



Employment Zoning Project, Draft 2035 Comprehensive Plan



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Employment Zoning Project and Zoning Map Update at PSC

EZP Public hearing

October 27, 2015

EZP Work session

November 10, 2015

Zoning Map Update

Public Hearing

February 23, 2016



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Employment Zoning Project

PSC Actions

- **Vote** on recommendation for Proposed Draft EZP code changes as amended today.
- **Tentatively recommend** adoption of Proposed Draft EZP map changes, to be confirmed or amended following the public hearing on the citywide Zoning Map Update in February 2016.
- **Identify issues** for further analysis and discussion at an upcoming work session.



Code Issues Identified in Testimony

- Environmental Overlay Zones Compatibility with Prime Industrial Overlay
- Parks and Open Areas Prohibition
- E-zone Update Timing
- Self-Service Storage
- Golf Course Landscaping Standards
- EG zone office uses at 3:1 FAR and Guild's Lake Industrial Sanctuary Plan District Limits
- Residential Non-Conforming Uses in EG Zones
- Industrial Office
- Air Quality

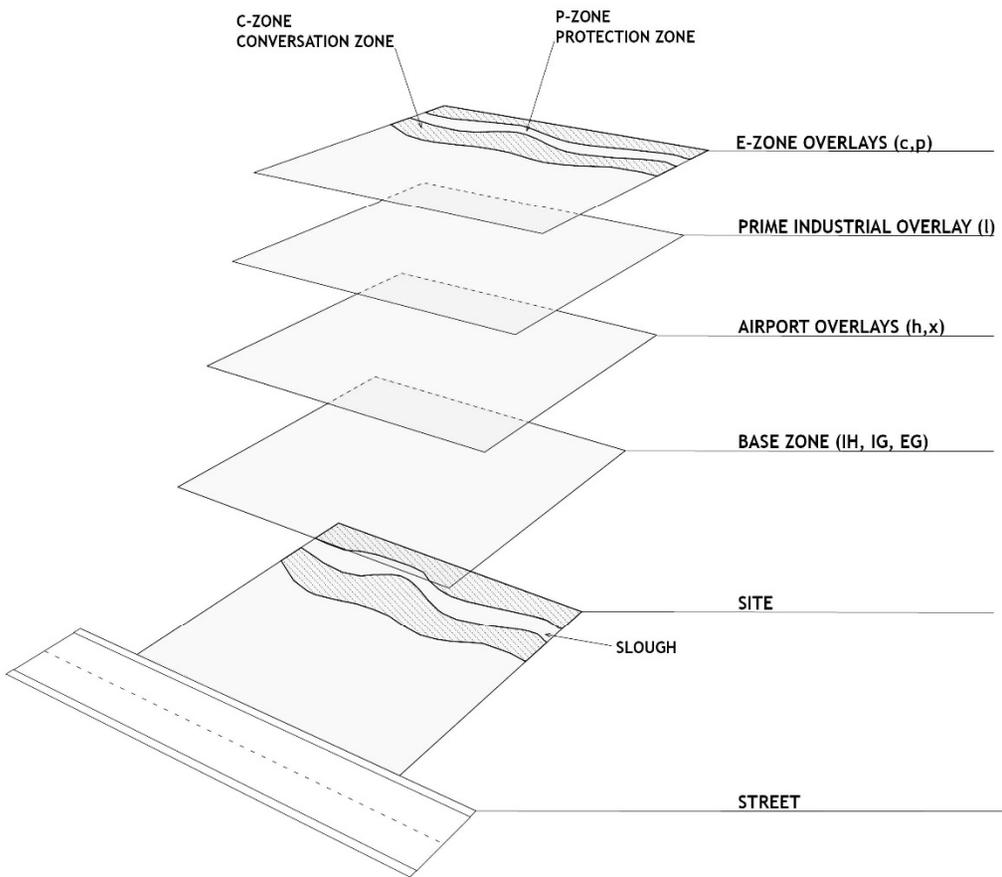


Environmental Overlay Zones Compatibility with Prime Industrial Overlay

The Prime Industrial Overlay Zone will:

- prohibit **non-industrial uses** (self-service storage, commercial outdoor recreation, major event entertainment, and parks)
- prohibit **quasi-judicial comprehensive plan map amendments** to convert industrial land to non-industrial map designations





LAYER VIEW



PLAN VIEW



Parks and Open Areas Prohibition

	Recreational Developed Parks	Nature Preserves	Stormwater Facilities
Proposed Code	Prohibited except for local serving parks (less than 2 acres)	Prohibited	Allowed as a public utility (BES determination)
Options	1. Allow larger local serving parks as a conditional use	2. Allow Habitat areas with or w/o trails as an accessory use	



E-zone Update Timing

The PSC has two options:

1. Keep the proposed code as written (*as amended*).
2. Add the Airport Futures e-zone changes to the proposed zoning map.



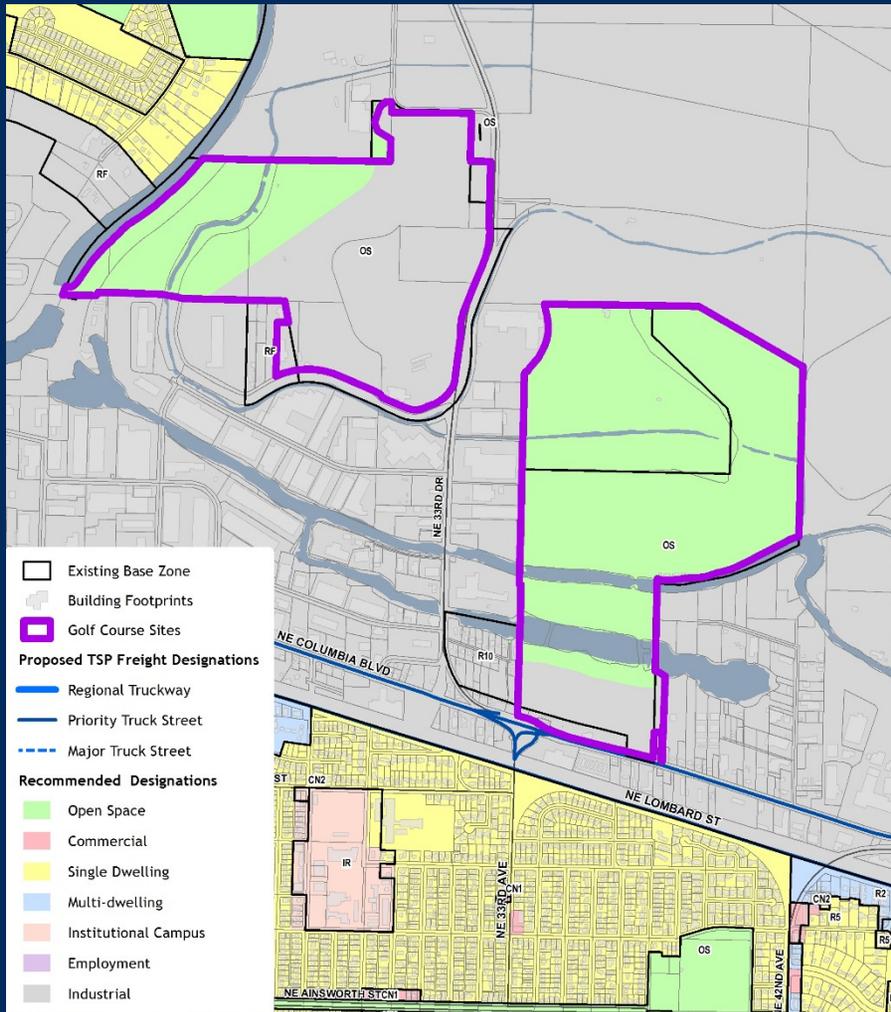
Self-Service Storage

The PSC has two options:

1. Keep the prohibition in place. Self-service storage would continue to be allowed in employment and industrial zones outside of the Prime Industrial Overlay Zone.
2. Delete the prohibition. No change to the current regulations.



Golf Course Landscaping Standards

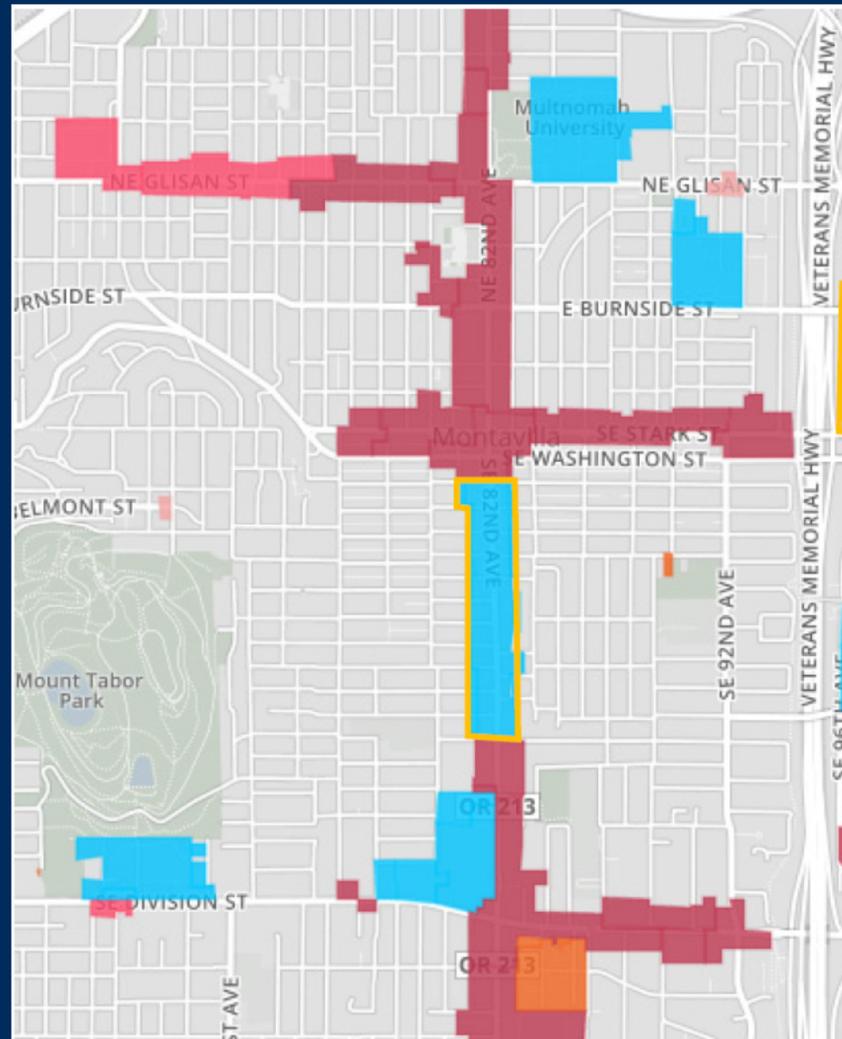


1. Minimum landscaped area of 20 percent, including setbacks, parking lot landscaping, and eco-roofs.

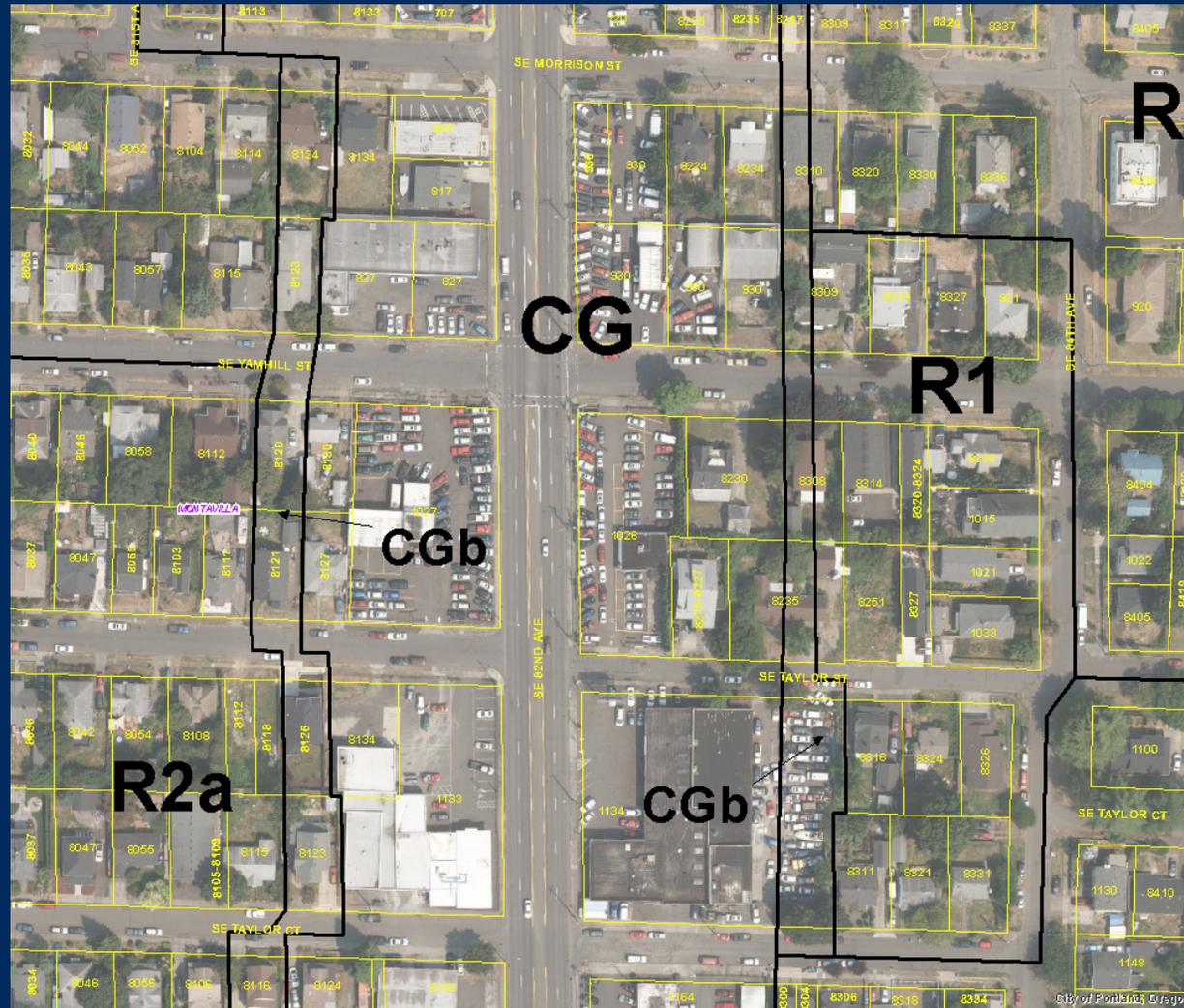
2. At least 75 percent of the plants must be native plants from the Portland Plant List.



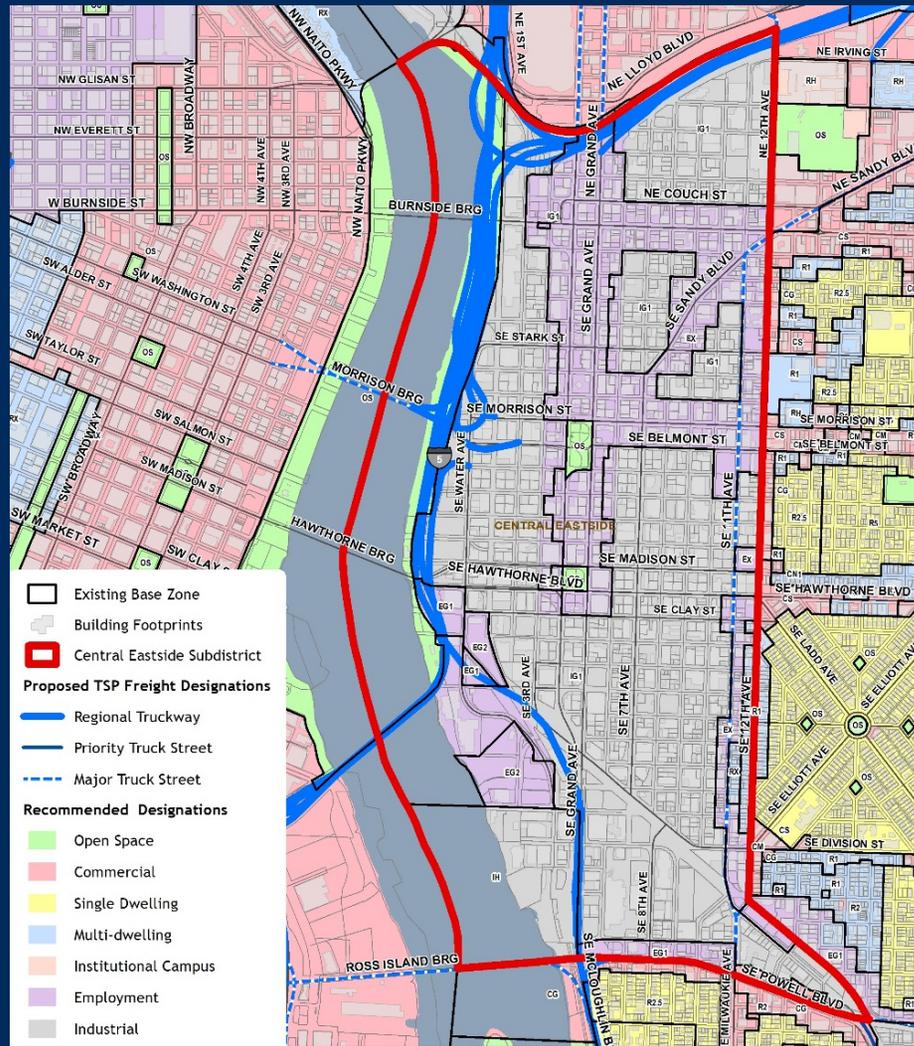
Mixed Employment on 82nd Ave



Residential Non-Conforming Uses in EG Zones



Industrial Office Definition



Air Quality

33.410 Buffer Zone

- 20 foot setback landscaped (high shrubs and trees)
- Structures, exterior storage, and exterior display are prohibited in the setbacks
- Exterior work activities are prohibited in the setbacks
- Vehicle access through the setbacks is prohibited

33.262 Off-Site Impacts

- Noise
- Vibration
- Odor
- Glare

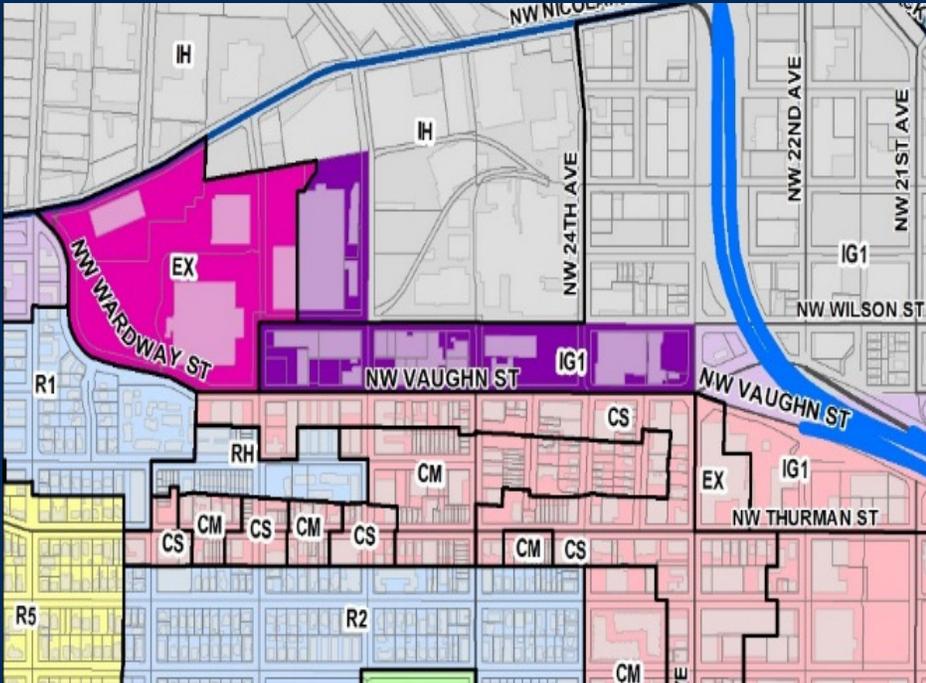


Map Issues Identified in Testimony

- ESCO on NW Vaughn
- Montgomery Park on NW Vaughn
- Freeway Land site at SE Foster and I-205
- EX conversion to EG sites
- PECO site on SE 17th Ave
- Broadmoor golf course
- Metro Greenspaces requests on Port of Portland land
- Linnton Prime Industrial Overlay



ESCO on NW Vaughn



Code change options:

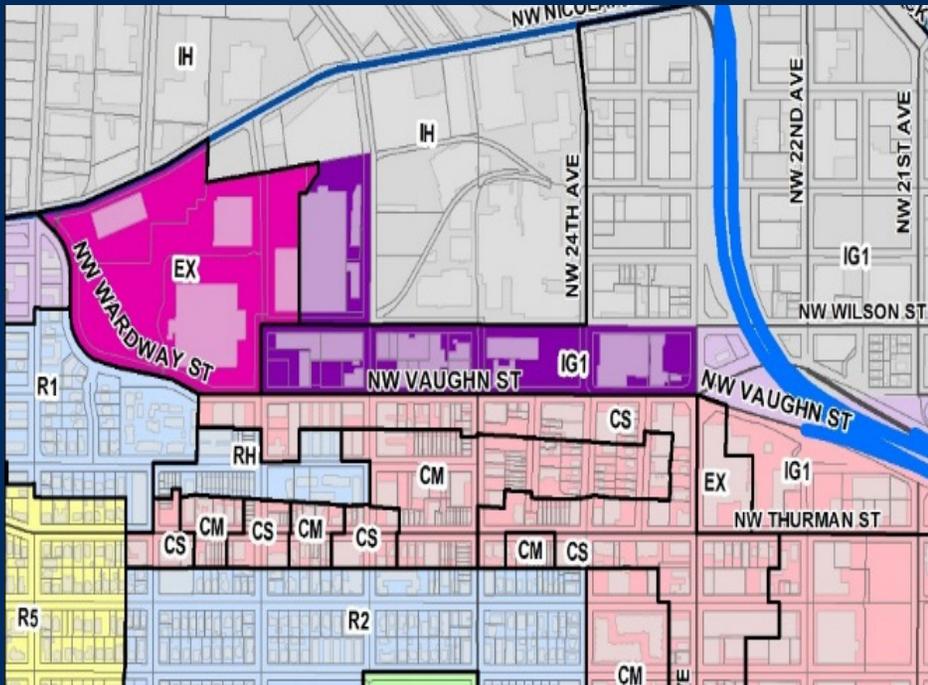
1. Keep the citywide 3:1 FAR for office uses in place.
2. Reduce the citywide 3:1 FAR for office uses in the EG zones.
3. Limit office use to 1:1 FAR (plus bonuses) in the Guild's Lake Industrial Sanctuary Plan District.

Map change options:

1. Keep the proposed map change from IG1 to EG1.
2. Retain IG1 until transportation capacity is further evaluated.



Montgomery Park on NW Vaughn



Map change options:

1. Keep the proposed map change from EX to EG2.
2. Retain EX zoning.

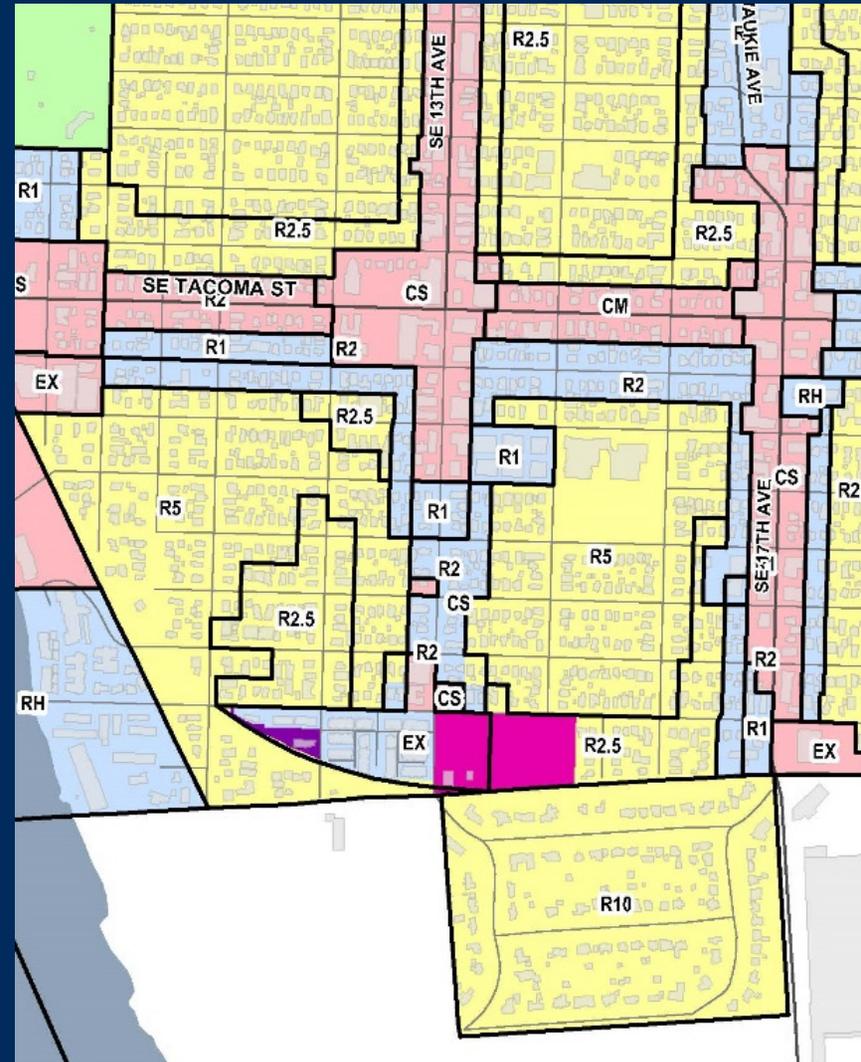
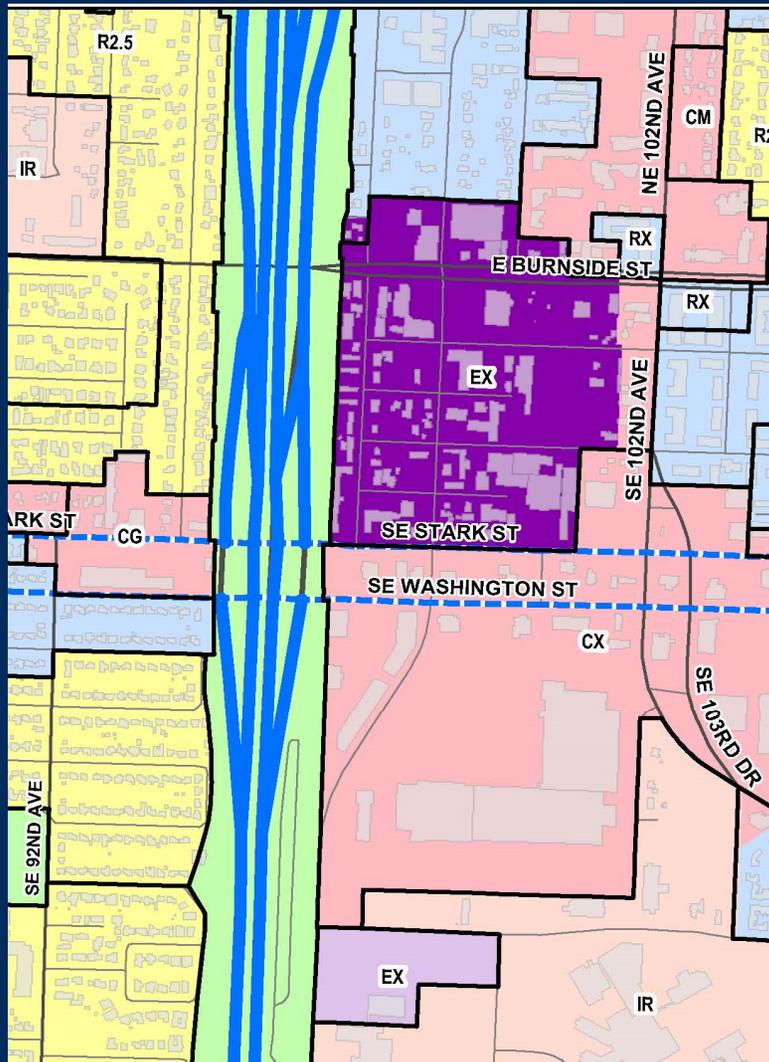
If City Council changes plan designation from EX to Mixed Use, then Commercial Mixed Use zoning will apply.



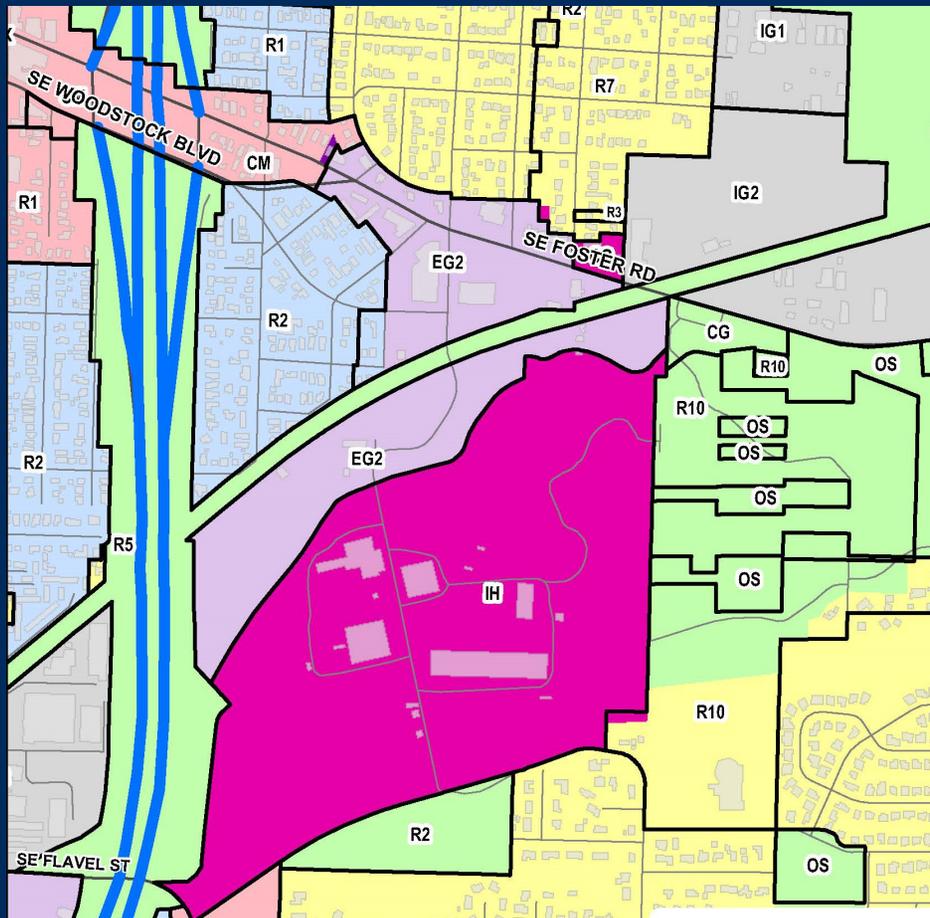
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EX conversion to EG sites



Freeway Land site at SE Foster and I-205



Map change options:

1. Keep the proposed map change from EX to EG2.
2. If City Council changes plan designation from EX to one of the Mixed Use Dispersed on part of the site, apply CE Commercial Employment zoning.



PECO Site on SE 17th Ave

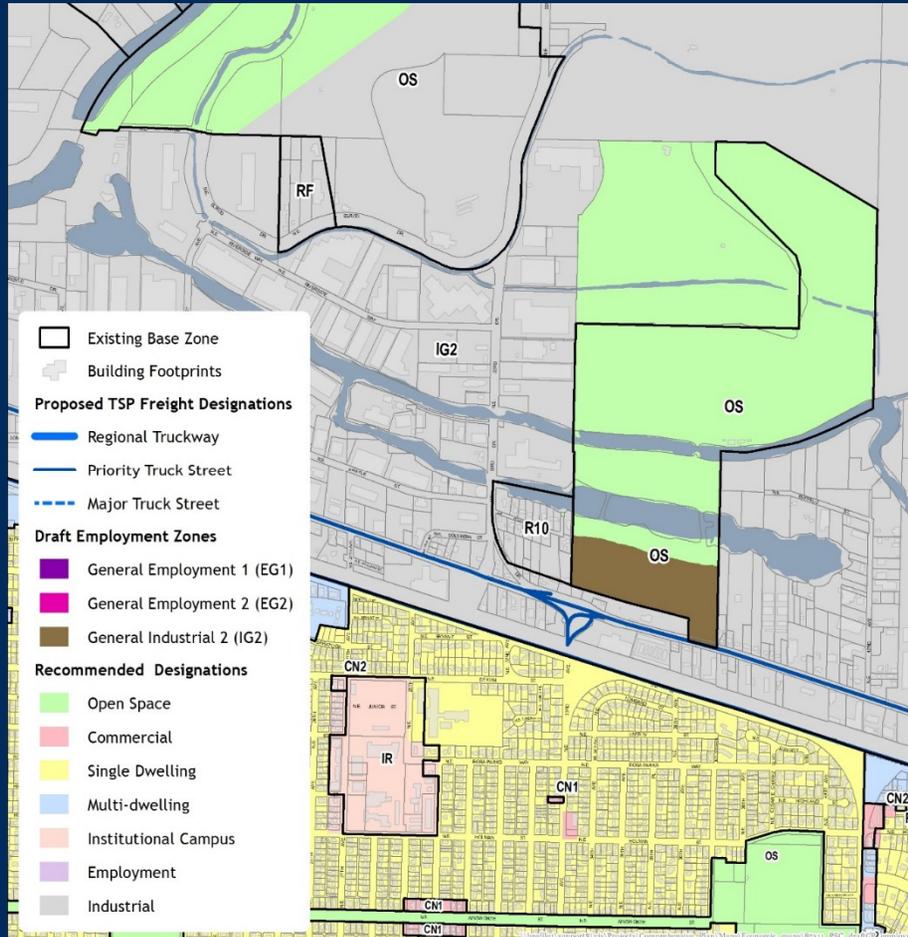


Map change options:

1. Keep the proposed Prime Industrial Overlay on the current IG1 base zone.
2. Do not apply Prime Industrial overlay on SE 17th Ave frontage sites. Leave IG1 General Industrial base zone.
3. Create a different overlay zone to allow Industrial Office along SE 17th Ave.



Broadmoor golf course

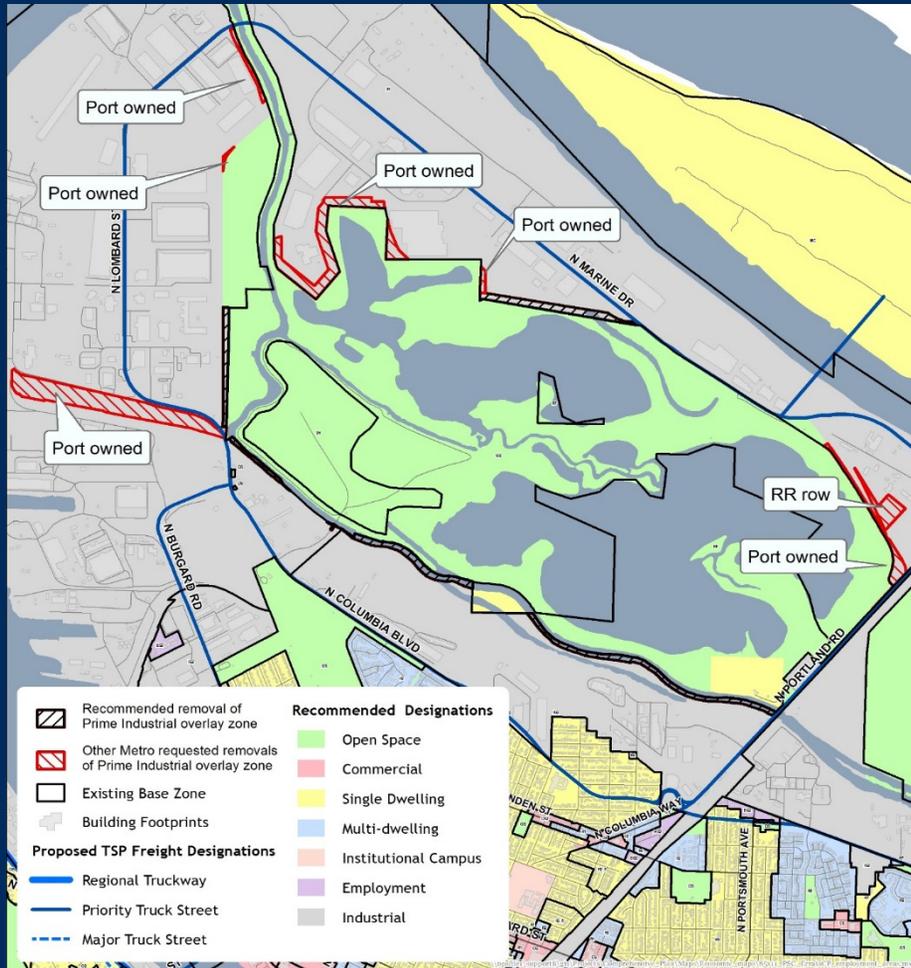


Recommended change to Proposed Draft map:

- Change OS to IG2 on the 15-acre part of the site proposed IS Industrial Sanctuary.



Metro Greenspaces requests on Port of Portland land



Recommended change to Proposed Draft map:

- Retain Prime Industrial I-overlay on Port-owned properties and railroad right-of-way and remove from other sites on maps below per Metro request.

Options:

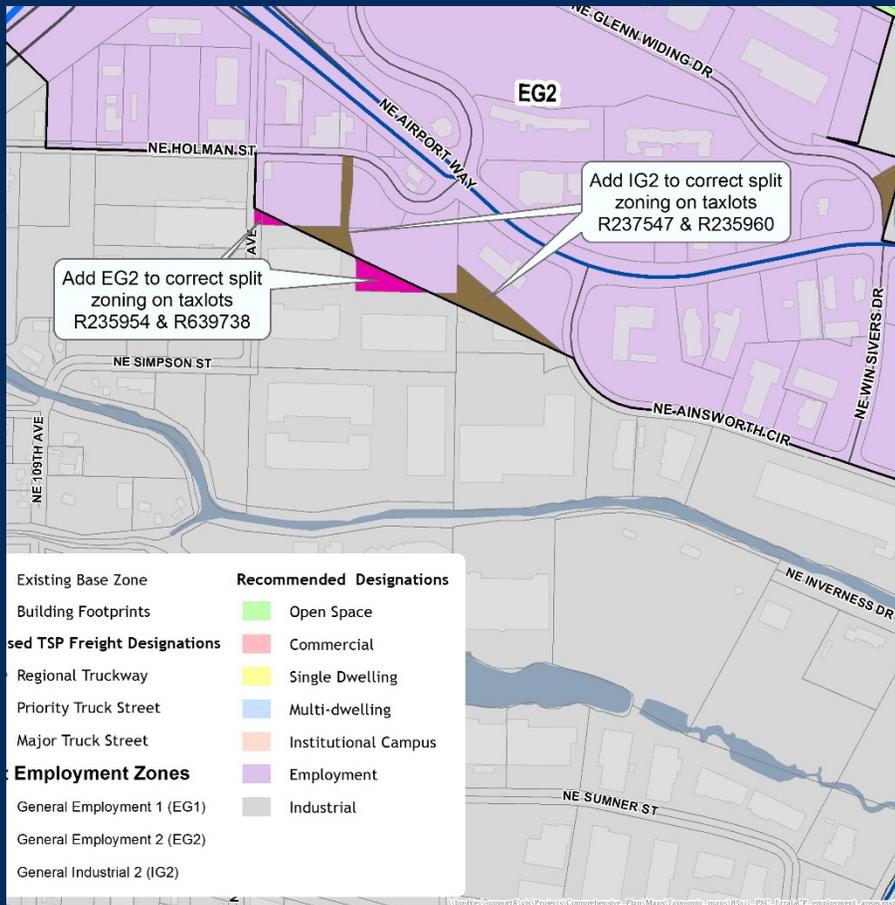
- Remove Prime Industrial I-overlay from other sites recommended by Metro.



Linnton Prime Industrial Overlay



Proposed Draft Addendum



Recommended addendum changes to implement additional Comp Plan Map changes:

- Split zoning corrections – Apply IG2 or EG zones to align zoning with property boundaries.
- Marina sites – Apply IG2 zoning on 2 sites to enable infill moorages.
- Unincorporated county pocket - Apply IG1 or IG2 zoning at 3 sites being brought into Urban Services Area.
- Map correction at Reed College site - remove Prime Industrial overlay zone at a warehouse site with IC Campus Institution Plan Map designation.



Employment Zoning Project

Next Steps

PSC options:

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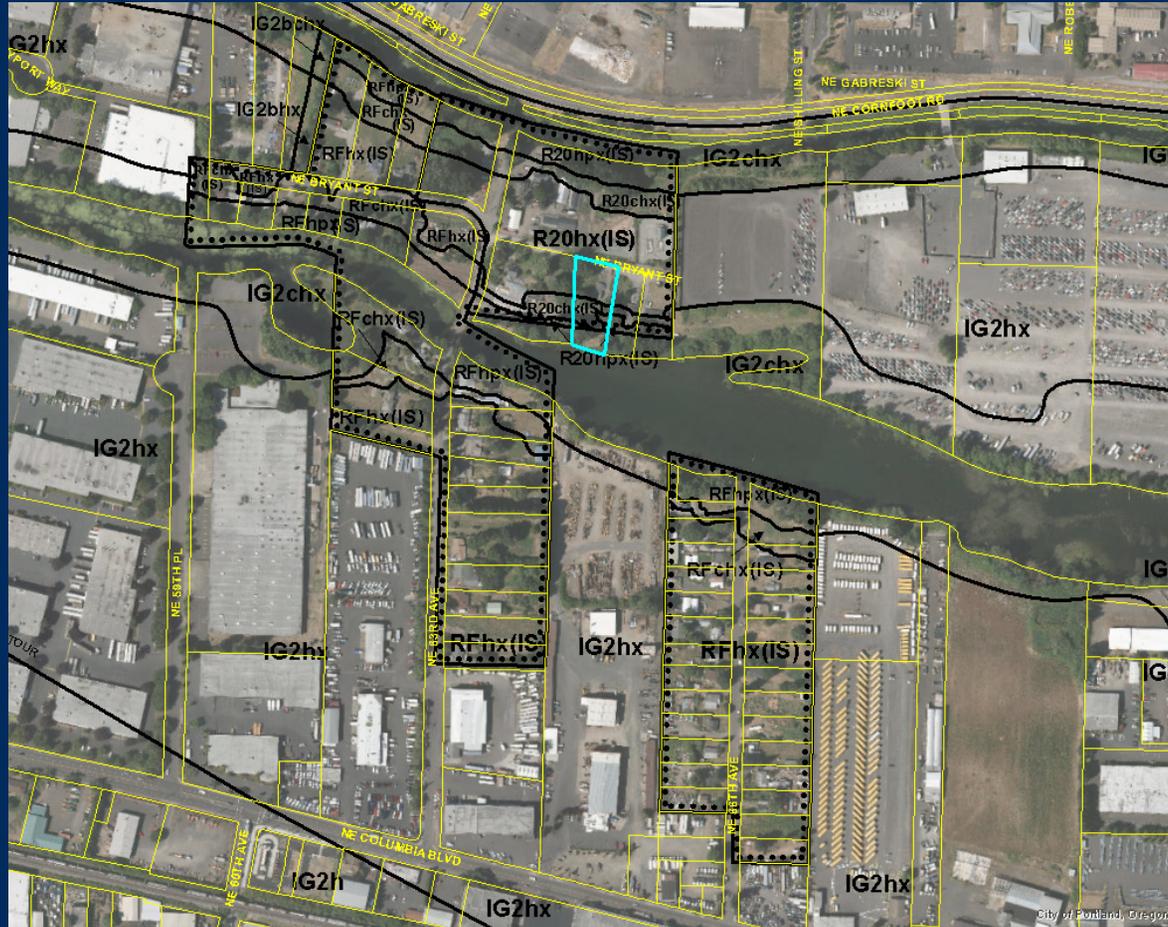


Additional Comp Plan Map Issues

- Cornfoot/Slough residential areas
- Airport Way EG2 limitations
- NE 148th split zone
- Levee Road area
- SE Quad – MLK IG to EX loading dock issue
- MU zone a SE 92nd and Powell



Cornfoot/Slough Residential Areas



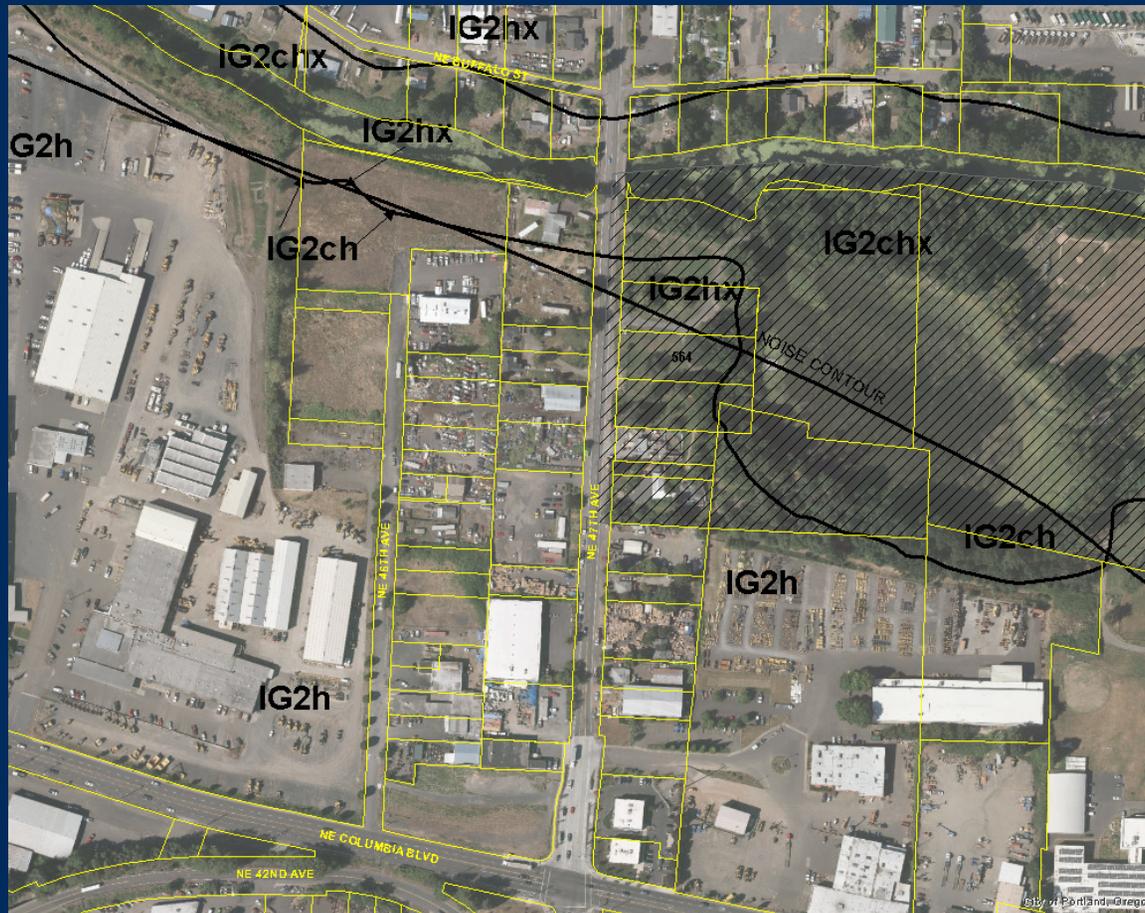
Holland Court Residential Area



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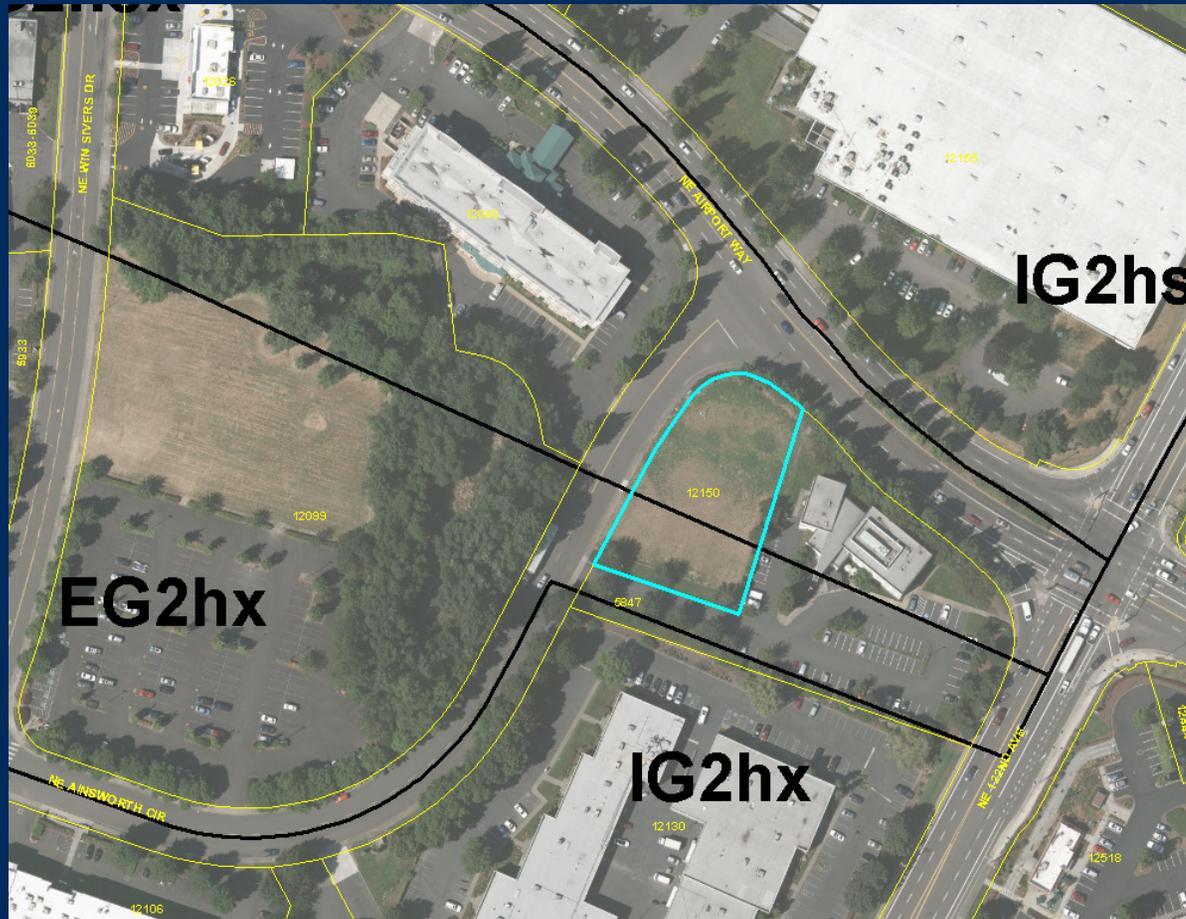
NE 47th and Buffalo Street Residential Areas



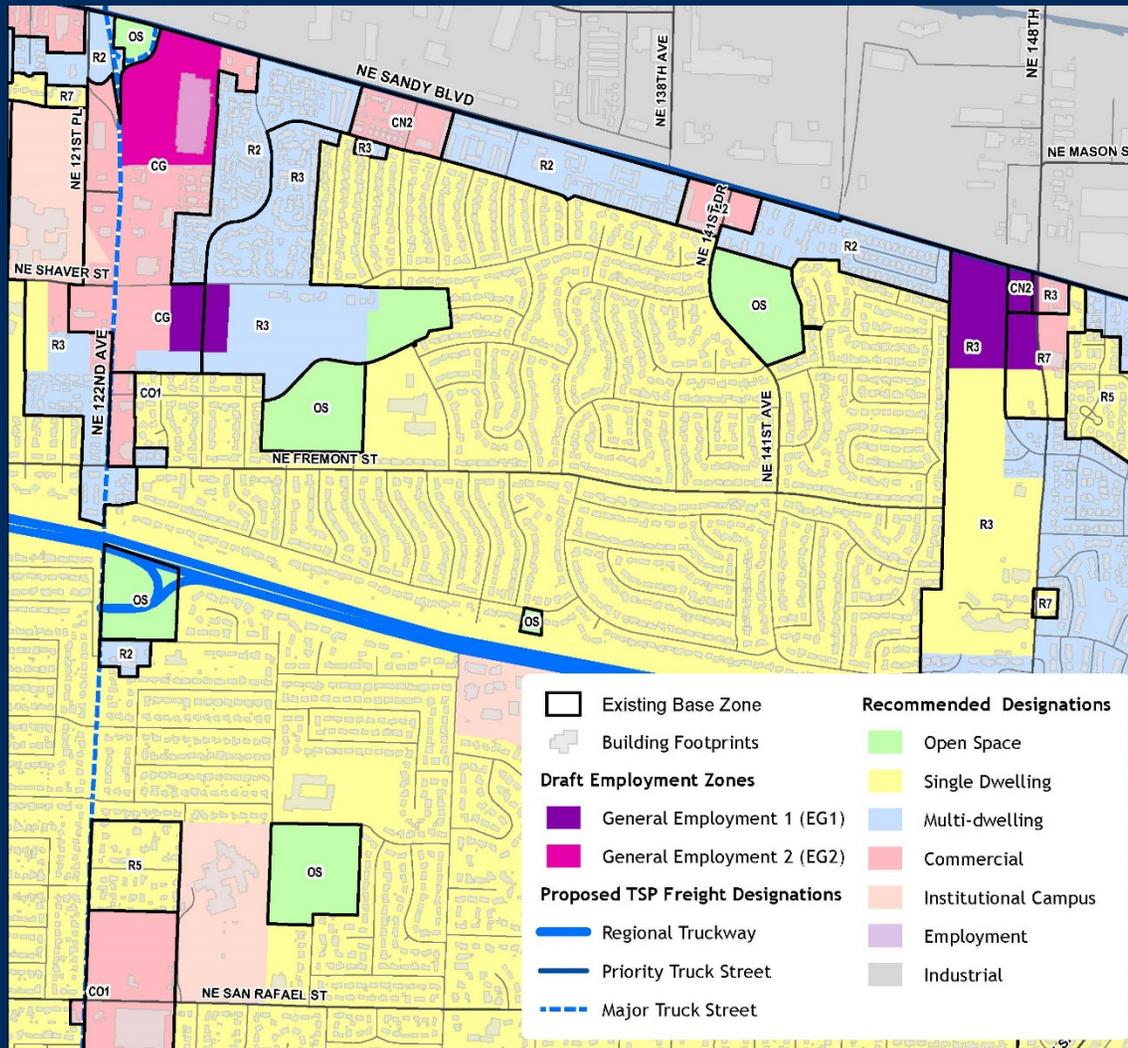
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Airport Way EG2 Limitations



NE 148th Ave. and Sandy



MLK IG1-to-EX Loading Dock Issue



SE 92nd and Powell Height Limits

