

Context:

EX Zones are currently classified as “industrial” properties for purposes of enforcement of the Noise Code, which means the allowable decibel levels are much higher in these zones. At the time EX zoning was incorporated into the noise code, EX zoning was anticipated to maintain a higher concentration of industrial operations. The evolution of the EX zoning in Portland has yielded a mix of commercial and residential development, with very little actual industrial activity. In order to be consistent in the application of the noise code with the real activity at the property, the Noise Review Board proposed in July 2015 (??) changing the treatment of EX zones from industrial to commercial, in terms of enforcement of the allowable decibel levels. This provides equal protection for community members who live in these zones as well as for those who enjoy these zones for other uses.

Central Question: How can the Noise Code appropriately provide an exception for EX Zones that are hubs for industrial activity?

Discussion with BPS Staff: 3:40-4:10 p.m.

Barry Manning: brief overview (5 min. max) of Mixed Use Zones Project, outlining the timing of the project and describing how and where the project will convert EX zones (along with other zones) into Mixed Use Zones (CM3).

Visuals: Mixed Use Zones Project handout (Barry will bring – 20 copies please)

10 min for questions to Barry

Rachael Hoy: brief overview (5 min max) of the Quadrant planning processes that have just concluded and how those fold into the Central City 2035 Plan. Focus on how EX zones differ throughout the Central City – highlighting the differences between areas like the Pearl and Central Eastside.

10 min for questions to Rachael

Visuals: Maps of EX zones citywide (Rachael will bring two large printed versions of each map)

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Rachael is planner on Central City Team – involved in SE Quadrant Planning Process.

SE Quadrant Plan – want to protect industrial sanctuary – IG1 zones. Discussion was on supporting industrial zoning/businesses but make sure there are protections to help buffer some of the noise on residential in the EX? In the Pearl, there are no buffers – it’s all EX.

Any future changes: must take into account how different the Eastside is.

Rachael will talk about how EX zones differ throughout the Central City – distinguishing difference between Pearl and Central Eastside.

Pearl Zoning map: change to commercial levels?

Public discussion draft of Central City Plan 2035 volume 1 and 2 – open to public comment.