

# EXPANDING OPPORTUNITIES FOR AFFORDABLE HOUSING

Amendments to the Comprehensive Plan Map, Zoning Map, and Zoning Code



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Bureau of Planning and Sustainability  
Innovation. Collaboration. Practical Solutions.  
City of Portland, Oregon



The Expanding Opportunities for Affordable Housing amendments streamline Portland’s zoning rules for the development of affordable housing on faith and community-based properties.

For more information, visit the project website: <https://portland.gov/bps/ah-grant>

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# Section I: Introduction

## Project Summary

This report contains proposed amendments to the Zoning Code that will facilitate development of affordable housing on land in the ownership of community-based organizations. The proposed amendments remove regulatory barriers that institutions such as faith institutions, fraternal organizations and other organizations face because they are conditional uses in residential zones.

This proposal also includes Zoning Map and Comprehensive Plan Map amendments on sites where community development projects, including affordable housing developments, are planned; most of those sites are in the ownership of community-based organizations.

The major components of the proposed amendments include:

- Allow the following alterations to an existing conditional use site without a new conditional use review:
  - Development of affordable housing in compliance with base zone allowances and standards.
  - Removal of up to 50 percent of the existing parking spaces for the development of affordable housing.
  - Reduction to the conditional use site area when all standards and conditions of approval are met.
  - Additions of up to 2,000 square feet of floor area for non-residential uses or exterior improvement area; currently up to 1,500 square feet is allowed.
- Reduce the conditional use review procedure type for some alterations to an existing conditional use.
- Minor changes to the Schools and School Sites and Conditional Use Master Plan chapters (33.281 and 33.820) to reflect the change from 1,500 to 2,000 square feet of additional floor area or exterior improvement area allowed without conditional use review.
- Minor changes to the Property Line Adjustment chapter (33.667).
- Comprehensive Plan Map and Zoning Map amendments for a small number of community-based sites and properties adjacent to them.

Commentary describing each amendment can be found on the facing pages next to the zoning code amendments in this report.

## **Evolution of this proposal**

### Discussion Draft

The Discussion Draft served as the first opportunity for the public to review and comment on the draft zoning code and zoning map amendments. The public review period for the Discussion Draft was open from October 28 through December 2, 2019. In the Discussion Draft, the conditional use review exemption was tied to a housing affordability level, in which the only housing that would have been exempt based on the Discussion Draft proposal was housing that met an affordability level. The proposal also included a requirement that the Portland Housing Bureau administratively confirm and enforce the affordability provisions.

Staff received a total of 27 emails and 34 written letters commenting on the proposed amendments. All the public comments received were in support of the proposal. Several individuals specifically commented in support of the exemption's tie to affordable housing.

Staff also received comments from the Bureau of Environmental Services (BES), Portland Housing Bureau (PHB), and Bureau of Development Services (BDS). The most significant change between the Discussion and Proposed drafts was the elimination of the affordability requirement in the conditional use review exemption. The change reflects Bureau comments, and subsequent discussions with PHB and BDS. The primary concerns raised by the two bureaus were related to process.

After assessing the concept PHB suggested changes and provided an option to implement an affordable housing conditional use review exemption by linking it to existing affordable housing zoning bonuses and tax/fee exemptions. But this option would have required permit seekers to be certain of project feasibility, lest the permit must go back through conditional use review later if the affordability levels or financing changed. This potential for initial exemption based on specific affordability levels and time and subsequent rereferral back through conditional use review creating other issues in the permitting process. BDS raised concerns that these extra steps created additional barriers to development.

Additionally, BDS noted that the conditional use criteria are the same whether housing is affordable or not. Housing is allowed in residential zones by right regardless of whether the housing is affordable or market rate. The conditional use review is focused on the use that is allowed conditionally in a residential zone and should not be used as a tool to determine whether an allowed use should be approved or not.

BDS also noted that with the affordability requirement, they would need to create a new process to document how an organization would guarantee that the units would be affordable. This additional process would potentially be another barrier faced by organizations hoping to avoid the conditional use review.

The goal of this project is to streamline the path for approving housing in zones where housing is allowed and on sites where community-based organizations have expressed a desire to build housing, including affordable housing. The current zoning code regulations present time and cost barriers in the form of a conditional use review for housing that would be allowed outright on other sites in the zone. Consequently, by exempting housing from Conditional Use review, the code will better reflect that residential uses are allowed by right in Residential zones.

It is the assumption that most mission-based organizations that are conditional uses will be motivated to develop housing that is affordable. Without further restrictions set out in the Zoning code on levels of affordability, organizations will be less hindered by regulations while still benefiting from the conditional use exemption. Organizations will still be able to apply for financial support and incentives from the City that help to reduce the cost of development, but they will not be subject to specific requirements that could potentially limit or affect the ultimate project in ways not anticipated or desired (for example, an organization may wish to develop a project providing home ownership opportunities that may not meet Zoning code limits).

In addition to the comments by PHB and BDS, the Bureau of Environmental Services expressed that without a conditional use review, applicants will not receive information in advance of permit submittal about potential infrastructure requirements that will be made. While this is true, it can be assumed that most or all projects of this type will be done in partnership with developers who will seek this information from BES and the other infrastructure bureaus in advance of permit submittal.

#### Proposed Draft

The Proposed Draft was released on January 2, 2020 and testimony was open through the date of the public hearing before the Planning and Sustainability Commission (PSC) on February 11, 2020. The draft was amended on January 17, 2020 to incorporate the above summary from PHB about removing the affordability requirement.

During the testimony period, a total of 100 pieces of written testimony were submitted. All testimony about the zoning code changes (about 80) were in support. The remaining testimony included requests by 11 organizations or individuals for changes to their zoning, to allow for more flexibility or greater density, and from individuals and organizations supporting the requests. At the hearing, the PSC heard testimony from 33 individuals in support of the zoning code and map changes. The PSC extended written testimony to February 14. The PSC met on March 10, 2020 to deliberate.

At the March 10 PSC meeting, the Commission members were in support of the package of code changes, and added amendments which included:

- Expanding the allowance to use up to 50 percent of a site's parking area for the development of housing, regardless of proximity to frequent transit, rather than restricting the allowance to areas close to frequent transit as had been initially proposed.
- Exempting sites with institutional uses from several specific Property Line Adjustment regulations.

In its deliberation of the Zoning map amendments proposed, the Commission supported 20 of the 21 proposed map changes. The Commission discussed the one request by an individual property owner to change the zoning on their property, which is currently rented as unregulated affordable housing. While several Commissioners were sympathetic to the request, the majority voted against it because they did not want to make an exception for individual situations, which they felt is in the purview of City Council. Consideration of requests from

individual property owners was outside the project scope, which focused on community-based organizations. They also recommended to City Council that they allocate resources in the BPS budget for periodic zoning map updates, for specific areas of the city or with topical themes as appropriate. The high cost of quasi-judicial zoning and comprehensive plan map amendments is a barrier to many individuals and organizations. The PSC would like to see BPS bundle community-requested changes together legislatively on a periodic basis, where there is a public benefit.

The Commission's final recommendations were incorporated into the Recommended Draft, which was considered by Portland City Council in May 2020.

### Recommended Draft

The Recommended Draft was released on April 8, 2020 and the written testimony period opened on that date. Over the 6 weeks of testimony ending on May 20, total of 178 pieces of written testimony was submitted, the majority using the Map App. About 40 percent of testimony was in support of the code and map changes. Another 45 percent was to express support or opposition to map changes; two sites in particular received most of map-related testimony: the Robison Jewish Home/Cedar Sinai Park site on SW Boundary St, and the St Philip Neri site on SE Division St. Testimony about the Cedar Sinai site (35 written and 10 at the hearing) was almost entirely in opposition. Testimony about the St Philip Neri site included 30 letters in support and 14 opposed. There were letters of opposition or concern about 4 other sites. The remaining 15 percent of testimony was from individuals who advocated to increase the allowance for repurposing of parking areas from 50 percent to 100 percent, and requests made for map changes to 4 additional sites.

The public hearing before City Council was held in a virtual meeting on May 14, 2020. At the hearing, 41 people testified. The Council extended the written testimony period for an additional week. Following the public testimony, the Council requested that staff return with an amended version of the code language to include an affordability requirement. In working with the Portland Housing Bureau (PHB) and the Bureau of Development Services (BDS), an affordability requirement was drafted, requiring that at least 50 percent of units in projects receiving the new Conditional Use exemptions must participate in the Systems Development Charges waiver program, administered by PHB. This was presented and discussed at the Council meeting the following week, when Council also discussed the map requests made during the testimony period. At the subsequent May 27 meeting, Council voted to adopt the code package, with amendments that included the affordability requirement, and to adopt map changes for 19 of the 20 sites in the Recommended draft, excluding the Cedar Sinai site. Council directed staff to return in September 2020 to review the 4 additional requested map changes, following the required notifications for the legislative changes. Council also directed BPS to initiate a longer-term mapping project focused on community benefits through wealth generation and reparations for past harms caused by zoning, designed and led by community-based partners.

## **Addressing equity and housing affordability**

In creating the concepts on which this report is based, staff reached out to mission-driven community-based organizations (CBOs) through partnerships created by the Metro grant that was the inception for this project. Many of these groups want to utilize their land, or support organizations that have available land, to develop affordable housing. This work helped identify regulatory and other barriers commonly faced by CBOs, particularly those that are conditional uses on residentially zoned land.

The mobilizing efforts of these CBOs continues to grow as they focus on addressing the housing affordability crisis that disproportionately affects people of color, who are also disproportionately renters. By removing zoning-related barriers to the development of affordable housing on conditional use sites, this set of amendments can help capture the momentum and potentially expand development opportunities through community-based partnerships, which will result in more affordable housing units across the city over time.



## **Section II: Zoning Code Amendments**

This section presents staff proposed zoning code amendments. The section is formatted to facilitate readability by showing draft code amendments on the right-hand pages and related commentary on the facing left-hand pages.

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## Commentary

### 33.281.050.A.

These amendments streamline the review process for expanding development on a school site. Establishing a school requires a conditional use review, and expanding development on a school site requires an additional conditional use when the expansion adds more than 1,500 square feet of net building area (net building area is defined as +all floor area above and below grade minus parking areas). These amendments will allow a school to tear down and replace up to 25% of its existing net building area and/or add up to 2,000 square feet of new net building area to the site without a conditional use review. These amendments primarily address the type of development that the Portland Public School District has conducted over the past few years. PPS often adds portable classrooms to expand use of an existing school. A portable classroom is roughly 1,700 square feet in size. Increasing the threshold for new building area to 2,000 square feet will address this need.

PPS is also going through a process of rebuilding many of the high schools in Portland. The rebuilding often involves tearing down and rebuilding a portion of an existing building, and in some cases, expanding beyond the existing square footage. This amendment will allow PPS to tear down and replace up to 25% of an existing building without a conditional use review. If more than 25% of the existing structure is removed, or more than 2,000 square feet of new building is added to the site, a conditional use review will be required.

## 33.281 Schools and School Sites

281

### 33.281.050 Review Thresholds for Development

This section states when development related to schools and on school sites in the OS, R, and IR zones is allowed, when a conditional use review is required, and the type of procedure used. Recreational fields used for organized sports are subject to Chapter 33.279, Recreational Fields for Organized Sports.

- A. Allowed.** Alterations to the site that meet all of the following are allowed without a conditional use review.
1. The addition of new outdoor recreation areas, or changes to existing outdoor recreation areas;
  2. The demolition and replacement of up to 25 percent of the existing net building area on the site;
  - ~~3.~~ The addition of up to ~~1,500~~2,000 square feet of new net building area to the site;
  - ~~34.~~ Increases of exterior improvement areas up to ~~1,500~~2,000 square feet. Fences, handicap access ramps, on-site pedestrian circulation systems, Community Gardens, Market Gardens, and increases allowed by Paragraphs A.5 and A.8 are exempt from this limitation;
  - ~~45.~~ Changes that do not result in a net gain or loss of site area;
  - ~~56.~~ The alteration will not result in an individual or cumulative loss or gain in the number of parking spaces, except as follows:
    - a. On sites with 5 or more parking spaces, up to 1 space or 4 percent of the total number of existing parking spaces, whichever is greater, may be removed; however, the removal of more than 5 spaces requires a conditional use review. Parking spaces removed to create accessible spaces as specified in the Oregon Structural Specialty Code are exempt from this limitation;
    - b. Up to 1 space or 4 percent of the total number of existing parking spaces, whichever is greater, may be added; however, the addition of more than 5 spaces requires a conditional use review; and
    - c. Any cumulative loss or gain of parking allowed in A.5.a or A.5.b is measured from the time the use became a conditional use, or the last conditional use review of the use, whichever is most recent, to the present.
  - ~~67.~~ The alteration meets one of the following:
    - a. Complies with the development standards of this Title; or
    - b. Does not comply with the development standards of this Title, but an adjustment or modification to the development standards has been approved through a land use review;
  - ~~78.~~ The alteration complies with all previous conditions of approval;
  - ~~89.~~ The addition of roof-mounted solar panels that meet the requirements of the base zone, and ground mounted solar panels.

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## Commentary

### **33.281.050.B.2.**

This amendment reduces the review procedure type from a Type III to a Type II review when reducing site area that takes the site out of conformance or further out of conformance with a development standard. This change mirrors those proposed to the Conditional Use and Conditional Use Master Plans chapters on the following pages. The Type II review procedure still provides notice to neighbors, an opportunity to comment, and the ability to appeal the decision.

### **33.281.050.B.4-6**

This amendment increases the amount of change that can occur on a conditional use site through a Type II conditional use review rather than a Type III review. Increasing the percentage threshold aligns this chapter with amendments proposed for the Conditional Use and Conditional Use Master Plan chapters on the following pages.

- B. Type II.** A Type II review is required when the following individual or cumulative alterations are proposed. The increases in paragraphs B.3 through B.6, are measured from the time the use became a conditional use or the last conditional use review of the use, whichever is most recent, to the present.
1. When proposed alterations to the site will not violate any conditions of approval;
  2. When there will be a net loss in site area ~~that will not take the site out of conformance, or further out of conformance, with a development standard;~~
  3. When there will be an increase or decrease in the net number of parking spaces by up to 2 spaces or up to 10 percent of the total number of parking spaces, whichever is greater;
  4. When the alterations will not increase the net building area on the site by more than 1025 percent, up to a maximum of 25,000 square feet;
  5. When the alterations will not increase the exterior improvement area on the site by more than 1025 percent, up to a maximum of 25,000 square feet. Parking area increases that are allowed by B.3 are exempt from this limitation; or
  6. When the alterations will not increase the net building area and the exterior improvement area on the site by more than 1025 percent, up to a maximum of 25,000 square feet. Parking area increases that are allowed by B.3 are exempt from this limitation.
- C. Type III.** All other alterations to development on the site, including alterations not allowed by Subsections A. and B. are reviewed through a Type III procedure.

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## Commentary

### **33.667.300 A.4 Maximum lot size**

By exempting institutional uses from this standard, the process for moving a property line in order to sell or develop in a different ownership is streamlined. This is intended to remove a barrier to development faced by institutional uses.

### **33.667.300 B Regular lot lines**

By exempting institutional uses from this standard, they are not restricted in the length or regularity of lot lines when moving lot lines to meet development standards or to accommodate existing development.

## 33.667 Property Line Adjustment

# 667

### 33.667.300 Standards

The site of a Property Line Adjustment is the two properties affected by the relocation of the common property line. A request for a Property Line Adjustment will be approved if all of the following are met:

- A. Conformance with regulations.** Properties will remain in conformance with regulations of this Title, including those in Chapters 33.605 through 33.615, except as follows:
1. If a property or development is already out of conformance with a regulation in this Title, the Property Line Adjustment will not cause the property or development to move further out of conformance with the regulation;
  2. If both properties are already out of conformance with maximum lot area standards, they are exempt from the maximum lot area standard;
  3. If one property is already out of conformance with maximum lot area standards, it is exempt from the maximum lot area standard; and
  4. Lots with an institutional use are exempt from maximum lot size standards; and
  45. If at least one lot is already out of conformance with the minimum lot area standards and the site is in the R5 zone, the minimum lot area is 1600 square feet and the minimum width is 36 feet, if:
    - a. At least one lot is a corner lot;
    - b. The adjusted property line must be perpendicular to the street lot line for its entire length; and
    - c. New houses must meet the standards of 33.110.213. Existing houses are exempt from the standards of 33.110.213.

See Figure 667-1.

- B. Regular lot lines.** In the R10 through RM4, and RMP zones, the adjusted property line must be a straight line or up to 20 percent shorter or 20 percent longer than the existing lot line. Lines that are adjusted to follow an established zoning line or the boundary of the special flood hazard area or floodway are exempt from this requirement. In addition, if both properties are part of a site with an institutional use on it, this standard does not apply.

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## Commentary

### 33.815.040.B.1

The amendments to this Paragraph streamline the review process for conditional uses such as religious institutions and community-based organizations, in three ways:

1. First, the amendments allow an existing conditional use to change its site boundary without a conditional use review when the change does not affect or alter the remaining conditional use and the boundary change follows existing legal lot lines. In some cases, portions of a conditional use site remain unused. Requiring a review to sell part of an ownership has limited purpose. When the lot in question is unused, there are no impacts to the remaining conditional use site or the surrounding lots. The review is just a costly barrier to selling the lot for development that is allowed by the base zone. Creating a legal lot line will continue to require a Land Division.
2. Second, the amendments increase the square footage threshold for a conditional use. Currently, adding more than 1,500 square feet of floor area or exterior improvement area to a site with a conditional use triggers a new conditional use review. This amendment provides a little more flexibility for conditional uses by increasing the thresholds to 2,000 square feet. The new thresholds comport with the size of several conditional use expansions on park and school sites that have occurred over the past 2-3 years.  
This amendment also allows an institution to tear down and replace up to 25% of an existing building without a conditional use review. The redevelopment often involves tearing down and rebuilding a portion of an existing building, and in some cases, expanding beyond the existing square footage. If more than 25% of the existing structure is removed, or more than 2,000 square feet of new building is added to the site, a conditional use review will be required.
3. Third, the amendments eliminate the threshold entirely for expansions of floor area that include regulated affordable housing. With this change, a conditional use can add any amount of square footage (within the allowances provided by the base zone such as allowed housing type and maximum FAR) without triggering a conditional use review if the additional floor area is for housing that meets certain City affordability standards. This amendment is intended to remove a major barrier that institutions face when utilizing their land for the development of affordable housing.

The exemption from conditional use review is applied when at least 50% of the units in a project on a conditional use site has qualified for to the Systems Development Charges (SDC) waiver program. Once that qualification is met, the exemption from conditional use review permanently applies to the development.

## 33.815 Conditional Uses

815

### 33.815.040 Review Procedures

The procedure for reviewing conditional uses depends on how the proposal affects the use of, or the development on, the site. Subsection A, below, outlines the procedures for proposals that affect the use of the site while Subsection B outlines the procedures for proposals that affect the development or reduce the conditional use site boundary. Proposals may be subject to Subsection A or B or both. The review procedures of this section apply unless specifically stated otherwise in this Title. Proposals may also be subject to the provisions of 33.700.040, Reconsideration of Land Use Approvals.

- A. [No change]
- B. **Proposals that alter the development of an existing conditional use.** Alterations to the development on a site with an existing conditional use and reducing the boundary of a conditional use site may be allowed, require an adjustment, modification, or require a conditional use review, as follows:
  1. Conditional use review not required. A conditional use review is not required for alterations to the site and reductions to the conditional use site boundary that comply with Subparagraphs a through h. All other alterations and boundary changes are subject to Paragraph 2, below. Alterations to development and reductions to the site boundary are allowed by right provided the proposal:
    - a. Complies with all conditions of approval except as allowed by Subparagraphs B.1.d through B.1.h;
    - b. Meets one of the following:
      - (1) Complies with the development standards of this Title, or
      - (2) Does not comply with the development standards of this Title, but an adjustment or modification to the development standards has been approved through a land use review;
    - c. Either maintains the exiting conditional use site boundary or reduces the conditional use site boundary along a lot line. If the proposal reduces the conditional use site boundary along a lot line, the boundary reduction must not eliminate the availability of services to the properties and the properties must not move out of conformance with service bureau requirements for water, sanitary sewage disposal, and stormwater management;
    - d. Does not demolish and replace more than 25 percent of the existing floor area on the site;
    - ee. Does not increase the floor area by more than 1,500,000 square feet. Floor area for housing that is affordable is exempt from this limitation. For the purposes of this subparagraph, housing that is affordable means that at least 50 percent of the dwelling units in the additional floor area are participating in the Title 30 Systems

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## Commentary

### **33.815.040.B.1 (continued)**

The SDC waiver program currently requires units to be affordable to those earning no more than 60% median family income adjusted for household size, for 60 years, for rental units; or no more than 100% median family income for a family of four, with for-sale units.

Currently, housing proposed on a conditional use site requires the conditional use review. By exempting housing that is affordable from conditional use review, this code change will streamline the process for the affordable housing development.

### **33.815.040.B.1.f**

This amendment allows the removal of up to 50% of the existing parking spaces when affordable housing will be provided. Many conditional use sites have parking areas that were created when there was a greater number of users and are now underutilized, and/or standards for number of spaces needed do not reflect today's standards. Utilizing and repurposing parking areas for affordable housing may make development more feasible. This amendment is intended to provide more options and flexibility, and further streamline the regulatory process.

### **33.815.040.B.2.a(2) and (3)**

These amendments reduce the review procedure type from a Type III to a Type II review when altering the boundary of a conditional use causes the development on the conditional use site to be out of conformance with a development standard and when alterations to the site cause a reduction in parking spaces. A Type III review is costly and can present a barrier to adding development allowed by the base zone. The Type II review procedure still provides notice to neighbors, an opportunity to comment, and the ability to appeal the decision.

### **33.815.040.B.2.a(4)**

These amendments ensure that in the event a conditional use review is required in order to develop affordable housing on a site (e.g. when the proposal will affect a condition of approval of the existing CU), the review will be processed as a Type II rather than a Type III procedure.

Development Charges Exemption Program. See 30.01.095. If the additional floor area is in multiple buildings with multiple dwelling units, then the affordable units must be distributed among the multiple buildings. To qualify for this exemption, the applicant must provide a letter from the Portland Housing Bureau certifying which units are approved for the System Development Charges Exemption Program;

- ~~fd.~~ Does not increase the exterior improvement area by more than ~~1,500~~2,000 square feet. Fences, handicap access ramps, and on-site pedestrian circulation systems, ground mounted solar panels, Community Gardens, Market Gardens, and parking space increases allowed by 33.815.040.B.1.h, below, are exempt from this limitation;
- ~~ge.~~ Will not result in a net gain ~~or loss~~ of site area; and
- ~~hf.~~ Will not result in an individual or cumulative loss or gain in the number of parking spaces, except as follows:
- (1) Removing parking spaces is allowed as follows:
    - On sites with 5 or more parking spaces, up to 1 space or 4 percent of the total number of existing parking spaces, whichever is greater, may be removed; ~~however, the removal of more than 5 spaces requires a conditional use review; parking spaces removed to create accessible spaces as specified in the Oregon Specialty Code are exempt from this limitation; or~~
    - Up to 50 percent of the total number of existing parking spaces may be removed when the removal is for housing that is affordable as defined by Subparagraph B.1.e.
  - (2) Up to 1 space or 4 percent of the total number of existing parking spaces, whichever is greater, may be added; however, the addition of more than 5 spaces requires a conditional use review; and
  - (3) Any cumulative loss or gain of parking allowed in (1) or (2) above is measured from the time the use became a conditional use, or the last conditional use review of the use, whichever is most recent, to the present.
2. Conditional use required. Conditional use review is required for the following:
- a. Minor alterations. Except as provided in Paragraph B.1 above, conditional use review through a Type II procedure is required for the following:
    - (1) When proposed alterations to the site will not violate any conditions of approval;
    - (2) When there will be a net loss in site area ~~that will not take the site out of conformance, or further out of conformance, with a development standard.~~
    - (3) When there will be an increase or decrease in the net number of parking spaces ~~by up to 2 spaces or up to 10 percent of the total number of parking spaces, whichever is greater;~~
    - (4) When there will be additional floor area on the site and the floor area is for housing that is affordable as defined by Subparagraph B.1.e;

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## Commentary

### **3.815.040.B.2.a(5)**

The proposed change from a limit of 10 percent to 25 percent of floor area better reflects the urban, compact nature of many conditional use sites, where an increase in floor area for expansions or additions can easily exceed both the 2,000 square-foot maximum for an exemption from review, and the 10 percent exemption. By increasing the allowance to 25 percent, smaller sites are less likely to be penalized with the higher level review for what is often a minor expansion relative to expansions on larger sites that would still meet the Type II threshold due to the allowance by percentage - thus providing more parity between smaller and larger sites. II threshold due to the allowance by percentage - thus providing more parity between smaller and larger sites.

### **3.815.040.B.2.a(6)**

The proposed change from a limit of 10 percent to 25 percent of exterior improvement area better reflects the urban, compact nature of many Conditional Use sites, where an increase in improvement area for expansions can easily exceed both the 2,000 square-foot maximum for an exemption from review, and the 10 percent exemption. By increasing the allowance to 25 percent, there will be fewer sites falling under the Type III threshold, and smaller sites will not be as likely to be penalized with the higher level review for what is often a relatively minor expansion compared to larger expansions on larger sites that would still meet the Type II threshold due to the allowance by percentage.

### **33.815.040.B.2.a(7)**

This amendment ensures that in the event a conditional use review is required in order to add affordable housing to the site (e.g. when the proposal will affect a condition of approval of the existing CU), the review will be processed as a Type II rather than a Type III procedure.

- (5) When the individual or cumulative alterations will not increase the floor area on the site by more than ~~10~~25 percent, up to a maximum of 25,000 square feet. Floor area for housing that is affordable as defined by Subparagraph B.1.e. is exempt from this limitation;
- (~~6~~5) When the individual or cumulative alterations will not increase the exterior improvement area on the site by more than ~~10~~25 percent, up to a maximum of 25,000 square feet. Parking area increases that are allowed by 33.815.040.B.2.a.(3) are exempt from this limitation;
- (~~7~~6) When the individual or cumulative alterations will not increase the floor area and the exterior improvement area on the site by more than ~~10~~25 percent, up to a maximum of 25,000 square feet. Parking area increases that are allowed by 33.815.040.B.2.a (3) and floor area for housing that is affordable as defined by Subparagraph B.1.e. are exempt from this limitation; or
- (~~8~~7) The increases in subparagraphs 3 through ~~7~~6, above, are measured from the time the use became a conditional use, the effective date of this ordinance, or the last Type III conditional use review of the use, whichever is most recent, to the present.
- b. Major alterations. All other alterations to the site will be reviewed through a Type III procedure.

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## **Commentary**

Proposed changes to this chapter mirror those of Chapter 33.815, Conditional Uses, and are included to also apply to 33.820, Conditional Use Master Plans.

### **33.820.080 B.**

The amendments to this Paragraph streamline the permitting process for conditional uses. Refer to page 14 for detailed comments.

## 33.820 Conditional Use Master Plans

820

### 33.820.080 Implementation

- A. Conforming to the plan.** Uses and development that are in conformance with detailed aspects of the plan are not required to go through another conditional use review. Uses and development subject to less detailed parts of the plan are subject to the level of conditional use review stated in the master plan. They will be approved if they are found to comply with the master plan. Other required land use reviews must still be completed unless they were also approved as part of the master plan.
- B. Not conforming to the plan.** Uses that are not in conformance with the master plan require an amendment to the plan. Development that is not in conformance with the plan and does not meet the following requires an amendment to the plan. Development that is not in conformance with the plan and does meet all of the following is allowed:
1. All conditions of approval must be met except as allowed by Subparagraphs B.4 through B.8;
  2. One of the following must be met:
    - a. Complies with the development standards of this Title, or
    - b. Does not comply with the development standards of this Title, but an adjustment or modification to the development standards has been approved through a land use review;
  3. Either maintains the existing site boundary or reduces the site boundary along a lot line. If the proposal reduces the conditional use site boundary along a lot line, the boundary reduction will not eliminate the availability of services to the properties and the properties will not move out of conformance with service bureau requirements for water, sanitary sewage disposal, and stormwater management;
  4. Does not demolish and replace more than 25 percent of the existing floor area on the site;
  35. Does not increase the new floor area by more than 1,500,000 square feet. Floor area for housing that is affordable is exempt from this limitation. For the purposes of this paragraph, housing that is affordable means that at least 50 percent of the dwelling units in the additional floor area are participating in the Title 30 System Development Charges Exemption Program. See 30.01.095. If the additional floor area is in multiple buildings with multiple dwelling units, then the affordable units must be distributed among the multiple buildings. To qualify for this exemption, the applicant must provide a letter from the Portland Housing Bureau certifying which units are approved for the System Development Charges Exemption Program;
  46. Does not increase the exterior improvement area by more than ~~1,500,000~~ square feet, except that fences, handicap access ramps, on-site pedestrian circulation systems, ground mounted solar panels, and parking space increases allowed by 33.820.080.B.6 below, are exempt from this limitation;

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## Commentary

### **33.820.080 B.8 a.2**

This amendment allows the removal of up to 50% of the existing parking spaces when affordable housing will be provided. Many conditional use sites have parking areas that were created when there was a greater number of users and are now underutilized, and/or standards for number of spaces needed do not reflect today's standards.

### **33.820.080 B.8 b. and c.**

This amendment retains the current language, but the code citation has changed due to amendments to this section which separate out when increases to parking are allowed, and when reductions are allowed, and how reductions are measured.

### **33.820.090.A.3**

These amendments reduce the review procedure from a Type III to a Type II review when altering the boundary of a conditional use causes the development on the conditional use site to be out of conformance with a development standard and when alterations to the site cause a reduction in parking spaces. A Type III review is costly and can present a barrier to adding development allowed by the base zone. The Type II review procedure still provides notice to neighbors, an opportunity to comment, and the ability to appeal the decision.

### **33.820.090.A.6**

This amendment ensures that in the event a conditional use review is required in order to add affordable housing to the site (e.g. when the proposal will affect a condition of approval of the existing CU), the review will be processed as a Type II rather than a Type III procedure.

- ~~57.~~ Will not result in a net gain ~~or loss~~ of site area;
- ~~68.~~ Will not increase the net number of parking spaces by more than 1 space or 4 percent of the total number of parking spaces, whichever is greater. However, the individual or cumulative addition of more than 5 parking spaces is not allowed without an amendment to the plan; and Will not result in an individual or cumulative loss or gain in the number of parking spaces, except as follows:
- ~~a.~~ Will not result in a net loss in the number of parking spaces except as follows:
- ~~a.~~ ~~Sites may decrease the number of spaces as follows:~~
- ~~(1)~~ No reduction in shared parking spaces is allowed;
  - ~~(2)~~ Up to 50 percent of the total number of existing parking spaces may be removed when the removal is for housing that is affordable as defined by Paragraph B.5.;
  - ~~(3)~~ 1 space or 4 percent of the total number of parking spaces may be removed, whichever is greater; however, parking spaces removed to create accessible spaces as specified in the Oregon Structural Specialty Code are exempt from this limitation; and
  - ~~(3)~~ ~~An individual or cumulative removal of parking spaces in excess of 5 spaces is not allowed without an amendment to the plan. The cumulative loss of parking is measured from the time the use became a conditional use, July 16, 2004, or the last conditional use review of the use, whichever is most recent, to the present.~~
  - ~~(4)~~ Removal of parking from sites with 4 or fewer required spaces is not allowed without an amendment to the plan.
- ~~b.~~ Will not increase the net number of parking spaces by more than 1 space or 4 percent of the total number of parking spaces, whichever is greater. However, the individual or cumulative addition of more than 5 parking spaces is not allowed without an amendment to the plan; and
- ~~c.~~ The cumulative loss of parking is measured from the time the use became a conditional use, July 16, 2004, or the last conditional use review of the use, whichever is most recent, to the present.

### **33.820.090 Amendments to Master Plans**

Amendments to the master plan are required for any use or development that is not in conformance with the plan, except as stated in 33.820.080, above. The approval criteria of 33.820.050 apply. The thresholds and procedures for amendments are stated below.

- A. Type III procedure.** Unless the master plan specifically provides differently, amendments to a master plan that require a Type III procedure are:
1. Any proposed development on the site that is within 400 feet of the master plan boundaries, unless a greater distance is stated in the master plan;
  2. A proposed expansion of the approved boundary;

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## Commentary

### **33.820.090.A.5**

The proposed change from a limit of 10 percent to 25 percent better reflects the urban, compact nature of many Conditional Use sites, where an increase in floor area for expansions or additions will easily exceed both the 2,000 square-foot maximum for an exemption from review, and the 10 percent of total floor area exemption. By increasing the allowance to 25 percent, there will be fewer sites falling under the Type III threshold, and smaller sites will not be as likely to be penalized with the higher level review for what is often a fairly minor expansion relative to larger expansions on larger sites that would still meet the Type II threshold due to the allowance by percentage.

### **33.820.090.A.6**

This amendment ensures that in the event a conditional use review is required in order to add affordable housing to the site (e.g. when the proposal will affect a condition of approval of the existing CU), the review will be processed as a Type II rather than a Type III procedure.

The proposed limit from 10 percent to 25 percent better reflects the urban, compact nature of many Conditional Use sites, and the increasing use of transportation alternatives for all uses. By increasing the allowance to 25 percent, there will be fewer sites falling under the Type III threshold, which is more costly in time and money than the Type II review, with generally the same outcome.

Language to be **added** is underlined  
Language to be **deleted** is shown in ~~strikethrough~~

- ~~3.~~ ~~A proposed reduction in the approved boundary that affects a condition of approval, or takes the site out of conformance, or further out of conformance, with a development standard.~~
  43. Proposals that increase the amount, frequency, or scale of a use over 10 percent of what was approved (Examples include the number of students, patients, or members; the number of helicopter flights; number or size of special events.);
  54. New uses not covered in the plan which will draw more people to the site, except for those which are replacing another use so that there is no net increase;
  65. Increases in the overall floor area of development on the site over ~~10~~25 percent. Floor area for housing that is affordable as defined by Paragraph B.5.
  76. Increases or decreases greater than ~~10~~25 percent in the amount of approved or required parking. Decreases for housing that is affordable as defined by Paragraph B.5 are exempt from this limitation; and
  87. Proposed uses or development which were reviewed, but were denied because they were found to not be in conformance with the plan.
- B. Type II procedure.** Unless the master plan specifically provides differently, amendments to a master plan not specifically stated in Subsection A. above are processed through a Type II procedure.



# Section III: Comprehensive Plan Map and Zoning Map Amendments

This section presents staff proposed Comprehensive Plan Map and Zoning Map amendments. The section is formatted to facilitate readability by showing draft map amendments on the right-hand pages and related commentary on the facing left-hand pages.

The changes proposed on the following maps originate from work of the BPS district liaison program, and district liaison work on the Expanding Opportunities for Affordable Housing Project, which was funded by a Metro grant. The proposed Comprehensive Plan Map and Zoning Map changes fall into one or more of these categories:

- The site is adjacent to the zoning that is proposed, or the proposed zone matches the sites underlying Comprehensive Plan map designation;
- The site is on a corridor or TSP-designated collector.
- The change rectifies a nonconforming use or split-zoning situation.
- The site is in the ownership of an institution or community-based organization.
- The change creates a pathway for providing community benefits.

The Comprehensive Plan and Zoning Map changes are primarily on land in the ownership of community-based organizations seeking to utilize some of their land for community benefits, specifically affordable housing. Addressing zoning-related barriers to the development of affordable housing will expand opportunities for such development.

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## Commentary

### Property information:

Owner: Bethel AME Economic Development Corp  
Address: 802 and 814 NE Jarrett St  
Tax Account #: R136487 and R136486

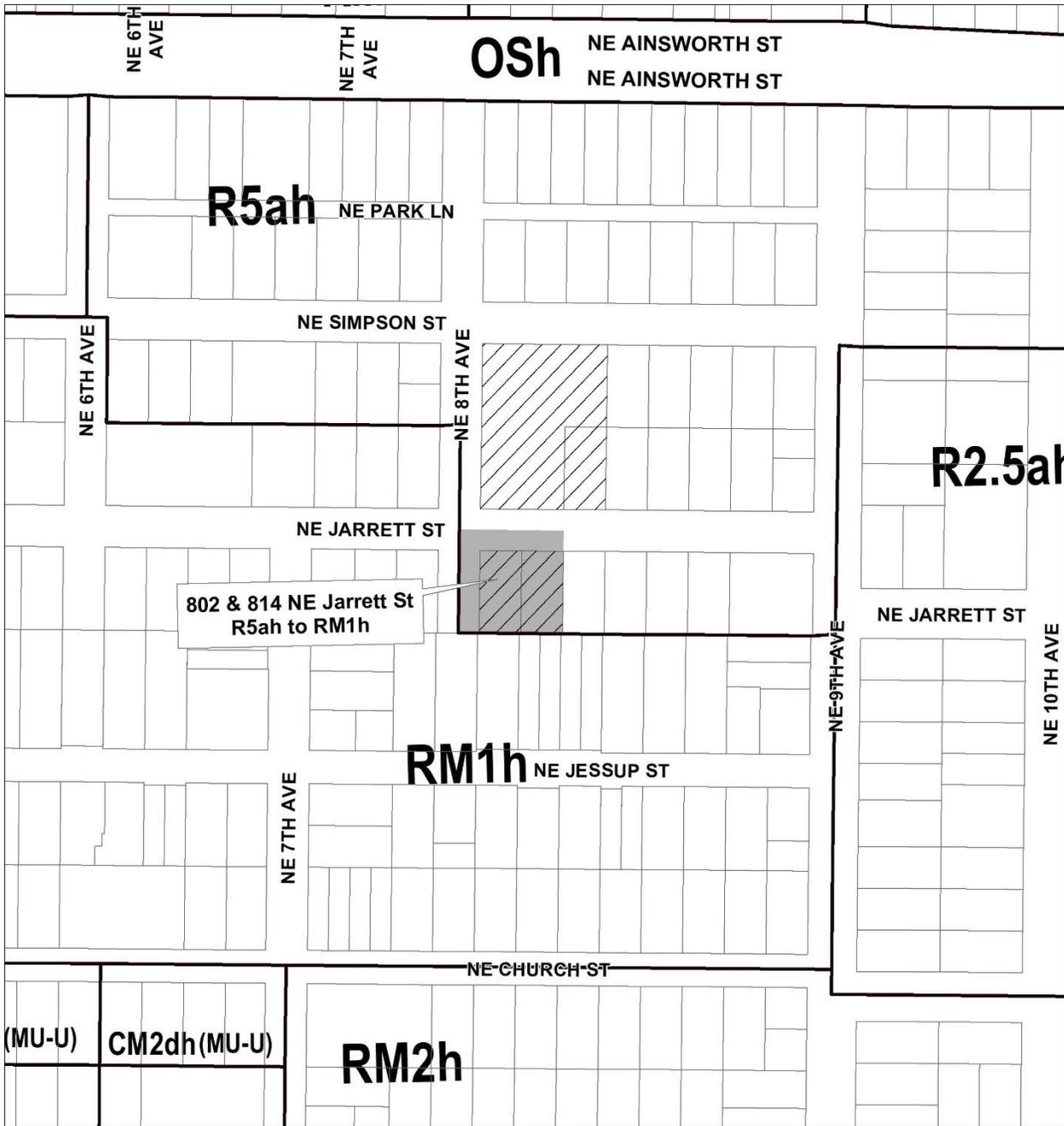
### Proposed change:

Comprehensive Plan Map amendment:  
from Single-Dwelling 5,000 to Multi-Dwelling - Neighborhood

### Zone Map amendment:

from R5ah to RM1h

Bethel AME EDC owns these two tax lots on the south side of Jarrett St, which they anticipate using to develop affordable housing and community service uses. Their adjacent property on the north side of Jarrett St contains worship and community service spaces, where no change to the current zoning is proposed. NE Jarrett St is a Local Service Street in the Transportation System Plan (TSP).



**Recommended Draft - Expanding Opportunities for Affordable Housing**

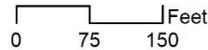
**Map 1: Bethel AME**

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**Legend**

-  Existing Zoning
-  Proposed Change Area
-  Common Ownership



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## Commentary

### Property information:

Owner: Trinity Lutheran

Address: 5606 NE Killingsworth and 5555 NE Sumner

Tax Account #: R317953, R317692

### Proposed change:

Comprehensive Plan Map amendment:

5555 NE Sumner—from Single-dwelling 7,000 to Single-Dwelling 5,000

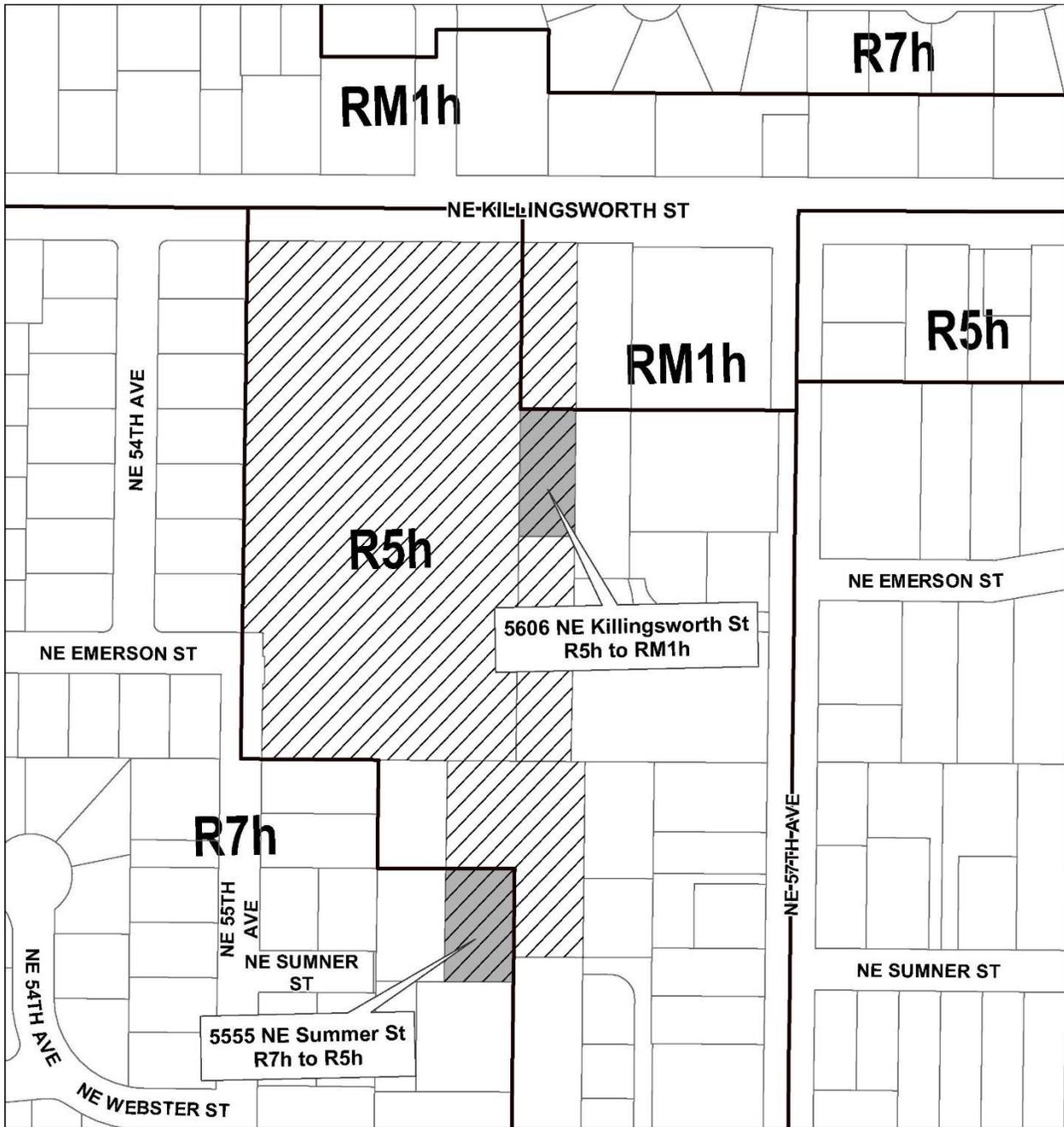
5606 NE Killingsworth—from Single-dwelling 5,000 to Multi-Dwelling - Neighborhood

Zoning Map amendment:

5555 NE Sumner—from R7h to R5h

5606 NE Killingsworth—from R5h to RM1h

Trinity Lutheran owns several tax lots that make up the site on which their worship, community service spaces and school are located. They anticipate using a portion of vacant land for the development of affordable housing. The site is currently in three zones. This amendment will rectify the split zoning for the lot at the northeast portion of the site, currently R5 and RM1, and split zoning on the south portion, currently R7 and R5. Eliminating split zoning on the lots will remove potential regulatory barriers during the development review process. NE Killingsworth St at this site is a designated District Collector street in the TSP, and NE Sumner St is a Local Service street.



**Recommended Draft - Expanding Opportunities for Affordable Housing**

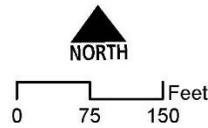
**Map 2: Trinity Lutheran**

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**Legend**

-  Existing Zoning
-  Proposed Change Area
-  Common Ownership



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## Commentary

### Property information:

Owner: Zion AME

Address: 4304 N Vancouver and remainder of block currently zoned R2.5 (individual property owners): 4318-4322, 4324, 4406, 4418, 4424 N Vancouver

### Proposed change:

#### Comprehensive Plan Map amendment:

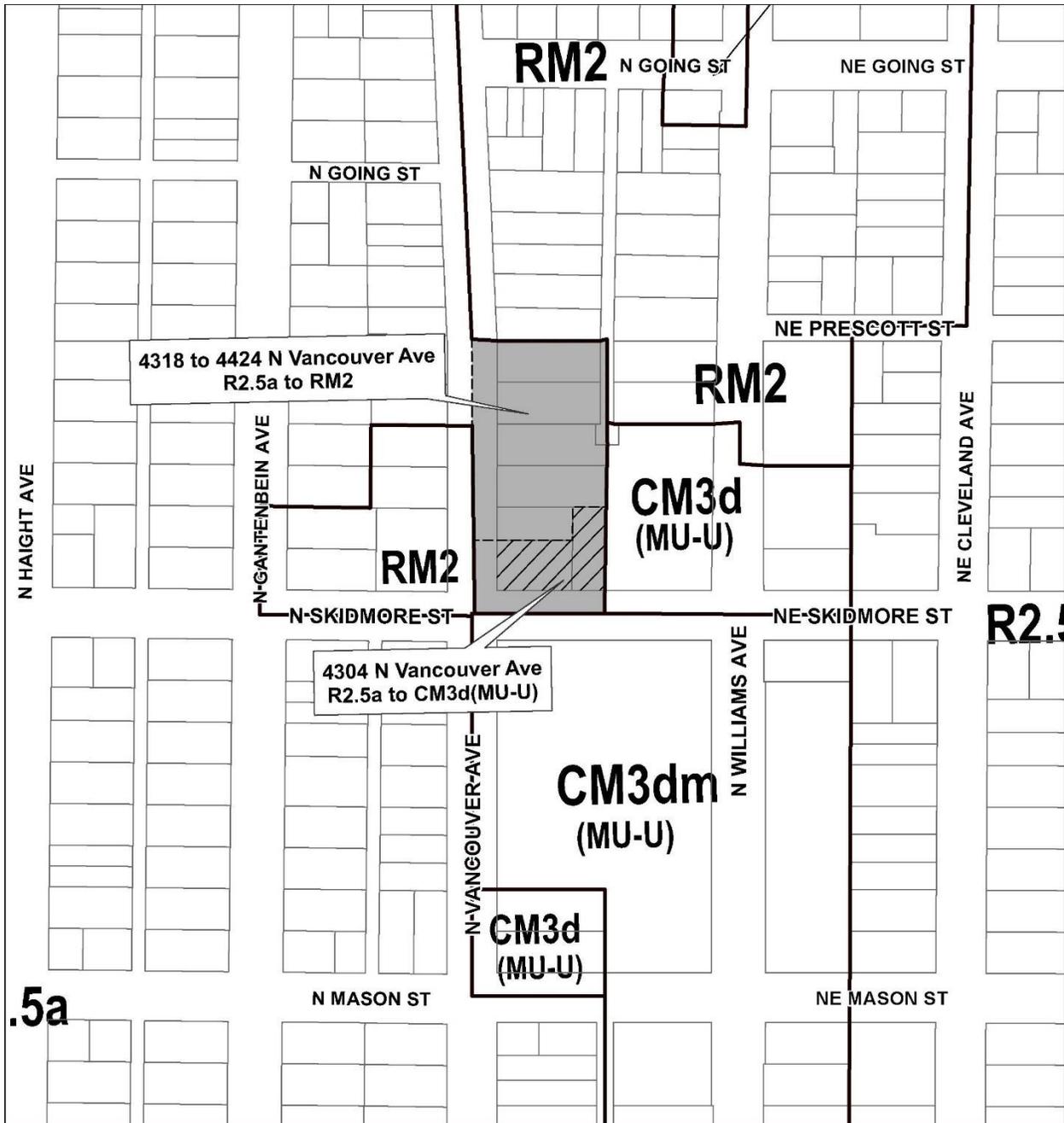
- Parcels R102895 and R102897 from Single-Dwelling 2,500 to Commercial Mixed-Use Urban Center (Zion AME lots)
- Parcels R102889, R102890, R102891, R102894, R102896 from Single-Dwelling 2,500 to Multi-Dwelling - Corridor (5 lots owned by individual property owners)

#### Zoning Map amendment:

- Parcels R102895 and R102897 from R2.5a to CM3d
- Parcels R102889, R102890, R102891, R102894, R102896 from R2.5a to RM2

Zion AME plans to redevelop their site in the future, and requests this change to match the zoning on the abutting and adjacent properties on Williams and Vancouver Ave. The change will allow for greater development options and a wider range of allowed uses for this site.

The five residentially developed lots to the north of Zion AME are proposed to change to RM2 to match the zoning on the remainder of the block, along the Vancouver corridor. N Vancouver Ave at this site is a designated District Collector street in the TSP, and N Skidmore St is a designated Neighborhood Collector street.



**Recommended Draft - Expanding Opportunities for Affordable Housing**

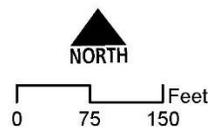
**Map 3: Zion AME**

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**Legend**

-  Existing Zoning
-  Proposed Change Area
-  Common Ownership



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## Commentary

### Property information:

Owner: First Orthodox Presbyterian  
Address: 8245 NE Fremont St  
Tax Account #: R261007 and R261008

### Proposed change:

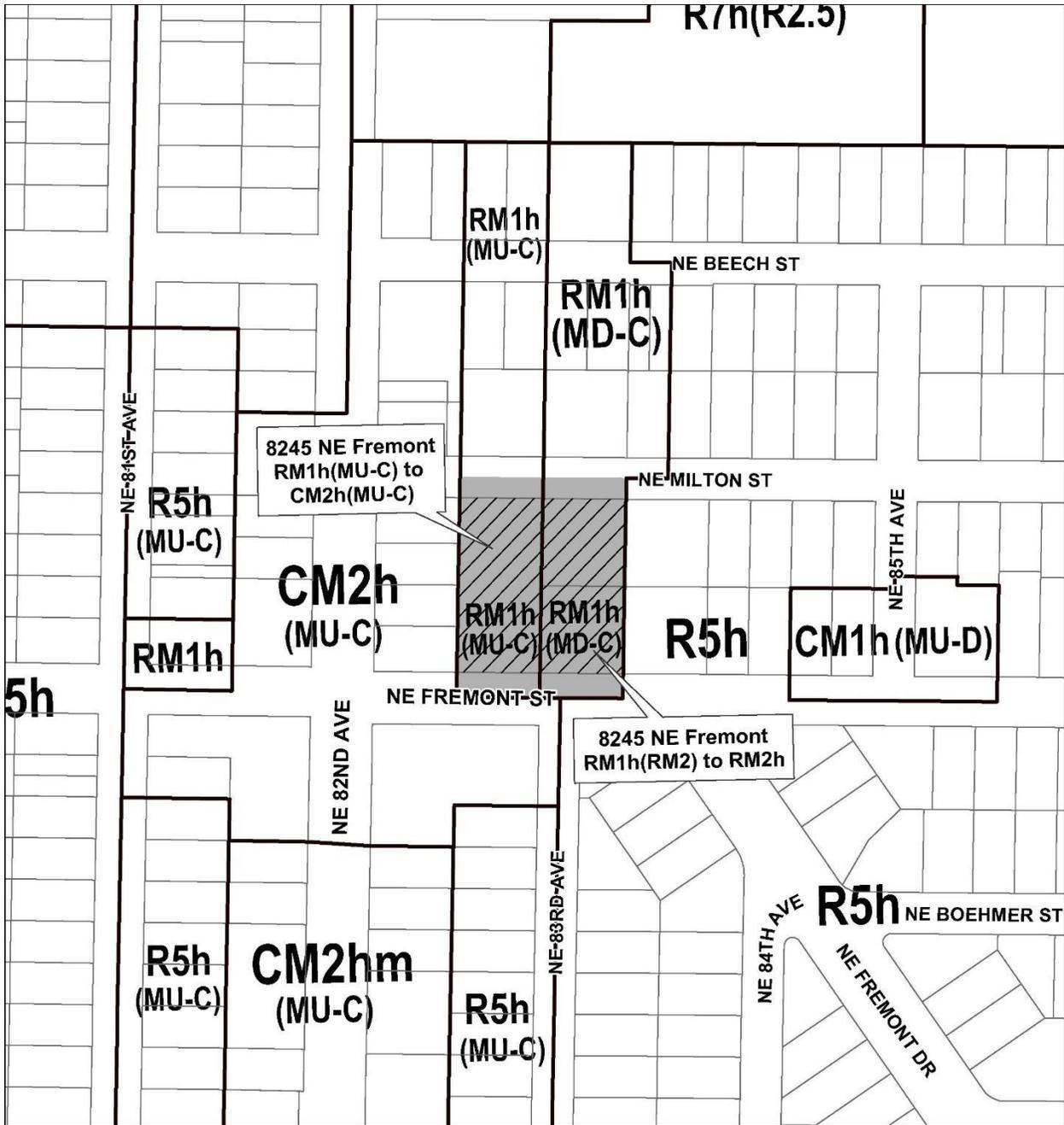
#### Comprehensive Plan Map amendment:

- East portion of R261007: no change necessary; this portion of the site currently has a Comprehensive Plan designation of *Commercial Mixed-Use Civic Corridor*
- West portion of R261007 and R261008: no change necessary; this portion of the site currently has a Comprehensive Plan designation of *Multi-Dwelling - Corridor*.

#### Zoning Map amendment:

- East portion of R261007 from RM1h to CM2h
- West portion of R261007 and R261008 from RM1h to RM2h

The proposed map changes will bring the zoning in conformance with the Comprehensive Plan map. The changes to CM2h and RM2h will provide greater flexibility and development options on the undeveloped portions of the site. NE 82<sup>nd</sup> Ave is designated a Major City Traffic street in the TSP, and NE Fremont St at this site is designated a Neighborhood Collector.



**Recommended Draft - Expanding Opportunities for Affordable Housing**

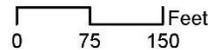
**Map 4: First Orthodox Presbyterian**

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**Legend**

-  Existing Zoning
-  Proposed Change Area
-  Common Ownership



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## Commentary

### Property information:

Owner: Self-Enhancement Inc

Address: 4511 N Williams Ave (Gordly house)

Tax Account #: R211701

Owner: Overstreet Memorial Powerhouse Temple

Address: 4525 N Williams Ave

Tax Account #: R211700

### Proposed change:

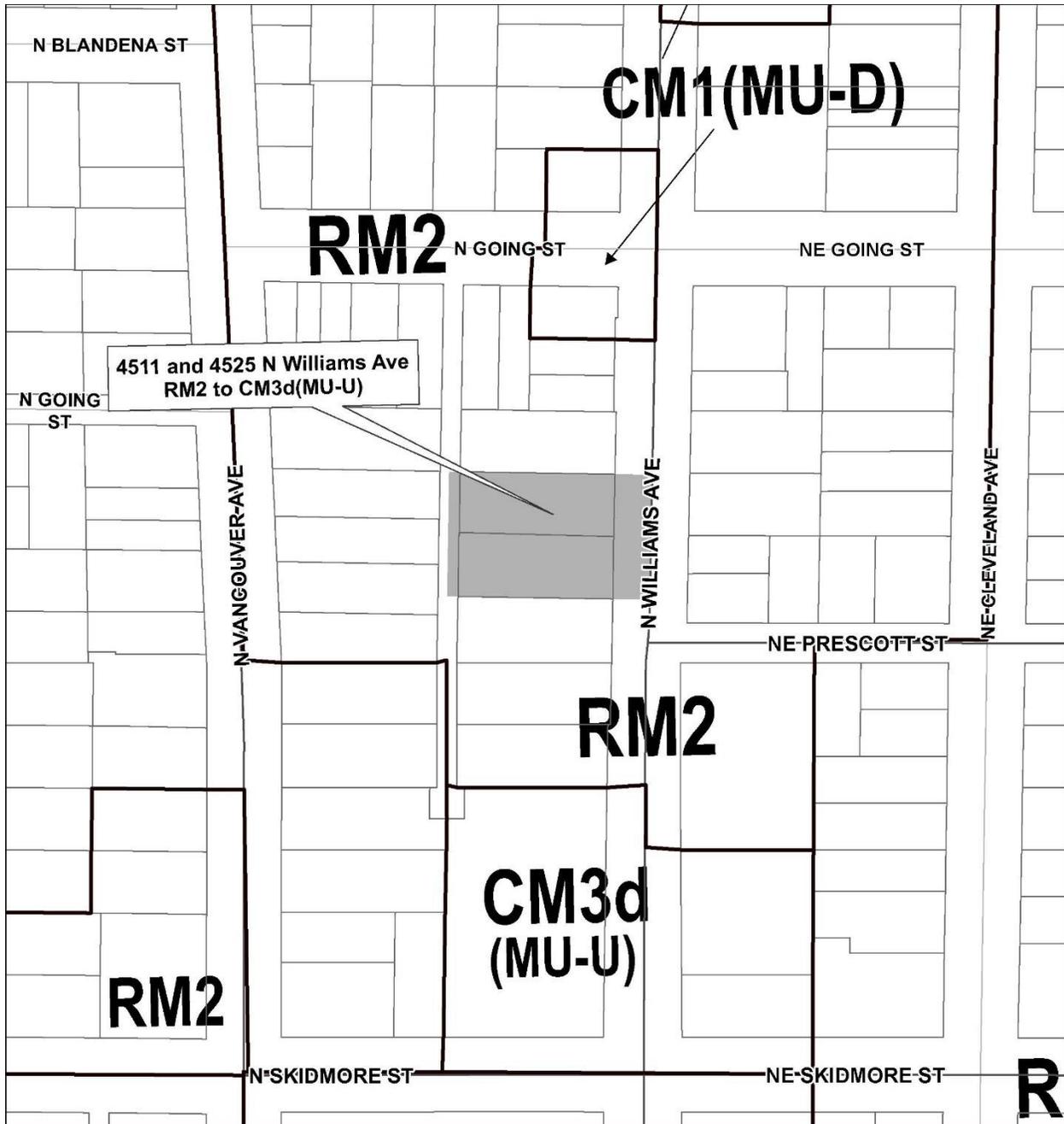
Comprehensive Plan Map amendment:

from Multi-Dwelling - Corridor to Commercial Mixed-Use - Urban Center

Zoning Map amendment:

from RM2 to CM3d

Portland African American Leadership Forum (PAALF) requests this change to allow for greater development options and a wider range of allowed uses for this site. The change to CM3 is consistent with much of the zoning along the Williams and Vancouver corridors. N Williams Ave at this site is a designated Neighborhood Collector street in the TSP.



**Recommended Draft - Expanding Opportunities for Affordable Housing**

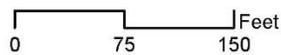
**Map 5: Gordly House**

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Legend

-  Existing Zoning
-  Proposed Change Area



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## Commentary

### Property information:

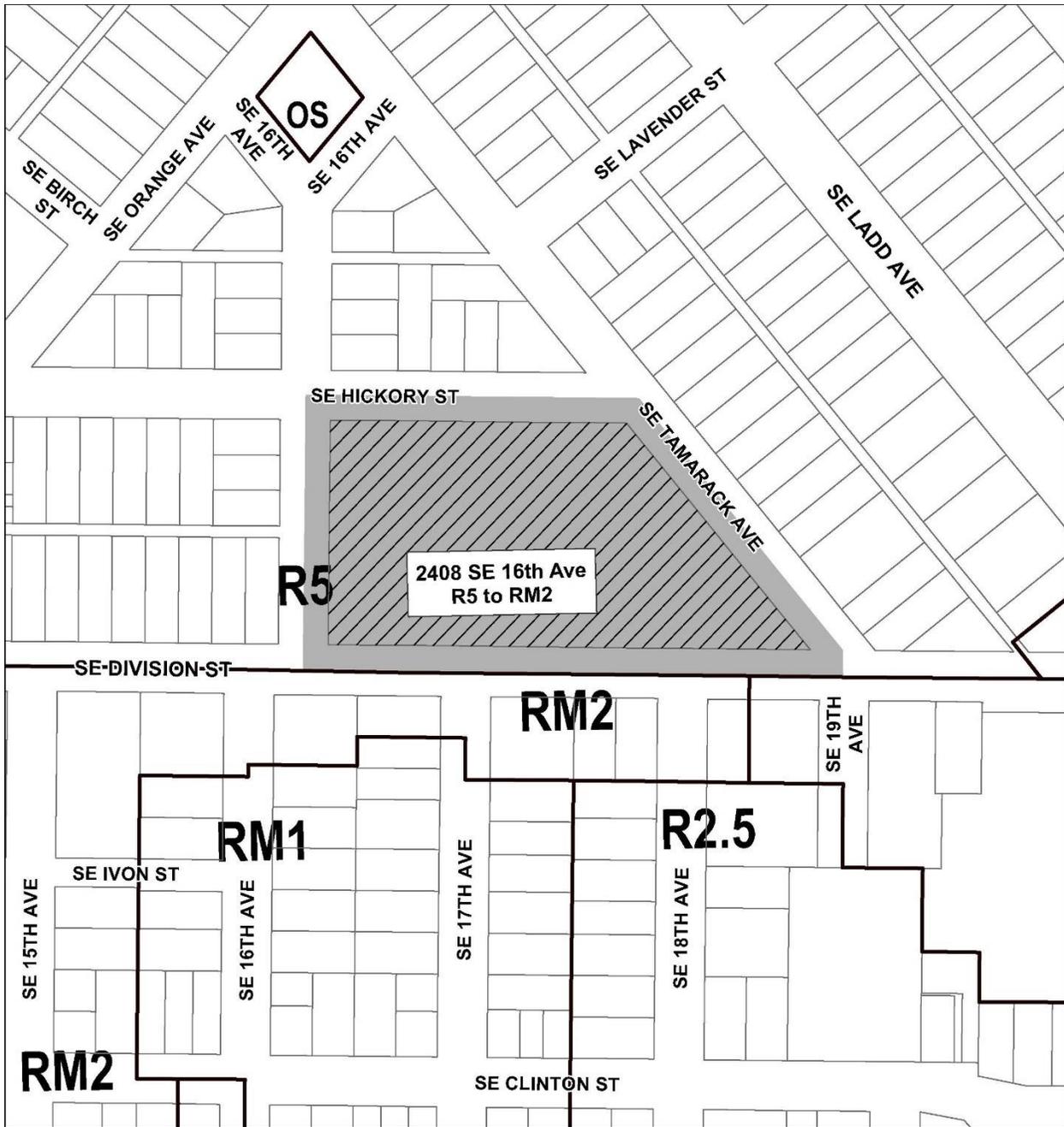
Owner: St Philip Neri  
Address: 2408 SE 16<sup>th</sup> Ave  
Tax Account #: R200722

### Proposed change:

Comprehensive Plan Map amendment:  
from Single-Dwelling 5,000 to Multi-Dwelling - Corridor

Zoning Map amendment:  
from R5 to RM2

St Philip Neri and Catholic Charities request this change to allow for greater flexibility in redeveloping portions of their site for affordable housing. The change to RM2 zoning is consistent with adjacent zoning along the Division St corridor. SE Division St at this site is a designated District Collector street in the TSP.



**Recommended Draft - Expanding Opportunities for Affordable Housing**

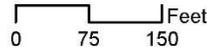
**Map 6: St. Philip Neri**

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**Legend**

-  Existing Zoning
-  Proposed Change Area
-  Common Ownership



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## Commentary

### Property information:

Owner: Unity of Portland  
Address: 4525 SE Stark St  
Tax Account #: R111533, R319386

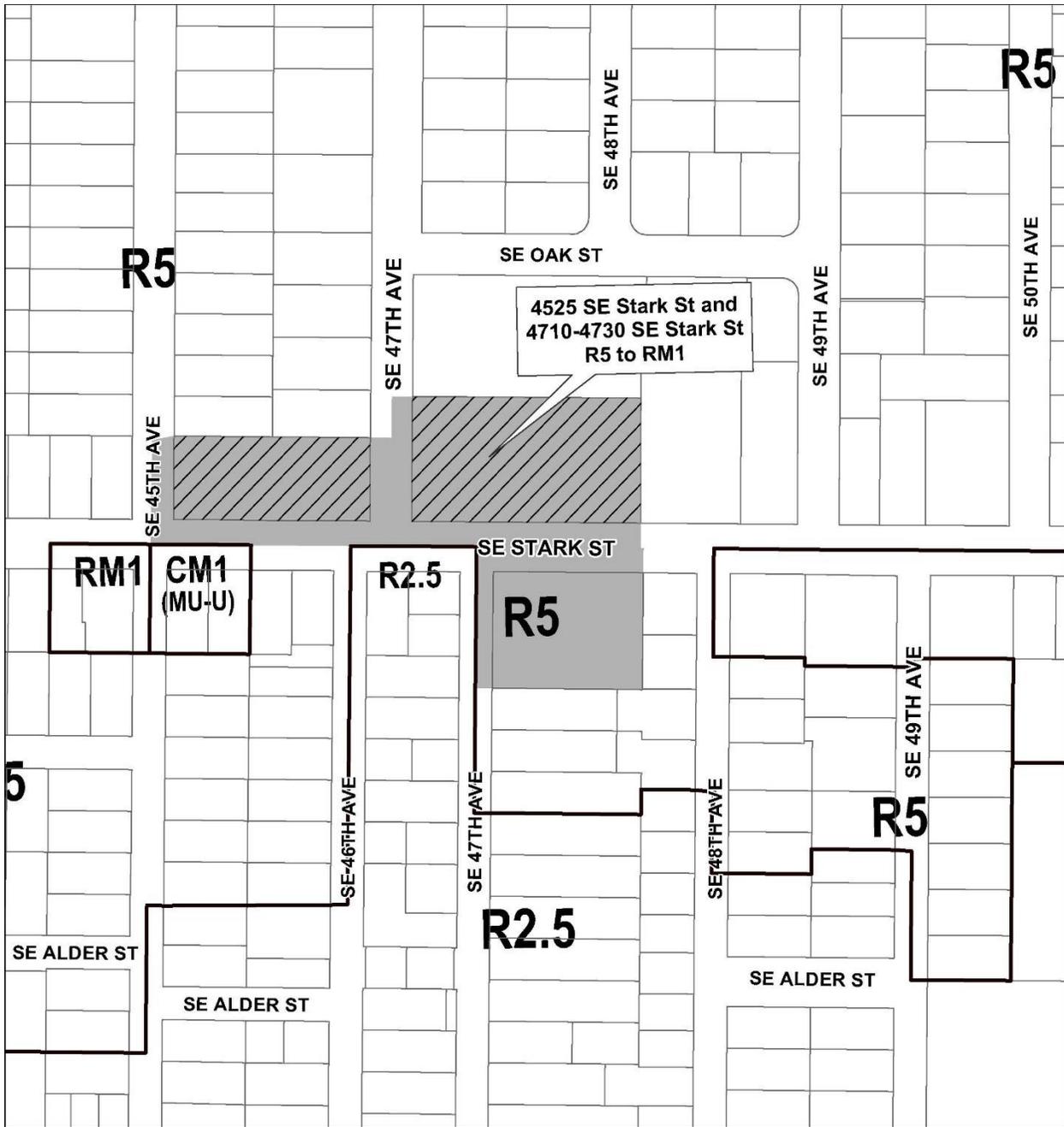
Owner: Stark Street LLC  
Address: 4710-4730 SE Stark St (nonconforming multi-plex)  
Tax Account #: R149801

### Proposed change:

Comprehensive Plan Map amendment:  
from Single-Dwelling 5,000 to Multi-Dwelling - Neighborhood

Zoning Map amendment:  
from R5 to RM1

The proposed map change on the Unity site will allow for greater flexibility in redeveloping portions of their site for housing. The proposed map change on the adjacent property on the south side of Stark St rectifies a nonconforming multi-dwelling development in the current single-dwelling zone. The change to RM1 zoning is consistent with nearby zoning along the Stark St corridor. SE Stark St and SE 47<sup>th</sup> Ave at this site are designated Neighborhood Collector streets in the TSP.



**Recommended Draft - Expanding Opportunities for Affordable Housing**

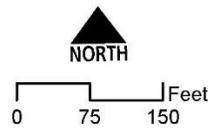
**Map 7: Unity**

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**Legend**

-  Existing Zoning
-  Proposed Change Area
-  Common Ownership



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## Commentary

### Property information:

Owner: Ascension

Address: 743 SE 76<sup>th</sup>

Tax Account #: R332502, R332590, R332589

Owner: Sisters Adorers of the Holy Cross

Address: 7408 SE Alder

Tax Account #: R220211, R220212, R220213

### Proposed change:

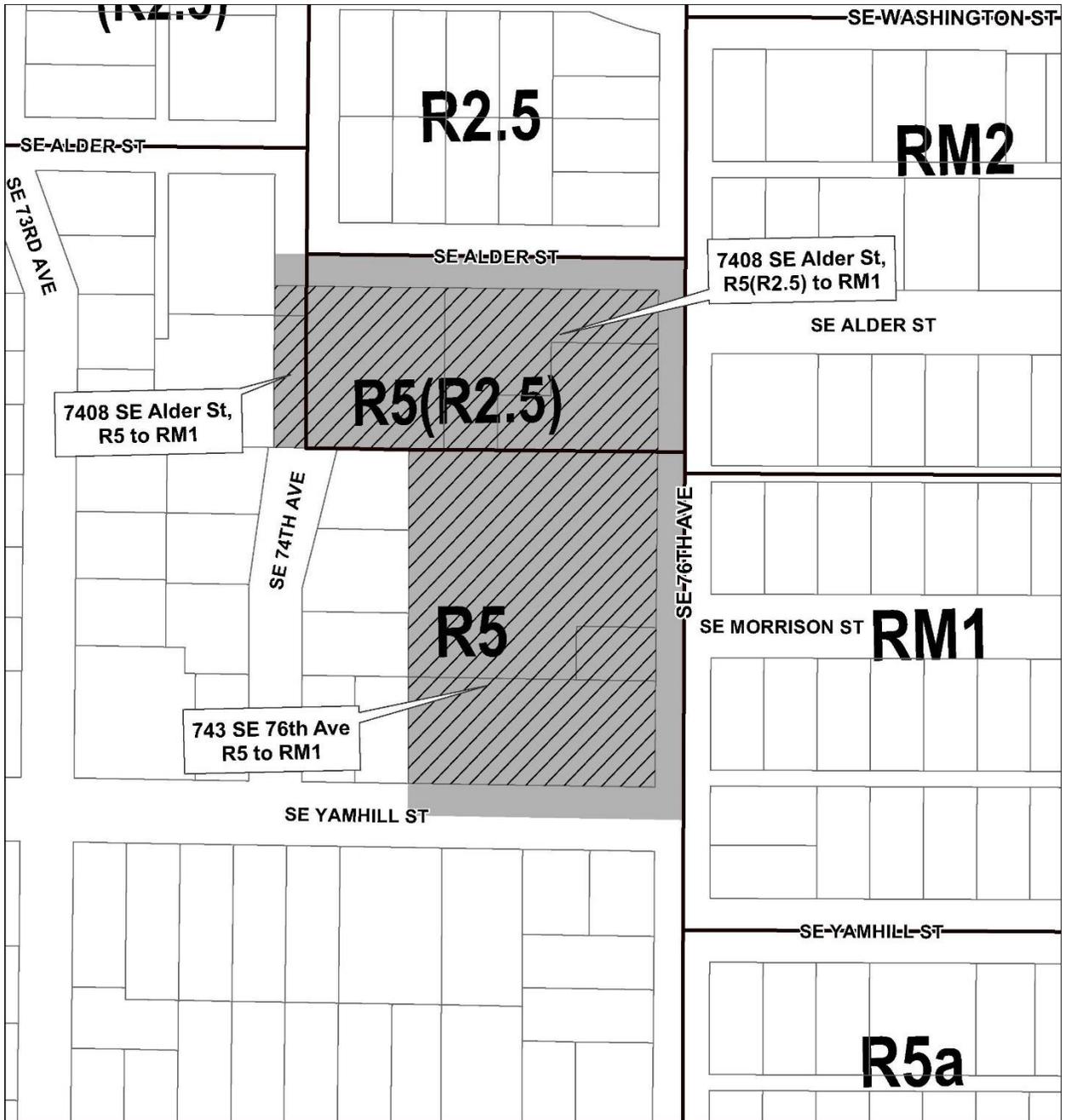
#### Comprehensive Plan Map amendment:

- R220211, R220212, and a portion of R220213—from Single-Dwelling 2,500 to Multi-Dwelling - Neighborhood
- R332502, R332590, R332589—from Single-Dwelling 5,000 to Multi-Dwelling - Neighborhood

#### Zoning Map amendment:

from R5 to RM1

Catholic Charities requests this change on the Ascension site to allow for greater flexibility in redeveloping portions of their site for affordable housing. The change to RM1 zoning is consistent with nearby zoning along SE 76<sup>th</sup> Ave. SE 76<sup>th</sup> Ave at this site is a designated Neighborhood Collector street in the TSP.



**Recommended Draft - Expanding Opportunities for Affordable Housing**

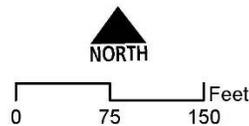
**Map 8: Ascension**

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**Legend**

-  Existing Zoning
-  Proposed Change Area
-  Common Ownership



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## Commentary

### Property information:

Owner: West Portland United Methodist

Address: 4729 SW Taylors Ferry Rd.

Tax Account #: R302018, R302026, R302025

### Proposed change:

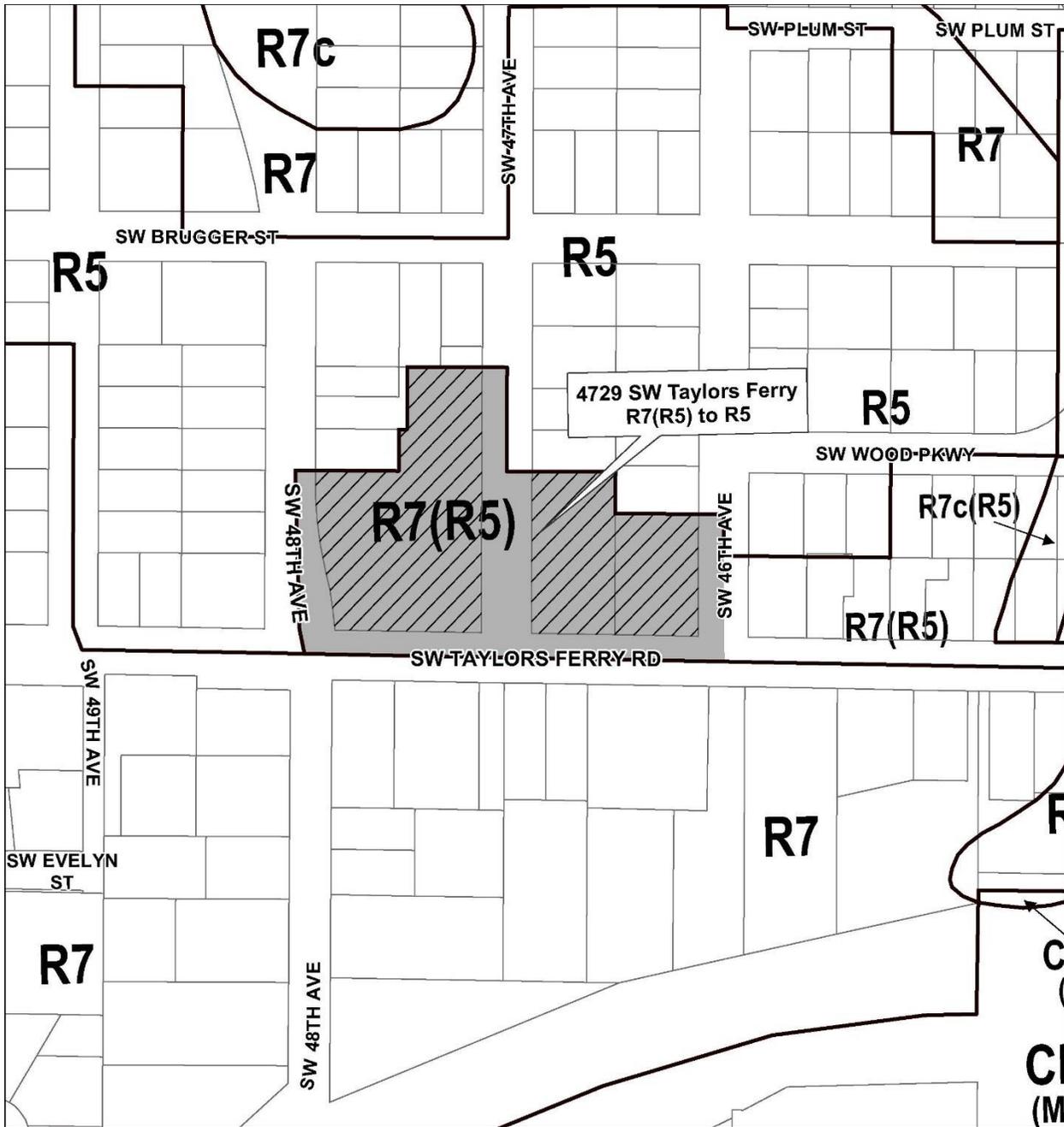
#### Comprehensive Plan Map amendment:

No change necessary; current Comprehensive Plan designation is Single-Dwelling 5,000

#### Zoning Map amendment:

from R7 to R5

The proposed map change will allow for slightly greater density if portions of the site are developed with housing. The change to the R5 zone matches the Comprehensive Plan map designation and is consistent with the abutting R5 zoning to the north. SW Taylors Ferry Rd and SW 48<sup>th</sup> Ave at this site are designated Neighborhood Collector streets in the TSP.



**Recommended Draft - Expanding Opportunities for Affordable Housing**

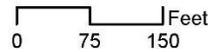
**Map 9: West Portland United Methodist**

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**Legend**

-  Existing Zoning
-  Proposed Change Area
-  Common Ownership



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## Commentary

### Property information:

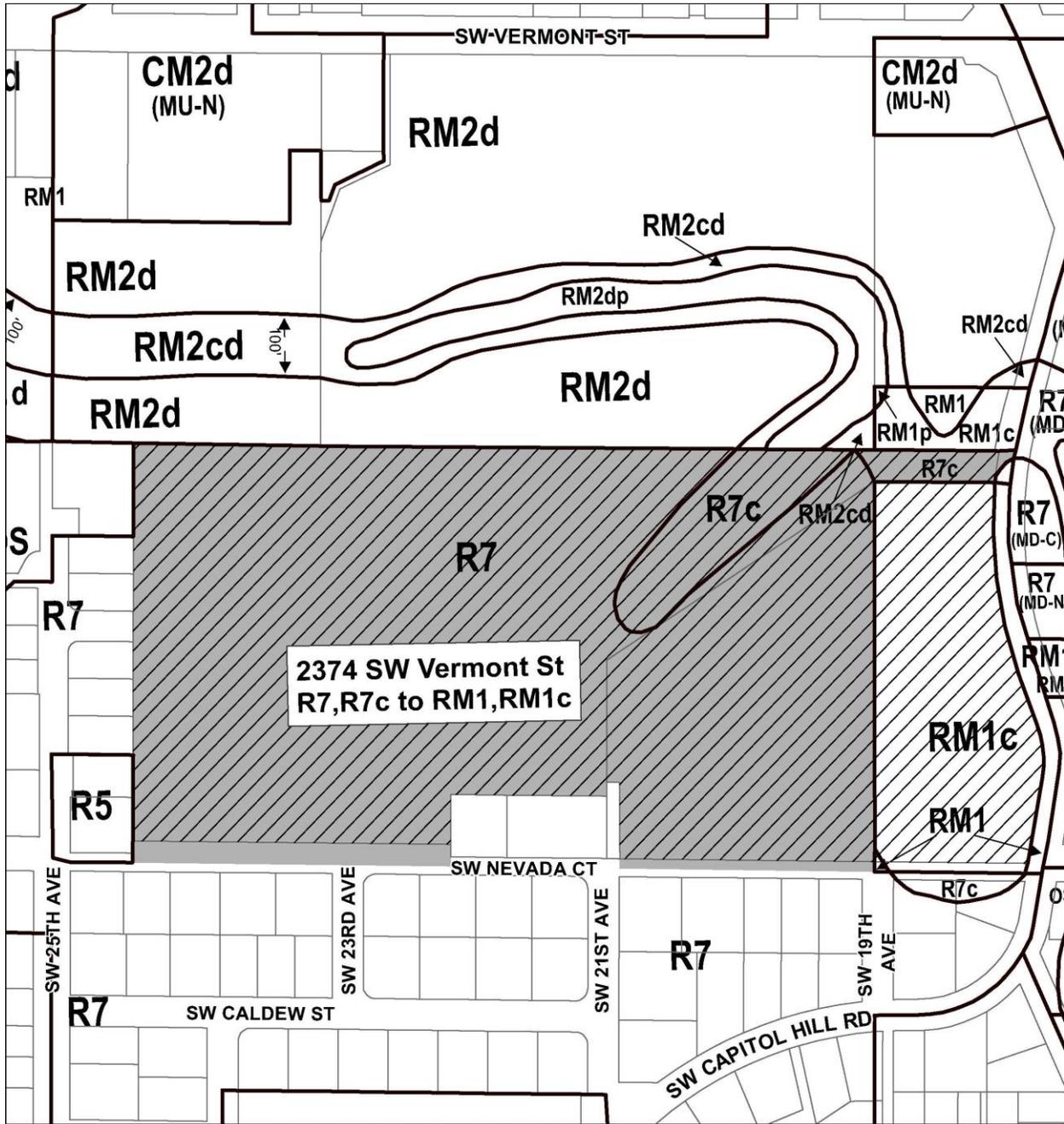
Owner: Greater Portland Bible  
Developer: Habitat for Humanity  
Address: 2374 SW Vermont  
Tax Account #: R330070, R330267

### Proposed change:

Comprehensive Plan Map amendment:  
from Single-Dwelling 7,000 to Multi-Dwelling - Neighborhood

Zoning Map amendment:  
from R7 and R7c to RM1 and RM1c

Habitat for Humanity requests this change to allow for greater density on portions of the site planned for development of affordable housing, and to streamline the regulatory process by rectifying the current split zoning on the site. The change to the RM1 zone matches the abutting RM1 zoning on the east portion of the site. SW Capitol Hill Rd at this site is designated a Neighborhood Collector street in the TSP.



**Recommended Draft - Expanding Opportunities for Affordable Housing**

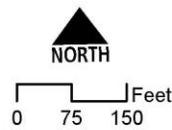
**Map 10: Habitat/Greater Portland Bible**

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**Legend**

-  Existing Zoning
-  Proposed Change Area
-  Common Ownership



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## Commentary

### Property information:

Owner: Emmanuel Temple Full Gospel Pentecostal Church

Address: 1033 N Sumner St and 1032 N Sumner St

### Proposed change:

Comprehensive Plan Map amendment:

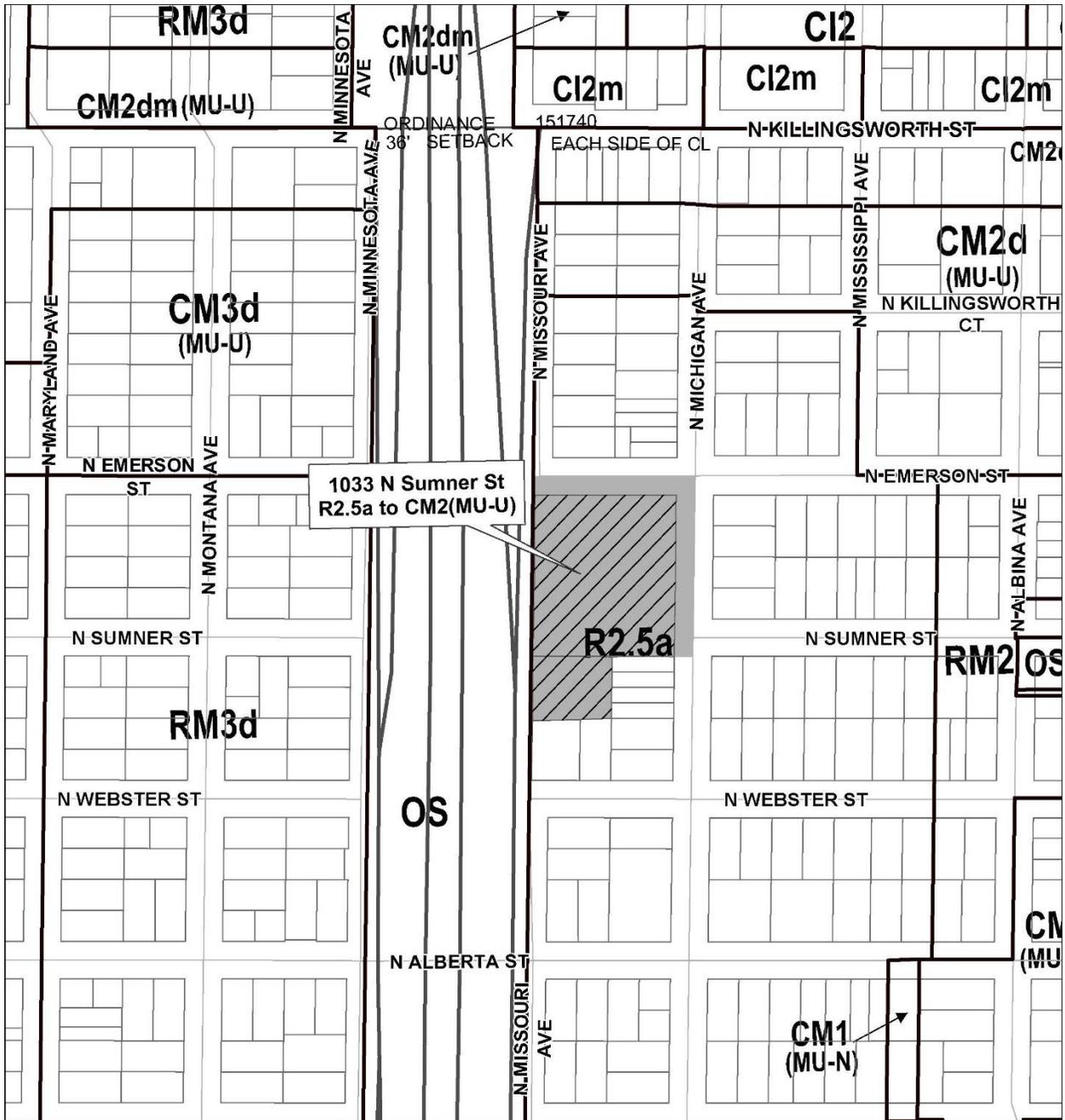
from Single-Dwelling 2,500 to Commercial Mixed-Use Urban Center

Zoning Map amendment:

from R2.5a to CM2

Emmanuel Temple plans to redevelop their site in the future, and requests this change to match the nearby zoning on Killingsworth St. The change will allow for greater development options and a wider range of allowed uses for this site, which is just over 1.5 acres in area.

The site is adjacent to the I-5 Freeway to the west. The streets abutting the site are local service streets. The site is two blocks from Killingsworth St to the north and Albina Ave to the east. Both streets are designated Major Transit Priority Streets; Killingsworth St is a District Collector street and Albina Ave is a Neighborhood Collector street. Both streets are Major City Walkways. The site abuts the Pedestrian District to the west and is one block south of it.



**Recommended Draft - Expanding Opportunities for Affordable Housing**

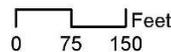
**Map 11: Emmanuel Temple Church**

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**Legend**

-  Existing Zoning
-  Proposed Change Area
-  Common Ownership



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## Commentary

### Property information:

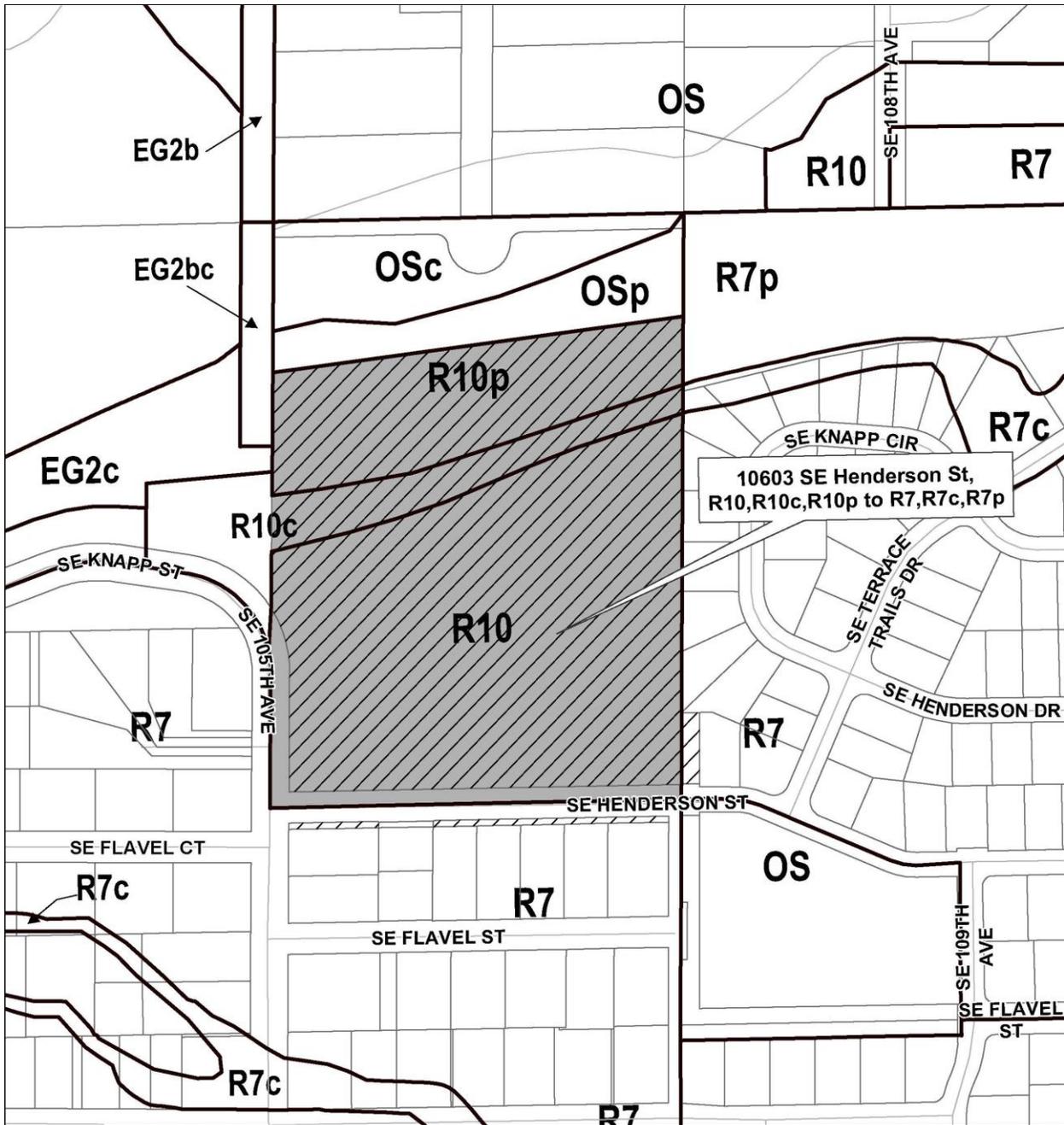
Owner: Mt Scott Church of God  
Address: 10603 SE Henderson St  
Tax Account #: R336867, 336872

### Proposed change:

Comprehensive Plan Map amendment:  
from Single-dwelling 10,000 to Single-Dwelling 7,000

Zoning Map amendment:  
from R10 to R7

The proposed map change will allow for slightly greater density if portions of the site are developed with housing. It will also rectify the split zoning on the site. The change to the R7 zone matches the small east parcel in this ownership, and is consistent with the abutting R7 zoning on three sides. SW Henderson St at this site is designated a local service street in the TSP.



**Recommended Draft - Expanding Opportunities for Affordable Housing**

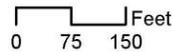
**Map 12: Mount Scott Church of God**

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**Legend**

-  Existing Zoning
-  Proposed Change Area
-  Common Ownership



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## Commentary

### Property information:

Owner: Habitat for Humanity

Address: 2401 SW Taylors Ferry Rd and 9134 SW 25<sup>th</sup> Ave

Tax Account #: 163067, R163068

### Proposed change:

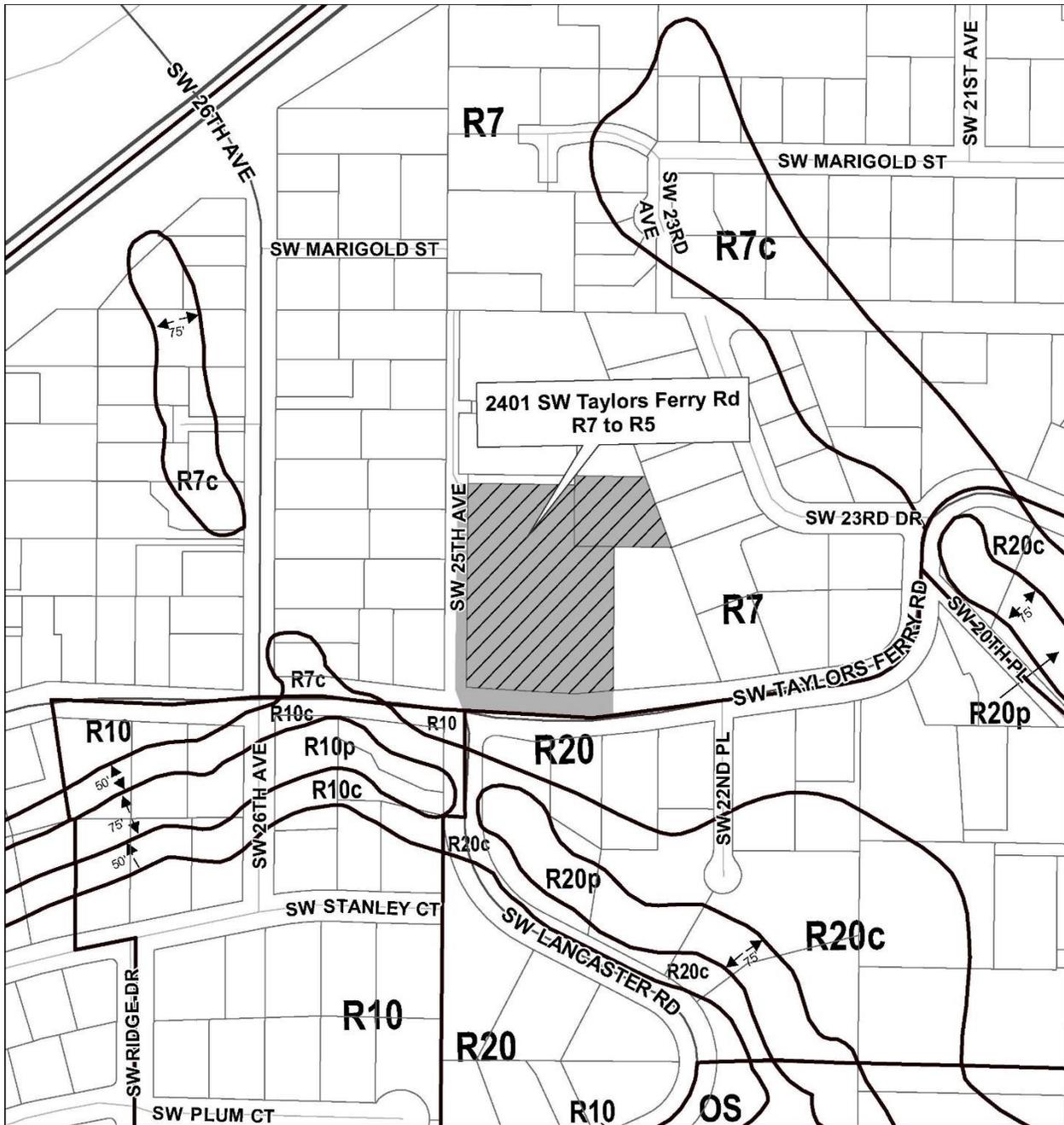
Comprehensive Plan Map amendment:

from Single-Dwelling 7,000 to Single-Dwelling 5,000

Zoning Map amendment:

from R7 to R5

Habitat for Humanity requests this change to allow for slightly greater density and flexibility in redeveloping portions of this site for affordable home ownership. The change to R5 zoning on this 2-acre site is consistent with the street designations on the SW Taylors Ferry corridor. SW Taylors Ferry at this site is a designated Neighborhood Collector street, Transit Access street and City Walkway in the TSP.



**Recommended Draft - Expanding Opportunities for Affordable Housing**

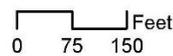
**Map 13: Habitat for Humanity**

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**Legend**

-  Existing Zoning
-  Proposed Change Area
-  Common Ownership



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## Commentary

### Property information:

Owner: Mt Tabor Presbyterian Church

Address: 5441 SE Belmont St, 807 SE 55<sup>th</sup> Ave, SEC/54<sup>th</sup> and SE Morrison St

Tax Account #: R221878, R221879, R221880, R221881

### Proposed change:

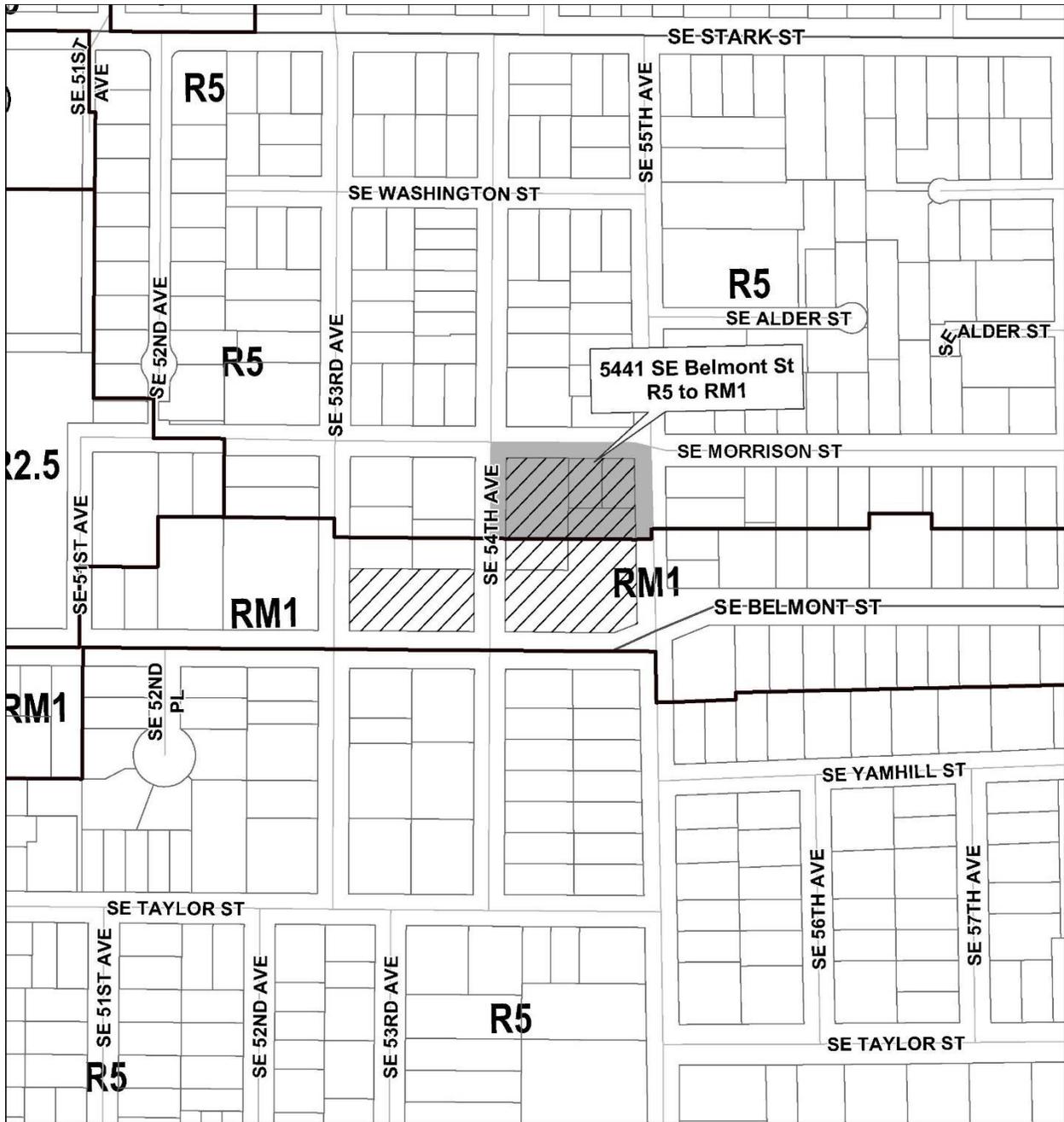
Comprehensive Plan Map amendment:

from Single-Dwelling 5,000 to Multi-Dwelling - Neighborhood

Zoning Map amendment:

from R5 to RM1

The proposed map change on the Mt Tabor Presbyterian site will allow for greater flexibility in redeveloping portions of their 1.3-acre site for housing. The change to RM1 zoning is consistent with zoning along the Belmont St corridor. SE Belmont St at this site is a designated District Collector and Major City Transit street, and Major City Walkway in the TSP.



**Recommended Draft - Expanding Opportunities for Affordable Housing**

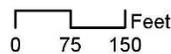
**Map 14: Mount Tabor Presbyterian**

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**Legend**

-  Existing Zoning
-  Proposed Change Area
-  Common Ownership



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## Commentary

### Property information:

Owner: St Andrews Presbyterian  
Address: 3228 SW Sunset Blvd  
Tax Account #: R328710, 328925, 211108

### Proposed change:

Comprehensive Plan Map amendment:  
from Single-dwelling 10,000 to Single-Dwelling 5,000

Zoning Map amendment:  
from R10 to R5, and R10p to R5p

St Andrews Presbyterian proposes this map change to allow for greater density and flexibility in development on this site, which is 2.4 acres on the west side of SW Dosch Rd. The zoning on their property on the east side of Dosch Rd is not changing. Both streets adjacent to the site are Collector streets: SW Dosch Rd is a District Collector, and Sunset Blvd is a Neighborhood Collector street. They are also City Walkways and Transit Access streets.

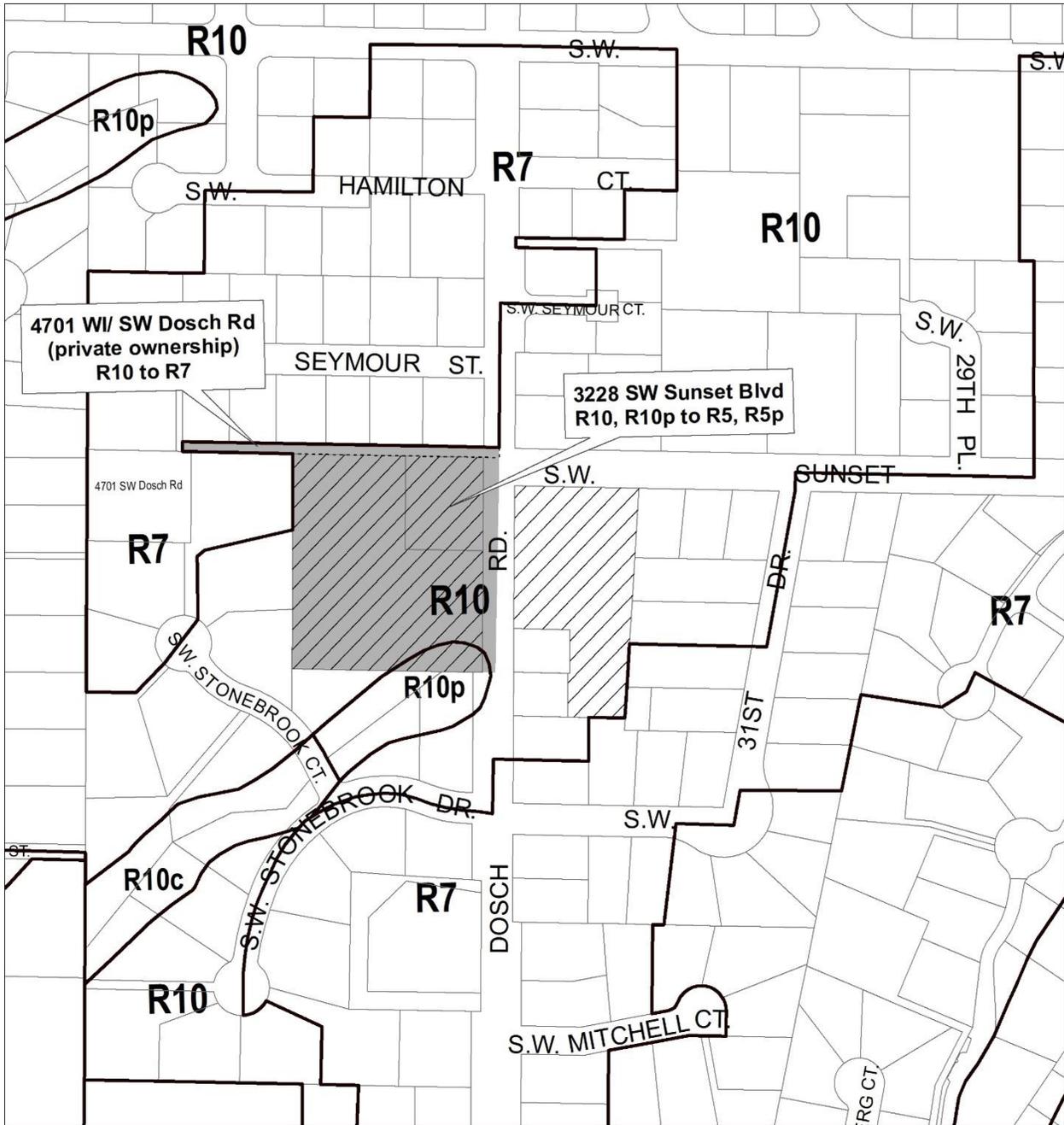
Owner: J Posner and L Rockower  
Address: 4701 WI/ SW Dosch Rd  
Tax Account #: R328728

### Proposed change:

Comprehensive Plan Map amendment:  
from Single-dwelling 10,000 to Single-Dwelling 7,000

Zoning Map amendment:  
from R10 to R7, and R10p to R7p

This change abutting the St Andrews site is proposed to rectify the split-zoning on this residential property and to match the adjacent zoning to the north.



**Recommended Draft - Expanding Opportunities for Affordable Housing**

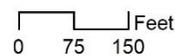
**Map 15: St. Andrews**

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**Legend**

-  Existing Zoning
-  Proposed Change Area
-  Common Ownership



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## Commentary

### Property information:

Owner: Presbytery of the Cascades/use: Evergreen Preschool

Address: 935 NE 33<sup>rd</sup> Ave

Tax Account #: R316847

### Proposed change:

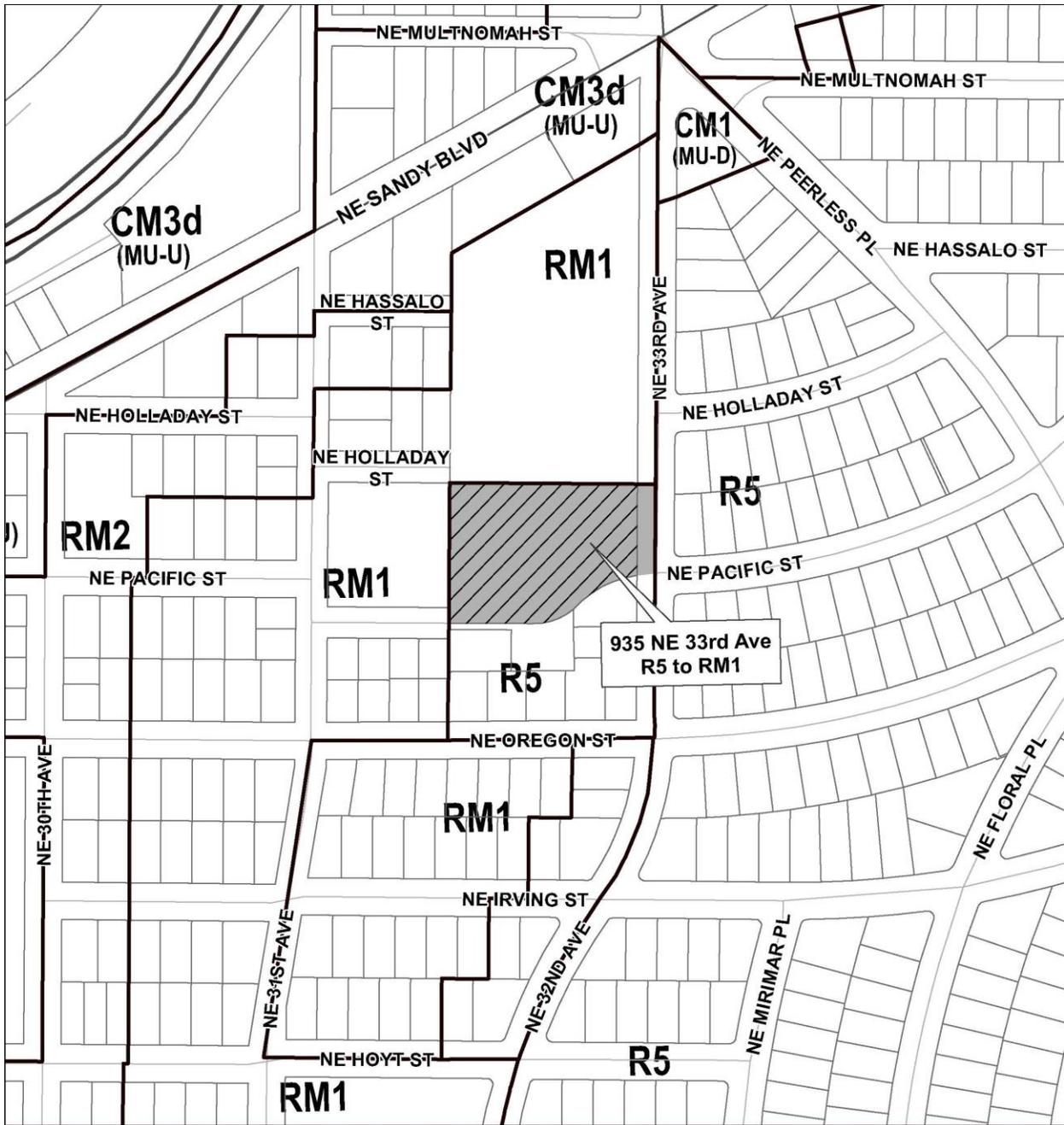
Comprehensive Plan Map amendment:

from Single-Dwelling 5,000 to Multi-Dwelling - Neighborhood

Zoning Map amendment:

from R5 to RM1

This change is proposed to allow for greater flexibility in potentially redeveloping portions of this 1.4-acre site for housing. The change to RM1 zoning is consistent with adjacent zoning to the north and west along the 33<sup>rd</sup> Ave corridor. NE 33<sup>rd</sup> Ave at this site is a designated City Walkway in the TSP.



**Recommended Draft - Expanding Opportunities for Affordable Housing**

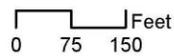
**Map 16: Evergreen Community/Tillamook Preschool**

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**Legend**

-  Existing Zoning
-  Proposed Change Area
-  Common Ownership



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## Commentary

### Property information:

Owner: Legacy Health System

Address: NW COR/ Williams & N Russell St; 122 N Graham St;

Tax Account #: R251391, 251393, 251394, 251395

### Proposed change:

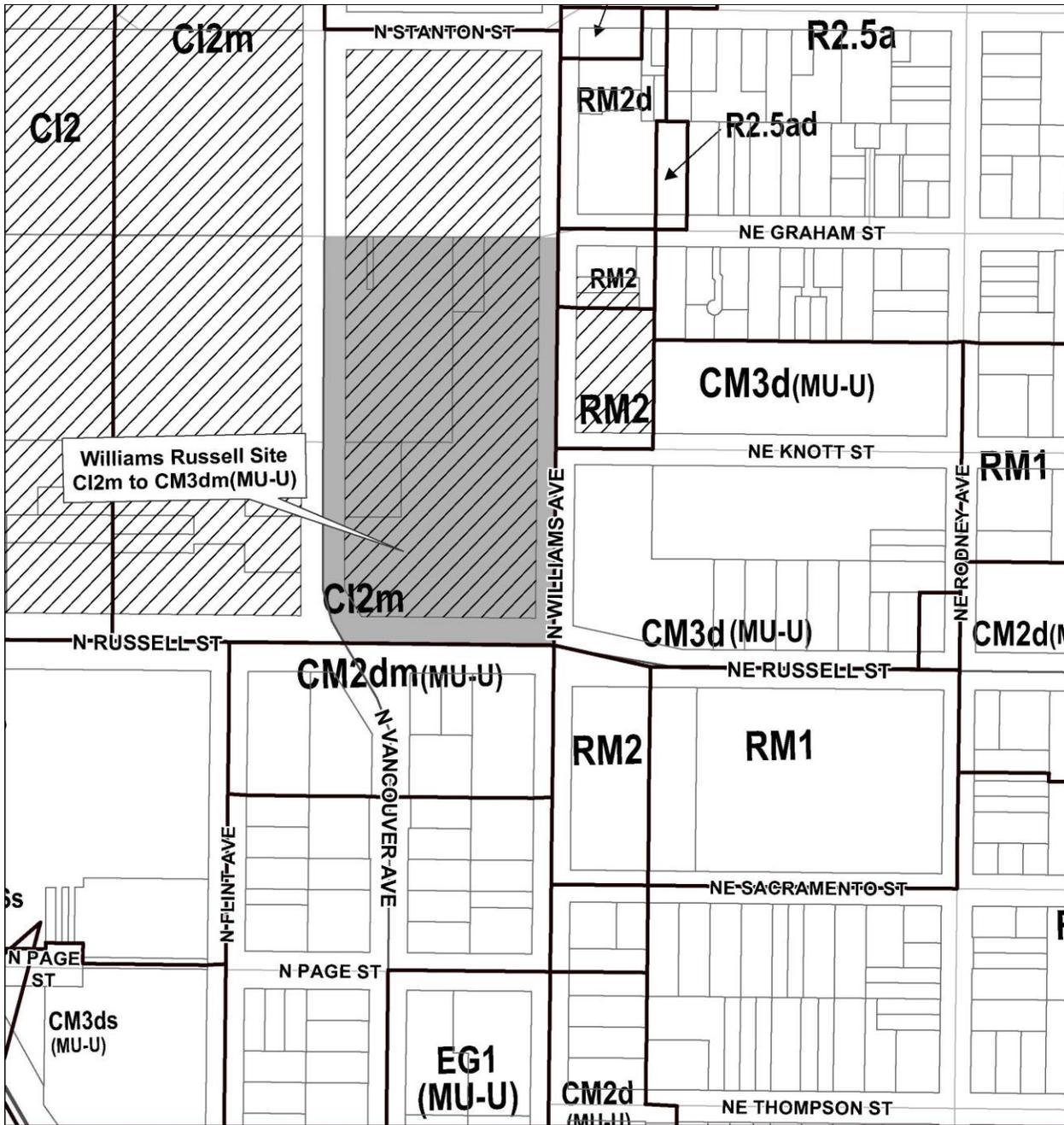
Comprehensive Plan Map amendment:

from Campus Institutional 2 to Commercial Mixed-Use - Urban Center

Zoning Map amendment:

from CI2m to CM3dm

The Project Working Group of the Williams and Russell project, in conjunction with Legacy Health System, requests this change to allow for greater development options and a wider range of allowed uses for this site. With this change, the 2-acre site would be removed from the Campus Institutional zoning that is on the remainder of the Legacy Emanuel campus. The change to CM3 is consistent with much of the zoning along the Williams and Vancouver corridors. N Williams Ave, N Vancouver Ave, and Russell St at this site are designated Neighborhood Collector streets in the TSP. N Vancouver is a Major City Walkway and N Russell St is a City Walkway. N Vancouver and N Williams Ave are Major Transit Priority streets, and Russell St is a Transit Access street.



**Recommended Draft - Expanding Opportunities for Affordable Housing**

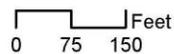
**Map 17: Williams Russell Site**

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**Legend**

-  Existing Zoning
-  Proposed Change Area
-  Common Ownership



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## Commentary

### Property information:

Owner: Grace Memorial Protestant Episcopal

Address: 1519-1535 NE 17<sup>th</sup> Ave

Tax Account #: R182306, R182307, R102308

### Proposed change:

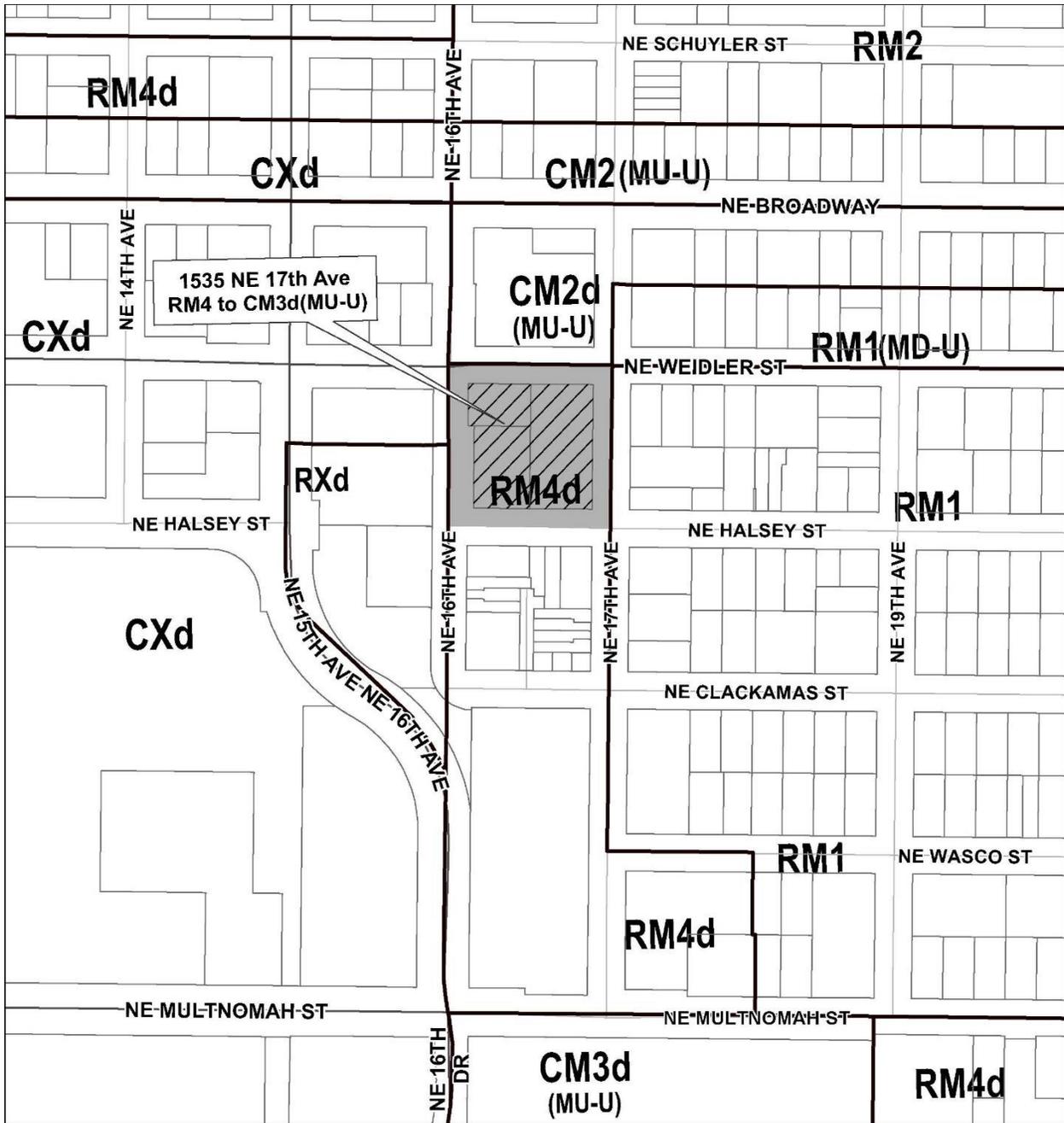
Comprehensive Plan Map amendment:

from Multi-Dwelling - Urban Center

Zoning Map amendment:

from RM4 to CM3

Grace Memorial requests this change to allow for greater flexibility and mix of uses in redeveloping portions of their .9-acre site for affordable housing and community service uses. The change to CM3 zoning is consistent with adjacent zoning to the west of 16<sup>th</sup> Ave, which is the Central City boundary. The site is located between NE 16<sup>th</sup> and 17<sup>th</sup> Ave, Weidler and Halsey St. NE Weidler St is a District Collector and Major Transit Priority street, and a Major City Walkway in the TSP.



**Recommended Draft - Expanding Opportunities for Affordable Housing**

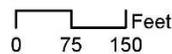
**Map 18: Grace Memorial**

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**Legend**

-  Existing Zoning
-  Proposed Change Area
-  Common Ownership



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## Commentary

### Property information:

Owner: Portland Chinese Christian

Address: 7407-7415 and 7435 SE Foster Rd, 5008 and 5016 SE 74<sup>th</sup> Ave

Tax Account #: R208870, 208871, 208872, 154238

### Proposed change:

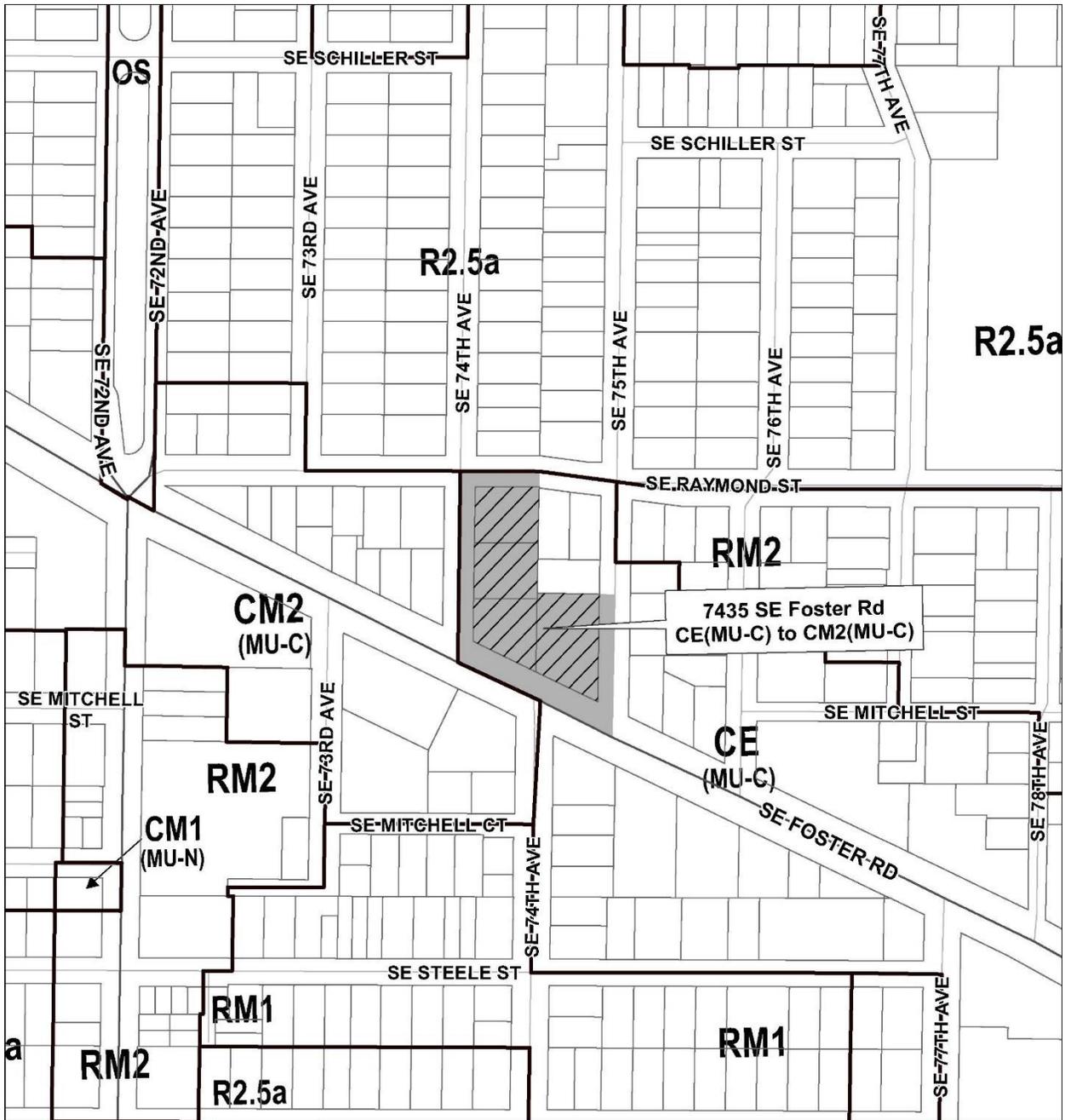
#### Comprehensive Plan Map amendment:

No change

#### Zoning Map amendment:

from CE, Commercial Employment to CM2, Mixed Commercial 2

Portland Chinese Christian requests this change to allow for greater flexibility and mix of uses in redeveloping portions of their .95-acre site for affordable housing and community service uses. The change to CM2 zoning is consistent with adjacent zoning to the west on Foster Rd. The site is located between NE 16<sup>th</sup> and 17<sup>th</sup> Ave, Weidler and Halsey St. SE Foster Rd is a District Collector and Major Transit Priority street, and a Major City Walkway in the TSP.



**Recommended Draft - Expanding Opportunities for Affordable Housing**

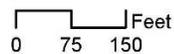
**Map 19: Chinese Christian**

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**Legend**

-  Existing Zoning
-  Proposed Change Area
-  Common Ownership



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