



Bureau of Planning and Sustainability

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MEMO

DATE: July 5, 2016

TO: Planning and Sustainability Commission

FROM: Deborah Stein, Principal Planner

CC: Susan Anderson, Director

SUBJECT: **Composite Zoning Map Errata**

The Composite Zoning Map was published in May 2016 for your consideration, along with a memo (June 16, 2016) that outlined changes between the Composite Zoning Map and previous Proposed Draft maps associated with the Residential and Open Space, Employment, Institutional Campus, and Mixed Use Zoning projects.

Since publication of the proposed Composite Zoning Map, some minor errors have been identified. In most cases, these are situations where an amendment to the Comprehensive Plan Map was adopted by City Council in June, but the corresponding change to the Zoning Map was not incorporated on the Zoning Map in time for the publication of the Composite Zoning Map.

Additionally, staff has identified two residential adjustments to the proposed Composite Zoning Map following further analysis of residential zones.

Errata and proposed map adjustments are listed on the following pages.



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Zoning Map Corrections—July 5, 2016

Address	Description
4503-4515 N Interstate	Apply CM3 to entire property to correct split-zoned situation.
SE Belmont between SE 16 th and SE 18 th Avenues	Apply 'd' overlay, matching CM2 properties.
3011 SW Canby	Apply 'd' overlay, matching balance of properties.
4736 and 4752 NE Going	Change from R5 to R3 to be consistent with the Comprehensive Plan Map designation.
2518 NE 15 th Ave	Change from R5 to CM1 to recognize non-conforming situation, which has already been acknowledged in the Comprehensive Plan Map.
4210 NE Shaver	Change from R5 to R2 to be consistent with the Comprehensive Plan Map designation.
6210 NE Going, 4532 NE 62 nd Ave	Change from R5 to R2 to be consistent with the Comprehensive Plan Map designation.
5640, 5620-24 and 5606 NE Killingsworth	Change from R3 to R2 to be consistent with the Comprehensive Plan Map designation.
5308 N Commercial	Change from R1 to CM1 to recognize non-conforming situation, which has already been acknowledged in the Comprehensive Plan Map.
NE Pacific, West of NE 102 nd	Change from RX to CXd to be consistent with the Comprehensive Plan Map designation and adjacent zoning.
412 SE 108th	Change from R2.5 to CM1 to be consistent with the Comprehensive Plan Map designation.

Additional recommended Zoning Map Changes, based on new information & further analysis

Location	Description	Rationale
North Tabor: 22 NE 53 rd Ave & 18 other taxlots (See Figure 1)	Change from R2 to R1 within this ZRA, limited to properties on the same blocks that contain CM2 zoning	<p>The area under re-consideration for a staff recommended zone change is within the same blocks that contain Commercial Mixed Use 2 zoning abutting East Burnside Street between NE 53rd and NE 57th Avenues. This area is developed with a mix of single-dwellings, single-dwelling on small lots (under 3,000 sq. ft.) and duplexes. In 2007 there was a zone change from R2 to R1 for the property at 32 NE 56TH AVE.</p> <p>In Trimet's North/Central Service Enhancement Plan – Final Report, dated Summer 2016, Bus Line #20 Burnside will receive an “upgrade line to Frequent Service and add later and earlier service” in the spring of 2017. The infrastructure capacity analysis supported a zone change.</p> <p>The North Tabor Neighborhood Association Board submitted comment to staff dated December 2015 officially requesting the areas within North Tabor to be up-zoned to match the residential comprehensive map designation.</p>



		The American Community Survey (ACS) data show that this area is somewhat less racially diverse than Portland as a whole (86% White Alone/Not Hispanic), but is otherwise similar to citywide averages with regard to the rate of renting households (51%) and median household income (\$54,000). Fewer than 14% of renter households in the block group live in detached single-dwelling homes in this area, which has a significant amount of existing multi-family zoning and development.
Piedmont: 6525 N Borthwick & 32 other taxlots (See Figure 2)	Retain existing R5 zoning	This recommendation is in response to neighborhood comments and testimony about gentrification and displacement risk for current residents, which aligned with staff analysis which shows a relatively large representation of people of color, and that people of color were disproportionately represented among renter households, and more apt to be at risk of displacement (see BPS memo on Residential and Open Space zoning also dated July 5, 2016 for further details).
NE MLK & NE Killingsworth (See Figure 3)	Change zoning to CM3 rather than CM2	This recommendation would acknowledge the significance of a prominent intersection, be more consistent with the zoning of neighboring major intersections, and would acknowledge potential redevelopment opportunities in a Mixed Use Urban Center designation. The recommendation is also supported by community testimony.

Additional Recommended Map Changes, Map Areas:

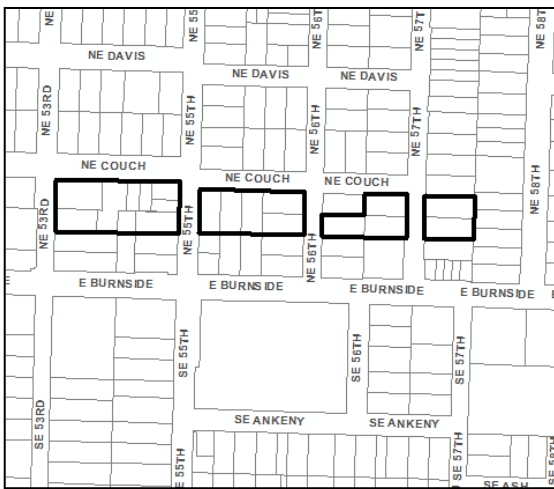


Figure 1: N Tabor properties recommended to change to R1 rather than retain R2(R1)



Figure 2: Piedmont properties recommended to retain R5(R2.5) rather than change to R2.5



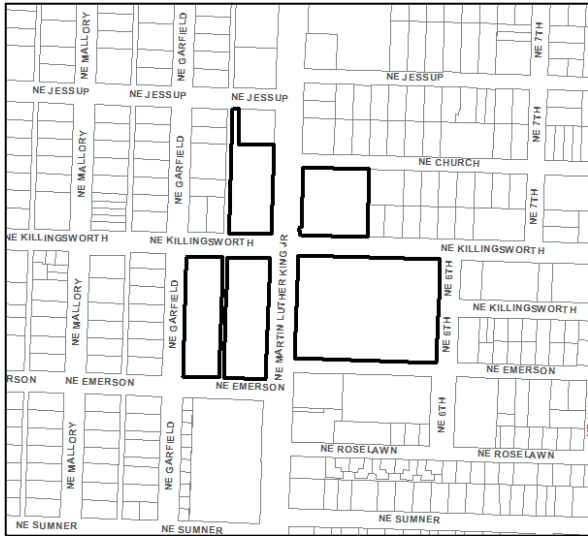


Figure 3: NE MLK & NE Killingsworth properties proposed for CM3 instead of CM2

