OUTER SOUTHEAST COMMUNITY PLAN

Adopted Comprehensive Plan Map

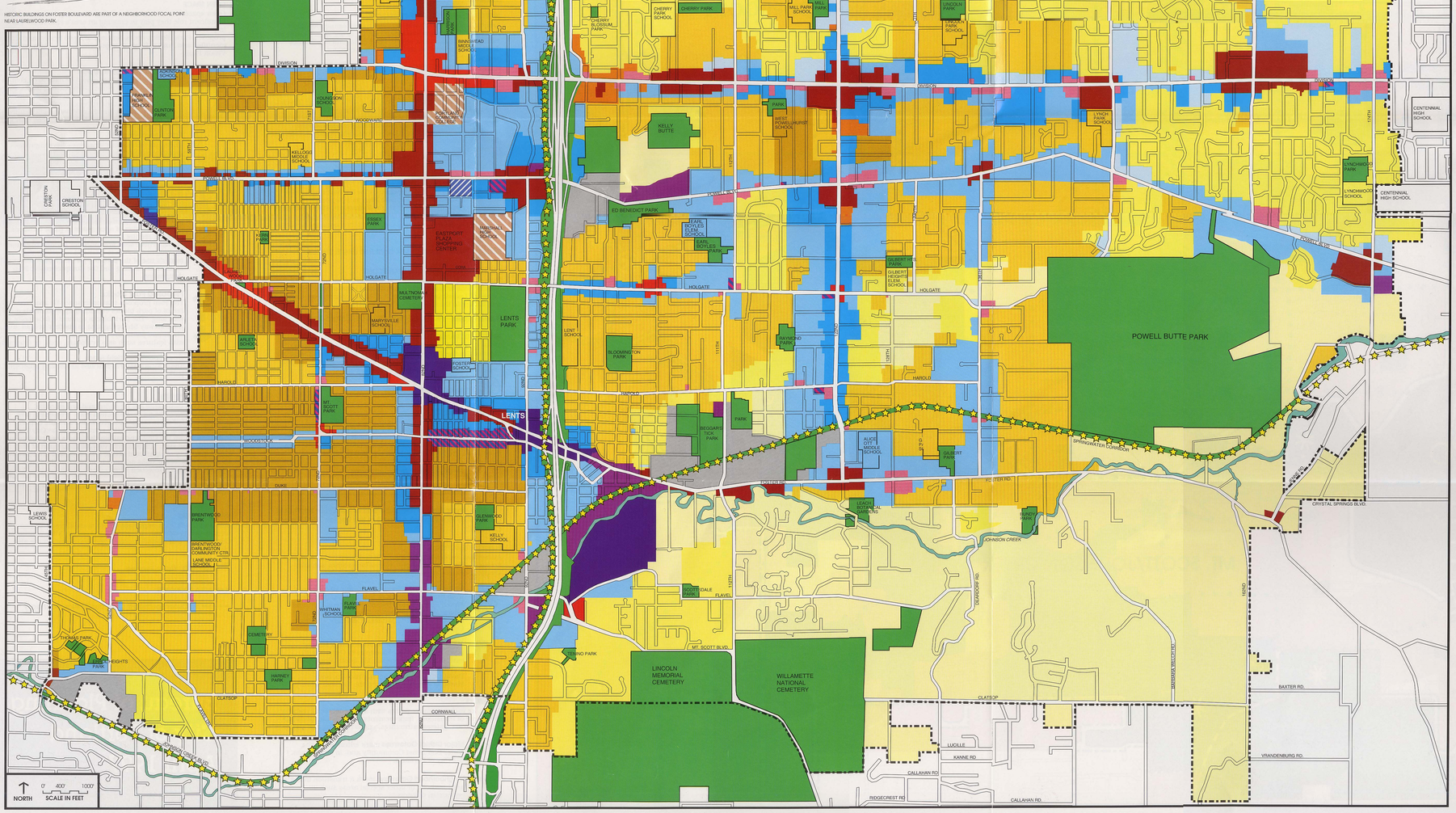
Acknowledgements

PORTLAND BUREAU OF PLANNING
Charlie Hales, Comissioner-in-Charge
David Knowles, Planning Director

PROJECT STAFF
Michael S. Harrison, AICP, Chief Planner-Community and Neighborhood Planning
Gerald Brock, Ph.D., AIA, AICP, Senior Planner, Project Manager
Doug Warren, Ph.D., AICP, Project Manager (1992- 1994)
Ellen Ryker, City Planner
Barbara Sack, AICP, City Planner
Paul Scarlett, City Planner
Laurie Wall, AICP, City Planner
Judy Galantha, Graphic Illustrator
Susan Gregory, Word Processing Operator
Renay Radke Maher, Community Service Aide
Stevie Greathouse, Intern

MONTAVILLA PEDESTRIAN DISTRICT WITH SIDEWALK IMPROVEMENTS.

HISTORIC BUILDINGS ON FOSTER BOULEVARD ARE PART OF A NEIGHBORHOOD FOCAL POINT NEAR LAURELWOOD PARK.



Comprehensive Plan Map

The **Comprehensive Plan Map** guides growth and development, protects community livability, and provides certainty for those wishing to develop their land. The Outer Southeast Community Plan was adopted by Portland's City Council on January 31, 1996, by Ordinance 168763 and Resolution 35491, becoming part of Portland's Comprehensive Plan.

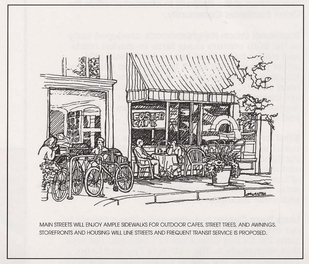
The Outer Southeast Community Plan is the third community plan undertaken by Portland to update our 1980 Comprehensive Plan. The Outer Southeast Community Plan covers nearly twenty percent of the City's 150 square mile area.

The Outer Southeast Community Plan's land use designations are shown on this map. They are policy statements in the Comprehensive Plan. Each designation corresponds with one or more zones. Portland's official zoning maps identify the specific zone and uses allowed for each lot. Zones include provisions that regulate the use of land and some aspects of design including the size, placement, height, and setbacks of buildings, and the required amount and location off-street parking. The official zoning maps also include overlay zone and plan district boundaries. Overlay zones and plan districts supersede other zoning regulations, adding or removing requirements from the set that each proposal must meet. In the Outer Southeast Community Plan area the Gateway and Johnson Creek Basin Plan Districts include regulations that address specific constraints and opportunities.

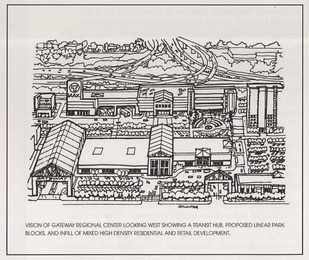
The Comprehensive Plan map designation corresponds with a property's zoning except at a few locations. At these locations Portland is not legislatively changing the zones unless these changes are found to be needed to meet the plan's housing objectives. A neighborhood's production of housing will be examined in 2006 to determine if the upzoning is needed. If the neighborhood's housing targets are not being achieved, areas with a denser Comprehensive Plan designation than zone may be legislatively upzoned to encourage additional housing construction.

The land use designations shown on this map are generalized. For exact information on current Comprehensive Plan map designations, zones, overlay zones, and plan district requirements, please check with the Portland Planning Bureau staff in the Permit Center or on the Internet:

Permit Center
Portland Building, First Floor
1120 SW Fifth Avenue
Portland, Oregon 97204-1966
Internet: www.ci.portland.or.us



MAIN STREETS WILL ENJOY AMPLE SIDEWALKS FOR OUTDOOR CAFES, STREET TREES, AND AWNINGS. STOREFRONTS AND HOUSING WILL LINE STREETS AND FREQUENT TRANSIT SERVICE IS PROPOSED.



VISION OF GATEWAY REGIONAL CENTER LOOKING WEST SHOWING A TRANSIT HUB, PROPOSED LINEAR PARK BLOCKS, AND INFILL OF MIXED HIGH DENSITY RESIDENTIAL AND RETAIL DEVELOPMENT.

Comprehensive Plan Designations

The Comprehensive Plan designations described below are [illegible] zones. Some Comprehensive Plan designations correspond with more than one zone. For example, the Urban Commercial designation may be implemented by either the Mixed Commercial (CM) or the Storefront Commercial (CS) zones.

Designations shown on this map are generalized and represent the designation at a specific point in time. Zones and zoning requirements change frome time to time. The information on this map provides an overview of the pattern of development types allowed by the Outer Southeast Community Plan. Those planning to develop a specific property will need to check with the City to confirm the current requirements and allowances for each particular parcel.

OPEN SPACE
Uses such as parks, natural areas, golf courses, and cemeteries are allowed.

- OS - Open Space

SINGLE-DWELLING RESIDENTIAL
Allows single-family houses including attached or rowhouses. Minimum lot sizes are represented by the number after the "R". Example: R5 = 5,000 sq.ft. lots.

- R5 - Residential 5,000
- R7 - Residential 7,000
- R10 - Residential 10,000

ATTACHED RESIDENTIAL
Allows single-family houses including attached houses. Minimum lot sizes are represented by the number after the "R". Example: R2.5 =1 unit per 2,500 square foot lot for attached unit development.

- R2.5 - Residential 2,500

MULTI-DWELLING RESIDENTIAL
Allows apartments, rowhouses, duplexes and single family houses. Mobile home parks are allowed in the R2 and R3 zones. Except for RH, density is indicated by the number after the "R". Example: R2 allows 1 unit per 2,000 square feet. RH requires a minimum of at least one unit per 1500 square feet of lot area. The maximum density in the RH zone is much greater and varies depending on the RH zoned property's location.

- R3 - Residential 3,000
- R2 - Residential 2,000
- R1 - Residential 1,000
- RH - High Density Residential

INSTITUTIONAL RESIDENTIAL
Large institutional campuses such as medical centers, colleges, high schools, and universities are allowed. Residential development is also allowed. The IR zone will be applied only when it is accompanied by the "d" Design Overlay zone.

- IR - Institutional Residential

NEIGHBORHOOD COMMERCIAL
Allows smaller scale neighborhood-oriented commercial uses in and adjacent to residential areas. CN1 is more oriented to the pedestrian than CN2. Allows residential uses as well as commercial.

- CN1, CN2 - Neighborhood Commercial

OFFICE COMMERCIAL
Gives preference to office over commercial uses. CO1 is intended to blend into residential areas. CO2 allows for more intense developments located near arterial streets. These zones permit residential as well as commercial development.

- CO1, CO2 - Office Commercial

URBAN COMMERCIAL
A mix ranging [illegible] serving local and larger market areas. Urban Commercial is intended primarily for areas which are served by transit. The corresponding zones are Storefront Commercial (CS) and Mixed Commercial (CM). Development should have a strong orientation to pedestrians and allow commercial development in some areas while maintaining housing opportunities. Buildings must be near sidewalks and no parking is required. CM requires that 50 percent of new developments are devoted to residential use.

- CS - Storefront Commercial
- CM - Mixed Commercial

GENERAL COMMERCIAL
This designation allows a full range of commercial uses having local to regional markets. Development will mostly be auto-oriented. CG is intended for arterial streets and to be used for developing areas and larger, older areas which already have an auto-oriented development style. Residential development is permitted.

- CG - General Commercial

CENTRAL COMMERCIAL
Intended to be the City's most physically intense commercial designation. It is intended for the most developed parts of the city which have the highest levels of public service. CX allows a full range of commercial uses and encourages development that is oriented to pedestrians. Development is subject to design review. Residential uses are permitted.

- CX - Central Commercial

MIXED EMPLOYMENT
Intended for areas where a wide variety of employment opportunities are encouraged in an industrial setting. Industrial uses are allowed with few limitations. Commercial uses are allowed, but limited in intensity so as to not overburden public services and to maintain adequate industrial development opportunities. Residential development is restricted to prevent conflicts with other uses.

- EG1, EG2 - General Employment

CENTRAL EMPLOYMENT
Provides for mixed-use areas in an over all industrial-type setting. The designation in intended for very developed parts of the city which have the highest levels of public services. It allows a full range of industrial and commercial uses. Residential uses are also allowed. The intensity of development will be higher than in other employment designations and most commercial designations. The Design overlay zone will be applied in conjunction with the EX zone.

- EX - Central Employment

INDUSTRIAL SANCTUARY
Intended for areas where City policy is to reserve land for existing and future industrial development. A full range of industrial uses are permitted and encouraged. Non industrial uses are limited to prevent land use conflicts and to preserve land for industry.

- IG1, IG2, IH - Industrial Sanctuary

WATER FEATURES
Johnson Creek serves as an important environmental resource and identity-giving element and traverses the entire Outer Southeast Community.

- Water Features

OUTER SOUTHEAST COMMUNITY PLAN BOUNDARY

- Community Plan Boundary

Bureau of Planning
City of Portland
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