

**Map Atlas**  
Mixed Use Zones Zoning Map Testimony  
PSC Work Session  
August 9, 2016

This set of reference maps is provided to assist you with your consideration of testimony related to the Zoning Map. It combines Part 1 and Part 2.

**1. Base Zone Map Change Requests (slides 2-54)**

- Each map is numbered in the top left corner to correspond with the related item in your work sheet.
- Maps depict zoning as shown in the May 2016 Proposed Composite Zoning Map. Individual properties subject to testimony are outlined by a red or light blue border. Groups of properties being considered are outlined in black.
- At the bottom left of each map, you will find the Zoning Map designation as shown in the May 2016 proposal.

**2. Centers Main Street Overlay Zone Changes (slides 55-60)**

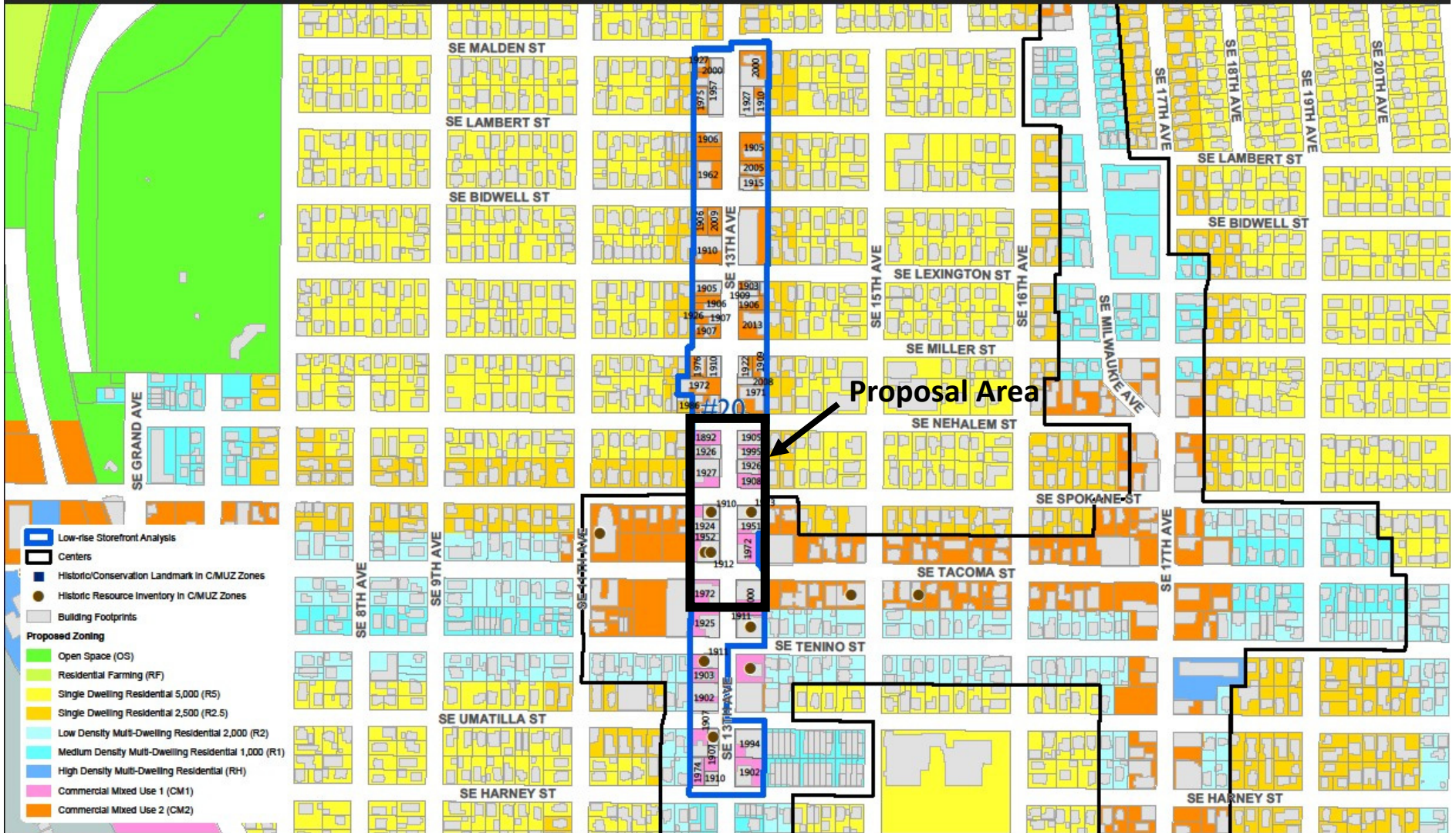
# Group A.1: Moreland





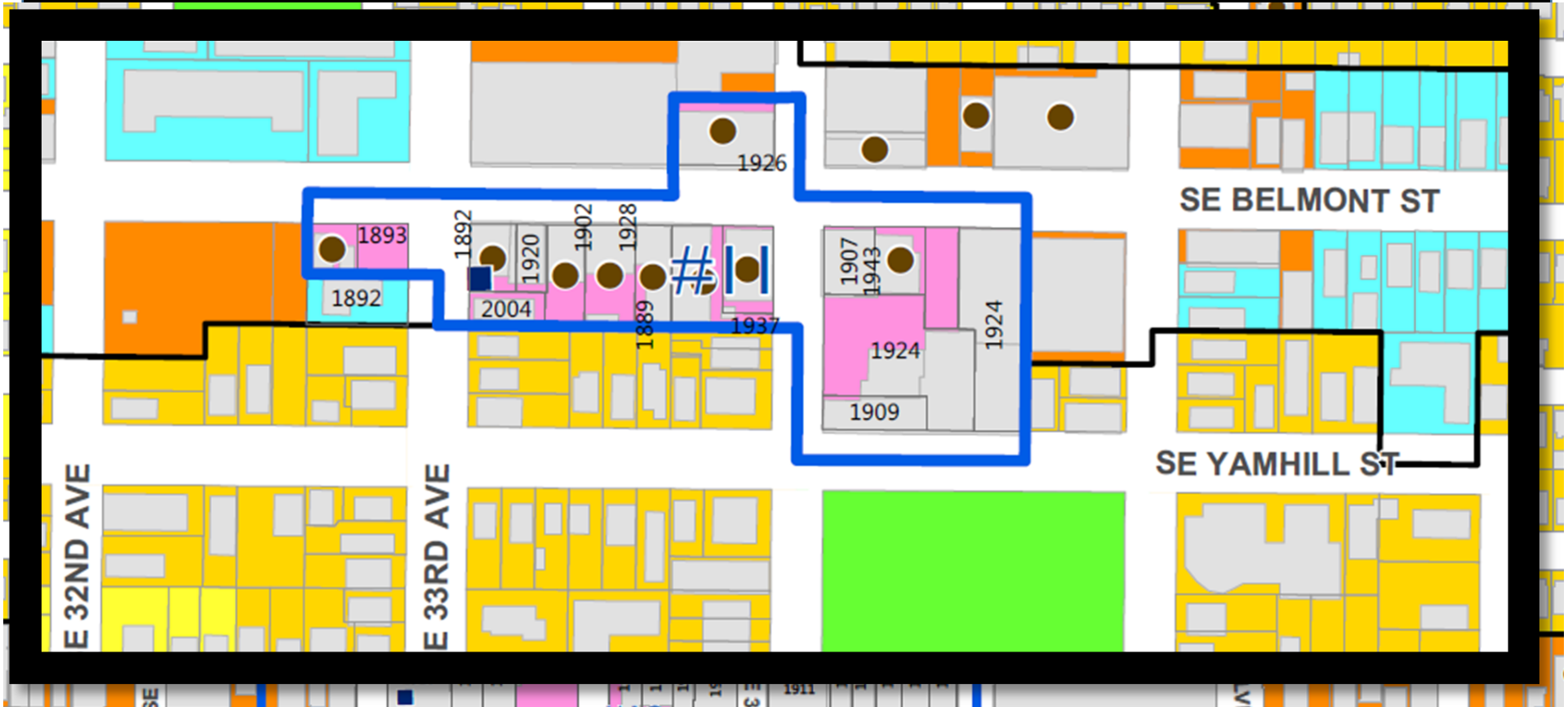
# Group A.2: Sellwood

## Low-Rise Commercial Storefront Analysis Areas



# Group A.3: Belmont

## Low-Rise Commercial Storefront Analysis Areas



May 2, 2016

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

E:\jacobus (895 Tech Services)\895 Tech Services Team Folder\GIS\projects\Comp\_Plan\Map\Comprehensive\_Plan\_Mapping\Output\_mappings\Mapinfo\_storefront\_analysis\10127\_32nd\_to\_33rd\_st\_storefront\_analysis.mxd



0 Feet 200

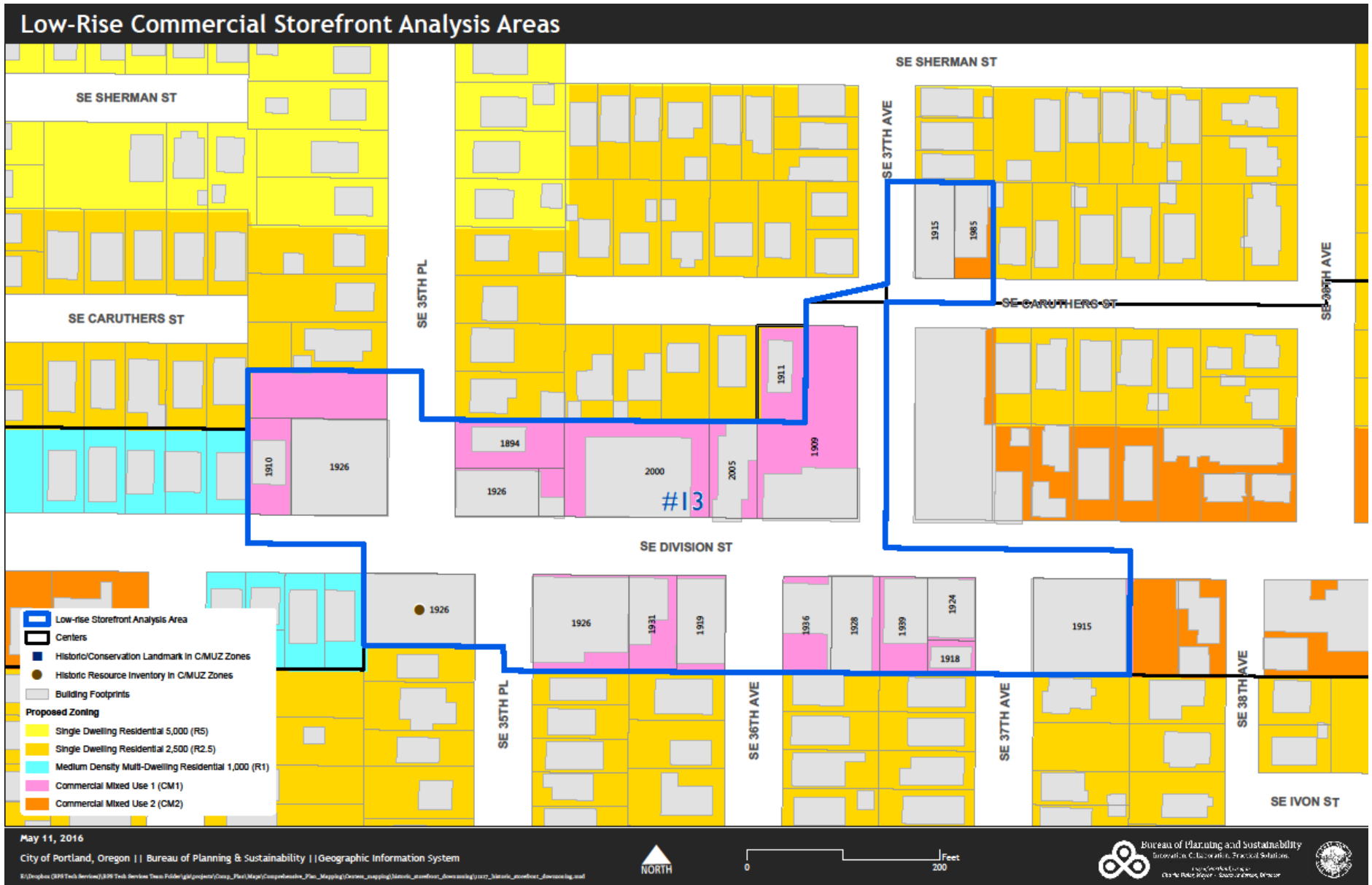


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Innovative. Collaborative. Practical Solutions.

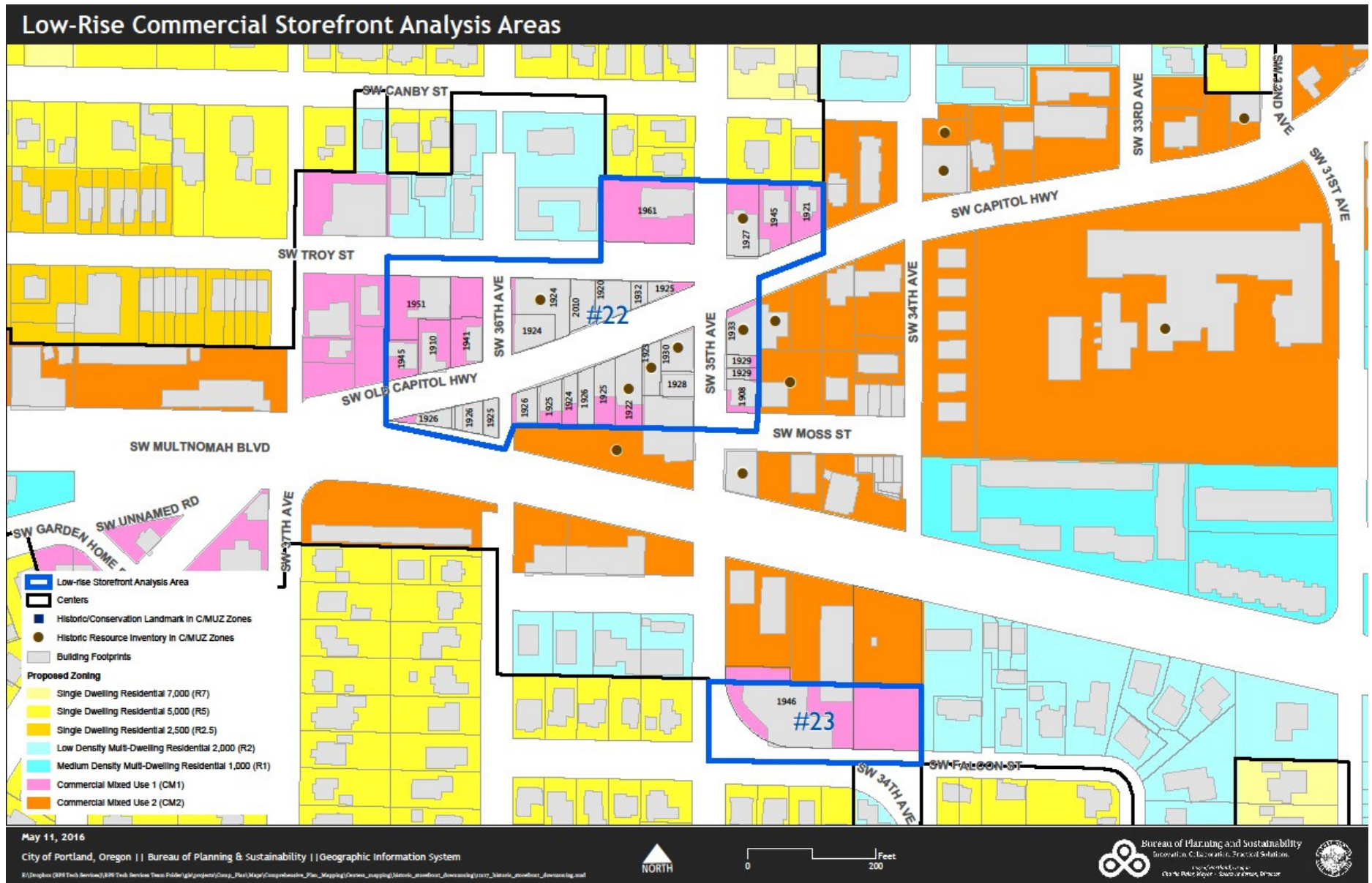




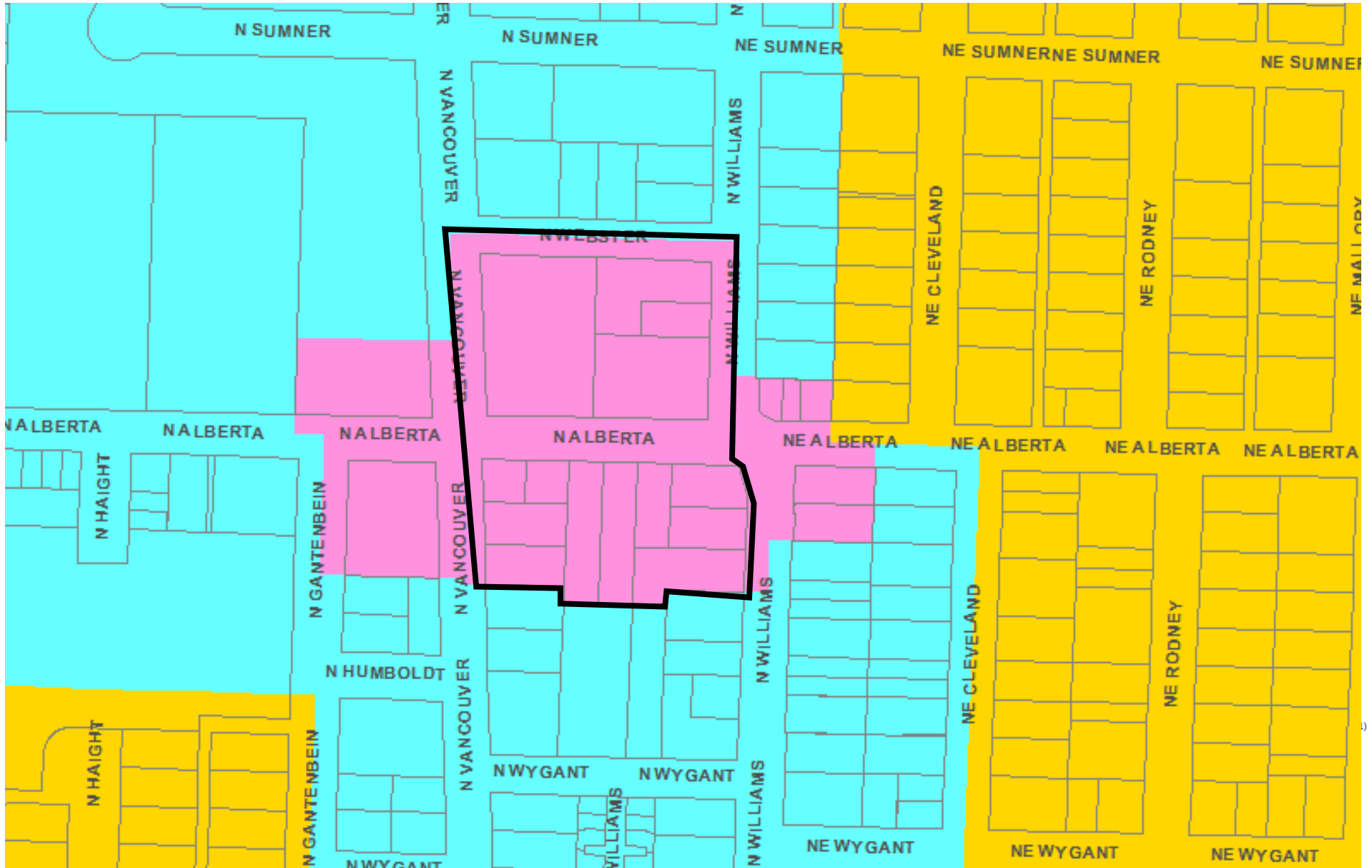
# Group A.4: Division



# Group A.5: Multnomah



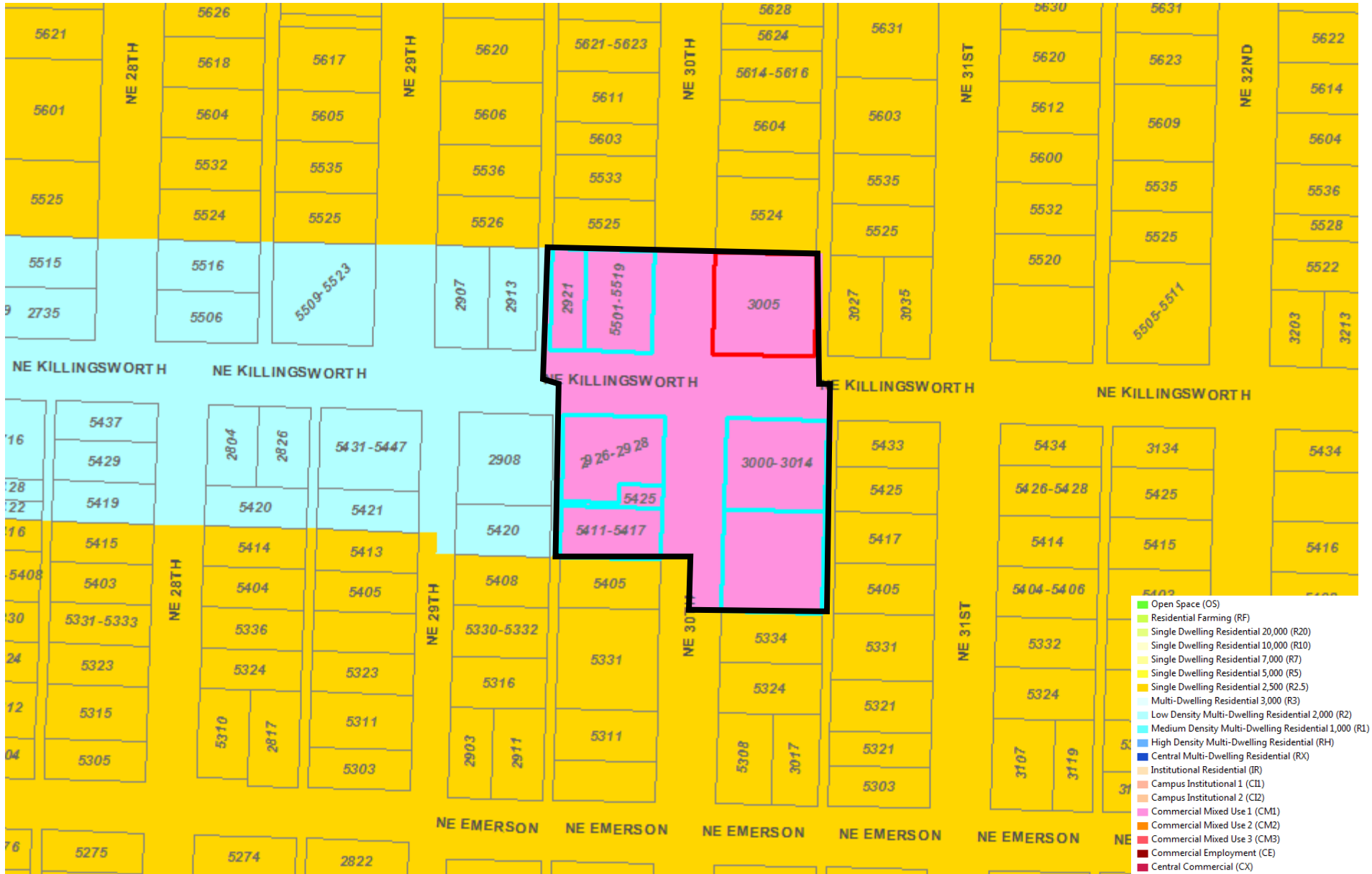
# Group B, 1: N ALBERTA AND WILLIAMS



- General Employment 1 (EG1)
- General Employment 2 (EG2)
- Central Employment (EX)
- General Industrial 1 (IG1)
- General Industrial 2 (IG2)
- Heavy Industrial (IH)

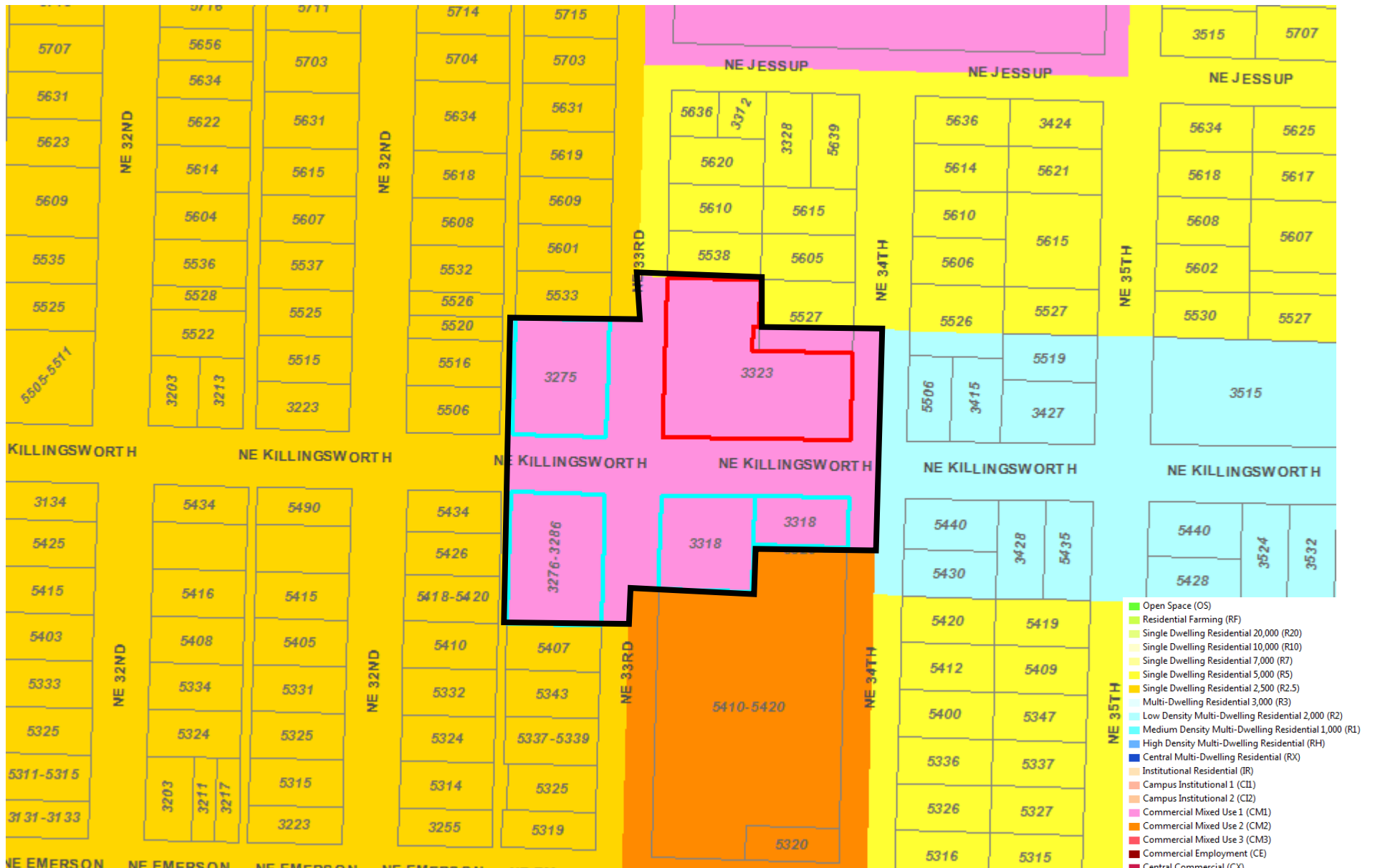


# Group B, 2: NE 30<sup>TH</sup> AND KILLINGSWORTH

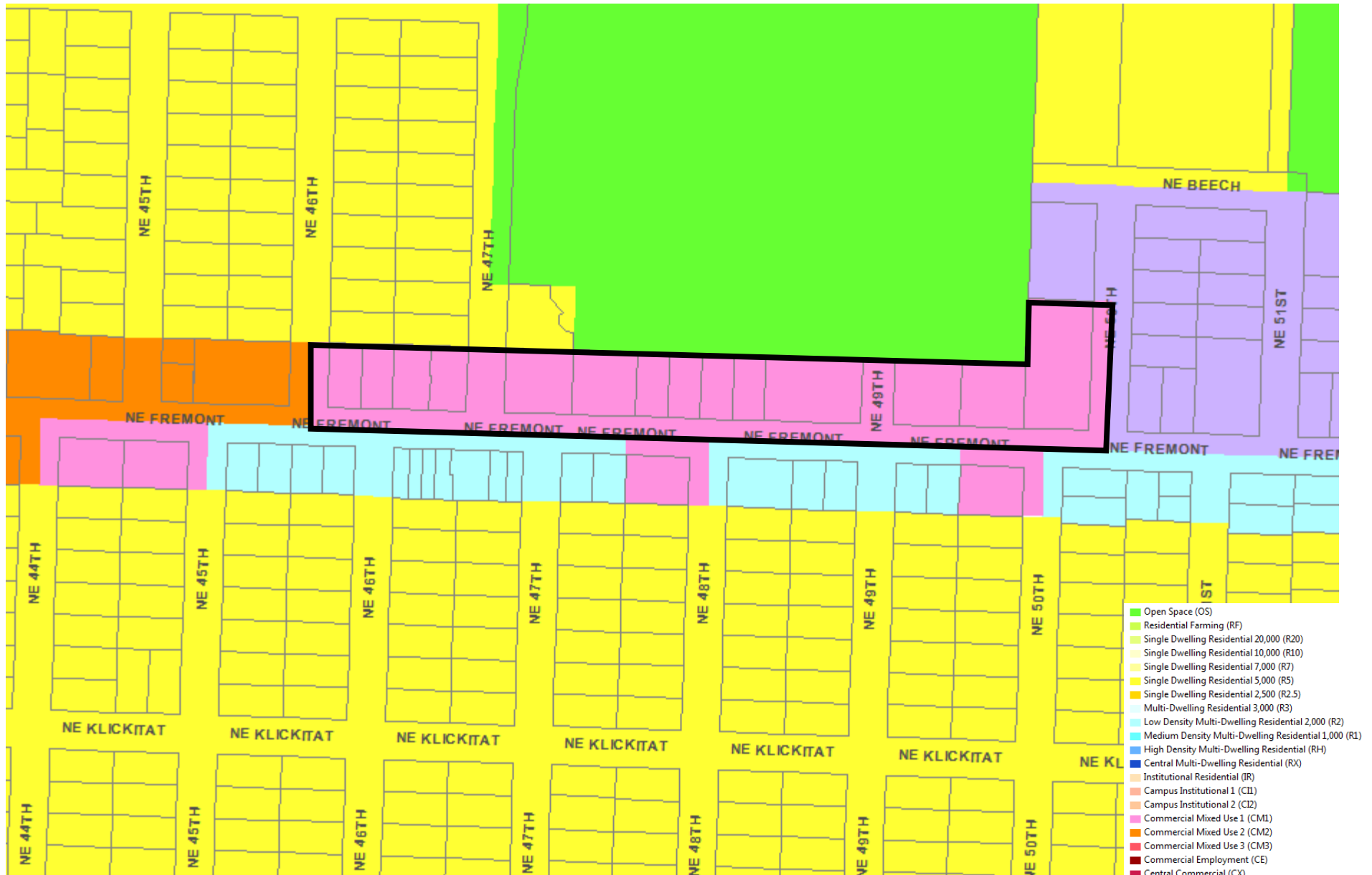


- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
- Single Dwelling Residential 5,000 (R5)
- Single Dwelling Residential 2,500 (R2.5)
- Multi-Dwelling Residential 3,000 (R3)
- Low Density Multi-Dwelling Residential 2,000 (R2)
- Medium Density Multi-Dwelling Residential 1,000 (R1)
- High Density Multi-Dwelling Residential (RH)
- Central Multi-Dwelling Residential (RX)
- Institutional Residential (IR)
- Campus Institutional 1 (CI1)
- Campus Institutional 2 (CI2)
- Commercial Mixed Use 1 (CM1)
- Commercial Mixed Use 2 (CM2)
- Commercial Mixed Use 3 (CM3)
- Commercial Employment (CE)
- Central Commercial (CX)
- General Employment 1 (EG1)
- General Employment 2 (EG2)
- Central Employment (EX)
- General Industrial 1 (IG1)
- General Industrial 2 (IG2)
- Heavy Industrial (IH)

# Group B, 3: NE 33<sup>RD</sup> AND KILLINGSWORTH



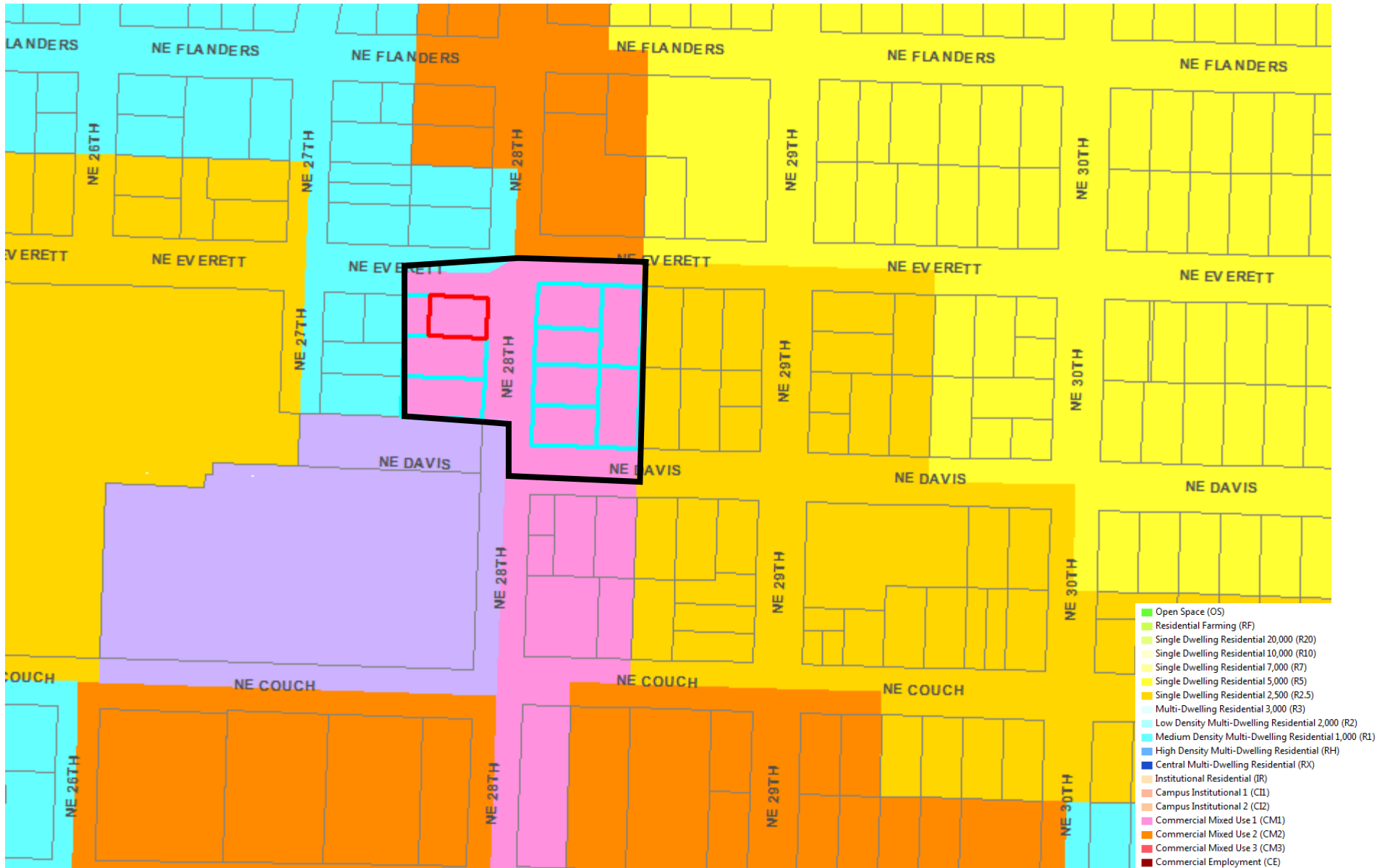
# Group B, 4: NE FREMONT AND 47<sup>TH</sup>



- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
- Single Dwelling Residential 5,000 (R5)
- Single Dwelling Residential 2,500 (R2.5)
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- Low Density Multi-Dwelling Residential 2,000 (R2)
- Medium Density Multi-Dwelling Residential 1,000 (R1)
- High Density Multi-Dwelling Residential (RH)
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- Commercial Mixed Use 3 (CM3)
- Commercial Employment (CE)
- Central Commercial (CX)
- General Employment 1 (EG1)
- General Employment 2 (EG2)
- Central Employment (EX)
- General Industrial 1 (IG1)
- General Industrial 2 (IG2)
- Heavy Industrial (IH)



# Group B, 5: NE 28TH - EVERETT TO DAVIS



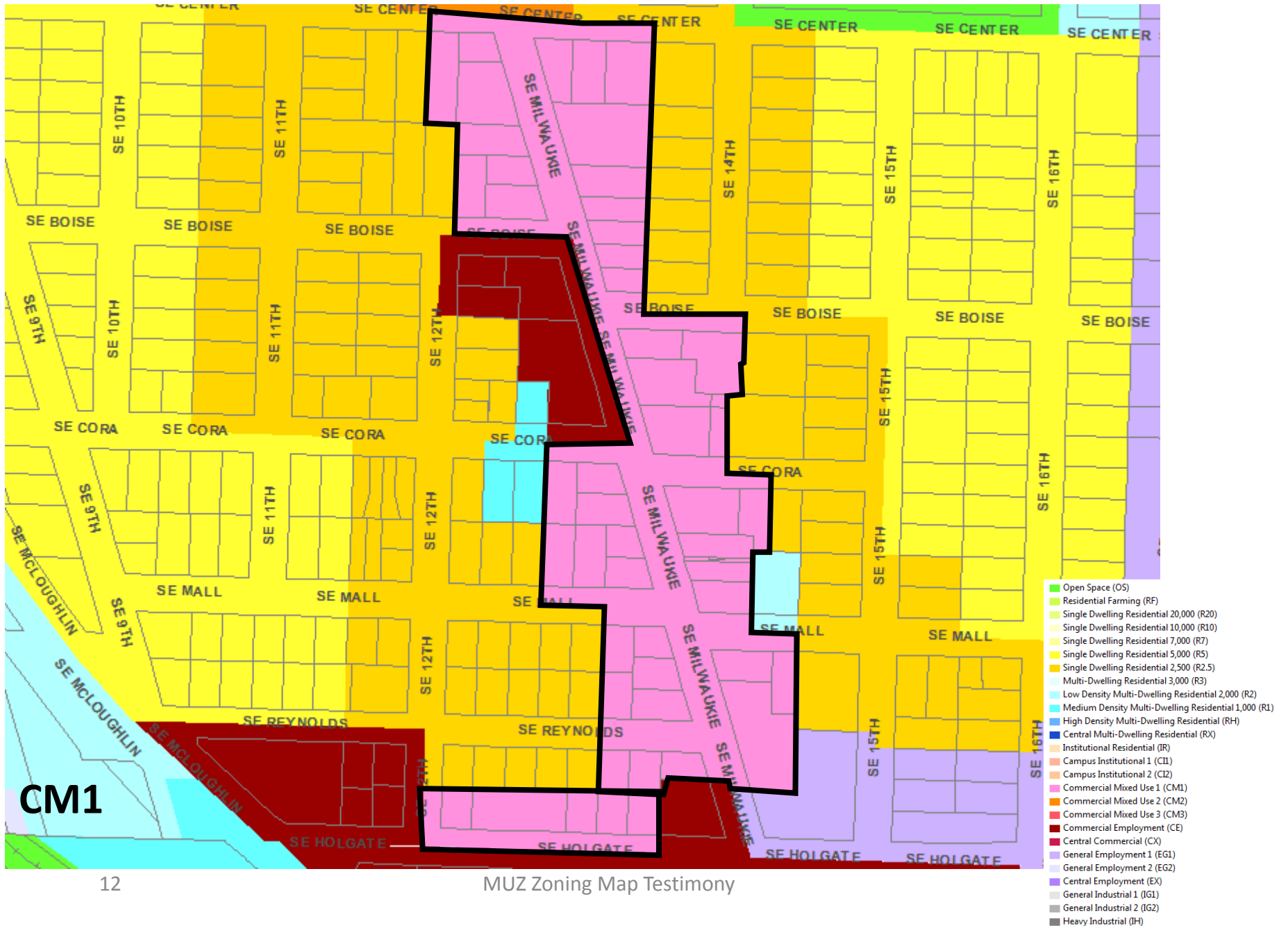
**CM1**

11

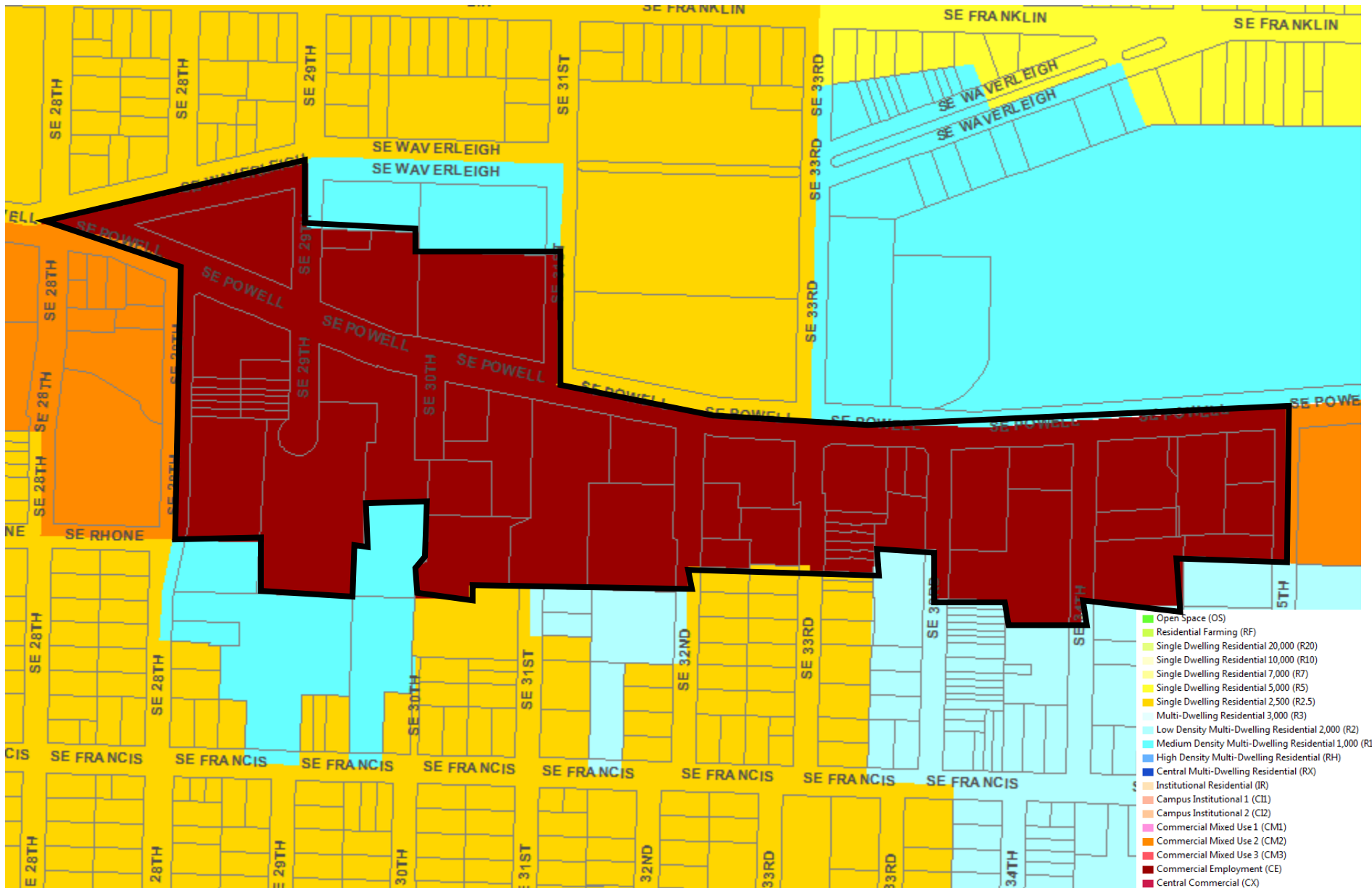
MUZ Zoning Map Testimony

- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
- Single Dwelling Residential 5,000 (R5)
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- Central Commercial (CX)
- General Employment 1 (EG1)
- General Employment 2 (EG2)
- Central Employment (EX)
- General Industrial 1 (IG1)
- General Industrial 2 (IG2)
- Heavy Industrial (IH)

Group B, 6: SE MILWAUKIE AVE. FROM CENTER TO HOLGATE, 7: E HOLGATE FROM SE 12TH TO MILWAUKIE



# Group B, 8: POWELL BLVD ROSS IS TO 35TH

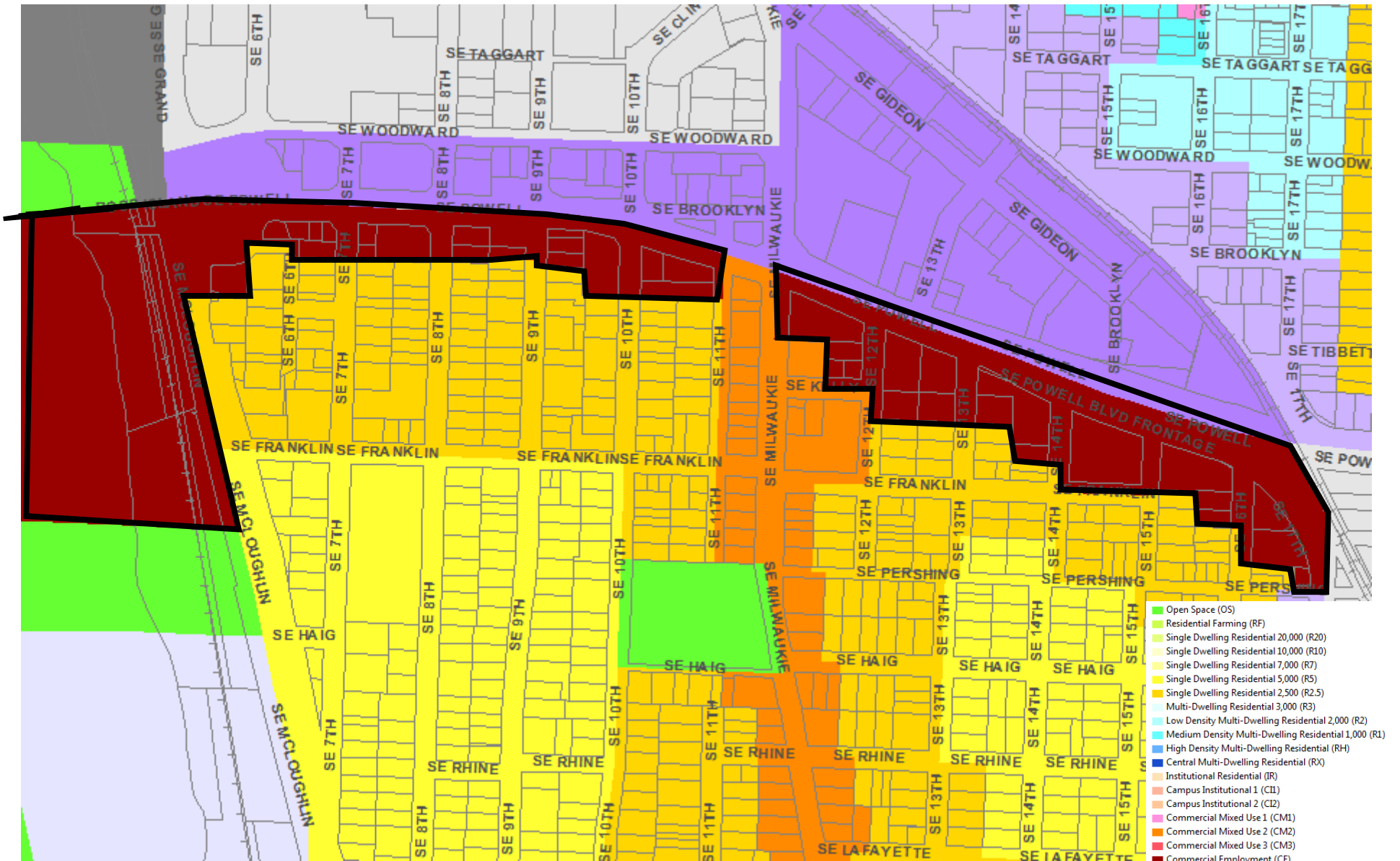


**CE**

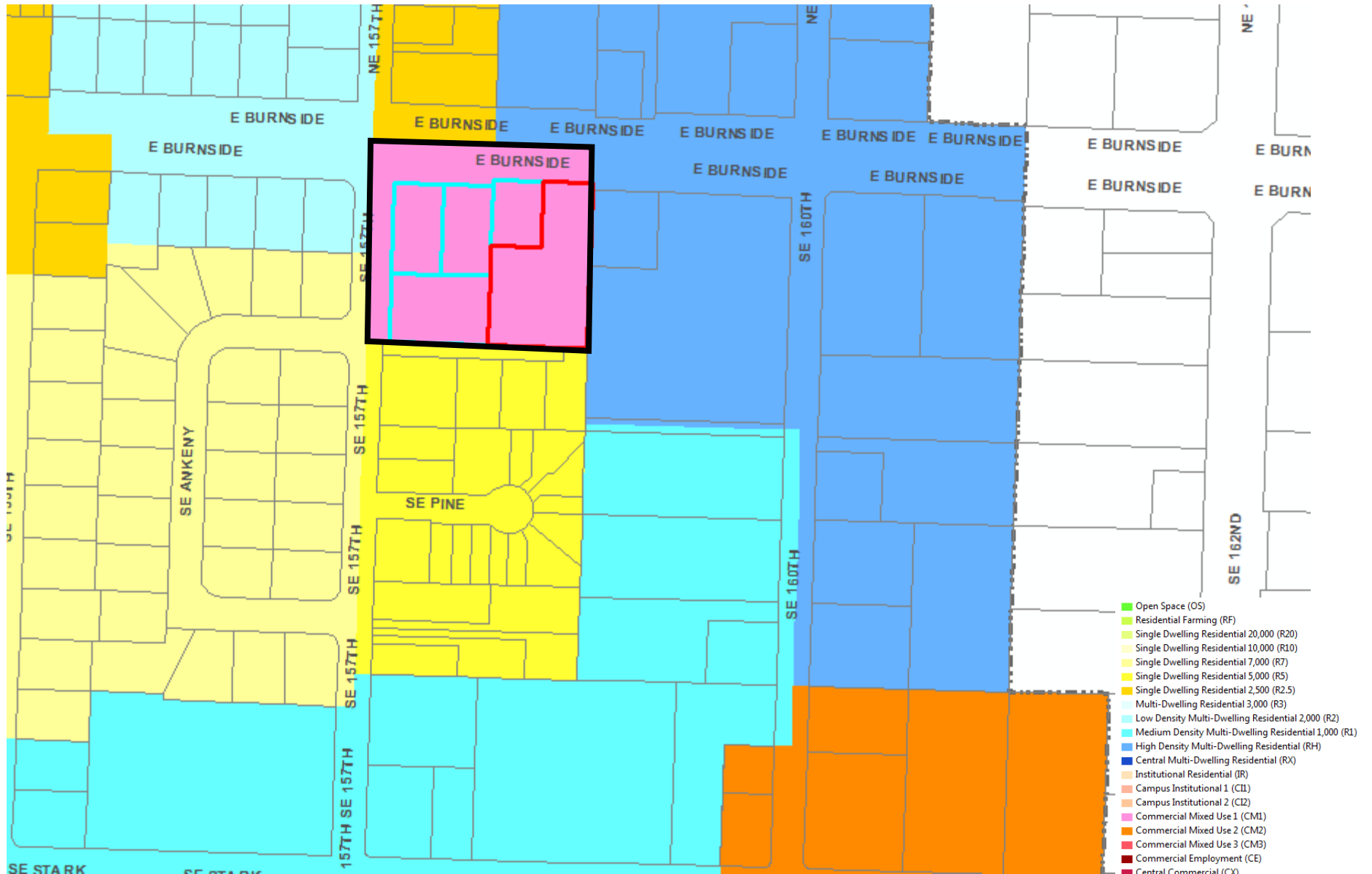
- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
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- General Employment 2 (EG2)
- Central Employment (EX)
- General Industrial 1 (IG1)
- General Industrial 2 (IG2)
- Heavy Industrial (IH)



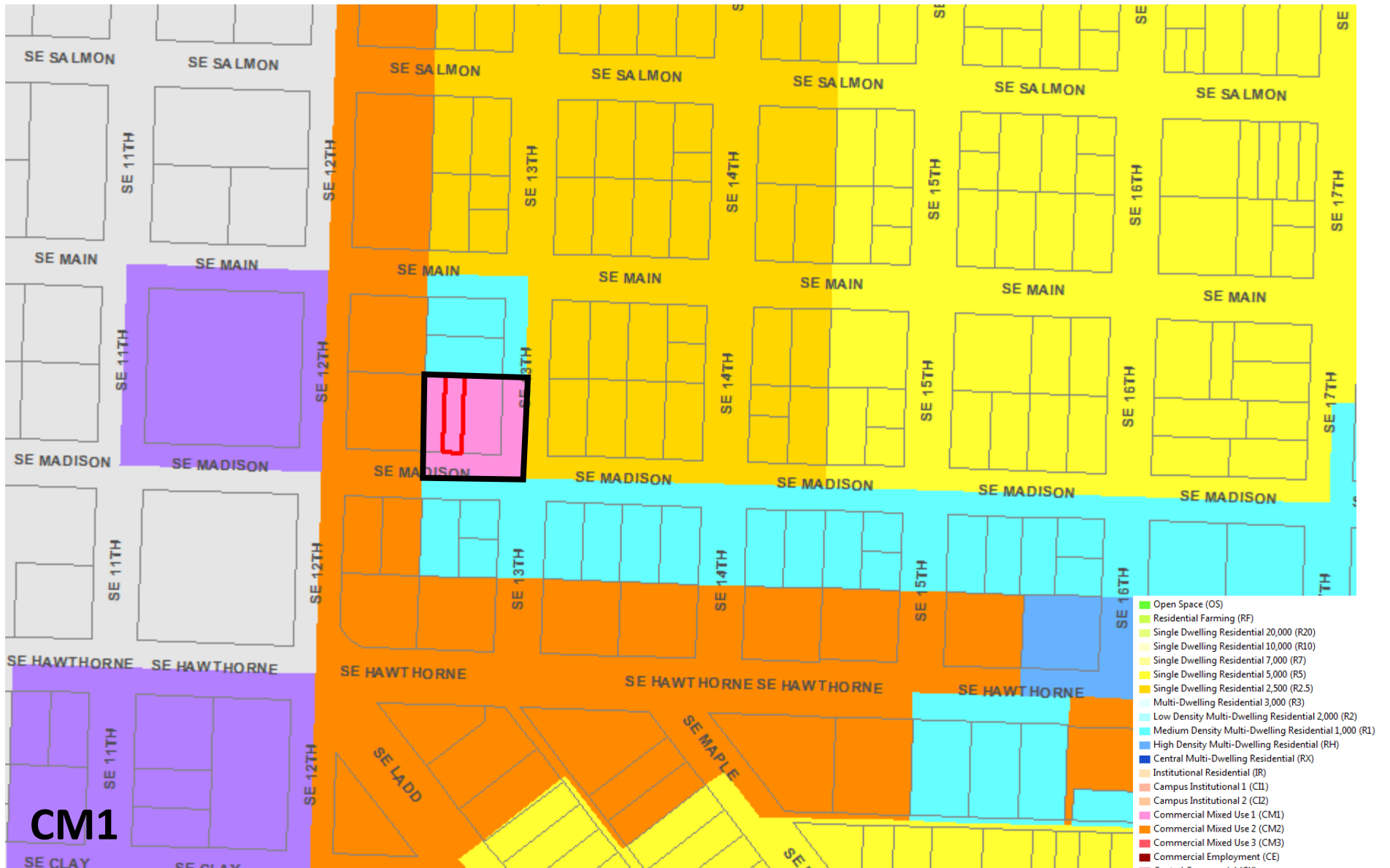
# Group B, 9: POWELL BLVD – RI BRIDGE TO SE 17TH



# Group B, 10: E BURNSIDE AT 157TH



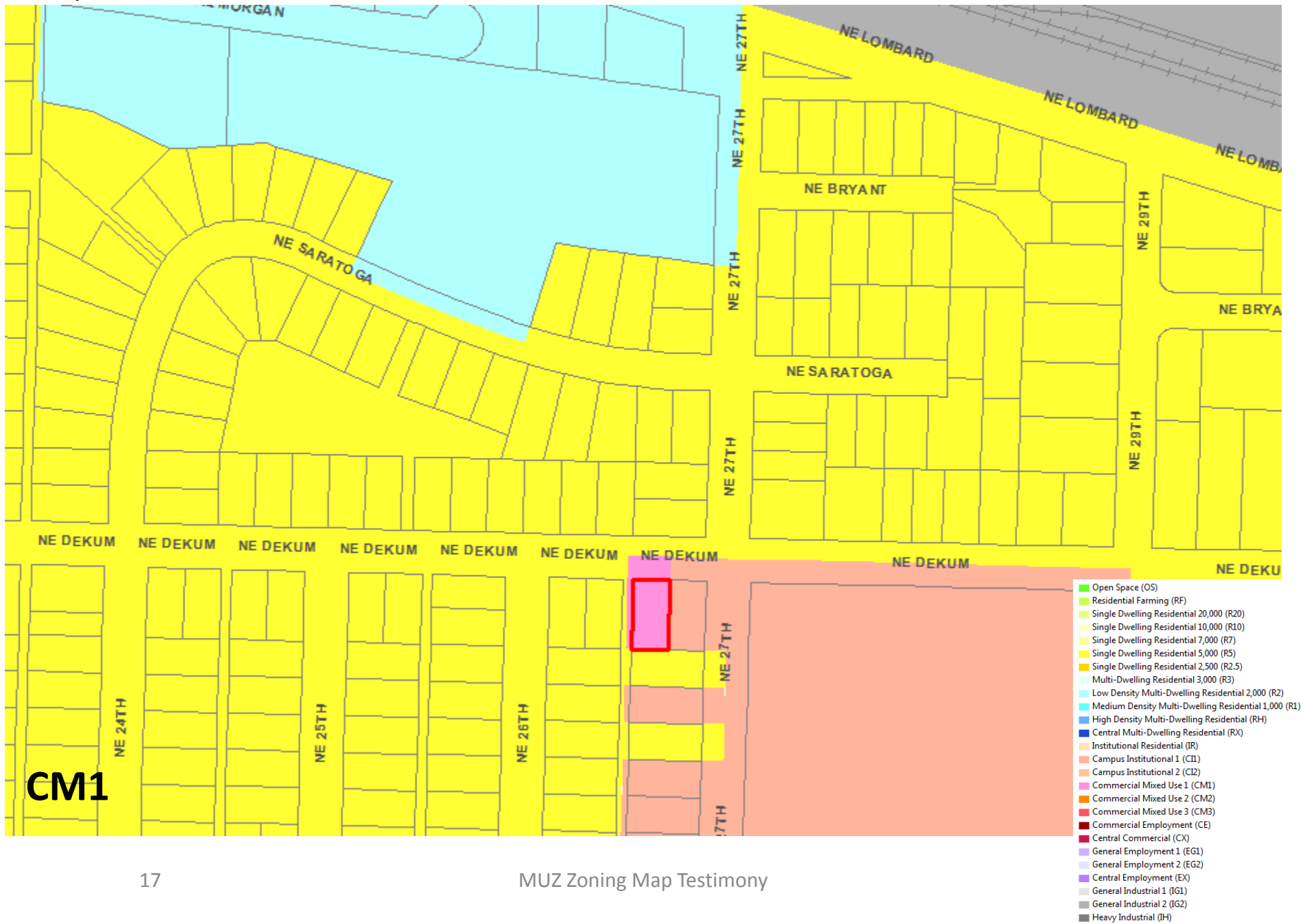
# Group C, 1: 1221 W/ SE MADISON ST



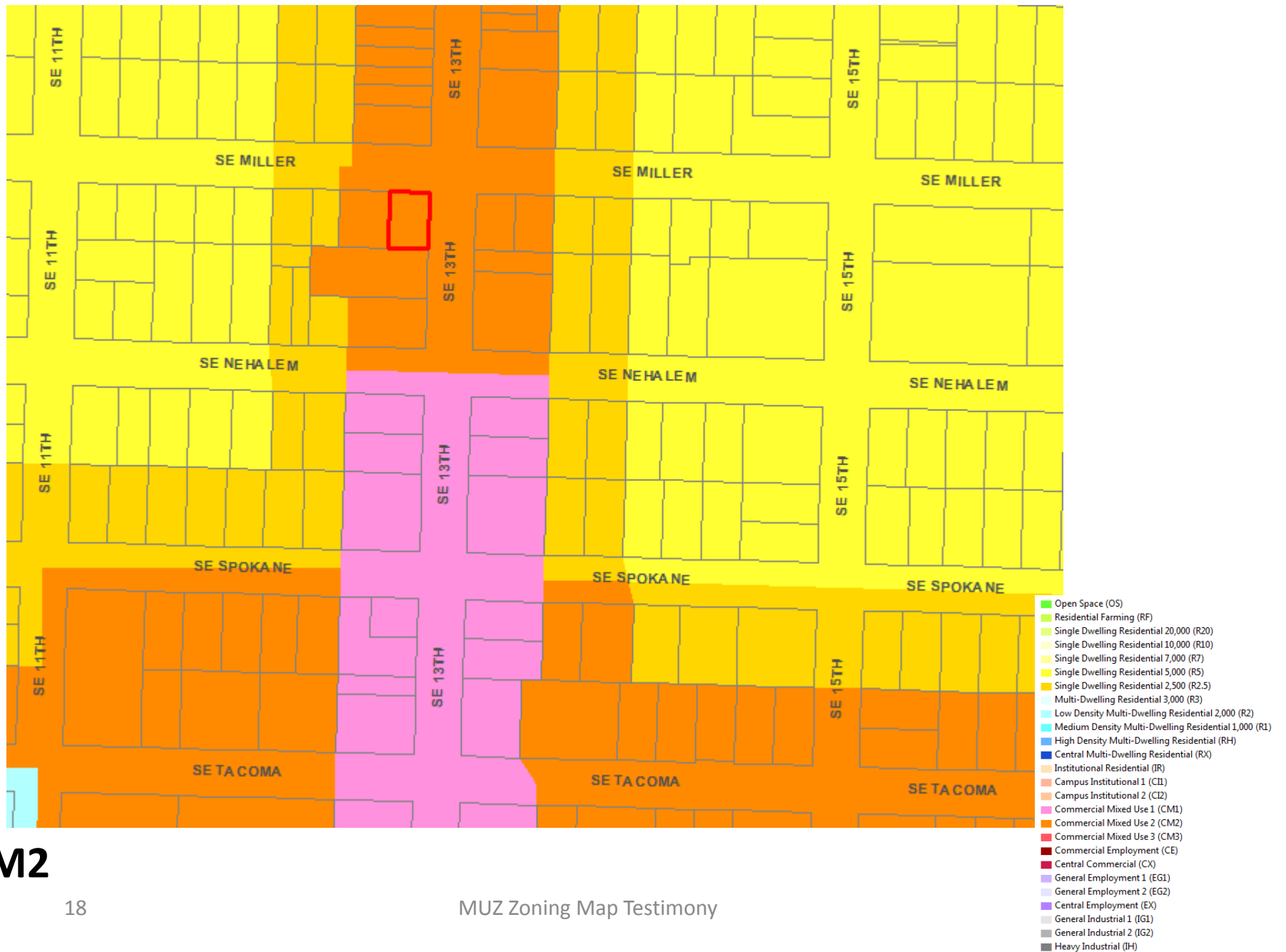
- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
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- General Employment 1 (EG1)
- General Employment 2 (EG2)
- Central Employment (EX)
- General Industrial 1 (IG1)
- General Industrial 2 (IG2)
- Heavy Industrial (IH)



Group C, 2: 2626 NE DEKUM ST

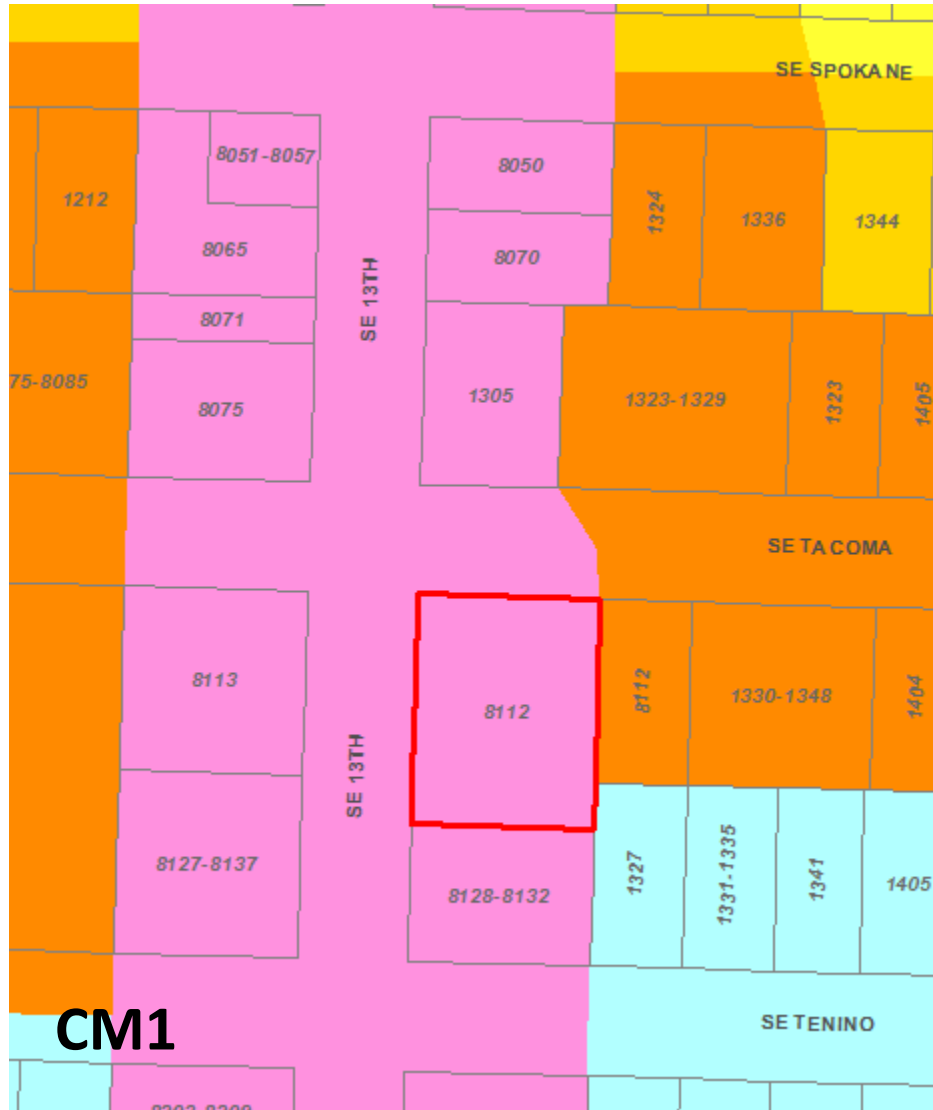


Group C, 3: 7953-7961 SE 13TH AVE

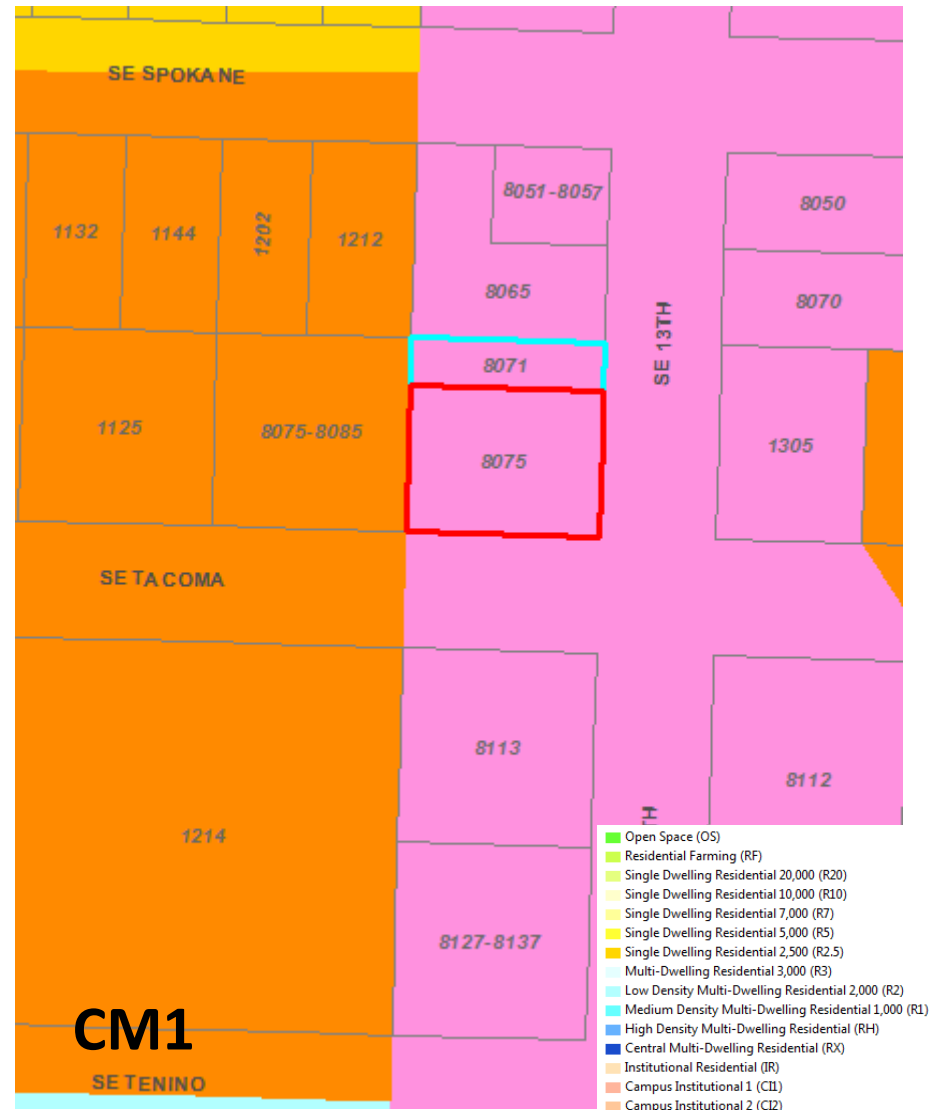


CM2

Group C, 4: 8112 SE 13TH AVE, 5: 8075 SE 13TH AVE & 8071 SE 13<sup>th</sup> AVE



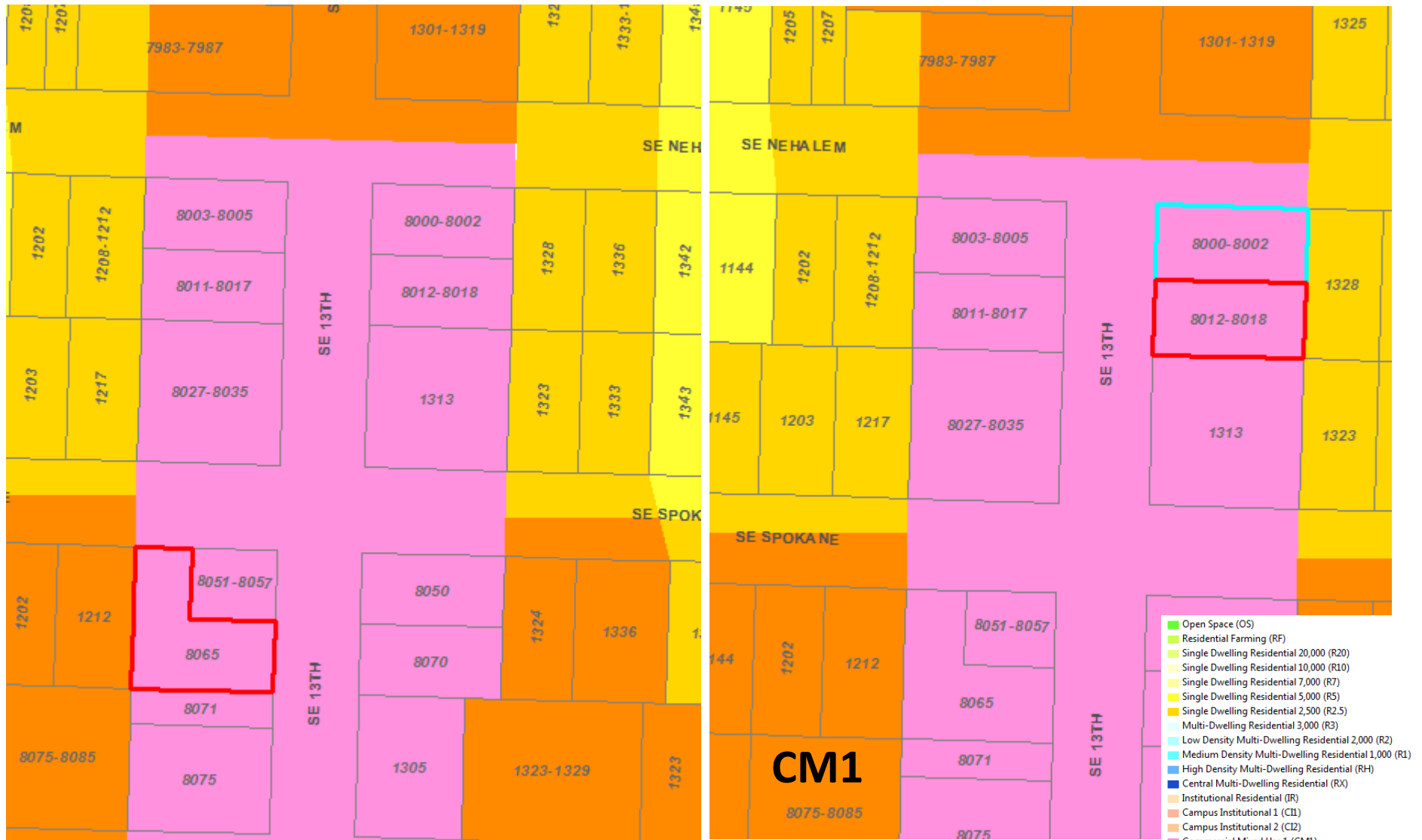
8112 SE 13TH AVE



8075 SE 13TH AVE &  
8071 SE 13<sup>th</sup> AVE

- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
- Single Dwelling Residential 5,000 (R5)
- Single Dwelling Residential 2,500 (R2.5)
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- General Employment 2 (EG2)
- Central Employment (EX)
- General Industrial 1 (IG1)
- General Industrial 2 (IG2)
- Heavy Industrial (IH)

Group C, 6: 8065 SE 13TH AVE, 7: 8012-8018 SE 13TH AVE, 8: 8000-8002 SE 13TH AVE



**CM1**

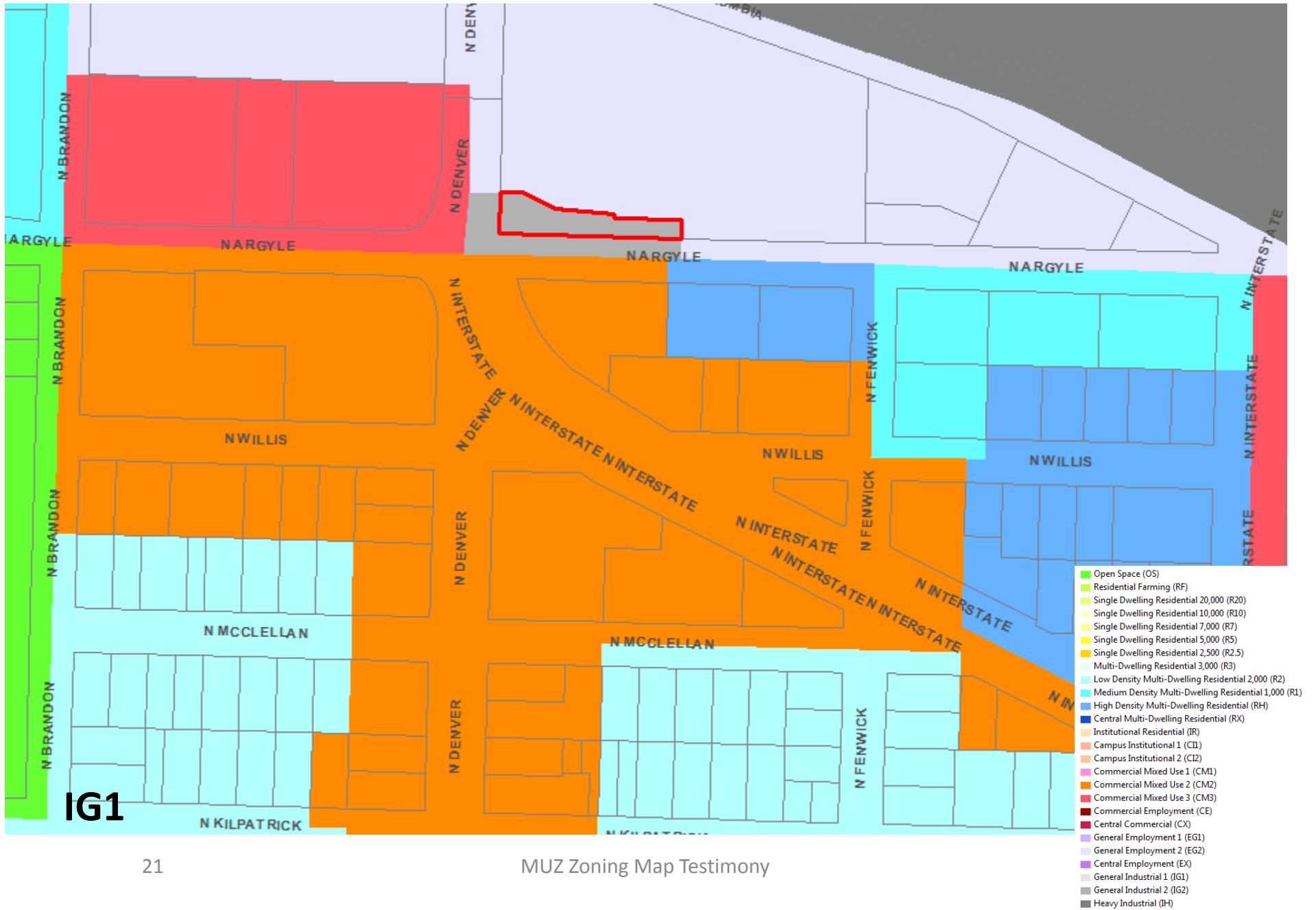
8065 SE 13TH AVE

**CM1**

8012-8018 SE 13TH AVE &  
8000-8002 SE 13TH AVE

- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
- Single Dwelling Residential 5,000 (R5)
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- General Employment 2 (EG2)
- Central Employment (EX)
- General Industrial 1 (IG1)
- General Industrial 2 (IG2)
- Heavy Industrial (IH)

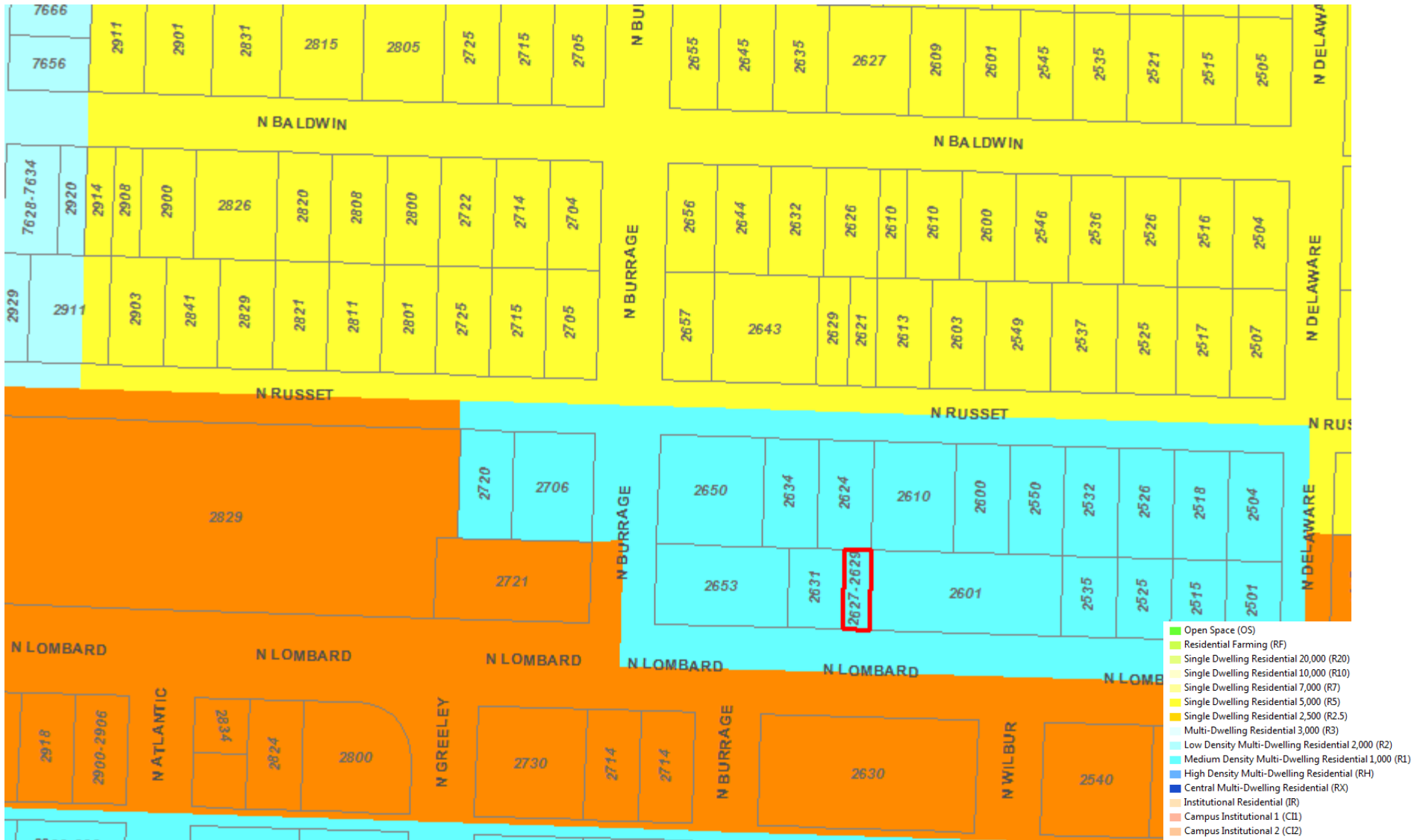
# Group C, 9: 1935 N ARGYLE ST



IG1

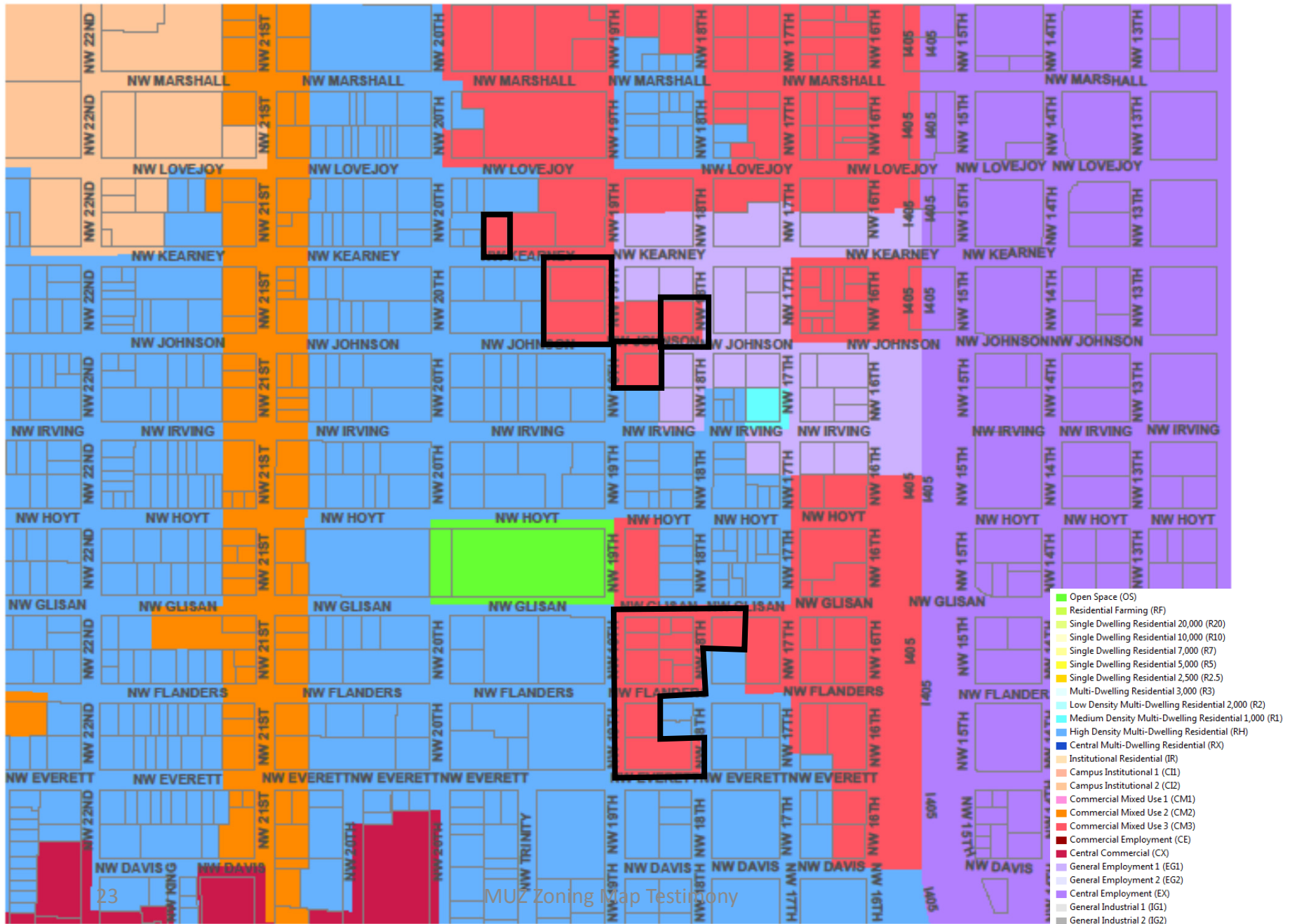


# Group C, 10: 2627-2629 N LOMBARD ST

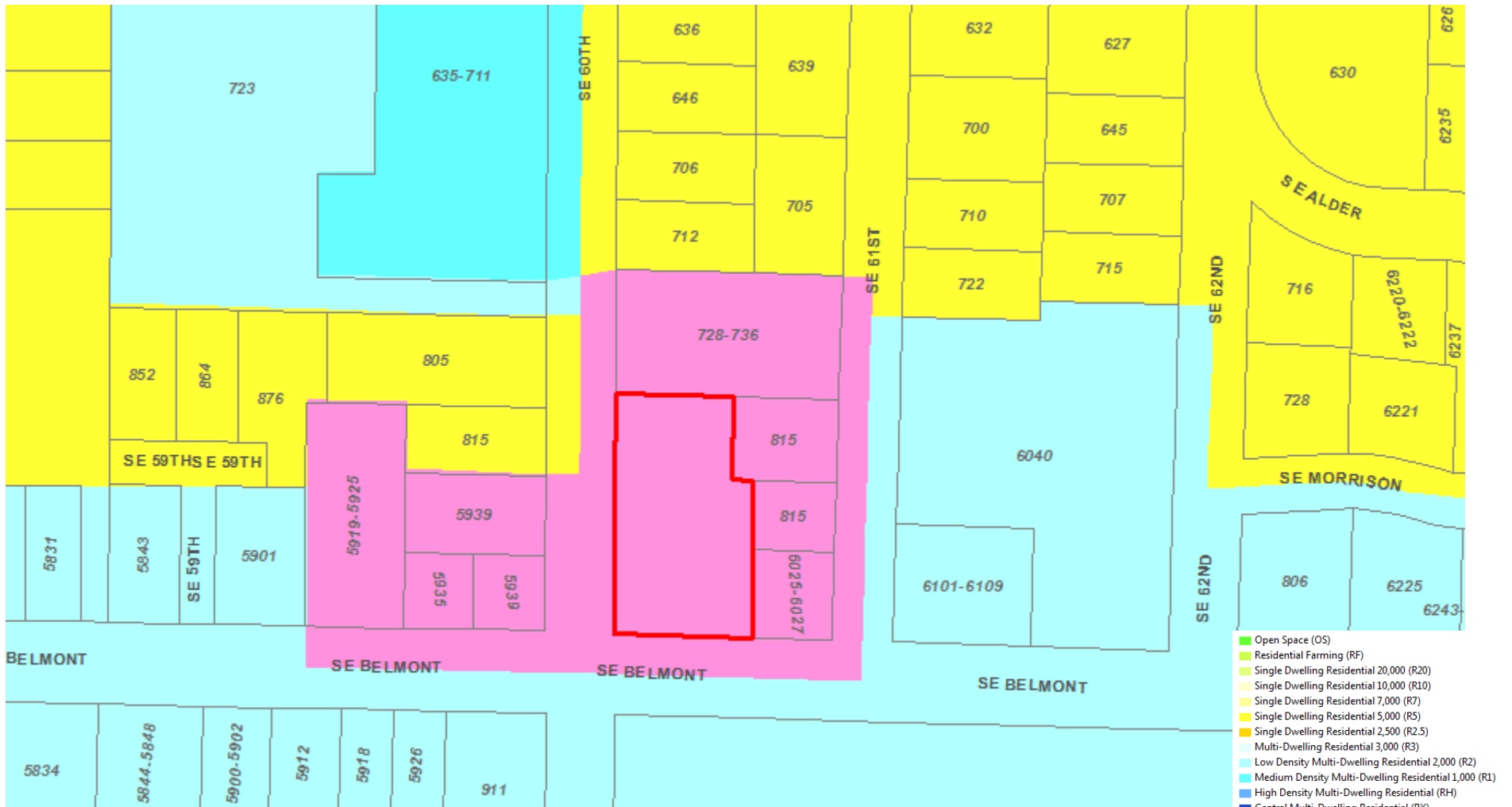


**R1**

# Group C, 11: NW ALPHABET DISTRICT



# Group C, 12: 60TH & SE BELMONT ST



**CM1**

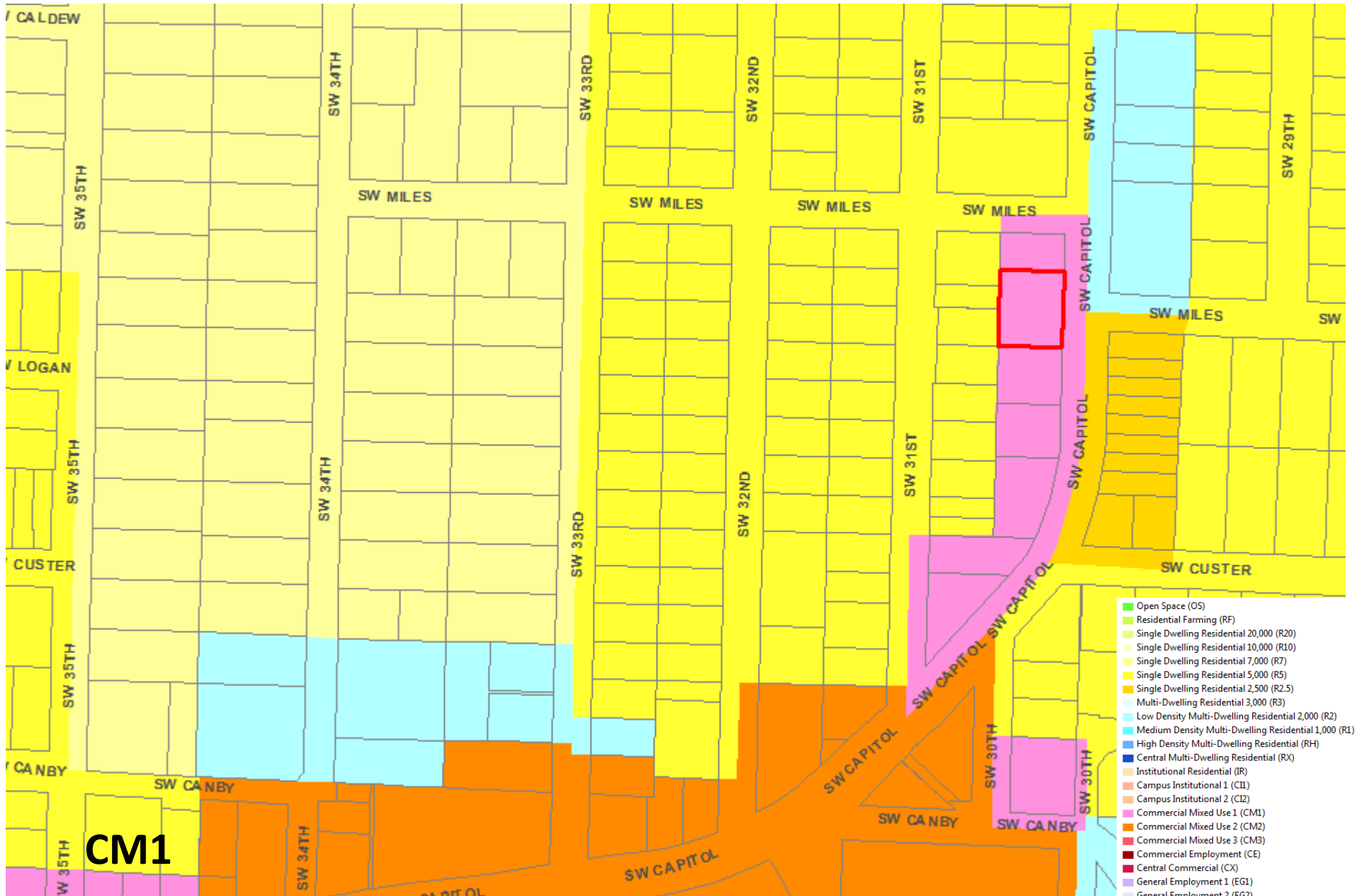
# Group C, 13: 4764 SE MILWAUKIE AVE (near Holgate)



**CE**

- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
- Single Dwelling Residential 5,000 (R5)
- Single Dwelling Residential 2,500 (R2.5)
- Multi-Dwelling Residential 3,000 (R3)
- Low Density Multi-Dwelling Residential 2,000 (R2)
- Medium Density Multi-Dwelling Residential 1,000 (R1)
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- Commercial Employment (CE)
- Central Commercial (CX)
- General Employment 1 (EG1)
- General Employment 2 (EG2)
- Central Employment (EX)
- General Industrial 1 (IG1)
- General Industrial 2 (IG2)
- Heavy Industrial (IH)

# Group C, 14: 7409-7429 SW CAPITOL HWY

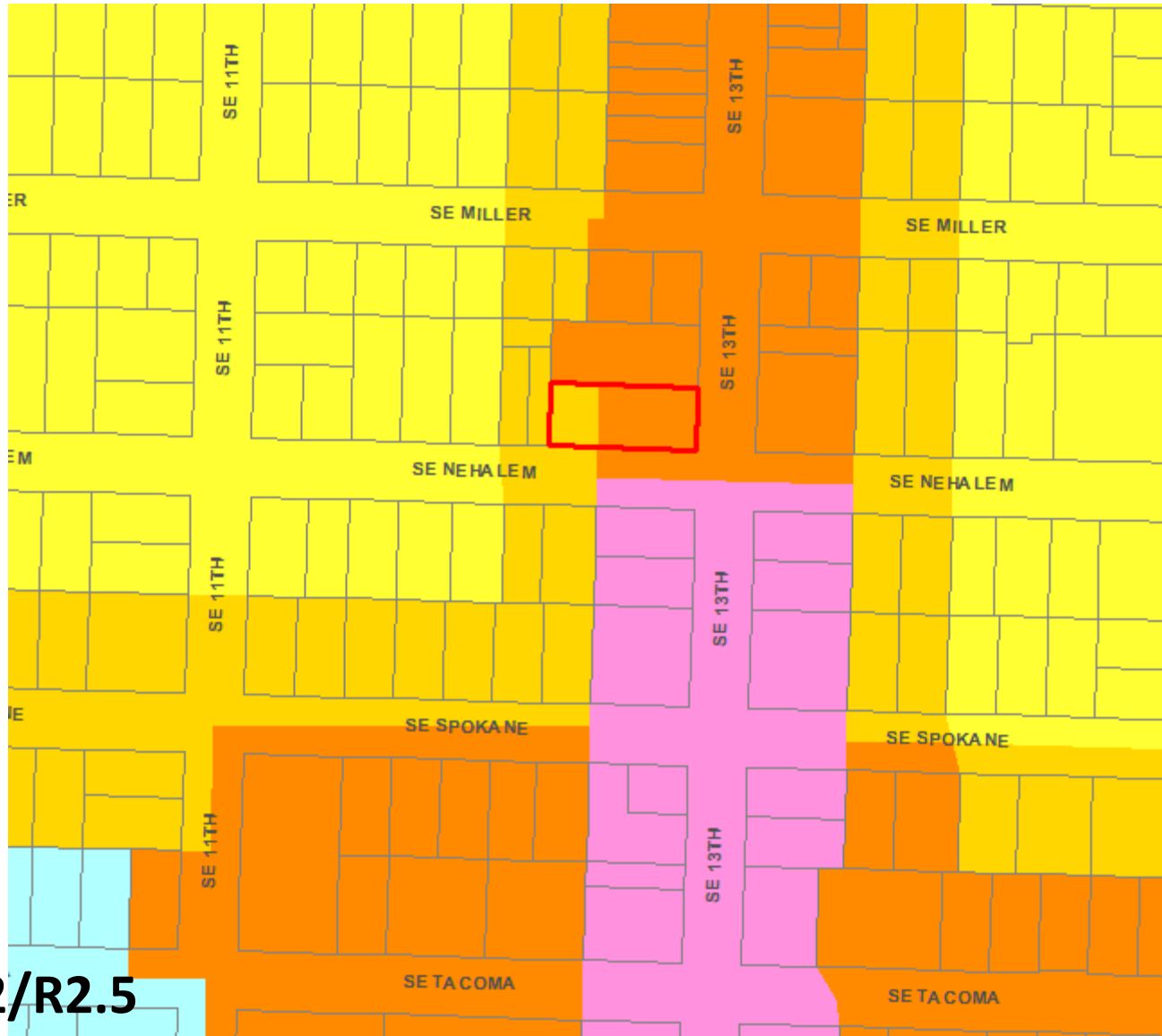


**CM1**

- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
- Single Dwelling Residential 5,000 (R5)
- Single Dwelling Residential 2,500 (R2.5)
- Multi-Dwelling Residential 3,000 (R3)
- Low Density Multi-Dwelling Residential 2,000 (R2)
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- General Employment 2 (EG2)
- Central Employment (EX)
- General Industrial 1 (IG1)
- General Industrial 2 (IG2)
- Heavy Industrial (IH)



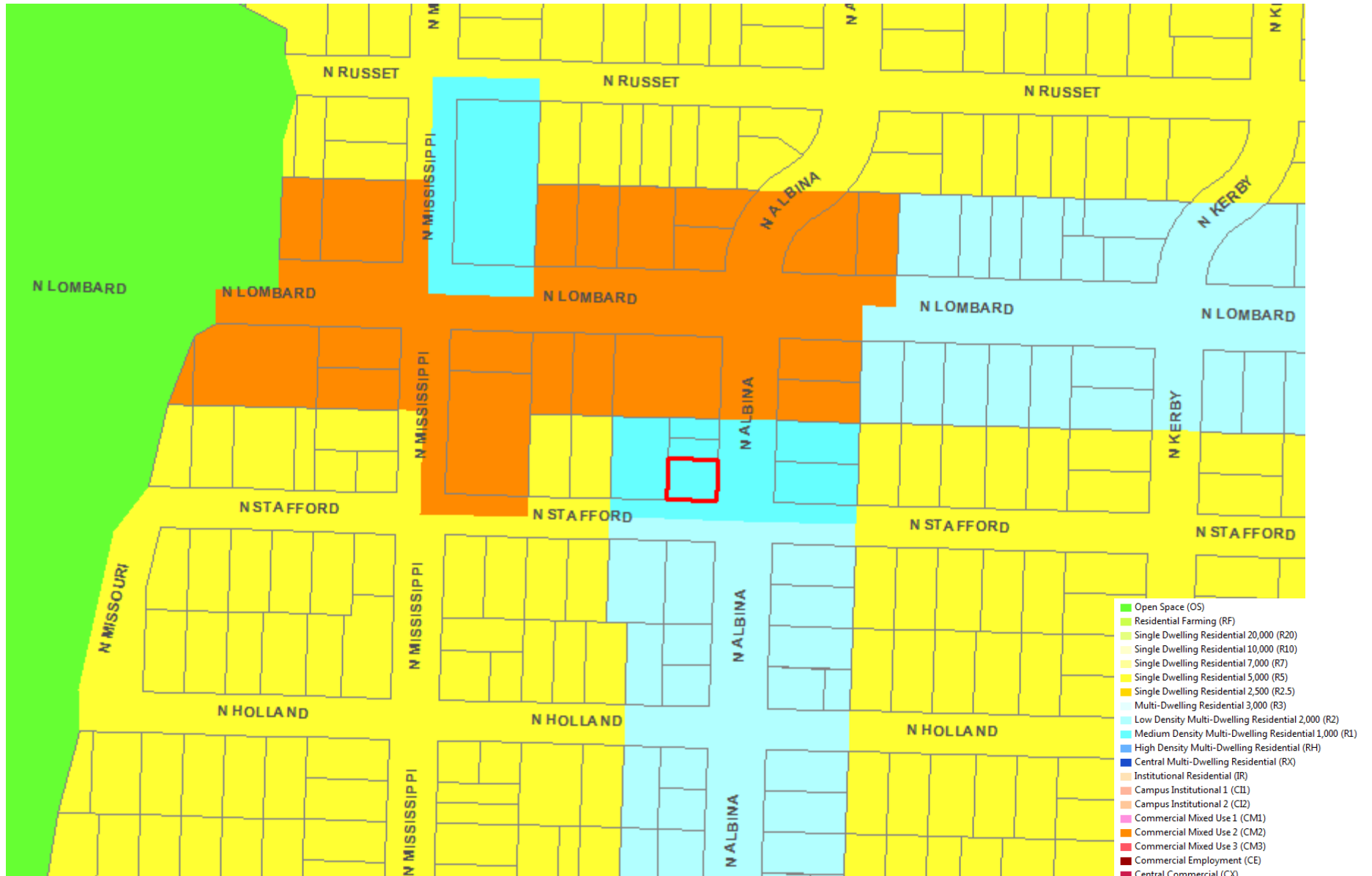
Group C, 15: 7983-7987 SE 13TH AVE



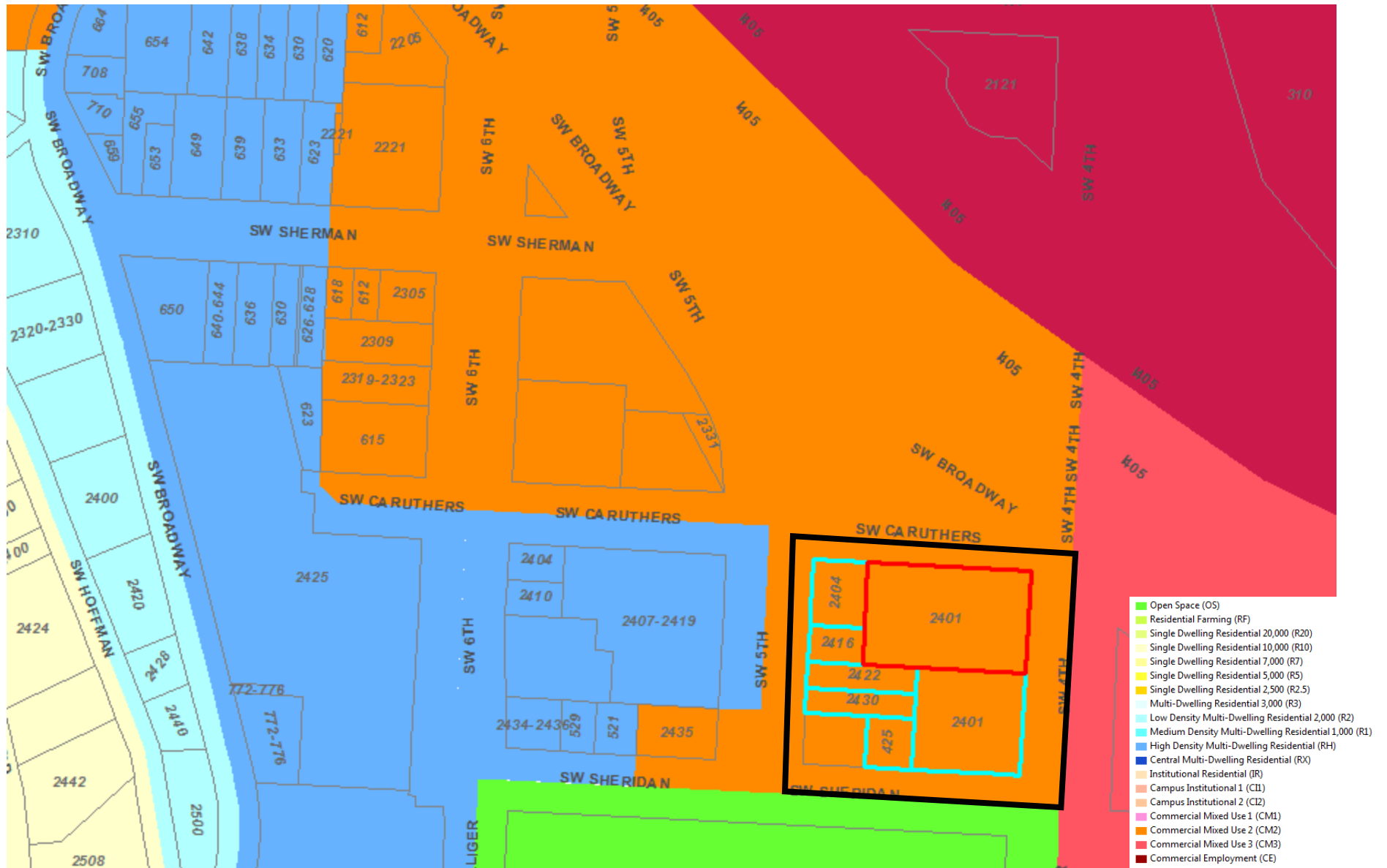
**CM2/R2.5**

- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
- Single Dwelling Residential 5,000 (R5)
- Single Dwelling Residential 2,500 (R2.5)
- Multi-Dwelling Residential 3,000 (R3)
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- Commercial Employment (CE)
- Central Commercial (CX)
- General Employment 1 (EG1)
- General Employment 2 (EG2)
- Central Employment (EX)
- General Industrial 1 (IG1)
- General Industrial 2 (IG2)
- Heavy Industrial (IH)

Group C, 16: 7401 N ALBINA AVE



# Group D, 1: 2401 WI/ SW 4TH AVE

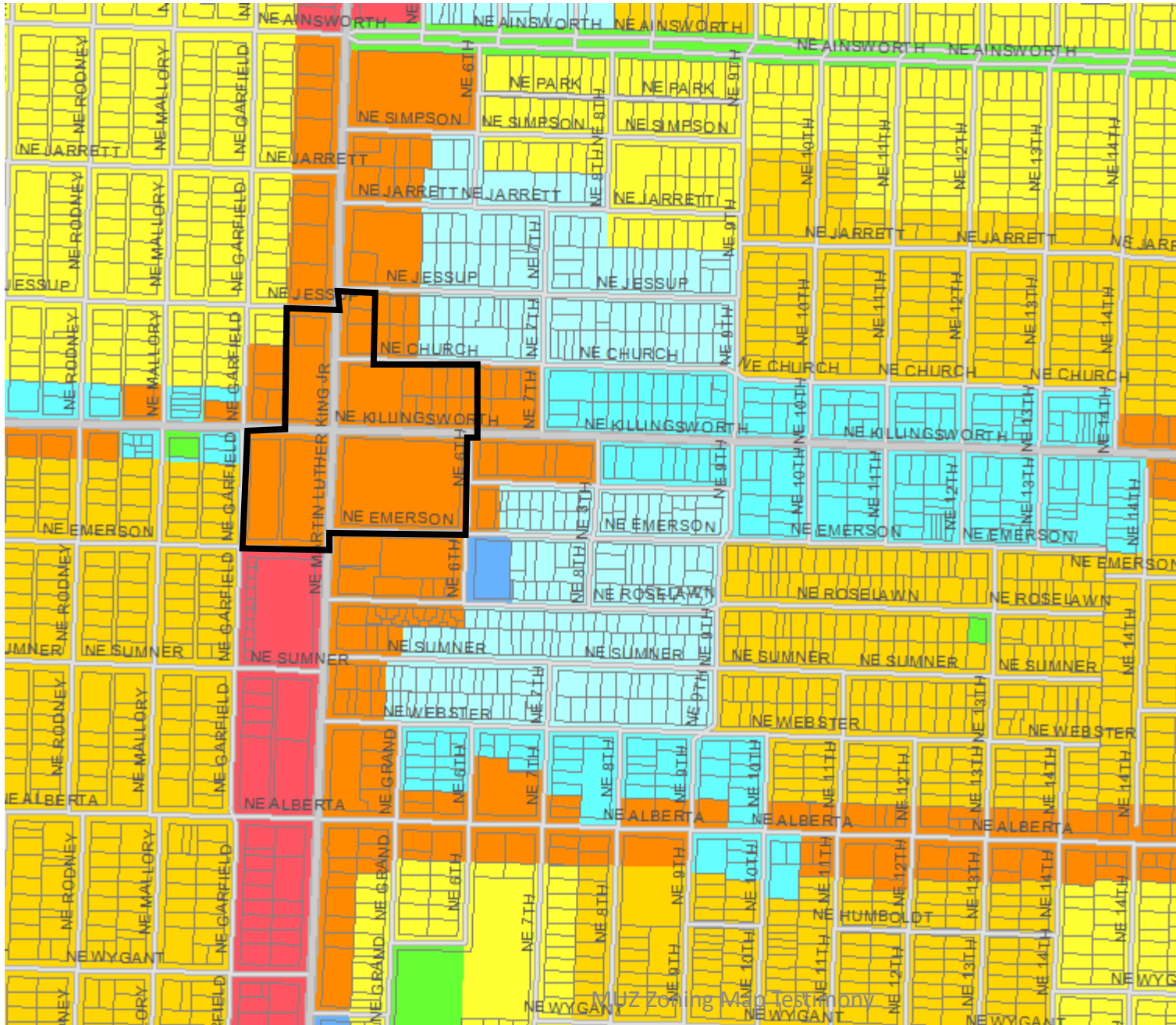


**CM2**

29

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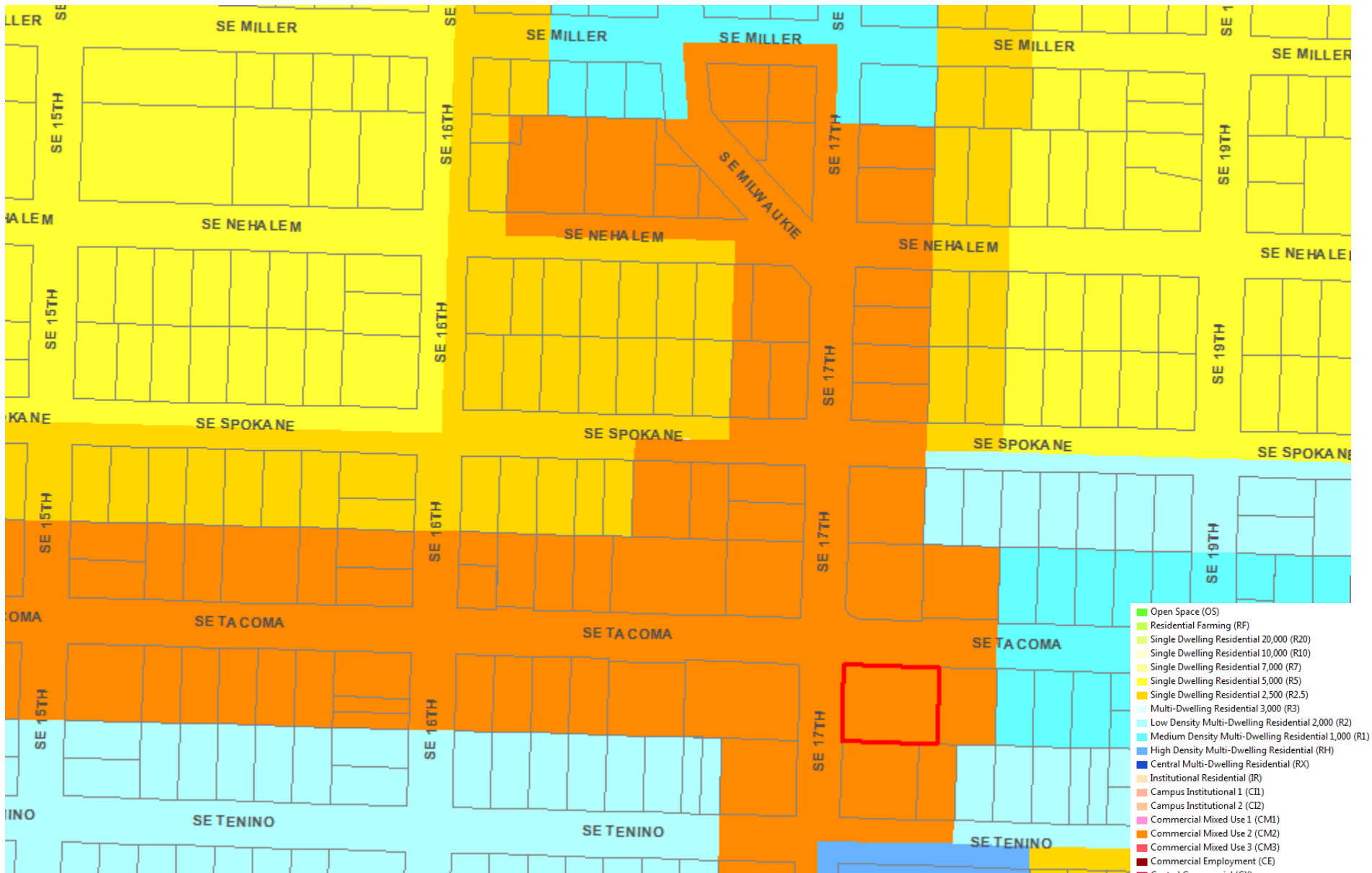
## Group D, 2: MLK JR BLVD: FROM WYGANT TO AINSWORTH



# CM2

- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
- Single Dwelling Residential 5,000 (R5)
- Single Dwelling Residential 2,500 (R2.5)
- Multi-Dwelling Residential 3,000 (R3)
- Low Density Multi-Dwelling Residential 2,000 (R2)
- Medium Density Multi-Dwelling Residential 1,000 (R1)
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- General Employment 1 (EG1)
- General Employment 2 (EG2)
- Central Employment (EX)
- General Industrial 1 (IG1)
- General Industrial 2 (IG2)
- Heavy Industrial (IH)

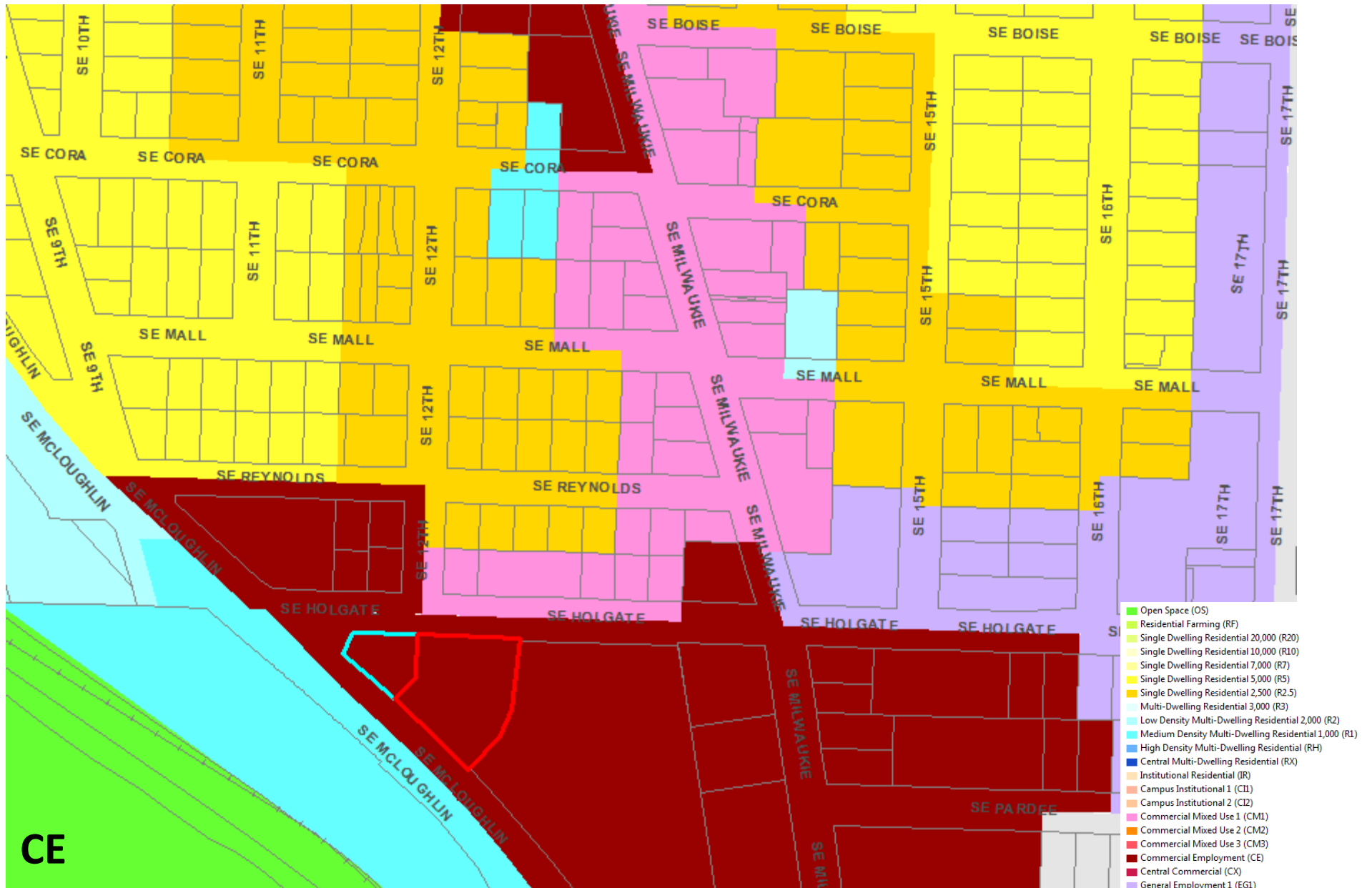
# Group D, 3: 1710 SE TACOMA ST



- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
- Single Dwelling Residential 5,000 (R5)
- Single Dwelling Residential 2,500 (R2.5)
- Multi-Dwelling Residential 3,000 (R3)
- Low Density Multi-Dwelling Residential 2,000 (R2)
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- General Employment 2 (EG2)
- Central Employment (EX)
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- General Industrial 2 (IG2)
- Heavy Industrial (IH)

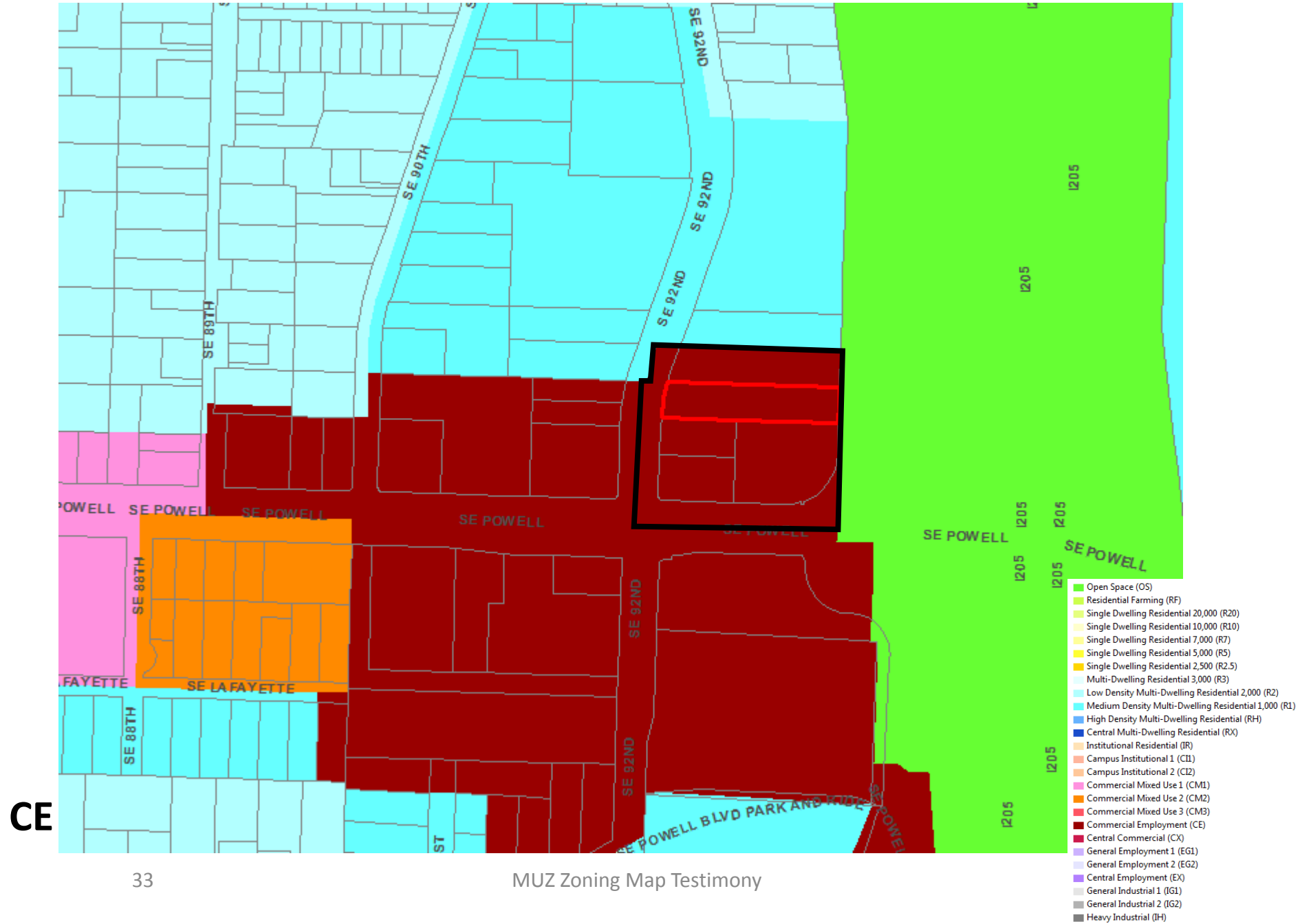


# Group D, 4: 4534 SE MCLOUGHLIN BLVD



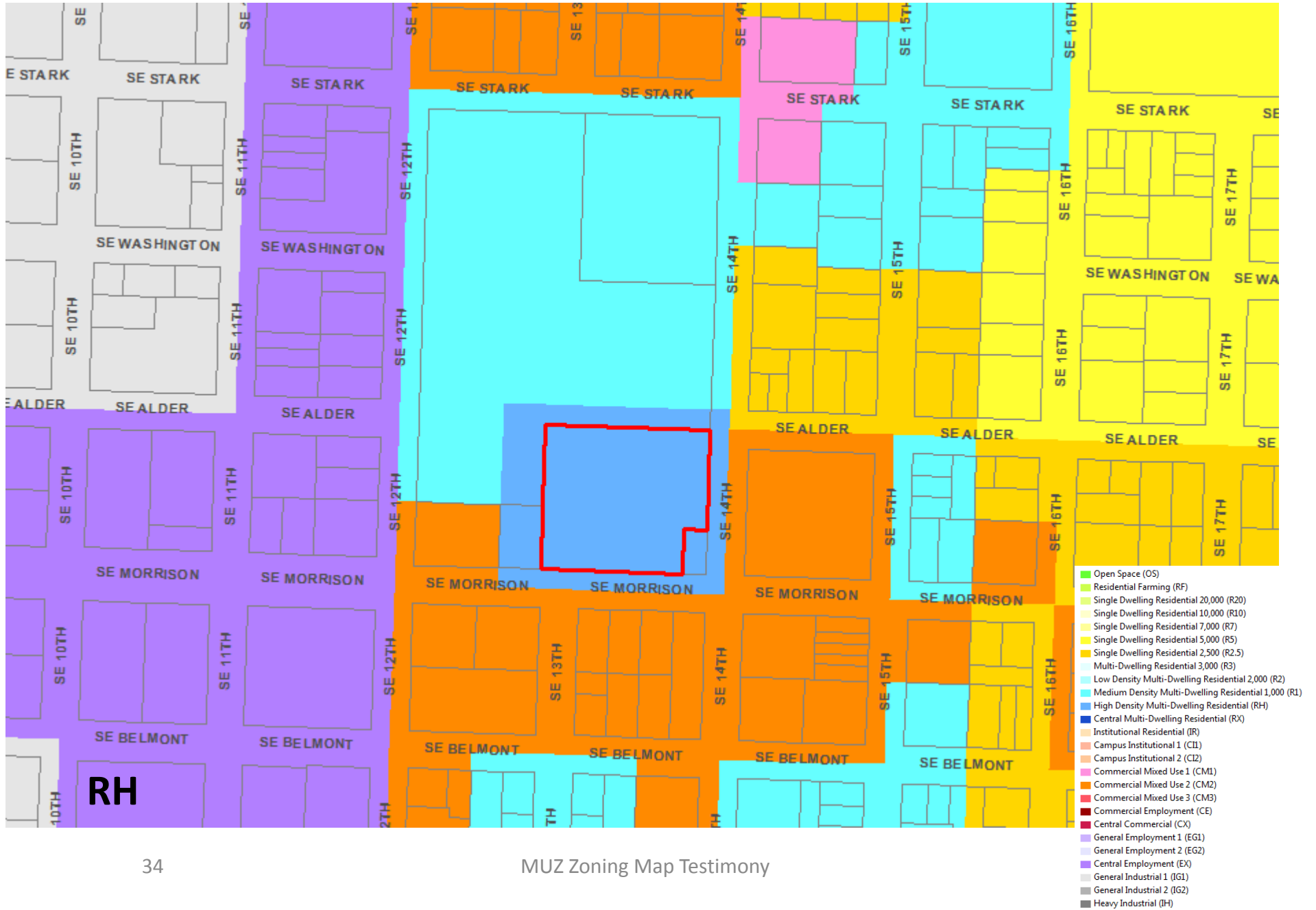
CE

Group D, 5: 3318 SE 92ND AVE

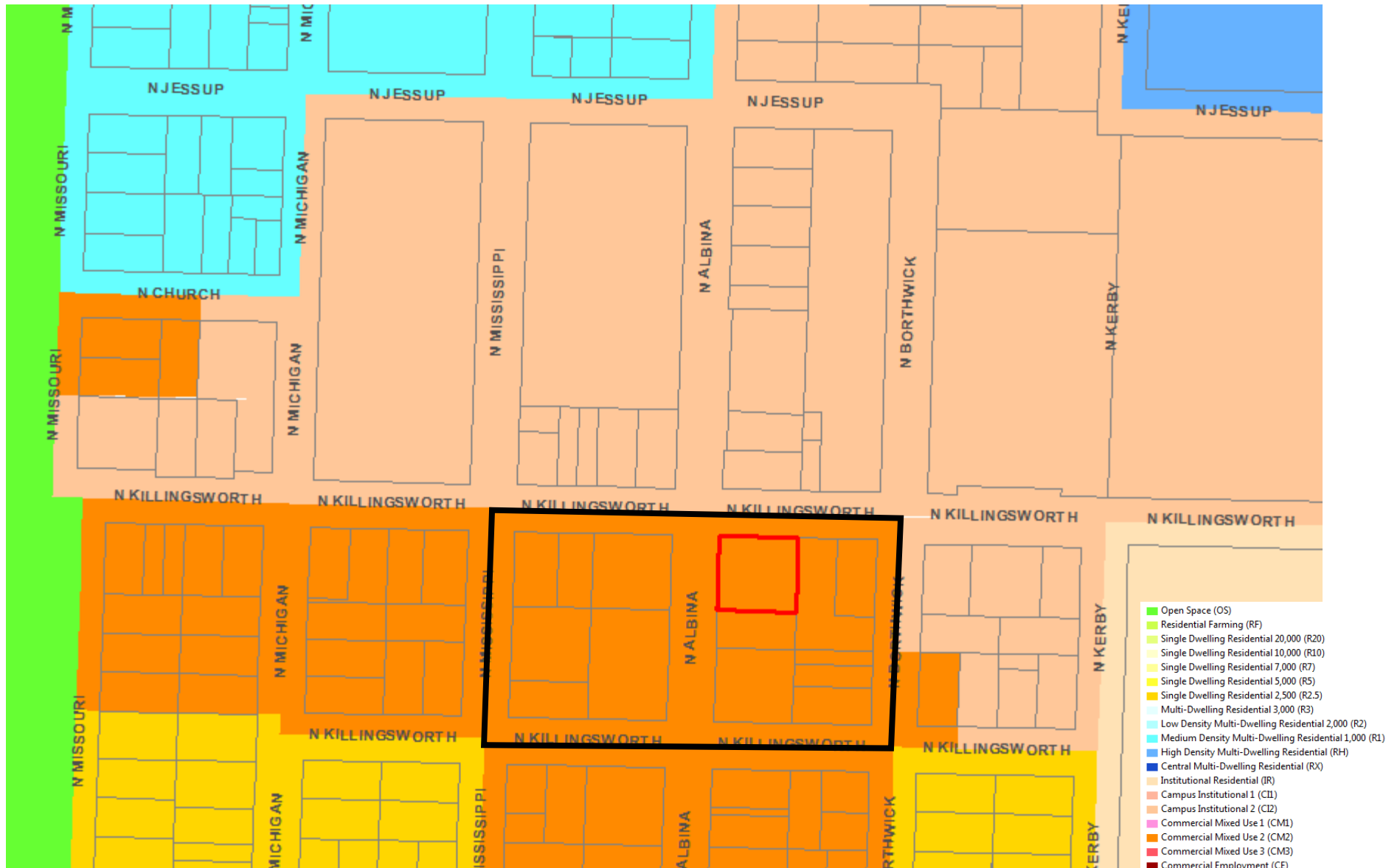


CE

# Group D, 6: SE 14TH AVE/MORRISON



# Group D, 7: 722-740 N KILLINGSWORTH ST



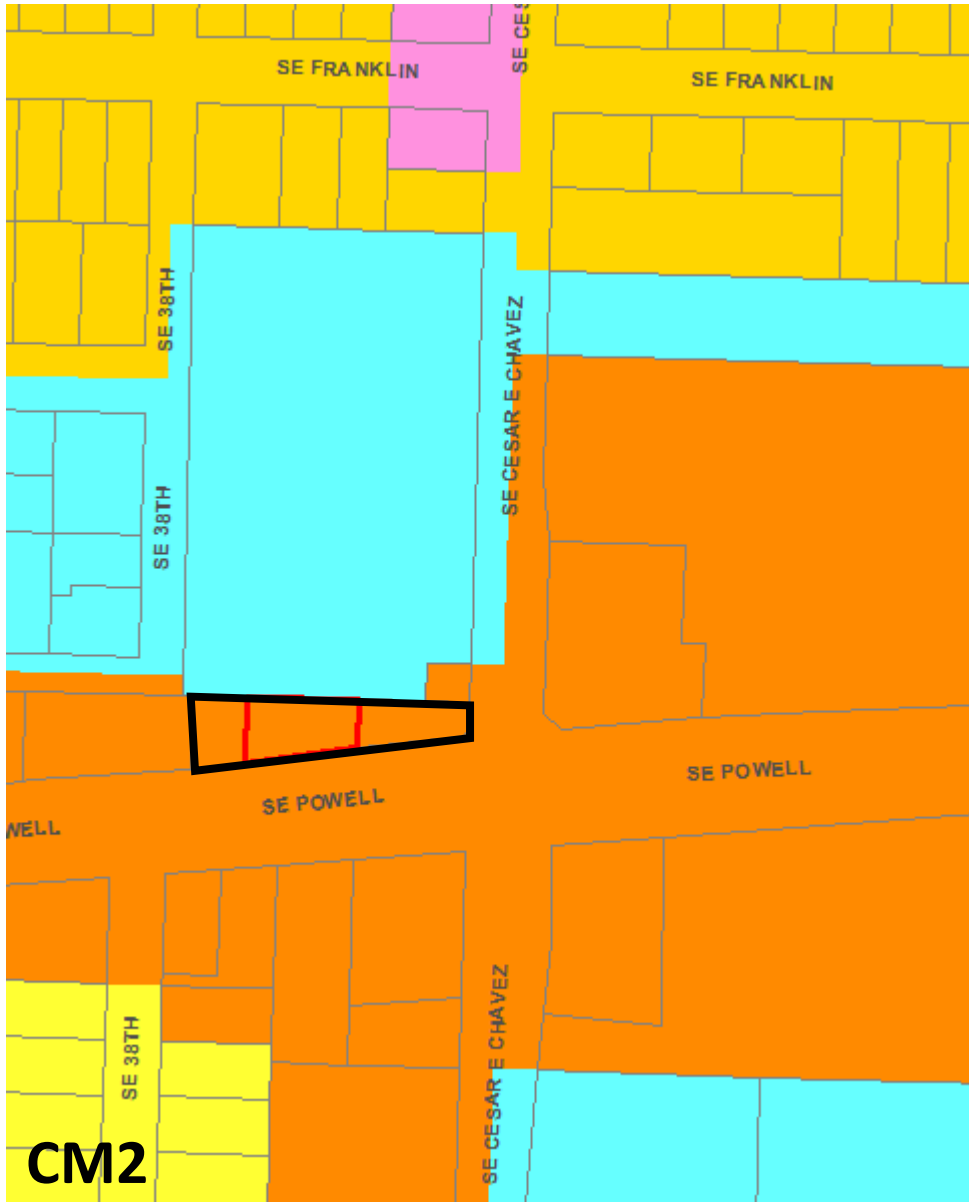
**CM2**

35

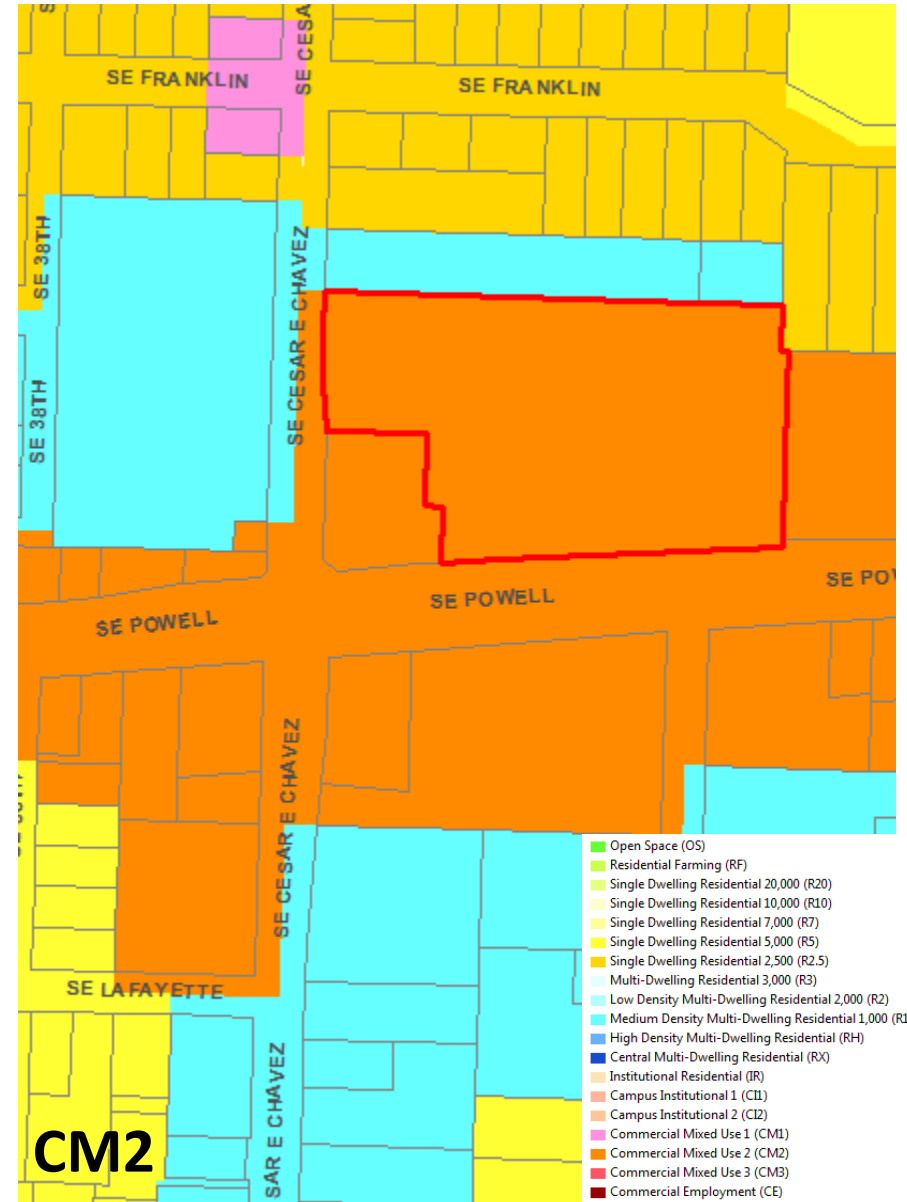
MUZ Zoning Map Testimony

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- Low Density Multi-Dwelling Residential 2,000 (R2)
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- Central Commercial (CX)
- General Employment 1 (EG1)
- General Employment 2 (EG2)
- Central Employment (EX)
- General Industrial 1 (IG1)
- General Industrial 2 (IG2)
- Heavy Industrial (IH)

Group D, 8: 3835 WI/ SE POWELL BLVD, 9: 3945-3975 SE POWELL BLVD



3835 WI/ SE POWELL BLVD

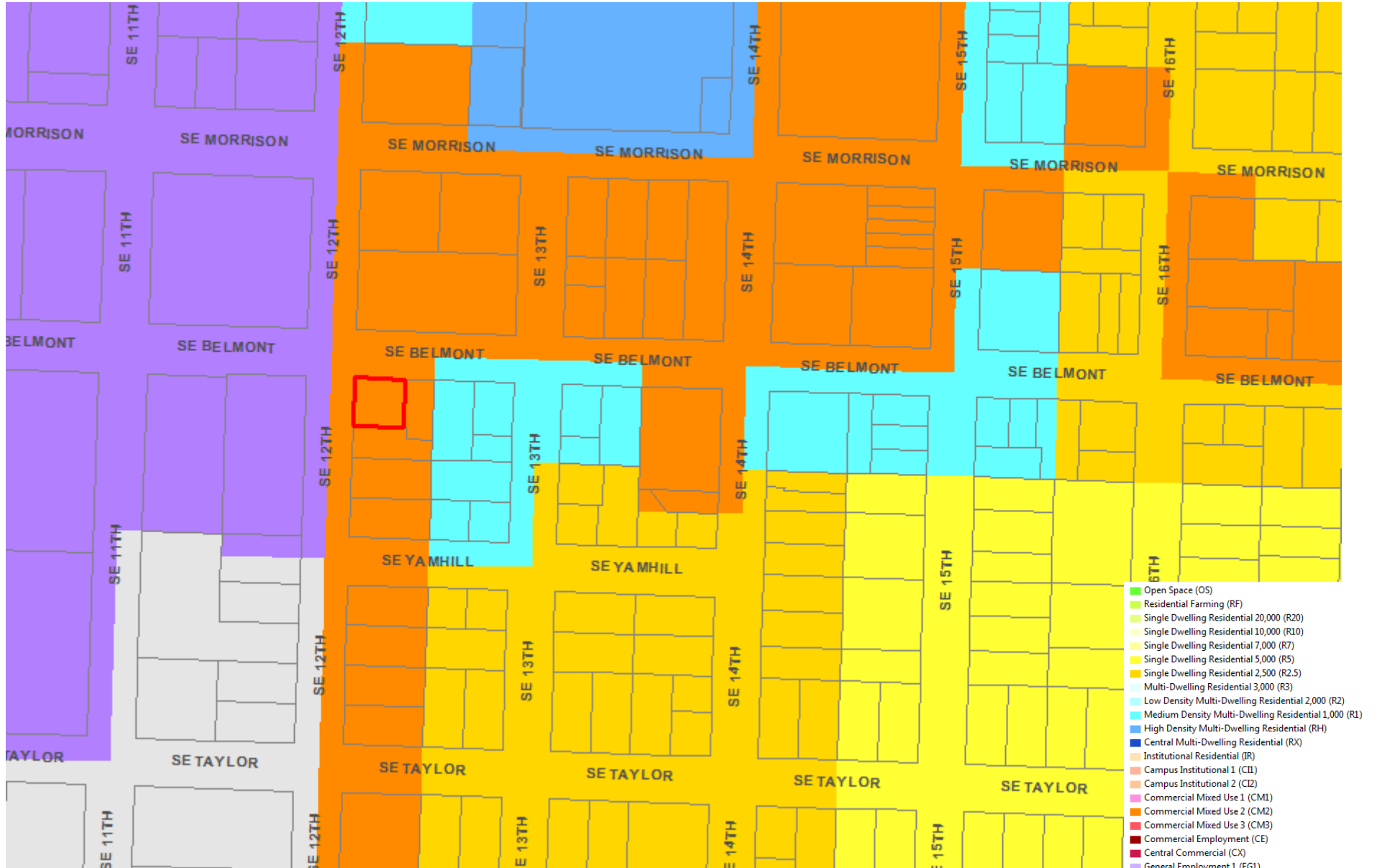


3945-3975 SE POWELL BLVD

- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
- Single Dwelling Residential 5,000 (R5)
- Single Dwelling Residential 2,500 (R2.5)
- Multi-Dwelling Residential 3,000 (R3)
- Low Density Multi-Dwelling Residential 2,000 (R2)
- Medium Density Multi-Dwelling Residential 1,000 (R1)
- High Density Multi-Dwelling Residential (RH)
- Central Multi-Dwelling Residential (RX)
- Institutional Residential (IR)
- Campus Institutional 1 (CI1)
- Campus Institutional 2 (CI2)
- Commercial Mixed Use 1 (CM1)
- Commercial Mixed Use 2 (CM2)
- Commercial Mixed Use 3 (CM3)
- Commercial Employment (CE)
- Central Commercial (CX)
- General Employment 1 (EG1)
- General Employment 2 (EG2)
- Central Employment (EX)
- General Industrial 1 (IG1)
- General Industrial 2 (IG2)
- Heavy Industrial (IH)



# Group D, 10: 1206 SE BELMONT ST

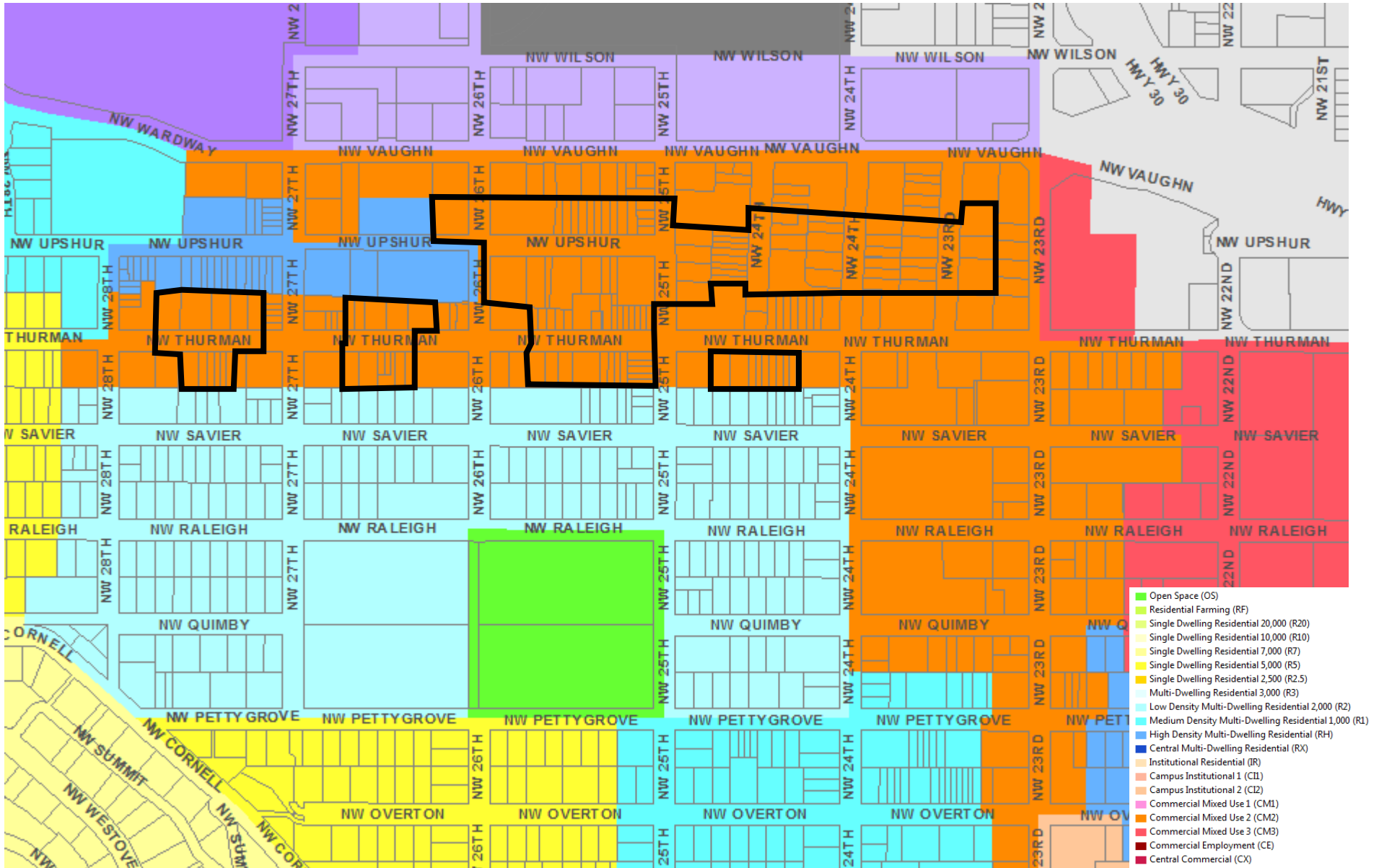


CM2

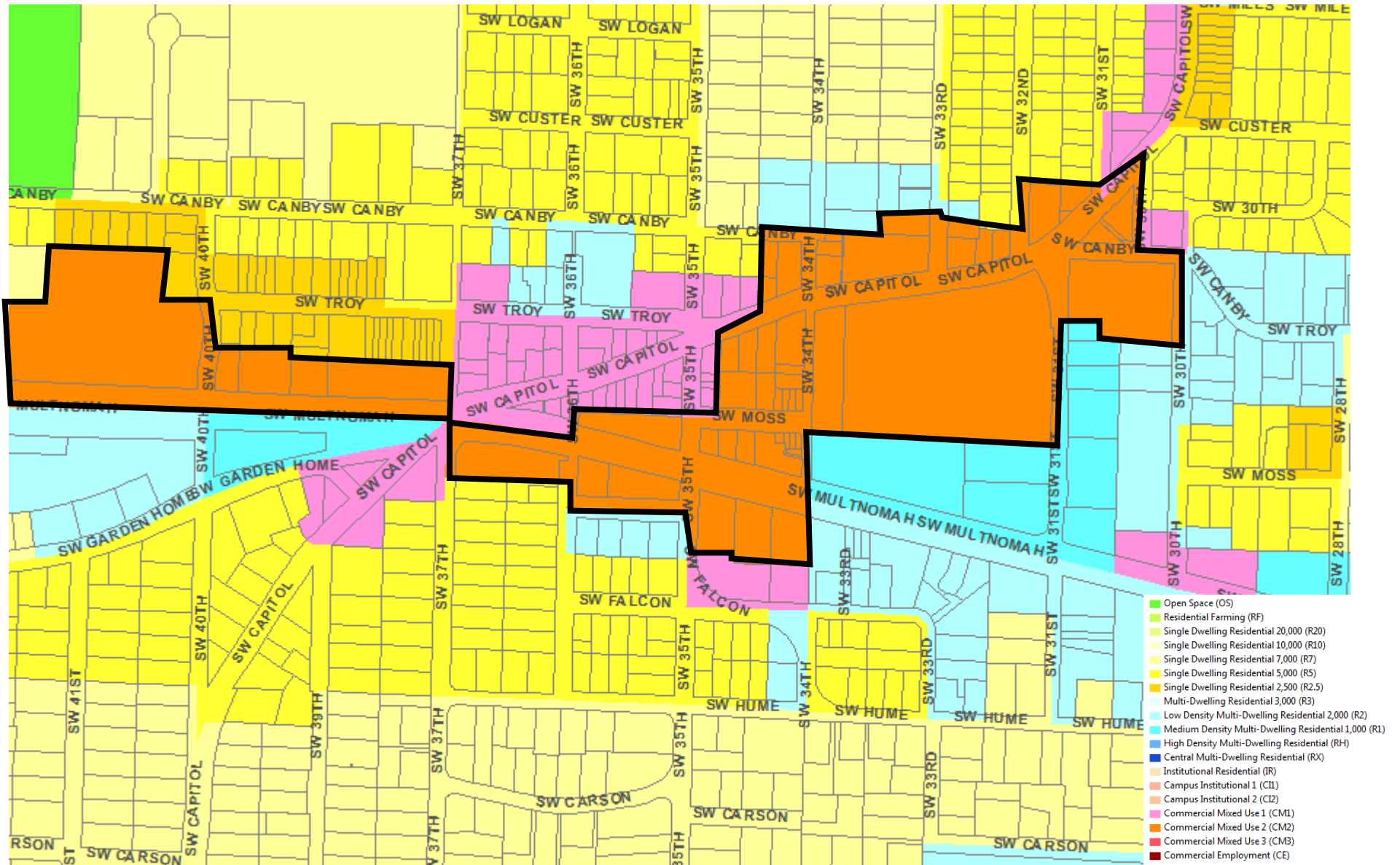
37

MUZ Zoning Map Testimony

# Group E, 1: NW THURMAN CORRIDOR

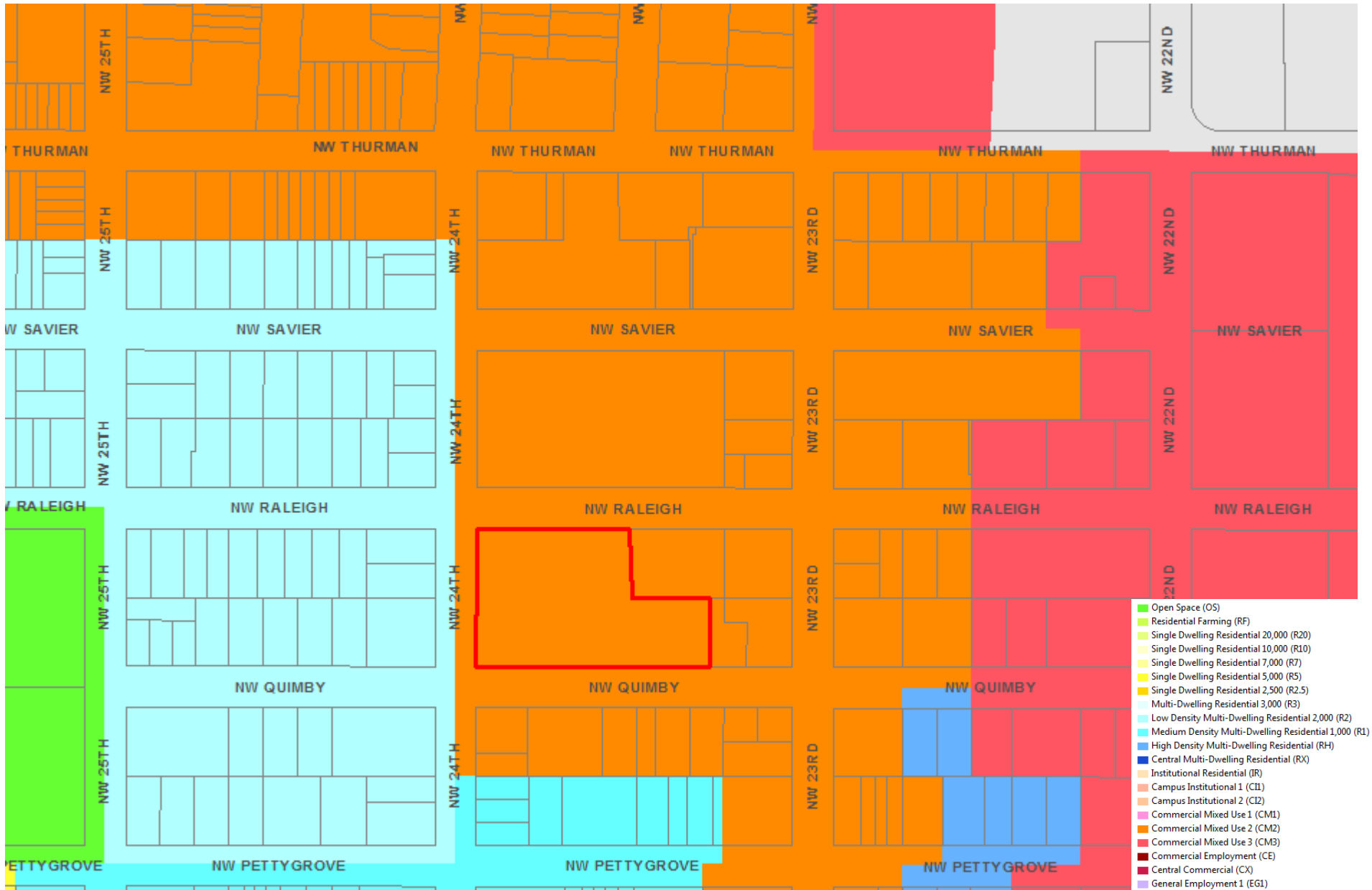


## Group E, 2: MULTNOMAH VILLAGE (OUTSIDE CM1 LOW-RISE AREA)



CM2

# Group E, 3: 2341 NW QUIMBY ST

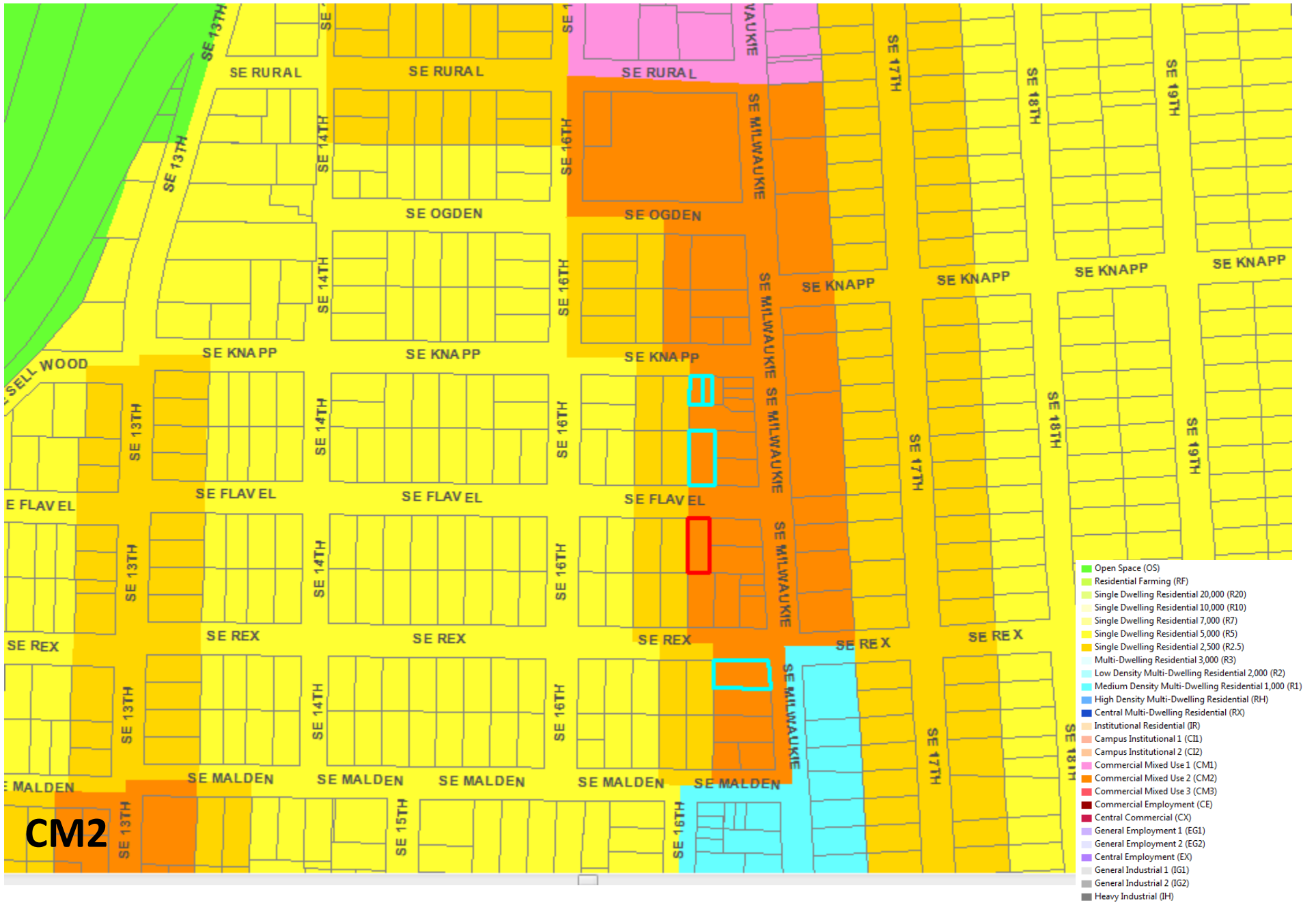


CM2

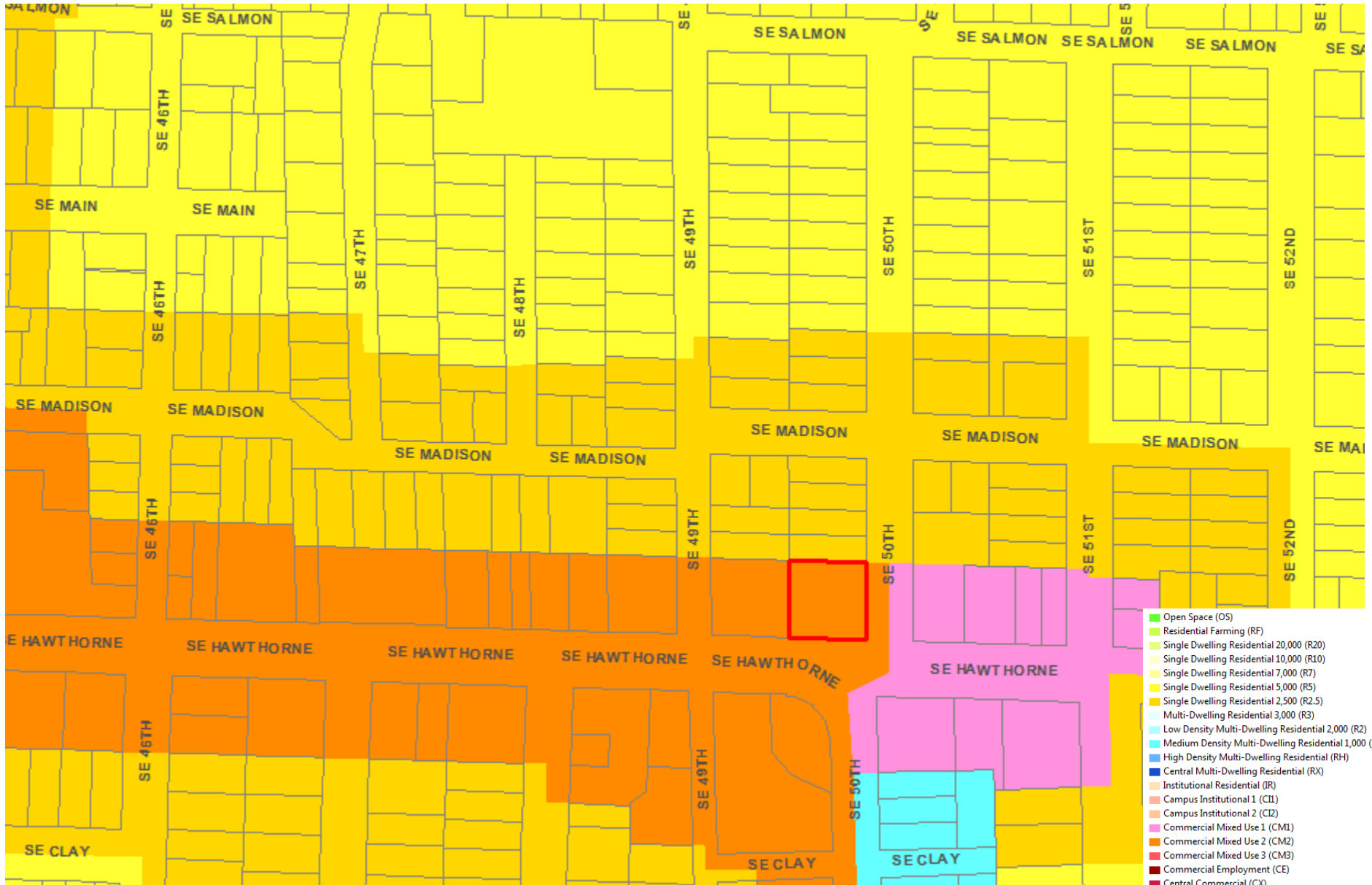
40

MUZ Zoning Map Testimony

Group E, 4: 1644-1648 SE REX ST; 1630 AND 1631 SE FLAVEL; 1636 AND 1632 SE KNAPP

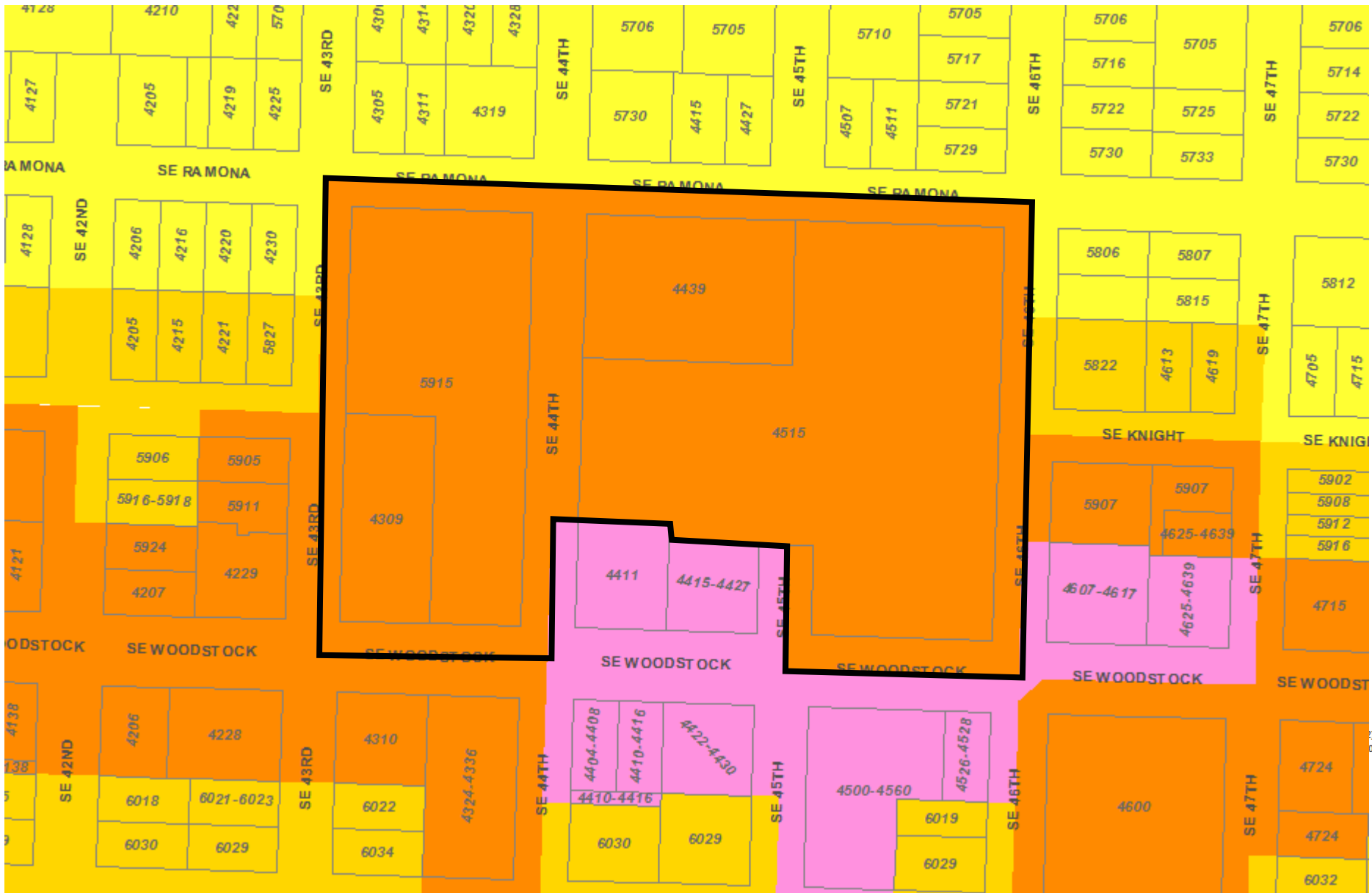


# Group E, 5: 4929 SE HAWTHORNE BLVD



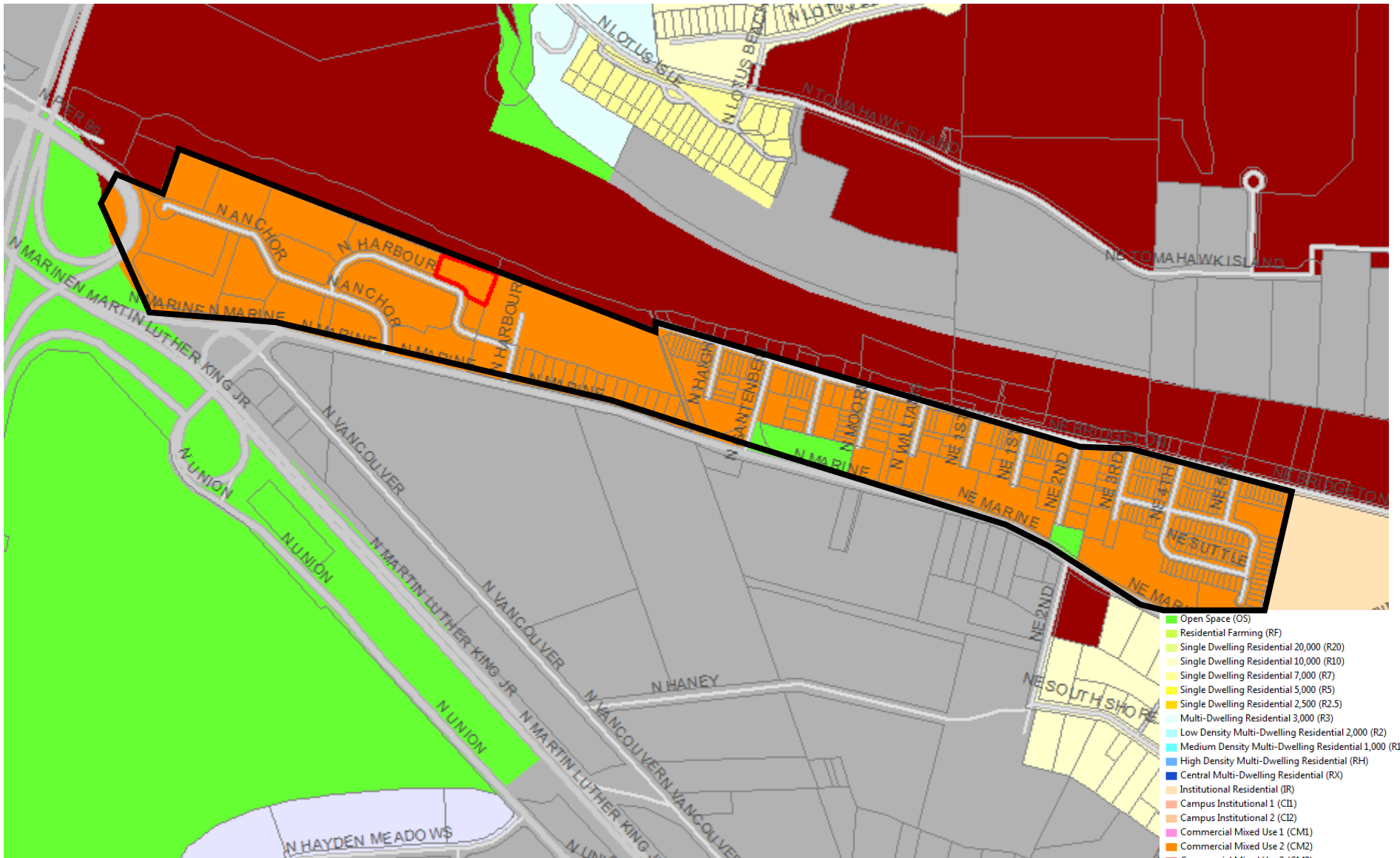


Group E, 6: 4439, 4515, 4315, and 4309 SE WOODSTOCK BLVD



- General Employment 1 (EG1)
- General Employment 2 (EG2)
- Central Employment (EX)
- General Industrial 1 (IG1)
- General Industrial 2 (IG2)
- Heavy Industrial (IH)

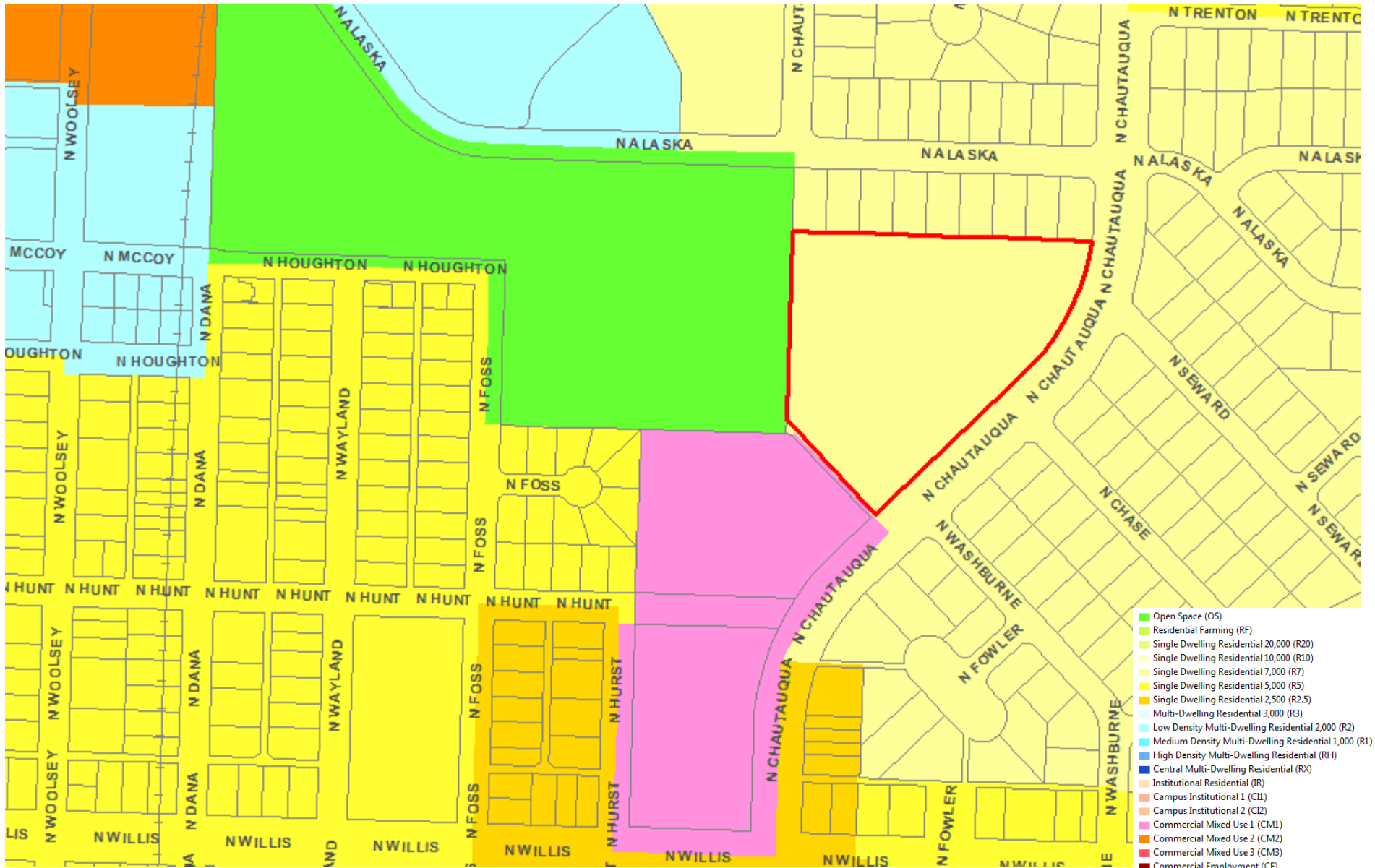
# Group E, 7: BRIDGETON



- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
- Single Dwelling Residential 5,000 (R5)
- Single Dwelling Residential 2,500 (R2.5)
- Multi-Dwelling Residential 3,000 (R3)
- Low Density Multi-Dwelling Residential 2,000 (R2)
- Medium Density Multi-Dwelling Residential 1,000 (R1)
- High Density Multi-Dwelling Residential (RH)
- Central Multi-Dwelling Residential (RX)
- Institutional Residential (IR)
- Campus Institutional 1 (CI1)
- Campus Institutional 2 (CI2)
- Commercial Mixed Use 1 (CM1)
- Commercial Mixed Use 2 (CM2)
- Commercial Mixed Use 3 (CM3)
- Commercial Employment (CE)
- Central Commercial (CX)
- General Employment 1 (EG1)
- General Employment 2 (EG2)
- Central Employment (EX)
- General Industrial 1 (IG1)
- General Industrial 2 (IG2)
- Heavy Industrial (IH)

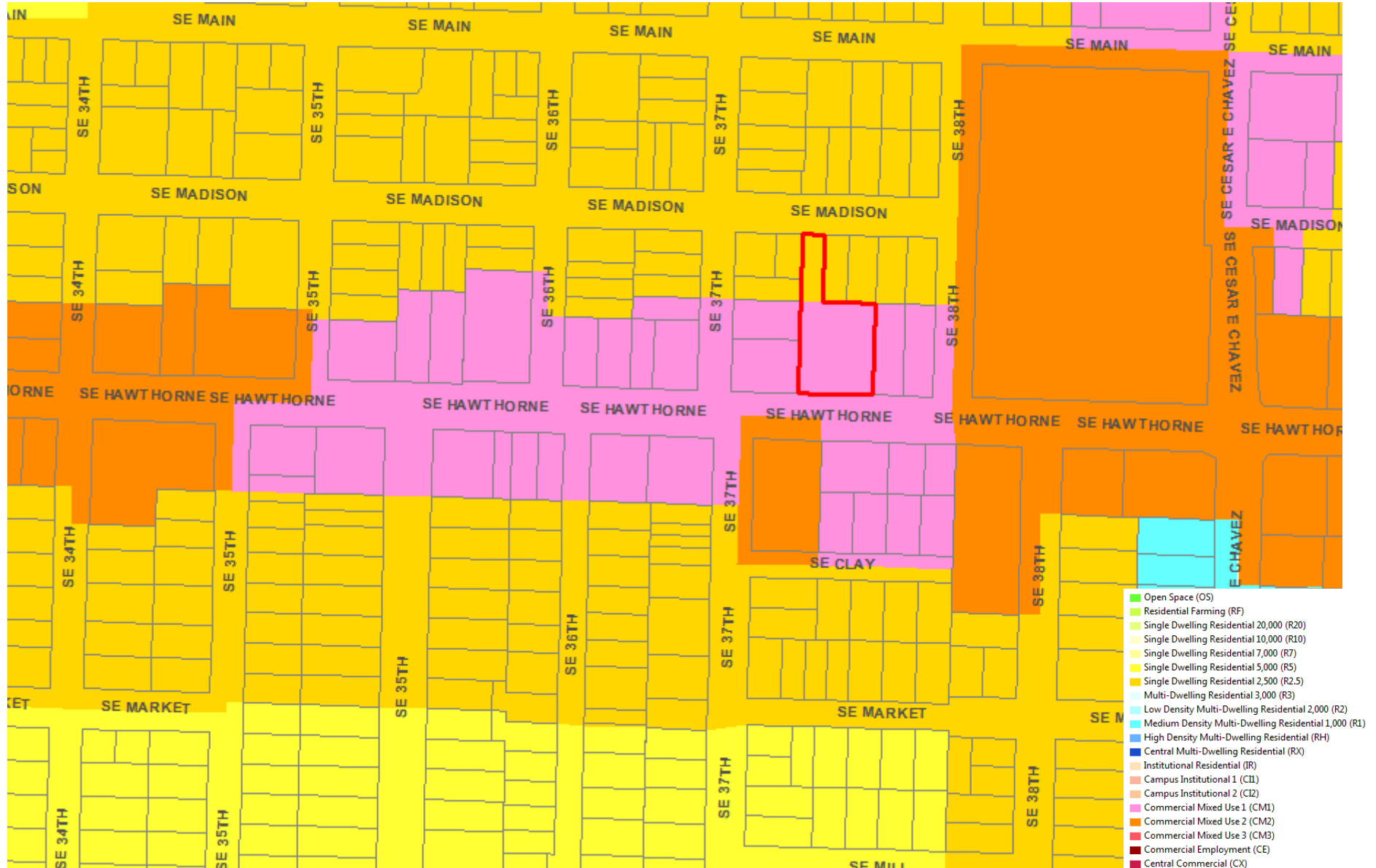
**CM2**

Group E, 8: 8801 N CHAUTAUQUA BLVD



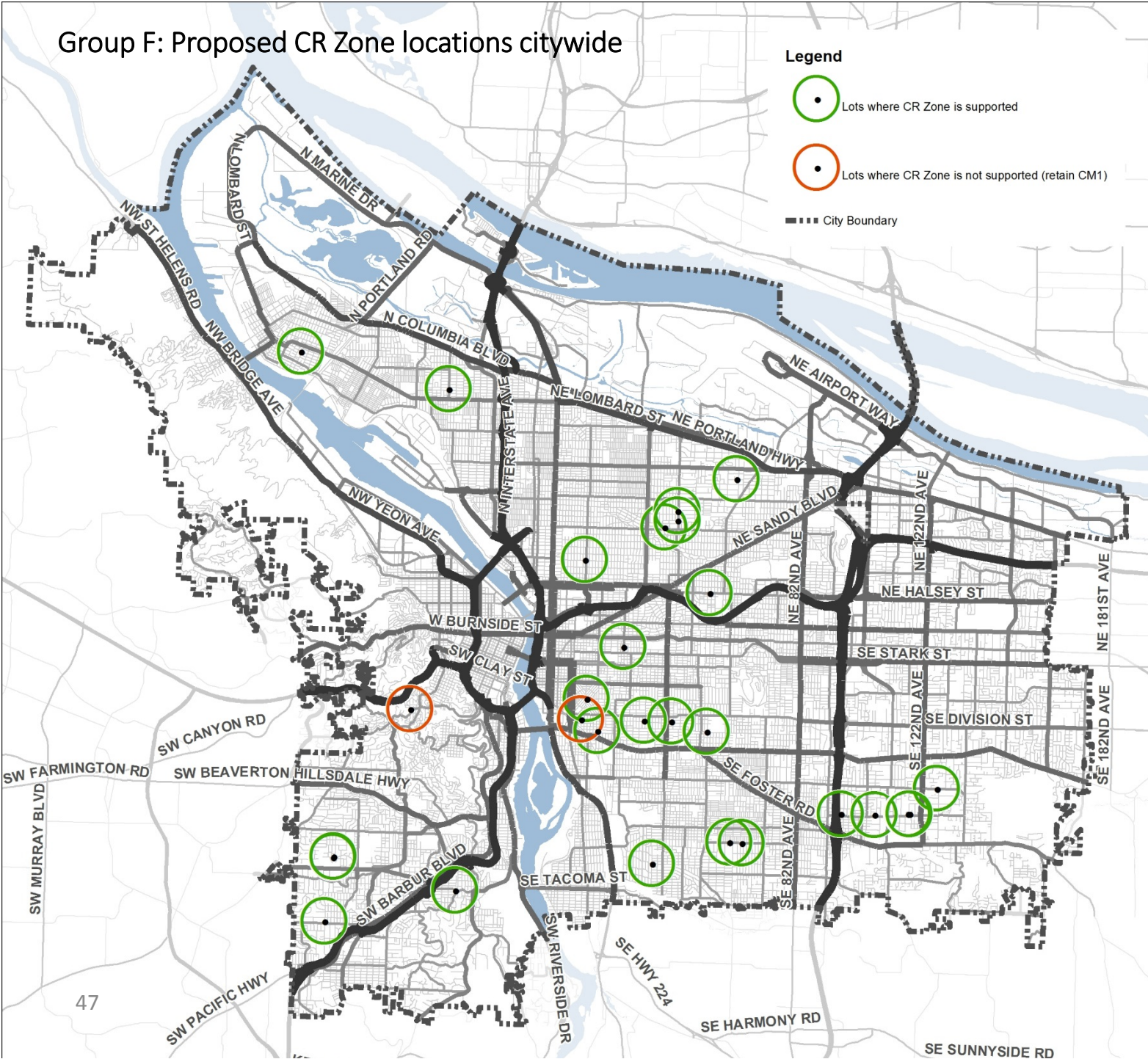
R7




# Group E, 9: 3735-3739 SE HAWTHORNE BLVD












# Group F: Proposed CR Zone locations citywide



- Legend**
-  Lots where CR Zone is supported
  -  Lots where CR Zone is not supported (retain CM1)
  -  City Boundary

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## Group F CM1 nonconforming use sites and other special situations

- TSP: Traffic Classes**
-  Regional Trafficway
  -  Regional Trafficway & Major City Traffic Street
  -  Major City Traffic Street
  -  District Collector Street
  -  Neighborhood Collector Street
  -  Traffic Access Street (CTMP only)
  -  Local Service Traffic Street



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.



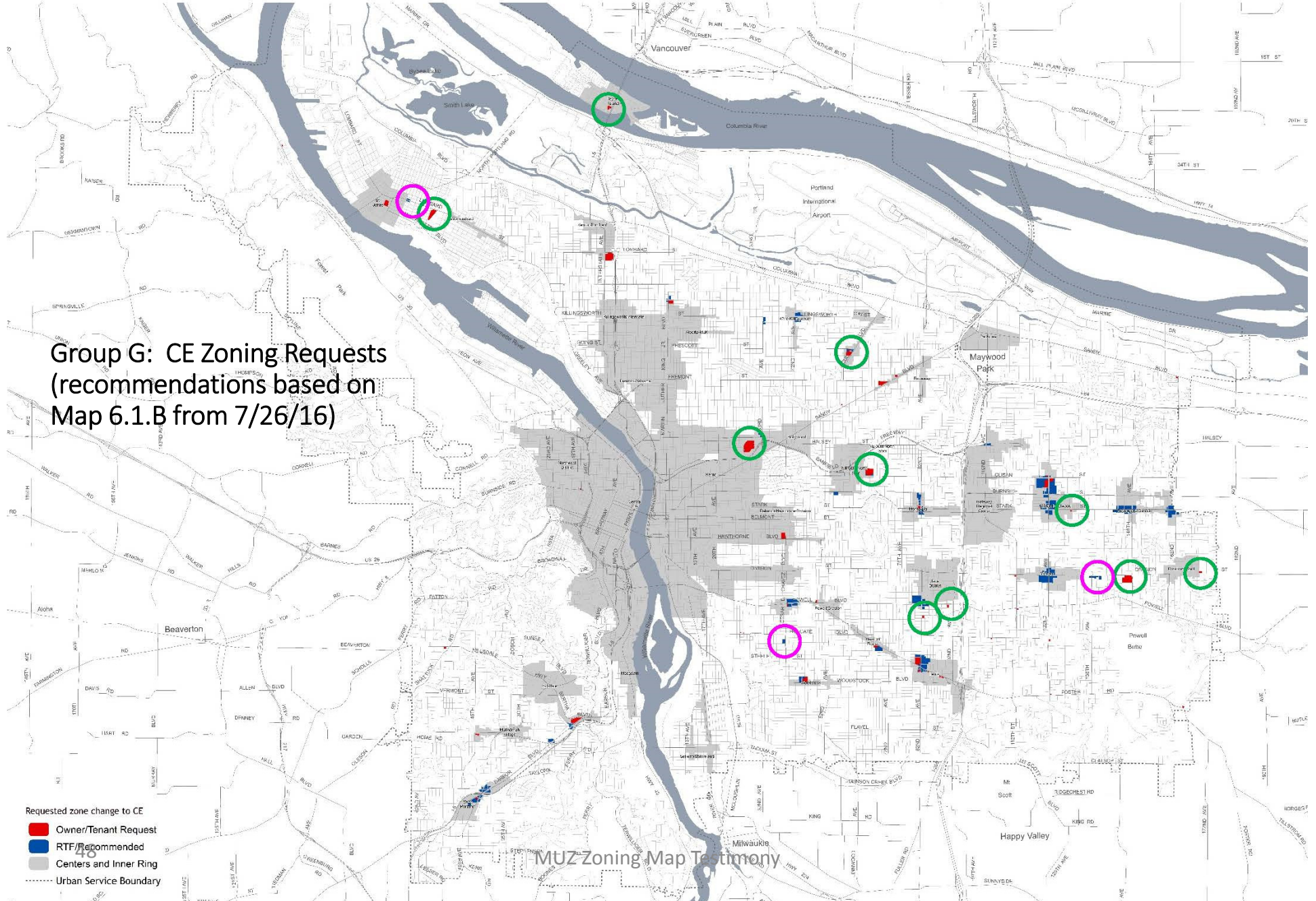
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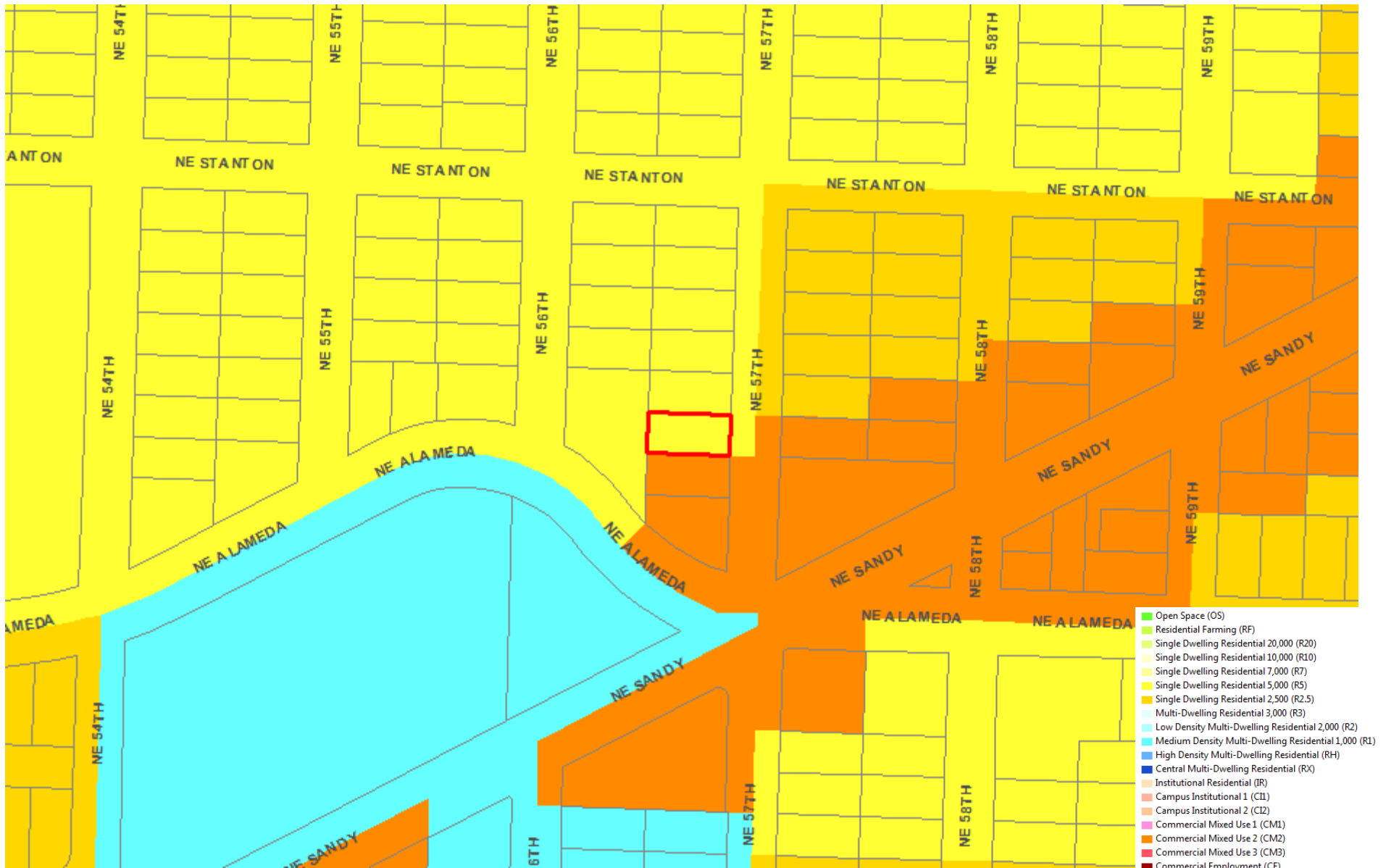


# Map 6.1.B: CE Requests + RTF - staff recommendations



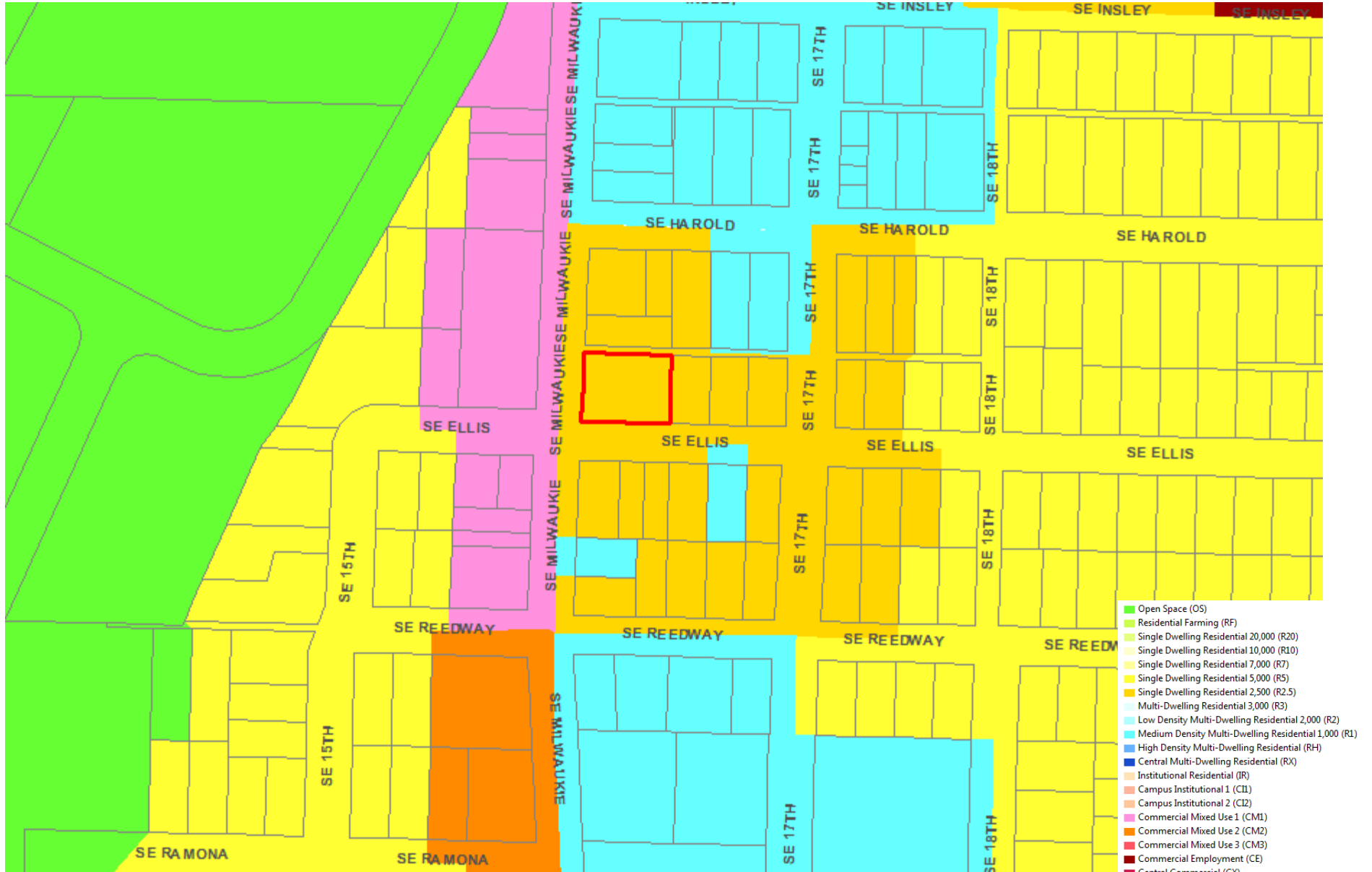


# Group H, 1: 2733 NE 57TH AVE

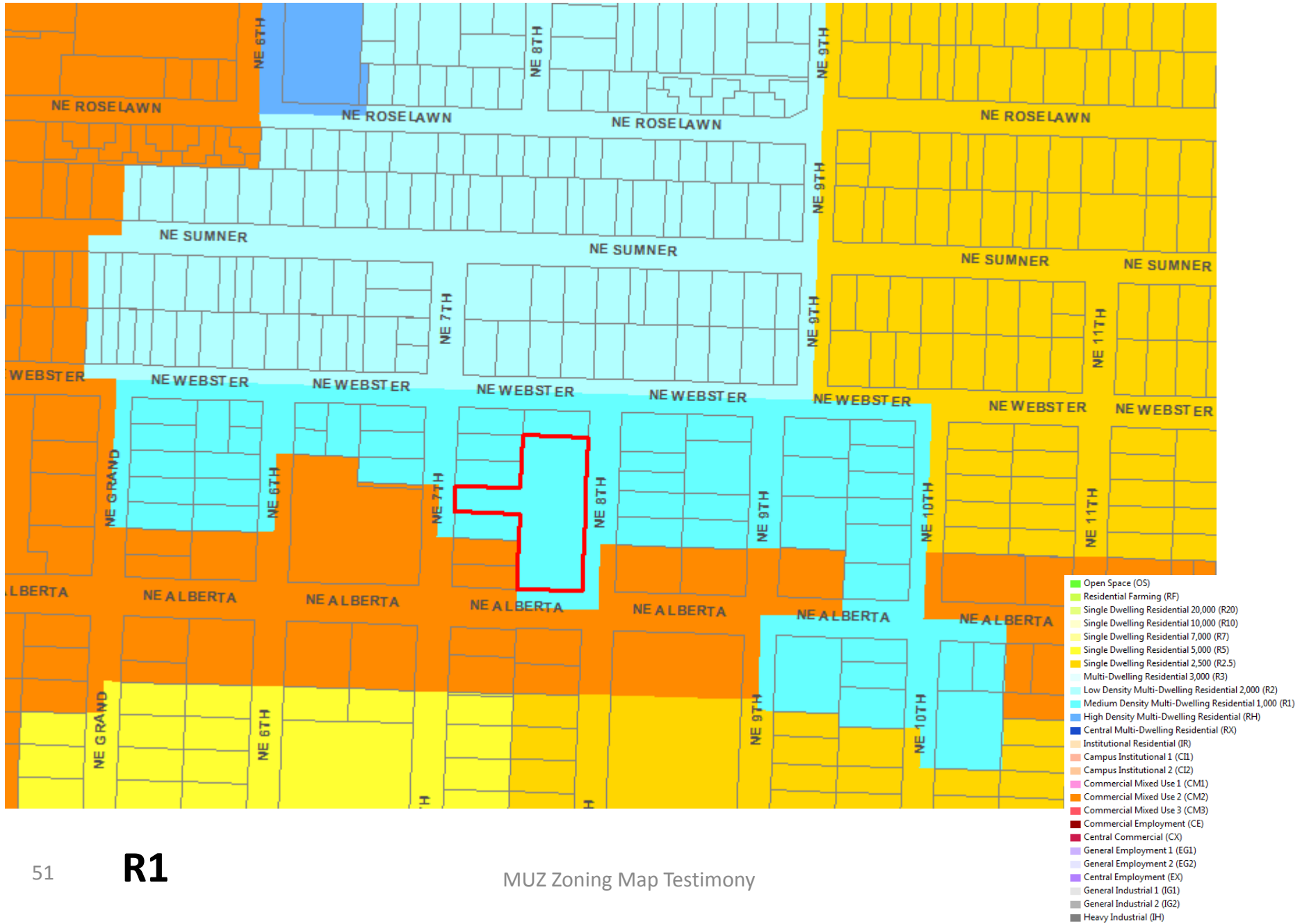


- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
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- Central Employment (EX)
- General Industrial 1 (IG1)
- General Industrial 2 (IG2)
- Heavy Industrial (IH)

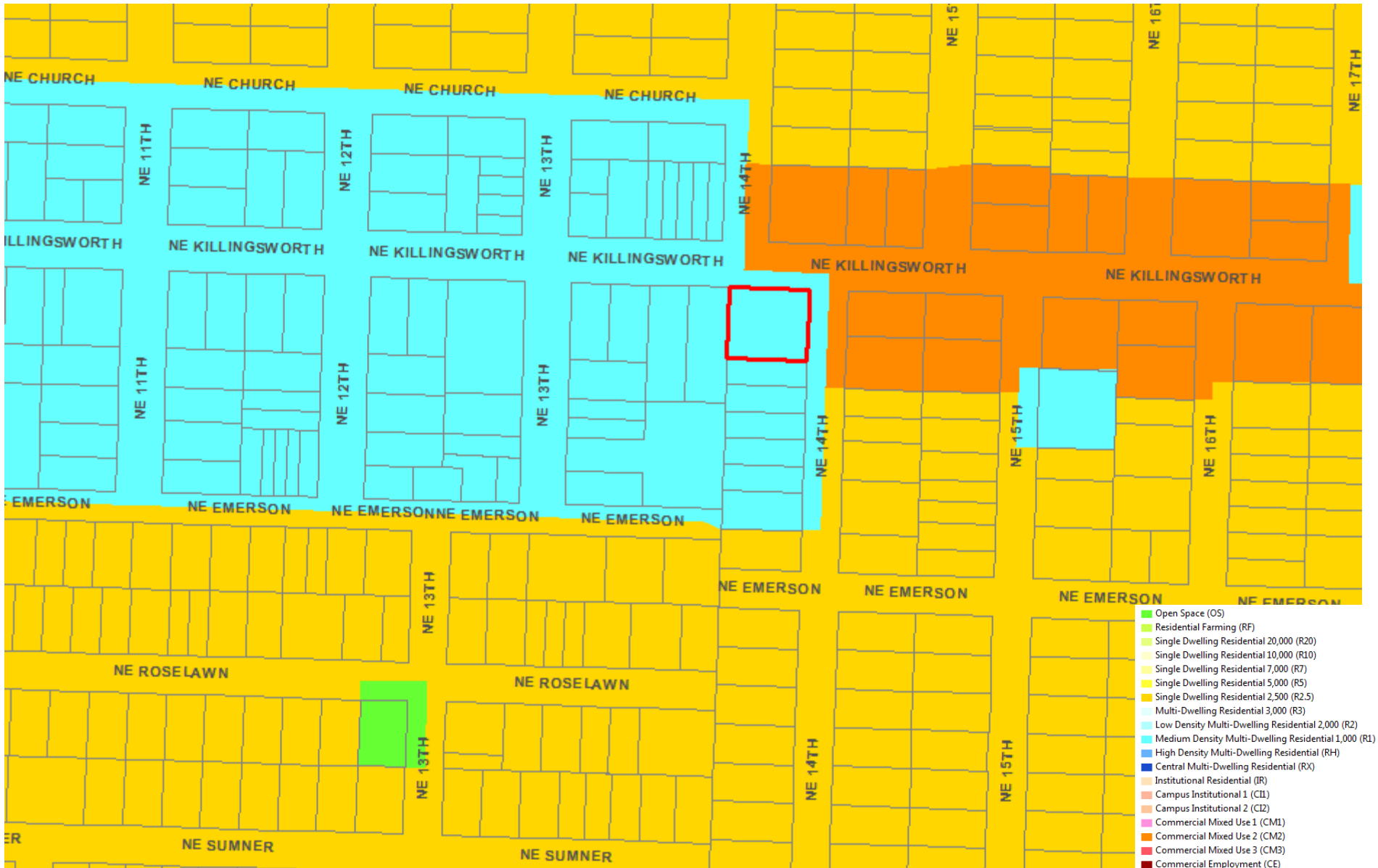
Group H, 2: 5515 NEC/ ELLIS & SE MILWAUKIE AVE



# Group H, 3: 5025 NE 8TH AVE

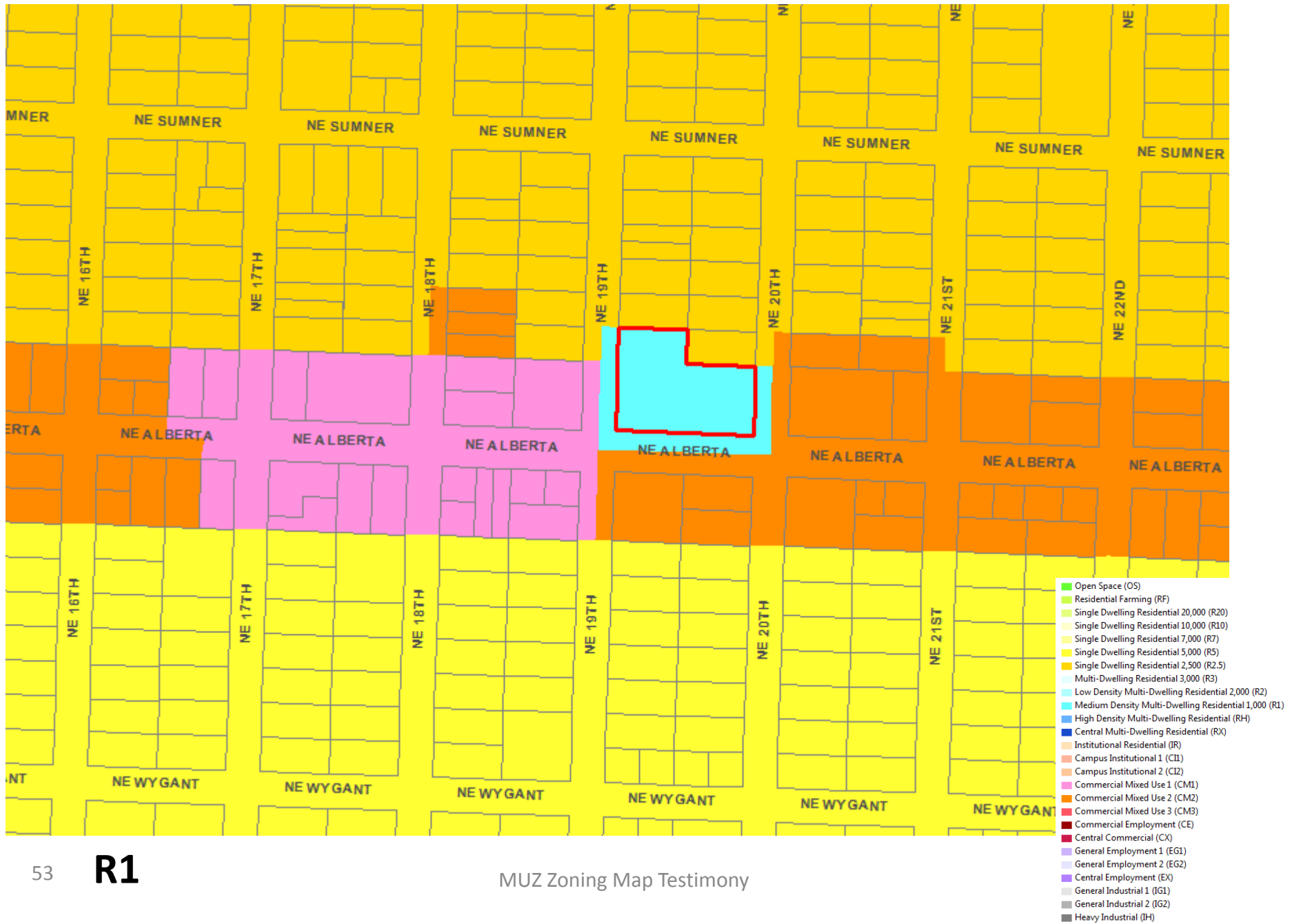


Group H, 4: 5421 NE 14TH PL

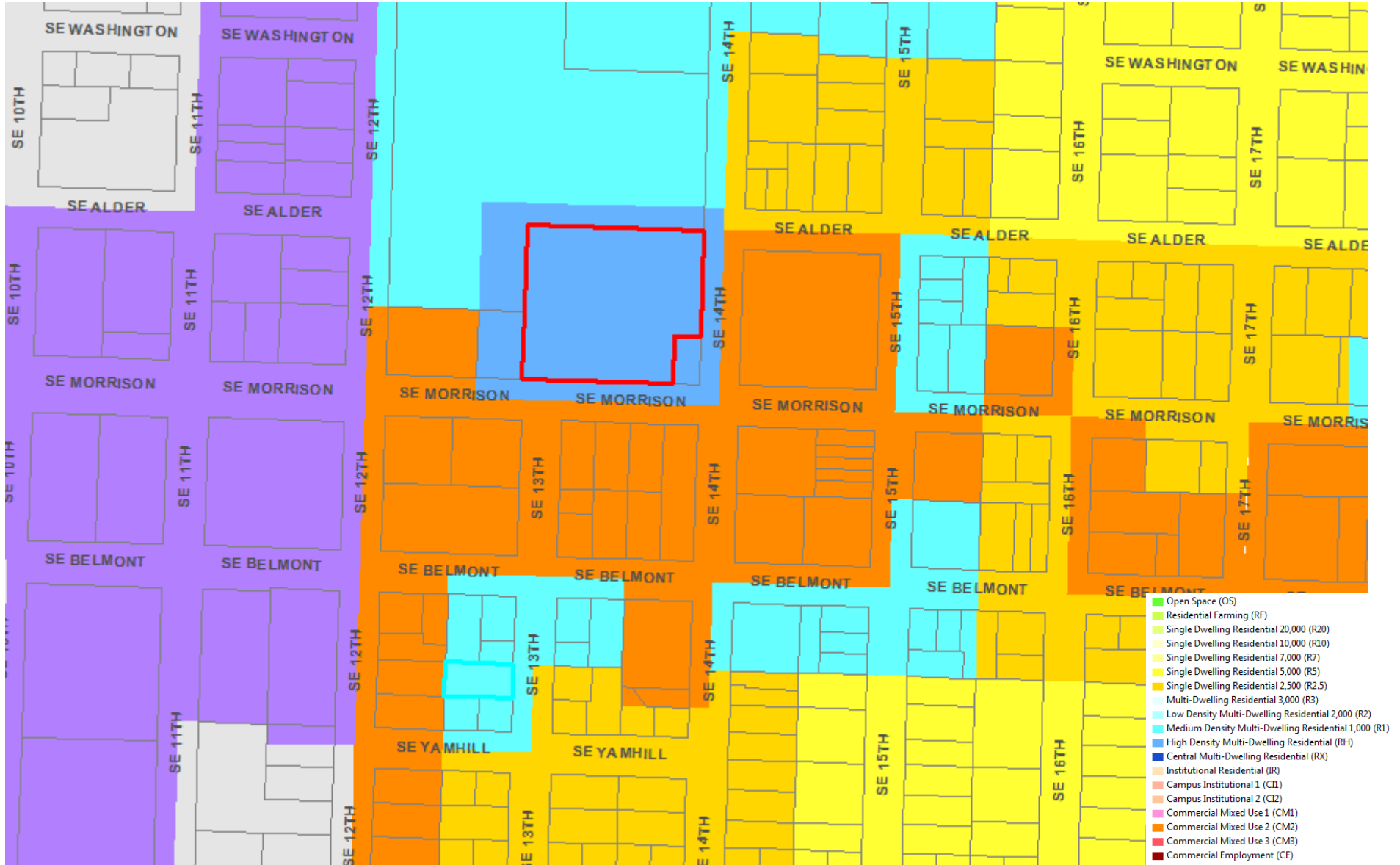


- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
- Single Dwelling Residential 5,000 (R5)
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- Medium Density Multi-Dwelling Residential 1,000 (R1)
- High Density Multi-Dwelling Residential (RH)
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- Commercial Mixed Use 3 (CM3)
- Commercial Employment (CE)
- Central Commercial (CX)
- General Employment 1 (EG1)
- General Employment 2 (EG2)
- Central Employment (EX)
- General Industrial 1 (IG1)
- General Industrial 2 (IG2)
- Heavy Industrial (IH)

# Group H, 5: 5010 NE 19TH AVE



# Group H, 6: SE MORRISON/14<sup>TH</sup> (PPS PROPERTY)

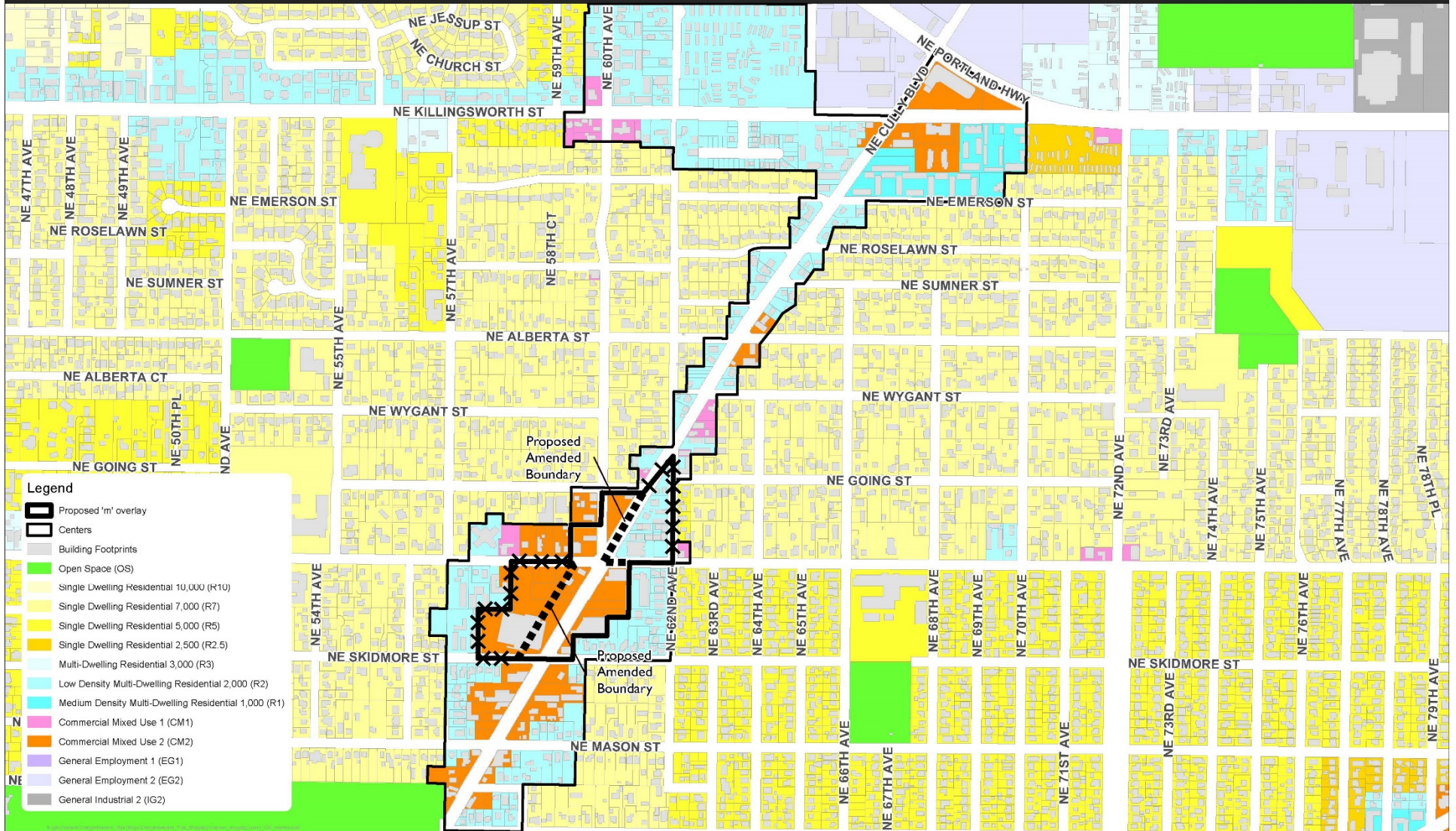


- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
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- Low Density Multi-Dwelling Residential 2,000 (R2)
- Medium Density Multi-Dwelling Residential 1,000 (R1)
- High Density Multi-Dwelling Residential (RH)
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- Commercial Mixed Use 3 (CM3)
- Commercial Employment (CE)
- Central Commercial (CX)
- General Employment 1 (EG1)
- General Employment 2 (EG2)
- Central Employment (EX)
- General Industrial 1 (IG1)
- General Industrial 2 (IG2)
- Heavy Industrial (IH)



# Proposed Centers Main Street Overlay

## Neighborhood Center: Cully



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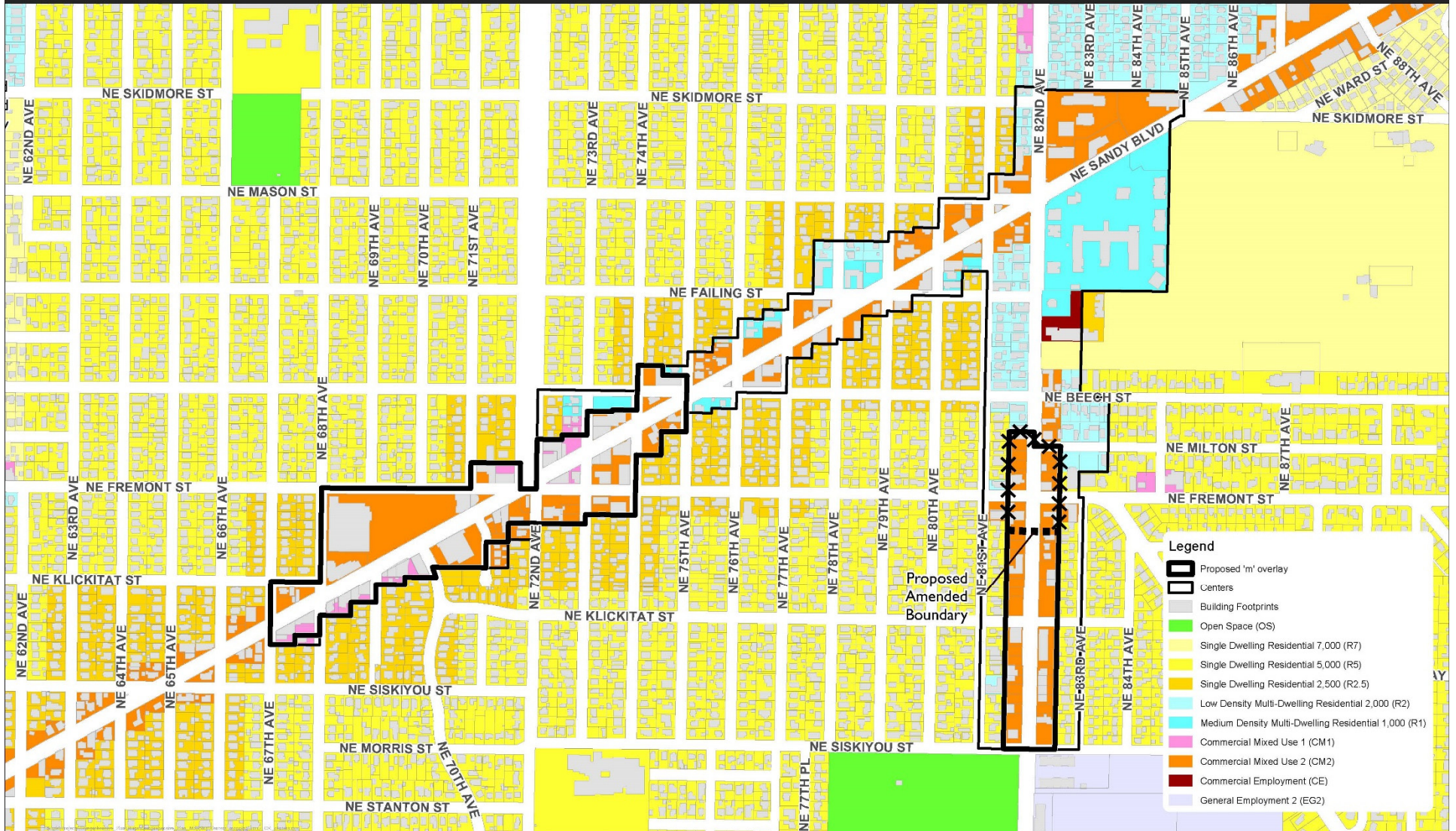
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# Proposed Centers Main Street Overlay

Neighborhood Center: Roseway



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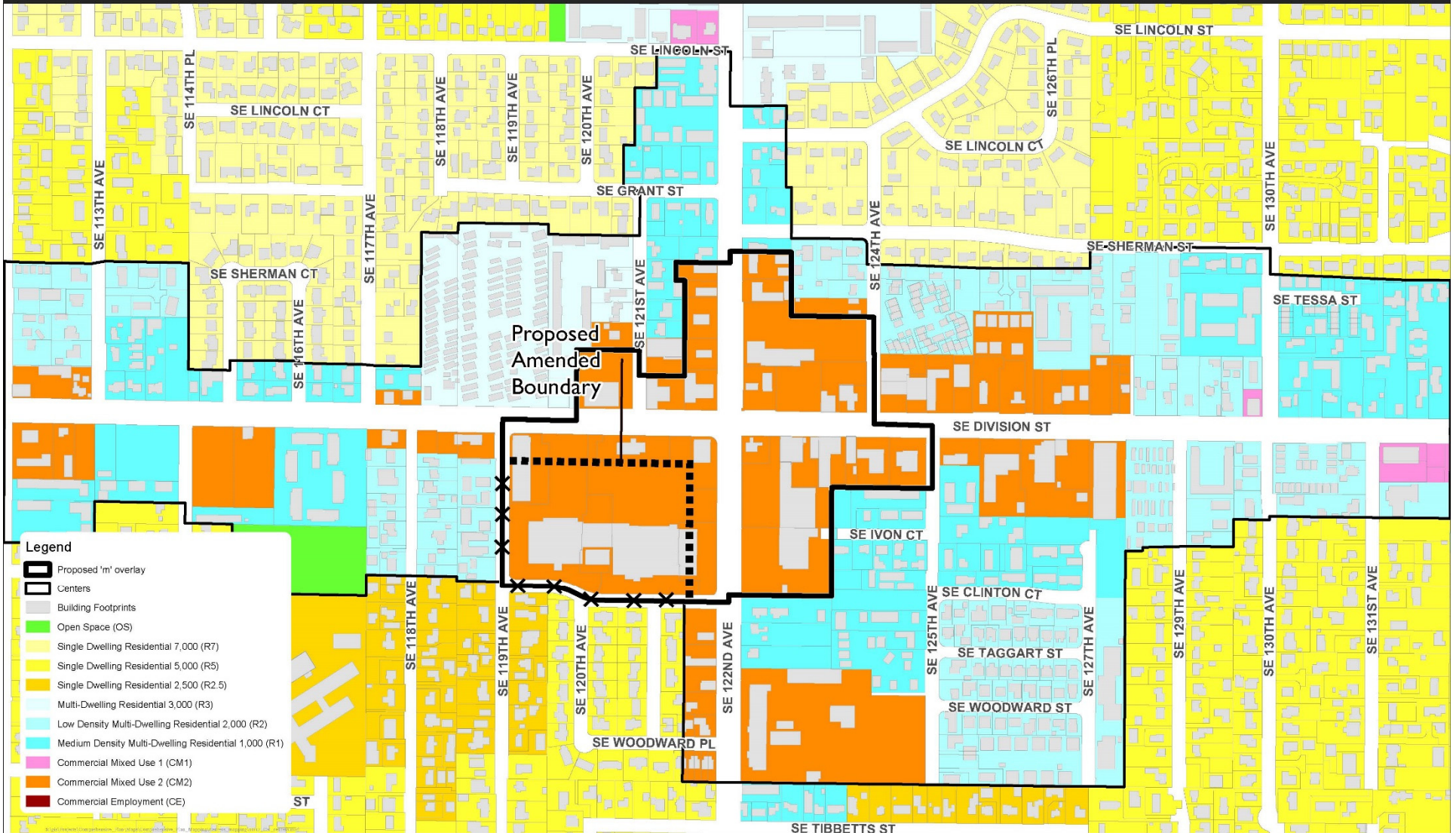
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# Proposed Centers Main Street Overlay

Town Center: Midway



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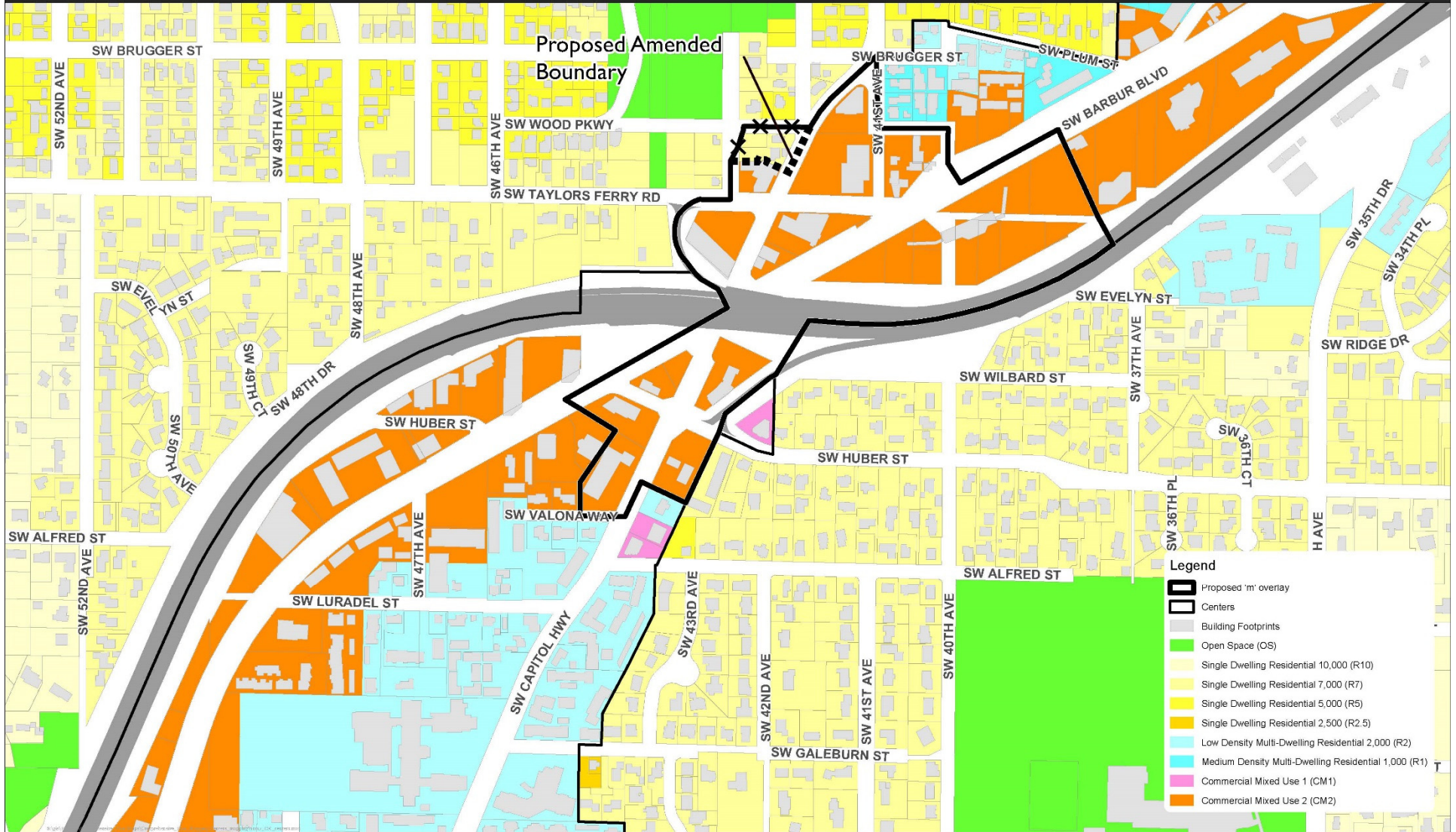
City of Portland, Oregon  
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# Proposed Centers Main Street Overlay

Town Center: West Portland



**Legend**

- Proposed 'm' overlay
- Centers
- Building Footprints
- Open Space (OS)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
- Single Dwelling Residential 5,000 (R5)
- Single Dwelling Residential 2,500 (R2.5)
- Low Density Multi-Dwelling Residential 2,000 (R2)
- Medium Density Multi-Dwelling Residential 1,000 (R1)
- Commercial Mixed Use 1 (CM1)
- Commercial Mixed Use 2 (CM2)

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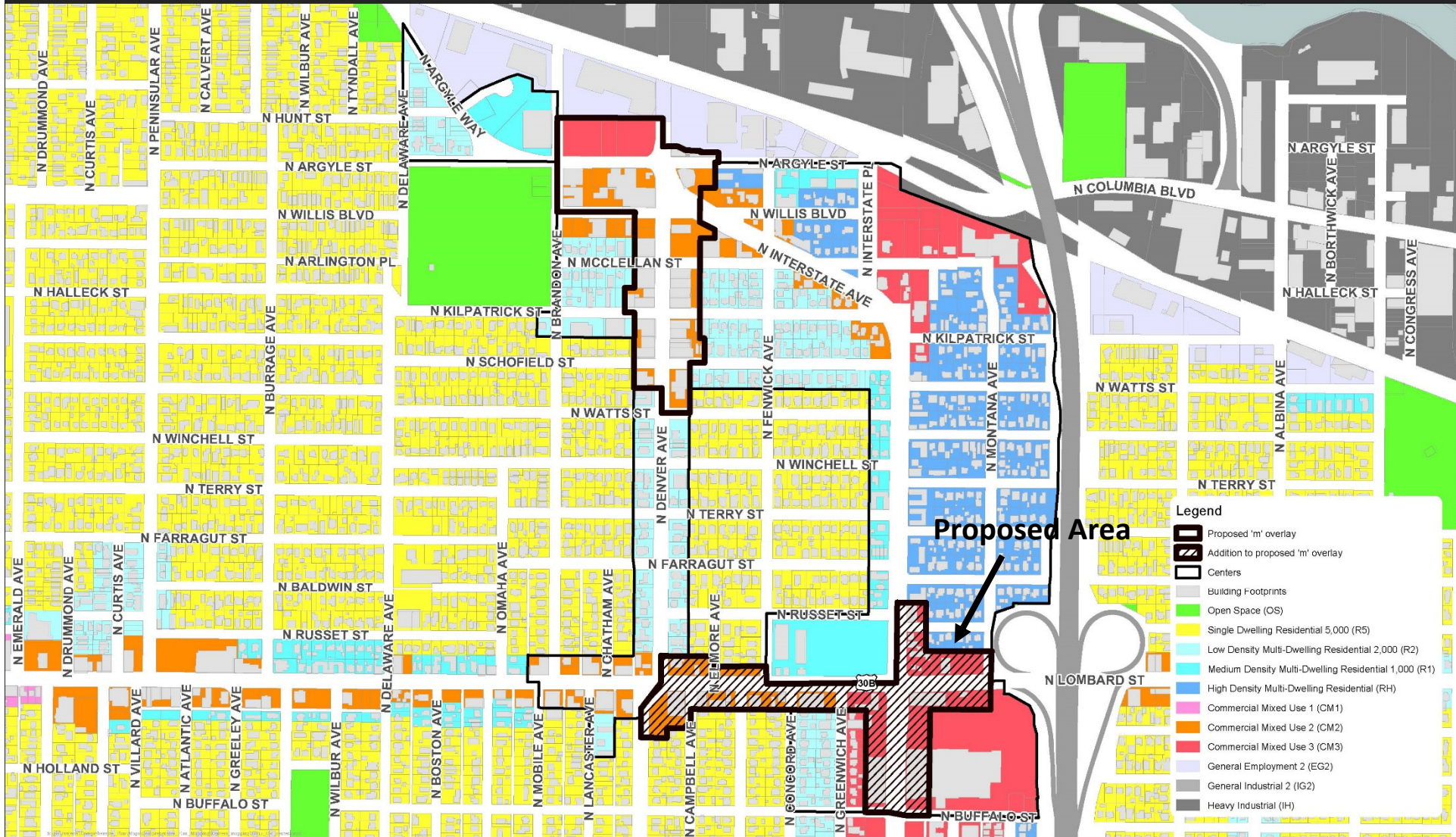


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# Proposed Centers Main Street Overlay

# Neighborhood Center: Kenton Lombard



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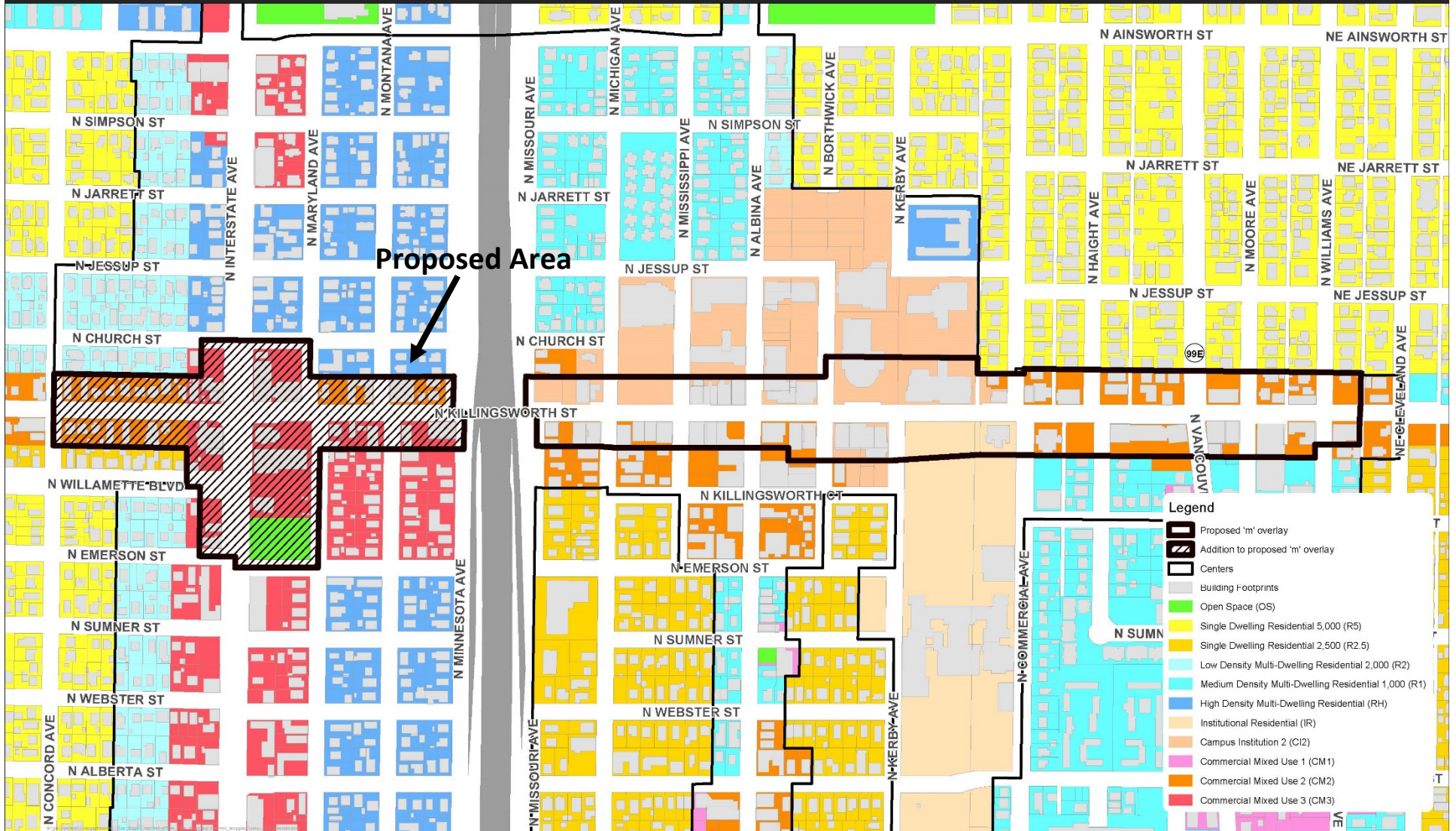
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# Proposed Centers Main Street Overlay

Town Center: Killingsworth/Interstate



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