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

MEMO

DATE: May 27, 2015

TO: Planning and Sustainability Commission

FROM: Deborah Stein and Eric Engstrom, Principal Planners

CC: Susan Anderson, Director; Joe Zehnder, Chief Planner

SUBJECT: Analysis Maps for the R5/R7 Discussion

At your work session on May 12, 2015, we presented a sample set of analysis maps for R5-designated areas that are a) distant from centers and corridors, and b) where the existing development pattern is predominantly at a lower density than the Comprehensive Plan designation currently allows.

The tight agenda for the work session allowed us to show only four examples (Kenton/Portsmouth, South Lents, Eastmoreland and South Burlingame). We want to share the analysis maps for the other areas that we also considered in the analysis. These maps are attached for your information.

The maps are color-coded to distinguish among blocks that have different percentages of lots ≥ 6370 sq ft (that is, R7 size lots):

Dark blue:	0%-23% of lots ≥ 6370 sq ft
Light blue:	24%-49% of lots ≥ 6370 sq ft
Pink:	50%-74% of lots ≥ 6370 sq ft
Red:	75%-100% of lots ≥ 6370 sq ft

Where blocks have relatively uniform lot patterns that meet or exceed R7 densities (indicated by red and pink on the attached maps), staff proposed to apply the R7 designation. You affirmed these recommendations on May 12.

You will note that some areas on the attached maps are blue, but were nevertheless included in staff's R7 proposal. Generally, blue areas were proposed for R7 if they:

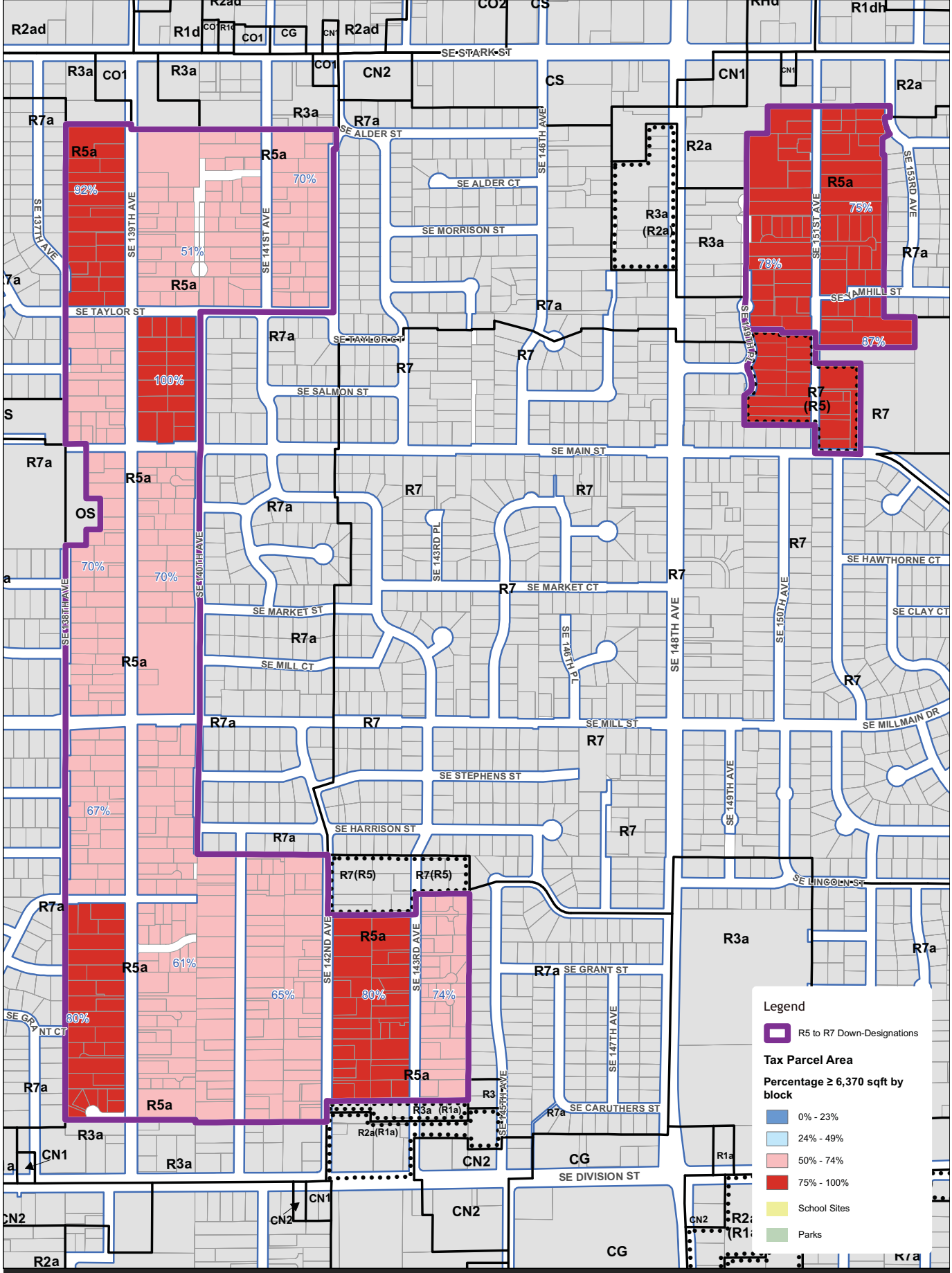
- **Are already zoned R7**, even though their current Comprehensive Plan designation is R5 (this applies to areas in the Kenton/Portsmouth and Reed neighborhoods). The blocks in the Reedwood subdivision of the Reed Neighborhood that are not zoned R7 today (SE Raymond to SE Schiller, between SE 32nd Avenue to SE 36th Place) are proposed for R7 to provide continuity among lots developed together in the same era.

- **Are in areas that have major infrastructure constraints.** The area in Powellhurst-Gilbert is located within the David Douglas School District, where we propose to reduce residential pressures to address a current lack of school capacity. Additionally, this area lacks street connectivity: there is a .62 mile long block between SE Bush and SE Center without a north/south connection. Similarly, the area in Brentwood-Darlington (south of SE Nehalem and west of SE 62nd) has two blocks that are blue (just below 50% of the lots are at or above R7 density), but have only partially improved streets and are adjacent to more uniformly platted R7 areas.

- **Are relatively small islands** of a mix of small and large lots, adjacent to blocks that are more uniformly platted at R7 density.

City of Portland, Oregon | Bureau of Planning and Sustainability | www.portlandonline.com/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.



R5 to R7 Down-Designations

Percentage of Tax Parcels ≥ 6,370 sq ft (by City Block)

May 21, 2015

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

NORTH

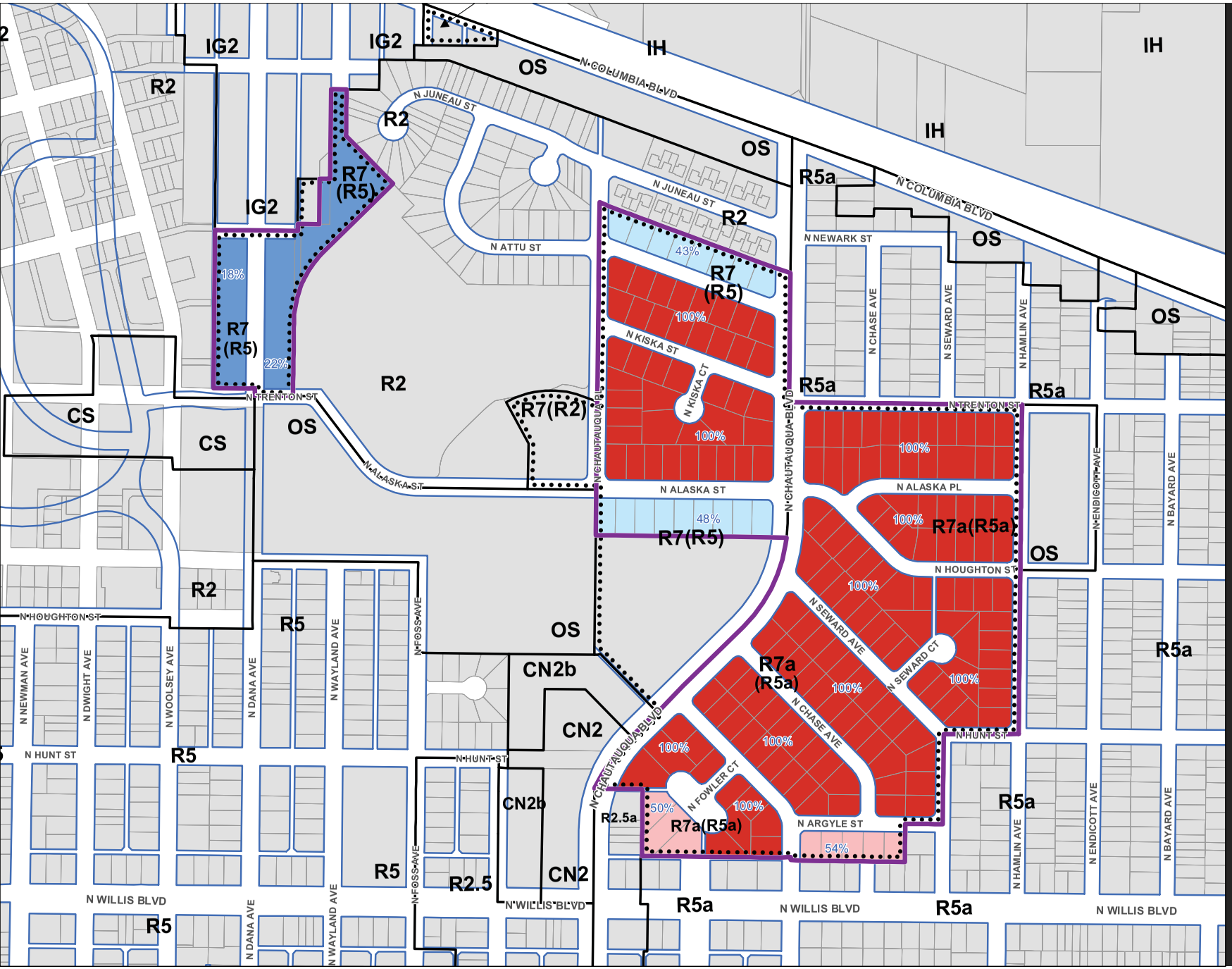
0 500 1,000 Feet

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

City of Portland, Oregon
Charlie Hales, Mayor • Susan Anderson, Director

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 error, omissions or positional accuracy.

S:\gis\Projects\District_Liaisons\Maps\Lot_sizes_in_down_designations\11x17_blocks_taxlot_sizes_map_1.mxd



May 21, 2015

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

Portsmouth (Kenton/Portsmouth)

R5 to R7 Down designation

Legend

- R5 to R7 Down-Designations

Tax Parcel Area

Percentage ≥ 6,370 sqft by block

- 0% - 23%
- 24% - 49%
- 50% - 74%
- 75% - 100%
- School Sites
- Parks

NORTH

0 500 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 error, omissions or positional accuracy.

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

City of Portland, Oregon
Charlie Hales, Mayor • Susan Anderson, Director

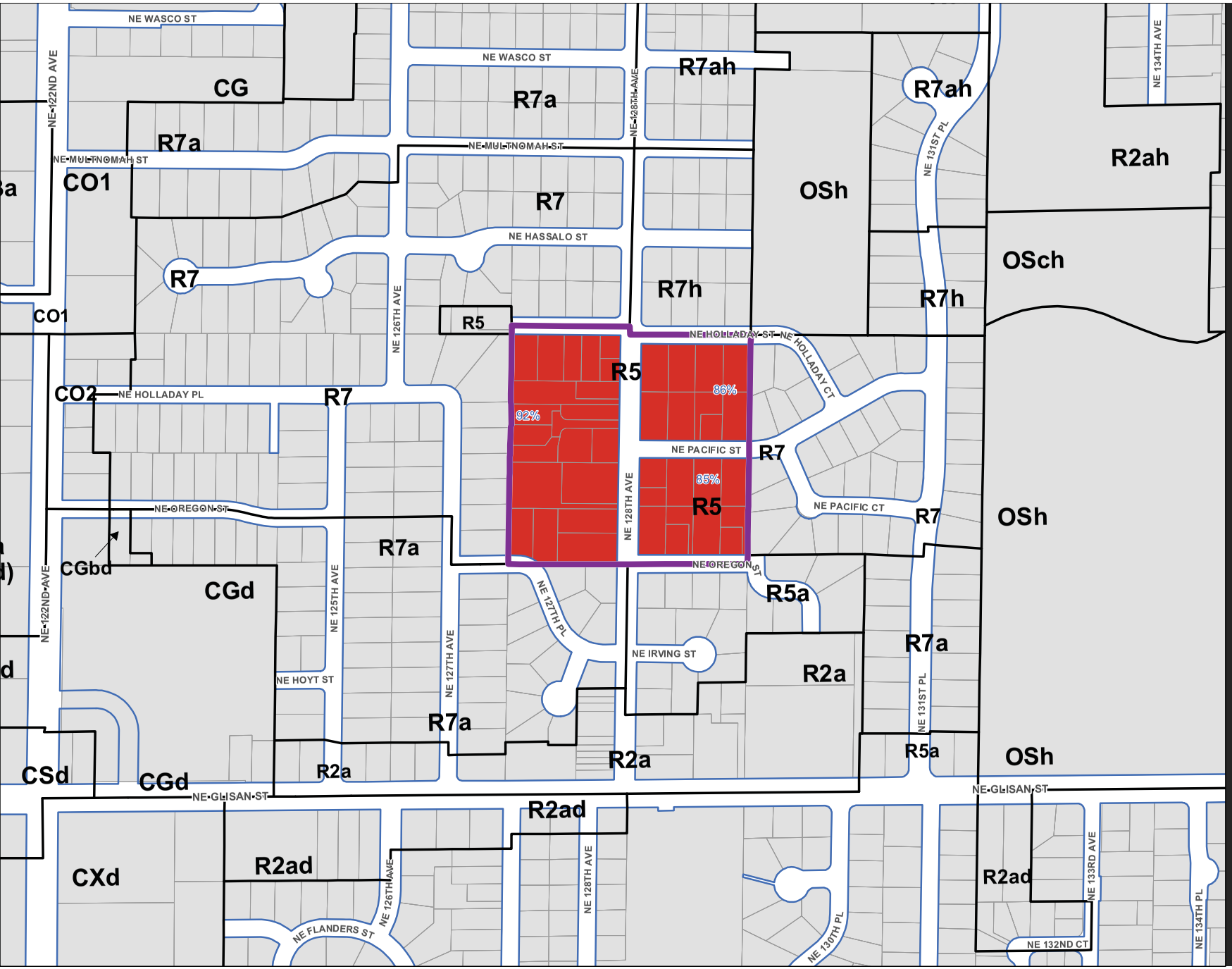
S:\gis\Projects\District_Liaisons\Maps\Lot_sizes_in_down_designations\11x17_blocks_tax\lot_sizes_map_2.mxd

May 21, 2015

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

R5 to R7 Down-Designations

Percentage of Tax Parcels ≥ 6,370 sq ft (by City Block)



Legend

- R5 to R7 Down-Designations

Tax Parcel Area

Percentage ≥ 6,370 sqft by block

- 0% - 23%
- 24% - 49%
- 50% - 74%
- 75% - 100%
- School Sites
- Parks

NORTH

0 500 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 error, omissions or positional accuracy.

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

City of Portland, Oregon
Charlie Hales, Mayor • Susan Anderson, Director

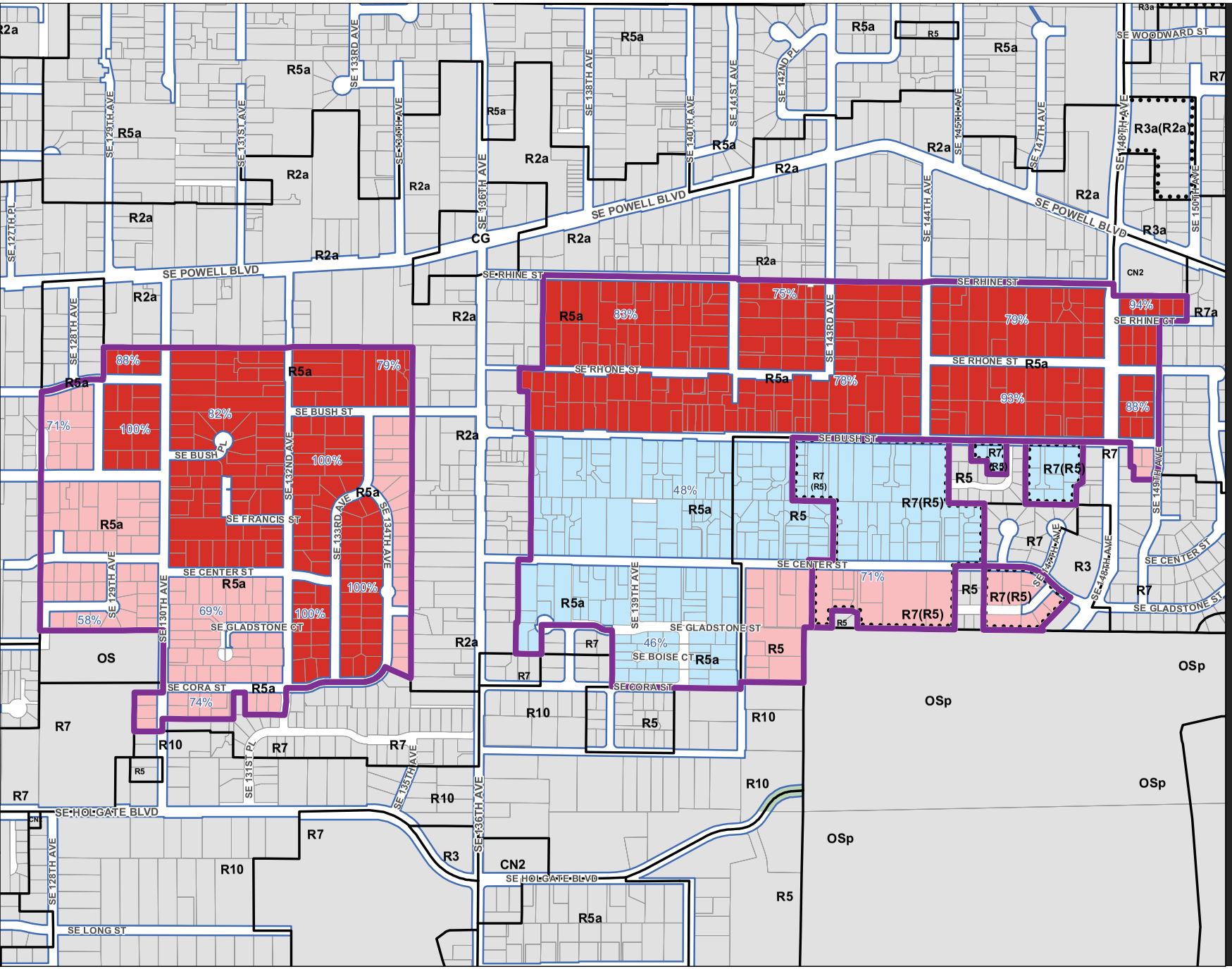
S:\gis\Projects\District_Liaisons\Maps\Lot_sizes_in_down_designations\11x17_blocks_tax\lot_sizes_in_up_2.mxd

May 21, 2015

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

R5 to R7 Down-Designations

Percentage of Tax Parcels ≥ 6,370 sq ft (by City Block)



Legend

- R5 to R7 Down-Designations

Tax Parcel Area

Percentage ≥ 6,370 sqft by block

- 0% - 23%
- 24% - 49%
- 50% - 74%
- 75% - 100%
- School Sites
- Parks

NORTH

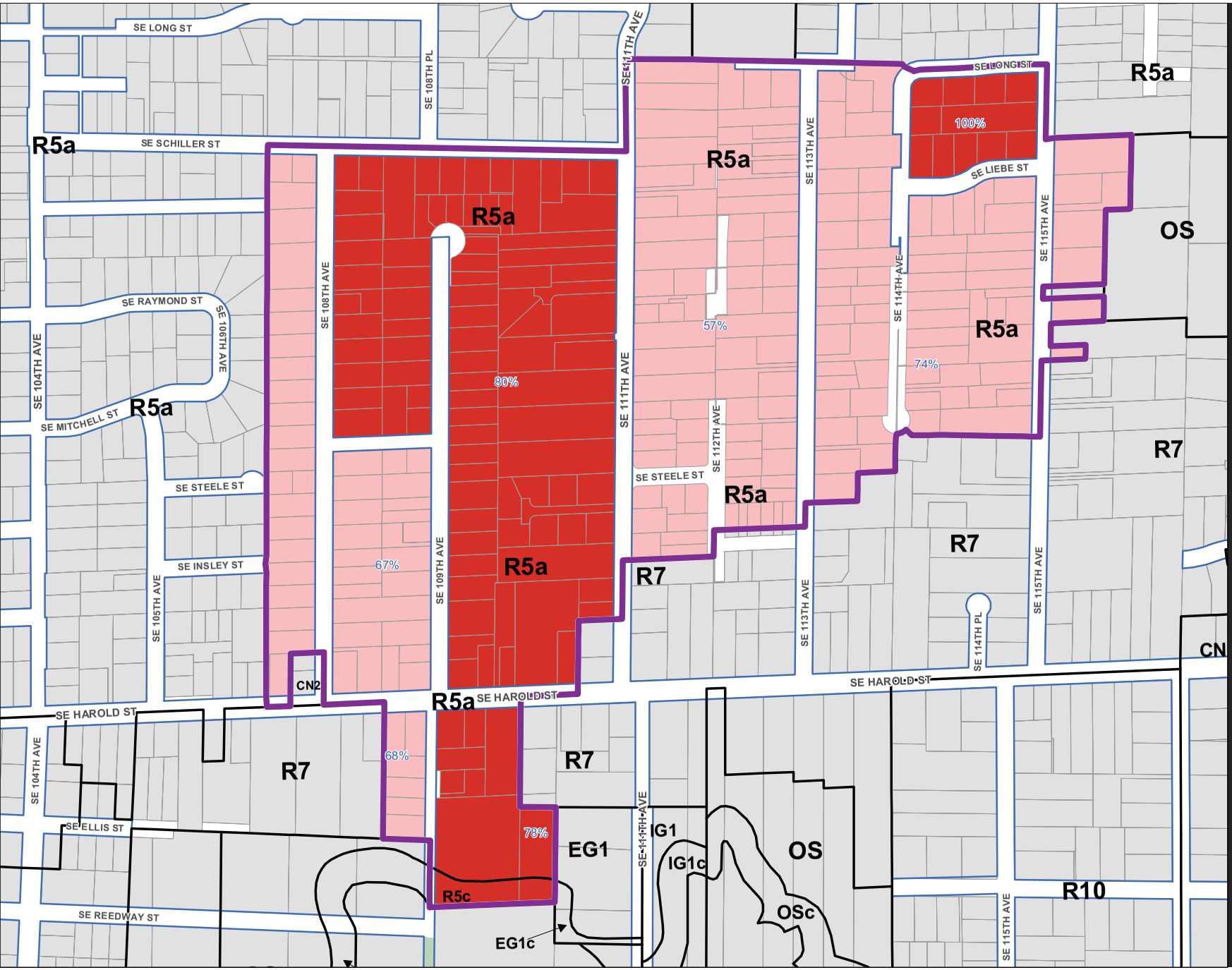
0 500 Feet

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 error, omissions or positional accuracy.

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

City of Portland, Oregon
Charlie Hales, Mayor • Susan Anderson, Director

S:\gis\Projects\District_Liaisons\Maps\lot_sizes_in_down_designations\11x17_blocks_tax lot_sizes_map_4.mxd



May 21, 2015

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

R5 to R7 Down-Designations

Percentage of Tax Parcels ≥ 6,370 sq ft (by City Block)

Legend

- R5 to R7 Down-Designations

Tax Parcel Area

Percentage ≥ 6,370 sqft by block

- 0% - 23%
- 24% - 49%
- 50% - 74%
- 75% - 100%
- School Sites
- Parks

NORTH

0 500 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 error, omissions or positional accuracy.

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

City of Portland, Oregon
Charlie Hales, Mayor • Susan Anderson, Director

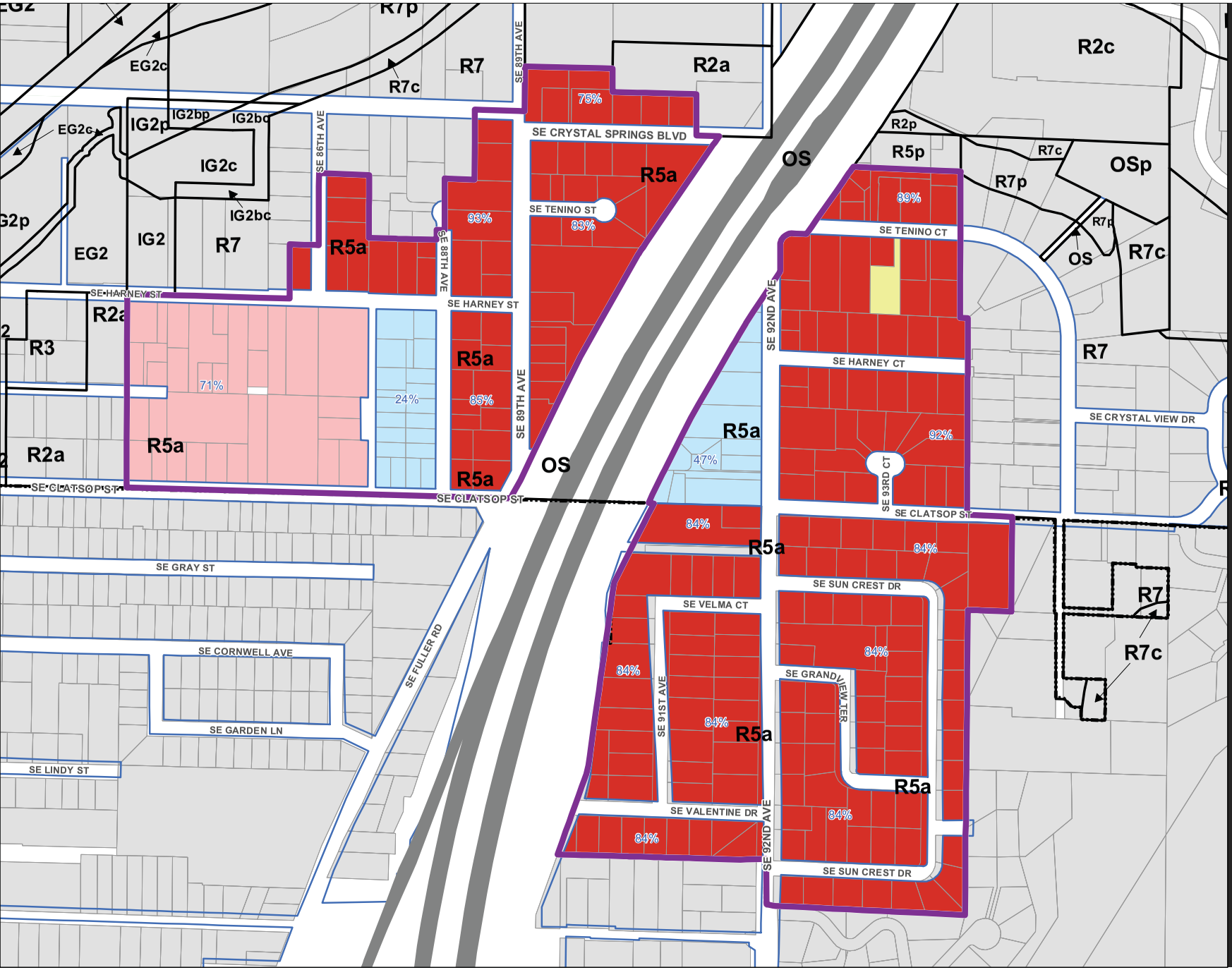
S:\gis\Projects\District_Liaisons\Maps\Lot_sizes_in_down_designations\11x17_blocks_tax lot_sizes_map_5.mxd

May 21, 2015

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

South of Lents

R5 to R7 Down designation



Legend

- R5 to R7 Down-Designations

Tax Parcel Area

Percentage ≥ 6,370 sqft by block

- 0% - 23%
- 24% - 49%
- 50% - 74%
- 75% - 100%
- School Sites
- Parks

NORTH

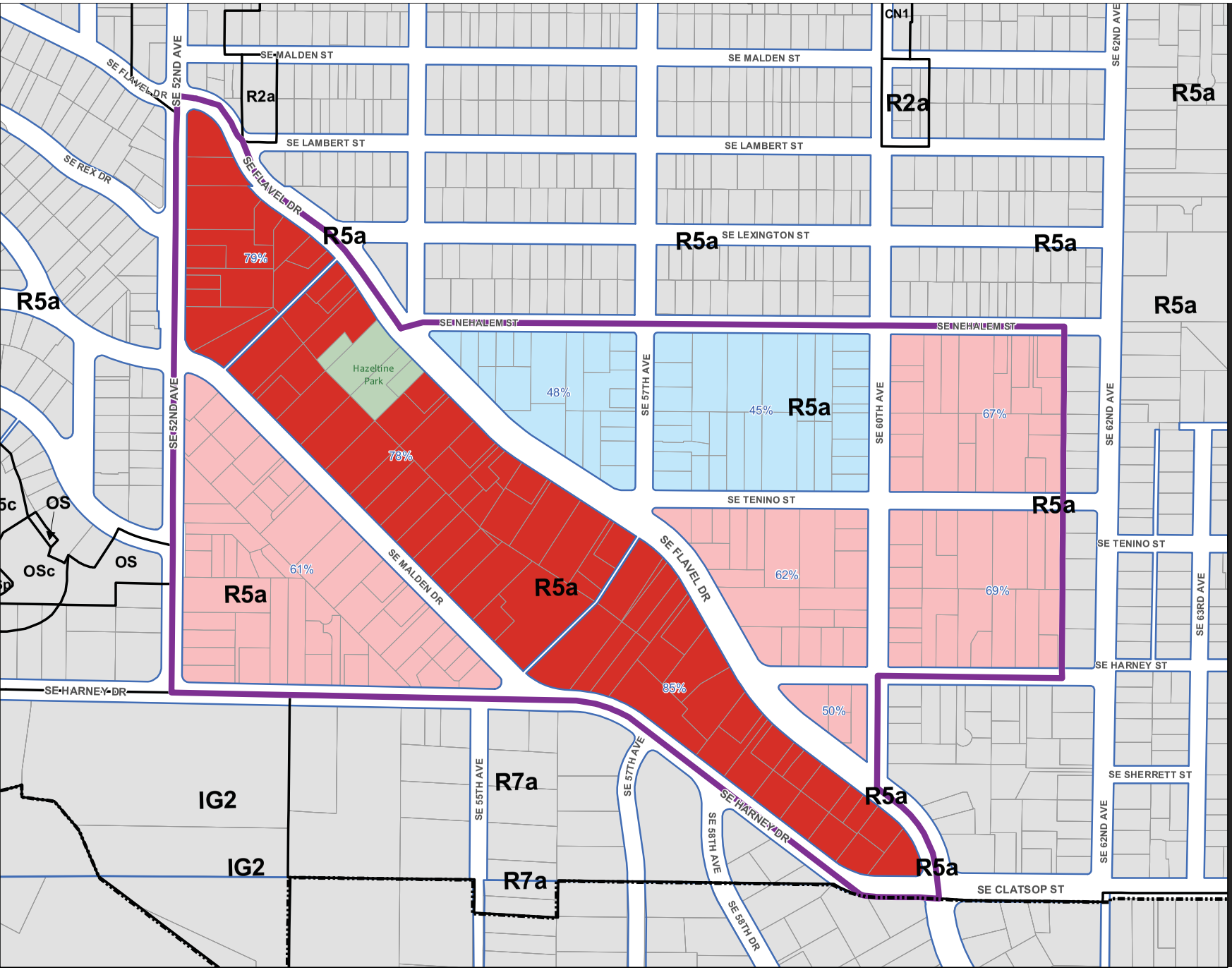
0 500 Feet

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 error, omissions or positional accuracy.

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

City of Portland, Oregon
Charlie Hales, Mayor • Susan Anderson, Director

S:\gis\Projects\District_Liaisons\Maps\Lot_sizes_in_down_designations\11x17_blocks_taxlot_sizes_map_6.mxd



May 21, 2015

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

R5 to R7 Down-Designations

Percentage of Tax Parcels ≥ 6,370 sq ft (by City Block)

Legend

- R5 to R7 Down-Designations

Tax Parcel Area

Percentage ≥ 6,370 sqft by block

- 0% - 23%
- 24% - 49%
- 50% - 74%
- 75% - 100%
- School Sites
- Parks

NORTH

0 500 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 error, omissions or positional accuracy.

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

City of Portland, Oregon
Charlie Hales, Mayor • Susan Anderson, Director

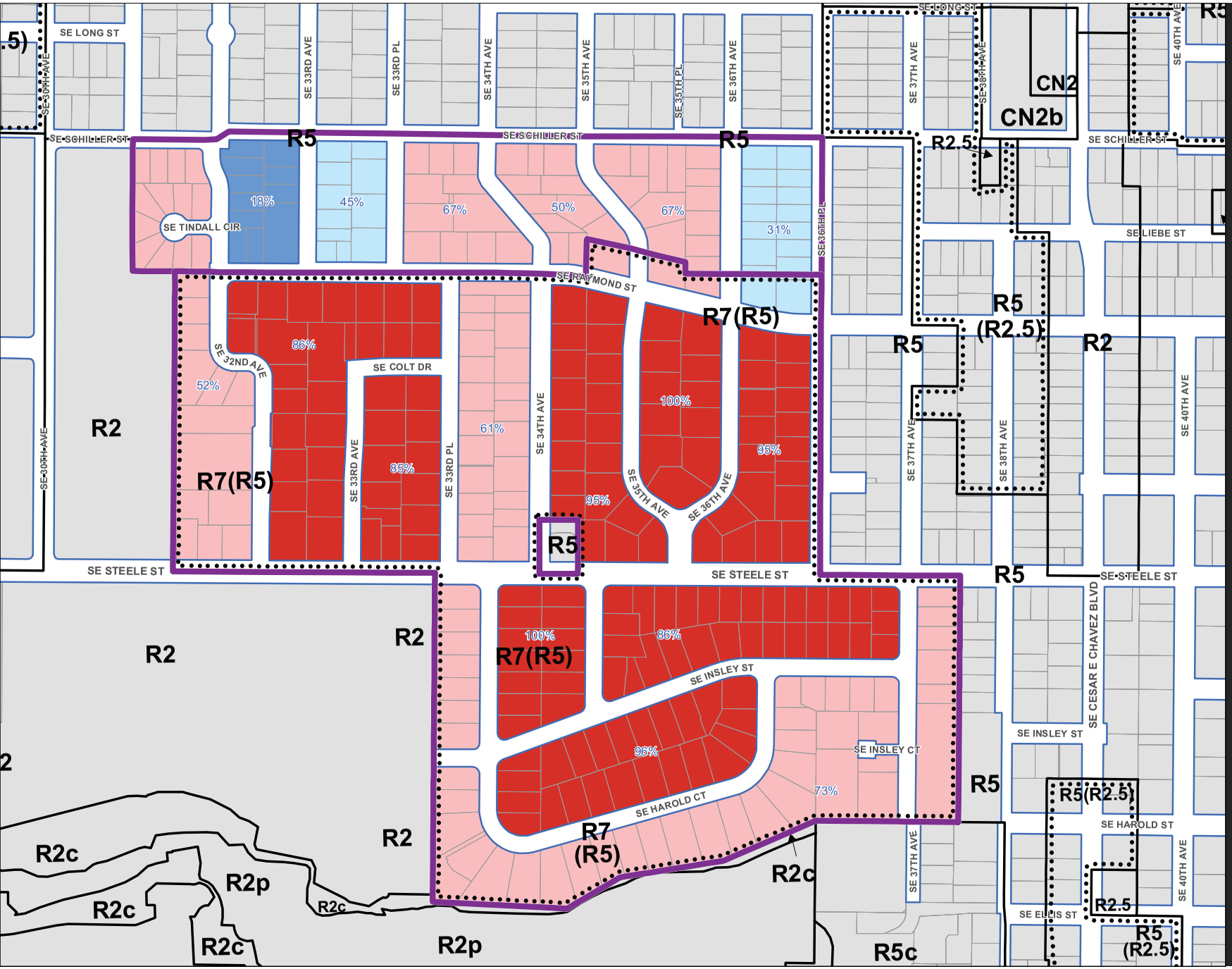
S:\gis\Projects\District_Liaisons\Maps\Lot_sizes_in_down_designations\11x17_blocks_tax\lot_sizes_in_up_7.mxd

May 21, 2015

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

R5 to R7 Down-Designations

Percentage of Tax Parcels ≥ 6,370 sq ft (by City Block)



Legend

- R5 to R7 Down-Designations

Tax Parcel Area

Percentage ≥ 6,370 sqft by block

- 0% - 23%
- 24% - 49%
- 50% - 74%
- 75% - 100%
- School Sites
- Parks

NORTH

0 — 500 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 error, omissions or positional accuracy.

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

City of Portland, Oregon
Charlie Hales, Mayor • Susan Anderson, Director

S:\gis\Projects\District_Liaisons\Maps\Lot_sizes_in_down_designations\11x17_blocks_tax_lot_sizes_map_8.mxd