

Employment Zoning Project

EARLY IMPLEMENTATION OF THE 2035 COMPREHENSIVE PLAN – AUGUST 2016



Project Overview

This Comprehensive Plan Update project will implement new policies to achieve more efficient use of industrial land and mixed employment areas, as well as map changes to expand these areas. Proposed changes also address the City's prosperity and equity goals and help protect neighborhood livability and watershed health. Outcomes include code changes to Industrial (IG) and General Employment (EG) zones and Zoning Map changes for new mixed employment and industrial areas.

Proposed industrial and employment zoning amendments:

- Prohibit quasi-judicial conversion of prime industrial land.
- Reduce non-industrial use allowances in prime industrial areas.
- Reduce retail allowances and prohibit residential uses in General Employment zones.
- Reduce outdoor activity allowances in General Employment zones.
- Apply rezoning standards at airport area golf courses.
- Expand area allowing industrial office uses in the Central City Plan District.

New employment areas

Proposed Zoning Map amendments for new Mixed Employment and Industrial Sanctuary areas (see map on back) will expand opportunities for office and industrial uses and associated job growth.

Why is this important?

- **The Comprehensive Plan Update** requires an adequate supply for housing and job growth for 20 years. This project will implement plan map and policy changes needed to meet growth capacity shortfalls in the Portland Harbor, Columbia Corridor and Dispersed Employment areas.
- Portland has distinct economic development and job growth opportunities as Oregon's largest industrial center and freight infrastructure hub.
- Industrial and mixed employment areas serve as a primary source of middle-wage jobs, which support community diversity and reduce racial and neighborhood income disparities.
- Proposed development concepts will address multiple goals, including habitat protection and enhancement, improved access to public open space and neighborhood compatibility.

FOR MORE INFORMATION

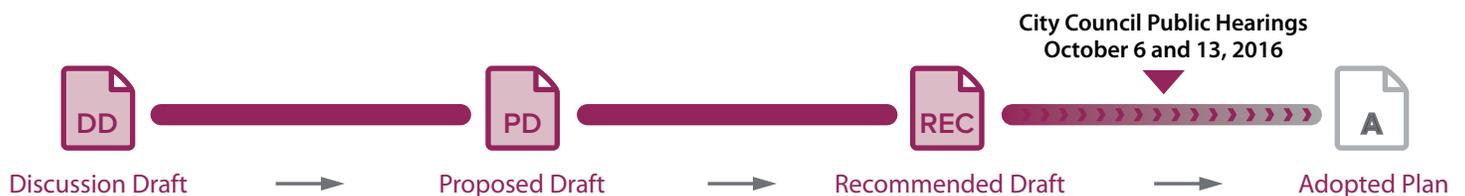
Visit our website:

www.portlandoregon.gov/bps/employmentzoning

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Project Timeline



August 2016
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Charlie Hales, Mayor • Susan Anderson, Director



Early Implementation Package

The Employment Zoning Project is one of eight projects that implement Portland's 2035 Comprehensive Plan, adopted by the Portland City Council on June 15, 2016. The Portland Planning and Sustainability Commission voted on August 23, 2016, to approve and consolidate these projects into an Early Implementation Package, which is now moving forward to City Council for consideration. The Comprehensive Plan Early Implementation Package includes:

- Zoning Code and Zoning Map changes.
- A new Community Involvement Program.
- Transportation System Plan – Stage 2.

Preliminary Zoning Map Concepts

