

Employment Zoning Project: Preliminary Draft Zoning Concepts

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Industrial and employment zoning code amendments

Consider code amendments to the Industrial (IG and IH) and General Employment (EG) zones that help reduce the 20-year growth capacity shortfalls for forecast job growth in these areas. Examples include limiting Prime Industrial land conversion, making more efficient use of these zones for intended uses, and facilitating creation of new industrial and employment zones.

1. **Prime industrial land retention** - Implement the proposed Prime Industrial Areas policy by restricting their conversion. Concept options:
 - Amend the zoning provisions addressing Comprehensive Plan map amendments by adding a map of Prime Industrial Areas and prohibiting quasi-judicial Comprehensive Plan map amendments in this mapped area from Industrial Sanctuary to another designation or from General Employment to another designation except Industrial Sanctuary. The draft map area includes the multimodal freight-hub industrial districts at Portland Harbor, Columbia Corridor, and Brooklyn Yard.
 - Control conversion of Prime Industrial land supply in legislative projects (such as new land use plans and regulations) through implementing Statewide Planning Goal 9 and related Comprehensive Plan Policy 6.36 to limit and offset conversion of Prime Industrial land, rather than through zoning code changes in this project.

2. **Land-efficient use allowances in Industrial zones** - Reduce non-industrial use allowances in industrial zones (IG and IH). Concept options:
 - Change “Parks and Open Areas” from an allowed to a limited/conditional use in industrial zones. Clarify expectations for how to apply and enforce this change.
 - Limited Park and Open Area uses would include recreational trails, boat launching areas up to 20,000 square feet, scenic viewpoints up to 20,000 square feet, and any other Park and Open Area use on undevelopable land (such as water bodies, wetlands, 50-foot buffer areas from water bodies and wetlands, slopes exceeding 20%, and environmental protection zones). Stormwater facilities are allowed as “basic utilities.”
 - Other Park and Open Area uses would be conditional uses and required to demonstrate the need to locate in an industrial area to serve industrial uses or offset the resulting reduction of prime industrial development capacity with equivalent capacity gains.
 - Examples of actions to offset capacity reduction include a Comprehensive Plan map change to Industrial Sanctuary on developable land, brownfield incentive funding at a site with mid/high remediation costs (such as exceeding \$8 per square foot) that is otherwise unlikely to occur, or equivalent funding contribution (\$8 per square foot) to PBOT’s Freight Priority Program for freight access improvements.
 - Prohibit or limit land-intensive, non-industrial uses in industrial zones, such as commercial outdoor recreation larger than 20,000 square feet, major event entertainment, and self-

service storage. Take into account the adequacy of development capacity available for these uses in other zones.

3. **Land-efficient use allowances in General Employment zones** - Reduce retail and remove residential use allowances in General Employment (EG) zones. Concept options:
 - Prohibit residential uses in General Employment (EG) zones.
 - Reduce retail allowances from 60,000 to 20,000 square feet per site in EG zones.
 - Consider options to reduce undue burdens of non-conforming use requirements, such as by reducing the types of activities requiring a non-conforming situation review in EG zones;
 - Change offices from a limited/conditional use to an allowed use in EG zones. This change would effectively remove the conditional use requirement for office development above 1:1 FAR. The standard FAR allowance in EG zones is 3:1 FAR.

4. **Dispersed employment area compatibility** - Neighborhood compatibility impacts of Mixed Employment areas in residential settings are primarily limited through mapping, in that these areas typically buffer more intensive uses (such as freeways and industrial districts) and/or are relatively small areas (less than 20 acres). Landscape buffers and building height setbacks are also currently required in EG and I zones abutting R zones. Consider additional development and use limitations to improve neighborhood compatibility of Dispersed Employment areas. Concept options:
 - Prohibit exterior display and storage in EG1 zones, which typically have smaller lots and a grid block pattern.
 - Identify and prohibit EG use allowances that have resulted in incompatible situations in residential settings, such as wrecking yards.
 - The Mixed Use Zoning Project will also be considering expansion of industrial use and size allowances in some Mixed Use zones.

5. **North Cully Plan District** - Amend the North Cully Plan District to facilitate development of brownfield and vacant land (approximately 50 acres) in this Mixed Employment designation area.
 - Remove the requirements for Type III review of development.
 - Consider sunsetting the plan district, created in 1992, in lieu of updated zoning, land division, and public service requirements established in the interim that implement the plan district's development objectives.

6. **Golf course rezoning criteria** – Consider establishing rezoning criteria in the PDX Airport Plan District to facilitate a mix of industrial, natural resource, and public open space uses at golf course sites that property owners make available for reuse, implementing new Industrial map designations in the Comprehensive Plan Update and Policy 6.48. *Golf course reuse and development.*
 - When a zone change is requested at specified sites, demonstrate partial retention of natural resource and/or public open space functions while facilitating industrial development, such as by dedicating additional protection of natural resources (like a conservation easement), public access to open space (like a trail easement), or ecological site design.

- As a future action outside of this project, public investment in an area plan could also be encouraged if and when the Riverside and/or Broadmoor golf courses come available for reuse. The area plan could further implement Policy 6.48 in coordination with the property owner and stakeholders, including identification of street and trail alignments, updating capital improvement plans, and establishing strategies for acquisition and enhancement of natural resource areas, public open space or trails, and ecological site design.

New employment areas concentrated in East Portland

Consider zoning map amendments for new ME Mixed Employment areas as proposed in the Comprehensive Plan that expand opportunities for office park and light industrial uses and associated living-wage job growth.

7. Apply new employment zoning at development opportunity sites near freeway interchanges or truck routes in East Portland (e.g., Rossi farm sites) that implement proposed Comprehensive Plan map designations. Concept options:
 - Apply an EG General Employment zone at proposed ME Mixed Employment areas designated on the Comprehensive Plan Map.
 - Adjust new EG zoning designations to address specific site considerations, such as adequate infrastructure access.
8. Apply new employment zoning at transition areas (e.g., NW Vaughn, N Columbia at Denver) that implement proposed Comprehensive Plan map designations. Concept options:
 - Apply EG zone at proposed ME Mixed Employment areas in the Comprehensive Plan.
 - Adjust new EG zoning designations to address specific site considerations.
9. Apply new employment zoning in existing CG General Commercial areas (such as SE 82nd and N. Hayden Meadows Dr.) to implement proposed ME Mixed Employment map designations in the Comprehensive Plan. Concept options:
 - Apply EG zone at proposed ME Mixed Employment areas in the Comprehensive Plan.
 - Adjust new EG zoning designations to address specific site considerations.
10. Change EX Central Employment to EG General Employment zones in Central Gateway and other areas (such as Freeway Lands and Montgomery Park sites) sites to implement proposed Comprehensive Plan map designations. Concept options:
 - Apply EG zone at proposed ME Mixed Employment areas in the Comprehensive Plan.
 - Adjust new EG zoning designations to address specific site considerations.