

Adopted Southwest Community Plan Comprehensive Plan/Zoning Map

Southwest Community Plan (SWCP) Policies

These policies were adopted by the Portland City Council in July 2000. They went into effect on December 21, 2001, along with accompanying objectives and the Southwest Community Plan Comprehensive Plan/Zoning Map. The Comprehensive Plan/Zoning Map must be consistent with these policies and other relevant city, Metro and state policies and regulations.

Land Use and Urban Form

Enhance Southwest Portland's sense of place as a community and a collection of distinct neighborhoods. Accommodate Southwest Portland's share of regional growth while protecting the environment in all areas. Encourage the realization of compact, transit and pedestrian-friendly, mixed-use centers while responding to the need for a range of housing types and prices. Outside of the mixed-use areas, allow infill housing opportunities which increase neighborhood diversity, stability and home ownership while limiting redevelopment.

Public Facilities

Ensure adequate public facilities for both existing and new development through equitable funding mechanisms.

Citizen Involvement

Ensure that the policies and objectives of the Southwest Community Plan are used to guide the collaborative actions of the city and Southwest citizens for the next 20 years. Involve citizens integrally in the Southwest Community Plan from concept through evaluation and revision.

Economic Development

Maintain and build upon Southwest Portland's position to attract and support economically viable neighborhood and regional employment centers. Foster businesses and commercial developments that are compatible with the desired scale and character of each center. The most desirable businesses include those which predominantly provide family-wage jobs.

Housing

Provide a variety of affordable housing choices adequate to meet the needs of current and future Southwest residents. Regard the existing housing stock as one resource to meet this need. Encourage development of housing types that will increase home ownership opportunities for Southwest residents.

Parks, Recreation and Open Space

Enrich neighborhoods and the Southwest community as a whole with ample, accessible, and well-maintained parks and open space. Preserve and enhance the natural habitat features of Southwest Portland's parks and open spaces. Ensure a wide range of recreational opportunities for Southwest citizens.

Public Safety

Enhance the level of community responsibility for a secure and safe living environment through shared efforts of residents, public agencies, institutions, and businesses. Maintain a high level of public safety and security for residents, employees, and businesses.

Transportation

Provide a balanced, multimodal transportation system in Southwest Portland that encourages increases in transit use and pedestrian accessibility and connectivity, discourages non-local traffic in residential areas, manages congestion, and focuses on improving and maintaining arterial and local streets.

Watershed

Protect and enhance Southwest Portland's environment and natural resources on a watershed by watershed basis. Integrate stormwater management into land use planning and development in a way that prevents net degradation of water quality, aquatic, streamside and riparian habitats and ecosystems, and plant and animal habitats throughout the stream corridor.

What is the adopted map?

How was it developed?
The primary product of the Southwest Community Plan project is an update to the City of Portland's Comprehensive Plan/Zoning Map. The Comprehensive Plan/Zoning Map guides growth, development, and conservation; protects community livability; and provides certainty for those wishing to develop their land. The adopted map integrates work done previously by southwest neighborhood associations with new information about environmental resources and site-specific issues, and the outcome of public discussions and Planning Commission's and City Council's deliberations.

What is zoning?

Portland's official Zoning Atlas and Zoning Code identify specific base zones for each lot. Base zones guide development by determining allowed uses and densities, and some aspects of design including the size, placement, height, and setbacks of buildings.

What are Comprehensive Plan designations?
Base zones correspond to and implement Comprehensive Plan designations. Some Comprehensive Plan designations have more than one implementing zone. For example, the Urban Commercial Comprehensive Plan designation can be implemented by either the Mixed Commercial (CM) zone or the Storefront Commercial (CS) zone. The map legend (below) describes both the Comprehensive Plan designations and the corresponding zones.

What about overlay zones?
Overlay zones and plan districts provide additional specificity to address unique types of land use situations. Their elements supplement or supersede certain aspects of the base zone regulations. This map indicates areas that have the 'd' Design Overlay zone applied. Other overlay zones, such as environmental overlay zones and the Scenic Overlay zone, are not indicated on this map because they did not change as part of the Southwest Community Plan process.

NOTE: Lot lines and rights-of-way

The geographic data used to create this map were originally produced by the Oregon Department of Revenue, and modified and updated by Multnomah County Assessment and Taxation. It identifies tax lots, and does not necessarily represent what exists on the ground. For instance, a platted right-of-way may be shown on the map where there is currently no paved street. This is not a mapping error; it is a reflection of the difference between tax lot data and the actual built environment.

This map illustrates the Southwest Community Plan as adopted by the Portland City Council on Nov. 21, 2001. It is for reference purposes only. Actual implementation of the plan is done through the City's official quarter section zoning maps.

NOTE: Unincorporated Multnomah County

For unincorporated Multnomah County, the Adopted Southwest Community Plan Comprehensive Plan/Zoning Map indicates the Comprehensive Plan designations, not the zoning designations. Contact Planning and Zoning Information at the City of Portland for existing zoning.

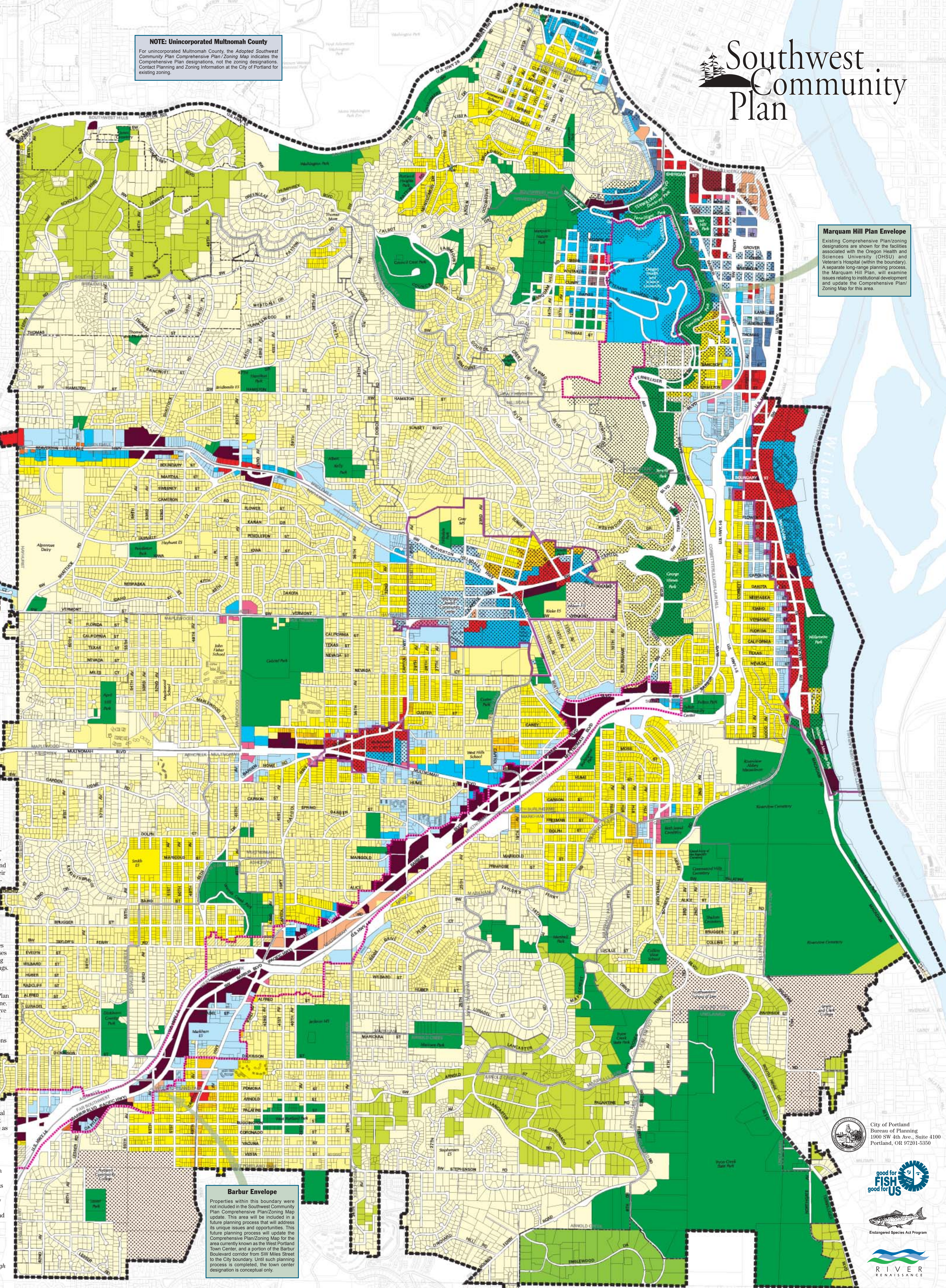
Marquam Hill Plan Envelope

Existing Comprehensive Plan/Zoning designations are shown for the facilities associated with the Oregon Health and Sciences University (OHSU) and Veterans Hospital (within the boundary). A separate long-range planning process, the Marquam Hill Plan, will examine issues relating to institutional development and update the Comprehensive Plan/Zoning Map for this area.

Barbur Envelope

Properties within this boundary were not included in the Southwest Community Plan Comprehensive Plan/Zoning Map update. This area will be included in a future planning process that will address its unique issues and opportunities. This future planning process will update the Comprehensive Plan/Zoning Map for the area currently known as the West Portland Town Center, and a portion of the Barbur Boulevard corridor from SW Mills Street to the City boundary. Until such planning process is completed, the town center designation is conceptual only.

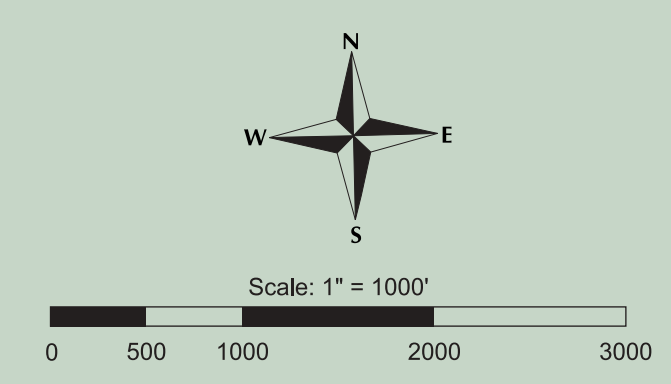
Southwest Community Plan



Comprehensive Plan/Zoning Designations



AREA MAPPED



COMPREHENSIVE PLAN/ZONING

Only designations that are indicated on the maps are provided in the legend.

OPEN SPACE

Allows uses such as parks, natural areas, community centers, and cemeteries.

OS — Open Space

SINGLE-DWELLING RESIDENTIAL

Allows single-family houses. Except for RF, minimum lot sizes are represented by the number following the 'R'. For example R5 requires a minimum lot size of 5,000 square feet.

- RF — (Residential Farm and Forest) Farm and Forest
- R20 — (Residential 20,000) Limited Single-Dwelling
- R10 — (Residential 10,000) Low Density Single-Dwelling
- R7 — (Residential 7,000) Medium Density Single-Dwelling
- R5 — (Residential 5,000) High Density Single-Dwelling
- R2.5 — (Residential 2,500) Attached Single-Dwelling

MULTI-DWELLING RESIDENTIAL

Allows apartments, townhouses, duplexes and single-family houses. Except for RH, density is indicated by the number following the 'R'. For example R2 allows one unit per 2,000 square feet. RH densities are based on a floor area ratio, rather than the number of units per square foot.

- R2 — (Residential 2,000) Low Density Multi-Dwelling
- R1 — (Residential 1,000) Medium Density Multi-Dwelling
- RH — High Density Multi-Dwelling

INSTITUTIONAL RESIDENTIAL

Allows large institutional campuses such as medical centers, colleges, high schools, and universities. This designation also allows residential uses.

IR — Institutional Residential

NEIGHBORHOOD COMMERCIAL

Allows small-scale neighborhood-oriented commercial uses in and adjacent to residential areas. CN1 is focused toward the pedestrian while CN2 is more auto-oriented. These designations also allow residential uses.

- CN1 — Neighborhood Commercial
- CN2 — Neighborhood Commercial

OFFICE COMMERCIAL

Gives preference to office uses over other commercial uses. The intent of CO1 is to blend into residential areas. CO2 allows the location of more intense developments near major streets. These designations also allow residential uses.

- CO1 — Office Commercial
- CO2 — Office Commercial

URBAN COMMERCIAL

Allows a full range of retail, service, and business uses that serve local and regional markets. The intended location of Urban Commercial is primarily in areas served by transit. The corresponding zones are Storefront Commercial (CS) and Mixed Commercial (CM). Development should have a strong pedestrian focus. The Mixed Commercial zone allows commercial uses while requiring 50 percent of new development to include residential uses. The Storefront Commercial zone allows, but does not require, residential uses.

- CS — Storefront Commercial
- CM — Mixed Commercial

GENERAL COMMERCIAL

Allows a full range of commercial uses that have local to regional markets. Development is predominantly auto-oriented. The intended placement of the CG designation is on major streets in developing areas and for large older areas with an established auto-oriented development pattern. This designation also allows residential uses.

CG — General Commercial

CENTRAL COMMERCIAL

Allows a full range of commercial uses. This is the City's most intense designation, intended for the most developed parts of the city with the highest level of public services. The CX zone encourages pedestrian-oriented development. This designation also allows residential uses.

CX — Central Commercial

MIXED EMPLOYMENT

Allows industrial uses with few limitations. This designation is intended for areas where a variety of employment opportunities are encouraged in an industrial setting. Commercial uses are allowed, but are limited in intensity so as to not overburden public services and to preserve industrial development opportunities. Residential uses are restricted to prevent conflicts with other uses.

EG1 — General Employment

DESIGN OVERLAY

The 'd' Design Overlay zone promotes the conservation, enhancement, and continued vitality of areas with special scenic, architectural, or cultural value. It is also intended to promote infill development that is compatible with the neighborhood. This is achieved by applying the 'd' Design Overlay zone and in some instances creating design districts (such as the Macadam Plan District and Hillsdale Plan District). Certain changes to property within this overlay zone require design review or compliance with the Community Design Standards, and may also be required to meet specific design district standards.

d — Design Overlay

COMPREHENSIVE PLAN AND ZONING DESIGNATIONS DIFFER

Areas where the zoning differs from the Comprehensive Plan designations

TOWN CENTER/MAIN STREET BOUNDARIES

These are the adopted boundaries for the Garden Home, Macadam and Multnomah Main Streets, and the Hillsdale Town Center. The Southwest Community Plan revised the original Hillsdale Town Center Boundary, adopted in November 1997. Boundaries for the Raleigh Hills and West Portland Town Centers are not shown. Future planning processes will determine the exact nature and location of these mixed-use areas.

Adopted Main Street and Town Center Boundaries

Note: Both the Hillsdale Plan District and the Hillsdale Town Center have the same adopted boundaries

OTHER BOUNDARIES

- City of Portland Boundary
- Southwest Community Plan Boundary
- Neighborhood Boundaries
- Envelopes

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