



Bureau of Planning and Sustainability
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MEMO

DATE: November 14, 2016

TO: City Council

FROM: Eric Engstrom, Bureau of Planning and Sustainability, Principal Planner

CC: Susan Anderson, Bureau of Planning and Sustainability, Director
Joe Zehnder, Bureau of Planning and Sustainability, Chief Planner

SUBJECT: 2035 Comprehensive Plan Early Implementation
Supplemental Minor/Technical Amendments #2

INTRODUCTION

On August 23rd the Planning and Sustainability Commission recommended measures to implement the new 2035 Comprehensive Plan. The recommendation included Zoning Map amendments, Zoning Code amendments, changes to the Transportation System Plan, changes to Major Public Trails map, and a new Community Involvement Program.

On November 4 Planning and Sustainability staff submitted a memo with several recommended minor zoning map and code change. The purpose of this memo is to identify an additional staff-recommended minor zoning map change and one staff-recommended minor zoning code change.

DRAFT ZONING MAP AMENDMENT:

Amendment #2t: Multiple Mixed Use - Urban Center Comprehensive Plan Map designated and commercial/mixed use zoned properties without the Design "d" overlay zone

Related testimony (for or against): none as this is BPS staff sponsored.



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Amendment: Add the “d” overlay to adopted Mixed Use - Urban Center Comprehensive Plan Map designed and recommended commercial/mixed use zoned properties.

Neighborhoods: Multiple neighborhoods in NE and SE Portland

Comprehensive Plan Map designation: Mixed Use - Urban Center

DRAFT ZONING CODE AMENDMENT:

Changes to code are shown using either an underline/~~strikeout~~, or shading. Shading is used to highlight changes to new chapters which are not otherwise shown in underline in the recommended draft.

Amendment #2u: Amend 33.510.114.C.3.b(2) (pg. 361) to change the term “gross building area” to “net building area” so that the measurement of the allowed uses are consistent:

33.510 Central City Plan District

510

33.510.113 Retail Sales And Service and Office Uses in the IG1 Zone

- A. Generally. [No change]
- B. Historic resources. [No change]
- C. ~~Employment Opportunity Subarea~~Central Eastside Subdistrict.
 - 1. Purpose. The regulations of this subsection are intended to broaden the mix of employment uses in the Central Eastside Industrial District in a manner that increases the vitality of the district without negatively impacting the viability of industrial uses and development. The additional uses allowed by the regulations are uses that build on the economic strengths, locational advantages and urban character of the Central Eastside~~promote the preservation of industrial land and development and support the vitality of industrial businesses while providing opportunities for a broad and diverse mix of employment uses that are compatible with industrial activities and that build on the economic strengths, locational advantages and urban character of the Central Eastside.~~
 - 2. Where these regulations apply. The regulations of this subsection apply to sites zoned in the IG1 Zone in the Employment Opportunity Subarea of the Central Eastside Subdistrict that are not subject to Subsection B.
 - 3. Allowed uses.

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a. Retail Sales And Service and Traditional Office uses.

(1) Sites up to 40,000 square feet in size. The following regulations apply to Retail Sales And Service and Traditional Office uses on sites that are 40,000 square feet or less in size:

- Up to 5,000 square feet of the net building area plus the exterior display and storage area on a site may be in Retail Sales And Service use. More than 5,000 square feet in Retail Sales And Service use on a site is prohibited.
- ~~b. Traditional Office.~~ Up to 5,000 square feet of net building area on a site may be in Traditional Office use. More than 5,000 square feet in Traditional Office use on a site is prohibited.

(2) Sites over 40,000 square feet in size. The following regulations apply to Retail Sales And Service and Traditional Office uses on sites that are more than 40,000 square feet in size:

- Retail Sales and Service uses on a site are allowed but net building area plus exterior display and storage is limited to an amount equal to 12.5 percent of the total site area. More than 12.5 percent in Retail Sales And Service use is prohibited.
- Traditional Office uses on a site are allowed but net building area is limited to an amount equal to 12.5 percent of the total site area. More than 12.5 percent in Traditional Office use is prohibited.

~~e-b.~~ Industrial Office.

(1) Generally, Industrial Office uses are allowed but net building area plus exterior display and storage is limited to up to an amount equal to three times the square footage of the site. Unless allowed by one of the exceptions below, Industrial Office use in excess of three times the square footage of the site is prohibited.

(2) Exceptions.

- If the site is 20,000 square feet or less in size, up to 60,000 square feet of net building area may be in an Industrial Office use. More than 60,000 square feet per site is prohibited.
- Industrial Office uses are allowed in buildings that existed on [insert adoption date]. In this case, 100 percent of the net building area may be in an Industrial Office use including floor area added inside of the building as it existed on [insert adoption date]. In addition, up to 5,000 square feet of floor area added to the roof of the building as it existed on [insert adoption date] can be in Industrial Office use. Industrial Office use in more than 5,000 square feet of floor area added to the roof of the building is prohibited.

~~Up to 60,000 square feet of the floor area on a site may be in Industrial Office use.~~

~~4. Conditional uses.~~



- a. ~~More than 5,000 square feet in Traditional Office use on a site is a conditional use. More than 60,000 square feet in Traditional Office use on a site is prohibited.~~
- b. ~~More than 60,000 square feet in Industrial office use on a site is a conditional use.~~

