



City of Portland Land Use Plan

Planning Advisory Group #15

May 19, 2009

Presented by Jay Sugnet



AIRPORT FUTURES

CHARTING A COURSE FOR PDX

PAG Information and Action

- **Information:** Land Use Plan work to follow
- **Action:** Does the PAG conditionally approve the three DRAFT Land Use Plan background studies (economic development inventory, transportation analysis, and natural resource inventory) for review and discussion at June 4 and 10 Public Meetings?



City Land Use Plan

Comprehensive Plan

Agreements
(IGA, MOU, etc.)

Goals and
Policies

Zoning
Code

Transportation
Plan

OPIS

Mitigation

Sustainability –
Today - July

Economic
Development –

April - June

Plan District -
June

Noise overlay -
July

Height overlay –
July

Environmental
Overlays – June -
Sept

Traffic Impact
Analysis – June

Framework –
Today and July

Transportation –
July

Natural
Resources – July

Noise – July



Land Use Plan Outline

A. Project Process and Overview

Project Summary ■ Existing Conditions Summary ■ Relationship to Port Master Plan ■ Public Policy Framework

B. Special Features of the Plan

Ongoing Public Involvement Strategy ■ Airport Urban Design Concept ■ Natural Resource Program Update ■ Economic Development Inventory ■ Transportation Impact Analysis ■ Noise

C. Sustainability

Vision & Values ■ Guiding Principles ■ Goals ■ City Actions

D. Comprehensive Plan Amendments

E. Comprehensive Plan Map and Zoning Map Amendments

Environmental Overlays ('c' and 'p') ■ Height ('h') Overlay ■ Noise ('x') Overlay

F. City Title 33 Zoning Code Amendments and Commentary

Plan District ■ Height ('h') Overlay ■ Noise ('x') Overlay

G. Appendices

Ordinance ■ Intergovernmental Agreement ■ Natural Resources Inventory



Plan District Draft Outline

I. General

- A. Purpose
- B. Where These Regulations Apply
- C. Relationship to Other Regulations

II. Use Regulations

- A. Purpose
- B. Additional Allowed, Prohibited, and Conditional Uses

III. Development Standards

- A. Purpose
- B. Landscaping

IV. Environmental Zones

- A. Purpose
- B. Parking

V. Ongoing Public Involvement Committee Contact Requirement

VI. Archaeological Resource Protection

VII. Maps

- A. Airport Plan District Boundary and possible Subdistricts



Major Land Use Policy Questions (10-step process)

- What are the Plan District boundaries?
- What is the appropriate building envelope?
- What are the review procedures, mitigation requirements, and possible approval criteria for airport projects?
- How does the City address necessary amendments?
- What landscape standards are needed?
- Should the City expand the height overlay to include a potential 3rd parallel runway?
- Should the City expand the noise overlay to include a potential 3rd parallel runway?



Next Steps

June - September

Plan District draft
Final Transportation Impact Analysis
Noise Analysis
Environmental, Height and Noise Overlay
Recommendations
Mitigation/Enhancement

September - October Final Draft Land Use Plan



PAG Information and Action

- **Information:** Land Use Plan work to follow
- **Action:** Does the PAG conditionally approve the three DRAFT Land Use Plan background studies (economic development inventory, transportation analysis, and natural resource inventory) for review and discussion at June 4 and 10 Public Meetings?

