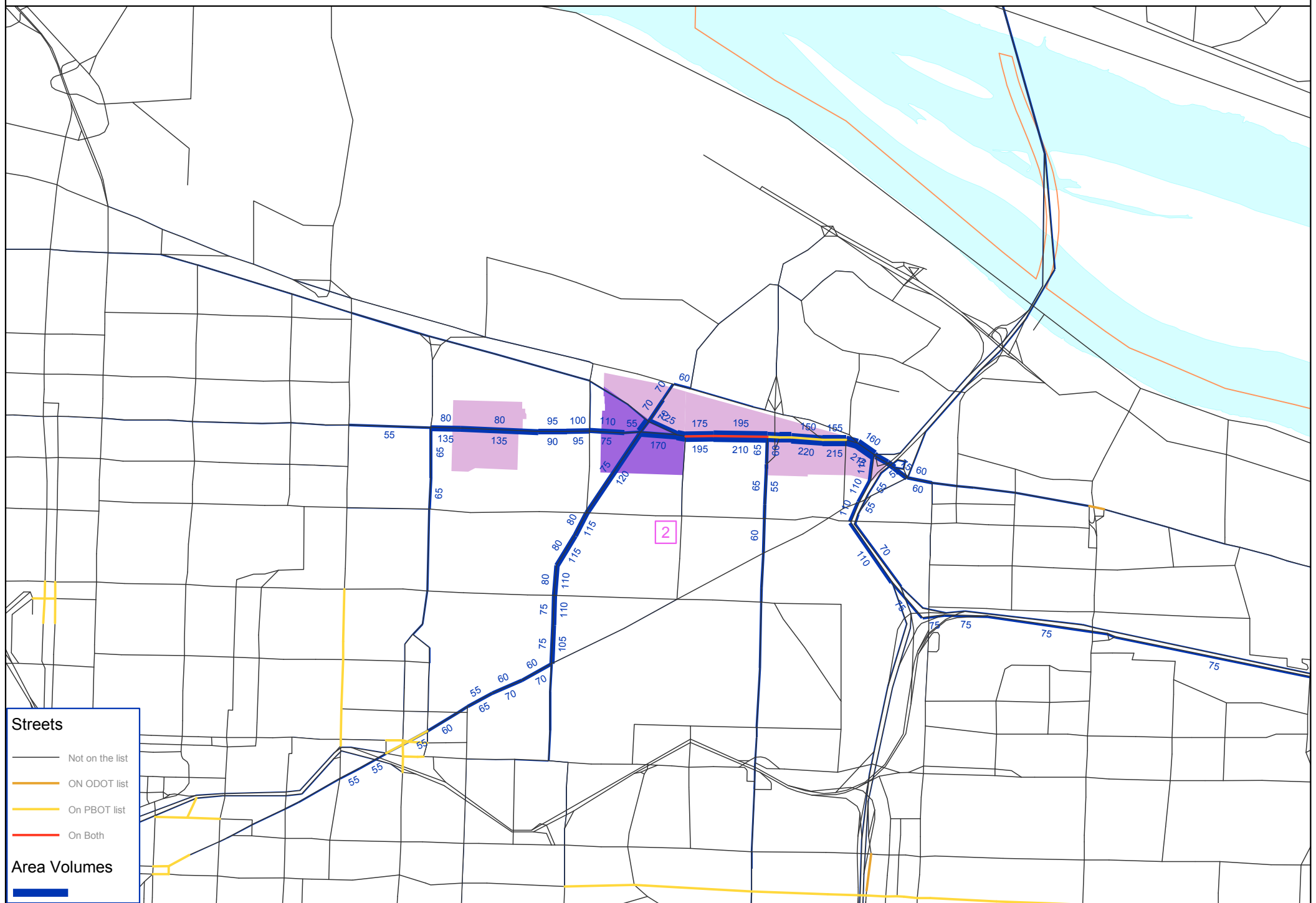
1	99E	from MLK / Grand Viaduct to SE 17th
2	SE Powell	from Ross Island Br. to SE 20th
3	SE Div/Powell/Mil area	
4	SE Powell/39th	
5	SE 82nd at Division and Powell	
6	I-205 frontage roads at Division and Powell	
7	SE Powell	from I-205 to SE 174th
8	SE 17th and Tacoma area	
9	Ross Island Br w/ end area	
10	I-405 access at sw 6th/broadway area	
11	W burnside at 23rd ave	
12	Hawthorne Br w/ end area	
13	Morrison br w/ end area	
14	SE Belmont St	from se 25th to SE 39th
15	E Burnside St	from SE 60th Ave to SE 122nd Ave
16	Hollywood area I-84/Sandy	

17	Burnside/Couch/Sandy	
18	I-84 EB en at Irving St	
19	Fremont Br e/ end area	
20	NE 33rd Ave	from Fremont to I-84
21	NE Killingsworth	from NE 72nd Ave to NE 92nd
22	SE Holgate	from Milwaukie to SE 28th Ave

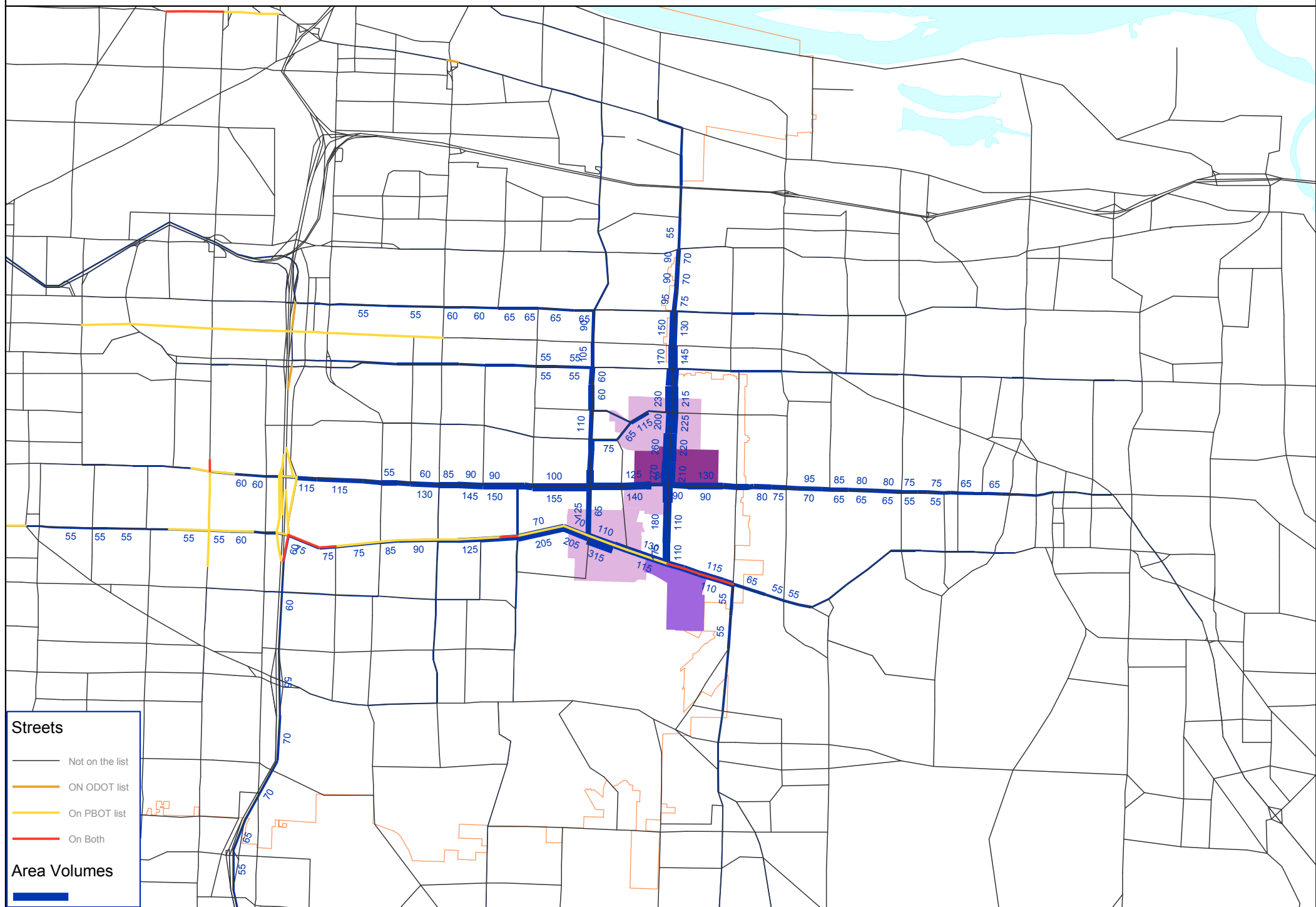




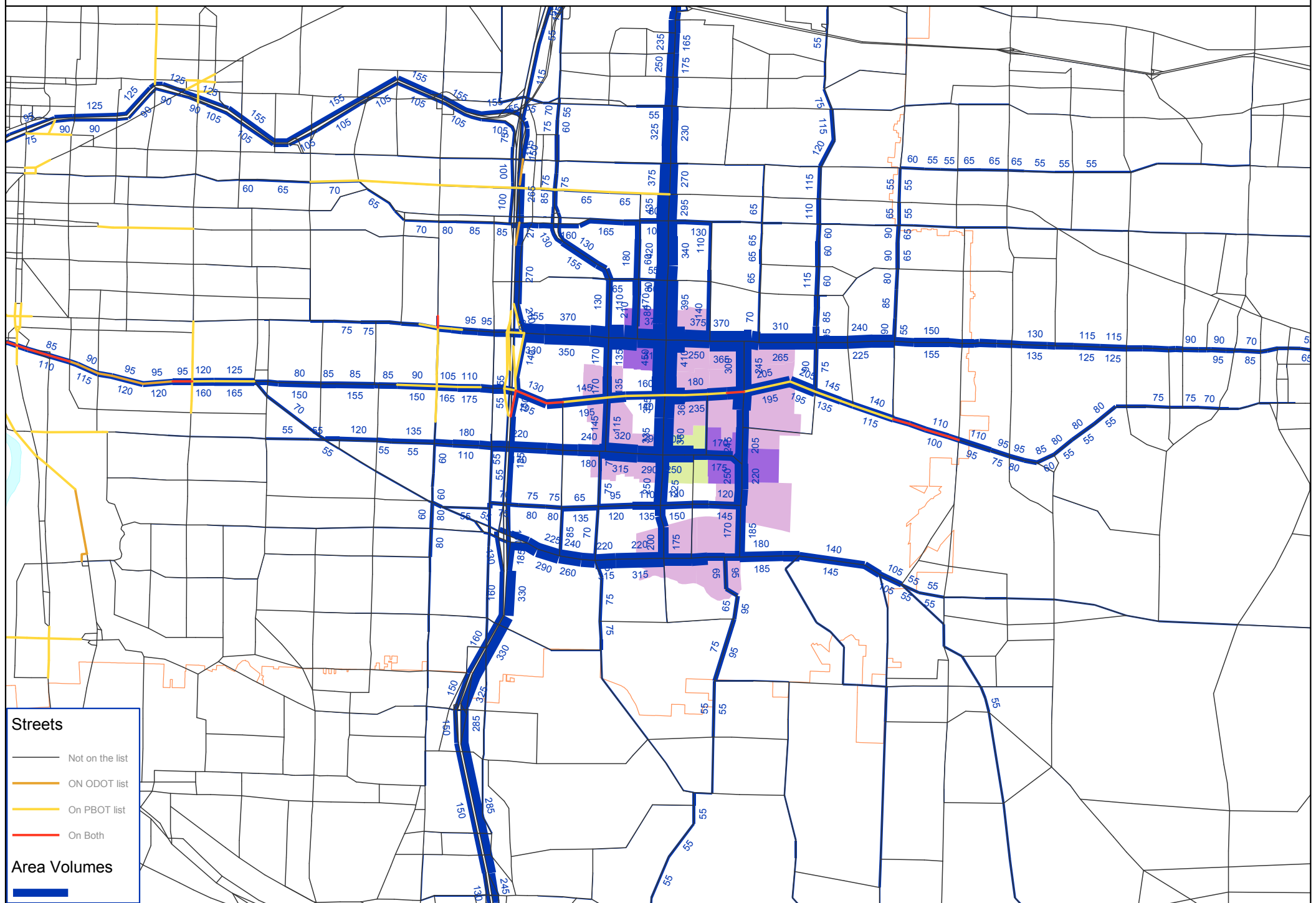
# 2035 Comp. Plan Network -- MDP Area FB Volumes (V/H)



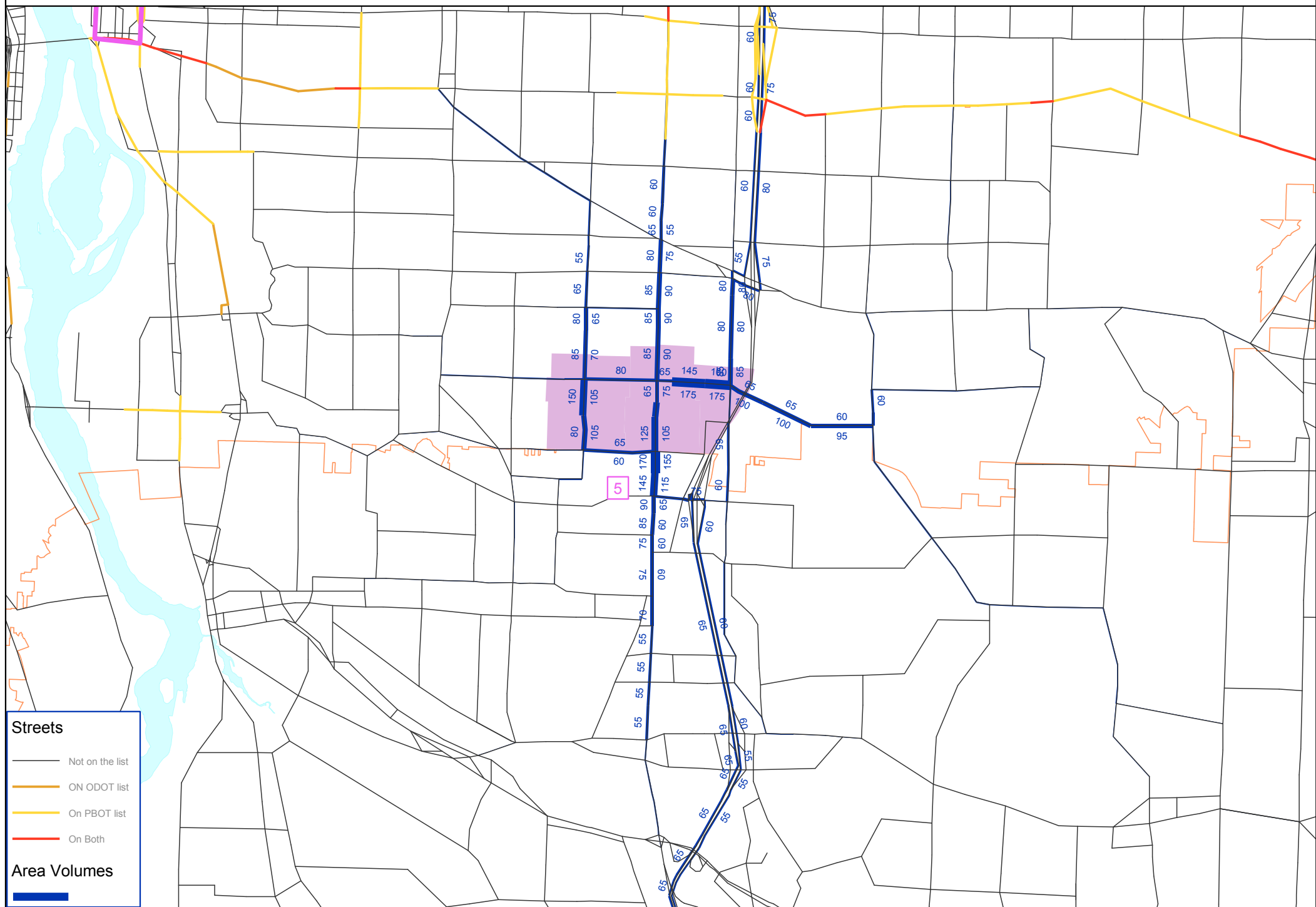
# 2035 Comp. Plan Network -- MDP Area FB Volumes (V/H)



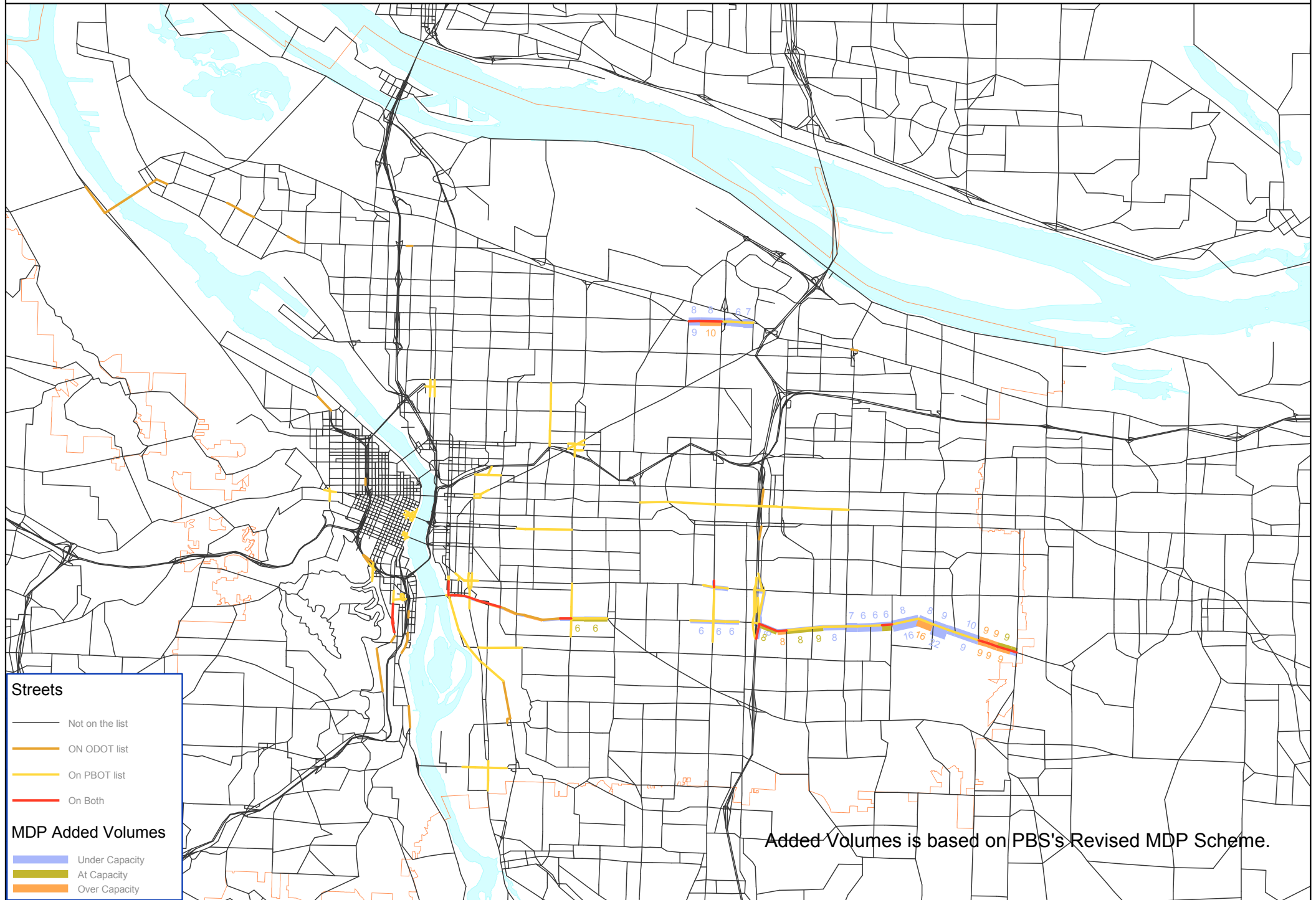
# 2035 Comp. Plan Network -- MDP Area FB Volumes (V/H)



# 2035 Comp. Plan Network -- MDP Area FB Volumes (V/H)

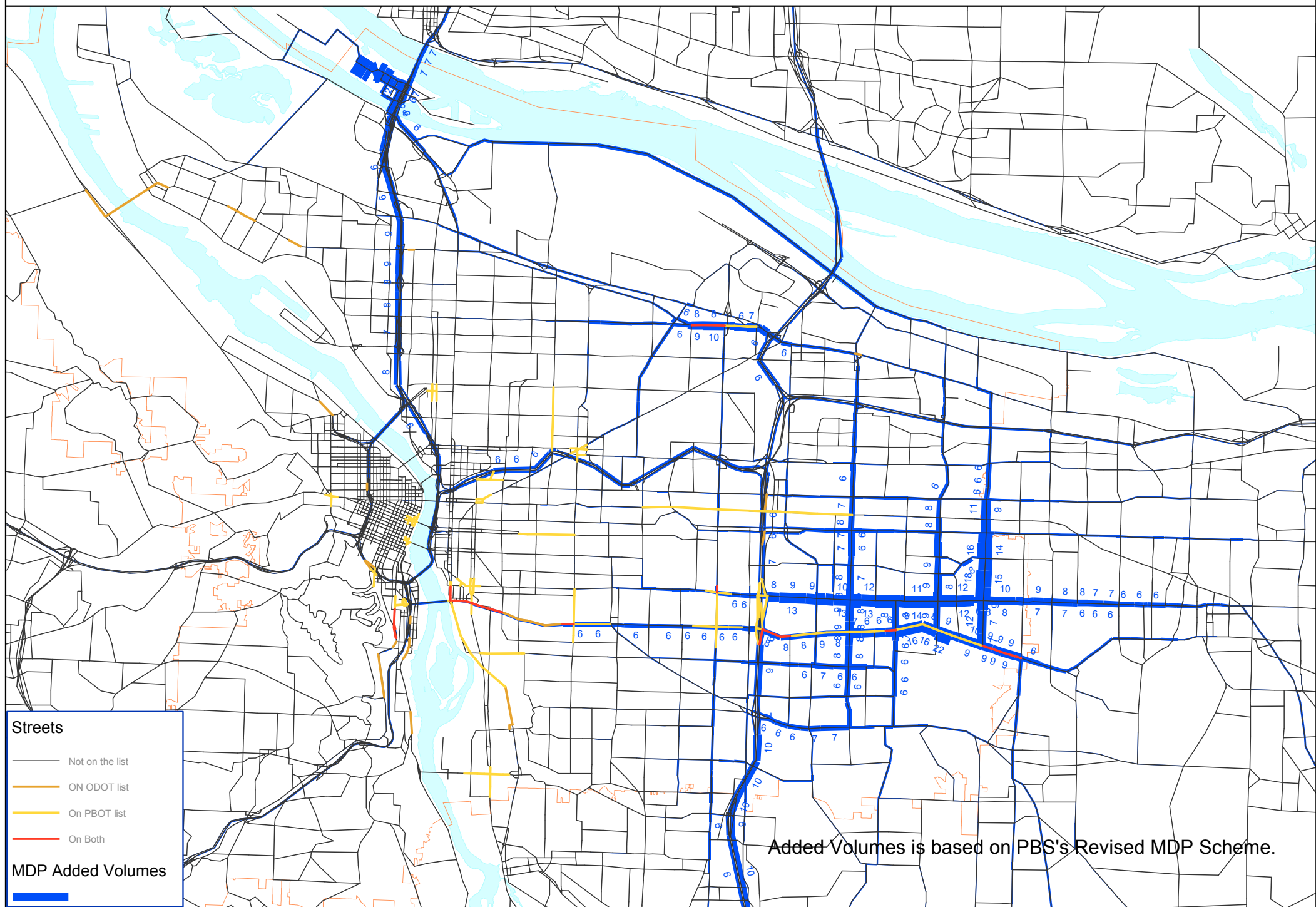


# 2035 Comp. Plan Network -- PM Peak Hour MDP Added Traffic (V/H)



MDP Model	2035PM1_City_Comp_network 0518 MDP.ver	
Portland Bureau of Transportation	t:\.....\2035PM1 MDP_2 Vol added3 onlist1 .pdf	printed on 06.08.2018

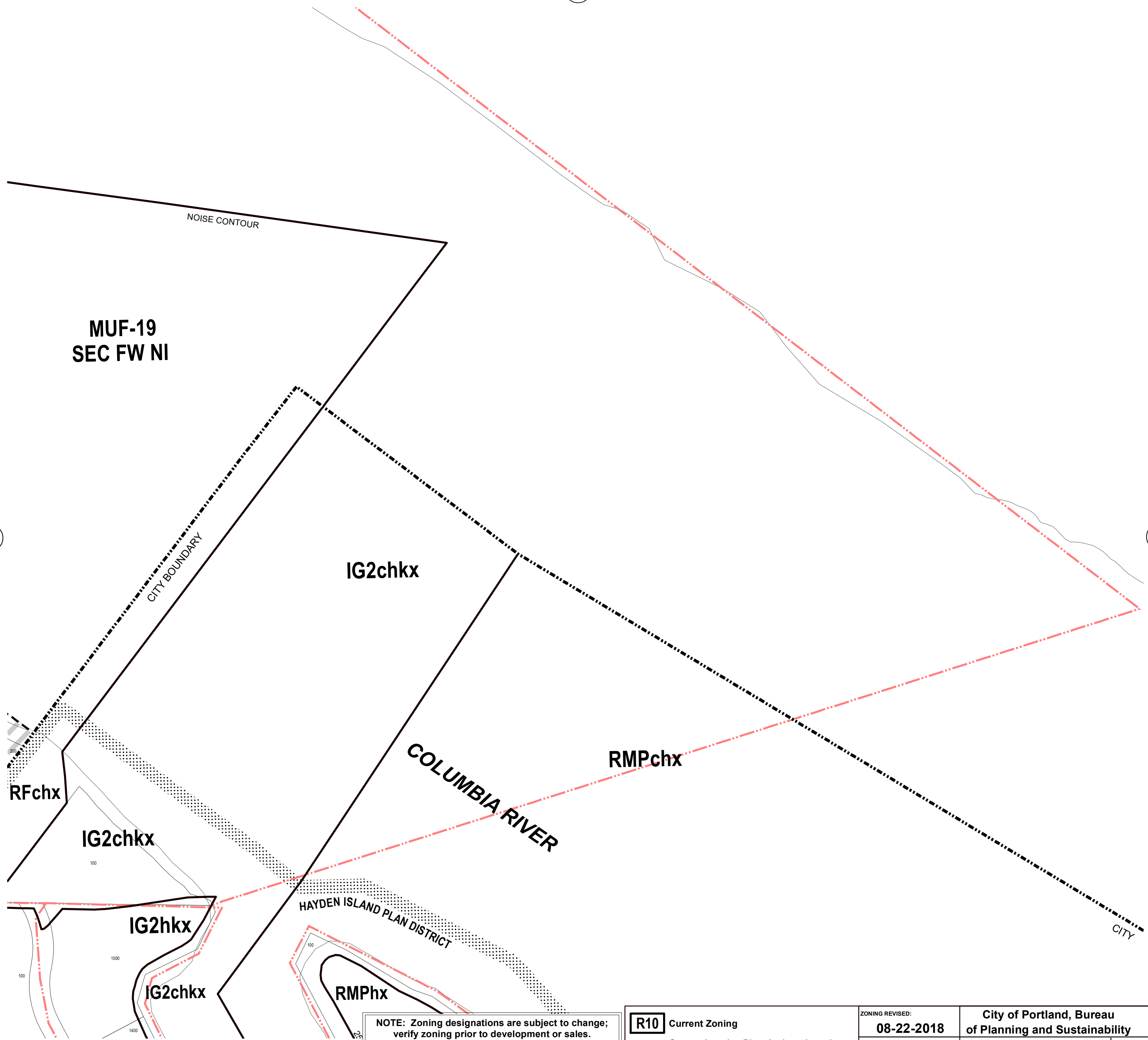
# 2035 Comp. Plan Network -- PM Peak Hour MDP Added Traffic (V/H)



MDP Model 2035PM1\_City\_Comp\_network 0518 MDP.ver

Portland Bureau of Transportation t:\.....\2035PM1 MDP\_2 Vol added .pdf

printed on 06.08.2018



||||| Historic or Conservation District or N.R.M.P. Boundary  
 ..... Plan District Boundary  
 - - - - - City Boundary  
 - - - - - Urban Service Area Boundary

 Unincorporated County Pocket where Comprehensive Plan only applied


NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

**R10** Current Zoning  
**(R10)** Comprehensive Plan designation where there are other corresponding zones  
 \*\*\*\*\* Major Public Trails  
 - . - . - State ID Map Boundary

ZONING REVISED:  
**08-22-2018**  
 BASEMAP ACQUIRED  
**05 - 2018**  
 LEGAL DESCRIPTION:  
**SE 1/4 SEC.  
 28 - 2N - 1E**

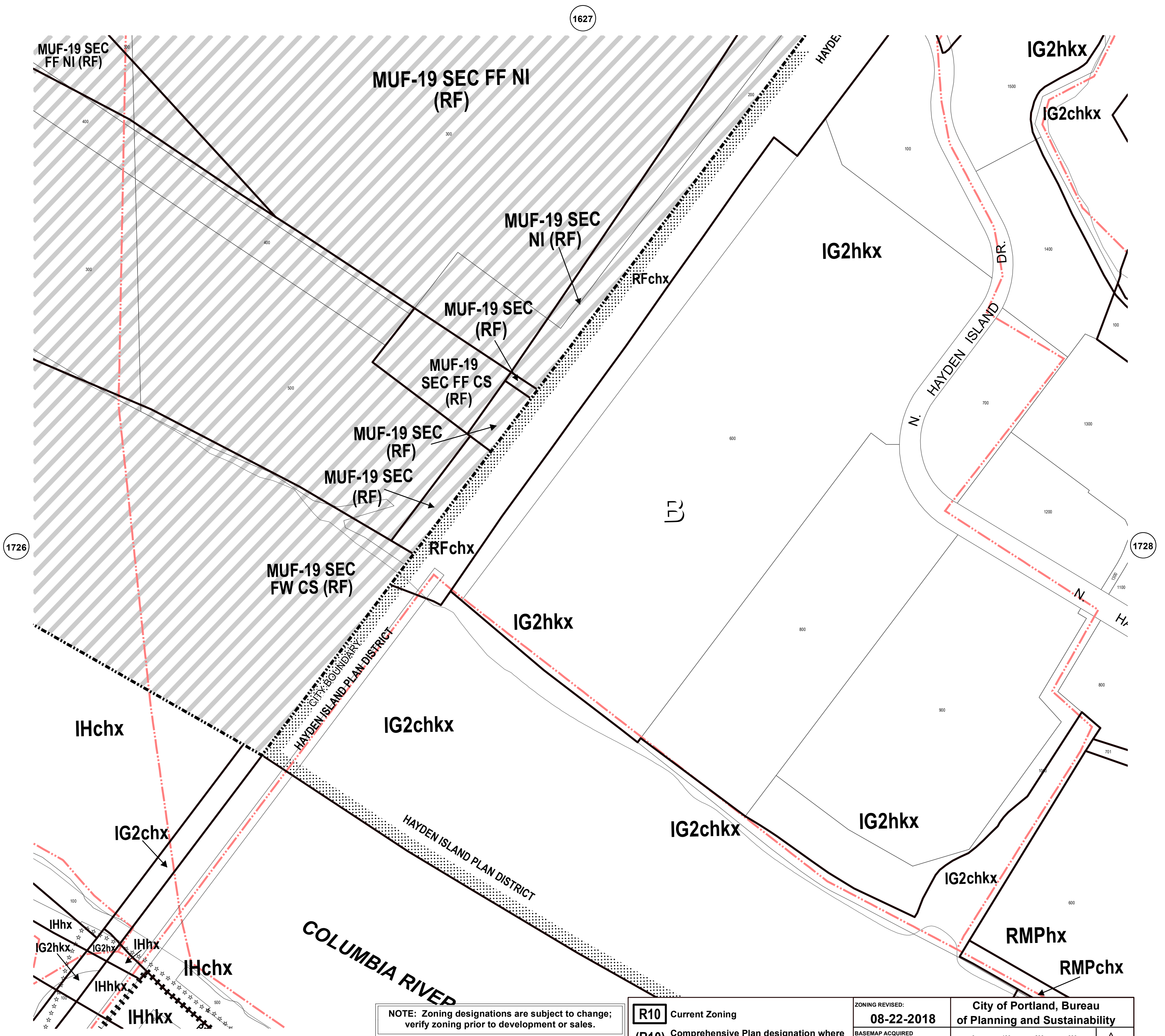
City of Portland, Bureau  
 of Planning and Sustainability

0 100 200 300  
 SCALE IN FEET



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- ||||| Historic or Conservation District or N.R.M.P. Boundary
- ..... Plan District Boundary
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Unincorporated County Pocket where Comprehensive Plan only applied

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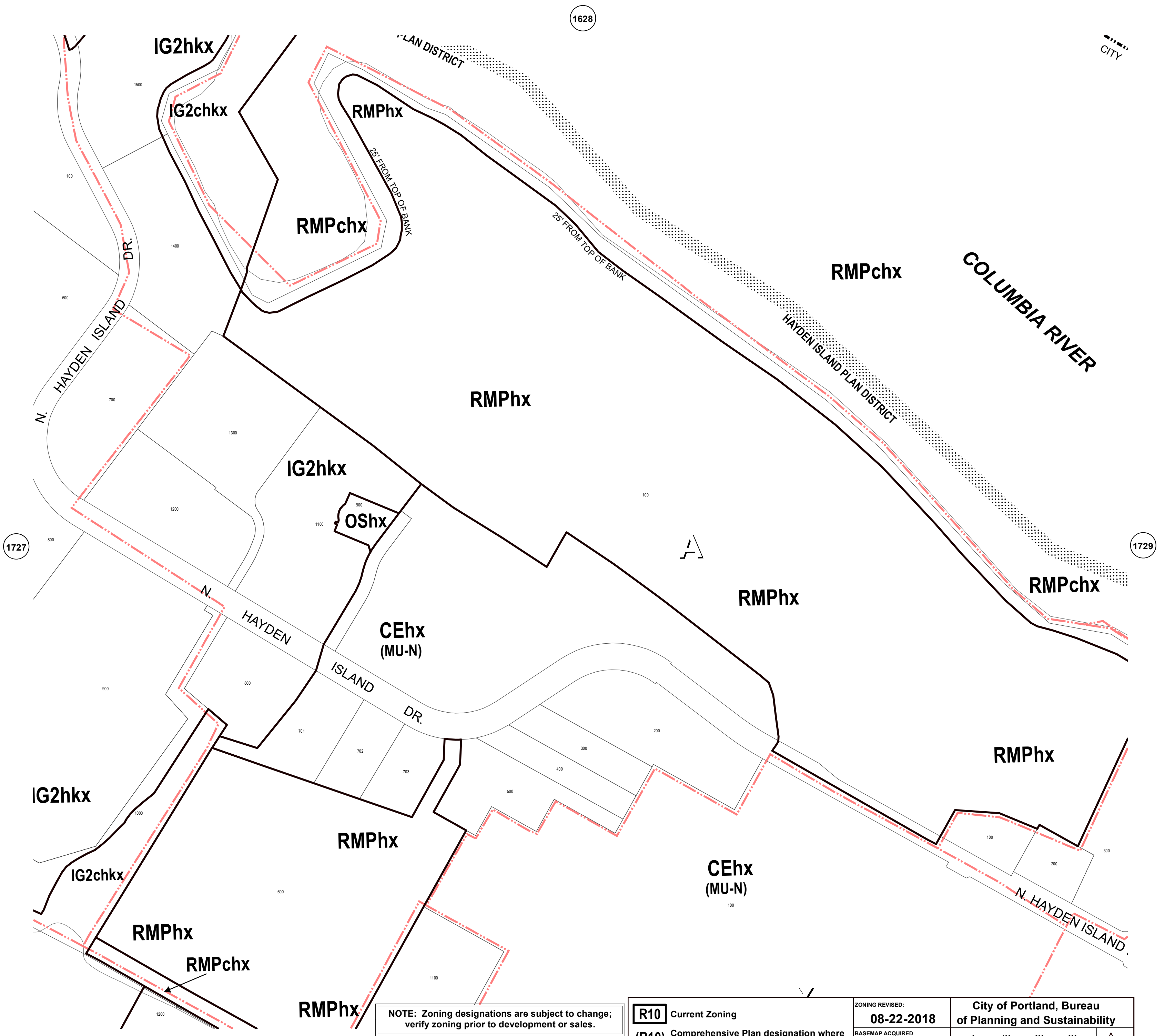
**R10** Current Zoning  
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 ★★★★★ Major Public Trails  
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ZONING REVISED:  
**08-22-2018**  
 BASEMAP ACQUIRED  
**05 - 2018**  
 LEGAL DESCRIPTION:  
**NW 1/4 SEC. 33 - 2N - 1E**

City of Portland, Bureau of Planning and Sustainability

0 100 200 300  
 SCALE IN FEET

**1727**



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- ||||| Historic or Conservation District or N.R.M.P. Boundary
- ..... Plan District Boundary
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1828

<b>R10</b> Current Zoning <b>(R10)</b> Comprehensive Plan designation where there are other corresponding zones ***** Major Public Trails - - - - - State ID Map Boundary	ZONING REVISED: <b>08-22-2018</b>	City of Portland, Bureau of Planning and Sustainability	
	BASEMAP ACQUIRED <b>05 - 2018</b>	 SCALE IN FEET	
	LEGAL DESCRIPTION: <b>NE 1/4 SEC. 33 - 2N - 1E</b>	<b>1728</b>	



- ||||| Historic or Conservation District or N.R.M.P. Boundary
- ..... Plan District Boundary
- - - - - City Boundary
- - - - - Urban Service Area Boundary

● Historic Landmark

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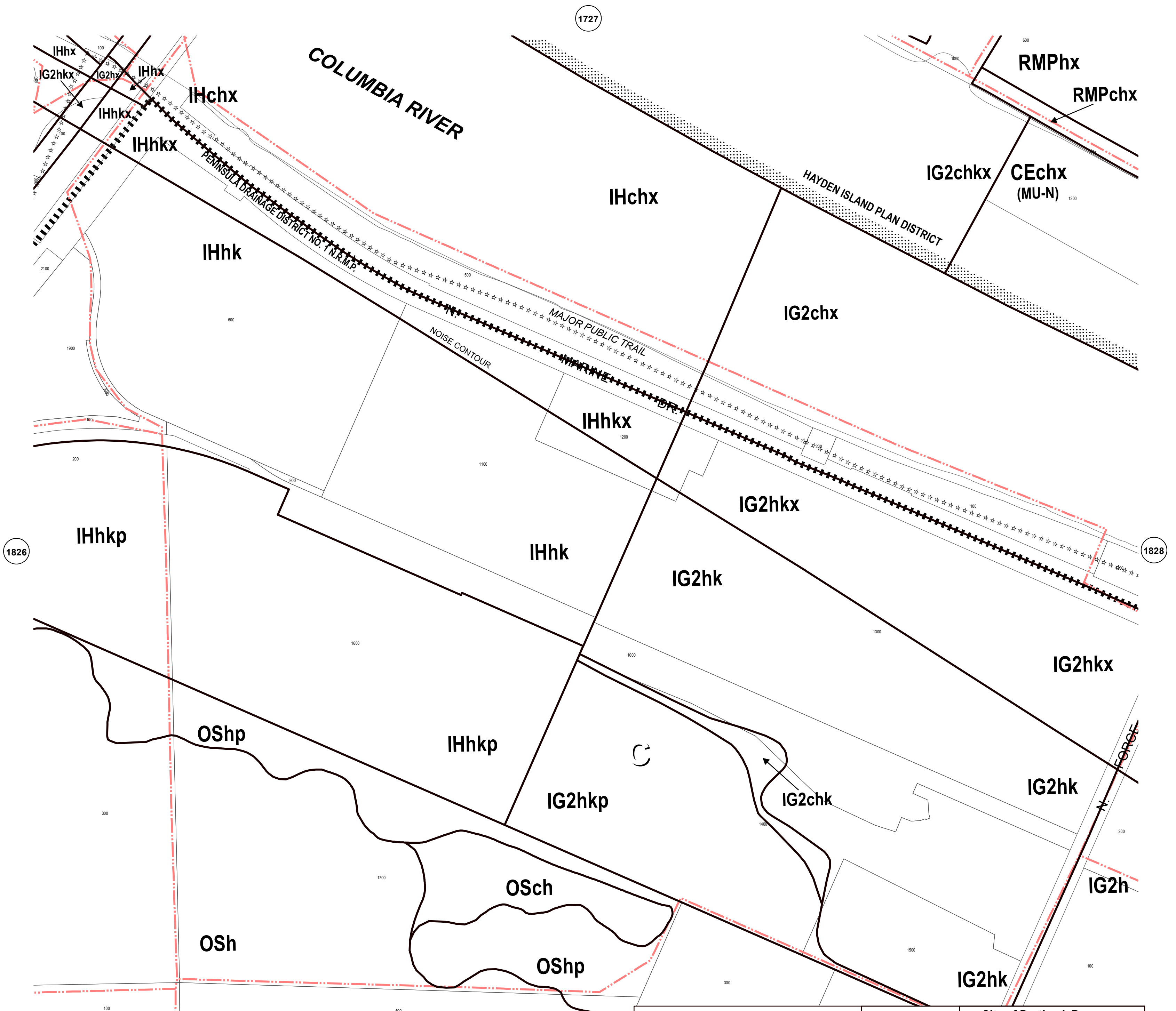
**R10** Current Zoning  
 (R10) Comprehensive Plan designation where there are other corresponding zones  
 ★★★★★ Major Public Trails  
 - - - - - State ID Map Boundary

ZONING REVISED:	<b>08-22-2018</b>
BASEMAP ACQUIRED	<b>05 - 2018</b>
LEGAL DESCRIPTION:	<b>NW 1/4 SEC. 34 - 2N - 1E</b>

City of Portland, Bureau of Planning and Sustainability

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SCALE IN FEET

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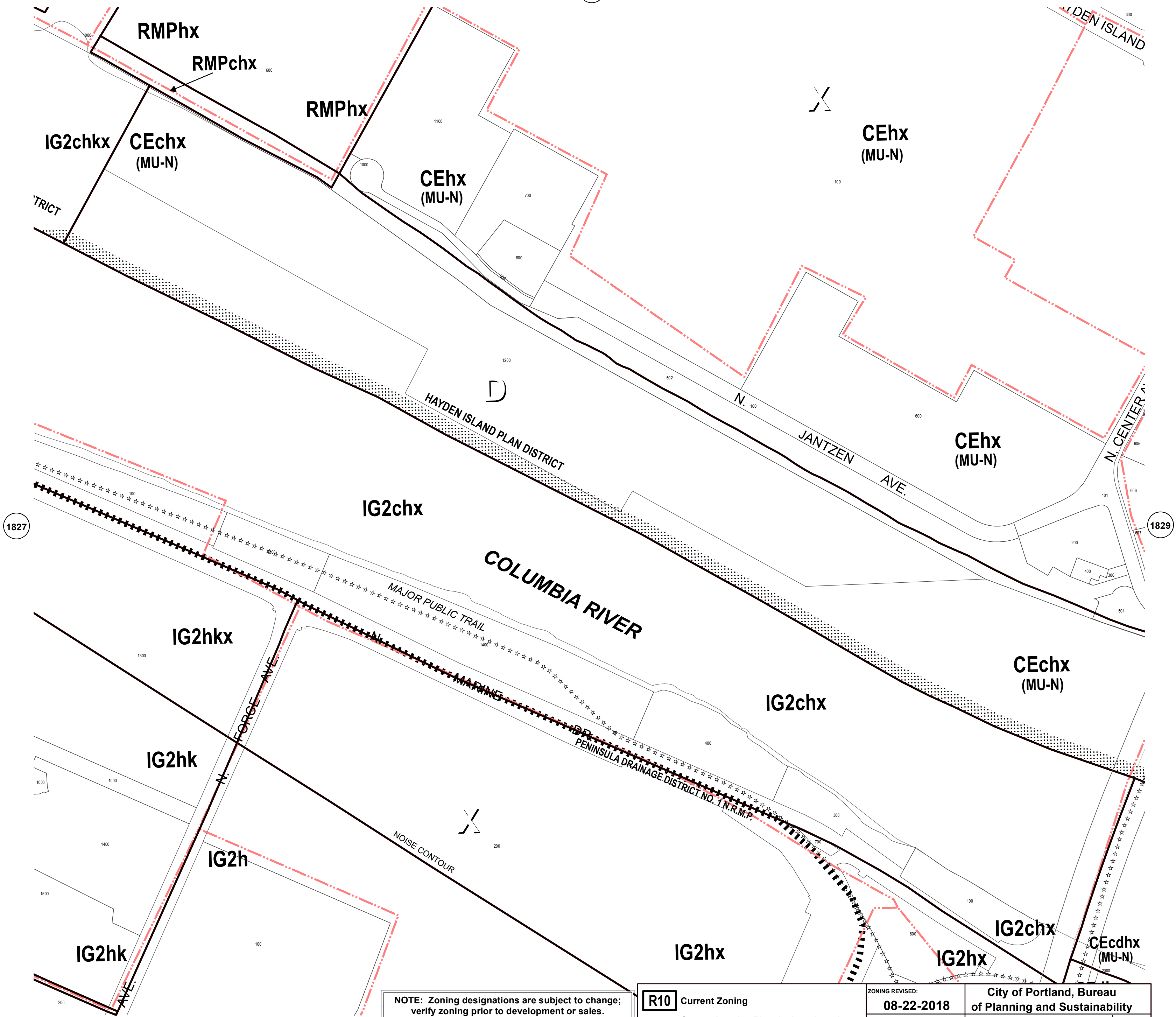
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- ▬▬▬▬▬▬ Historic or Conservation District or N.R.M.P. Boundary
- ⋯⋯⋯⋯⋯ Plan District Boundary
- - - - - City Boundary
- · - · - Urban Service Area Boundary

<b>R10</b> Current Zoning <b>(R10)</b> Comprehensive Plan designation where there are other corresponding zones ★★★★★ Major Public Trails - - - - - State ID Map Boundary	ZONING REVISED: <b>08-22-2018</b>	<b>City of Portland, Bureau of Planning and Sustainability</b>
	BASEMAP ACQUIRED <b>05 - 2018</b>	 SCALE IN FEET
	LEGAL DESCRIPTION: <b>SW 1/4 SEC. 33 - 2N - 1E</b>	 <b>1827</b>



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- ▬▬▬▬▬▬▬ Historic or Conservation District or N.R.M.P. Boundary
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- ▬▬▬▬▬▬ City Boundary
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ZONING REVISED: <b>08-22-2018</b>	City of Portland, Bureau of Planning and Sustainability
BASEMAP ACQUIRED <b>05 - 2018</b>	
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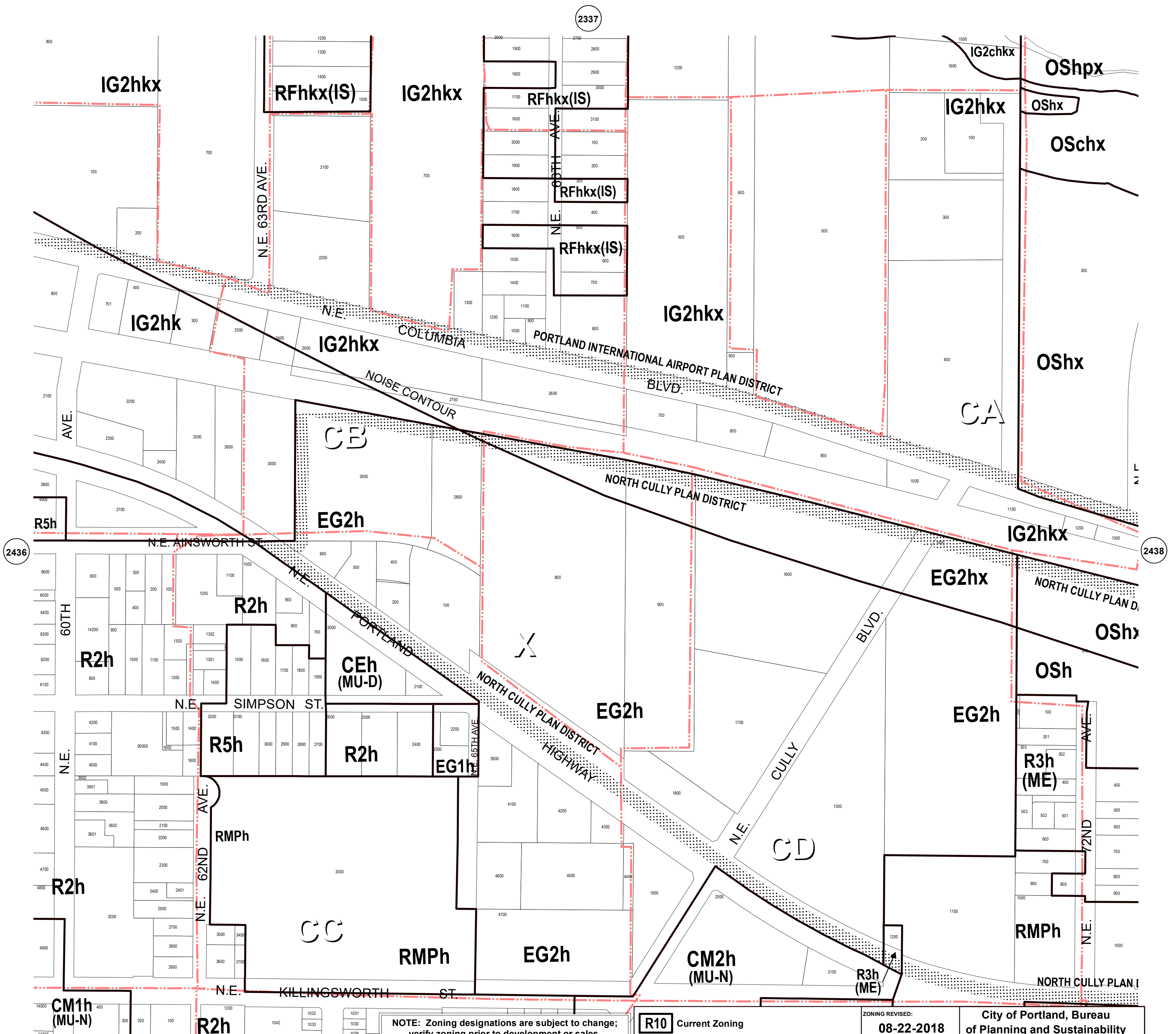


- ||||| Historic or Conservation District or N.R.M.P. Boundary
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**NOTE:** Zoning designations are subject to change; verify zoning prior to development or sales.

**R10** Current Zoning  
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 ★★★★★ Major Public Trails  
 - - - - - State ID Map Boundary

ZONING REVISED: <b>08-22-2018</b>	<b>City of Portland, Bureau of Planning and Sustainability</b>
BASEMAP ACQUIRED <b>05 - 2018</b>	
LEGAL DESCRIPTION: <b>SE 1/4 SEC. 18 - 1N - 2E</b>	 <b>2436</b>



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NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

- ||||| Historic or Conservation District or N.R.M.P. Boundary
- ..... Plan District Boundary
- City Boundary
- - - - - Urban Service Area Boundary

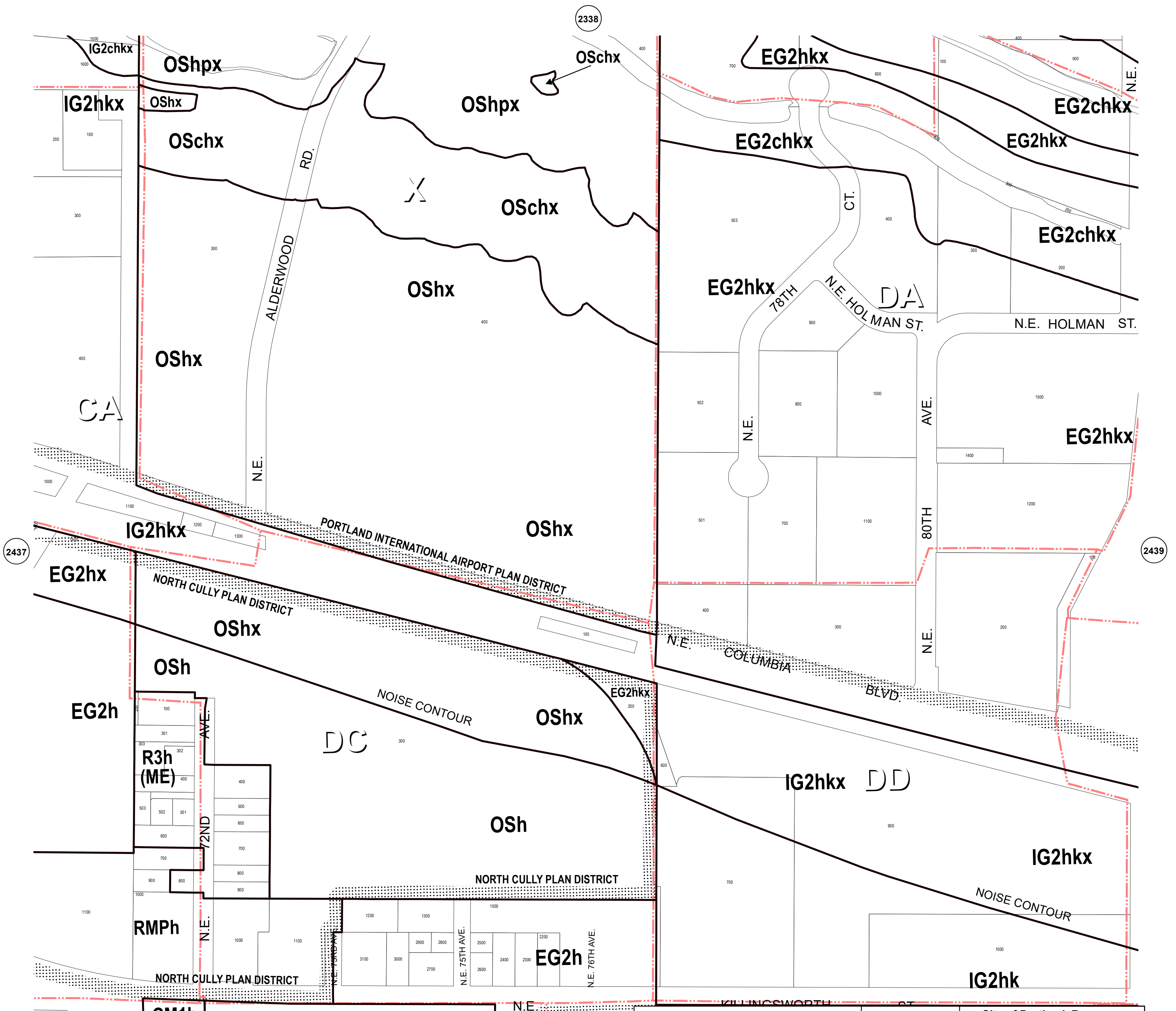
**R10** Current Zoning  
**(R10)** Comprehensive Plan designation where there are other corresponding zones  
 ★★★★★ Major Public Trails  
 - - - - - State ID Map Boundary

ZONING REVISED:  
**08-22-2018**  
 BASEMAP ACQUIRED  
**05 - 2018**  
 LEGAL DESCRIPTION:  
**SW 1/4 SEC.  
 17 - 1N - 2E**

City of Portland, Bureau  
of Planning and Sustainability

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SCALE IN FEET

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- ||||| Historic or Conservation District or N.R.M.P. Boundary
- ..... Plan District Boundary
- City Boundary
- - - - - Urban Service Area Boundary

NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

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**(R10)** Comprehensive Plan designation where there are other corresponding zones  
 ★★★★★ Major Public Trails  
 - - - - - State ID Map Boundary

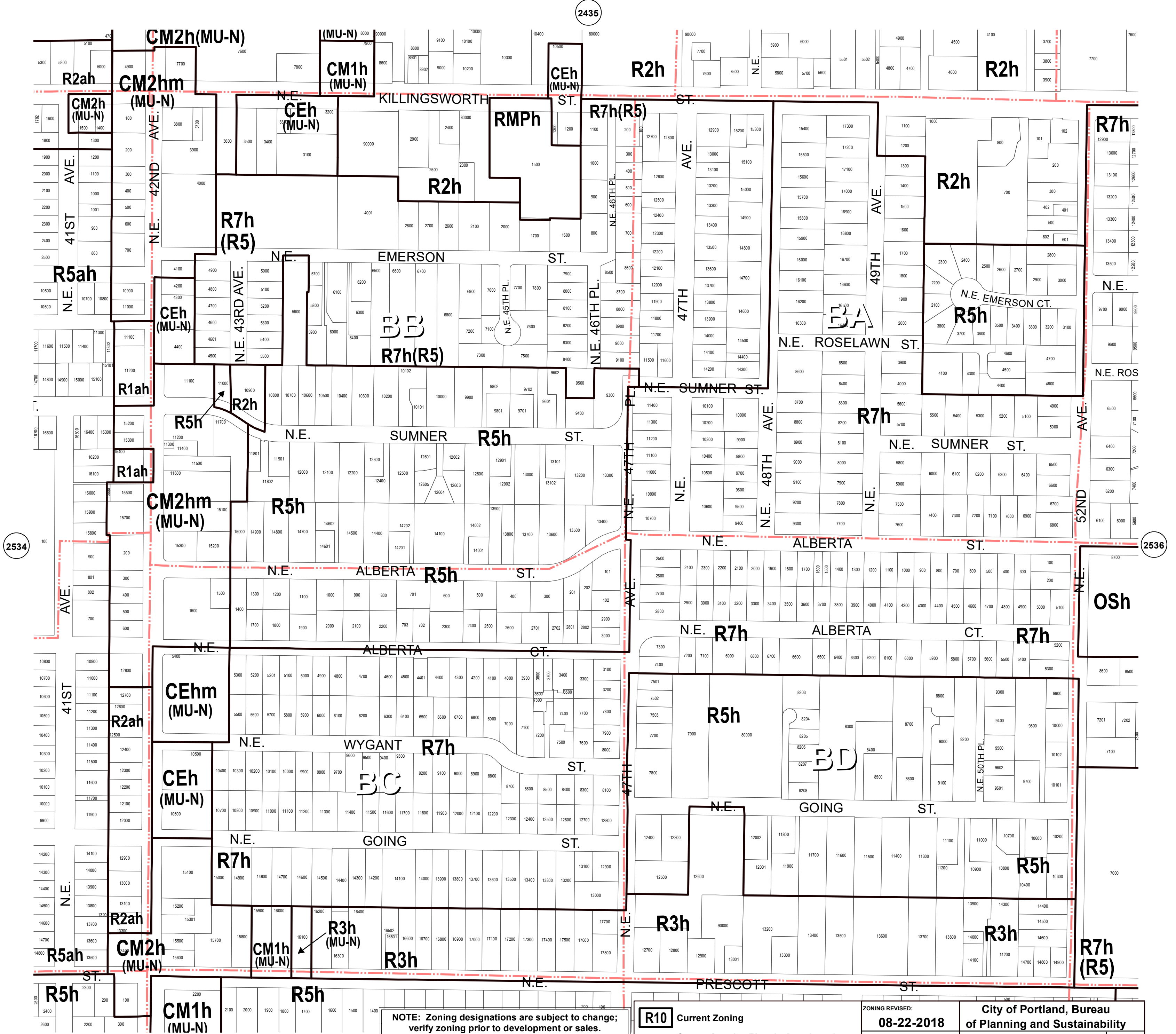
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**05 - 2018**  
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 17 - 1N - 2E**

City of Portland, Bureau  
 of Planning and Sustainability

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 SCALE IN FEET

**2438**





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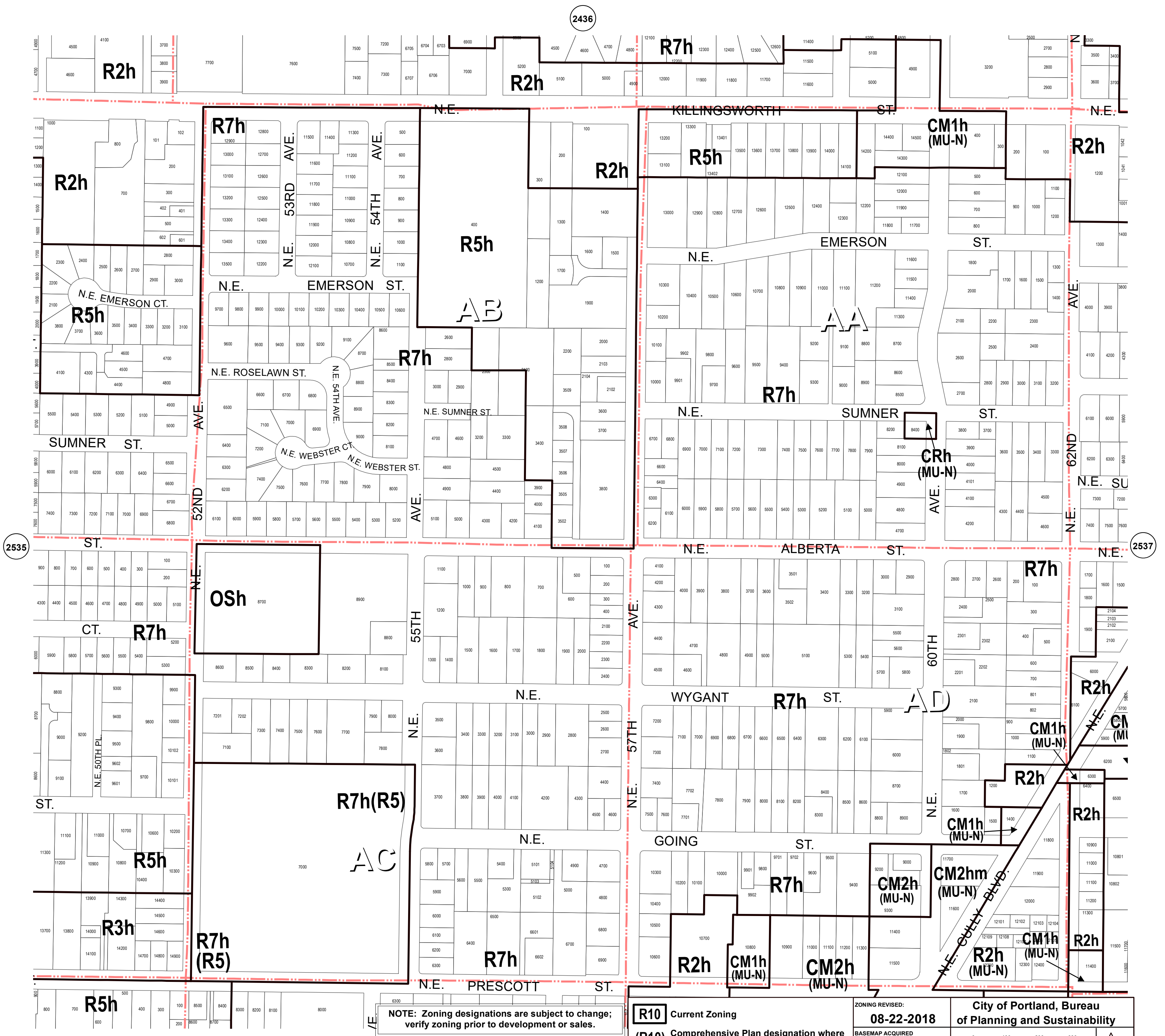
2635

- ||||| Historic or Conservation District or N.R.M.P. Boundary
- ..... Plan District Boundary
- City Boundary
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 - - - - - State ID Map Boundary

ZONING REVISED: <b>08-22-2018</b>	City of Portland, Bureau of Planning and Sustainability
BASEMAP ACQUIRED <b>05 - 2018</b>	
LEGAL DESCRIPTION: <b>NW 1/4 SEC. 19 - 1N - 2E</b>	 SCALE IN FEET
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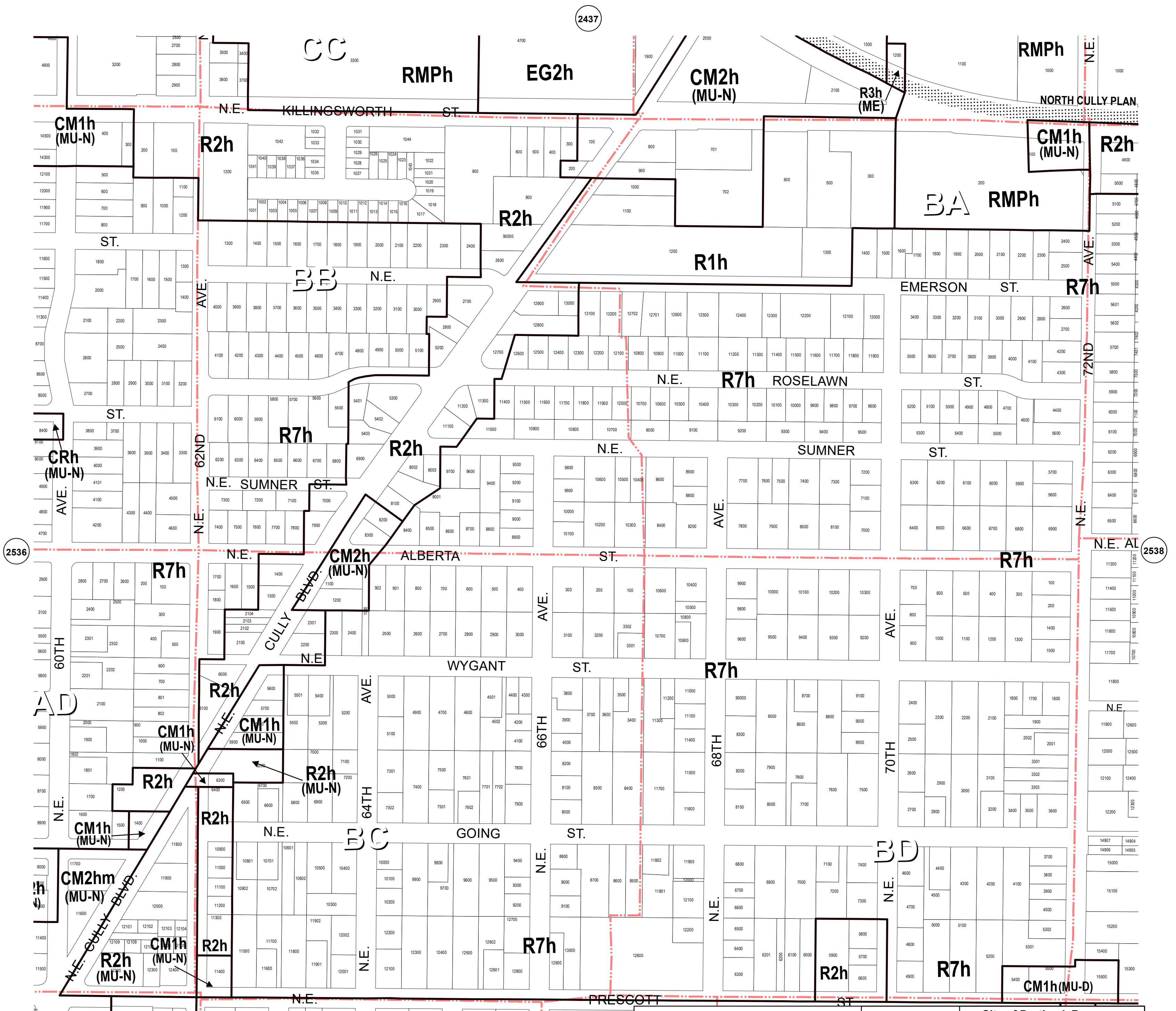
2636

- ||||| Historic or Conservation District or N.R.M.P. Boundary
- ..... Plan District Boundary
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**R10** Current Zoning  
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 ★★★★★ Major Public Trails  
 - - - - - State ID Map Boundary

ZONING REVISED: <b>08-22-2018</b>	City of Portland, Bureau of Planning and Sustainability
BASEMAP ACQUIRED <b>05 - 2018</b>	
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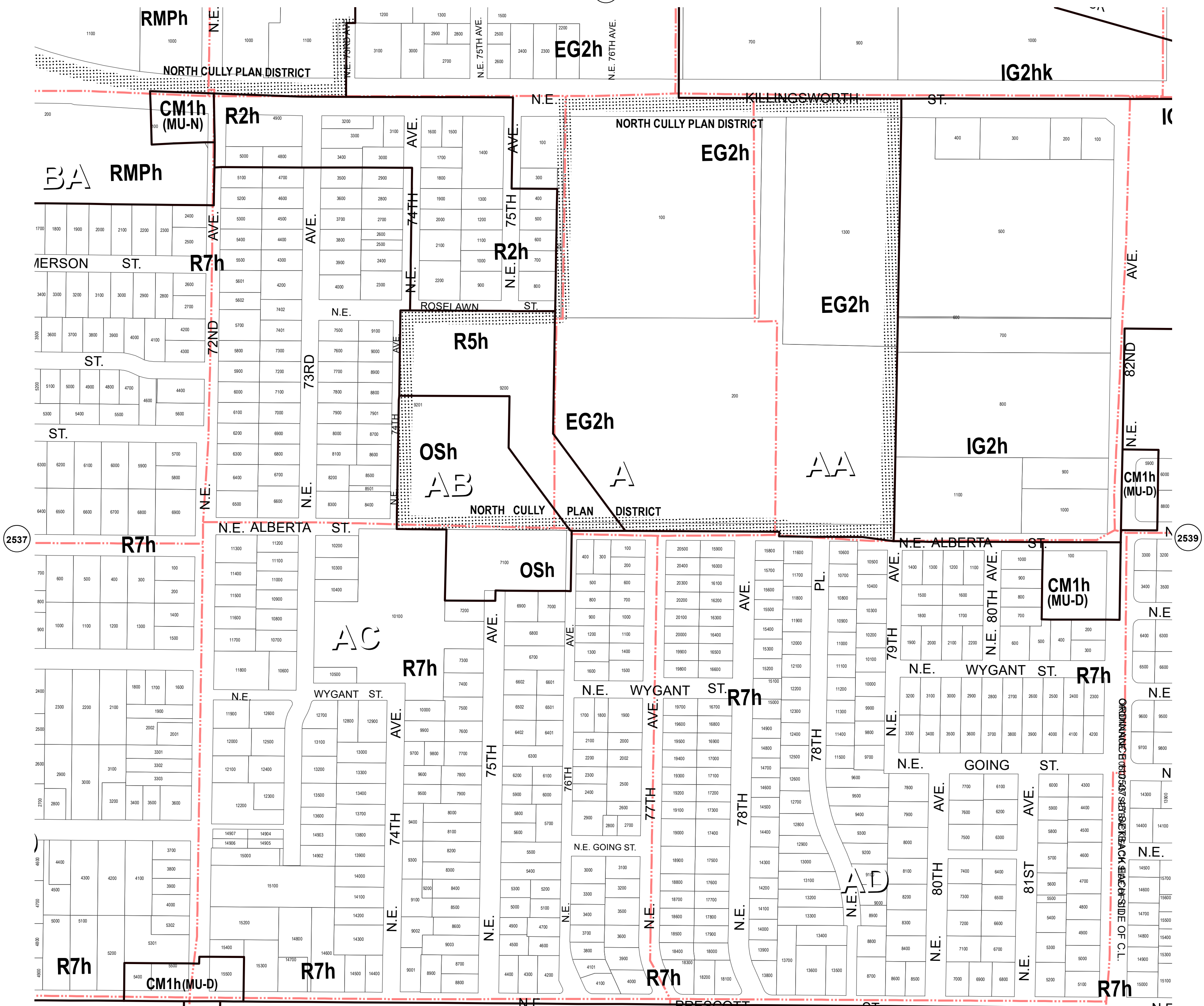
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NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

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**(R10)** Comprehensive Plan designation where there are other corresponding zones  
 ★★★★★ Major Public Trails  
 - - - - - State ID Map Boundary

ZONING REVISED: <b>08-22-2018</b>	<b>City of Portland, Bureau of Planning and Sustainability</b>  SCALE IN FEET 0 100 200 300
BASEMAP ACQUIRED <b>05 - 2018</b>	
LEGAL DESCRIPTION: <b>NW 1/4 SEC. 20 - 1N - 2E</b>	<b>2537</b>

- ||||| Historic or Conservation District or N.R.M.P. Boundary
- ..... Plan District Boundary
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 --- State ID Map Boundary

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 BASEMAP ACQUIRED: **05 - 2018**  
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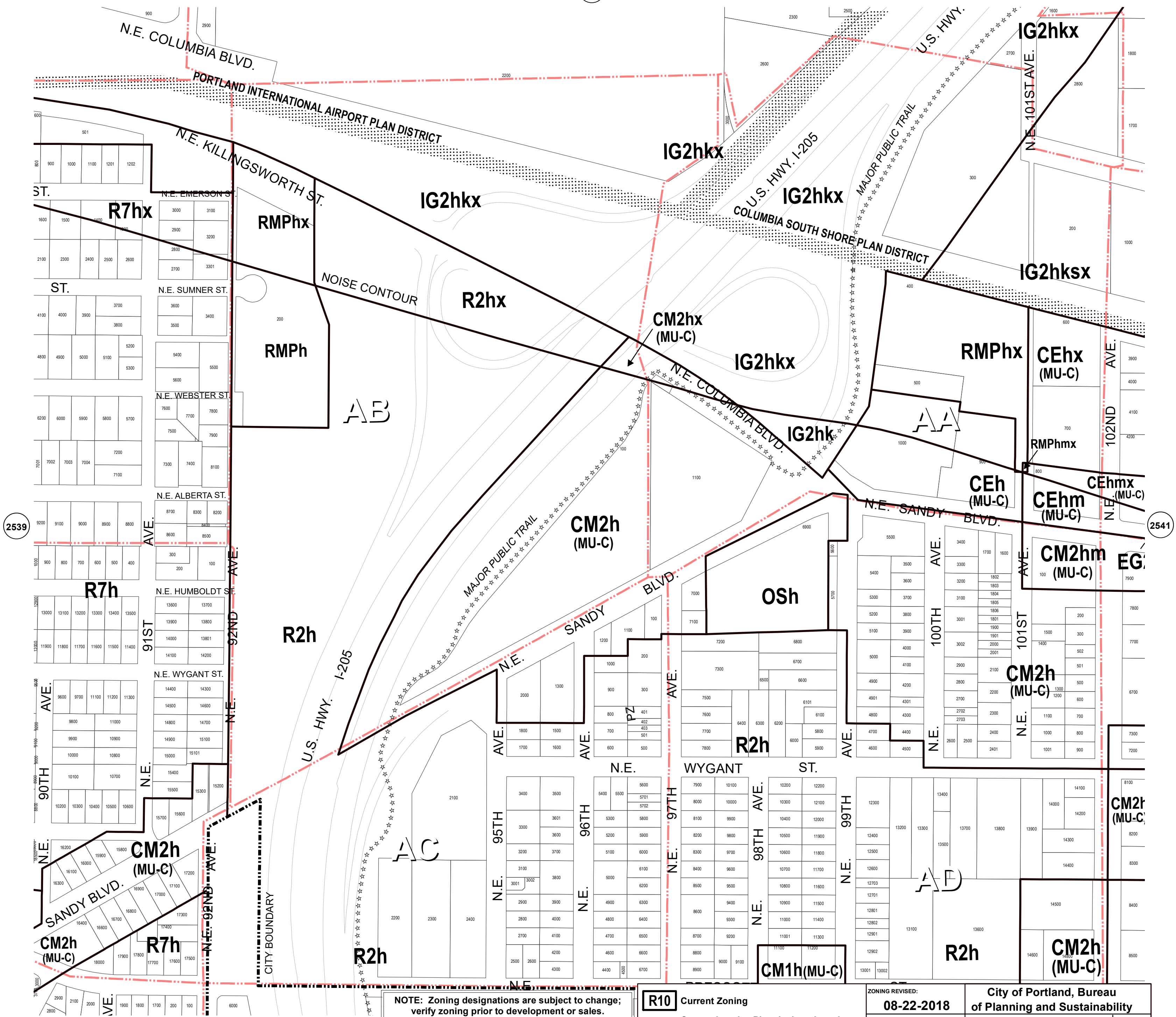
City of Portland, Bureau of Planning and Sustainability

0 100 200 300  
 SCALE IN FEET

**2538**

- ||||| Historic or Conservation District or N.R.M.P. Boundary
- ..... Plan District Boundary
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- - - - - Urban Service Area Boundary





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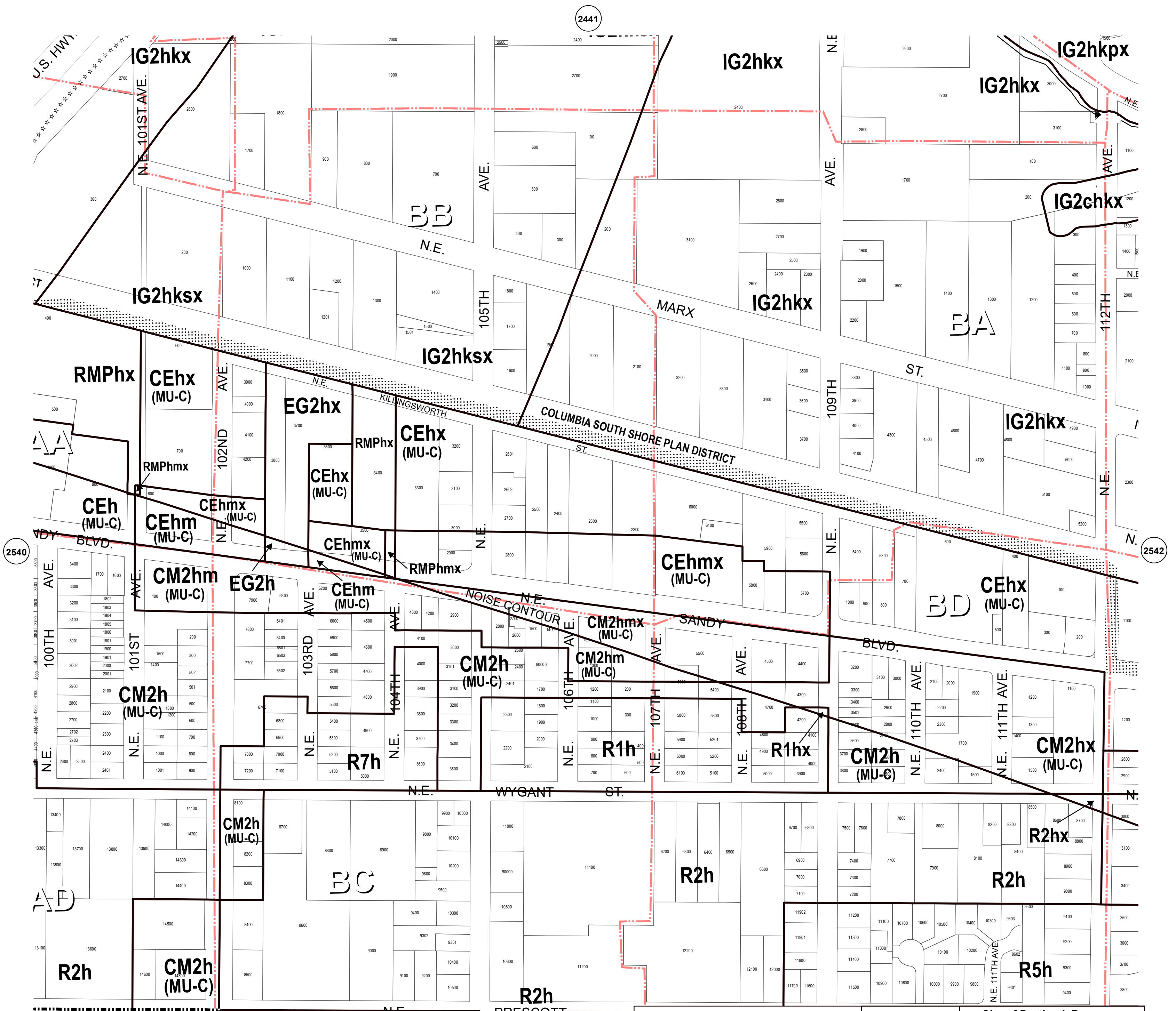
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- ▬▬▬▬▬▬▬ City Boundary
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 - - - - - State ID Map Boundary

ZONING REVISED: <b>08-22-2018</b>	City of Portland, Bureau of Planning and Sustainability	
BASEMAP ACQUIRED <b>05 - 2018</b>	0 100 200 300 SCALE IN FEET	
LEGAL DESCRIPTION: <b>NE 1/4 SEC. 21 - 1N - 2E</b>	<b>2540</b>	



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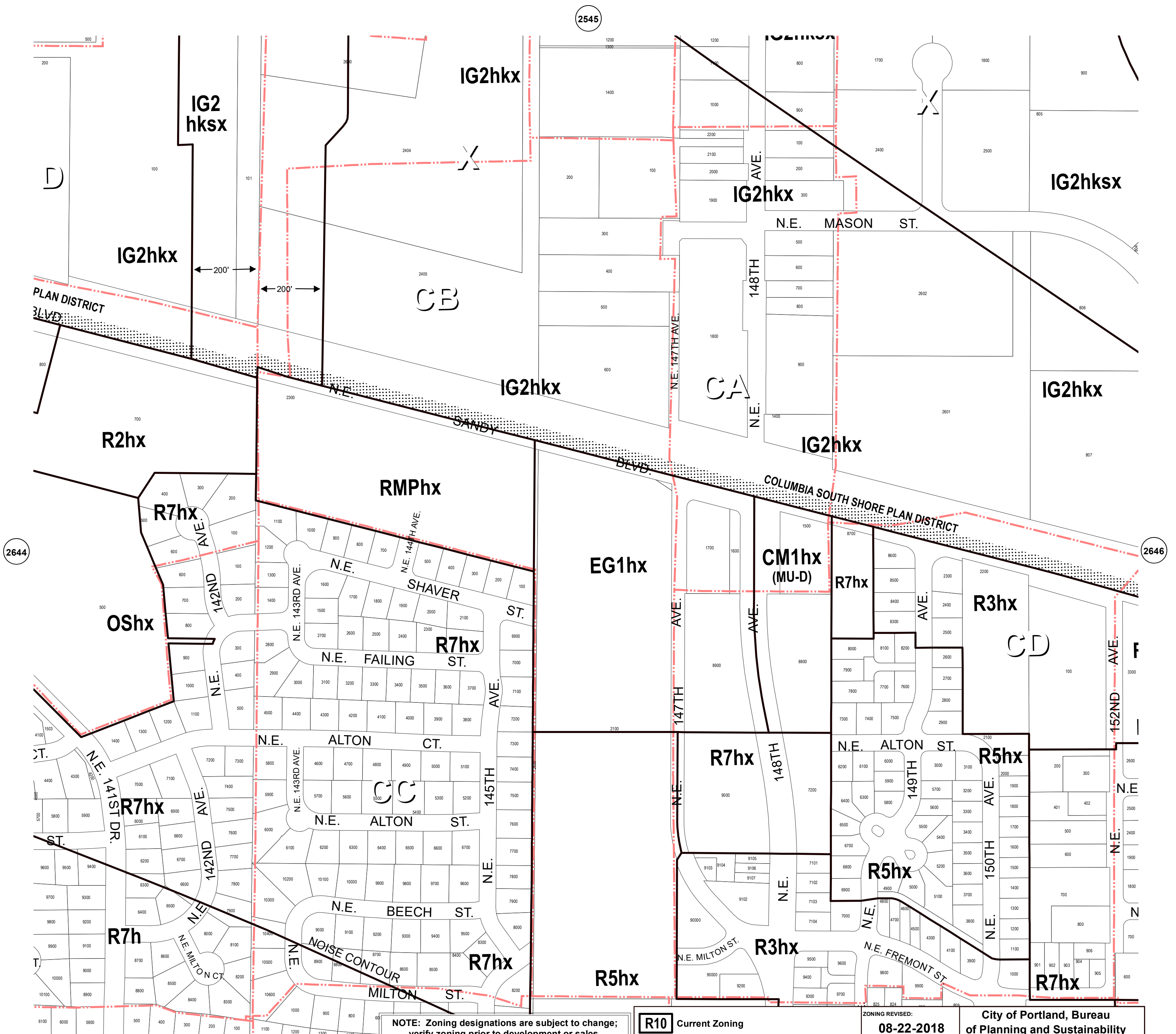
2641

NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

- ||||| Historic or Conservation District or N.R.M.P. Boundary
- ..... Plan District Boundary
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- R10** Current Zoning
- (R10)** Comprehensive Plan designation where there are other corresponding zones
- \*\*\*\*\* Major Public Trails
- State ID Map Boundary

ZONING REVISED: <b>08-22-2018</b>	City of Portland, Bureau of Planning and Sustainability	
BASEMAP ACQUIRED <b>05 - 2018</b>	0 100 200 300 SCALE IN FEET	
LEGAL DESCRIPTION: <b>NW 1/4 SEC. 22 - 1N - 2E</b>	<b>2541</b>	



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NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

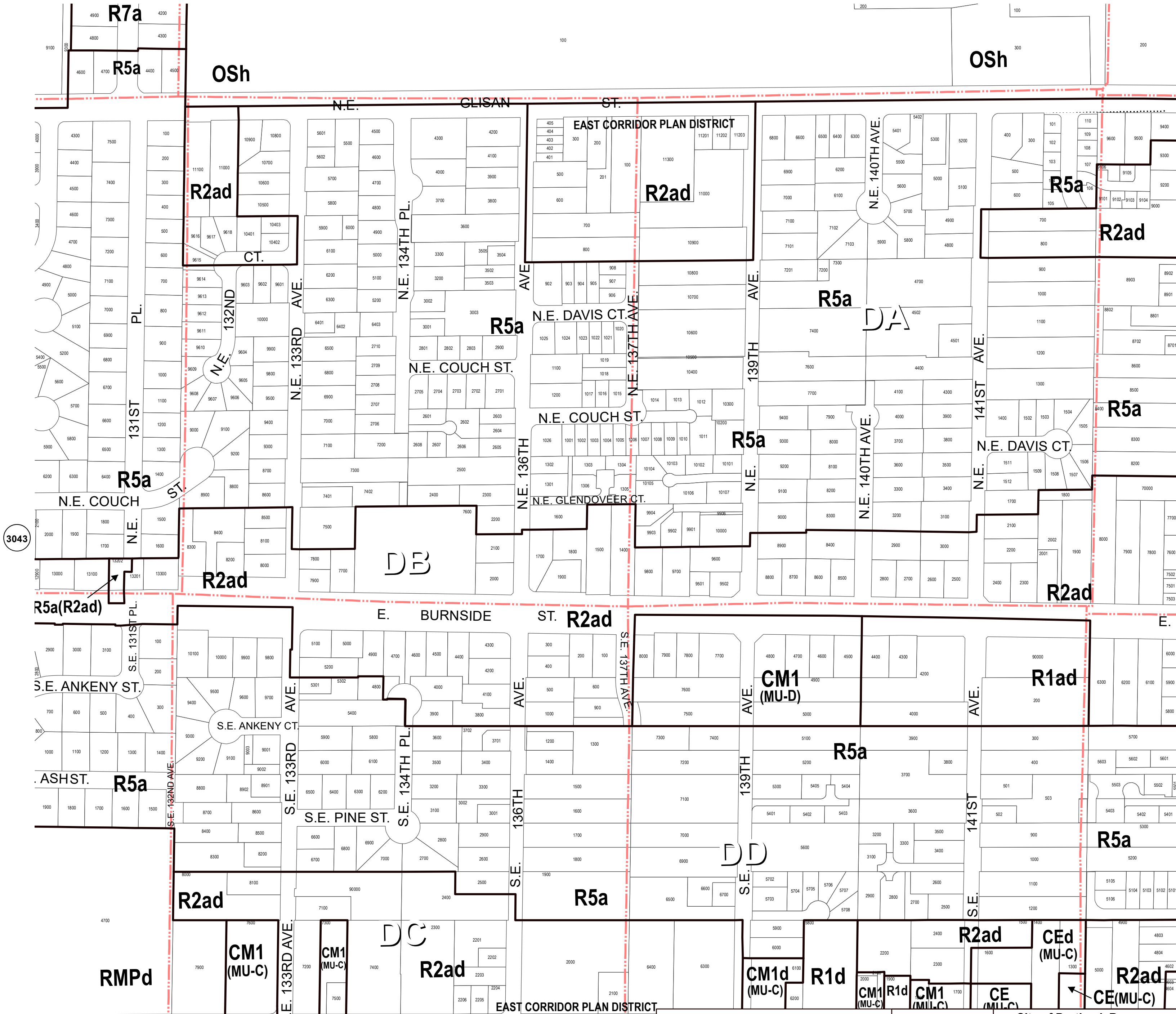
- ▬▬▬▬▬▬ Historic or Conservation District or N.R.M.P. Boundary
- ⋯⋯⋯⋯⋯ Plan District Boundary
- ▬▬▬▬▬ City Boundary
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 ★★★★★ Major Public Trails  
 - - - - - State ID Map Boundary

ZONING REVISED: <b>08-22-2018</b>	<b>City of Portland, Bureau of Planning and Sustainability</b>  SCALE IN FEET 0 100 200 300
BASEMAP ACQUIRED: <b>05 - 2018</b>	
LEGAL DESCRIPTION: <b>SW 1/4 SEC. 24 - 1N - 2E</b>	<b>2645</b>







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- ||||| Historic or Conservation District or N.R.M.P. Boundary
- ..... Plan District Boundary
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NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

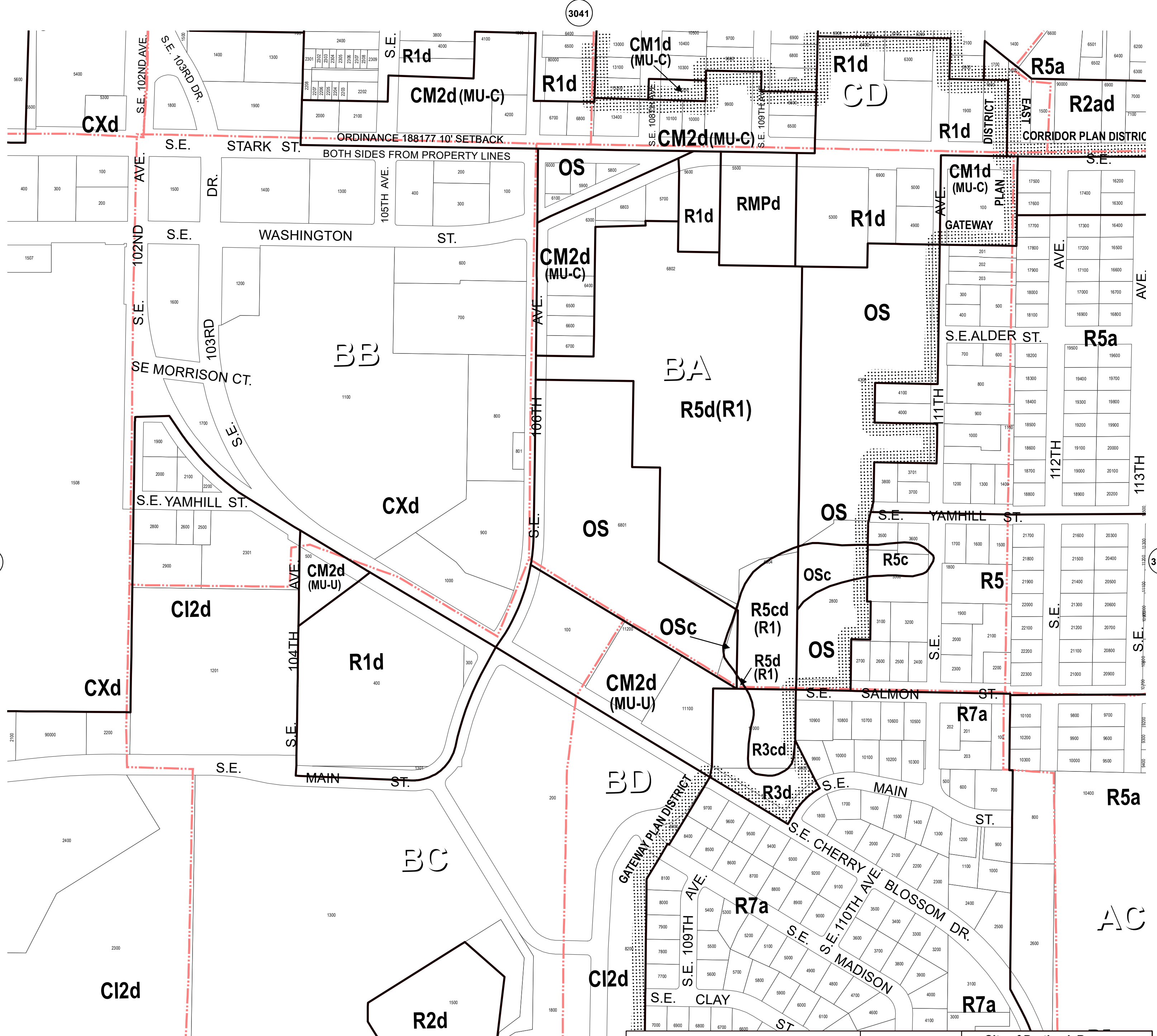
**R10** Current Zoning  
**(R10)** Comprehensive Plan designation where there are other corresponding zones  
 ★★★★★ Major Public Trails  
 - - - - - State ID Map Boundary

ZONING REVISED: **08-22-2018**  
 BASEMAP ACQUIRED: **05 - 2018**  
 LEGAL DESCRIPTION: **SE 1/4 SEC. 35 - 1N - 2E**

City of Portland, Bureau of Planning and Sustainability

0 100 200 300  
 SCALE IN FEET

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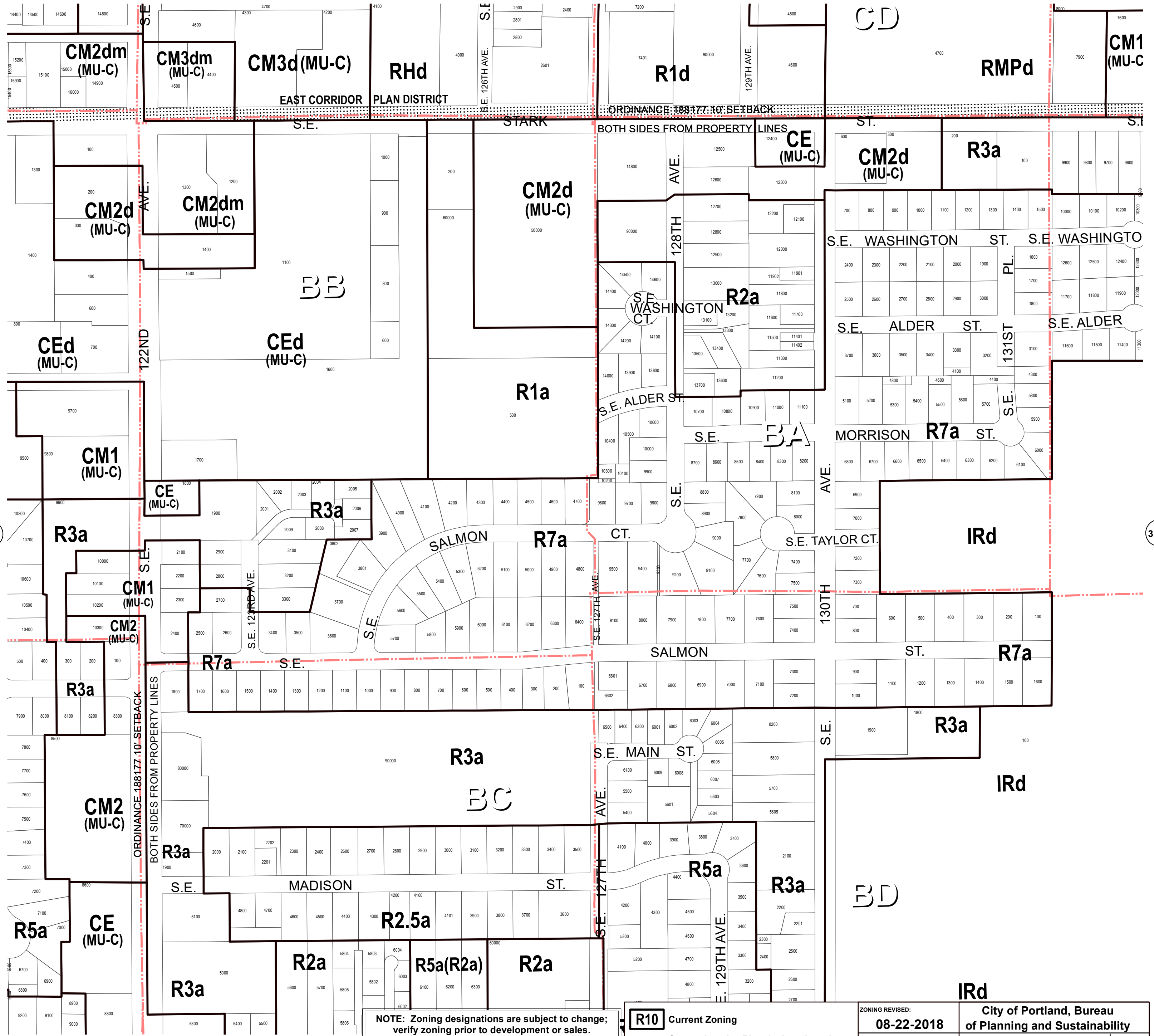
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- ||||| Historic or Conservation District or N.R.M.P. Boundary
- ..... Plan District Boundary
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<b>R10</b> Current Zoning <b>(R10)</b> Comprehensive Plan designation where there are other corresponding zones ***** Major Public Trails - - - - - State ID Map Boundary	ZONING REVISED: <b>08-22-2018</b>	<b>City of Portland, Bureau of Planning and Sustainability</b>	
	BASEMAP ACQUIRED <b>05 - 2018</b>		
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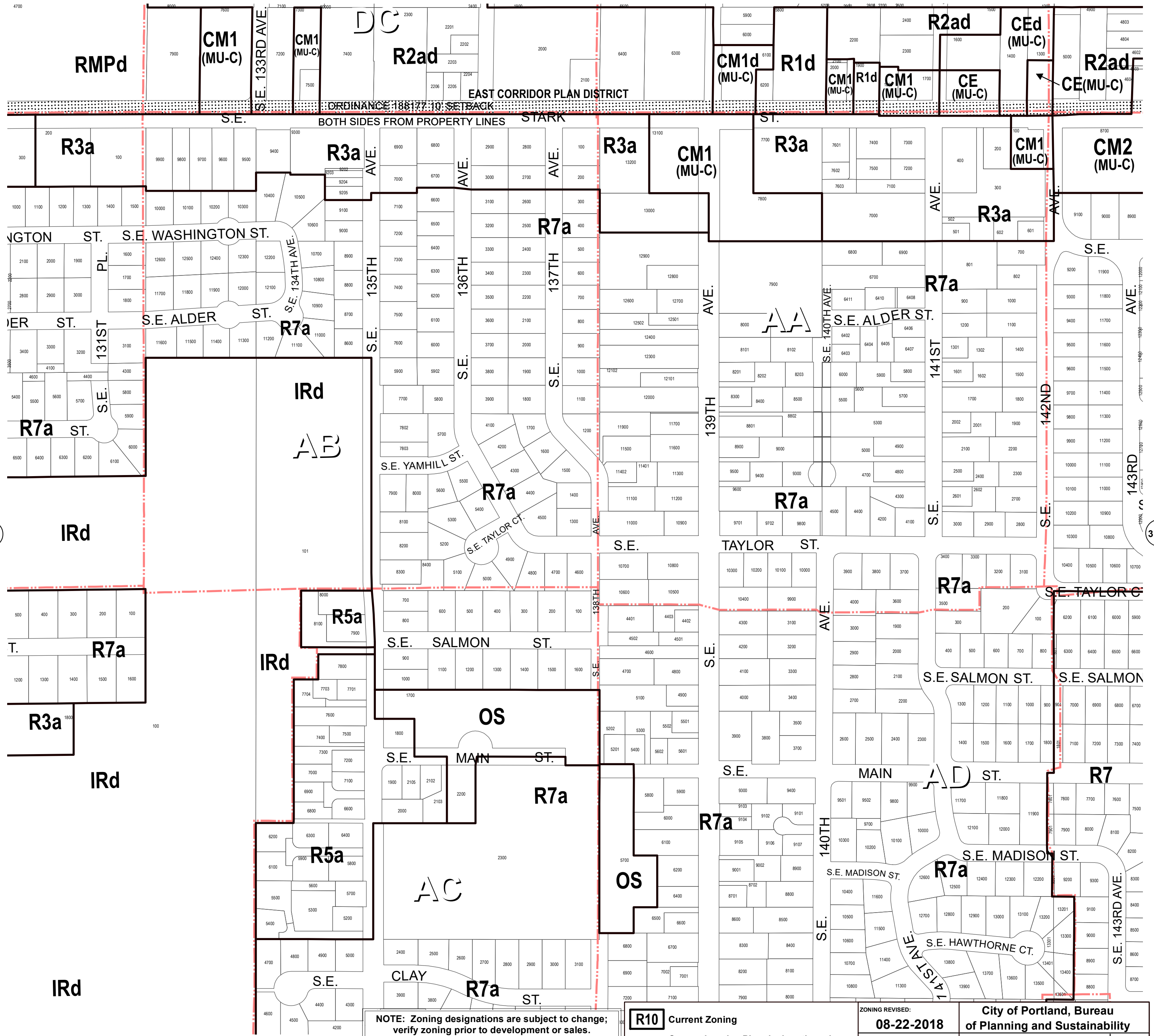
3243

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- ..... Plan District Boundary
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**R10** Current Zoning  
**(R10)** Comprehensive Plan designation where there are other corresponding zones  
 ★★★★★ Major Public Trails  
 --- State ID Map Boundary

ZONING REVISED: <b>08-22-2018</b>	City of Portland, Bureau of Planning and Sustainability
BASEMAP ACQUIRED <b>05 - 2018</b>	
LEGAL DESCRIPTION: <b>NW 1/4 SEC. 02 - 1S - 2E</b>	0 100 200 300 SCALE IN FEET
<b>3143</b>	



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- ||||| Historic or Conservation District or N.R.M.P. Boundary
- ..... Plan District Boundary
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**R10** Current Zoning  
**(R10)** Comprehensive Plan designation where there are other corresponding zones  
 ★★★★★ Major Public Trails  
 - - - - - State ID Map Boundary

ZONING REVISED: <b>08-22-2018</b>	City of Portland, Bureau of Planning and Sustainability
BASEMAP ACQUIRED <b>05 - 2018</b>	
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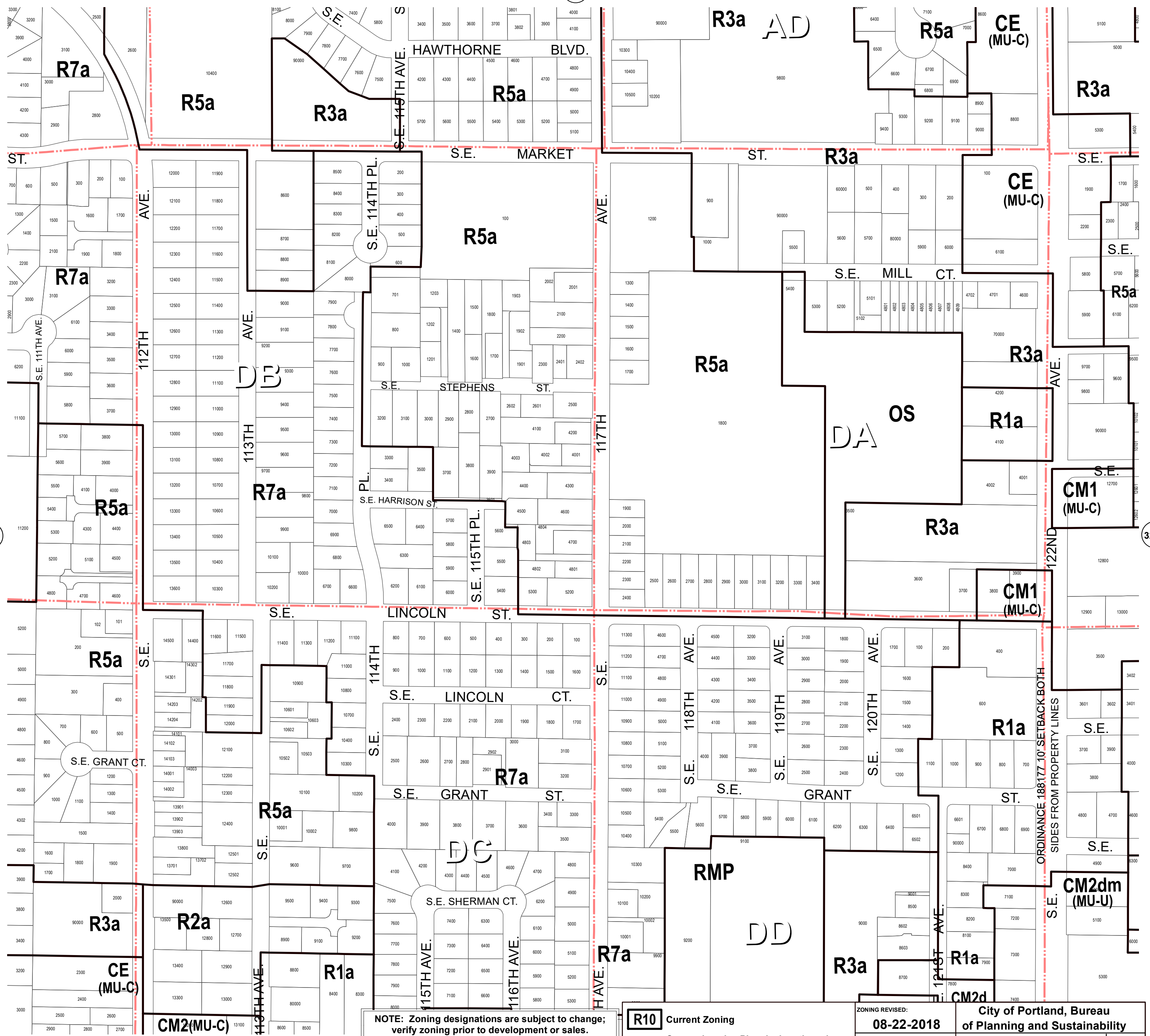












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- ||||| Historic or Conservation District or N.R.M.P. Boundary
- ..... Plan District Boundary
- City Boundary
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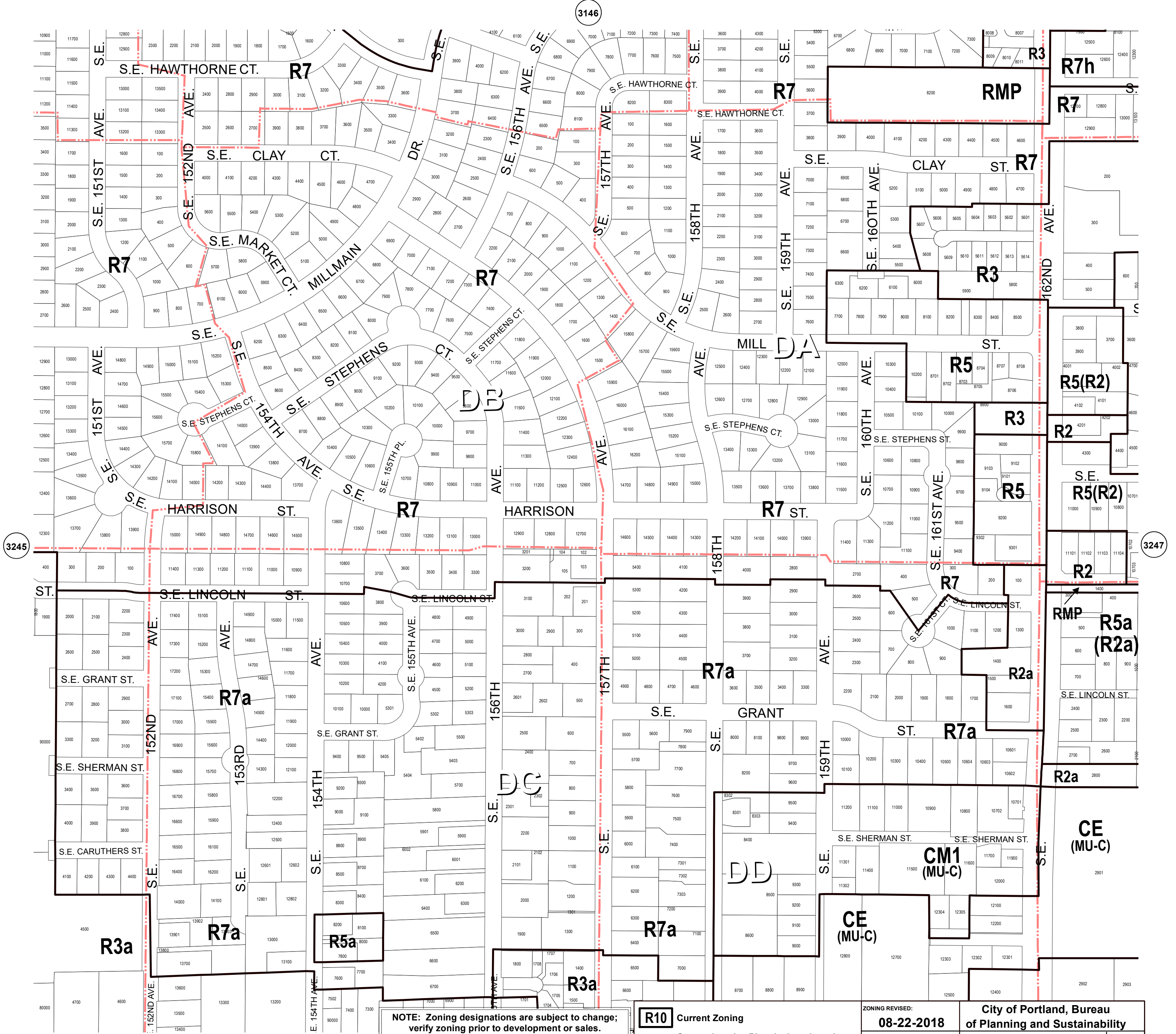
**R10** Current Zoning  
**(R10)** Comprehensive Plan designation where there are other corresponding zones

\*\*\*\*\* Major Public Trails

----- State ID Map Boundary

ZONING REVISED: <b>08-22-2018</b>	City of Portland, Bureau of Planning and Sustainability	
BASEMAP ACQUIRED <b>05 - 2018</b>		
LEGAL DESCRIPTION: <b>SE 1/4 SEC. 03 - 1S - 2E</b>	<b>3242</b>	

ORDINANCE 188177 10' SETBACK BOTH SIDES FROM PROPERTY LINES



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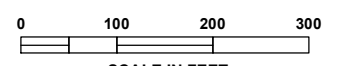
- ||||| Historic or Conservation District or N.R.M.P. Boundary
- ..... Plan District Boundary
- City Boundary
- - - - - Urban Service Area Boundary

NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

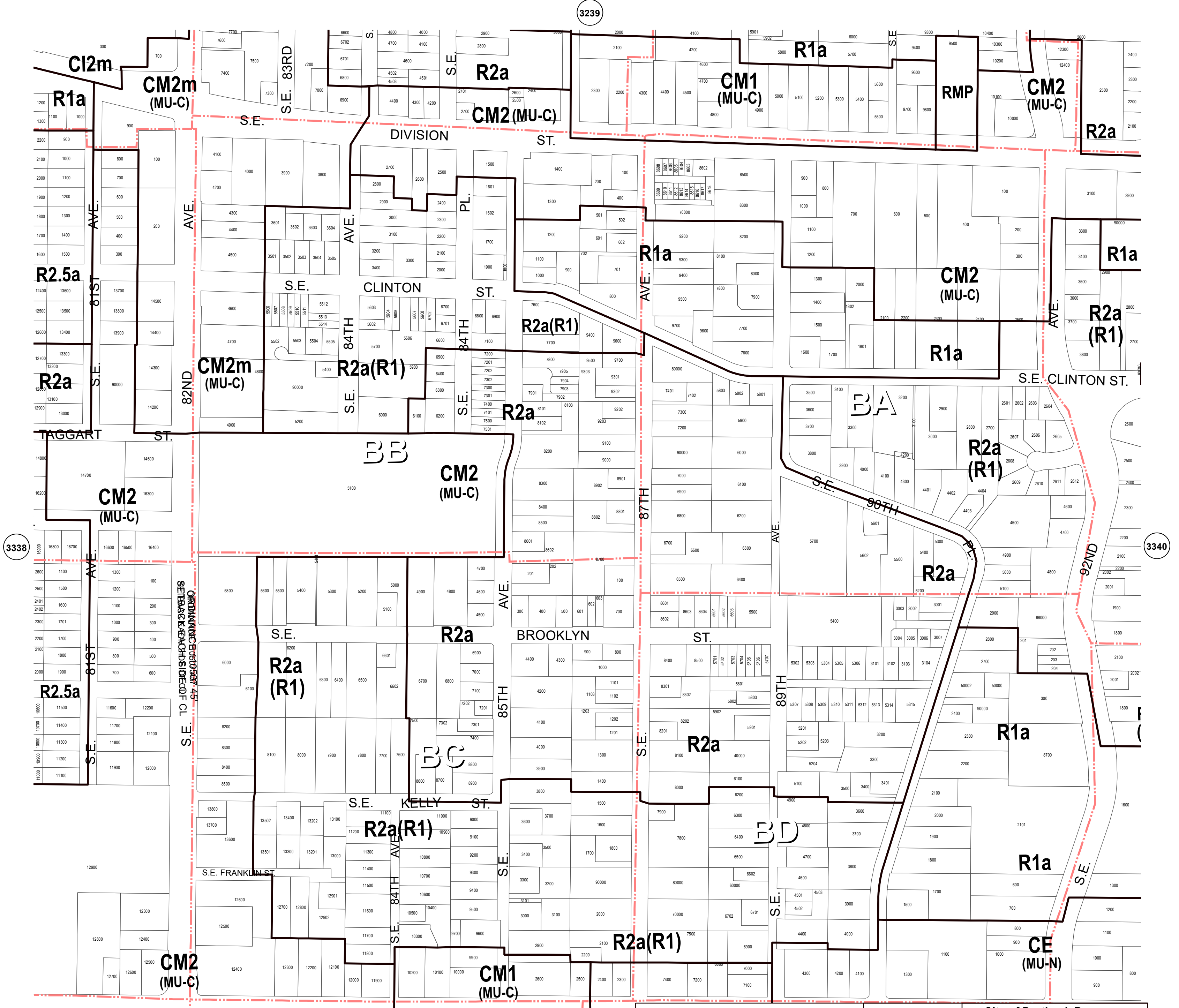
**R10** Current Zoning  
**(R10)** Comprehensive Plan designation where there are other corresponding zones

\*\*\*\*\* Major Public Trails

----- State ID Map Boundary

ZONING REVISED: <b>08-22-2018</b>	City of Portland, Bureau of Planning and Sustainability	
BASEMAP ACQUIRED <b>05 - 2018</b>		
LEGAL DESCRIPTION: <b>SE 1/4 SEC. 01 - 1S - 2E</b>	 SCALE IN FEET	
<b>3246</b>		





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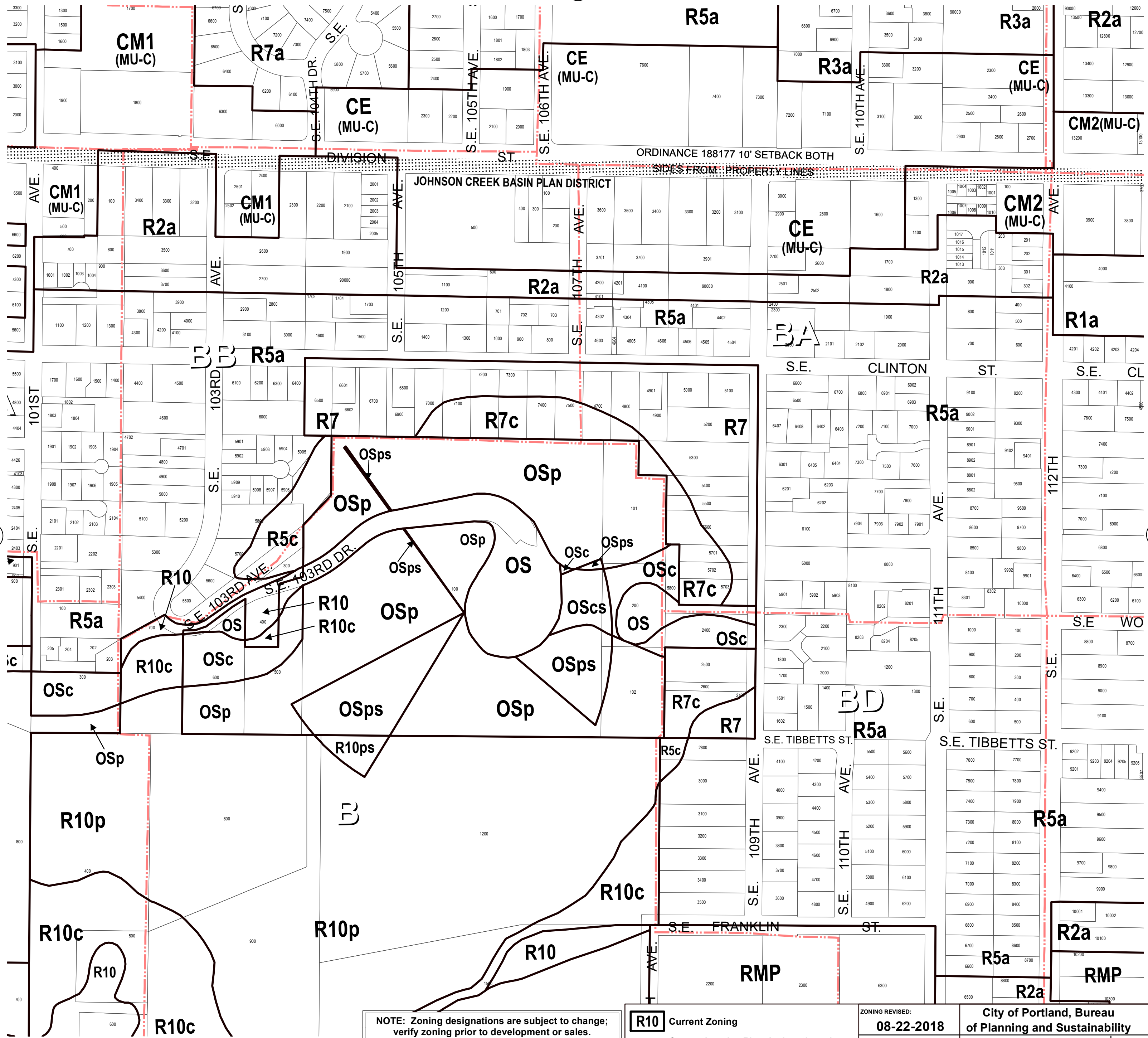
3439

- ||||| Historic or Conservation District or N.R.M.P. Boundary
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ZONING REVISED: <b>08-22-2018</b>	City of Portland, Bureau of Planning and Sustainability
BASEMAP ACQUIRED <b>05 - 2018</b>	
LEGAL DESCRIPTION: <b>NW 1/4 SEC. 09 - 1S - 2E</b>	0 100 200 300 SCALE IN FEET
<b>3339</b>	



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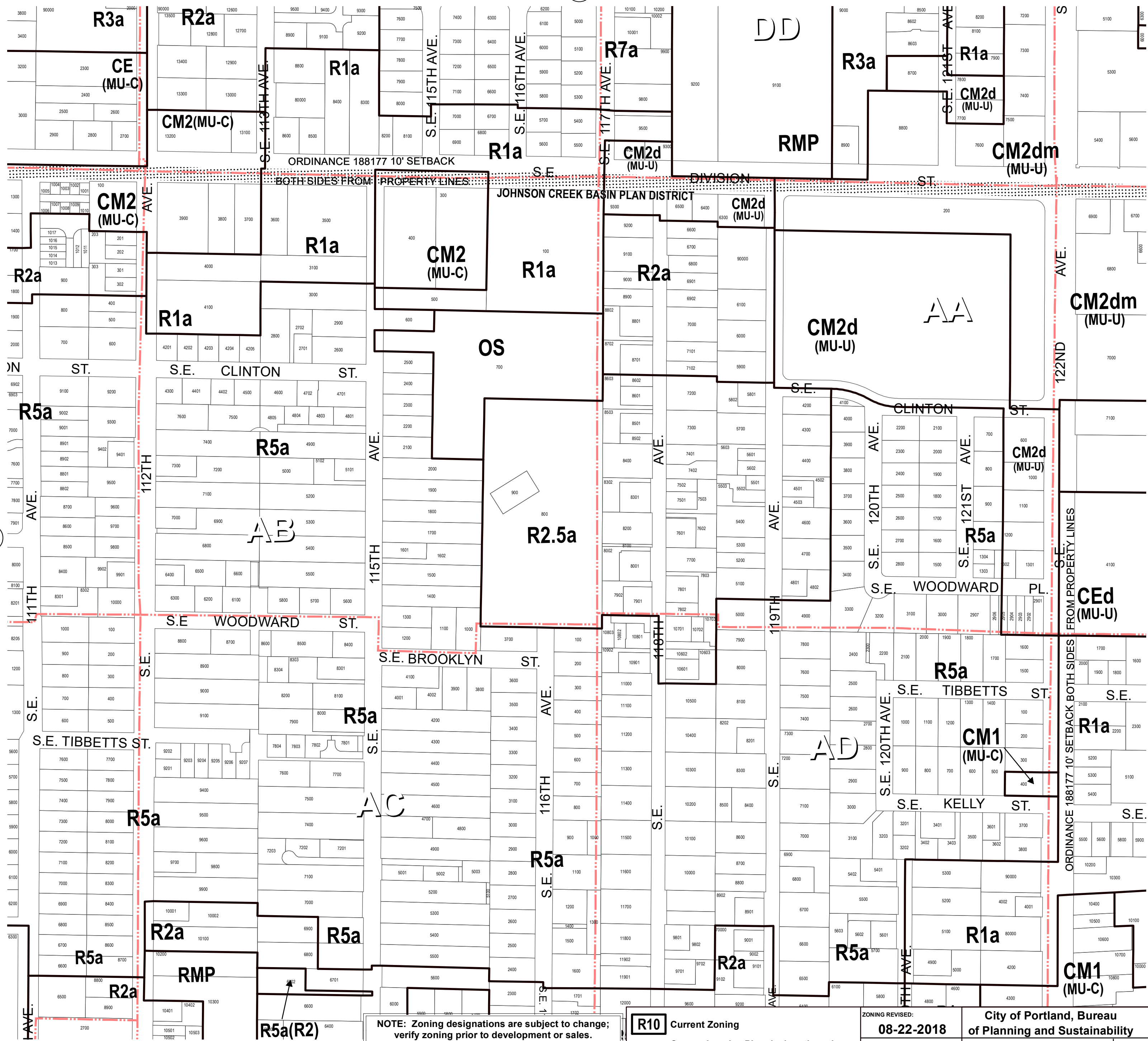
3441

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- \*\*\*\*\* Major Public Trails
- State ID Map Boundary

ZONING REVISED: <b>08-22-2018</b>	City of Portland, Bureau of Planning and Sustainability	
BASEMAP ACQUIRED <b>05 - 2018</b>		
LEGAL DESCRIPTION: <b>NW 1/4 SEC. 10 - 1S - 2E</b>	 SCALE IN FEET	
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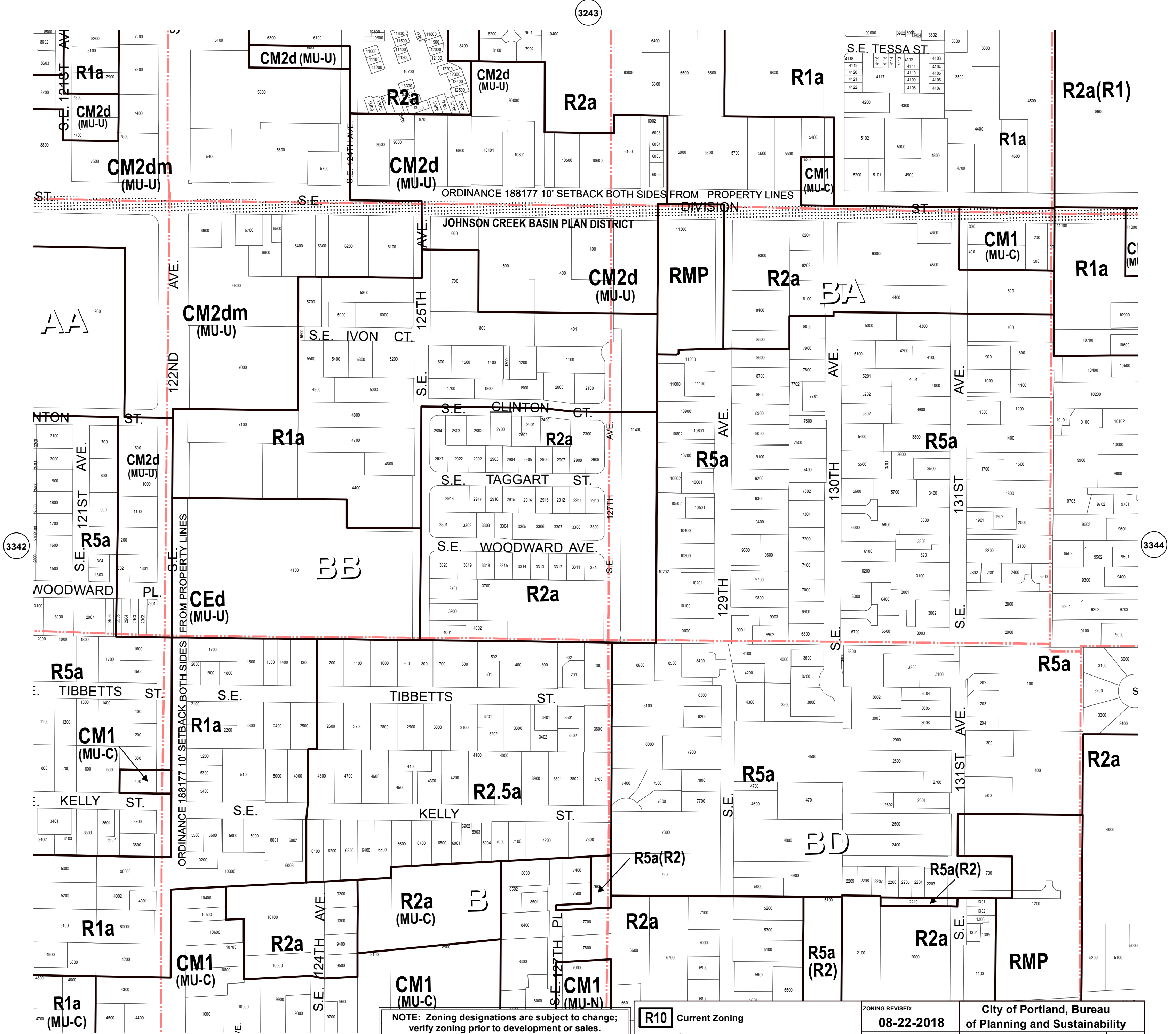
3442

- ||||| Historic or Conservation District or N.R.M.P. Boundary
- ⋯⋯⋯ Plan District Boundary
- City Boundary
- - - Urban Service Area Boundary

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 ★ ★ ★ ★ Major Public Trails  
 --- State ID Map Boundary

ZONING REVISED: <b>08-22-2018</b>	City of Portland, Bureau of Planning and Sustainability
BASEMAP ACQUIRED <b>05 - 2018</b>	
LEGAL DESCRIPTION: <b>NE 1/4 SEC. 10 - 1S - 2E</b>	 SCALE IN FEET



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- ||||| Historic or Conservation District or N.R.M.P. Boundary
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**R10** Current Zoning  
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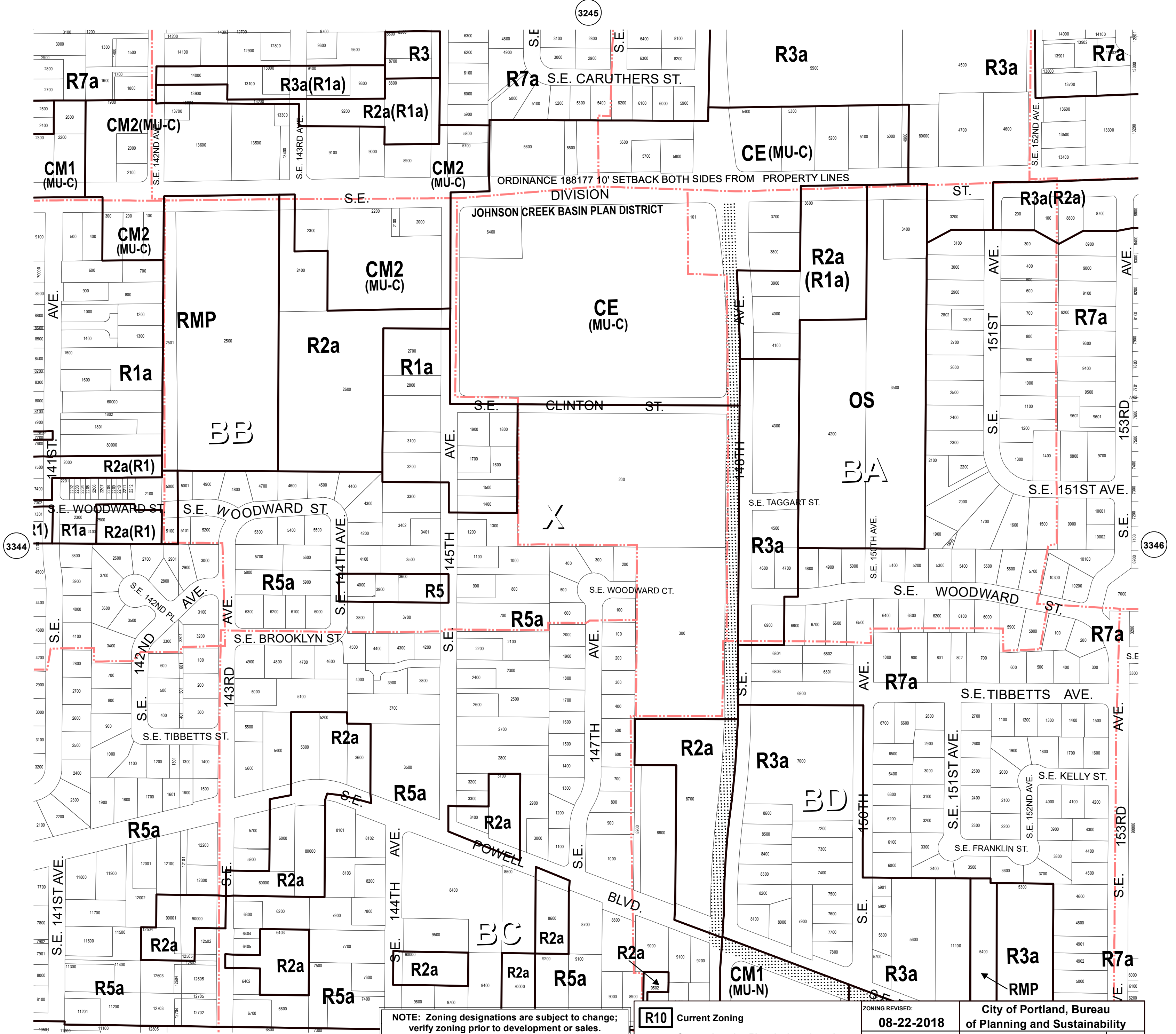
\*\*\*\*\* Major Public Trails

----- State ID Map Boundary

ZONING REVISED: <b>08-22-2018</b>	City of Portland, Bureau of Planning and Sustainability
BASEMAP ACQUIRED <b>05 - 2018</b>	
LEGAL DESCRIPTION: <b>NW 1/4 SEC. 11 - 1S - 2E</b>	0 100 200 300 SCALE IN FEET
<b>3343</b>	







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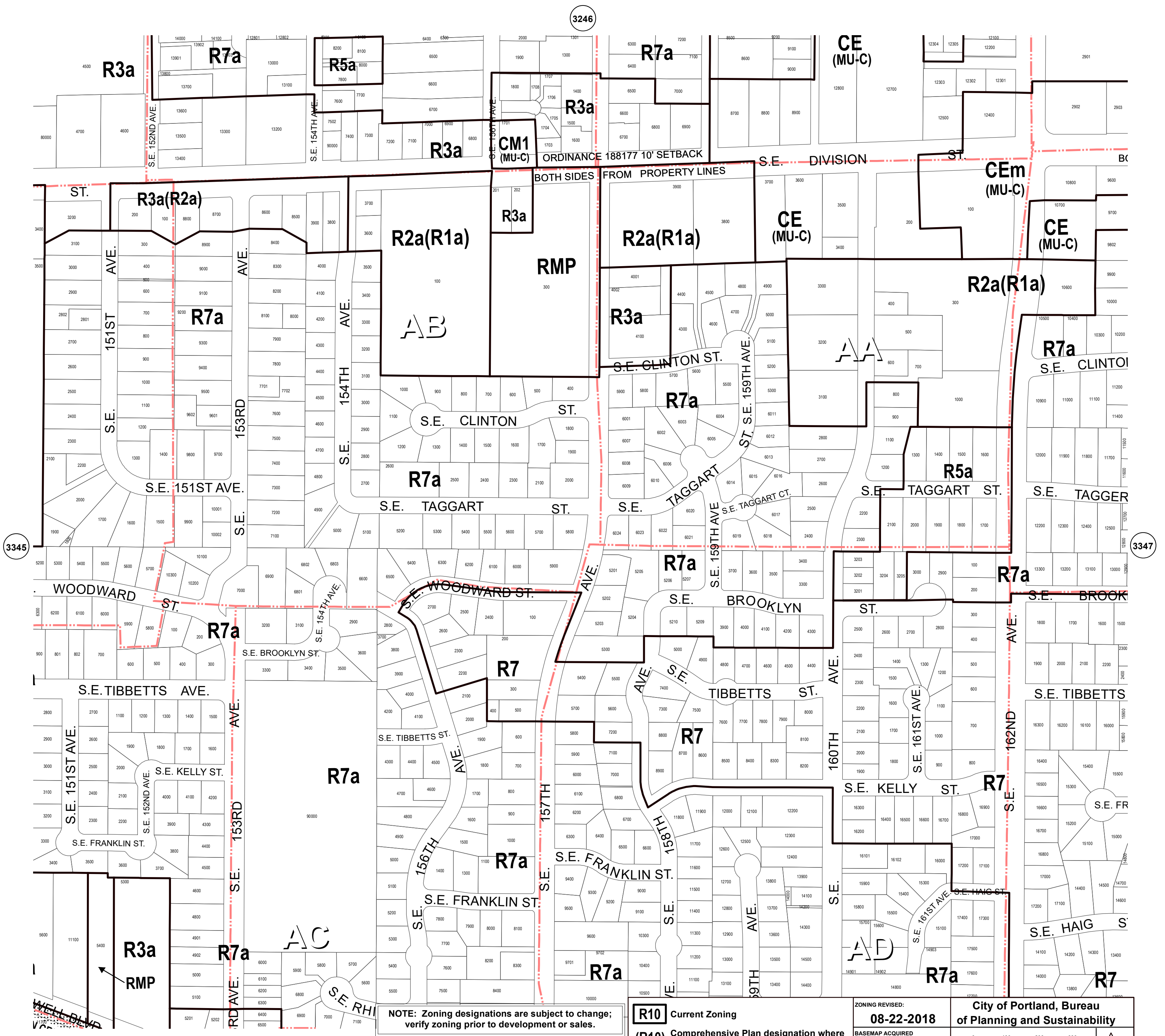
3445

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- City Boundary
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- \*\*\*\*\* Major Public Trails
- - - - - State ID Map Boundary

ZONING REVISED: <b>08-22-2018</b>	City of Portland, Bureau of Planning and Sustainability
BASEMAP ACQUIRED <b>05 - 2018</b>	
LEGAL DESCRIPTION: <b>NW 1/4 SEC. 12 - 1S - 2E</b>	<p>SCALE IN FEET</p>
<b>3345</b>	



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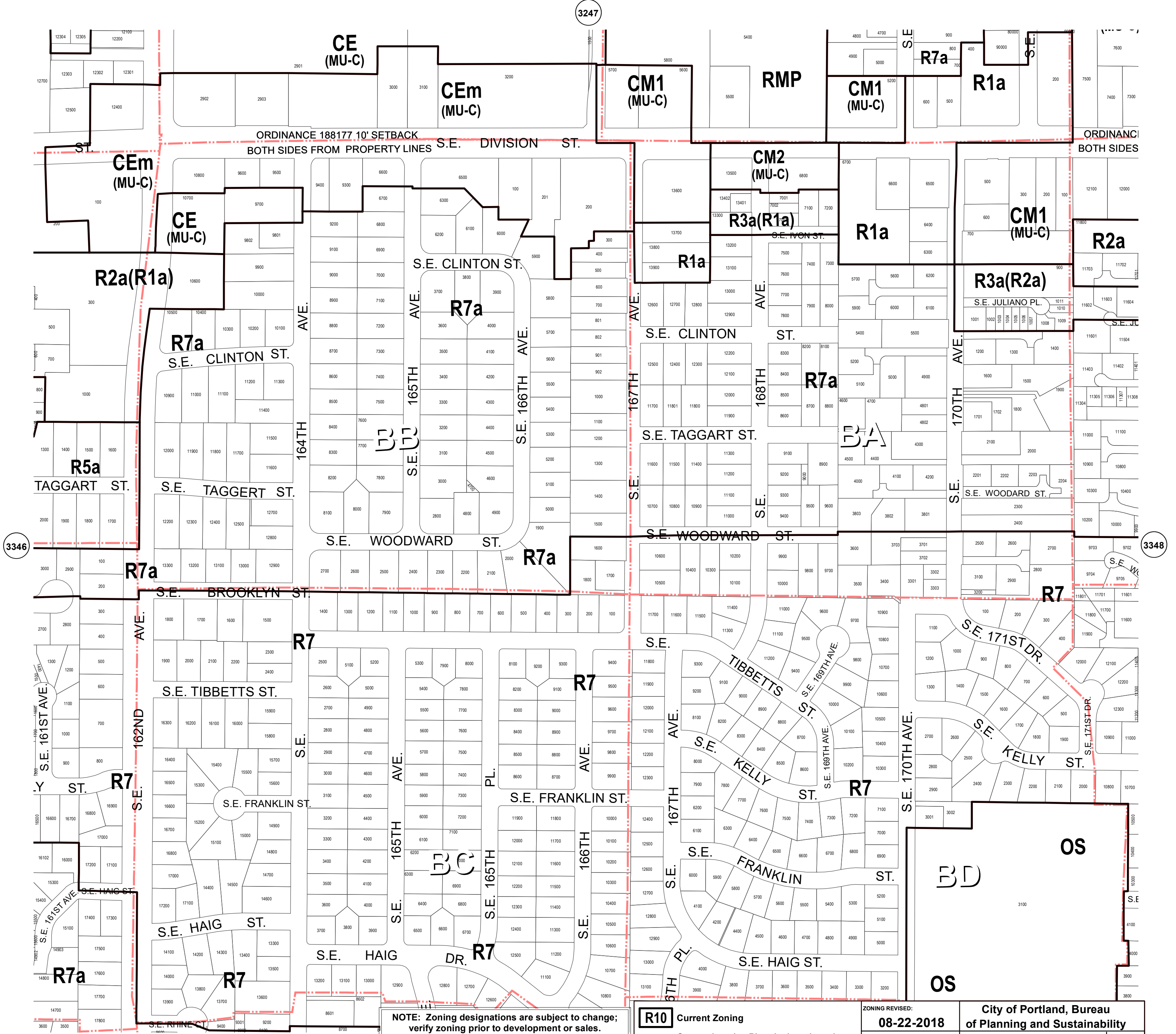
3446

- ||||| Historic or Conservation District or N.R.M.P. Boundary
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 ★★★★★ Major Public Trails  
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BASEMAP ACQUIRED <b>05 - 2018</b>	
LEGAL DESCRIPTION: <b>NE 1/4 SEC. 12 - 1S - 2E</b>	0 100 200 300 SCALE IN FEET
<b>3346</b>	



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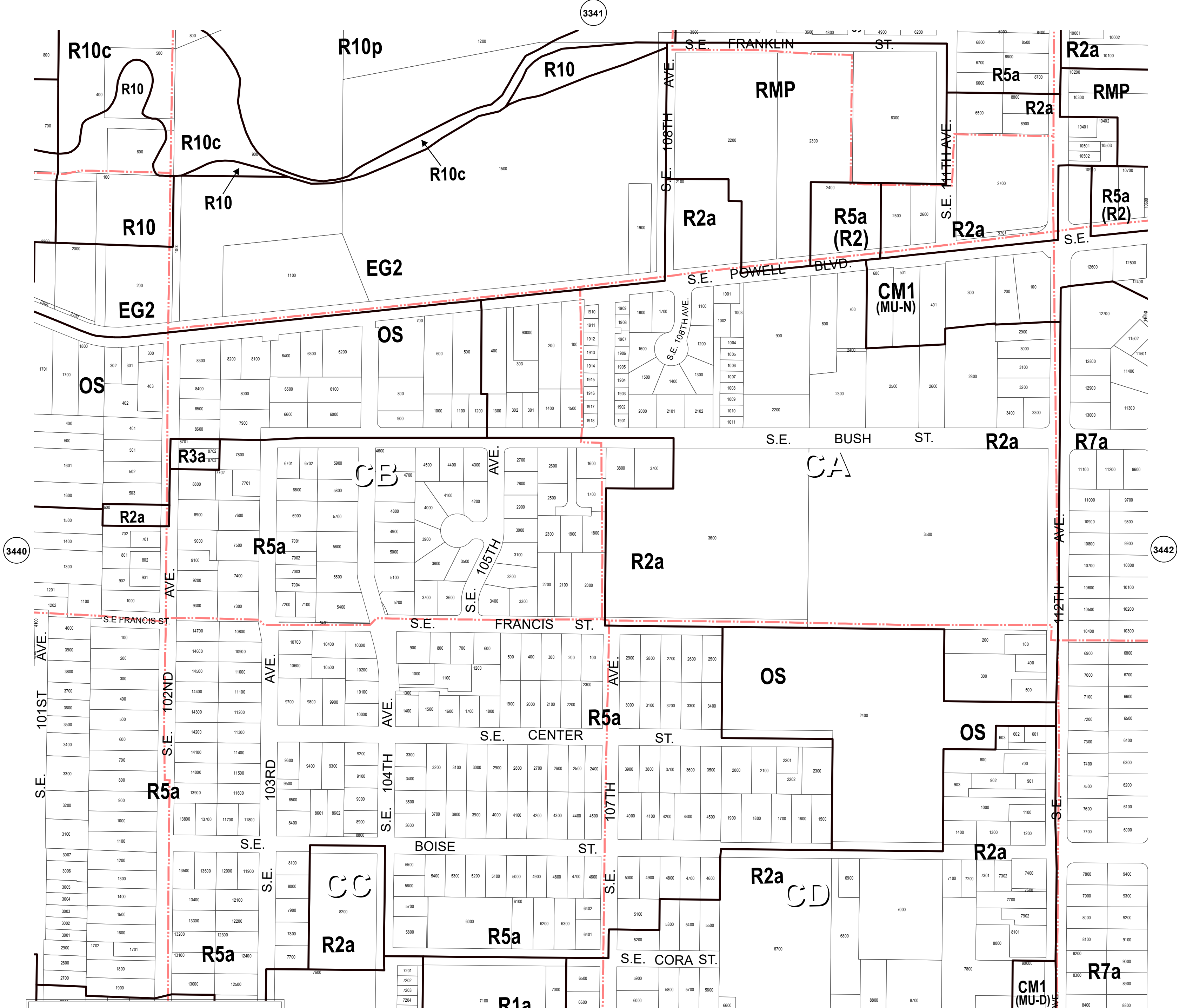
3447

- ||||| Historic or Conservation District or N.R.M.P. Boundary
- ..... Plan District Boundary
- City Boundary
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**R10** Current Zoning  
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 ☆☆☆ Major Public Trails  
 --- State ID Map Boundary

ZONING REVISED: <b>08-22-2018</b>	City of Portland, Bureau of Planning and Sustainability
BASEMAP ACQUIRED <b>05 - 2018</b>	
LEGAL DESCRIPTION: <b>NW 1/4 SEC. 07 - 1S - 3E</b>	 SCALE IN FEET 



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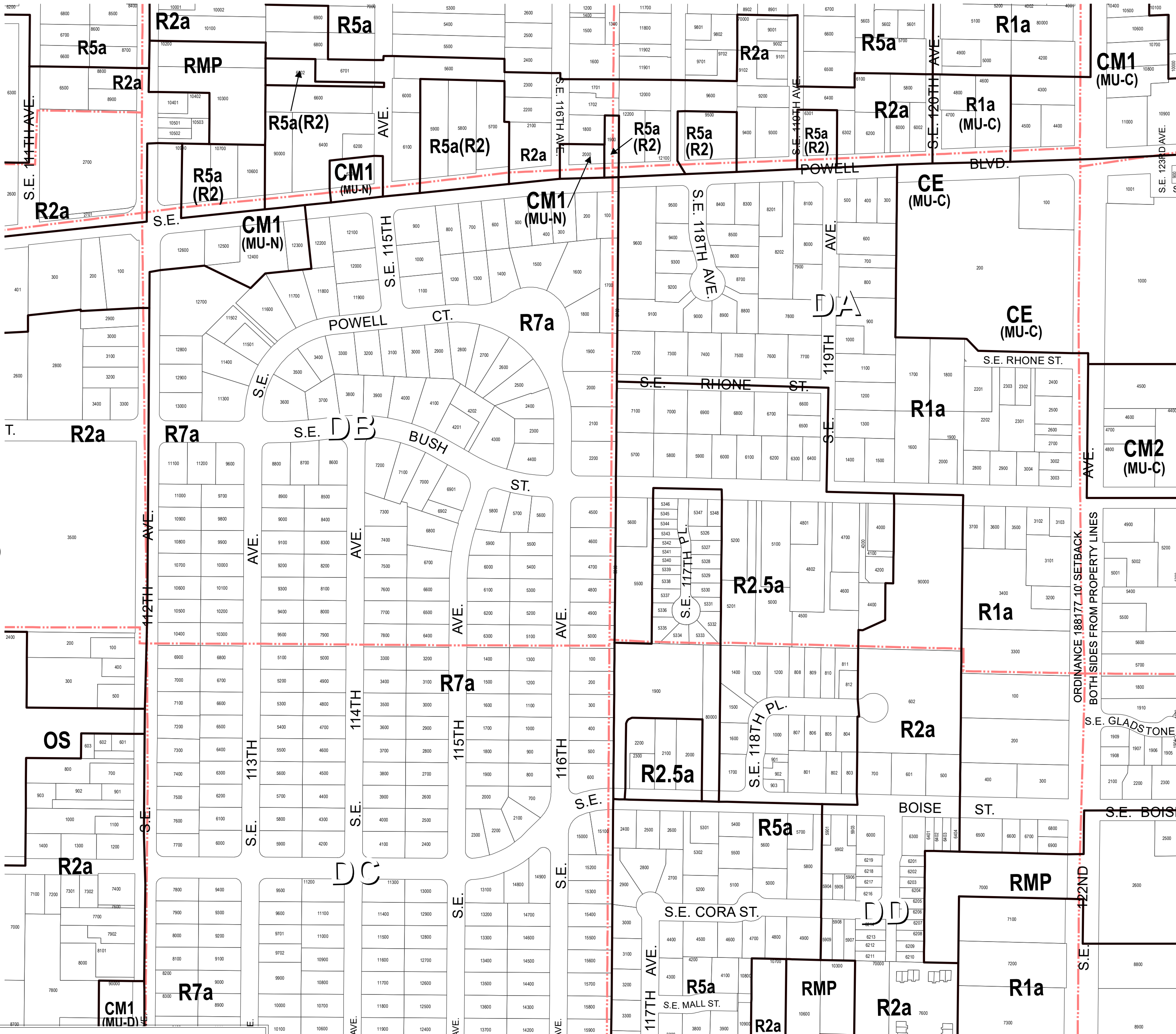
NOTE: This entire 1/4 section lies within the JOHNSON CREEK BASIN PLAN DISTRICT.

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- \*\*\*\*\* Major Public Trails
- - - - - State ID Map Boundary

ZONING REVISED: <b>08-22-2018</b>	City of Portland, Bureau of Planning and Sustainability
BASEMAP ACQUIRED <b>05 - 2018</b>	
LEGAL DESCRIPTION: <b>SW 1/4 SEC. 10 - 1S - 2E</b>	<p>SCALE IN FEET</p>
<b>3441</b>	



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NOTE: This entire 1/4 section lies within the JOHNSON CREEK BASIN PLAN DISTRICT.

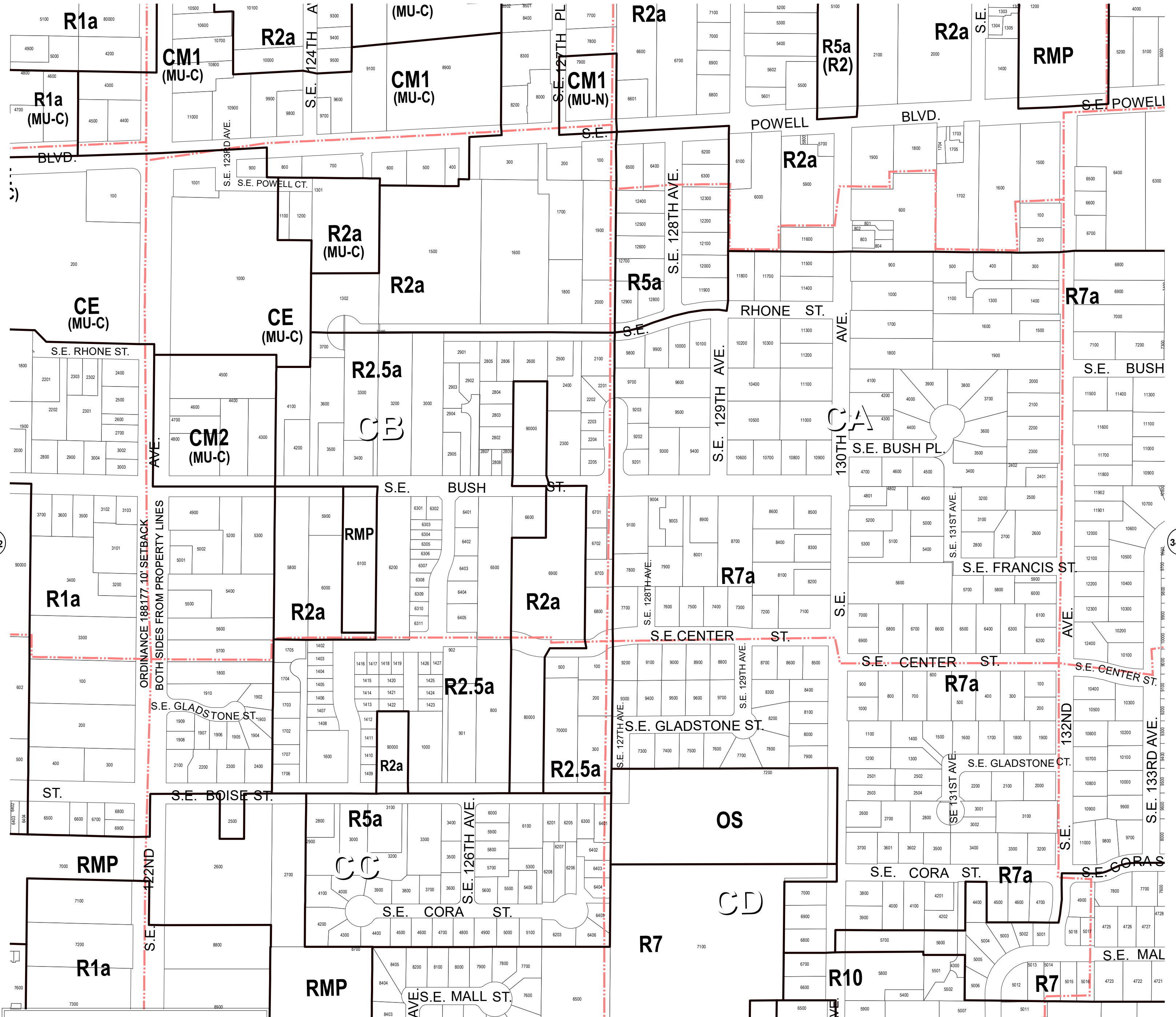
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 ★★★★★ Major Public Trails  
 - - - - - State ID Map Boundary

ZONING REVISED:	<b>08-22-2018</b>	City of Portland, Bureau of Planning and Sustainability
BASEMAP ACQUIRED	<b>05 - 2018</b>	
LEGAL DESCRIPTION:	<b>SE 1/4 SEC. 10 - 1S - 2E</b>	
		3442

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NOTE: This entire 1/4 section lies within the JOHNSON CREEK BASIN PLAN DISTRICT.

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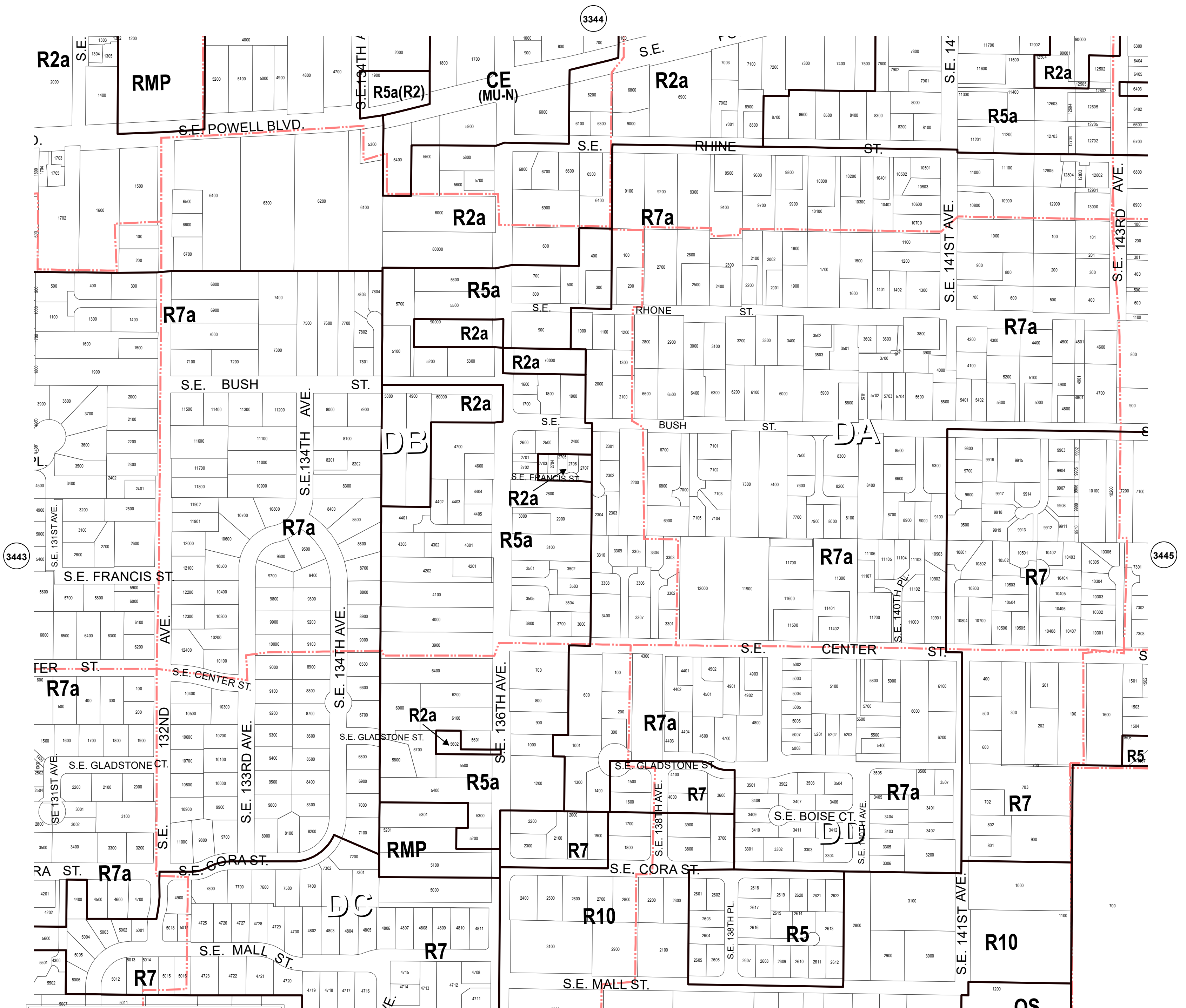
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- City Boundary
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**(R10)** Comprehensive Plan designation where there are other corresponding zones

\*\*\*\*\* Major Public Trails

--- State ID Map Boundary

ZONING REVISED: <b>08-22-2018</b>	City of Portland, Bureau of Planning and Sustainability	
BASEMAP ACQUIRED <b>05 - 2018</b>		
LEGAL DESCRIPTION: <b>SW 1/4 SEC. 11 - 1S - 2E</b>	<b>3443</b>	



NOTE: This entire 1/4 section lies within the JOHNSON CREEK BASIN PLAN DISTRICT.

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- ||||| Historic or Conservation District or N.R.M.P. Boundary
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ZONING REVISED:  
**08-22-2018**  
 BASEMAP ACQUIRED  
**05 - 2018**  
 LEGAL DESCRIPTION:  
**SE 1/4 SEC. 11 - 1S - 2E**

City of Portland, Bureau of Planning and Sustainability

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 SCALE IN FEET

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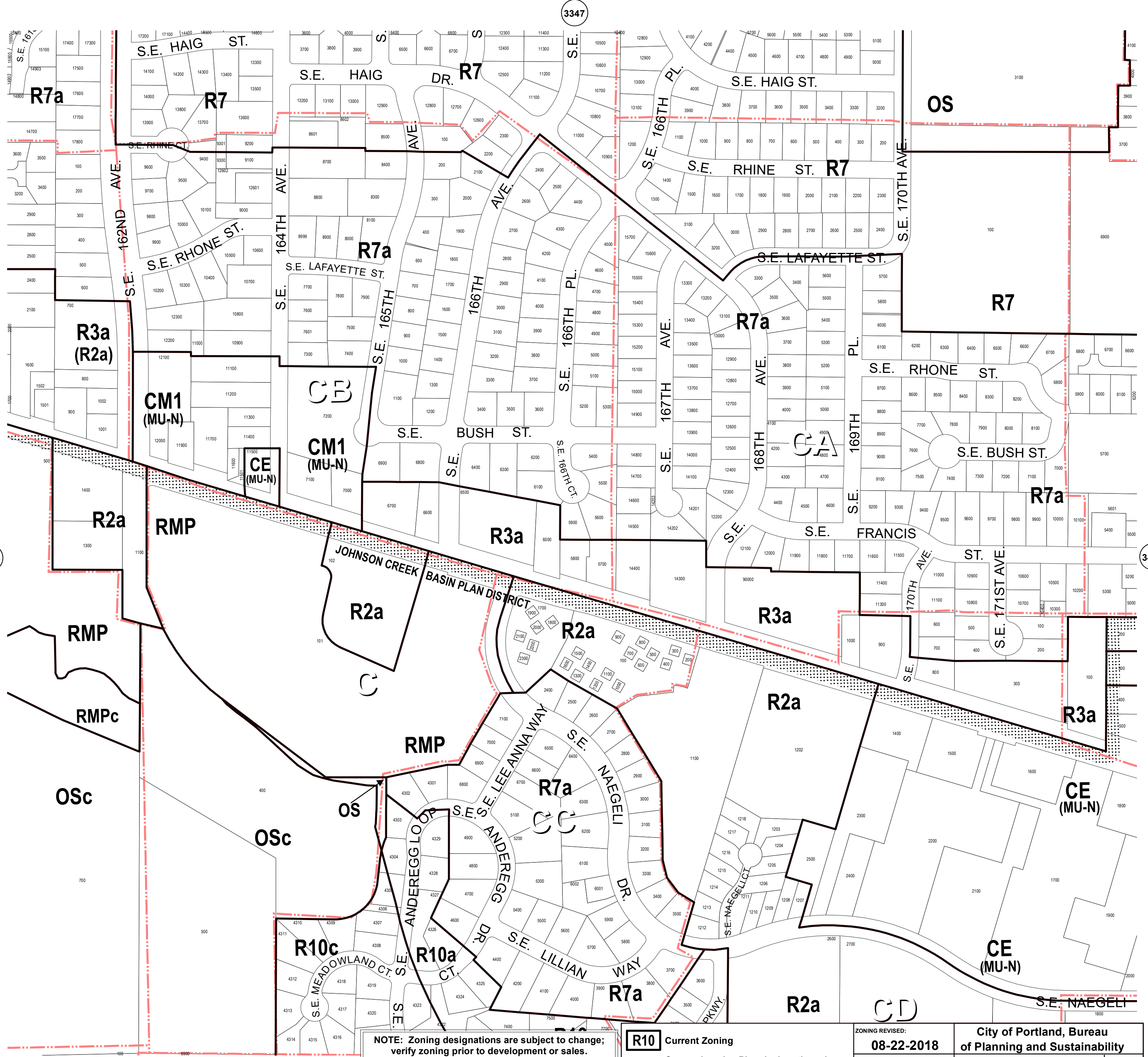
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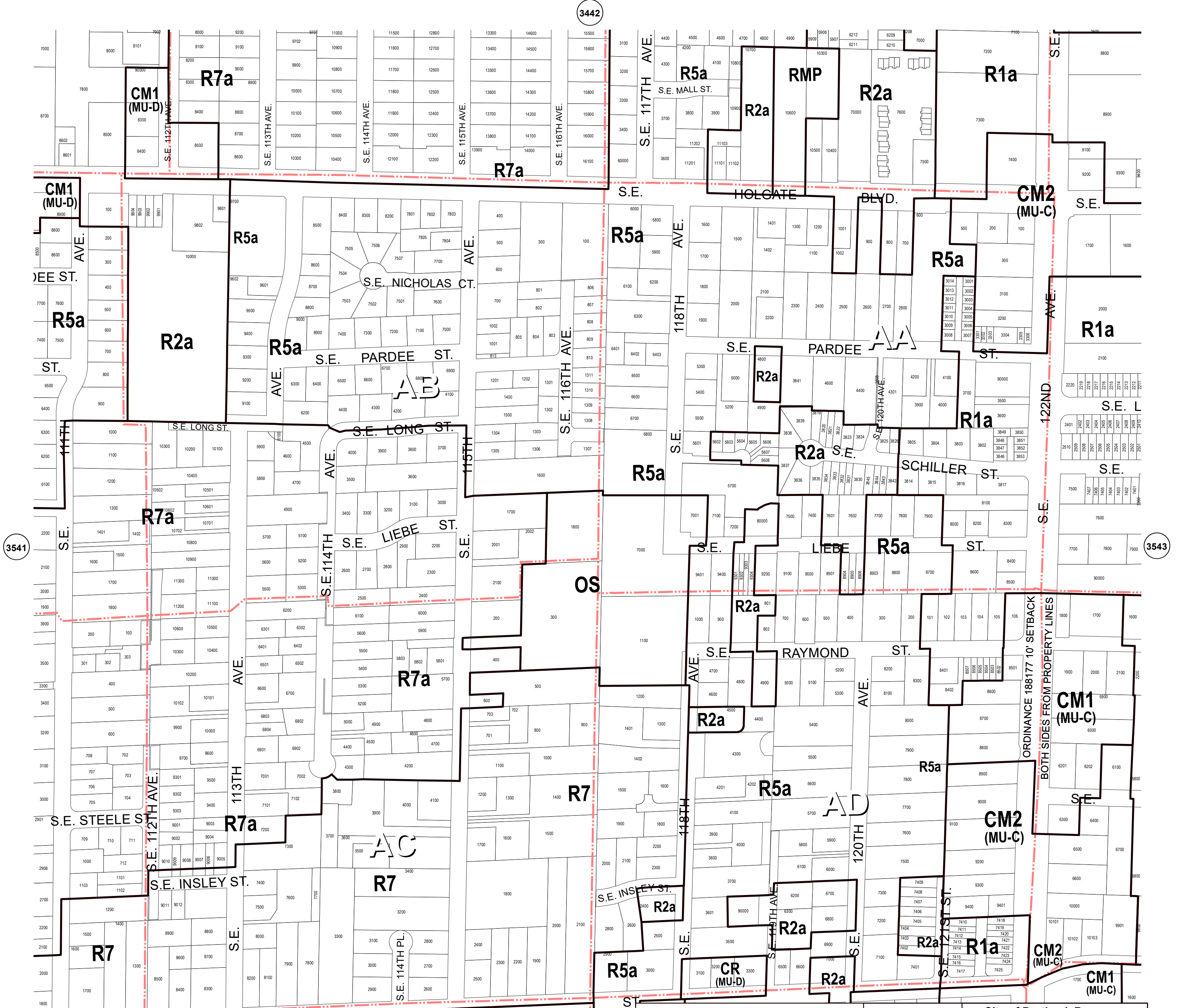
3547

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- ▬▬▬▬▬▬▬ Historic or Conservation District or N.R.M.P. Boundary
- ⋯⋯⋯⋯⋯⋯ Plan District Boundary
- ▬▬▬▬▬▬ City Boundary
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ZONING REVISED: <b>08-22-2018</b>	City of Portland, Bureau of Planning and Sustainability	
BASEMAP ACQUIRED <b>05 - 2018</b>	0 100 200 300 SCALE IN FEET	
LEGAL DESCRIPTION: <b>SW 1/4 SEC. 07 - 1S - 3E</b>	<b>3447</b>	



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- ▬▬▬▬▬▬▬ Historic or Conservation District or N.R.M.P. Boundary
- ⋯⋯⋯⋯⋯⋯ Plan District Boundary
- ▬▬▬▬▬▬ City Boundary
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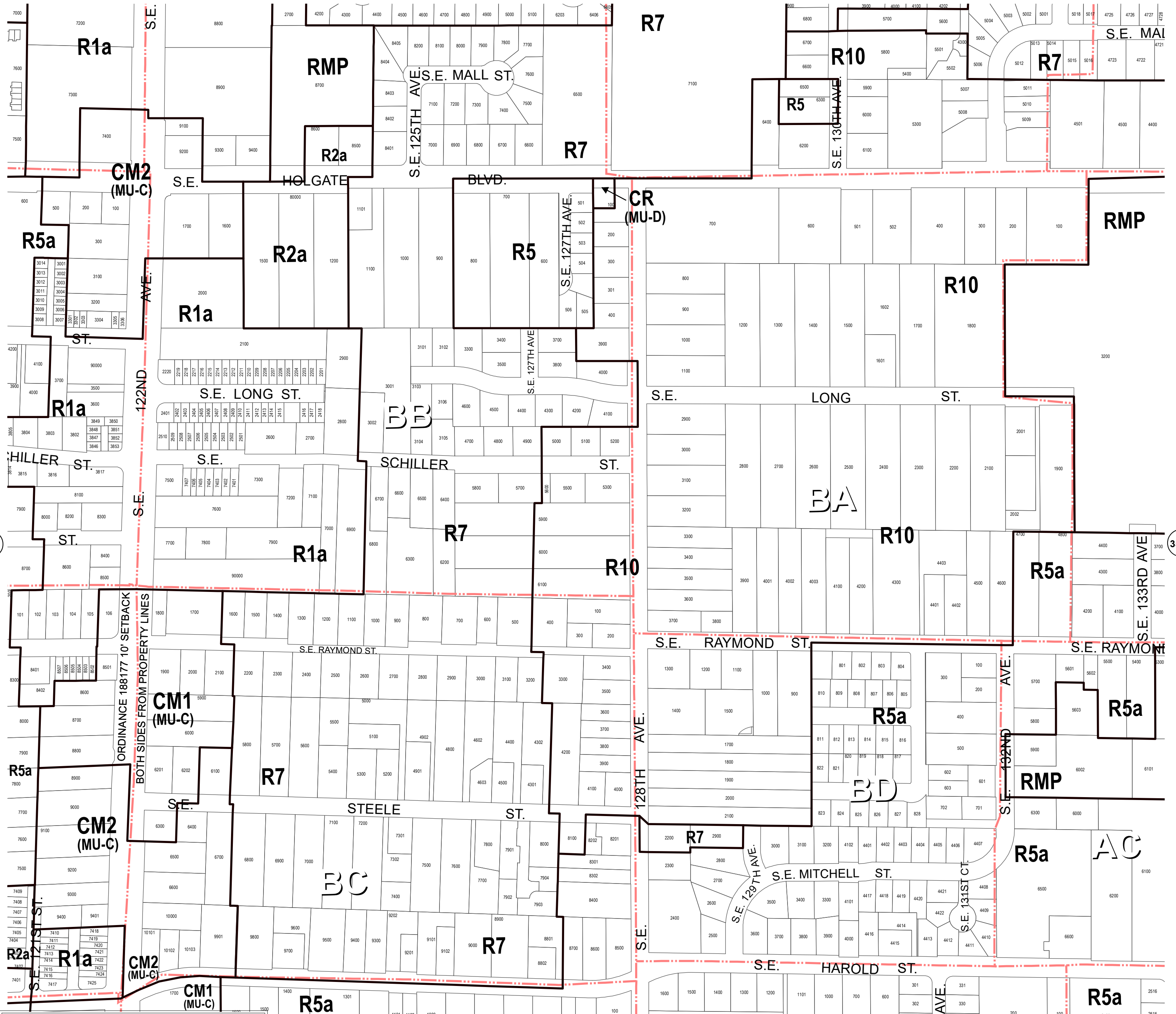
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★ ★ ★ ★ Major Public Trails

--- State ID Map Boundary

ZONING REVISED: <b>08-22-2018</b>	City of Portland, Bureau of Planning and Sustainability
BASEMAP ACQUIRED <b>05 - 2018</b>	
LEGAL DESCRIPTION: <b>NE 1/4 SEC. 15 - 1S - 2E</b>	<p>SCALE IN FEET</p> <p><b>3542</b></p>



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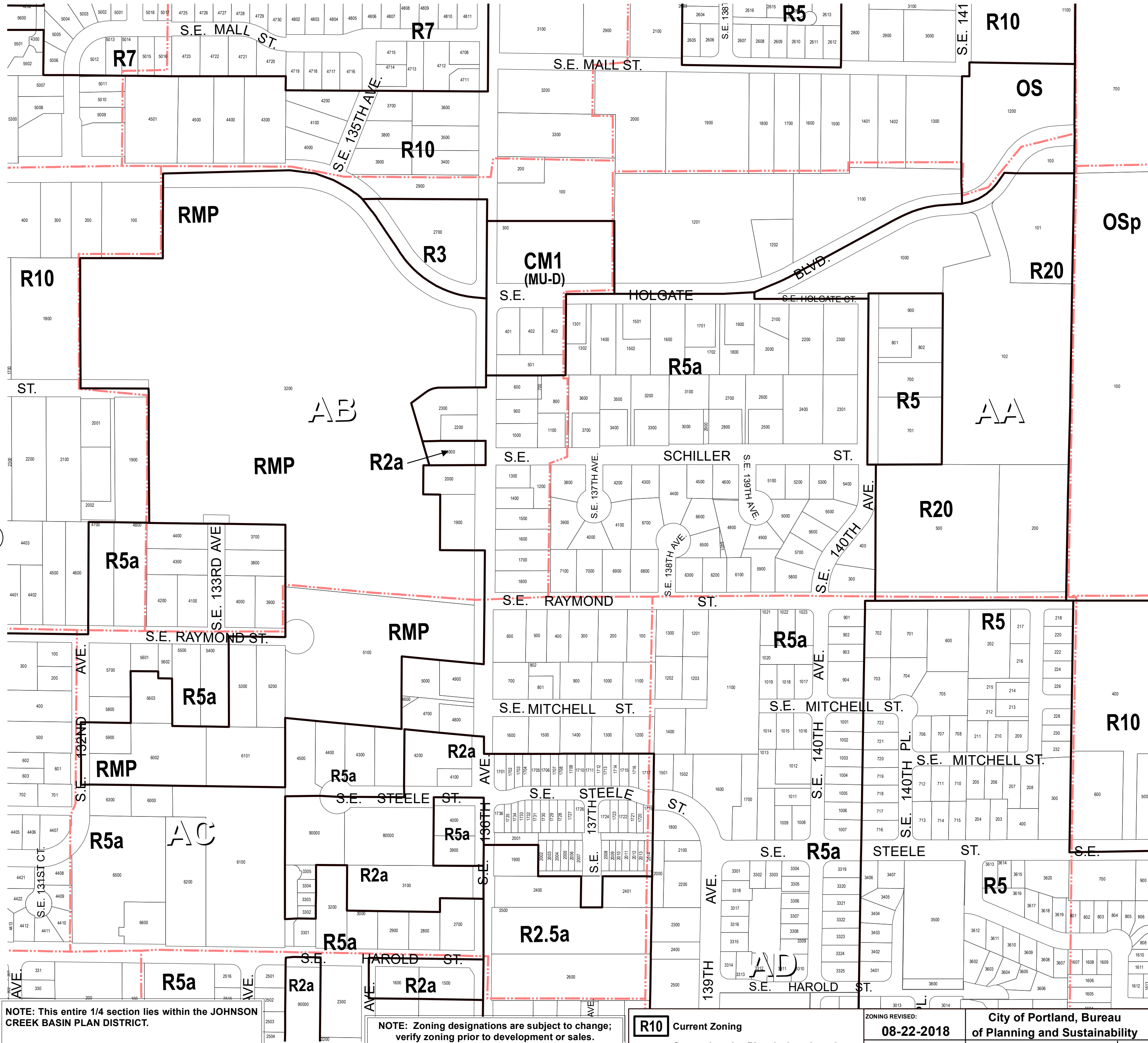
NOTE: This entire 1/4 section lies within the JOHNSON CREEK BASIN PLAN DISTRICT.

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**(R10)** Comprehensive Plan designation where there are other corresponding zones  
 ★★★★★ Major Public Trails  
 - - - - - State ID Map Boundary

ZONING REVISED: <b>08-22-2018</b>	City of Portland, Bureau of Planning and Sustainability
BASEMAP ACQUIRED <b>05 - 2018</b>	
LEGAL DESCRIPTION: <b>NW 1/4 SEC. 14 - 1S - 2E</b>	0 100 200 300 SCALE IN FEET
<b>3543</b>	



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NOTE: This entire 1/4 section lies within the JOHNSON CREEK BASIN PLAN DISTRICT.

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\*\*\*\*\* Major Public Trails

----- State ID Map Boundary

ZONING REVISED:  
**08-22-2018**

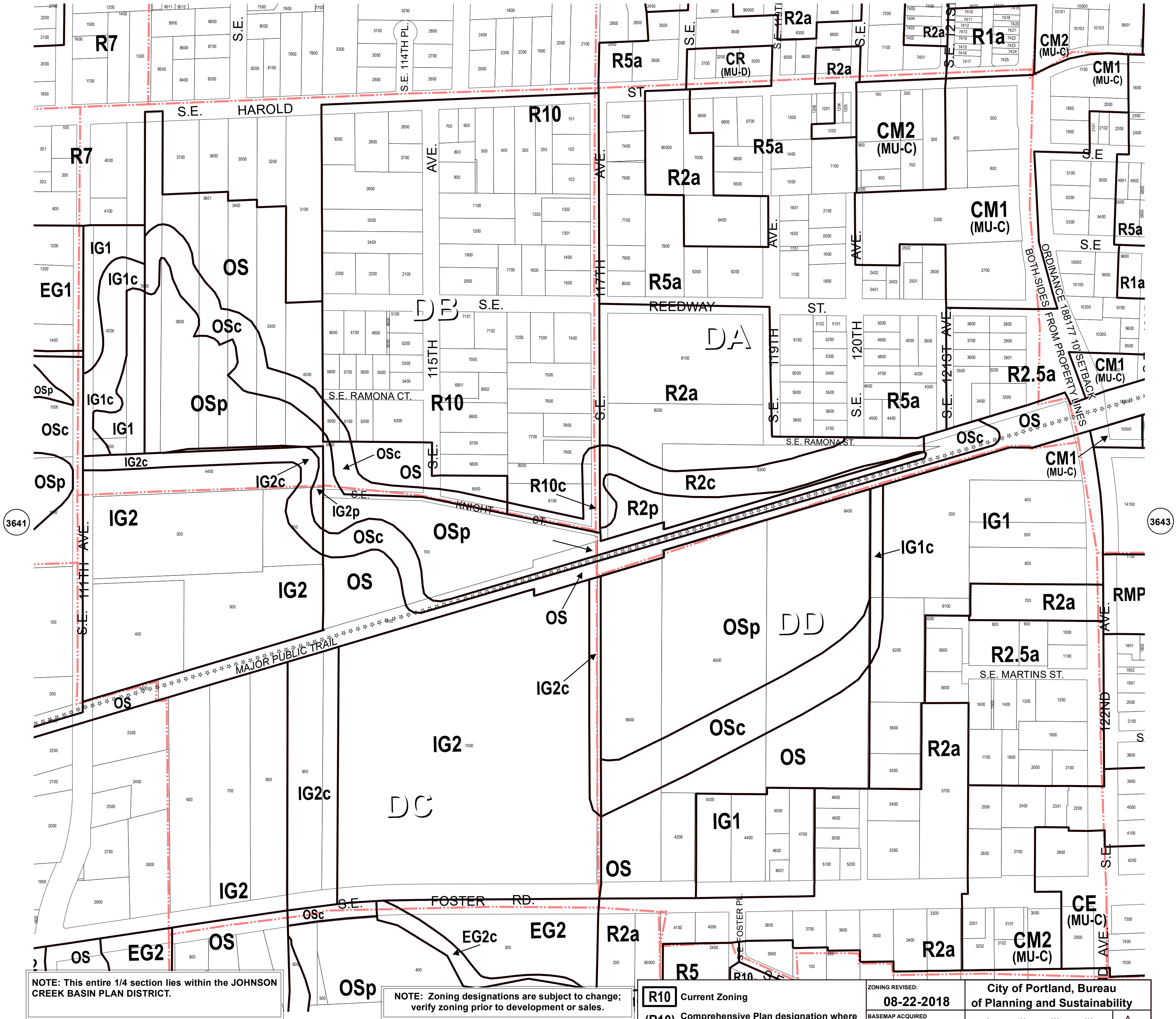
BASEMAP ACQUIRED  
**05 - 2018**

LEGAL DESCRIPTION:  
**NE 1/4 SEC. 14 - 1S - 2E**

City of Portland, Bureau of Planning and Sustainability

0 100 200 300  
 SCALE IN FEET

**3544**



NOTE: This entire 1/4 section lies within the JOHNSON CREEK BASIN PLAN DISTRICT.

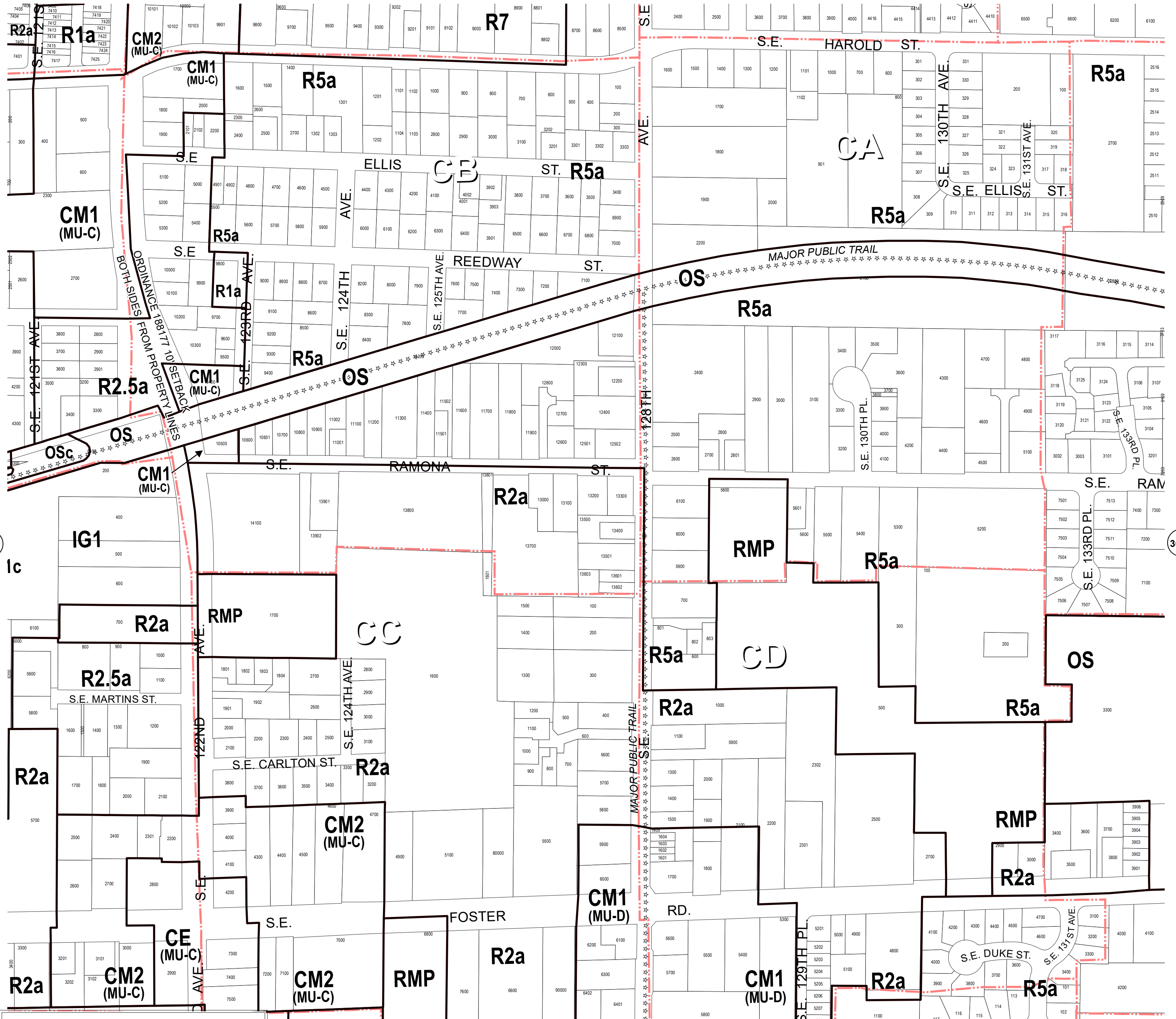
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 \*\*\*\*\* Major Public Trails  
 - - - - - State ID Map Boundary

ZONING REVISED:  
**08-22-2018**  
 BASEMAP ACQUIRED  
**05 - 2018**  
 LEGAL DESCRIPTION:  
**SE 1/4 SEC.  
 15 - 1S - 2E**

City of Portland, Bureau  
 of Planning and Sustainability  
 0 100 200 300  
 SCALE IN FEET  
**3642**



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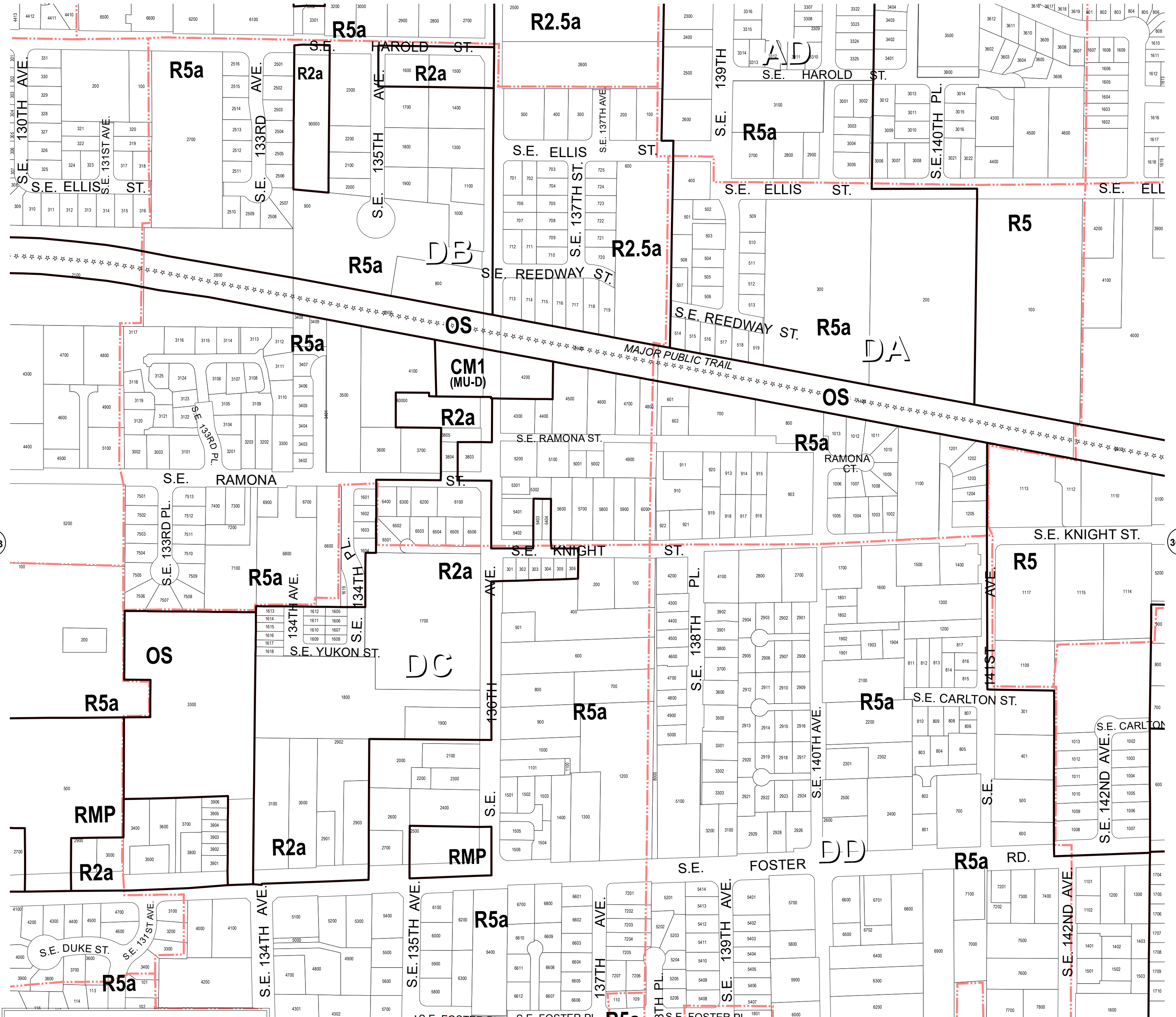
**R10** Current Zoning  
**(R10)** Comprehensive Plan designation where there are other corresponding zones

\*\*\*\*\* Major Public Trails

- - - - - State ID Map Boundary

ZONING REVISED: <b>08-22-2018</b>	City of Portland, Bureau of Planning and Sustainability	
BASEMAP ACQUIRED <b>05 - 2018</b>		
LEGAL DESCRIPTION: <b>SW 1/4 SEC. 14 - 1S - 2E</b>	<p>SCALE IN FEET</p>	
<b>3643</b>		





NOTE: This entire 1/4 section lies within the JOHNSON CREEK BASIN PLAN DISTRICT.

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\*\*\*\*\* Major Public Trails

----- State ID Map Boundary

ZONING REVISED:  
**08-22-2018**

BASEMAP ACQUIRED  
**05 - 2018**

LEGAL DESCRIPTION:  
**SE 1/4 SEC.  
 14 - 1S - 2E**

City of Portland, Bureau  
of Planning and Sustainability

0 100 200 300  
SCALE IN FEET

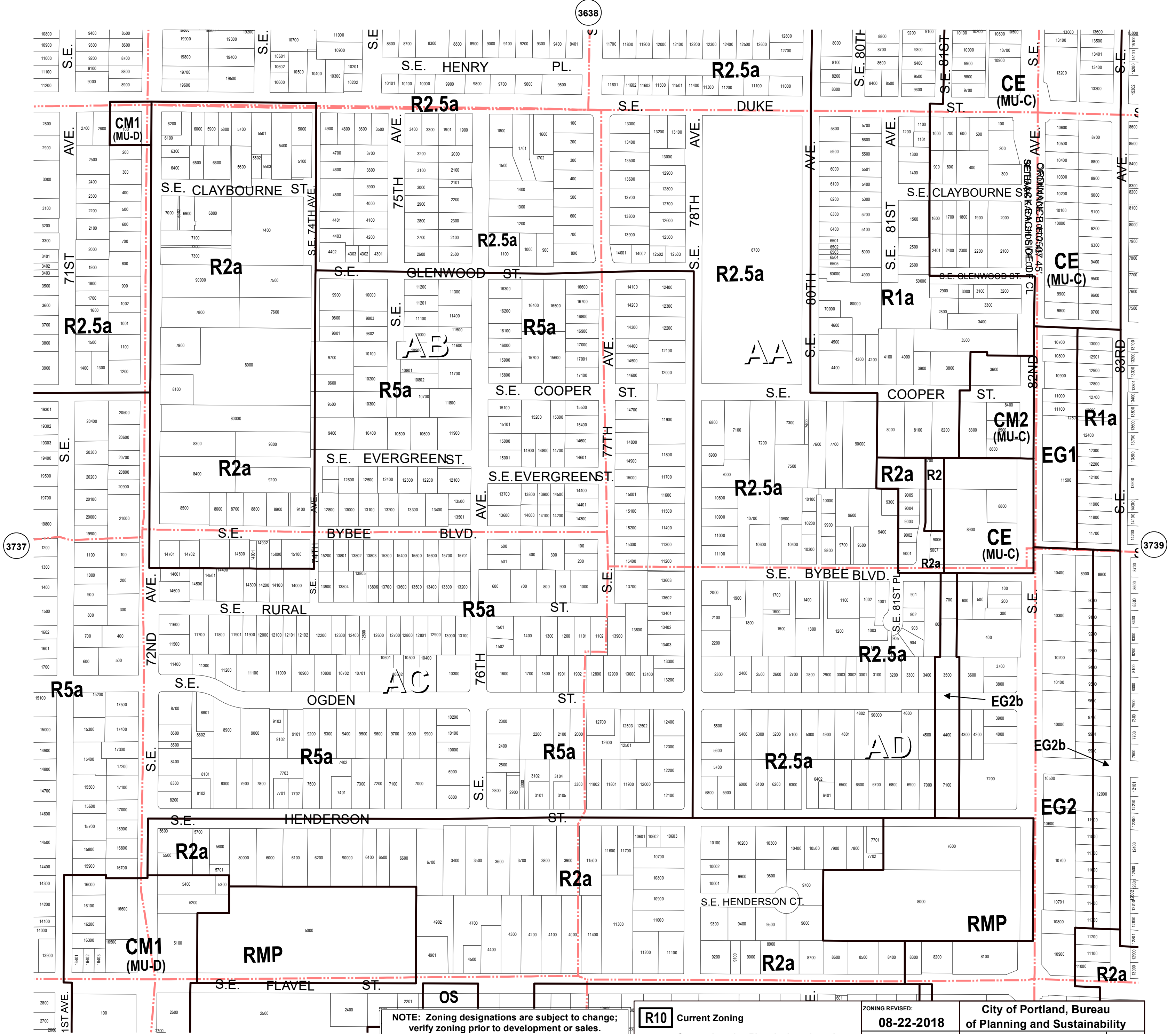
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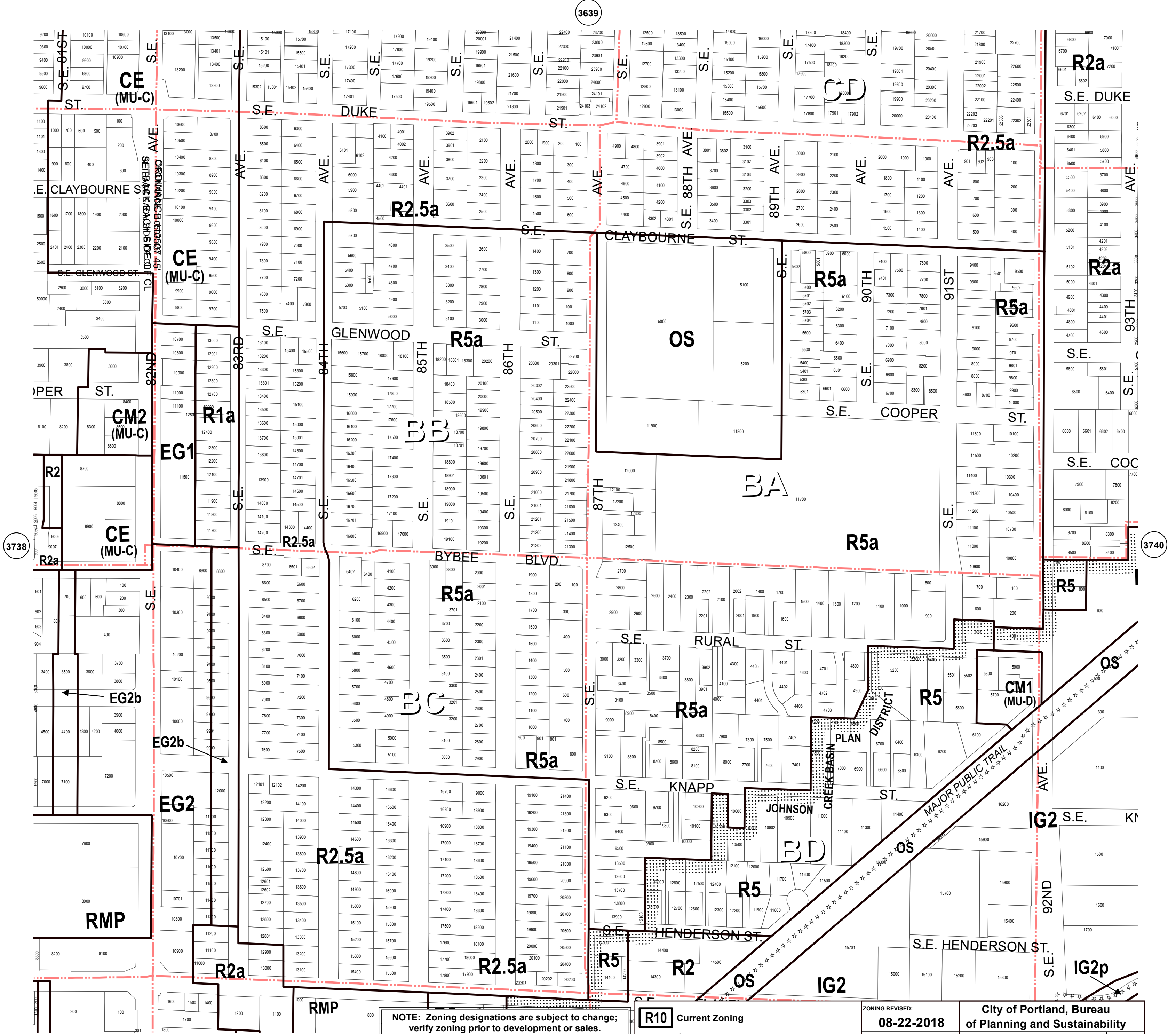
3838

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 ★★★★★ Major Public Trails  
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ZONING REVISED: <b>08-22-2018</b>	City of Portland, Bureau of Planning and Sustainability
BASEMAP ACQUIRED <b>05 - 2018</b>	
LEGAL DESCRIPTION: <b>NE 1/4 SEC. 20 - 1S - 2E</b>	<p>SCALE IN FEET</p> <p><b>3738</b></p>

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ZONING REVISED: <b>08-22-2018</b>	City of Portland, Bureau of Planning and Sustainability
BASEMAP ACQUIRED <b>05 - 2018</b>	
LEGAL DESCRIPTION: <b>NW 1/4 SEC. 21 - 1S - 2E</b>	0 100 200 300 SCALE IN FEET
<b>3739</b>	









Land Use Services Fee Schedule
Effective July 1, 2018 through June 30, 2019

Table with columns: Land Use Reviews, Process Type, LUS Fee, Site Dev, Life Safety, WATER, BES, PBOT, FIRE, PARKS, Hearings Officer, TOTAL. Rows include Adjustment Review, Central City Master Plan Review, Comprehensive Plan Map Amendment, Conditional Use, Design / Historic Resource Review, and various other project types.



Land Use Services Fee Schedule
Effective July 1, 2018 through June 30, 2019

Table with columns: Land Use Reviews (continued), Type, LUS Fee, Site Dev, Life Safety, WATER, BES, PBOT, FIRE, PARKS, Hearings Officer, TOTAL. Includes sections for Land Division Amendment Review, Land Division Final Plat Review, Planned Development Review, River Review, Zoning Map Amendment, EARLY ASSISTANCE SERVICES, and OTHER LAND USE SERVICES.

Please make check payable to the City of Portland. VISA, MasterCard and American Express accepted only in person.



# District Enrollment

as of

April 06, 2018

	CP	EB	GH	GP	LP	MN	ML	VP	WP	AOMS	FLMS	RRMS	DDHS	FRC	CTP	TOTALS
<b>Kg</b>	98	70	100	97	93	78	54	63	57							710
<b>1</b>	80	83	108	97	95	66	77	60	57							723
<b>2</b>	75	86	103	92	106	77	80	71	74							764
<b>3</b>	75	73	97	107	111	74	80	71	72							760
<b>4</b>	61	68	90	108	112	74	94	85	79							771
<b>5</b>	85	85	115	111	102	83	97	67	84							829
<b>6</b>										246	283	299				828
<b>7</b>										242	251	266				759
<b>8</b>										224	289	281				794
<b>9</b>													770	7		777
<b>10</b>													708	22		730
<b>11</b>													681	60		741
<b>12</b>													658	76		734
<b>SLP-A / LS</b>						24		18				*			47	89
<b>SLP-B</b>	7						8		7			*				22
<b>GED</b>														14		14
<b>NS</b>														3		3
<b>PK</b>	61	101					40									202
<b>K - 5 Totals</b>	481	465	613	612	619	476	490	435	430	712	823	846	2817	182	47	10,048
<i>PreK - 5 Totals</i>	542	566	613	612	619	476	530	435	430	712	823	846	2817	182	47	10,250
<b>ERC</b>	23	29	21	22	19	25	24	23	20	42	67	77	223	29	0	644
<b>SPEECH</b>	36	31	24	29	0	17	30	20	18	16	18	18	44	1	0	302
<b>ESL</b>	102	118	207	193	258	124	238	126	0	117	135	152	312	7	0	2,089

\* MS and HS SLP numbers are included in grade level count

(These figures are counted in school totals)

	Number		Change	
	2017-18	2016-17	Number	Percent
<b>Elementary (K-5) Total</b>	4,621	4,804	-183	-3.8%
<i>Elementary (PreK-5) Total</i>	4,823	4,992	-169	-3.4%
<b>Middle School Total</b>	2,381	2,369	12	0.5%
<b>High School Total</b>	3,046	3,081	-35	-1.1%
<b>District (K-12) Total</b>	10,048	10,254	-206	-2.0%
<i>District (PreK-12) Total</i>	10,250	10,442	-192	-1.8%

KEY
0% and up
-0.01% to -2.9%
-3.0% and down