

2035 Comprehensive Plan

Map Refinement Project

Recommended Draft
February 2018



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.

City of Portland, Oregon
Ted Wheeler, Mayor • Susan Anderson, Director



How to Comment

Formal public testimony on the Map Refinement Project **Recommended Draft** is directed to the Portland City Council for consideration. The public is invited to submit formal public testimony to City Council in writing or in person at a public hearing scheduled for March 14, 2018. The Portland City Council may amend the proposal and will subsequently vote to adopt the changes. The effective date for the map changes is May 24, 2018.

Send **Recommended Draft** public testimony to:

In person: Portland City Council public hearing, Wednesday, March 14, 2018, at 2 p.m., City Council Chambers, 1221 SW 4th Avenue, Portland, OR
(additional hearing dates may be scheduled)

Email: cpmaprefinement@portlandoregon.gov with subject line
"Map Refinement Project Testimony"

U.S. Mail: Portland City Council
c/o Bureau of Planning and Sustainability
1900 SW 4th Avenue, Suite 7100
Portland, OR 97201
Attn: Map Refinement Project Testimony

Map App: www.portlandmaps.com/bps/mapapp, click on **Map Refinement Project** to review and testify on property-specific zoning; use the comment tab to provide your testimony

Next Steps:



The Bureau of Planning and Sustainability is committed to providing meaningful access. For accommodations, modifications, translation, interpretation or other services, please contact at 503-823-7700 or use City TTY 503-823-6868, or Oregon Relay Service 711.
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Acknowledgements

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1. Introduction

The *2035 Comprehensive Plan*, adopted in 2016, included major changes to both the Comprehensive Plan Map and Zoning Map.

The Map Reconciliation Project is a follow-up effort to the recently adopted 2035 Comprehensive Plan. It includes map change recommendations in the following categories:

1. A response to a December 2016 City Council directive to explore additional Comprehensive Plan and Zoning Map changes (Exhibit O of Ordinance No. 188177):
<https://www.portlandoregon.gov/bps/article/627498>
2. Reconciliation of land use and zoning maps with Bureau of Development Services land use reviews that occurred after the Comprehensive Plan and related proposals were completed (between January 2013 and January 2018).
3. Changes to avoid the creation of nonconforming development, as appropriate, with an emphasis on development constructed between January 2013 and January 2018.
4. Other technical and policy-related map changes, as appropriate (e.g., changes to facilitate affordable housing, and to address City bureau coordination, overlay zone corrections, recently identified nonconforming commercial uses, additional split zones).

The Map Refinement Project is one of two projects making refinements to the recently adopted *2035 Comprehensive Plan*. The other is the Code Reconciliation Project, which is addressed in a separate report and includes proposed changes to the Zoning Code. The Map Refinement Project and the Code Reconciliation Project are being considered through separate public processes.

The Comprehensive Plan Map and/or Zoning Map changes are addressed in this report. There are no accompanying changes proposed to the Zoning Code as part of this effort, but there are related code changes in the Code Reconciliation Project. These include the following code revisions:

1. Additions and removals to Chapter 33.120 Map of RH Areas with Maximum FAR of 4:1.
2. Removal of the Buffer “b” overlay zone from the Index of Symbols, as well as change in symbology from “l” to “k” for the mapped Prime Industrial overlay zone.
3. Revisions to setback and exterior use standards in employment and industrial zones due to the proposed removal of the Buffer “b” overlay zone.

What's in this report?

This report comprises six sections:

- § **Section 1** introduces the project.
- § **Section 2** describes how recommended Comprehensive Plan Map and/or Zoning Map changes relate to the 2035 Comprehensive Plan.
- § **Section 3** summarizes public and stakeholder involvement activities that have helped inform this project.
- § **Section 4** describes recommended Comprehensive Plan Map and/or Zoning Map changes by the following categories:
 - a. Response to December 2016 City Council directive to explore additional Comprehensive Plan and Zoning Map changes (Exhibit O of Ordinance No. 188177) and Planning and Sustainability Commission map refinement recommendations.
 - b. Reconciliation of Comprehensive Plan and Zoning Map with map amendment land use reviews (between January 2013 and November 2017).
 - c. Changes to avoid the creation of nonconforming development, as appropriate, related to new development and land use reviews or building permits under review (between January 2013 and November 2017).
 - d. Other technical and policy-related priority map changes as appropriate (e.g., changes to facilitate affordable housing and address City bureau coordination, recently identified nonconforming commercial uses, additional split zones).
- § **Section 5** provides appendices and maps.

2. Relationship to the 2035 Comprehensive Plan

The *2035 Comprehensive Plan* process included changes to the Comprehensive Plan Map to carry out goals and policies related to residential, employment, commercial mixed use and open space. For residential uses, it guides growth to increase the number of households that have access to “complete neighborhoods” — neighborhoods with a wide range of housing types and prices, where residents have safe and convenient access to the goods and services needed in daily life. This approach is key to having a healthier, more prosperous and equitable city in the future.

The goals and policies in the *2035 Comprehensive Plan* most relevant to the draft Comprehensive Plan Map designation and/or Zoning Map changes include Chapter 3, Urban Form; Chapter 4, Design and Development; Chapter 5, Housing; Chapter 6, Economic Development; Chapter 7, Environment and Watershed Health; Chapter 8, Public Facilities and Services; Chapter 9, Transportation; and Chapter 10, Land Use Designations and Zoning.

What is the difference between the Comprehensive Plan Map and Zoning Map designations?

The Comprehensive Plan Map depicts a long-term vision of how and where the city will grow and change over the next 20 years to accommodate anticipated population and job growth. In contrast, the Zoning Map tells us how land can be used and what can be built on any given property today.

Zones are more specific than the Comprehensive Plan Map designations and come with a set of rules that clarify what uses are allowed (e.g., residences, businesses, manufacturing), and how buildings may be developed or changed (e.g., maximum heights and required setbacks from property lines).

In Portland, all properties have both Comprehensive Plan and Zoning designations. Usually these designations match.

3. Public and stakeholder involvement

Prior public involvement activities related to adopted Comprehensive Plan and Zoning Maps

Map changes were adopted as follows:

- § Comprehensive Plan Map changes (through the 2035 Comprehensive Plan Update) – Adopted June 2016.
- § Zoning Map changes (through the 2035 Comprehensive Plan Early Implementation Package) – Adopted December 2016.

Proposed changes to the Comprehensive Plan Map and Zoning Map were informed by testimony and/or community conversations as well as coordination with City service bureaus. Staff attended numerous community meetings, held public office hours at community locations and hosted open houses.

From October 2015 to July 2016, leading up to and during the Planning and Sustainability Commission (PSC) hearings on each Early Implementation project, public testimony was invited and received. After considering testimony and deliberating, the PSC transmitted the Recommended Draft of the 2035 Comprehensive Plan Early Implementation Package to City Council and the public for review.

Portland City Council invited testimony on the Recommended Draft of the 2035 Comprehensive Plan Early Implementation Package until October 17, 2016. Council subsequently held a work session on October 25, 2016, to discuss the package and the testimony. On November 17, 2016, City Council held heard testimony on the new amendments to the 2035 Comprehensive Plan. On December 21, 2016, City Council adopted the Early Implementation Package, which included the Zoning Map, and was supported by a series of “exhibits.”

Exhibit O – Further Refinements Directive directed the Bureau of Planning and Sustainability to evaluate the Comprehensive Plan designation and zoning on thirteen sites and bring appropriate recommendations back to Council for further consideration. The thirteen sites included in Exhibit O are listed and discussed in both Section 4a and Appendix A of this document.

Map Refinement Project

With the adoption of Exhibit O – Further Refinements Directive in December 2016, City Council directed staff to carry out a map refinement process to consider additional map changes. This short list of potential map changes was initiated by public testimony and Council feedback on the Zoning Map changes in the 2035 Comprehensive Plan Early Implementation Package.

Key public involvement activities related to the Map Refinement Project include:

- § **Early Involvement meetings** (April – June 14, 2017): Staff attended 15 neighborhood coalition meetings, neighborhood association and other interested party meetings to present information related to sites identified in Exhibit O, answer questions and collect feedback while hearing other area-specific concerns. Staff also contacted additional neighborhood groups by email and phone. Public comments and/or contacts are briefly summarized for each Exhibit O site description in Appendices A and B.
- § **Discussion Draft** release, public comment period and follow-up outreach (June 15 – August 2017): A courtesy notice was mailed the week of June 19, 2017, to both the property owners and occupants affected by draft map changes. Additionally, a courtesy postcard was mailed to occupants within 100 feet of draft map changes. A help line number and email address was included in these mailings to answer questions from the public. While the Discussion Draft public comment period was from June 15

through July 31, staff continued to provide information on the project and attend community meetings through the month of August 2017. Staff attended 16 neighborhood coalition meetings, neighborhood association and other interested party meetings to present information related to the Discussion Draft, answer questions and direct community members to submit public comments on the Discussion Draft. Public comments on the Discussion Draft are summarized in Appendix D, and community engagement on the Discussion Draft is summarized in Appendix E.

- § **Proposed Draft** release, public comment period and follow-up outreach (September 2017 – January 2018): A Measure 56 notice was mailed to all affected property owners with map changes to their properties. The Planning and Sustainability Commission (PSC) Legislative Notice for the Proposed Draft was sent to all recognized organizations within the area of map changes and within 1,000 feet of them. Additionally, a courtesy postcard was mailed to occupants of affected properties and occupants within 100 feet of proposed map changes. Staff attended 16 neighborhood coalition meetings, neighborhood association and other meetings to discuss the Proposed Draft, answer questions and direct community members to submit public comments on the Proposed Draft to the PSC. A public hearing before the PSC was held on October 24, 2017, followed by a PSC work session and vote on their recommendation to Portland City Council on November 14, 2017.
- § **Recommended Draft** release, public comment period and follow-up outreach (February – May 2018): The Portland City Council Legislative Notice for the Recommended Draft will be sent at the time of public release to all those that submitted public testimony to the PSC, as well as all recognized organizations within the subject area of the map changes and within 1,000 feet of it. Additionally, a courtesy postcard will be mailed to occupants of affected properties and occupants within 100 feet of PSC amendment map changes. Staff are scheduled to attend meetings with groups and organizations throughout February and March 2018. A public hearing before the Portland City Council is scheduled for Wednesday, March 14, 2018.
- § The graphic below depicts where the Map Refinement Project is in the process:



The audience is the public, including stakeholders, intergovernmental partners, City bureaus and other interested parties. Project stakeholders include private and public property owners, residents, businesses, neighborhood associations, community-based organizations, under-represented and underserved communities, environmental groups, the real estate industry, and property developers and builders.

Summary of the Testimony Received on and the Planning and Sustainability Commission Review of the Proposed Draft

Appendix D lists the 176 items of in person and written testimony the Planning and Sustainability Commission (PSC) received on the Proposed Draft between September 12 and October 27, 2017. On October 24, 2017, the PSC held a public hearing on the Map Refinement Project.

On November 14, 2017, the PSC held a work session to discuss amendments to the proposal and vote on recommendations to City Council. The PSC voted 8-0 to recommend approval of the full package of proposed Comprehensive Plan Map and/or Zoning Map amendments, with individual PSC member recusals on three specific sites.

The PSC considered many detailed site specific public comments that were raised in testimony, as well as several new requests. The Commission agreed with the majority of the staff proposal but discussed and recommended changes to several specific properties. A collection of other staff-prepared amendments is also incorporated into the PSC recommendation.

Inter-bureau coordination

As with the map changes proposed for the Comprehensive Plan Update and Early Implementation projects, staff has and will continue to consult with other City bureaus on potential map changes during the Map Refinement Project. The *Recommended Draft* is informed by coordination with the following bureaus:

- § Bureau of Development Services (BDS)
- § Bureau of Environmental Services (BES)
- § Office of Management and Finance (OMF)
- § Portland Housing Bureau (PHB)
- § Portland Parks and Recreation (PP&R)

Early work with the Bureau of Development Services aided in convening the Portland Housing Bureau and the Office of Management and Finance to discuss affordable housing projects on City-owned sites. As a result, in the *Discussion Draft* one site was included at SE 60th Avenue and SE Stark Street. On July 19, 2017, staff from the Planning and Sustainability and Housing bureaus attended the Mt Tabor Neighborhood Association to present and answer questions on the Map Refinement Project and, specifically, the site at 511 SE 60th Avenue (Change #1662). Prior to the Proposed Draft, another City-owned site was included to facilitate an affordable housing project at 3000 SE Powell Boulevard (Change #1801).

In coordination with the Bureau of Environmental Services and Portland Parks & Recreation, some sites are proposed to change to an Open Space designation and zone to reflect either recent City purchases and/or ongoing open space uses. Additionally, coordination with BES and PP&R identified zoning map changes for a segment of public recreational trail (mapped trail stars) in the Columbia Slough watershed.

In emails dated June 19 and September 19, 2017, sent with the releases of the *Discussion Draft* and *Proposed Draft*, staff invited the City bureaus mentioned above and other City bureaus and/or offices to provide feedback, including:

- § Office of Neighborhood Involvement (ONI)
- § Portland Bureau of Emergency Management (PBEM)
- § Portland Bureau of Transportation (PBOT)

The Bureau of Development Services submitted comments on July 31, 2017. Both the Portland Parks and Recreation Bureau and Portland Housing Bureau submitted testimony to the Planning and Sustainability Commission in October 2017. Staff will invite City bureaus to provide feedback with the release of the *Recommended Draft*.

The project team met with Multnomah County Library in October 2017 to discuss this project and other planning coordination efforts more broadly.

In addition, local jurisdictional partners, such as Metro, Multnomah County, Oregon Department of Transportation (ODOT), and TriMet were invited to review and comment on the *Proposed Draft* via the Planning and Sustainability Commission (PSC) Legislative notice, as well as this *Recommended Draft* via the Portland City Council Legislative notice.

4. Recommended Comprehensive Plan Map and/or Zoning Map changes

Introduction

Potential Comprehensive Plan Map and/or Zoning Map changes fall into the following categories:

- a. Response to December 2016 City Council directive to explore additional Comprehensive Plan and Zoning Map changes (Exhibit O of Ordinance No. 188177) and Planning and Sustainability Commission map refinement recommendations.
- b. Reconciliation of Comprehensive Plan and Zoning Map with map amendment land use reviews (between January 2013 and *November 2017).
- c. Changes to avoid the creation of nonconforming development, as appropriate, related to new development and land use reviews or building permits under review (between January 2013 and *November 2017).
- d. Other technical and policy-related priority map changes, as appropriate (e.g., changes to facilitate affordable housing, and address City bureau coordination, recently identified nonconforming commercial uses, additional split zones).

*This date may change in the *Recommended Draft* process before City Council.

Each of these categories of map changes is described in more detail on the following pages.

Evaluation Methodology

An initial set of criteria was developed to evaluate these potential map changes. Evaluation criteria allowed for comparison of different areas to ensure that like situations were being analyzed in similar ways. Evaluation criteria included, but was not limited to:

- § **Consistency with 2035 Comprehensive Plan goals and policies:** The proposed changes support multiple goals and policies of the adopted 2035 Comprehensive Plan, particularly those in Chapter 3, Urban Form; Chapter 4, Design and Development; Chapter 5, Housing; Chapter 6, Economic Development and Chapter 10, Land Use Designations and Zoning. Within each of those chapters are relevant goals and policies, including Goals 3.C: Focused growth and 3.D: A system of centers and corridors; Goal 4.A: Context-sensitive design and development; Goals 5.A: Housing diversity and 5.C: Healthy connected city; Goal 6.C: Business district vitality; and Goal 10.A: Land use designations and zoning.
- § **Proximity to amenities and services:** Proximity to commercial zoning, transit, parks and schools, as well as distance to designated centers and corridors or other services and amenities was considered. Increasing future development capacity within a quarter mile of commercial services or other community amenities was considered favorable.
- § **Land use pattern:** The prevailing land use pattern of similar zoning adjacent to and/or across the street was considered.
- § **Recent development activity:** Building permit activity and early assistance appointments, especially within the dates of January 2013 to November 2017, was reviewed.

- § **Infrastructure availability:** Existing infrastructure as well as infrastructure projects identified in the Transportation System Plan (TSP) and the Citywide Systems Plan (CSP) were reviewed.
- § **Land use and building permit history:** The existing condition of the site, land use reviews and/or building permits were reviewed for each map change area.
- § **Occupancy:** Staff looked at the current percentage of renter-occupied homes within a quarter mile from each map change area to consider the degree to which a map change may indirectly result in displacement of renters, if properties were redeveloped.
- § **Additional factors:** Staff considered other site-specific factors for each map change area, such as, existing uses and/or development, natural features, etc.
- § **Stakeholder responses** during the 2035 Comprehensive Plan, early project development and/or the Discussion Draft or Proposed Draft of the Map Refinement Project. Staff consider many factors raised by public feedback while continuing to evaluate proposed map change areas for suitability and readiness for map changes.

4a. Response to December 2016 City Council Directive to Explore Additional Comprehensive Plan and Zoning Map Changes (Exhibit O of Ordinance No. 188177) and Planning and Sustainability Commission Map Refinement Recommendations

On December 21, 2016, City Council directed the Bureau of Planning and Sustainability to evaluate, or in some cases re-evaluate, the Comprehensive Plan designation and zoning for the following sites and bring appropriate recommendations back to Council for further consideration.

- a) 7008 SW Capitol Hill Rd
- b) 9808 N Edison St
- c) 4931-4947 N Williams Ave
- d) The Marquam Hill mixed use node (multiple parcels)
- e) 4836 SE Powell Blvd
- f) 310 NW 23rd Ave
- g) 4337 NE Prescott Ave
- h) 4543 SE Harney Dr
- i) 5727 SE 136th Ave
- j) 506 NE Thompson St
- k) 25 N Fargo St
- l) 3138 WI/N Vancouver Ave
- m) 2525 NW Lovejoy St (and several abutting lots in medical office use)

Exhibit O – Further Refinement Directive Recommendations

The following table summarizes the PSC recommendations for all Exhibit O – Further Refinement Directive sites. Recommendations are based on evaluation criteria addressed above. Further detail about these sites is included in Appendices A and B.

Underlined text illustrates modifications to map change recommendations included in the Proposed Draft (September 2017) or Recommended Draft (February 2018) to Table 1a.

Table 1a: Exhibit O – Further Refinement Directive Recommendations

Change #	Location	Neighborhood	Map Change recommended?	Description of Map Change(s)
#1723	7008 SW Capitol Hill Rd	Hillsdale	Yes	Comp Plan: Single-Dwelling - 7,000 to Multi-Dwelling 2,000 Zoning: Retain the existing R7, R7c zone
#1688	9808 N Edison St*, 9816 N Edison St, 9848 N Edison St *While only one property was mentioned in the directive, the split-designated existing condition applies to two adjacent properties.	Cathedral Park	Yes	Comp Plan: Single-Dwelling – 5,000 and Mixed Employment to Single-Dwelling – 5,000 Zoning: R5, EG2 to R5
#1687	4931-4947 N Williams Ave*, 20 N Alberta St, 106 N Alberta St, 114 N Alberta St, 122 N Alberta St, 4922 N Vancouver Ave, 4934 N Vancouver Ave, 4946 N Vancouver Ave, 30 N Webster St *While only one property was mentioned in the directive, multiple commercial mixed-use properties at this node were reviewed and included.	Humboldt	Yes	Comp Plan: Mixed Use – Neighborhood (MU-N) to Mixed Use – Urban Center (MU-U) Zoning: CM2 to CM2d
#1746	The Marquam Hill mixed use node (multiple parcels)	Homestead	Yes	Comp Plan: Mixed-Use Dispersed (MU-D) to the following: 1) High Density Residential and 2) Mixed Use-Neighborhood (MU-N) Zoning: CM1 to the following: 1) RH and 2) CM2 Code Reconciliation Project: A prohibition on commercial parking and expansion of the <u>by the PSC for this node Marquam Hill Plan District (Chapter 33.555) boundary is recommended</u>

Change #	Location	Neighborhood	Map Change recommended?	Description of Map Change(s)
#1626	4836 WI/ SE Powell Blvd (R226842, R226843, R226844)	Creston- Kenilworth	Yes	Comp Plan: Single-Dwelling – 5,000 to Single-Dwelling 2,500 Zoning: R5 to R2.5
#1725	310 NW 23rd Ave	Northwest District	Yes	Comp Plan: High Density Residential and Mixed Use – Urban Center (MU-U) to Mixed Use Urban Center (MU-U) Zoning: RH, CM2d to CM2d
#1686	4337 NE Prescott Ave	Cully	Yes	Comp Plan: Multi-Dwelling – 3,000 to Mixed Use – Neighborhood (MU- N) Zoning: Retain R3 zoning
#1627	4543 SE Harney Dr	Brentwood- Darlington	Yes	Comp Plan: Multi-Dwelling – 2,000 to Open Space Zoning: No change as the zoning was already changed to OS in the <i>2035 Comprehensive Plan</i>
#1663	5727 SE 136th Ave	Pleasant Valley	No	Comp Plan: No change Zoning: No change
#1678	506 NE Thompson St	Eliot	Yes	Comp Plan: Single-Dwelling – 2,500 to Multi-Dwelling 2,000 Zoning: R2.5a to R2a
#1677	25 N Fargo St*, 1N1E27AB 10700 *While only one property was mentioned in the directive, the nonconforming development condition applies to one adjacent property.	Eliot	Yes	Comp Plan: High Density Residential to Mixed Use Urban Center (MU-U) Zoning: RH to CM3d
#1677	3138 WI/N Vancouver Ave	Eliot	Yes	Comp Plan: Multi-Dwelling – 1,000 to Mixed Use Urban Center (MU-U) Zoning: R1 to CM3d
*#1724	2525 NW Lovejoy St (and abutting lots in medical office use)	Northwest District	No	Comp Plan: No change Zoning: No change

*This map change # has been deactivated, representing a modification going into the earlier *Proposed Draft*, prior to this *Recommended Draft*.

Planning and Sustainability Commission Map Refinement Recommendations

The following table summarizes the PSC recommendations for three additional sites. The PSC received testimony requesting map changes for several sites that did not fit the other categories but which the PSC felt had merit to forward onto City Council. Recommendations are based on evaluation criteria addressed in the Evaluation Methodology section on pages 11-12. Additional details about these sites are included in Appendix A.

Underlined text illustrates new changes added by the PSC in the Recommended Draft (February 2018) to Table 1b.

Table 1b: Planning and Sustainability Commission Map Refinement Recommendations

Change #	Location	Neighborhood	Map Change recommended?	Description of Map Change(s)
<u>#1821</u>	<u>147 WI/ NW 19TH Ave (R140878) (Trinity Episcopal Cathedral)</u>	<u>Northwest District</u>	<u>Yes</u>	<u>Comp Plan: High Density Residential to Mixed Use Urban Center (MU-U)</u> <u>Zoning: RH to CM3d</u>
<u>#1827</u>	<u>4306-4308 N Gantenbein Ave (R130855, R680753, R680752)</u>	<u>Humboldt</u>	<u>Yes</u>	<u>Comp Plan: Single-Dwelling – 2,500 to Multi-Dwelling – 1,000</u> <u>Zoning: R2.5a to R1a</u>
<u>#1828</u>	<u>126 WI/ NE Alberta St (R298093)</u>	<u>King</u>	<u>Yes</u>	<u>Comp Plan: Single-Dwelling – 2,500 to Multi-Dwelling – 1,000</u> <u>Zoning: R2.5a to R1a</u>

4b. Reconciliation of Comprehensive Plan and Zoning Map with Map Amendment Land Use Reviews (between January 2013 and November 2017)

A review of approved or in-process map amendment land use reviews between January 2013 and November 2017 was conducted in coordination with the Bureau of Development Services to determine if additional Comprehensive Plan or Zoning Map reconciliation changes were needed. A similar review will need to be updated for this project following the release of the *Recommend Draft* (February 2018).

In addition, BDS staff requested that recent Zoning Map Error Correction (ZE) land use reviews be scanned for accuracy on the Comprehensive Plan Map and Zoning Map. A review was conducted of 13 ZE land use reviews between January 2013 and August 2017, which determined that none of the related ZE properties warranted inclusion in the Map Refinement Project because their corrections had already been addressed.

Reconciliation of Comprehensive Plan and Zoning Map with Map Amendment Land Use Review Recommendations

The following table summarizes recommendations for map changes that are a reconciliation of Comprehensive Plan and Zoning Map with map amendment land use reviews between January 2013 and November 2017.

Underlined text illustrates modifications to map changes included in the Proposed Draft (September 2017) or new map changes added in the Recommended Draft (February 2018) to Table 2.

Table 2: Reconciliation of Comprehensive Plan and Zoning Map with Map Amendment Land Use Review Recommendations

Change #	Location	Neighborhood	Related Land Use Review and, if applicable, condition(s) of approval	Description of Map Change(s)
#1736	3859 NW Thurman St	Northwest District	LU 15-194216 ZC LDP – Approval of a zone change from R10 to R5 in compliance with the Comprehensive Plan Map.	Comp Plan: Single-Dwelling – 10,000 to Single-Dwelling 5,000 Zoning: R10 to R5
#1743	NE 32nd Ave and NE Broadway (R162224, R16221, R183247)	Sullivan's Gulch	LU 15-186900 ZC – Void condition of approval E from LUR 00-00672 CP ZC, eliminating the 319-dwelling unit cap on the site and allowing Phases II and III to develop under the RX zone maximum density (currently 4:1 Floor Area Ratio).	Comp Plan: No change Zoning: CM2d to CM3d
<u>#1786</u>	<u>5901 SE Belmont St</u>	<u>Mt Tabor</u>	<u>LU 16-292724 CP ZC – The public hearing before the Hearings Officer was held in August 2017 with a staff recommendation of approval. There was no public comment or testimony in opposition.</u>	Comp Plan: Multi-Dwelling 2,000 to Mixed Use-Neighborhood (MU-N) Zoning: <u>R2 to CM2</u>
<u>#1811</u>	<u>2035 SE Taggart St</u>	<u>Hosford-Abernethy</u>	<u>LU 17- 234208 ZC – The public hearing before the Hearings Officer was held in November 2017 with a staff recommendation of approval. There was no public comment or testimony in opposition.</u>	Comp Plan: Single-Dwelling 2,500 to Mixed Use-Dispersed (MU-D) Zoning: <u>R2.5 to CM1</u>

4c. Changes to Avoid the Creation of Nonconforming Development, as appropriate, Related to New Development and Land Use Reviews or Building Permits Under Review (between January 2013 and November 2017)

A review of other land use applications (non-map changes) and building permits that may create nonconforming development within residential and commercial mixed use downzoned areas in the 2035 *Comprehensive Plan* was conducted. These applications and permits were submitted between January 2013 and November 2017. A similar review will need to be updated for this project following the release of the *Recommend Draft* (February 2018).

Changes to Avoid the Creation of Nonconforming Development Recommendations

The following table lists and summarizes recommended map changes to reconcile BDS-permitted development activity between January 2013 and November 2017, with newly adopted residential and commercial mixed use downzoned areas in the *Comprehensive Plan* and Zoning maps.

Underlined text illustrates modifications to map changes included in the Proposed Draft (September 2017) or new map changes added in the Recommended Draft (February 2018) to Table 3.

Table 3: Changes to Avoid the Creation of Nonconforming Development Recommendations

Change #	Location	Neighborhood	Related BDS application, building permit, land use review and/or development	Description of Map Change(s)
#1657	2027 SE Harold St, 2037 SE Harold St, 2022 SE Harold St, 2028 SE Harold St, 2036 SE Harold St	Sellwood-Moreland	#16-274970 CO – Construct a new three-story and four-unit building #LU 15-169630 LDP for a two-parcel partition for attached housing	Comp Plan: Single-Dwelling – 5,000 to Multi-Dwelling – 1,000 Zoning: R5 to R1d
#1658	5209 SE 18th Ave, 5205 SE 18th Ave, 5301-5313 SE 19th Ave (moved to #1812), 5340 SE Milwaukie Ave, 5415 SE Milwaukie Ave, 5425 W/ SE Milwaukie Ave, 5425 SE Milwaukie Ave, 5425 S/ SE Milwaukie Ave, 5434 SE Milwaukie Ave, 5450 SE Milwaukie Ave	Sellwood-Moreland	#14-214032 CO – Construct a new three-story, 10-unit building #16-197547 CO – Construct a new six-story, 59-unit apartment building #17-134283 EA – Proposal is for a new four-story, 28-unit residential building #17-194894 EA – Proposal is for a new five-story, 19-unit residential building #17-190119 EA – Proposal is for two five-story buildings; one with 32 units; one with 48 units and with 31 surface parking spaces	Comp Plan: Mixed Use-Neighborhood, Multi-Dwelling 1,000, Single-Dwelling 2,500, Single-Dwelling 5,000 to High Density Residential Zoning: CM1d, R1d, R2.5ad, R5an to RHd, RHdn Code Reconciliation Project: Additions to Chapter 33.120 Map of RH Areas with Maximum FAR of 4:1

Change #	Location	Neighborhood	Related BDS application, building permit, land use review and/or development	Description of Map Change(s)
#1679	16 NE Tillamook St, 20 NE Tillamook St	Eliot	#16-280746 CO, #16-280750 CO, #16-280758 CO, #16-280761, #16-280767 CO – Construct five buildings, including two three-story buildings (five units each), on two-story building (three units) and a common building	Comp Plan: Single-Dwelling – 2,500 to Multi-Dwelling – 2,000 Zoning: R2.5a to R2a
#1689	9336 N Lombard St, 9515 N Lombard St, 9525 N Lombard St	St. Johns	#16-247585 CO – Construct a new two-story and seven-unit apartment building	Comp Plan: Single-Dwelling – 2,500 to Multi-Dwelling – 1,000 Zoning: R2.5 to R1
#1796	2505 NE Pacific St, 2627 NE Sandy Blvd	Kerns	#17-212390 EA – Demolition and redevelopment of Pepsi distribution facility with four to five mixed use buildings	Comp Plan: No change Zoning: EG1 to CM3d <u>The PSC recommended to remove the Centers Mainstreet “m” overlay zone has the zone is not mapped the north side of NE Sandy Blvd. This was previously identified by staff as an erratum.</u>
#1798	6703 SE 83rd Ave, 6709 SE 83rd Ave, 6715 SE 83rd Ave, 6721 SE 83rd Ave, 6755 SE 83rd Ave, 6755 SE 83rd Ave, 6831 SE 83rd Ave, 6835 SE 83rd Ave, 6911 SE 83rd Ave, 6911 SE 83rd Ave, 6915 SE 83rd Ave, 6927 SE 83rd Ave	Lents	#16-250002 RS (NSFR), #16-230033 (ADU) are currently under inspection Housing developer DK Homes owns two of the vacant sites along 83rd and has started construction on one new house. Thus, 11 of the 14 sites along 83rd on this block are now developed as residential and would be nonconforming in EG1.	Comp Plan: Mixed Employment (ME) to Multi-Dwelling 1,000 Zoning: EG1 to R1a
#1803	NE 67th Ave and NE Halsey St (R265904)	Madison South	LU 17-13754 DZM -New construction of a self-service storage building	Comp Plan: No change Zoning: CM1 to CE
#1812	<u>5301-5313 SE 19th Ave (moved from #1658) and area north of SE Insley, east of SE 17th mid-block to west of SE 19th Ave</u>	<u>Sellwood-Moreland</u>	<u>#14-245947 CO, to construct a three-story apartment building, 18 units, is currently under inspection.</u>	Comp Plan: <u>Single-Dwelling 2,500 to Multi-Dwelling 1,000</u> Zoning: <u>R2.5ad to R1d</u>
#1822	<u>479 NW 18th Ave</u>	<u>Northwest District</u>	<u>#15-194028 CO, to construct new five-story hostel building with 21 sleeping units; the permit is final.</u>	Comp Plan: No change Zoning: <u>CM2d to CM3d</u>

Change #	Location	Neighborhood	Related BDS application, building permit, land use review and/or development	Description of Map Change(s)
#1823	<u>1834 NW 25th Ave</u>	<u>Northwest District</u>	<u>#16-283489 CO, to construct a new five-story, 30-unit apartment building, is currently under review.</u>	Comp Plan: <u>No change</u> Zoning: <u>CM1 to CM2</u>
#1824	<u>905 NW 17th Ave</u>	<u>Northwest District</u>	<u>LU-17246191 DZM, new construction of mixed-use building with 114 residential apartments over commercial space and related #17-143886 CO</u>	Comp Plan: <u>No change</u> Zoning: <u>EG1 to CM3d</u>
#1829	<u>4708 NE Sandy Blvd</u>	<u>Rose City Park</u>	<u>LU 17-246191 DZM, to construct a new mixed-use building with 114 residential apartments over commercial space.</u>	Comp Plan: <u>No change</u> Zoning: <u>CEd to CM3d</u>
#1830	<u>2351 NE 51st Ave, 5036 WI/ NE 51st Ave, 2305 NE 51st Ave</u>	<u>Rose City Park</u>	<u>#17-169659 CO, construct new six-story building, 85-unit apartment building; ground floor shell only.</u>	Comp Plan: <u>No change</u> Zoning: <u>CEd to CM3d</u>

4d. Other Technical and Policy-related Priority Map Changes

This group of recommended map changes responds to the ongoing need to address technical issues or policy-related priorities. A brief description of each technical issue or policy priority follows:

- § **Affordable housing** – There are a few sites owned by public affordable housing agencies, Home Forward and the Portland Housing Bureau included in this recommendation. There are also several sites owned by private nonprofit affordable housing providers, such as Northwest Housing Alternatives, Portland Community Reinvestment Initiative (PCRI), REACH Community Development, ROSE Community Development and Sabin Community Development Corporation, included in this project. These properties have map change recommendations that address map-related issues to facilitate affordable housing development or correct split-zoning or nonconforming residential density.

Note that **this group of map changes is a policy-related priority** for the City of Portland to partially address the housing emergency declared by Ordinance 187371 under Portland City Code Title 15 for the entire City, through October 6, 2019.

The affordable housing policy priority supports new policy direction adopted in the 2035 Comprehensive Plan:

Policy 5.10 Coordinate with fair housing program

Foster inclusive communities, overcome disparities in access to community assets, and enhance housing choices for people in protected classes throughout the city by coordinating plans and investments to affirmatively further fair housing.

- § **City bureau coordinated** – In coordination with the Bureau of Environmental Services (BES) and Portland Parks & Recreation (PP&R) several sites have been identified that should have Open Space designation due to a recent City acquisition or to reflect an ongoing open space use.

Coordination with BES and PP&R also identified a segment of the public recreational trail (trail stars) in the Columbia Slough watershed that merits a change to the trail alignment shown on the zoning map. In October 2017, PP&R identified two additional public recreational trail segments to be added: 1) NW Thurman Connection to the Willamette Greenway Trail; and 2) East Delta Park Connection to Marine Drive Trail. These two requested trail segment additions did not make it into the *Recommended Draft*, but it is staff's intent for these to be discussed before City Council.

In discussions with the Portland Housing Bureau, which is also related to the above group of map changes on affordable housing, this project includes map changes on three City-owned sites at 511 SE 60th Avenue, 3000 SE Powell Boulevard and 2600 N Williams Ave.

- § **Institutional Campus (IC) corrections** – In coordination with Bureau of Development Services (BDS), there are several properties adjacent to the University of Portland and Multnomah University that require minor changes to the Zoning Map, with the colleges' previously approved land use reviews.
- § **Nonconforming commercial uses** – Within the *2035 Comprehensive Plan*, many nonconforming commercial uses were acknowledged by changing them to commercial mixed use designations and corresponding zoning. Many of these nonconforming commercial uses were along commercial main streets or are neighborhood-serving businesses in small commercial or isolated nodes. Proposed map changes of nonconforming commercial uses are in support of the new policy direction adopted in *2035 Comprehensive Plan*:

Policy 6.69 Non-conforming neighborhood business uses

Limit non-conforming uses to reduce adverse impacts on nearby residential uses while avoiding displacement of existing neighborhood businesses.

This project proposes both acknowledging several of these situations and limiting the continuation of nonconforming commercial uses in support of existing neighborhood businesses through proposed map changes. At the same time, it is not appropriate to make map changes in all circumstances, and there are nonconforming situations that will remain due to other policy or infrastructure considerations.

- § **Overlay zone and plan district modifications** – There are several overlay zone and plan district modifications in this *Recommended Draft*, including, but not limited to:
- § Alternative Design Density “a” overlay zone – Addition or removal of alternative design density overlay.
 - § Design “d” overlay zone – Removal of the design overlay zone on sites going to open space or residential designations. Expansion of the design overlay on sites going from residential to commercial.
 - § Buffer “b” overlay zone – Removal of the buffer overlay on employment and industrial zoned sites.

Within the *2035 Comprehensive Plan*, the buffer overlay zone was removed from all mixed use commercial zoned sites, where updated setbacks, landscaping and exterior use standards were intended to remove the need for the “b” overlay.

Continuing this approach, the remaining “b” overlay zones are now recommended to be removed in combination with updated employment and industrial base zone standards. Revisions to setback

and exterior use standards in employment and industrial zones are being recommended concurrently in the Code Reconciliation Project. The rationale for these changes is threefold:

1. Base zone standards provide for a citywide method to address residential/nonresidential buffering, and the standards vary to fit the expected development patterns of each base zone
2. The mapped “b” overlay sites are sparsely and inconsistently applied citywide to address residential and nonresidential buffering.
3. It is a code improvement and simplification to remove inconsistent and redundant approaches.

- § Centers Main Street “m” overlay zone – Expansion of the centers main street overlay along North Interstate Avenue within Arbor Lodge, Kenton and Overlook areas and removal of the “m” overlay on other sites going to residential zoning.
- § Prime Industrial “k” (formerly “l”) overlay – Expansion of the prime industrial overlay on Hayden Island.
- § Gateway Plan District – Expansion of the Gateway Plan District south of NE Halsey Street.
- § Laurelhurst Plan District – Removal of the Laurelhurst Plan District on properties abutting NE Sandy Boulevard that are also mapped with the Sandy Plan District.
- § Sandy Plan District – Removal of the Sandy Plan District on a property fronting NE Multnomah Street.

Proposed map changes of overlay zones or a plan district is in support of the new policy direction adopted in *2035 Comprehensive Plan*:

Policy 10.3.e. *An amendment to apply or remove an overlay zone or plan district may be done legislatively or quasi-judicially, and must be based on a study or plan document that identifies a specific characteristic, situation, or problem that is not adequately addressed by the base zone or other regulations.*

- § **Split zones** – Many sites have been identified with split-designation and zoned status. To remove barriers to property uses, expansion of existing uses and/or redevelopment of the property, this draft proposes elimination of several split zoning situations when there is not a specific rationale for keeping the split-zoned nature of the property.

Proposed map changes that rectify split-designated and -zoned properties is in support of the new policy direction adopted in *2035 Comprehensive Plan*:

Goal 10A: Land use designations and zoning. *Effectively and efficiently carry out the goals and policies of the Comprehensive Plan through the land use designations, Zoning Map, and the Zoning Code.*

Removal of split-zoned situations allows for a more effective and efficient use of land, unless there are specific infrastructure and/or natural resource conditions that warrant a split-zoned site.

Technical and Policy-Related Priority Map Recommendations

A table in Appendix C lists and categorizes staff recommendations for potential map changes per the technical and policy-related issues described above.

In addition to the PSC map refinement recommendations described in Section 4a, Table 1b of this document, there were many testimonials received on some of the technical and policy-related priority map recommendations. After their review of the testimony, the PSC focused on three sites for discussion, which are described below with related PSC recommendations:

§ **815 N Fremont St, 705 N Fremont St**

The PSC recommends the map change from CM2d to CM3d for these properties. The PSC acknowledged the amount of testimony in opposition to the change to CM3d. Most of the PSC discussion focused on the 705 N Fremont St property, which is owned by PCRI, an affordable housing provider, as well as the building height step down and setbacks required for mixed use zoned properties adjacent to R-zoned properties.

§ **10006 SE Ankeny St, 10010 SE Ankeny St, 10060 SE Ankeny St (Cascadia Behavioral Healthcare)**

The PSC recommends no change here. Cascadia Behavioral Healthcare had submitted testimony requesting a map change from EG1 to EXd or CM3d. After the PSC expressed skepticism of the request, Cascade Behavioral Healthcare notified staff that they were no longer pursuing purchase of the site. The PSC recommendation and Cascadia's decision to forego its pursuit of the acquisition were based upon some of the following factors: 1) the close proximity (1.3 miles) to the new health center being developed by Central City Concern at SE 122nd and East Burnside; 2) the lack of support from the Hazelwood Neighborhood Association and other East Portland business groups; and, 3) the risk of the proposed development being an "island" in the midst of an area with a variety of light industrial uses.

§ **2525 WI/ NW St Helens Rd, 2425 NW St Helens Rd**

The PSC recommends the removal of the Buffer "b" overlay zone here and across the city in employment and industrial zones. The PSC received a lot of testimony specific to the two addresses mentioned here and rather limited testimony to the 19 proposed "b" overlay zone removal areas citywide. The PSC also recommends approval of related zoning code amendments for the employment and industrial zones in the Code Reconciliation Project, which are intended to be a companion to the removal of the "b" overlay.

5. Appendices and Maps

- Appendix A. Details on Response to December 2016 City Council Directive to Explore Additional Comprehensive Plan Map Changes (Exhibit O of Ordinance No. 188177) and Planning and Sustainability Commission Map Refinement Recommendations
- Appendix B. Related 2016 Testimony to December 2016 City Council Directive (Exhibit O of Ordinance No. 188177)
- Appendix C. Other Technical and Policy-Related Priority Map Recommendations
- Table 4a: East District – Technical and Policy-Related Priority Map Recommendations
 Table 4b: North District – Technical and Policy-Related Priority Map Recommendations
 Table 4c: Northeast District – Technical and Policy-Related Priority Map Recommendations
 Table 4d: Southeast District – Technical and Policy-Related Priority Map Recommendations
 Table 4e: West District – Technical and Policy-Related Priority Map Recommendations
- Appendix D. Public and Bureau Testimony on Proposed Draft
- Appendix E. Proposed Draft Community Engagement Progress Report
- Appendix F. Comprehensive Plan Map Land Use Designations and Zoning Map Characteristics of the Zone

Map 1. Recommended Changes in Map Refinement Project by Category:

- § Response to a December 2016 City Council directive to explore additional Comprehensive Plan and Zoning Map changes (Exhibit O of Ordinance No. 188177) and Planning and Sustainability Commission map refinement recommendations
- § Reconciliation of Comprehensive Plan and Zoning Map with map amendment land use reviews (between January 2013 and November 2017)
- § Changes to avoid the creation of nonconforming development, as appropriate, related to new development and land use reviews or building permits under review (between January 2013 and November 2017)
- § Other technical and policy-related priority map changes as appropriate (e.g., changes to facilitate affordable housing, to address City bureau coordination, recently identified nonconforming commercial uses, additional split zones)

Map 2. Recommended Changes on the Comprehensive Plan Map

Map 3. Recommended Changes Only on the Comprehensive Plan Map

Map 4. Recommended Changes on the Zoning Map

Map 5. Recommended Changes Only on the Zoning Map

Map 6. Recommended Overlay and Other Changes

Appendix A.

Details on Response to December 2016 City Council Directive to Explore Additional Comprehensive Plan Map Changes (Exhibit O of Ordinance No. 188177) and Planning and Sustainability Commission Map Refinement Recommendations

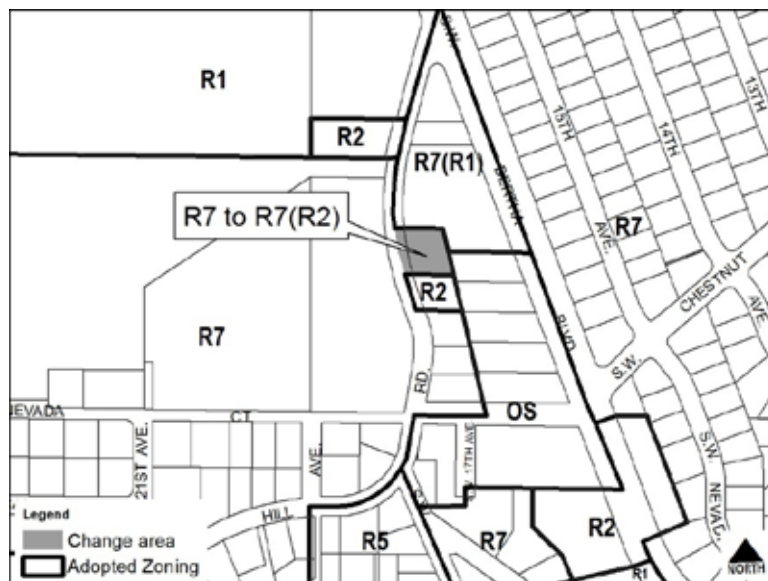
7008 SW Capitol Hill Road

Existing Comprehensive Plan Designation: Single-Dwelling 7,000

Existing Zoning: Residential 7,000 (R7) and Residential 7,000 with an Environmental Conservation “c” overlay zone (R7c)

PSC recommended Comprehensive Plan Designation: Multi-Dwelling 2,000

PSC recommended Zoning: Retain the existing Residential 7,000 (R7) and Residential 7,000 with an Environmental Conservation “c” overlay zone (R7c)



- § **Consistency with Comprehensive Plan goals and policies:** This proposed map change supports Goal 5.A: Housing diversity, 5.C Healthy connected city and other housing-related policies in Chapter 5: Housing.
- § **Proximity to amenities and services:** The site is within a half-mile of the Hillsdale commercial center as well as the Burlingame commercial area and SW Barbur Boulevard. Frequent bus service is available in Hillsdale via bus lines #54 and #56 and on SW Barbur Boulevard via line #12. These lines offer 20-minute or better peak-hours service. The proximity to transit, amenities and services means that this area is good for a range of housing types and/or uses.
- § **Infrastructure availability:** There are no water or sewer constraints. SW Capitol Hill Road is a substandard street. A stormwater pipe is available in the street but site stormwater disposal availability needs to be determined.

- § **Land use pattern:** The site is partly covered by Environmental Conservation 'c' overlay and is adjacent to R2 zoning and development to the south, Open Space to the southeast, and R7 zoning with R1 Comprehensive Plan designation to the north and northeast. There is R7c zoning across the road to the west. The site is within the Hillsdale Town Center.
- § **Land use and building permit history:** The site is developed with a single-family home and an Accessory Dwelling Unit.
- § **Recent development activity in the area:** There has been no development activity adjacent to the site. There was a seven-unit condominium developed northwest of the site on SW Capitol Hill Road in the R2 zone in 2016.
- § **Occupancy:** The area is approximately 52 percent renter-occupied within a quarter-mile of the site. (For comparison, 47 percent of households are renter-occupied citywide.)
- § **Additional factors considered:** No additional factors were considered.
- § **Stakeholder responses during the 2035 Comprehensive Plan, early project development, Discussion Draft and/or the Proposed Draft of the Map Refinement Project:** The property owner requested a change in designation and/or zoning for this site to R2 or R1 during the 2035 Comprehensive Plan process. To view the list of testimony related to this and all Exhibit O sites during the 2035 Comprehensive Plan, please see Appendix B.

There was no public comment nor testimony received during the Discussion Draft and Proposed Draft comment periods.

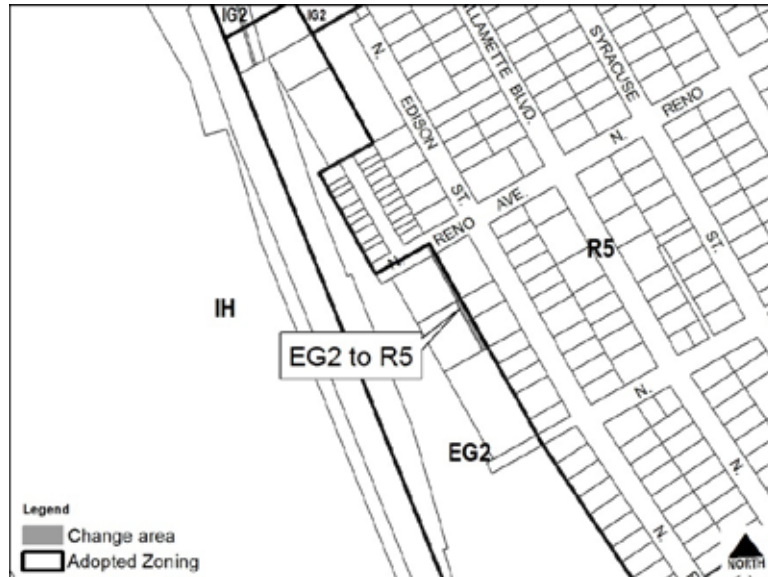
9808 N Edison Street, 9816 N Edison Street, 9848 N Edison Street

Existing Comprehensive Plan Designation: Mixed Employment (ME) and Single-Dwelling 5,000

Existing Zoning: General Employment 2 (EG2), Residential 5,000 (R5)

PSC recommended Comprehensive Plan Designation: Single-Dwelling 5,000

PSC recommended Zoning: Residential 5,000 (R5)



- § **Consistency with Comprehensive Plan goals and policies:** This proposed map change supports Goal 10.A: Land use designations and zoning. Removal of split zoned situations allows for a more effective and efficient use of land, unless there are specific infrastructure or natural resource conditions that warrant a split zoned site.
- § **Proximity to amenities and services:** The site is a block and half off the St. Johns Town Center, within easy walking distance to a variety of commercial amenities. Bus lines #44 and #75 are within one third of a mile from the site. The proximity to transit, amenities and services means that this area is good for a range of housing types and/or uses.
- § **Infrastructure availability:** There are no water or sewer constraints.
- § **Land use pattern:** The site falls comfortably within R5 single-dwelling zones to the east and employment zoning to the west and further north. As part of the 2035 Comprehensive Plan process, zoning for several adjacent properties were changed from employment to residential designations to acknowledge existing residences and to be in compliance with the zoning code.
- § **Land use and building permit history:** The properties are developed with single-dwelling homes.
- § **Recent development activity in the area:** Immediately adjacent to the site, there has been minimal development activity. However, a little further southeast of the site, within the St Johns Town Center, there has been much multi-dwelling development in the area.

- There was no public comment nor testimony received during the Discussion Draft and Proposed Draft comment periods.

Existing Comprehensive Plan Designation: Mixed Use-Neighborhood (MU-N)
Existing Zoning: Commercial Mixed Use 2 (CM2)

[illegible]

- Map Refinement Project – Recommended Draft – February 2018

- § **Infrastructure availability:** There are no water, sewer or stormwater constraints.
- § **Land use pattern:** The site is on Alberta Street between Vancouver and Williams Avenues, and includes six lots in one family ownership, and four additional lots on the south side of Alberta Street, and four lots on the north side of Alberta Street owned and used by the State of Oregon for offices. The vicinity is developed with a mix of single and multi-dwelling development, and some commercial uses at this node. The family ownership includes a large vacant lot and two detached houses.
- § **Land use and building permit history:** There is no recent land use or permit activity for the site.
- § **Recent development activity in the area:** The Williams and Vancouver corridor to the south of Alberta Street is an area of intensive development activity over the past decade. The Home Forward property Humboldt Gardens was redeveloped in the past decade with slightly higher density housing and a small amount of commercial zoning was added at the Vancouver/Alberta node.
- § **Occupancy:** The area within ¼ mile of the site is approximately 59 percent renter-occupied.
- § **Additional factors considered:** The family who owns the six properties in this node testified about their desire to ensure that the zoning will allow the greatest opportunity for future development to benefit the community. The adopted Comprehensive Plan map will need refinement by extending the Urban Center boundary to capture this node to allow development options only allowed within that boundary.
- § **Stakeholder responses during the 2035 Comprehensive Plan process, early project development, Discussion Draft and/or the Proposed Draft of the Map Refinement Project:** During the 2035 Comprehensive Plan process, the City Council adopted Mixed Use 2 (CM2) zoning for this site, in response to testimony by the property owners. It was initially proposed for CM1 zoning, corresponding to the current Neighborhood Commercial 2 zoning for this node.

During the Discussion Draft, staff received one comment from a community member in support of the change.

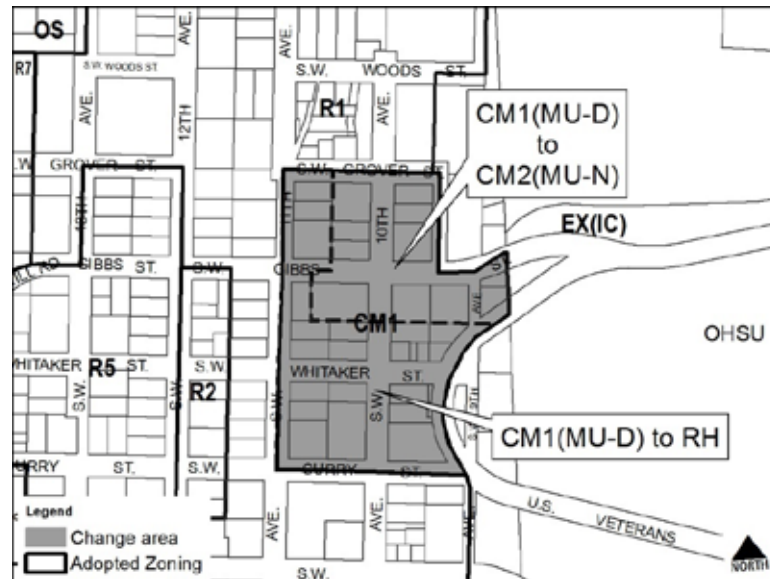
The Marquam Hill mixed use node (multiple parcels)

Existing Comprehensive Plan Designation: Mixed-Use Dispersed (MU-D)

Existing Zoning: Commercial-Mixed Use 1 (CM1)

PSC recommended Comprehensive Plan Designation: High Density Multi-Dwelling and Mixed-Use-Neighborhood (MU-N)

PSC recommended Zoning: High Density Residential (RH) and Commercial Mixed-Use 2 (CM2)



- § **Consistency with Comprehensive Plan goals and policies:** The proposed change supports multiple goals and policies of the adopted *2035 Comprehensive Plan*, including Goal 3.D: A system of centers and corridors; Goals 5.A: Housing diversity and 5.C: Healthy connected city; and Goal 6.C: Business district vitality.
- § **Proximity to amenities and services:** This commercial node contains a convenience store, another retail space, some commercial parking, and a few multi-dwelling residential buildings. It is a block west of the main Marquam Hill OHSU campus. In addition to OHSU, this node is near the US Veteran's hospital, another large employer in the area. Frequent bus service is available on bus line #8 which runs on SW 11th, SW Gibbs and nearby SW Sam Jackson Parkway.
- § **Infrastructure availability:** There are no water, sewer or stormwater constraints. There are several unimproved as well as substandard street segments within and at the edges of this node.
- § **Land use pattern:** This commercial node is surrounded by R1 zoning to the west, north and south. West of the site there is EX zoning over the OHSU campus area.
- § **Land use and building permit history:** This node consists of approximately 33 properties. Individual site histories have not been compiled in this case.
- § **Recent development activity in the area:** There has been little development activity in this area in the past years. In this node, the most recent development was in the mid-1990s when a 14-unit three-story condominium was built at the northeast corner of SW Gibbs and 11th Avenue. A few blocks away on SW U.S. Veteran's Road, a seven-story 69-unit apartment building was developed in 2016.

- § **Occupancy:** The area is approximately 56 percent renter-occupied within a quarter mile of the site. (For comparison, 47 percent of households are renter-occupied citywide.)
- § **Additional factors considered:** Early conversations with the neighborhood association conveyed that the primary concern with the CM2 zone was that it would allow commercial parking, whereas it is not allowed in the CM1 zone. Staff also understands from the 2016 testimony to City Council that owners have an interest in being able to develop some of these properties more intensely than existing conditions today. Both concerns were balanced and are reflected in the proposal. A limited amount of CM2 zoning is proposed to provide more commercial opportunities and capacity. RH zoning is proposed for the balance of the node to encourage more residential capacity than the CM1 zoning would provide. At the same time through the *Code Reconciliation Project* (running parallel to this project) an expansion of the Marquam Hill Plan District is recommended to cover the CM2 proposed area. The Marquam Hill Plan District regulations would prohibit new commercial parking in the CM2 zoned areas.
- § **Stakeholder responses during the 2035 Comprehensive Plan process, early project development, Discussion Draft and/or the Proposed Draft of the Map Refinement Project:** Testimony from property owners during the 2035 Comprehensive Plan process requested CM2 or CM3 zoning for this area. Neighborhood comments continue to oppose the requested change. To view the list of testimony related to this and all Exhibit O sites during the 2035 Comprehensive Plan, please review Appendix B. Staff met with the Homestead Neighborhood Association on May 2, 2017 to discuss this area.

During the Discussion Draft public comment period, staff received four comments from community members, including the Homestead Neighborhood Association chair, who object to the change from CM1 to CM2 for 11 properties in the commercial node. One letter of support for the CM2 zoning change in this location from a representative of a commercial property owner in this area. The primary concerns from the surrounding community are related to the outright allowance for commercial parking on CM2 zoned property. Additional concerns related to other allowed/uses commercial activity with potential for off-site impacts. Staff continues to recommend CM2 zoning for a portion of this node and RH zoning for the balance – see amended proposed map.

During the Proposed Draft testimony period and at the Planning and Sustainability Commission hearings, seven people provided testimony regarding map changes in this area. A representative of a commercial property owner in the proposed CM2 area requested additional flexibility and capacity via a higher Comprehensive Plan designation. A property owner in the RH proposed area requested CM2 zoning or higher to provide more capacity to overcome infrastructure and topographical challenges associated with developing in this location. An email from a resident in the area continued to express concern for the change to CM2 based on the allowance for commercial parking and traffic impacts. The Homestead Neighborhood Association expressed support for the proposed RH zoning and reiterated concerns about the commercial parking element of the CM2 zoning, while acknowledging that changes to the Marquam Hill Plan District as proposed could address the commercial parking concerns.

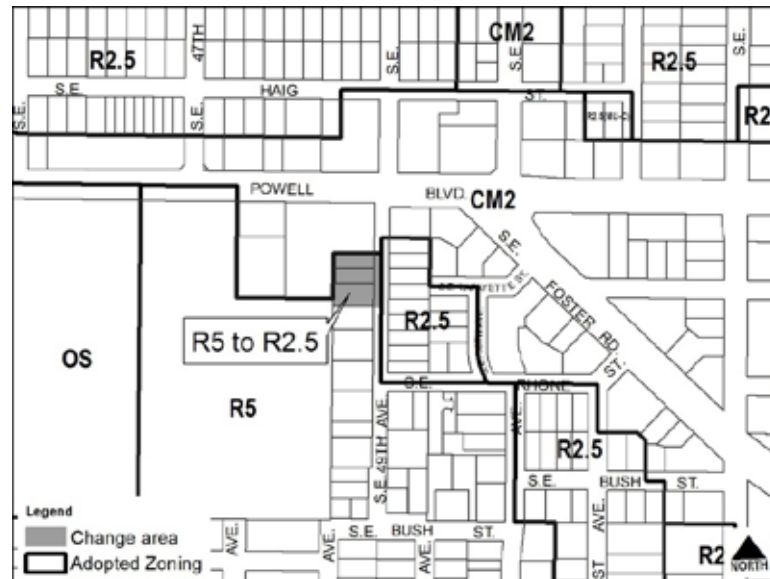
4836 WI/ SE Powell Blvd (R226842, R226843, R226844)

Existing Comprehensive Plan Designation: Single-Dwelling 5,000

Existing Zoning: Residential 5,000 (R5)

PSC recommended Comprehensive Plan Designation: Single-Dwelling 2,500

PSC recommended Zoning: Residential 2,500 (R2.5)



- § **Consistency with Comprehensive Plan goals and policies:** This proposed map change supports Goal 5.A: Housing diversity and many housing-related policies in Chapter 5: Housing.
- § **Proximity to amenities and services:** The site is located south of SE Powell Boulevard and on the west side of SE 49th Avenue. The #9 Powell Blvd bus is approximately 128 feet north, providing frequent-service transit. The #14 Hawthorne bus travels along SE 50th Avenue and SE Foster Road, a block away, also provides frequent-service transit. Both lines offer 20-minute or better peak-hours service. The site is near Creston Park and Creston Elementary School to the west. The proximity to transit, amenities and services means that this area is good for a range in housing types and/or uses.
- § **Infrastructure availability:** There are no water, sewer or stormwater constraints.
- § **Land use pattern:** The site is adjacent to mixed use areas along SE Powell, R5 zoned area to the south and an area directly to the east zoned R2.5.
- § **Land use and building permit history:** The site is vacant. Cesspools were in use on these lots in the past. There is no record that they were properly decommissioned, but the present location is unknown. In May 2004, a Type III conditional use was approved to replace two antennas and increase wattage on an existing cell tower. A property line adjustment was submitted in March 2017 to adjust the property line between Lots 4 and 5.
- § **Recent development activity in the area:** The adjacent property at 4836 SE Powell Blvd was in the same ownership until January 2017. On this property, a proposal for building updates and improvements to an existing warehouse and truck parking facility. The building at the northwest corner and the metal building at the southwest corner is intended for self-service storage by NW Storage.

- § **Occupancy:** The area is approximately 57 percent renter-occupied within a quarter-mile of the site. (For comparison, 47 percent of households are renter-occupied citywide.)
- § **Additional factors considered:** No additional factors were considered.
- § **Stakeholder responses during the 2035 Comprehensive Plan process, early project development, Discussion Draft and/or the Proposed Draft of the Map Refinement Project:** To view testimony during the 2035 Comprehensive Plan on 4835 SE Powell Blvd, please review Appendix B. Staff met with the Creston-Kenilworth Neighborhood Association on Monday, June 26, 2017.

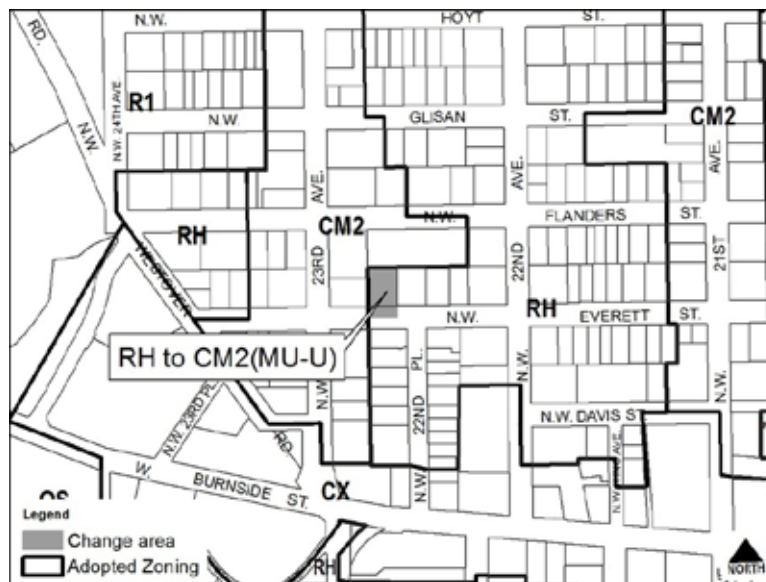
There was no public comment nor testimony received during the Discussion Draft and Proposed Draft comment periods.

310 NW 23rd Avenue

Existing Comprehensive Plan Designation: Mixed-Use-Urban Center (MU-U) and High Density Multi-Dwelling
Existing Zoning: Commercial Mixed-Use 2 (CM2) with a Design “d” overlay and High Density Residential (RH)

PSC recommended Comprehensive Plan Designation: Mixed-Use-Urban Center (MU-U)

PSC recommended Zoning: Commercial Mixed-Use 2 (CM2) with a Design “d” overlay



- § **Consistency with Comprehensive Plan goals and policies:** The proposed change supports multiple goals and policies of the adopted *2035 Comprehensive Plan*, including Goals 3.C: Focused growth and 3.D: A system of centers and corridors; and Goal 6.C: Business district vitality.
- § **Proximity to amenities and services:** This site is located along NW 23rd Avenue a block north of W Burnside, with many services available within a quarter mile. The site has frequent bus service on line # 15, and easy access to bus line #20 on W Burnside.
- § **Infrastructure availability:** There are no sewer, water, stormwater or roadway improvement constraints in this area.

- § **Land use pattern:** The site is split zoned, commercial (CM2) on its western half and high density residential (RH) on its eastern half. The NW 23rd Avenue corridor is lined with commercial zoning on both sides, with higher density multi dwelling residential zoning to the east and west beyond the commercial areas. The site is in the Alphabet Historic District and the NW Plan District.
- § **Land use and building permit history:** This site was developed with a large retail space in the mid-1990s. The pre-existing smaller, older building to its east was attached and used for offices sometime in the early 2000s. Aside from internal and routine upgrades there has been little permit activity since the main retail structure was developed.
- § **Recent development activity in the area:** There has been little activity in the immediate area but the broader area has seen significant commercial and residential redevelopment and intensification in the last 10 years.
- § **Occupancy:** The area is approximately 69 percent renter-occupied within a quarter-mile of the site. (For comparison, 47 percent of households are renter-occupied citywide.)
- § **Additional factors considered:** The eastern RH zoned, half of the property has had accessory parking for commercial uses and small building with office uses for many years.
- § **Stakeholder responses during the 2035 Comprehensive Plan, early project development, Discussion Draft and/or the Proposed Draft of the Map Refinement Project:** Testimony from property owners during the 2035 Comprehensive Plan process requested CM2 zoning for the eastern portion of this site. To view the list of testimony related to this and all Exhibit O sites during the 2035 Comprehensive Plan, please review Appendix B. Staff met the NW District Association on Thursday, June 15, 2017 to discuss this site.

During the Discussion Draft, public comment period, two comments were received on this proposal. One from a representative of the property owners in support of the proposed change. The other was from the co-chair of the NW District Association (NWDA) Planning Committee in opposition to the change. The NWDA noted various concerns with the change including that the historic zoning pattern is to have commercial zoning within 100 feet of NW 23rd Avenue to reinforce the main street character of NW 23rd. They also noted that changing the zoning to Commercial Mixed Use-2 (CM2) on the eastern portion of this site beyond the 100 feet will have a negative impact on the residential character of the streets beyond NW 23rd and 21st especially in the historic district. They note that the residential character of the side streets will be impacted by future commercial uses in this location stemming from longer hours of activity, noise and greater outdoor activities.

Staff continues to recommend CM2d for the whole site. The site area in question has been providing non-conforming accessory uses (office space and parking) to the main retail sales use since at least the mid-1990s. Any redevelopment as mixed use or commercial uses in this location would not be inconsistent with the area. The noted 100-foot commercial boundary is more consistent north of NW Glisan Street, whereas, between NW Glisan Street and NW Flanders Street, a block north of the site there are variations to the 100-foot depth.

There was no public testimony received for this change during this Proposed Draft phase.

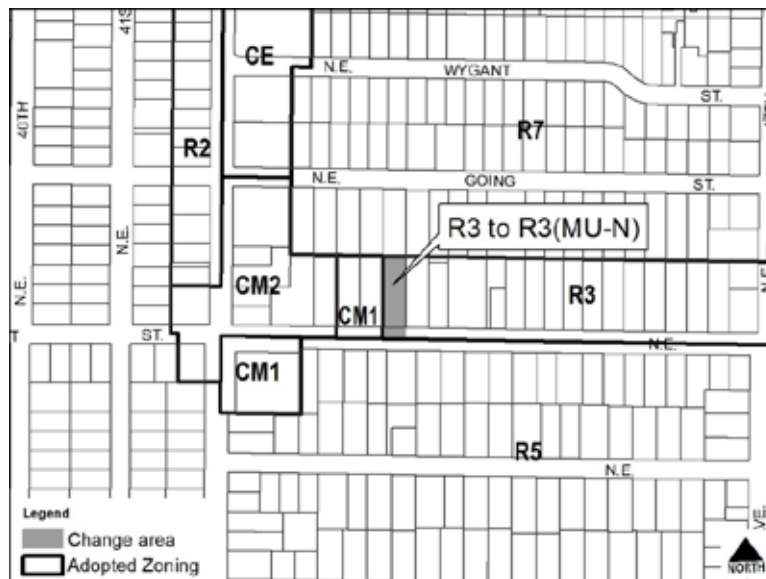
4337 NE Prescott Avenue

Existing Comprehensive Plan Designation: Multi-Dwelling – 3,000

Existing Zoning: Residential 3,000 (R3)

PSC recommended Comprehensive Plan Designation: Mixed-Use-Neighborhood (MU-N)

PSC recommended Zoning: No change



- § **Consistency with Comprehensive Plan goals and policies:** The proposed change supports multiple goals and policies of the adopted *2035 Comprehensive Plan*, including Goals 3.C: Focused growth and 3.D: A system of centers and corridors; Goals 5.A: Housing diversity and 5.C: Healthy connected city; and Goal 6.C: Business district vitality.
- § **Proximity to amenities and services:** The site is east of NE 42nd Ave on Prescott Street. Both streets are Neighborhood collector streets, Transit Access streets and City Bikeways. Bus #75, a frequent transit bus, runs on 42nd Ave. The site is adjacent to a commercial node at NE 42nd and Prescott, which extends several blocks north.
- § **Infrastructure availability:** There are no water, sewer or stormwater constraints.
- § **Land use pattern:** Along NE 42nd Avenue at Prescott Street going north is primarily zoned Mixed Use, with some intermittent medium-density multi-dwelling zoning. Most of the properties with Mixed Use zoning are occupied with commercial and small-scale production uses. To the east and west of 42nd Ave is predominantly a single-dwelling neighborhood, except for Prescott Street, where the R3 zoning allows multi-unit development.
- § **Land use and building permit history:** There is no recent land use or permit activity for the site.
- § **Recent development activity in the area:** The 42nd Avenue corridor is transitioning to a somewhat higher intensity commercial district, with a greater occupancy of commercial uses in recent years. There are also recent mixed-use developments along this corridor which will continue to occur.

- § **Occupancy:** The site is currently developed with three detached houses. The abutting properties to the west in the same ownership are in commercial use. The area within ¼ mile of the site is approximately 30 percent renter-occupied.
- § **Additional factors considered:** No additional factors were considered at the time of this Proposed Draft.
- § **Stakeholder responses during the 2035 Comprehensive Plan process, early project development, Discussion Draft and/or the Proposed Draft of the Map Refinement Project:** During the 2035 Comprehensive Plan process, the two abutting properties in the same ownership were changed from a Comprehensive Plan designation of Multi-Dwelling – 3,000 to Mixed Use-Neighborhood, and the zoning was changed from R3 to CM1. Our 42nd Avenue Neighborhood Prosperity Initiative, a program funded by Prosper Portland, supported the proposal. The property owner subsequently requested to include this property in the change, but after the Comprehensive Plan Map was adopted in June 2016.

During the Discussion Draft, public community period, staff received one comment from a community member opposed to the change because there are three affordable homes currently on the property, and redevelopment would not result in affordable housing to replace the existing affordable units. One other comment was received, inquiring about what would be allowed because of the change.

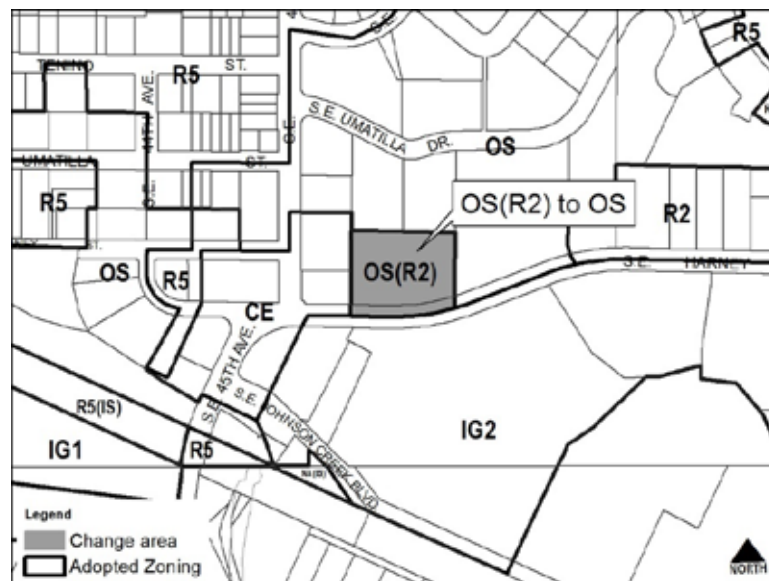
4543 SE Harney Drive

Existing Comprehensive Plan Designation: Multi-Dwelling – 2,000

Existing Zoning: Open Space (OS)

PSC recommended Comprehensive Plan Designation: Open Space

PSC recommended Zoning: No change (Open Space (OS) zone adopted in December 2016)



- § **Consistency with Comprehensive Plan goals and policies:** The proposed change supports multiple goals and policies of the adopted *2035 Comprehensive Plan*, in Chapter 7: Environment and Watershed

Health, including Goal 7.B: Healthy watersheds and environment and policies 7.1 through 7.18 related to improving environmental quality and resilience.

- § **Proximity to amenities and services:** The site is located north of SE Harney Drive and east of SE 45th Avenue. The #75-Chavez/Lombard bus runs along the site frontage, providing frequent-service transit. There is a small commercial node at SE 45th Avenue and SE Harney Drive. The site abuts the southern portion of Errol Heights Park, a City-owned natural area and a future park.
- § **Infrastructure availability:** This site is within the 100-year floodplain and has water system constraints.
- § **Land use pattern:** There is open space zoning to the north and east of the site. To the west is commercial employment zoning and industrial zoning across SE Harney Drive to the south.
- § **Land use and building permit history:** In the 2035 Comprehensive Plan process, this property was re-zoned to open space, but the comprehensive plan designation on the site was left multi-dwelling – 2,000 because of the timing in the process.
- § **Recent development activity in the area:** Immediately adjacent to the site, there has been minimal development activity.
- § **Occupancy:** The site is vacant. The area is approximately 13.5 percent renter-occupied within a quarter-mile of the site. (For comparison, 47 percent of households are renter-occupied citywide.)
- § **Additional factors considered:** No additional factors were considered.
- § **Stakeholder responses during the 2035 Comprehensive Plan process, early project development, Discussion Draft and/or the Proposed Draft of the Map Refinement Project:** In coordination with the Bureau of Environmental Services who owns the site, during the 2035 Comprehensive Plan this site was requested to go to open space, but the timing only allowed for the zone change. Therefore, in this project, the comprehensive plan map designation is now a staff recommendation to the Open Space designation. Staff met with the Brentwood-Darlington Neighborhood Association on May 4 and June 1, 2017 to discuss this area and other map changes sites within the neighborhood.

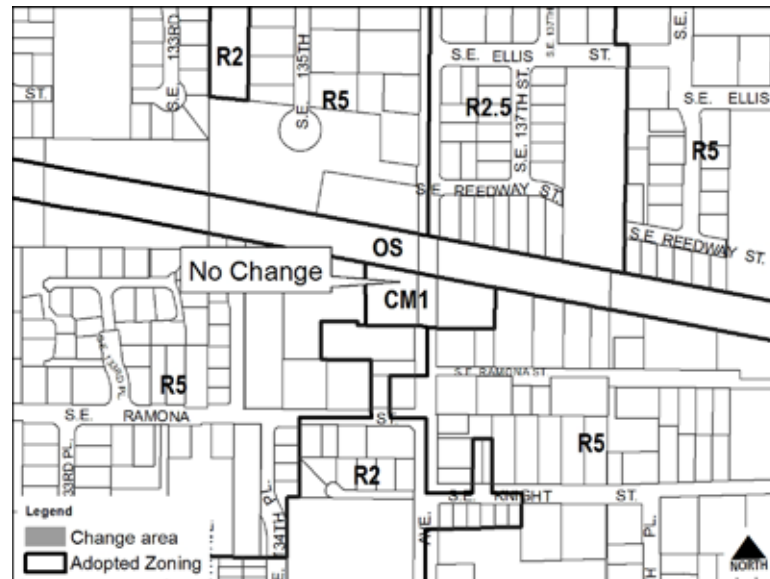
There was no public comment nor testimony received during the Discussion Draft and Proposed Draft comment periods.

5727 SE 136th Avenue

Existing Comprehensive Plan Designation: Mixed Use-Dispersed (MU-D) and Single-Dwelling – 5,000
 Existing Zoning: Commercial Mixed-Use 1 (CM1) and Residential 5,000 (R5)

PSC recommended Comprehensive Plan Designation: No change

PSC recommended Zoning: No change



- § **Consistency with Comprehensive Plan goals and policies:** As no change is proposed, a goals and policies review was not conducted.
- § **Proximity to amenities and services:** The site abuts SE 136th Avenue, an arterial street, which #10-Harold, a non-frequent bus runs along. Across SE 136th Avenue to the east is a commercial property developed with a retail building with multiple tenants.
- § **Infrastructure availability:** There are water service availability constraints in the vicinity, but not for the site.
- § **Land use pattern:** The surrounding area is developed with mainly single-dwelling structures.
- § **Land use and building permit history:** The site is a vacant lot.
- § **Recent development activity in the area:** Immediately adjacent to the site, there has been minimal development activity.
- § **Occupancy:** The site is a vacant lot.
- § **Additional factors considered:** Staff was prepared to recommend CM1 for the site through the Map Refinement Project. The site has since been sold and is no longer planned for affordable housing, therefore staff recommended leaving the split zoned nature for commercial opportunities along SE 136th Avenue and R5 on the western portion to reflect the surrounding zoning pattern.

- § **Stakeholder responses during the 2035 Comprehensive Plan process, early project development, Discussion Draft and/or the Proposed Draft of the Map Refinement Project:** After the last Comprehensive Plan hearing in fall 2017, the consultant for the property owner contacted City Council to request a map change to the property to CM1 zoning for the site. The property was owned by a private affordable housing developer until January 2017 and then it was sold to a private owner.

There was no public comment nor testimony received during the Discussion Draft and Proposed Draft comment periods.

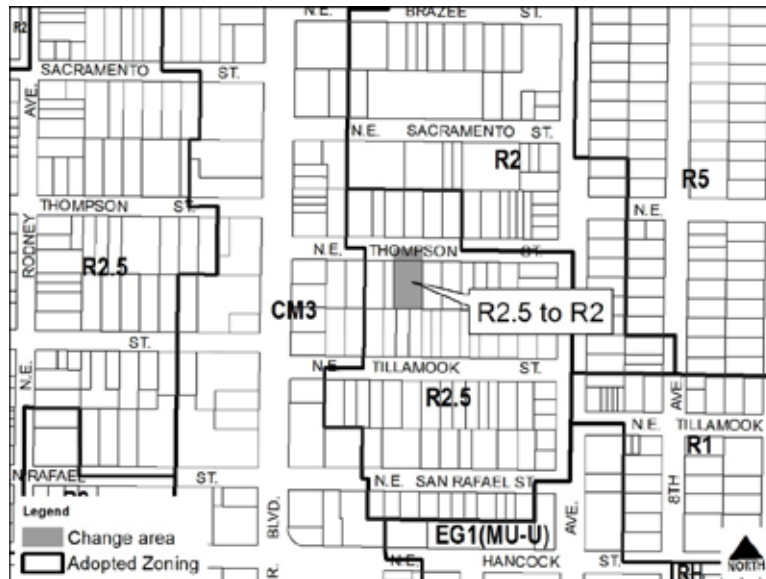
506 NE Thompson Street

Existing Comprehensive Plan Designation: Single-Dwelling – 2,500

Existing Zoning: Residential 2,500 (R2.5) with an Alternative Design Density “a” overlay zone

PSC recommended Comprehensive Plan Designation: Multi-Dwelling – 2,000

PSC recommended Zoning: Residential 2,000 (R2) with an Alternative Design Density “a” overlay zone



- § **Consistency with Comprehensive Plan goals and policies:** This proposed map change supports Goal 5.A: Housing diversity and many housing-related policies in Chapter 5: Housing.
- § **Proximity to amenities and services:** The site is well served by services, adjacent to MLK Jr Blvd, which is a Major City Transit and Traffic street and City Bikeway. Other City Bikeways are on Tillamook Street, one block south, and 7th Ave, one block east. Bus line #6, a frequent transit line, runs on MLK Jr Blvd.
- § **Infrastructure availability:** There are no water, sewer or stormwater constraints.

- § **Land use pattern:** This block of Thompson Street is developed with a mix of single detached houses, duplexes and triplexes. Lots vary in size from 3,000 square feet to 9,375 square feet (the size of the subject site), with a somewhat consistent pattern of 6,250 square foot lots as found throughout the Eliot neighborhood. An inventory of this block from the west edge of the Residential zone shows the following:
- § South side of Thompson Street: two single detached houses (442 and 504); subject site, duplex (506); two detached houses on one lot (528); triplex (532-536); remaining four lots have single detached houses.
 - § North side of Thompson Street: triplex (abutting commercial mixed-use zone) (431-437); remaining five lots in the R2.5 zone are developed with single detached houses. The Eliot Conservation District ends where the R2 zone begins, on the east half of the north side of Thompson Street.
- § **Land use and building permit history:** There is no recent history for this site.
- § **Recent development activity in the area:** This block of Thompson Street consists entirely of late 19th and early 20th century residential structures, except for a multi-plex in the R2 zone, on the east side of the block, developed in the latter half of the 20th century. The only other more recent development activity in the area would be on MLK Jr Blvd.
- § **Occupancy:** The area within a ¼ mile of the site is approximately 68 percent renter-occupied, and the population of people of color is approximately 26 percent (compared to the citywide average of 28 percent). Racial demographics were reviewed to understand if the change might cause further displacement burdens on lower income communities of color, especially renters (assuming they benefit from the change if they are owners).
- § **Additional factors considered:** The Residential Infill Project will likely provide options for multi-unit development on single-dwelling zoned lots that will allow for a density like the R2 zone in the R2.5 zones, and will not require a land division for such development. Currently three units would be allowed on this 9,350 square-foot lot in the R2.5 zone, and four units in the R2 zone, without a land division.
- § **Stakeholder responses during the 2035 Comprehensive Plan process, early project development, Discussion Draft and/or Proposed Draft of the Map Refinement Project:** During the *2035 Comprehensive Plan* process the Eliot Neighborhood Association advocated for a change to properties zoned R2 in the Eliot Conservation District to R2.5. This change was supported and ultimately approved by City Council. The owner of the subject property testified multiple times that she would prefer to retain the R2 zoning to have the most development options available in the future.

In an early meeting about the Map Refinement Project, the Eliot Neighborhood land use committee gave preliminary support to this request to change the subject property back to R2 for the reasons given by the property owner. Staff is recommending support for the requested change to this lot.

Staff received one comment from a community member opposed to the change, stating that the owner will be able add the additional units desired in the future whether the zoning is R2 or R2.5. They also stated that changing this property to R2 would create a spot zone, which does not support comprehensive planning, and it goes against the community's proposal which changed the area to R2.5 for historic preservation.

There was no testimony received during the Proposed Draft comment period.

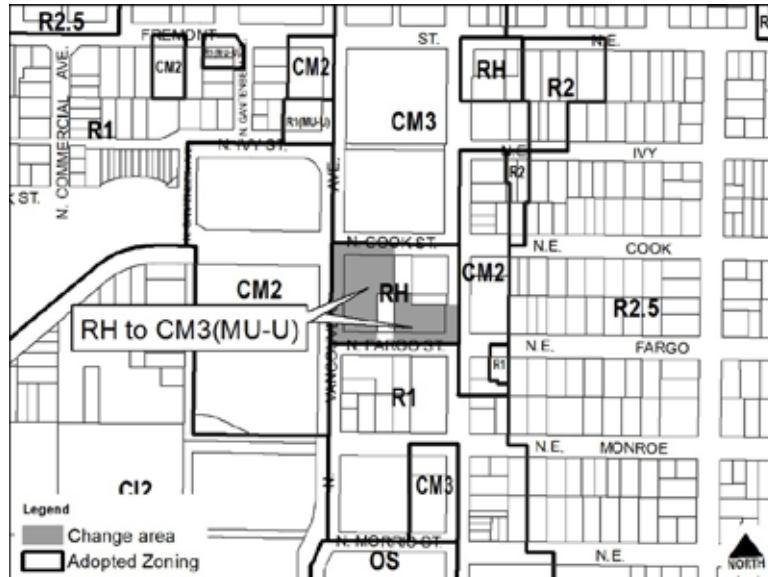
25 N Fargo Street, 1N1E27AB 10700

Existing Comprehensive Plan Designation: High Density Multi-Dwelling

Existing Zoning: High Density Residential (RH) with a Design “d” overlay

PSC recommended Comprehensive Plan Designation: Mixed Use-Urban Center (MU-U)

PSC recommended Zoning: Commercial Mixed-Use 3 (CM3) with a Design “d” overlay



- § **Consistency with Comprehensive Plan goals and policies:** The proposed change supports multiple goals and policies of the adopted *2035 Comprehensive Plan*, including Goals 3.C: Focused growth and 3.D: A system of centers and corridors; Goals 5.A: Housing diversity and 5.C: Healthy connected city; and Goal 6.C: Business district vitality.
- § **Proximity to amenities and services:** The properties are well served by public services, adjacent to the Vancouver/Williams corridor. Both streets are Transit Access and District Collector streets and City Bikeways. Bus line 44, a frequent transit line, services these streets.
- § **Infrastructure availability:** There are no water, sewer or stormwater constraints.
- § **Land use pattern:** The vicinity is developed with a mix of residential, commercial and institutional uses. High density residential development is adjacent and in nearby mixed-use structures. The Emanuel Hospital campus is to the west of Vancouver Ave. Development in the vicinity is of a high intensity urban pattern.
- § **Land use and building permit history:** The property at N Fargo is subject of a Design Review, LU 14-220864 DZ, which approved a 6-story mixed use building with fifty residential units and ground floor retail. Building permits for this development are under review. The project is being reviewed under the current RX zoning, which allows a portion of commercial development in high-density residential developments. The adopted RH zone does not allow commercial development.
- § **Recent development activity in the area:** The site is in the Williams/Vancouver corridor south of Fremont Street, where several mixed-use developments have been built relatively recently.

- § **Occupancy:** Approximately 59 percent of the area within a quarter-mile of the site is renter-occupied, with a population of communities of color of approximately 26 percent. Racial demographics were reviewed to understand if the change might cause further displacement burdens on lower income people of color, especially renters (assuming they benefit from the change if they are owners).
- § **Additional factors considered:** The mixed-use projects were approved under the current RX zoning, which allows a portion of commercial uses in new residential developments. The adopted change to RH zoning would make the commercial uses nonconforming, because commercial uses are not allowed in the RH zone except in specific locations proximate to transit stations. The proposed change to the Comprehensive Plan and Zoning Map designations would result in development that conforms to the maps and zoning code.

In addition, the property at N Fargo was a former brownfield that was cleaned up over the past few years to allow the development to move forward. The extra time and expense of remediating this site has caused delays in the project, for which the property owners should not be penalized by placing new zoning that does not match the development intended there.

- § **Stakeholder responses during the 2035 Comprehensive Plan process, early project development, Discussion Draft and/or the Proposed Draft of the Map Refinement Project:** The project was brought to the attention of City Council through testimony in 2016, after the Comprehensive Plan map was approved. The applicant's attorney recommended possible changes to the RH zoning code standards to allow commercial development as an alternative to changing it back to the RX zone.

There was no public comment nor testimony received during the Discussion Draft and Proposed Draft comment periods.

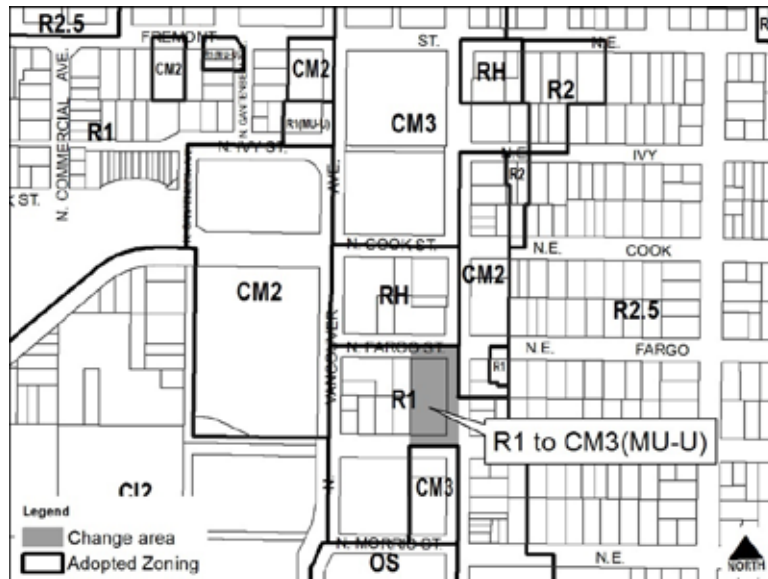
3185 N Vancouver Avenue (formerly 3138 WI /N Vancouver Avenue)

Existing Comprehensive Plan Designation: Medium Density Multi-Dwelling

Existing Zoning: Residential 1,000 (R1)

PSC recommended Comprehensive Plan Designation: Mixed Use-Urban Center (MU-U)

PSC recommended Zoning: Commercial Mixed-Use 3 (CM3) with a Design “d” overlay



This site is adjacent to and in the same ownership as 25 N Fargo Street. Due to the adjacency, the same analysis applies to both sites, with the exception that the adopted Comprehensive Plan designation and zoning for this site is R1, but is also proposed to be changed to the Mixed Use- Urban Center designation with CM3 zoning. (See information provided on previous pages for 25 N Fargo site.)

The project proposed for this site has been reviewed or is under review through the following land use cases, under the current RX zoning:

- § LU 16-135054 CU, a Conditional Use which allowed the subject lot to be separated from the church property for which it was formerly used as a parking lot.
- § LU 17-181105 DZ, Design Review application recently submitted for a six-story mixed use building with residential uses above ground floor commercial space.
- § **Additional factors considered:** The adopted change to R1 zoning would make the commercial uses nonconforming, because commercial uses are not allowed in the R1 zone. The proposed change to the Comprehensive Plan and Zoning Map designations would result in development that conforms to the maps and zoning code.

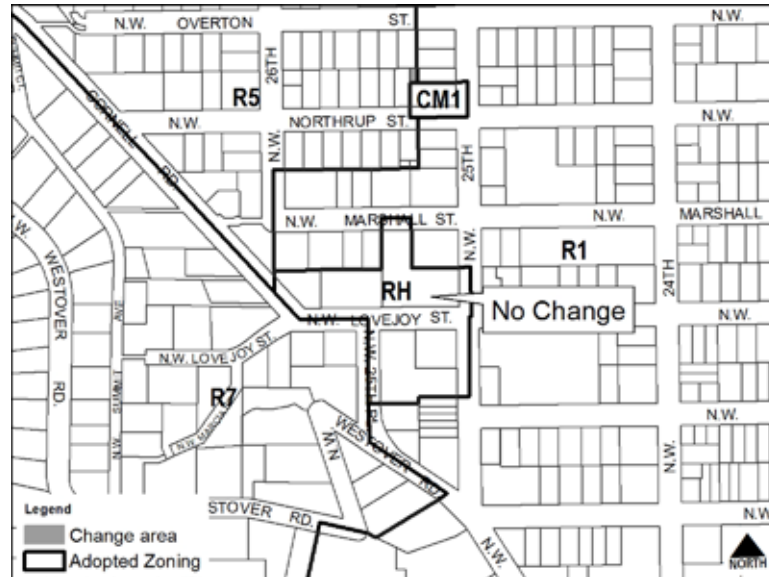
Stakeholder responses during the 2035 Comprehensive Plan process, early project development, Discussion Draft and/or the Proposed Draft of Map Refinement Project: There was no public comment nor testimony received during the Discussion Draft and Proposed Draft comment periods.

2525 NW Lovejoy and adjacent sites

Existing Comprehensive Plan Designation: High Density Multi-Dwelling
Existing Zoning: High Density Residential (RH)

PSC recommended Comprehensive Plan Designation: No change

PSC recommended Zoning: No change



- § **Consistency with Comprehensive Plan goals and policies:** As no change is proposed, a goals and policies review was not conducted. However, it should be noted that transportation related considerations are supported by Policy 9.11: Land use and transportation coordination.
- § **Proximity to amenities and services:** The sites are two blocks/quarter-mile from NW 23rd Avenue where a variety of commercial and personal services can be found. On NW 23rd Avenue the sites also have access to frequent bus service via bus line #15.
- § **Infrastructure availability:** There are no sewer, water, stormwater or roadway improvement constraints in this area. West of this area there are transportation capacity constraints.
- § **Land use pattern:** These sites are surrounded to the north, east and south with Multi Dwelling 1,000 (R1) zoning and by Single Family Residential 7,000 (R7) to the west.
- § **Land use and building permit history:** Three sites are considered for changes here. All the sites were approved for office uses through past conditional use reviews. The property at 2525 NW Lovejoy was built as an office building in the 1960s/70s. Over the years, it has had multiple wireless facility permits and reviews, as well as internal and routine upgrades. The property at 933 NW 25th is in medical office use since at least the mid-1970s with nothing other than routine internal upgrades. The property at 2565 NW Lovejoy was developed with offices in the late 1960s and has had only internal and routine upgrades in the intervening years.
- § **Recent development activity in the area:** There has been no activity in the immediate vicinity of the site. Nearby on NW 23rd and multiple cross streets there is substantial redevelopment activity for both commercial and residential uses.

- § **Occupancy:** The area is approximately 62 percent renter-occupied within a quarter-mile of the site. (For comparison, 47 percent of households are renter-occupied citywide.)
- § **Additional factors considered:** These sites have been in medical office use for many years, a non-conforming use in the RH zone.
- § **Stakeholder responses during the 2035 Comprehensive Plan process, early project development, Discussion Draft and/or the Proposed Draft of the Map Refinement Project:** Testimony from a representative of the 2525 NW Lovejoy site during the 2035 Comprehensive Plan process requested CM2 or CM3 zoning for this site. To view the list of testimony related to this and all Exhibit O sites during the 2035 Comprehensive Plan, please review Appendix B.

During the Discussion Draft, public comment period, comments were received from the representative of the 2525 NW Lovejoy property opposing the change. They do not support the change to CM1 as they state that the CM2 or CM3 zones are needed to make the existing medical offices, some of them larger than the allowed 5,000 square feet in the CM1 zone, conforming uses.

Three comments were received from community members, including the co-chair of the NW District Association Planning Committee, in opposition to the changes. Some of the concerns include the potential for worsening the vehicular congestion in this area, neglect for prior planning efforts that specifically considered the uses and zoning in this location and called for concentration of commercial uses to be on NW 21st, NW 23rd and Thurman streets, and need for a more thorough evaluation of all potential impacts of such a change.

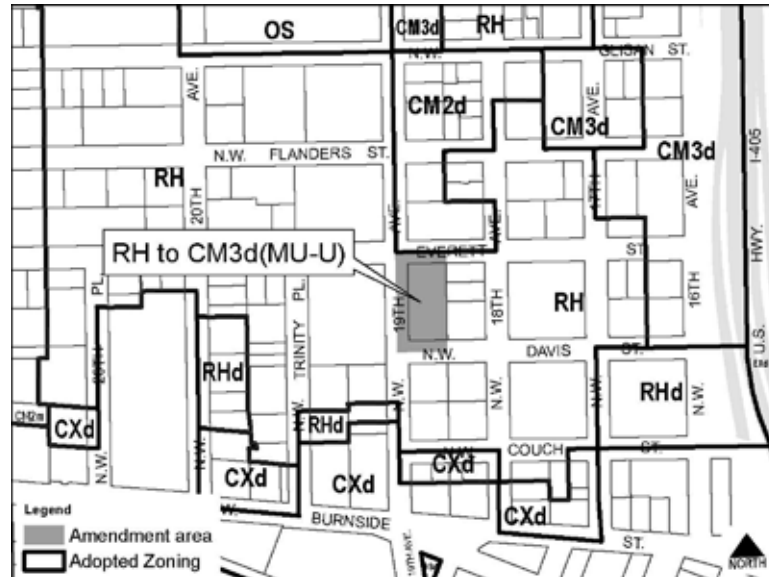
Staff acknowledges the traffic congestion issues here and recommends retaining the existing High Density Residential designation and RH zoning in this location. There are no proposed Transportation System Plan (TSP) project for this location in the 2035 planning horizon.

One community member testified in opposition to the initially proposed change during the Proposed Draft PSC hearings.

147 WI/ NW 19th Ave (Trinity Episcopal Cathedral)

Existing Comprehensive Plan Designation: High Density Multi-Dwelling
 Existing Zoning: High Density Residential (RH)

PSC recommended Comprehensive Plan Designation: Mixed Use – Urban Center (MU-U)
 PSC recommended Zoning: Commercial Mixed Use – 3 (CM3) with a Design “d” overlay



- § **Consistency with Comprehensive Plan goals and policies:** The proposed change supports multiple goals and policies of the adopted *2035 Comprehensive Plan*, including Goals 3.C: Focused growth and 3.D: A system of centers and corridors and Goal 6.C: Business district vitality.
- § **Proximity to amenities and services:** The site is two blocks north of W Burnside St along which several commercial services can be found. It is also across the street from the NW Cultural Center and two blocks from Couch Park. While much of the immediate surrounding area is characterized by a mix of residential buildings and religious and educational institutions, there are also a few interspersed small commercial services north/northeast of the site. Access to transit via Bus 20-Burnside/Stark is available on W Burnside St and to regional MAX service five blocks to the south at SW Morrison and 19th. The site is also within a half-mile walking distance of the Pearl and downtown.
- § **Infrastructure availability:** There are no sewer, water, stormwater or roadway improvement constraints in this area.
- § **Land use pattern:** The site is surrounded predominantly by High Density Residential (RH) designation and zoning - partly developed with religious institutions – to the west, south and east. There are areas designated Mixed Use Urban Center, north of the site that are zoned Commercial Mixed Use 2 and two blocks to the east zoned Commercial Mixed Use 3. The site is in the Alphabet Historic District and the NW Plan District. The Central City Plan District runs along W Burnside near the site with Central Commercial zoning.
- § **Land use and building permit history:** The site has been part of the Trinity Episcopal Cathedral ownership since at least the 1970's and has been developed with a surface parking lot for many years. Trinity has had several conditional and historic resource reviews over the years pertaining to the

operations, maintenance and activities of the Cathedral. There is no land use history specifically related to this surface parking lot site. In 2017 Trinity applied for and received Bureau of Transportation approval under zoning code provisions in 33.562.290 to use this accessory parking lot for limited commercial parking.

- § **Recent development activity in the area:** Although not located in the center of the NW District, the site is in the southeast corner of the district which has seen a steady stream of large new residential and mixed-use development in the last 10 years. The site is also near downtown and the W Burnside corridor which continues to see redevelopment, including large projects at SW 19th and Burnside and the upgraded Fred Meyer's at NW 20th and Burnside.
- § **Occupancy:** The area is approximately 83 percent renter-occupied within a quarter-mile of the site. (For comparison, 47 percent of households are renter-occupied citywide.)
- § **Additional factors considered:** The site has been developed as a surface parking lot for many years. Trinity Episcopal Cathedral has noted exploration of a variety of development programs by which to redevelop the site with a mix of use and additional parking. They have found that the RH zone, even with significant capacity, limits the uses they can put on the site and would not allow them to meet their programmatic or parking needs.
- § **Stakeholder responses during the 2035 Comprehensive Plan process, early project development, Discussion Draft and/or the Proposed Draft of the Map Refinement Project:** Trinity Episcopal Cathedral first submitted testimony requesting a change of designation and zoning to the Planning and Sustainability Commission during the Proposed Draft phase of this project. No previous requests or testimony had been submitted. Trinity advised staff that they did meet with the NW District Association in October 2017 to discuss their intended map change request. Neighborhood or community member testimony related to the PSC recommended changes is anticipated during the Recommended Draft testimony period.

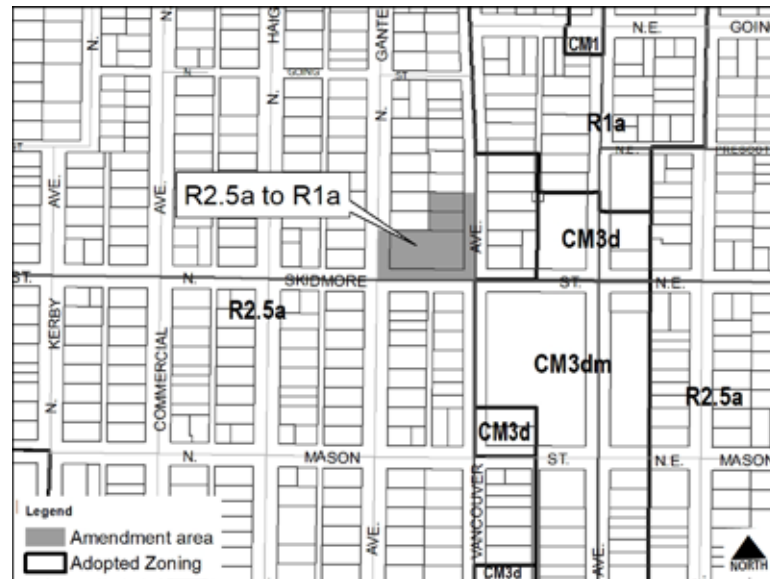
4306-4308 N Gantenbein Ave (R130855, R680753, R680752)

Existing Comprehensive Plan Designation: Single-Dwelling 2,500

Existing Zoning: High Density Residential R2.5a

PSC recommended Comprehensive Plan Designation: Multi-Dwelling 1,000

PSC recommended Zoning: R1a



- § **Consistency with Comprehensive Plan goals and policies:** The proposed change supports multiple goals and policies of the adopted *2035 Comprehensive Plan*, including Goals 3.C: Focused growth and 3.D: A system of centers and corridors; Goals 5.A: Housing diversity and 5.C: Healthy connected city.
- § **Proximity to amenities and services:** The properties are well served by public services, adjacent to the Vancouver/Williams corridor. Vancouver Ave and Skidmore St are Neighborhood Collector streets, City Walkways and City Bikeways. Bus line 44, a frequent transit line, services Vancouver and Williams Ave.
- § **Infrastructure availability:** There are no water, sewer or stormwater constraints.
- § **Land use pattern:** The vicinity is developed with a mix of residential and commercial uses. High density residential development is adjacent and in nearby mixed-use structures east of Vancouver Ave. There is a mix of single- and multi-dwelling structures in the residential areas west of Vancouver Ave. Development in the vicinity is of a high intensity urban pattern.
- § **Land use and building permit history:** There is a current building permit application under review for a 3-unit townhouse.
- § **Recent development activity in the area:** The site is in the Williams/Vancouver corridor, where several mixed-use developments have been built relatively recently.
- § **Occupancy:** Approximately 62 percent of the area within a quarter-mile of the site is renter-occupied, with a population of communities of color of approximately 42 percent. Racial demographics were reviewed to understand if the change might cause further displacement burdens on lower income people of color, especially renters (assuming they benefit from the change if they are owners).

- § **Additional factors considered:** The three lots that comprise this site have an area of just under 30,000 square-feet. The lots are vacant, and consequently a higher density zone would offer alternative housing types at a scale appropriate to the adjacent higher-density R2.5 single-dwelling zone, given the location is on a corridor and near higher-density mixed use developments.
- § **Stakeholder responses during the 2035 Comprehensive Plan process, early project development, Discussion Draft and/or the Proposed Draft of the Map Refinement Project:** The only testimony received during the Proposed Draft was by the individual making the request.

126 WI/ NE Alberta St (R298093)

Existing Comprehensive Plan Designation: Single-Dwelling 2,500

Existing Zoning: R2.5a

PSC recommended Comprehensive Plan Designation: Multi-Dwelling 1,000

PSC recommended Zoning: R1a



- § **Consistency with Comprehensive Plan goals and policies:** This proposed map change supports Goal 5.A: Housing diversity and many housing-related policies in Chapter 5: Housing.
- § **Proximity to amenities and services:** The site is two blocks west of MLK Jr Blvd, which is a Major City Transit and Traffic street and City Bikeway. Bus line #6, a frequent transit line, runs on MLK Jr Blvd.
- § **Infrastructure availability:** There are no water, sewer or stormwater constraints.
- § **Land use pattern:** Except for this lot (developed with a parking lot for the Alberta Abbey building, on the south side of Alberta Street in the same ownership), this area adjacent to Alberta Street is developed primarily with a mix of single detached houses and duplexes. Higher intensity development is found two blocks east, along MLK Jr Blvd.

- § **Land use and building permit history:** The owners had an Early Assistance meeting in 2017 (EA 17-238516) about a possible Conditional Use review for a community service use, related to housing.
- § **Recent development activity in the area:** The immediate residential area surrounding this site has had minimal new development. Two blocks east, the northwest corner of the Alberta/MLK JR Blvd node is the site of a 2-acre development that is not completed, with Natural Grocers as the anchor tenant.
- § **Occupancy:** The area within a quarter-mile of the site is approximately 52 percent renter-occupied, and the population of people of color is approximately 40 percent (compared to the citywide average of 28 percent). Racial demographics were reviewed to understand if the change might cause further displacement burdens on lower income communities of color, especially renters (assuming they benefit from the change if they are owners).
- § **Additional factors considered:** The request from a representative of Community Development Partners, a nonprofit housing developer, was to change the Comprehensive Plan and Zoning map to Mixed Use Neighborhood with CM2 zoning. At the Discussion Draft phase, staff recommended the current proposal, changing the Comprehensive Plan designation to Residential 1,000 and the zoning to R1, which would allow one unit per 1,000 square-feet of site area, plus potential additional units using density bonus options.
- § **Stakeholder responses during the 2035 Comprehensive Plan process, early project development, Discussion Draft and/or Proposed Draft of the Map Refinement Project:** The only testimony received during the Discussion Draft was by the representatives of the nonprofit development agency.

Appendix B.

Related 2016 Testimony on Exhibit O – Further Refinement Directive

To search for and view testimony, please visit the website: www.portlandmaps.com/bps/testimony.

Change	Location	Neighborhood	Date	Testimony/ Comment ID	Person/Organization
#1723	7008 SW Capitol Hill Rd	Hillsdale	Oct 13, 2016	#21646 Hearing - Oral	Issac Dweik
			Oct 14, 2016	#21724 Letter	Issac Dweik
#1688	9808 N Edison St*, 9816 N Edison St, 9848 N Edison St	Cathedral Park			No testimony found
#1687	4931-4947 N Williams Ave	Humboldt	Nov 16, 2015	#2324 Email	Chuck Martinez
			May 5, 2016	#18060 Letter	Darnell Jackie Strong and Luther Strong 4931 N Williams
			May 10, 2016	#18744 Hearing - Oral	Chuck Martinez
			May 10, 2016	#18742 Hearing - Oral	Jackie Strong 4937 N Williams
			May 10, 2016	#18763 Hearing - Oral	Mark Strong
			May 10, 2016	#18768 Hearing - Oral	Rekah Strong
			Jul 12, 2016	#20023 Hearing - Oral	Jackie Strong
			Jul 12, 2016	#20164 Hearing - Oral	Jackie Strong
			Oct 13, 2016	#21653 Hearing - Oral	Jackie Strong
			Nov 17, 2016	#22368 Letter	Jackie Strong
#1746	The Marquam Hill mixed use node (multiple parcels)	Homestead	Nov 5, 2015	#14156 Email	Schnell, Eric
			Nov 9, 2015	#2207 Email	Milt Jones

Change	Location	Neighborhood	Date	Testimony/ Comment ID	Person/Organization
			Nov 6, 2015	#2216 Email	Eric Schnell
			Nov 16, 2015	#2236 Email	Richard Piacentini, Belmar Properties 907-917 SW Gibbs St
			Nov 16, 2015	#2330 Email	Richard Piacentini, Belmar Properties
			Mar 22, 2016	#2410 Map App	Milton Jones
			Apr 6, 2016	#16818 Email	Eric Schnell
			April 14, 2016	#18318 Hearing - Oral	Anton Vetterlein 430 SW Hamilton St Portland
			Apr 16, 2016	#17273 Email	Milt Jones
			Oct 13, 2016	#22178 Letter	Brian Dapp 3332-3336 SW 10th Ave; 930 SW Whitaker St
			Oct 13, 2016	#21645 Hearing - Oral	Brian Dapp
			Oct 14, 2016	#21806 Letter	Erika Yoshida Watson 836 SW Gibbs St
			Oct 14, 2016	#22002 Email	Eric Schnell
			Oct 15, 2016	#22012 Email	Milt Jones
			Oct 15, 2016	#22177 Letter	Shin Jeon
			Oct 16, 2016	#22058 Email	Ellen Pillow
			Oct 17, 2016	#21972 Email	Brian Dapp
			Oct 17, 2016	#22057 Email	Aaron Clemons
			Oct 17, 2016	#22059 Email	Jackie Phillips
			Nov 3, 2016	#22298 Email	Shanti Ersson
			Nov 10, 2016	#22089	Brian Dapp

Change	Location	Neighborhood	Date	Testimony/ Comment ID	Person/Organization
				Email	
			Nov 11, 2016	#22103 Email	Eric Schnell
			Nov 11, 2016	#22108 Email	Anton Vetterlein
			Nov 12, 2016	#22114 Email	Milt Jones
			Nov 12, 2016	#22118 Email	Edward L. Fischer
			Nov 17, 2016	#22263 Email	Aaron Clemons
			Nov 17, 2016	#22331 Email	Ellen Pillow
			Nov 17, 2016	#22440 Letter	Terry Amundson
			Nov 17, 2016	#22465 Letter	Richard Larson
			Nov 17, 2016	#22539 Hearing - Oral	Richard Larson
#1626	4836 WI/ SE Powell Blvd (1S2E07CA 10000, 1S2E07CA 10100, 1S2E07CA 10200)	Creston- Kenilworth	Sept 28, 2016	#21198 Map App	Suzannah Stanley
#1725	310 NW 23rd Ave	Northwest District	Oct 13, 2016	#21769 Email	Dana L. Krawczuk
#1686	4337 NE Prescott Ave	Cully	Apr 28, 2016	#17895 Email	Eric Bohne
			Nov 17, 2016	#22528 Hearing - Oral	Eric Bohne
#1627	4543 SE Harney Dr	Brentwood- Darlington			No testimony found
#1663	5727 SE 136th Ave	Pleasant Valley			No testimony found
#1678	506 NE Thompson St	Eliot	Nov 2, 2015	#1697 Map App	Rebecca Mode
			Nov 19, 2015	#16082 Hearing - Oral	Rebecca Mode
			Dec 11, 2015	#1937 Map App	Rebecca Mode
			Dec 12, 2015	#1938 Map App	David M. Stone

Change	Location	Neighborhood	Date	Testimony/ Comment ID	Person/Organization
			Jan 7, 2016	#15903 Hearing - Oral	David Stone
			Mar 27, 2016	#16495 Map App	Rebecca Mode
			Apr 8, 2016	#16844 Map App	Rebecca Mode
			Apr 8, 2016	#16944 Email	Rebecca Mode and David Stone
			Apr 14, 2016	#18269 Hearing - Oral	Rebecca Mode
			Apr 18, 2016	#17373 Email	Rebecca Mode and David Stone
			Sept 11, 2016	#21109 Map App	Rebecca Mode
			Sept 11, 2016	#21247 Email	Rebecca Mode
			Oct 6, 2016	#21413 Hearing - Oral	Rebecca Mode
#1677	25 N Fargo St*, 1N1E27AB 10700 *While only one property was mentioned in the directive, the nonconforming development condition applies to one adjacent property.	Eliot	Jul 12, 2016	#20231 Hearing - Oral	Allison Reynolds
			Oct 13, 2016	#21775 Email	Allison J. Reynolds
#1677	3138 W/N Vancouver Ave	Eliot	Oct 14, 2016	#21774 Email	Allison J. Reynolds
#1724	2525 NW Lovejoy St (and several abutting lots in medical office use)	Northwest District	Oct 13, 2016	#21770 Email	Dana Krawczuk

Appendix C.

Table 4: Other Technical and Policy-Related Priority Map Recommendations

Underlined text illustrates new changes added by the PSC in the *Recommended Draft* (February 2018) to the tables in Appendix C.

Table 4a: East District – Other Technical and Policy-Related Priority Map Recommendations

Change #	Location	East District -- Neighborhood	Issue to Address	Description of Map Change(s)
#1664	15706, 15724 E Burnside St, 112 SE 157th Ave, R217945, R217946	Glenfair	Incorrect 2035 Comprehensive Plan Map designation	Comp Plan: Mixed Use – Dispersed (MU-D) to Mixed Use – Neighborhood (MU-N) Zoning: CM1 to CM2
#1665	2405 SE 142nd Ave	Hazelwood	Incorrect 2035 Comprehensive Plan Map designation	Comp Plan: Mixed Use – Dispersed (MU-D) to Mixed Use – Neighborhood (MU-N) Zoning: CM1 to CM2
#1666	1421, 1418, 1409, 1406, 1353, 1342 NE 112th Ave	Hazelwood	Modify Gateway Plan District boundary to include these six lots	Comp Plan: No change Zoning: Modify Gateway Plan District boundary to include these six lots
#1667	10322 NE Pacific St	Hazelwood	Split zone	Comp Plan: Multi-Dwelling 2,000 and Single-Dwelling 5,000 to Single-Dwelling 5,000 Zoning: R2ad, R5a to R5a
#1668	13315 and 13333 SE Washington St	Hazelwood	Split zone	Comp Plan: Multi-Dwelling – 3,000, Single-Dwelling – 7,000 to Single-Dwelling – 7,000 Zoning: R3a, R7a to R7a
#1669	530 & 539 SE 135th Ave	Hazelwood	Split zone	Comp Plan: Single-Dwelling – 7,000 and Multi-Dwelling – 3,000 to Multi-Dwelling – 3,000 Zoning: R7a, R3a to R3a
#1670	12434, 12504, 12518, 12604, 12616, 12646, 12650 SE Sherman St	Mill Park	Split zone	Comp Plan: Single-Dwelling – 7,000 and Multi-Dwelling 2,000, to Single-Dwelling 7,000 Zoning: R2a, R7a to R7a
#1671	14324 SE Division St	Centennial	Split zone/non-conforming commercial use	Comp Plan: Multi-Dwelling – 2,000, Mixed Use –Civic Corridor (MU-CC) to Mixed Use –Civic Corridor (MU-CC) Zoning: R2a, CM2 to CM2

Change #	Location	East District -- Neighborhood	Issue to Address	Description of Map Change(s)
#1672	2533 and 2539 SE 87th Ave	Powellhurst-Gilbert	Split zone	Comp Plan: Multi-Dwelling – 1,000, Mixed Use – Civic Corridor (MU-CC) to Multi-Dwelling – 1,000 Zoning: R1a, CM1 to R1a
#1673	9230-9257 SE Division Street or Clinton (condos, see R591390)	Powellhurst-Gilbert	Split zone	Comp Plan: Multi-Dwelling – 2,000, Multi-Dwelling – 1,000 to Multi-Dwelling – 1,000 Zoning: R2a, R1a to R1a
#1674	402 and 408 NE 156th Ave, 357 and 401 NE 157th Ave	Glenfair	Add Design “d” overlay zone	Comp Plan: No change Zoning: Add Design “d” overlay zone
#1721	2312 SE 130th Ave, 13012 SE Sherman St, 13120 W/ SE Sherman St (1S2E02CD 3600), 13026 SE Sherman St, 13116 SE Sherman St, 13126 SE Sherman St	Hazelwood	Split zone	Comp Plan: Single-Dwelling – 5,000 and Multi-Dwelling – 1,000 to Single-Dwelling – 5,000 Zoning: R5a, R1a to R5a
#1747	3710 NE 122nd Ave (1N2E23CC 600), 3710 N/ NE 122nd Ave (1N2E23CC 500), E SIDE/ NE 122nd Ave (1N2E23CC 400), SE COR/ 122nd & NE Shaver St (1N2E23CC 300)	Argay	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1748	6400 SE 101st Ave (1S2E21A 100), 6400 WI/ SE 101st Ave (1S2E22BC 100), 6400 WI/ SE 101st Ave (1S2E22BB 3200)	Lents	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1749	7405 SE 83rd Ave, 7401 SE 83rd Ave, 7351 SE 83rd Ave, 7345 SE 83rd Ave, 7335 SE 83rd Ave, 7329 SE 83rd Ave, 7325 SE 83rd Ave, 7304 WI/ SE 82nd Ave (1S2E21BC 12000), 7011-7015 SE 83rd Ave, 7023 SE 83RD Ave, 7029 SE 83rd Ave, 7105 SE 83rd Ave, 7115 SE 83rd Ave, 7121 SE 83rd Ave, 7127 SE 83rd Ave, 7203 SE 83rd Ave, 7209 SE 83rd Ave, 7227 SE 83rd Ave, 7215 SE 83rd Ave	Lents	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1750	7622 SE 82nd Ave, 7766 SE 82nd Ave, 7914 WI/ SE 82nd Ave (1S2E21CB 5100, 1S2E21CB 5200)	Lents	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone

Change #	Location	East District -- Neighborhood	Issue to Address	Description of Map Change(s)
#1751	8105 SE 86th Ave, SE Harney St (1S2E21CC 1800)	Lents	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1752	10323 SE Foster Rd, 10207 WI/ SE Foster Rd (1S2E15CC 8301)	Lents	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1783	1045 SE 122nd Ave, 1048 SE 122nd Ave, 1105 SE 122nd Ave, 1110 SE 122nd Ave, 1117 SE 122nd Ave	Mill Park	Nonconforming commercial uses	Comp Plan: Multi-Dwelling 3,000 to Mixed Use – Civic Corridor (MU-C) Zoning: R3a to CM1
#1808	9811 SE Foster Rd	Lents	<u>Acknowledge a single-dwelling in an employment zone</u>	Comp Plan: <u>Mixed Employment (ME) to Mixed Use – Urban Center (MU-U)</u> Zoning: <u>EG2 to CM3d</u>
#1810	11950 E Burnside St	Hazelwood	<u>Affordable housing provider (Central City Concern) owned property; split zoned site</u>	Comp Plan: <u>High Density Residential to Mixed Use – Civic Center (MU-C)</u> Zoning: <u>RHd to CM3d</u>
#1841	<u>Along Freeway ROW in Parkrose Heights & Woodland Park Neighborhood</u>	<u>Parkrose Heights and Woodland Park</u>	<u>Property line clean up along Right-of-Way (ROW)</u>	Comp Plan: <u>Single-Dwelling 7,000 to Open Space</u> Zoning: <u>R7 to OS</u>
#1846	<u>7102 SE Terrace Trails Dr, 10813 SE Henderson St, 10821 SE Henderson St, 10839 SE Henderson St</u>	Lents	<u>Split zone and removing Open Space (OS) designation from private property</u>	Comp Plan: <u>Open Space, Single-Dwelling 7,000 to Single-Dwelling 7,000</u> Zoning: <u>OS, R7 to R7</u>

Table 4b: North District – Other Technical and Policy-Related Priority Map Recommendations

Change #	Location	North District Neighborhood	Issue to Address	Description of Map Change(s)
#1690	7111 NE Martin Luther King Blvd	Piedmont	Nonconforming commercial use	Comp Plan: Multi-Dwelling – 1,000 to Mixed Use – Urban Center (MU-U) Zoning: R1dh to CM2dh
#1694	West End/ N Hayden Is Dr	Hayden Island	Split zone	Comp Plan: Farm and Forest, Multi-Dwelling – 2,000, Industrial Sanctuary to Industrial Sanctuary Zoning: RFchx, R2chx, IG2hx to IG2chx, IG2hx
#1702	8131 N Interstate Ave, 8338 N Interstate Ave, 8360 N Interstate Ave, 8371 N Interstate Ave, 8355 N Interstate Ave, 8245 N Interstate Ave, 1706 N McClellan St, 1525 N Kilpatrick St, 1515 N Kilpatrick St, 1504 N Kilpatrick St, 1508 N Kilpatrick St, 1510 N Kilpatrick St, 8440 WI/ N Interstate Ave, 8106-8108 N Interstate Ave, 8260 N Interstate Ave, 8240 N Interstate Ave, 1422 N McClellan St, 8220 N Interstate Ave, 8124 N Interstate Ave, 5930-5940 N Interstate Ave, 5922 N Interstate Ave, 5902-5920 N Interstate Ave, 5830 N Interstate Ave, 5826 N Interstate Ave, 5929 N Interstate Ave, 5905 N Interstate Ave, 5835 N Interstate Ave, 1510 N Sumner St, 5101 N Interstate Ave, 5041 N Interstate Ave, 5033 N Interstate Ave, 5009 N Interstate Ave, 5205 N Interstate Ave, 1510 N Alberta St, 4915 N Interstate Ave, 4905 N Interstate Ave, 4801 N Interstate Ave, 1429 N Webster St, 5120 N Interstate Ave, 5134 N Interstate Ave, 5020 N Interstate Ave, 5272 N Interstate Ave, 4920 N Interstate Ave, 4812 N Interstate Ave, 4834 N Interstate Ave	Arbor Lodge, Overlook, Kenton	Expand the Centers Main Street “m” overlay	Comp Plan: No change Zoning: Expand the Centers Main Street “m” overlay zone

Change #	Location	North District Neighborhood	Issue to Address	Description of Map Change(s)
#1703	7602-7630 N Gloucester Ave, 7704 N Hereford Ave	Portsmouth	Split zone	Comp Plan: Mixed Use – Civic Corridor (MU-CC), Multi-Dwelling – 1,000 to Multi-dwelling – 1,000 Zoning: R1m, CM2 to R1
#1708	8120 N Albina Ave, 8120 WI/ N Albina Ave (1N1E10CA 8400), 8009 N Kerby Ave	Piedmont	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1709	N Argyle Way (1N1E09AC 1100), 2250-2344 N Columbia Blvd, 2420 N Columbia Blvd, 1812 N Columbia Blvd, 1725 N Argyle St, 1628 N Columbia Blvd, 1608 N Columbia Blvd, 1602 N Columbia Blvd	Kenton	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1710	172 N Tomahawk Is Dr, 1N1E03AB 700, 2N1E34DC 5800	Hayden Island	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1712	1N1E06AC 500, 7024 N Richards St, 7024 WI/ N Richards St (1N1E06AC 700, 1N1E06AC 800, 1N1E06AC 900), 7543 E/ N Columbia Blvd (1N1E06B 1200), 1N1E06B 1201, 10550 N Midway Ave, 1N1E06BD 3600, 1N1E06BD 3700, 1N1E06BD 3800, 1N1E06BD 3900, 10540 N Midway Ave, 1N1E06BD 4200, 1N1E06BD 4300, 1N1E06BD 4400, 1N1E06BD 4500, 7605-7615 N Upland Dr, 1N1E06BD 700, 1N1E06BD 800, 1N1E06DB 8400, 1N1E06DB 8500, 1N1E06DB 8600, 1N1E06DB 8700, 6671 N Armour St, 1N1E06DB 8900, 6679 N Armour St	St. Johns	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1713	10200 N Lombard St (1N1W02 500)	St. Johns	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1714	12001 N Portland Rd (1N1E05B 800), 12001 N/ N Portland Rd (1N1E05B 700)	St. Johns	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1715	110 WI/ N Marine Dr (1N1E03AD 6300, 1N1E03AD 6400), 10415 NE 2nd Ave, 10201 WI/ NE 6th Dr (1N1E03DA 1400)	East Columbia	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone

Change #	Location	North District Neighborhood	Issue to Address	Description of Map Change(s)
#1716	10040 NE 6th Dr, 10201 WI/ NE 6th Dr (1N1E03DA 1400), 10201 NE 6th Dr, 10111 NE 6th Dr, 9945 NE 6th Dr, 1N1E03DD 100, 9800 NE 6th Dr, 9816 NE 6th Dr, 9801 NE 6th Dr, 9802 WI/ N Vancouver Way (1N1E03DD 1700)	East Columbia	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1718	E SIDE/ NE 13th Ave (1N1E11A 300)	East Columbia	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1719	10040 NE 6th Dr, 1N1E02C 400, 9622 NE Vancouver Way, 9414 NE Vancouver Way, 901 NE Gertz Rd, 1230 NE Gertz Rd	East Columbia	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1764	8338 N Interstate Ave	Kenton	Split zone	Comp Plan: Mixed Use – Civic Corridor (MU-CC) and High Density Residential to Mixed Use – Civic Corridor (MU-CC) Zoning: CM2dm and RH to CM2dm
#1765	10550 N Midway Ave, 10540 N Midway Ave	St. Johns	Split zone	Comp Plan: Single-Dwelling – 5,000 and Industrial Sanctuary to Single-Dwelling – 5,000 Zoning: R5 and IG2b to R5
#1785	5801 and 5815 N Warren St	University Park	Institutional Campus technical correction	Comp Plan: Single-Dwelling – 2,500 to Campus Institutional Zoning: No change
#1842	<u>8706 N Bradford St</u>	<u>Cathedral Park</u>	<u>Remove the Greenway River Industrial “i” overlay zone, add the Greenway River Recreational “r” and Greenway River Water Quality “q” overlay zones and add the St Johns Plan District</u>	Comp Plan: No change Zoning: <u>Remove the Greenway River Industrial “i” overlay zone, add the Greenway River Recreational “r” and Greenway River Water Quality “q” overlay zones and add the St Johns Plan District</u>
#1843	<u>9833 N Clarendon Ave</u>	<u>Portsmouth</u>	<u>Split zone</u>	Comp Plan: <u>Single-Dwelling 5,000 and Multi-Dwelling 2,000 to Single-Dwelling 5,000</u> Zoning: <u>R5, R2 to R5</u>
#1844	<u>9131 N Lombard St</u>	<u>St Johns</u>	<u>Affordable housing provider (Portland Community Reinvestment Initiative) owned property</u>	Comp Plan: <u>Multi-Dwelling 1,000 to Mixed Use-Civic Corridor (MU-C)</u> Zoning: <u>R1d to CM2d</u>

Change #	Location	North District Neighborhood	Issue to Address	Description of Map Change(s)
#1845	<u>Union Pacific Railroad Company (R490234)</u>	<u>St Johns</u>	<u>Apply the IG2 zone to allow potential expansion of the Barnes Yard railroad line. The parcel is owned by Union Pacific and part of the Barnes Yard site. The surrounding parcels are owned by Metro (St Johns Landfill and Smith & Bybee Lakes) were changed from RF to OS in the 2035 Comp Plan, but this remnant RF parcel was left out. All but a small corner of the parcel is in the “p” zone and undevelopable, but that corner could inadvertently complicate the potential tracks expansion that follows a straight line.</u>	<u>Comp Plan: Farm and Forest to Industrial Sanctuary (IS)</u> <u>Zoning: RFc, RFp to IG2c, IG2p</u>

Table 4c: Northeast District – Other Technical and Policy-Related Priority Map Recommendations

Change #	Location	NE District -- Neighborhood	Issue to Address	Description of Map Change(s)
#1680	69 NE Hancock St and 66 NE San Rafael St	Eliot	Former commercial use	Comp Plan: Single-Dwelling – 2,500 to Mixed Use – Urban Center (MU-U) Zoning: R2.5a to CM3d
#1681	5025 NE 8th Ave	King	Affordable housing provider owned property (Sabin CDC)	Comp Plan: Multi-Dwelling – 1,000 to Mixed Use – Urban Center (MU-U) Zoning: R1 to CM2dh
#1682	5421 NE 14th Pl	Vernon	Affordable housing provider owned property (Sabin CDC)	Comp Plan: Multi-Dwelling – 1,000 to Mixed Use – Neighborhood (MU-N) Zoning: R1ah to CM2h
#1682	5010 NE 19th Ave	Vernon	Affordable housing provider owned property (Sabin CDC)	Comp Plan: Multi-Dwelling – 1,000 to Mixed Use – Urban Center (MU-U) Zoning: R1ah to CM2dh
#1683	5024 NE Fremont St	Rose City Park	Split zoned site based on ownership	Comp Plan: Multi-Dwelling – 2,000 to Mixed Use – Neighborhood (MU-N) Zoning: R2h to CM1h
#1684	8040 WI/ NE Sandy Blvd (1N2E20DD 1200)	Roseway	Split zone	Comp Plan: Multi-Dwelling – 1,000 to Mixed Use – Civic Corridor (MU-C) Zoning: R1h to CM2h
#1685	3921 NE 81st Ave	Roseway	Split zone	Comp Plan: Single-Dwelling – 2,500 to Multi-Dwelling – 1,000 Zoning: R2.5h, R1h to R1h
#1691	NE 27th Ave and NE Saratoga (1N1E13BC 17200, 1N1E13BC 17300, 1N1E13BC 17400, 1N1E13BC 17500, 1N1E13BC 17600)	Concordia	Affordable housing provider owned property (Home Forward)	Comp Plan: Single-Dwelling – 5,000 to Multi-Dwelling – 2,000 Zoning: R5ah to R2ah
#1717	4265-4275 NE Halsey St, 4325 NE Halsey St, 4341, 4353 NE Halsey St, 4400 NE Broadway, 1511 NE 45th Ave	Hollywood	Removing RX from everywhere except Central City and Gateway	Comp Plan: Central Residential to High Density Residential Zoning: RXd to RH Code Reconciliation Project: Additions to Chapter 33.120 Map of RH Areas with Maximum FAR of 4:1
#1731	705 and 815 N Fremont St, 311 WI/ N Ivy St	Boise	Remove Alternative Design Density “a” overlay	Comp Plan: No change Zoning: Remove Alternative Design Density “a” overlay
#1733	4927 NE 14th Ave	King	Remove Centers Main Street “m” overlay	Comp Plan: No change Zoning: Remove Centers Main Street “m” overlay

Change #	Location	NE District -- Neighborhood	Issue to Address	Description of Map Change(s)
#1734	5327 N Vancouver Ave, 5416 N Vancouver Ave, 5416 WI/ N Vancouver Ave	Humboldt	Split zone	Comp Plan: Multi-Dwelling – 1,000 and Mixed Use – Urban Center (MU-U) to Mixed Use – Urban Center (MU-U) Zoning: R1a, CM2d to CM2d
#1737	NE Bryant St (1N2E18AA 300)	Cully	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1739	1511 NE 92nd Ave, 1702 NE 92nd Ave, 1702 E/ NE 92nd Ave (1N2E28DC 6000), 8928 NE Halsey St	Madison South	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1740	8500 NE Siskiyou St, UN A, 2925 WI/ NE Fremont Dr (1N2E28BD 11900)	Madison South	Remove Buffer “b” overlay zone and rectify zoning on housing portion of site to avoid nonconforming situation	Comp Plan: Change two-acre portion of 8500 NE Siskiyou to Multi-Dwelling 1,000 Zoning: Remove Buffer “b” overlay zone; Change two-acre portion of 8500 NE Siskiyou to R1
#1742	1005 NE Stafford St, 1015 NE Stafford St, 1037-1039 NE Stafford St	Woodlawn	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
N/A	The segment to be deleted is along the Peninsula canal to the west of Riverside golf course between NE Marine Drive and NE Elrod Rd. The alignment to be added as a replacement will be along the east side of NE 33rd between NE Marine Drive and NE Elrod Rd. The new alignment will be partially in the NE 33rd ROW and partially on parcels adjacent to NE 33rd.	Sunderland	City bureau coordinated (Bureau of Environmental Services and Portland Parks & Rec)	Comp Plan: No change Zoning: Move a segment of the public recreational trail (trail stars) up in the Columbia Slough watershed.

Change #	Location	NE District -- Neighborhood	Issue to Address	Description of Map Change(s)
#1789	9630 NE 13th Ave	East Columbia	City bureau coordinated (Bureau of Environmental Services)	Comp Plan: Single-Dwelling Farm and Forest to Single Dwelling 10,000 Zoning: RF to R10
#1795	4830, 4908 and 4930 NE Buffalo St, 7156 NE 47th Ave	Cully	Match zoning with Comp Plan Map designation – remove OS on private property	Comp Plan: No change Zoning: OS to IG2
#1797	6938 E/ NE 47th Ave, 5135 N/ NE Columbia Blvd (R317680, R624879)	Cully	Split zone	Comp Plan: Open Space, Industrial Sanctuary to Open Space Zoning: OS, IG2 to OS
#1799	705 and 815 N Fremont St	Boise	Affordable housing provider (PCRI, Inc.) owned property at 705 N Fremont St	Comp Plan: No change Zoning: CM2ad to CM3d
*#1800	4325, 4341 and 4353 NE Halsey St, 1511 NE 45th Ave, 1510 NE 45th Ave, 1524-1526 NE 45th Ave, 1532, 1542, 1604, 1614 NE 45th Ave	Hollywood	Removing RX from everywhere except Central City and Gateway	Comp Plan: Central Residential to High Residential to Multi-Dwelling 1,000 Zoning: RXd, to RH to R1 Code Reconciliation Project: Addition Deletion to Chapter 33.120 Map of RH Areas with Maximum FAR of 4:1
#1804	2925 WI/ NE Fremont Dr	Madison South	Split zone and remove Buffer “b” overlay zone	Comp Plan: Single-Dwelling 5,000 and Mixed Employment to Single-Dwelling 5,000 Zoning: R5, EG2b to R5
#1832	<u>2903 NE Prescott St</u>	<u>Concordia</u>	<u>Nonconforming commercial use</u>	Comp Plan: <u>Single-Dwelling 5,000 to Mixed Use-Dispersed (MU-D)</u> Zoning: <u>R5 to CR</u>
#1833	<u>312 NE Cook St, 307 NE Fargo St, 311 NE Monroe St</u>	<u>Eliot</u>	<u>Applying the Alternative Design Density “a” overlay</u>	Comp Plan: <u>No change</u> Zoning: <u>R2.5 to R2.5a</u>
#1834	<u>431 NE Cook St, R35 NE Cook St, 439 NE Cook St</u>	<u>Eliot</u>	<u>Applying the Alternative Design Density “a” overlay</u>	Comp Plan: <u>No change</u> Zoning: <u>R2 to R2a</u>
#1835	<u>2600 N Williams Ave</u>	<u>Eliot</u>	<u>Affordable housing provider (Portland Housing Bureau) owned property</u>	Comp Plan: <u>Multi-Dwelling 1,000 to Mixed Use-Urban Center (MU-U)</u> Zoning: <u>R1 to CM3d</u>
#1836	<u>2858 N Williams Ave</u>	<u>Eliot</u>	<u>Nonconforming commercial use</u>	Comp Plan: <u>Multi-Dwelling 1,000 to Mixed Use-Urban Center (MU-U)</u> Zoning: <u>R1 to CM2d</u>
#1837	<u>853-857 N Prescott St</u>	<u>Humboldt</u>	<u>Nonconforming commercial use</u>	Comp Plan: <u>No change</u> Zoning: <u>R2.5a to CM2d</u>

Change #	Location	NE District -- Neighborhood	Issue to Address	Description of Map Change(s)
#1838	<u>5029-5031 NE 7th Ave</u>	<u>King</u>	<u>Affordable housing provider (Portland Community Reinvestment Initiatives)</u>	Comp Plan: <u>Multi-Dwelling 1,000 to Mixed Use-Urban Center (MU-U)</u> Zoning: <u>R1a to CM2dh</u>
#1839	<u>112 NE Killingsworth St</u>	<u>King</u>	<u>Applying CE acknowledges the existing exterior storage for a vehicle repair use.</u>	Comp Plan: <u>No change</u> Zoning: <u>CM2d to CEd</u>
#1840	<u>5404 NE Mallory Ave</u>	<u>King</u>	<u>Split zone</u>	Comp Plan: <u>Single-Dwelling 2,500, Multi-Dwelling 1,000 to Single-Dwelling 2,500</u> Zoning: <u>R2.5ah, R1ah to R2.5ah</u>

*Map change #1800 has been deactivated, a change from the *Proposed Draft* to *this Recommended Draft*.

Table 4d: Southeast District – Other Technical and Policy-Related Priority Map Recommendations

Change #	Location	SE District -- Neighborhood	Issue to Address	Description of Map Change(s)
#1628	1636 SE 25th Ave	Hosford-Abernethy	Split zone	Comp Plan: Single-Dwelling – 5,000 and Single-Dwelling 2,500 to Single-Dwelling – 2,500 Zoning: R5, R2.5 to R5
#1629	2232 SE Clinton St	Hosford-Abernethy	Nonconforming commercial use	Comp Plan: Single-Dwelling – 2,500 to Mixed Use – Dispersed (MU-D) Zoning: R2.5 to CR
#1630	2519 E Burnside St	Kerns	Nonconforming commercial use	Comp Plan: Multi-Dwelling – 1,000 to Mixed Use – Urban Center (MU-U) Zoning: R1 to CM2d
#1631	1404 SE Ankeny St	Buckman	Split zone <u>and include in the Centers Boundary</u>	Comp Plan: Single-Dwelling 2,500 and Multi-Dwelling – 1,000 to Multi-Dwelling – 1,000 Zoning: R2.5, R1 to R1
#1632	1705 SE Morrison St and 1725 SE Morrison St	Buckman	Affordable housing provider owned property (REACH CDC) and split zone	Comp Plan: Single-Dwelling 2,500 and Multi-Dwelling – 1,000 to Multi-Dwelling – 1,000 Zoning: R2.5, R1 to R1
#1633	1668 SE Nehalem St, 7968 SE 16th Ave	Sellwood-Moreland	Split zone	Comp Plan: Single-Dwelling – 2,500 and Mixed Use – Neighborhood (MU-N) to Single-Dwelling 2,500 Zoning: R2.5ad, CM2d to R2.5ad
#1634	1S1E14C 100, SE Ramona St (1S1E14CA 1000, 1S1E14CA 900), 1S1E14CA 200, SE Reedway St (1S1E14CA 300)	Sellwood-Moreland	Remove Design “d” overlay zone on Open Space	Comp Plan: No change Zoning: Remove Design “d” overlay zone
#1635	SE Sherrett St (1S1E24DC 5100)	Ardenwald-Johnson Creek	City bureau coordinated regarding open space	Comp Plan: Single-Dwelling 10,000 to Open Space Zoning: R10 to OS
#1637	6912-6926 SE 52nd Ave	Brentwood-Darlington	Nonconforming commercial use	Comp Plan: Single-Dwelling – 5,000 to Mixed Use – Dispersed(MU-D) Zoning: R5a to CM1
#1641	6735 SE 82nd Ave	Brentwood-Darlington	Nonconforming commercial use	Comp Plan: Multi-Dwelling – 1,000 to Mixed Use – Civic Corridor (MU-CC) Zoning: R1 to CM2
#1642	4602-4710 SE Cesar E Chavez Blvd	Woodstock	Split zone	Comp Plan: Single-Dwelling – 2,500 and Multi-Dwelling – 1,000 to Multi-Dwelling – 1,000 Zoning: R2.5 to R1

Change #	Location	SE District -- Neighborhood	Issue to Address	Description of Map Change(s)
#1643	4106 SE Franklin St, 4114 SE Franklin St, 4124 SE Franklin St, 4136 SE Franklin St	Richmond	Split designated on Comp Plan Map	Comp Plan: Single-Dwelling – 2,500 and Mixed Use – Civic Corridor (MU- CC) to Single-Dwelling 2,500 Zoning: No change
#1644	4026 SE Grant St, 4029 SE Grant Ct	Richmond	Split zone	Comp Plan: Single-Dwelling – 5,000 and Single-Dwelling – 2,500 to Single- Dwelling – 2,500 Zoning: R5, R2.5 to R2.5
#1645	1606 SE 46th Ave	Richmond	Split zone	Comp Plan: Single-Dwelling – 5,000 and Single-Dwelling – 2,500 to Single- Dwelling – 2,500 Zoning: R5, R2.5 to R2.5
#1646	344 SE 52nd Ave	Mt Tabor	Split zone	Comp Plan: Single-Dwelling – 5,000 and Multi-Dwelling – 2,000 to Multi- Dwelling – 2,000 Zoning: R5, R2 to R2
#1647	5725 NE Flanders St, 415 NE 58th Ave	North Tabor	Split designed on Comp Plan Map	Comp Plan: Multi-Dwelling – 2,000 and Multi-Dwelling – 1,000 to Multi- Dwelling – 1,000 Zoning: No change
#1648	44-50 NE 57th Ave	North Tabor	Split zone	Comp Plan: Multi-Dwelling – 2,000 and Multi-Dwelling – 1,000 to Multi- Dwelling – 1,000 Zoning: R2 to R1
#1649	6134 E Burnside St	Mt Tabor	Split zone	Comp Plan: Multi-Dwelling – 2,000 and Multi-Dwelling – 1,000 to Multi- Dwelling – 1,000 Zoning: R2 to R1
#1650	819 NE 68th Ave	North Tabor	Split zone	Comp Plan: Single-Dwelling – 5,000 and Single-Dwelling – 2,500 to Single- Dwelling – 2,500 Zoning: R5, R2.5 to R2.5
#1651	6403 NE Glisan St	North Tabor	Split zone	Comp Plan: Multi-Dwelling – 2,000 and Multi-Dwelling – 1,000 to Multi- Dwelling – 1,000 Zoning: R2 to R1
#1652	253 SE 74th Ave	Mt Tabor	Split zone	Comp Plan: Single-Dwelling – 5,000 and Single-Dwelling – 2,500 to Single- Dwelling – 2,500 Zoning: R5, R2.5 to R2.5
#1653	524 NE 79th Ave, 7925 NE Glisan St	Montavilla	Split zone	Comp Plan: Single-Dwelling – 5,000 and Mixed Use – Neighborhood(MU- N) to Mixed Use – Neighborhood (MU-N) Zoning: R5a, CM2 to CM2

Change #	Location	SE District -- Neighborhood	Issue to Address	Description of Map Change(s)
#1654	1135 SE 80th Ave	Montavilla	Nonconforming commercial use	Comp Plan: Single-Dwelling – 5,000 to Mixed Use – Dispersed (MU-D) Zoning: R5a to CR
#1659	8303 SE 28th Ave	Ardenwald-Johnson Creek	Split zone	Comp Plan: Single-Dwelling – 5,000 and Industrial Sanctuary to Single-Dwelling 5,000 Zoning: R5, R5c, R5p, IG2, IG2c to R5, R5c, R5p
#1660	2515 SE 51st Ave	Richmond	Split zone	Comp Plan: Multi-Dwelling – 2,000 and Multi-Dwelling – 1,000 to Multi-Dwelling – 1,000 Zoning: R2 to R1
#1661	7500 SE Division St, 7600 SE Division St, 2401 SE 76th Ave, 2405 SE 76th Ave	South Tabor	Nonconforming commercial use and former commercial property	Comp Plan: Multi-Dwelling – 2,000 to Mixed Use – Neighborhood (MU-N) Zoning: R2a to CM2
#1662	511 SE 60th Ave	Mt. Tabor	Affordable housing and City bureau coordinated (Portland Parks & Rec and Portland Housing Bureau)	Comp Plan: Single-Dwelling – 5,000 to Mixed Use – Dispersed (MU-D) Zoning: R5 to CM1
#1676	2002 SE Stark St	Buckman	Split zone	Comp Plan: Multi-Dwelling – 1,000 and Mixed Use – Dispersed (MU-D) to Mixed Use – Dispersed (MU-D) Zoning: R1, CM1 to CM1
#1692	3365 SE 17th Ave, 3401-3435 SE 17th Ave, 3851 SE 17th Ave, 1S1E11DB 10100, 1S1E11DB 10200, 1625 SE Rhone St, 3625 SE 17th Ave, 3525 SE 17th Ave, 1630 SE Rhine St, 3825 SE 17th Ave, 1S1E11DB 9900, 4139 SE 17th Ave, 4139 N/SE 17th Ave, 4235 SE 17th Ave	Brooklyn	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1693	SE McLoughlin Blvd (1S1E11CB 7800, 1S1E11CB 7900, 1S1E11CB 8000, 1S1E11CB 8100, 1S1E11CB 8200), Springwater Corridor (1S1E11CC 1000), 4315 SE McLoughlin Blvd, 4315 WI/SE McLoughlin Blvd	Brooklyn	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone

Change #	Location	SE District -- Neighborhood	Issue to Address	Description of Map Change(s)
#1695	3028 SE 17th Ave, 3024 SE 17th Ave, 1S1E11AC 2600, 3112 SE 17th Ave, 3112 WI/ SE 17th Ave	Hosford-Abernethy	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1696	2727 SE 15th Ave, 2738 SE 15th Ave, 1S1E11AB 90000, 1410 SE Clinton St, 2728 SE 14th Ave	Hosford-Abernethy	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1697	2934 SE 16th Ave, 2920-2922 SE 16th Ave, 1616 SE Woodward St, 1710 SE Brooklyn St, 1634 SE Brooklyn St, 1624 SE Brooklyn St, 1612 SE Brooklyn St	Hosford-Abernethy	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1698	8115 SE Ogden St, 8118 SE Ogden St, 8120 SE Bybee Blvd, 8123 SE Henderson St, 8110 SE Bybee Blvd	Brentwood-Darlington	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1699	8115 SE 82nd Ave, 8005 SE Harney St	Brentwood-Darlington	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1700	7807 SE 82nd Ave	Brentwood-Darlington	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1701	8120 SE Malden St, 8107-8129 SE Malden St, 8111-8115 SE Malden Ct, 8121 SE Malden Ct	Brentwood-Darlington	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1704	8400 SE 26th Pl, Springwater Corridor (1S1E24CD 5700), 1S1E24CD 7400	Ardenwald-Johnson Creek	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1705	7921 NE Clackamas St, 7909 NE Clackamas St, 1405 NE 79th Ave, 1404 NE 78th Ave, 1412 NE 78th Ave, 1420 NE 78th Ave, 1406 NE 80th Ave	Montavilla	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone

Change #	Location	SE District -- Neighborhood	Issue to Address	Description of Map Change(s)
#1706	8104 SE Alder St, 736-738 SE 81st Ave, 8304 SE Alder St, 8257 SE Morrison St, 8310 SE Morrison St, 8309 SE Yamhill St, 8308 SE Yamhill St, 8235 SE Taylor St, 1134 SE 82nd Ave, 1202 SE 82nd Ave, 8124 SE Morrison St, 8123 SE Yamhill St, 8120 SE Yamhill St, 8121 SE Taylor St, 8123 SE Taylor Ct, 8116 SE Taylor Ct, 8126 SE Taylor St, 8115 SE Salmon St, 8112 SE Salmon St, 8134 WI/ SE Salmon St, 8116 SE Main St, 8105 SE Madison St, 8110 SE Madison St, 8105 SE Hawthorne Blvd	Montavilla	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1707	8314 E/ SE Madison St, 8315 SE Hawthorne Blvd, 8310 SE Clay St, 8301 SE Clay St, 1S2E04CB 14600, 8116 SE Hawthorne Blvd, 8122 SE Clay St, 8113-8129 SE Clay St, 8115 SE Market St, 8114 SE Market St, 8117 SE Mill St, 2025 SE 82nd Ave, 2305 SE 82nd Ave	Montavilla	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1726	7430 SE Division St	South Tabor	Split zone	Comp Plan: Single-Dwelling 2,500 and Multi-Dwelling 1,000 to Multi-Dwelling 1,000 Zoning: R2.5a and R2a to R2a
#1729	6502 SE Windsor Ct, 2417 SE 66th Ave	South Tabor	Split zone	Comp Plan: Single-Dwelling 2,500 and Multi-Dwelling 2,000 to Multi-Dwelling 2,000 Zoning: R2.5a and R1a to R1a
#1730	2426-2430 SE 66th Ave, 2425-2427 SE 67th Ave	South Tabor	Split zone	Comp Plan: Single-Dwelling 2,500 and Mixed Use – Neighborhood (MU-N) to Multi-Dwelling 2,000; Retain Mixed Use-Neighborhood on 2425-2427 SE 67th Ave only Zoning: R2.5a and CM1 to R2a; Retain CM1 on 2425-2427 SE 67th Ave only

Change #	Location	SE District -- Neighborhood	Issue to Address	Description of Map Change(s)
#1763	8400 SE 26th Pl, 8228 SE 26th Pl	Ardenwald- Johnson Creek	Split zone	Comp Plan: Single-Dwelling 5,000 and Industrial Sanctuary to Industrial Sanctuary Zoning: R5 and IG2 to IG2; no change to the “c” and “p” overlay zones
#1767	9350 SE Taylor St (Home Forward owned property)	Montavilla	Split zone	Comp Plan: Open Space and Single-Dwelling 2,500 to Single-Dwelling 2,500 Zoning: OS and R2.5a to R2.5a
#1768	9208 NE Glisan St, 9218 NE Glisan St	Montavilla	Split zone	Comp Plan: Multi-Dwelling 2,000 and Mixed Use-Dispersed (MU-D) to Mixed Use-Dispersed (MU-D) Zoning: R2a and CM1 to CM1
#1769	9145-9149 NE Glisan St	Montavilla	Split zone	Comp Plan: Multi-Dwelling 2,000 and Mixed Use-Dispersed (MU-D) to Multi-Dwelling 2,000 Zoning: R2a and CM1 to R2a
#1770	9030 NE Glisan St (R265869, R319704)	Montavilla	Split zone	Comp Plan: Single-Dwelling 2,500 and Multi-Dwelling 2,000 to Multi-Dwelling 2,000 Zoning: R2.5a and R2a to R2a
#1771	4120 SE Gladstone St, 4135 SE Gladstone St	Creston- Kenilworth	Nonconforming commercial use	Comp Plan: Multi-Dwelling 1,000 to Mixed Use-Dispersed (MU-D) Zoning: R1 to CM1
#1772	1407 SE 27th Ave	Buckman	Split zone	Comp Plan: Multi-Dwelling 1,000 and Mixed Use-Urban Center (MU-U) to Multi-Dwelling 1,000 Zoning: R1 and CM2d to R1
#1773	2612 SE Madison St	Buckman	Split zone	Comp Plan: Single-Dwelling 2,500 and Mixed Use-Urban Center (MU-U) to Single-Dwelling 2,500 Zoning: R2.5 and CM2d to R2.5
#1774	1022-1026 SE 45th Ave	Sunnyside	Split zone	Comp Plan: Single-Dwelling 5,000 and Single-Dwelling 2,500 to Single-Dwelling 2,500 Zoning: R5 and R2.5 to R2.5
#1775	1320-1322 SE 33rd Ave, 1304-1306 SE 33rd Ave (same ownership)	Sunnyside	Split zone	Comp Plan: Single-Dwelling 5,000 and Single-Dwelling 2,500 to Single-Dwelling 2,500 Zoning: R5 and R2.5 to R2.5

Change #	Location	SE District -- Neighborhood	Issue to Address	Description of Map Change(s)
#1776	3060 SE Stark St, 3130 SE Stark St (other adjacent properties in ownership: 3120 SE Stark St, 3027 SE Alder St, 3033 SE Alder St, 3039 SE Alder St, 3051 SE Alder St), 3215 SE Alder Ct, 3225 SE Alder Ct	Sunnyside	Split zoned site by ownership; two nonconforming residential properties	Comp Plan: Single-Dwelling 5,000 to Multi-Dwelling 2,000 Zoning: R5 to R2
#1777	2438-2450 SE Main St	Buckman	Split zone	Comp Plan: Single-Dwelling 5,000 and to Multi-Dwelling 1,000 to Multi-Dwelling 2,000 Zoning: R5 and R1 to R2
#1778	138 SE 61st Ave	Mt Tabor	Split zone	Comp Plan: Single-Dwelling 5,000 and Single-Dwelling 2,500 to Single-Dwelling 2,500 Zoning: R5 and R2.5 to R2.5
#1779	2450 SE 78th Ave	South Tabor	Split zone	Comp Plan: Single-Dwelling 2,500 and Multi-Dwelling 1,000 to Single-Dwelling 2,500 Zoning: R2.5a and R1a to R2.5a
#1780	8522 NE Pacific St, 8526 NE Pacific St, 8536 NE Pacific St, 8600 NE Pacific St, 8610 NE Pacific St, 8620 NE Pacific St, 8630 NE Pacific St, 8640 NE Pacific St	Montavilla	Institutional Campus technical correction	Comp Plan: No change Zoning: IR to R5
#1781	2237 SE 77th Ave	Montavilla	Split zone	Comp Plan: Single-Dwelling 2,500 and Multi-Dwelling 2,000 to Single-Dwelling 2,500 Zoning: R2.5a and R2a to R2.5a
#1782	2405 SE Umatilla	Sellwood-Moreland	Split zone	Comp Plan: Multi-Dwelling 1,000 and Mixed-Use Neighborhood (MU-N) to Multi-Dwelling 1,000 Zoning: R2.5a and R2a to R2.5a
#1787	NE Sandy Blvd, between NE Multnomah and NE 37th	Laurelhurst	Remove Laurelhurst Plan District	Comp Plan: No change Zoning: Remove Laurelhurst Plan District

Change #	Location	SE District -- Neighborhood	Issue to Address	Description of Map Change(s)
#1788	3349 NE Multnomah St	Laurelhurst	Remove from Sandy Plan District	Comp Plan: No change Zoning: Remove Sandy Plan District
#1790	2901 WI/ E Burnside St (R177752, R177753), 111 NE 28th Ave	Kerns	Include in the Centers Boundary	Comp Plan: Include in the Centers Boundary Zoning: No change
#1792	2508 NE Everett St	Kerns	Remove from the Centers Boundary	Comp Plan: Remove Centers Boundary Zoning: No change
#1801	3000 SE Powell Blvd	Creston-Kenilworth	Affordable housing and City bureau coordinated (Portland Housing Bureau)	Comp Plan: No change Zoning: CE to CM2d
#1802	7124 SE Ramona St	Mt. Scott-Arleta	Split zone	Comp Plan: Single-Dwelling 2,500 and Mixed Use-Neighborhood (MU-N) to Single-Dwelling 2,5000 Zoning: R2.5a and CM2 to R2.5a
#1805	1802 SE Insley St, 1814-1816 SE Insley St, 1824 SE Insley St, 1830 SE Insley St, 1840 SE Insley St, 1854 SE Insley St, 1906 SE Insley St, 1916 SE Insley St, 1926 SE Insley St, 1936 SE Insley St, 2006 SE Insley St, 2016 SE Insley St, 2026 SE Insley St, 5434 SE 20th Ave, 1805 SE Harold St, 1811-1813 SE Harold St, 1825 SE Harold St, 1837 SE Harold St, 1847 SE Harold St, 1905 SE Harold St, 1913 SE Harold St, 1927 SE Harold St, 1935 SE Harold St, 1935 E/SE Harold St, 2005 SE Harold St, 2014 SE Harold St, 2015 SE Harold St, 5512 SE 20th Ave, 5524 SE 20th Ave, 2005 SE Ellis St, 2015 SE Ellis St, 2025 SE Ellis St, 2035 SE Ellis St	Sellwood-Moreland	Add Alternative Design Density "a" overlay zone	Comp Plan: No change Zoning: Add Alternative Design Density "a" overlay zone

Change #	Location	SE District -- Neighborhood	Issue to Address	Description of Map Change(s)
#1813	<u>1420 SE 16th Ave</u> <u>(Northwest Housing Alternatives)</u>	<u>Buckman</u>	<u>Split zone</u>	Comp Plan: Multi-Dwelling 1,000 and High Density Residential to High Density Residential Zoning: R1, RH to RH
#1814	<u>8012-8036 SE Raymond St</u>	<u>Foster-Powell</u>	<u>Affordable housing provider (ROSE CDC) owned and nonconforming residential density</u>	Comp Plan: Multi-Dwelling 2,000 to Multi-Dwelling 1,000 Zoning: R2a to R1a
#1815	<u>2312-2314 SE Brooklyn St</u>	<u>Hosford-Abernethy</u>	<u>Split zone</u>	Comp Plan: Single-Dwelling 5,000 and Single-Dwelling 2,500 to Single-Dwelling 2,500 Zoning: R5 and R2.5 to R2.5
#1816	<u>2815-2821 SE 27th Ave,</u> <u>2828-2830 SE 27th Ave,</u> <u>2814 SE 28th Ave</u>	<u>Hosford-Abernethy</u>	<u>Split zone</u>	Comp Plan: Single-Dwelling 5,000 and Single-Dwelling 2,500 to Single-Dwelling 2,500 Zoning: R5 and R2.5 to R2.5
#1817	<u>5224 SE 72nd Ave, 5214 WI/ SE 72nd Ave</u>	<u>Mt Scott-Arleta</u>	<u>Split zone</u>	Comp Plan: Multi-Dwelling 2,000, Multi-Dwelling 1,000 and Mixed Use-Civic Corridor (MU-C) to Multi-Dwelling 1,000 Zoning: R2a, R1a, CM2 to R1a
#1818	<u>536 NE 76th Ave</u>	<u>Montavilla</u>	<u>Split zoned site</u>	Comp Plan: Single-Dwelling – 5,000 to Mixed Use – Neighborhood (MU-N) Zoning: R5a to CM2
#1819	<u>222 SE 86th Ave</u>	<u>Montavilla</u>	<u>Split zone</u>	Comp Plan: Single-Dwelling – 5,000, Single-Dwelling 2,500 to Single-Dwelling 2,500 Zoning: R5a, R2.5a to R2.5a
#1820	<u>9308 E Burnside St, 27 SE 94th Ave, 45 SE 94th Ave, 55 SE 94th Ave, 105 SE 94th Ave, 119 SE 94th Ave, 135 SE 94th Ave, 141 SE 94th Ave, 205 SE 94th Ave, 219 SE 94th Ave</u>	<u>Montavilla</u>	<u>Split zone</u>	Comp Plan: Single-Dwelling – 5,000, Single-Dwelling 2,500 to Single-Dwelling 2,500 Zoning: R5a, R2.5a to R2.5a

Table 4e: West District – Other Technical and Policy-Related Priority Map Recommendations

Change #	Location	West District -- Neighborhood	Issue to Address	Description of Map Change(s)
#1727	2135 S/ NW 29th Ave (1N1E29DB 3900), 2130 NW 29th Ave	Northwest	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd (1N1E29CB 300)	Northwest	Remove Buffer “b” overlay zone	Comp Plan: No change Zoning: Remove Buffer “b” overlay zone
#1732	2450 SW Vermont St, 2423-2429 SW Vermont St	Hillsdale	Split zone	Comp Plan: Multi-Dwelling 2,000 and Mixed Use – Neighborhood (MU-N) to Mixed Use – Neighborhood (MU-N) Zoning: R2 and CM2d to CM2d
#1735	1217 NW 25th Ave	Northwest	Split zone	Comp Plan: Single-Dwelling 5,000 and Multi-Dwelling 1,000 to Multi-Dwelling 1,000 Zoning: R2 and R1 to R1
#1738	1222 SW Maplecrest Dr	Marshall Park	Split zone	Comp Plan: Single-Dwelling 20,000 and Single-Dwelling 10,000 to Single-Dwelling 20,000 Zoning: R20, R20c, R20p and R10p to R20, R20c and R20p
#1741	6732 SW 42nd Ave	Multnomah	City bureau coordinated (Portland Parks & Rec)	Comp Plan: Single-Dwelling 7,000 and Open Space to Open Space Zoning: R7 to OS
#1744	1S1E09CA 3500	Homestead	Split zoned and City bureau coordinated (Portland Parks & Rec)	Comp Plan: Single-Dwelling 7,000 to Open Space Zoning: R7 and OS to OS
#1745	SW 14th Ave, south of SW Gaines (1S1E09CA 5500, 1S1E09CA 5400)	Homestead	City bureau coordinated (Portland Parks & Rec)	Comp Plan: Single-Dwelling 7,000 to Open Space Zoning: R7p to OSp
#1754	SW 15th Ave, south of SW Broadway (1S1E04CD 11401)	Southwest Hills	City bureau coordinated (Portland Parks & Rec)	Comp Plan: Single-Dwelling 5,000 to Open Space Zoning: R5c, R5p to OSc, OSp
#1755	2640 S/ NW Alexandra Ave	Forest Park	City bureau coordinated (Portland Parks & Rec)	Comp Plan: Single-Dwelling 10,000 and Open Space to Open Space Zoning: R10, OSc, OSp to OS, OSc, OSp
#1756	3101-3111 SW 13TH Ave	Homestead	Nonconforming residential development in OS zoned area	Comp Plan: Single-Dwelling 7,000, Multi-Dwelling 1,000 and Open Space to Single-Dwelling 7,000 and Multi-Dwelling 1,000 Zoning: R7, R7c, R7p, R1, OSp to R7, R7c, R7p, R1, R1p

Change #	Location	West District -- Neighborhood	Issue to Address	Description of Map Change(s)
#1757	3725 SW Marquam Hill Rd	Homestead	Privately owned Open Space property. Change to R10c.	Comp Plan: Open Space to Single-Dwelling 10,000 Zoning: OSc, OSp to R10c, R10p
#1758	3706 SW Marquam Hill Rd	Homestead	Split zone	Comp Plan: Single-Dwelling 7,000 and Single-Dwelling 10,000 to Single-Dwelling 7,000 Zoning: R7, R10 to R7
#1759	10723 SW Capitol Hwy	West Portland Park	Nonconforming community service use	Comp Plan: Multi-Dwelling 2,000 to Mixed Use – Dispersed (MU-D) Zoning: R2 to CM1
#1760	6810 SW 26th Ave	Hillsdale	Add the Design “d” overlay	Comp Plan: No change Zoning: Add the Design “d” overlay to NE corner of site
#1761	4112 SW 6th Avenue Dr	Homestead	Add Design “d” overlay	Comp Plan: No change Zoning: Add the Design “d” overlay to small NW corner of site
#1762	825 NW 18th Ave, 1849 NW Kearney St, 828 NW 19th Ave, 905 NW 17th Ave , 1613 NW Kearney St, NEC/ 16th & NW Kearney St, 1715 NW Johnson St, 723-735 NW 18th Ave, 1801-1817 NW Irving St, 1732 NW Johnson St, 1704 NW Johnson St, 625 NW 17th Ave, 1640 NW Johnson St, 735 NW 16th Ave, 717 NW 16th Ave, 710 NW 17th Ave, 703 NW 16th Ave, 625 NW 17th Ave, 1640 NW Irving St, 635 NW 16th Ave	Northwest	Remove Design “d” overlay	Comp Plan: No change Zoning: Remove the Design “d” overlay
#1825	<u>2435 SW 5th Ave</u>	<u>South Portland</u>	<u>Split zoned site</u>	Comp Plan: Mixed Use – Urban Center (MU-U) to High Density Residential Zoning: CM2d to RH Code Reconciliation Project: Addition to Chapter 33.120 Map of RH Areas with Maximum FAR of 4:1
#1826	<u>4510-4522 SW Vermont St</u>	<u>Maplewood</u>	<u>Split zone</u>	Comp Plan: Multi-Dwelling 1,000, Mixed Use – Dispersed (MU-D) to Mixed Use – Dispersed (MU-D) Zoning: R1, CM1 to CM1

Appendix D.

Public and Bureau Testimony on the Proposed Draft

To search for and view testimony, please visit the website: www.portlandmaps.com/bps/testimony

Table 1: Public Testimony

Change #	Location of proposed map change	Neighborhood	Date	Testimony/ Comment ID	Person/ Organization	Support/ Modify/ Oppose
#1799	705 and 815 N Fremont St	Boise	Sept. 26, 2017	Map App #24311	Kevin Freeny	Oppose
#1799	705 and 815 N Fremont St	Boise	Oct. 1, 2017	Map App #24396	Katy Wolf	Oppose
#1799	705 and 815 N Fremont St	Boise	Oct. 10, 2017	Map App #24414	David Cole	Oppose
#1799	705 and 815 N Fremont St	Boise	Oct. 10, 2017	Map App #24415	David Cole	Oppose
#1799	705 and 815 N Fremont St	Boise	Oct. 19, 2017	Email #24452	Casey Cole	Oppose
#1799	705 and 815 N Fremont St	Boise	Oct. 19, 2017	Email #24456	David Cole + 29 others (Boise-Eliot Neighborhood Association)	Oppose
#1799	705 N Fremont St	Boise	Oct. 19, 2017	Email #24457	Sarah Cantine (Boise LUTC)	Oppose
#1799	705 and 815 N Fremont St	Boise	Oct. 23, 2017	Email #24475	Lisa and Brad Exline	Oppose
#1799	705 and 815 N Fremont St	Boise	Oct. 23, 2017	Email #24477	Andrine de la Rocha	Oppose
#1799	705 and 815 N Fremont St	Boise	Oct. 24, 2017	Email #24478	Howard Jay Patterson	Oppose
#1799	705 and 815 N Fremont St	Boise	Oct. 24, 2017	Email #24479	Matthew Hogan	Oppose
#1799	705 and 815 N Fremont St	Boise	Oct. 24, 2017	Email #24482	Jon Ross and Larisa Zimmerman	Oppose
#1799	705 and 815 N Fremont St	Boise	Oct. 20, 2017	Email #24486	Emily Baratta	Oppose
#1799	705 and 815 N Fremont St	Boise	Oct. 24, 2017	Email #24503	David de la Rocha	Oppose
#1799	705 and 815 N Fremont St	Boise	Oct. 27, 2017	Letter #24513	Noni Causey	Support
#1799	705 and 815 N Fremont St	Boise	Oct. 27, 2017	Email #24517	Doug Klotz	Support

Change #	Location of proposed map change	Neighborhood	Date	Testimony/ Comment ID	Person/ Organization	Support/ Modify/ Oppose
#1799	705 and 815 N Fremont St	Boise	Oct. 20, 2017	Map App #24442	Emily Baratta	Oppose
#1799	705 and 815 N Fremont St	Boise	Oct. 24, 2017	Hearing - Oral #24583	David W. Cole	Oppose
#1799	705 and 815 N Fremont St	Boise	Oct. 24, 2017	Hearing - Oral #24584	Jon Ross	Oppose
#1799	705 and 815 N Fremont St	Boise	Oct. 24, 2017	Hearing - Oral #24586	Larisa Zimmerman	Oppose
#1637	6912-6926 SE 52nd Ave	Brentwood-Darlington	Oct. 24, 2017	Email #24496	Elizabeth Taylor	Support
#1637	6912-6926 SE 52nd Ave	Brentwood-Darlington	Oct. 24, 2017	Email #24498	Patrick Burke	Oppose/ Modify
#1637	6912-6926 SE 52nd Ave	Brentwood-Darlington	Oct. 27, 2017	Email #24526	Patrick Burke	Oppose/ Modify
#1637	6912-6926 SE 52nd Ave	Brentwood-Darlington	Oct. 24, 2017	Hearing - Oral #24609	Patrick Burke	Modify
#1637	6912-6926 SE 52nd Ave	Brentwood-Darlington	Oct. 24, 2017	Hearing - Oral #24613	Linda Powers-Taylor	Support
#1777	2435-2450 SE Main St	Buckman	Oct. 6, 2017	Map App #24403	Laura Wyckoff	Oppose
#1777	2438-2450 SE Main St	Buckman	Oct. 22, 2017	Email #24458	Sam Noble + 2 others (Buckman Community Association)	Support with modification
#1777	2438-2450 SE Main St	Buckman	Oct. 23, 2017	Email #24459	Doug Klotz	Support with modification
#1777	2438-2450 SE Main St	Buckman	Oct. 22, 2017	Email #24462	Alan Kessler	Modify
#1777	2438-2450 SE Main St	Buckman	Oct. 19, 2017	Letter #24472	Gregory Satir and Adrienne Fuson	Oppose
#1777	2438-2450 SE Main St	Buckman	Oct. 24, 2017	Letter #24488	Mollie Hunt	Oppose
#1777	2438-2450 SE Main St	Buckman	Oct. 24, 2017	Letter #24489	Gordon E. Norton	Oppose
#1777	2438-2450 SE Main St	Buckman	Oct. 24, 2017	Letter #24490	M. McShane	Oppose
#1777	2438-2450 SE Main St	Buckman	Oct. 24, 2017	Letter #24491	Joseph Buck	Oppose
#1777	2438-2450 SE Main St	Buckman	Oct. 24, 2017	Letter #24492	Robin Riley	Oppose
#1777	2438-2450 SE Main St	Buckman	Oct. 24, 2017	Letter #24493	Amie Riley	Oppose

Change #	Location of proposed map change	Neighborhood	Date	Testimony/ Comment ID	Person/ Organization	Support/ Modify/ Oppose
#1777	2438-2450 SE Main St	Buckman	Oct. 18, 2017	Map App 24428	Cori Higgins	Oppose
#1777	2438-2450 SE Main St	Buckman	Oct. 19, 2017	Map App #24434	Gregory Satir	Oppose
#1777	2438-2450 SE Main St	Buckman	Oct. 20, 2017	Map App #24435	Doug Klotz	Oppose
#1777	2438-2450 SE Main St	Buckman	Oct. 20, 2017	Map App #24441	Doug Klotz	Oppose
#1777	2438-2450 SE Main St	Buckman	Oct. 21, 2017	Map App #24444	Bob Czimbal	Oppose
#1777	2438-2450 SE Main St	Buckman	Oct. 24, 2017	Hearing - Oral #24579	Cori Higgins	Oppose
#1632	1705 SE Morrison St, 1725 SE Morrison St	Buckman	Oct. 20, 2017	Map App #24439	Doug Klotz	Support
#1801	3000 SE Powell Blvd	Creston-Kenilworth	Oct. 20, 2017	Map App #24438	Doug Klotz	Support
#1686	4337 NE Prescott Street	Cully	Oct. 3, 2017	Email #24400	Paul Bergner	Oppose
N/A	NE 73rd to 75th	Cully	Oct. 9, 2017	Email #24407	Laura Young (Cully Association of Neighbors)	N/A
N/A	N/A	Eastmoreland	Oct. 23, 2017	Email #24476	Rod Merrick (Eastmoreland NA)	N/A
N/A	N/A	Far Southwest	Oct. 23, 2017	Email #24465	Meysam Asgari	N/A
N/A	N/A	Hazelwood	Oct. 12, 2017	Email #24417	Sarah Chisholm (Central City Concern)	N/A
N/A	N/A	Hazelwood	Oct. 24, 2017	Hearing - Oral #24577	Maura Lederer (Central City Concern)	N/A
N/A	N/A	Hazelwood	Oct. 18, 2017	Email #24421	Jim Hlava (Cascadia Behavioral Healthcare)	N/A
N/A	N/A	Hazelwood	Oct. 24, 2017	Hearing - Oral #24575	Jim Hlava (Cascadia Behavioral Healthcare)	N/A
N/A	N/A	Hazelwood	Oct. 24, 2017	Hearing - Oral #24576	Peter Finley Fry (Cascadia Behavioral Healthcare)	N/A

Change #	Location of proposed map change	Neighborhood	Date	Testimony/ Comment ID	Person/ Organization	Support/ Modify/ Oppose
N/A	N/A	Hazelwood	Oct. 24, 2017	Email #24487	Frieda Christopher	N/A
N/A	N/A	Hazelwood	Oct. 27, 2017	Email #24515	Frieda Christopher	Oppose
N/A	1) 4502-4530 NE Hancock St 2) NE 80th and E Burnside. State ID 1N2E32DD 2300	Hollywood/ Montavilla	Sept. 24, 2017	Email #24330	Jim Carlisle	N/A
#1717	4265-4275 NE Halsey St, 4325 NE Halsey St, 4341, 4353 NE Halsey St, 4400 NE Broadway, 1511 NE 45th Ave	Hollywood	Oct. 19, 2017	Email #24431	Alan Kessler	Support with modification
#1717	4265-4275 NE Halsey St, 4325 NE Halsey St, 4341, 4353 NE Halsey St, 4400 NE Broadway, 1511 NE 45th Ave	Hollywood	Oct. 23, 2017	Email #24466	Charles Tso	Oppose
#1717	4265-4275 NE Halsey St, 4325 NE Halsey St, 4341, 4353 NE Halsey St, 4400 NE Broadway, 1511 NE 45th Ave	Hollywood	Oct. 26, 2017	Email #24510	Howard M. Thurston (Association of Unit Owners of Rosegate Condominiums)	Support
#1717 and #1800	4265-4275 NE Halsey St, 4325 NE Halsey St, 4341, 4353 NE Halsey St, 4400 NE Broadway, 1511 NE 45th Ave; 4325, 4341 and 4353 NE Halsey St, 1511 NE 45th Ave, 1510 NE 45th Ave, 1524-1526 NE 45th Ave, 1532, 1542, 1604, 1614 NE 45th Ave	Hollywood	Oct. 24, 2017	Email #24480	Sarah Spotts (Association of Unit Owners of Rosegate Condominiums)	Support
#1800	4325, 4341 and 4353 NE Halsey St, 1511 NE 45th Ave, 1510 NE 45th Ave, 1524-1526 NE 45th Ave, 1532, 1542, 1604, 1614 NE 45th Ave	Hollywood	Oct. 24, 2017	Hearing - Oral #24594	Sarah Spotts	Support
#1800	4325, 4341 and 4353 NE Halsey St, 1511 NE 45th Ave, 1510 NE 45th Ave, 1524-1526 NE 45th Ave, 1532, 1542, 1604, 1614 NE 45th Ave	Hollywood	Sept. 19, 2017	Email #24317	Vickie Veltman	Support

Change #	Location of proposed map change	Neighborhood	Date	Testimony/ Comment ID	Person/ Organization	Support/ Modify/ Oppose
#1800	4325, 4341 and 4353 NE Halsey St, 1511 NE 45th Ave, 1510 NE 45th Ave, 1524-1526 NE 45th Ave, 1532, 1542, 1604, 1614 NE 45th Ave	Hollywood	Sept. 20, 2017	Email #24318	Doug Klotz	Oppose
#1800	4630 SW 39th Drive	Hollywood	Sept. 28, 2017	Map App #24313	Stephen Schuitevoerder	Oppose
#1800	4630 SW 39th Drive	Hollywood	Oct. 2, 2017	Map App #24399	Stephen Schuitevoerder	Oppose
#1800	4325, 4341 and 4353 NE Halsey St, 1511 NE 45th Ave, 1510 NE 45th Ave, 1524-1526 NE 45th Ave, 1532, 1542, 1604, 1614 NE 45th Ave	Hollywood	Oct. 24, 2017	Hearing - Oral #24597	Stephen Schuitevoerder	Oppose
#1800	4630 SW 39th Drive	Hollywood	Oct. 24, 2017	Map App #24495	Stephen Schuitevoerder	N/A
#1800	1511 NE 45th Ave	Hollywood	Oct. 9, 2017	Map App #24404	Milo E. Ormseth	Oppose
#1800	4325, 4341 and 4353 NE Halsey St, 1511 NE 45th Ave, 1510 NE 45th Ave, 1524-1526 NE 45th Ave, 1532, 1542, 1604, 1614 NE 45th Ave	Hollywood	Oct. 24, 2017	Hearing - Oral #24612	Howard Thurston (Rosegate Homeowners Association)	Modify
#1717 and #1800	4265-4275 NE Halsey St, 4325 NE Halsey St, 4341, 4353 NE Halsey St, 4400 NE Broadway, 1511 NE 45th Ave; 4325, 4341 and 4353 NE Halsey St, 1511 NE 45th Ave, 1510 NE 45th Ave, 1524-1526 NE 45th Ave, 1532, 1542, 1604, 1614 NE 45th Ave	Hollywood	Oct. 23, 2017	Email 24461	Tony Jordan	Modify
#1746	Marquam Hill mixed node	Homestead	Oct. 8, 2017	Email #24406	Eric Schnell	Oppose
#1746	Marquam Hill mixed node	Homestead	Oct. 16, 2017	Email #24419	Steve Gramstad (Homestead NA)	Oppose
#1746	Marquam Hill mixed node	Homestead	Oct. 23, 2017	Email #24464	Eric Schnell	Oppose
#1746	Marquam Hill mixed node	Homestead	Oct. 25, 2017	Email #24507	Milt Jones (Homestead NA)	Oppose
#1746	Marquam Hill mixed node	Homestead	Oct. 26, 2017	Email #24511	Brian Newman (OHSU)	Support

Change #	Location of proposed map change	Neighborhood	Date	Testimony/ Comment ID	Person/ Organization	Support/ Modify/ Oppose
#1746	Marquam Hill mixed node	Homestead	Oct. 27, 2017	Email #24512	Anton Vetterlein (Friends of Terwilliger)	Support
#1746	Marquam Hill mixed node	Homestead	Oct. 24, 2017	Hearing - Oral #24574	Brian Dapp	Oppose
#1746	Marquam Hill mixed node	Several, including Homestead	Oct. 24, 2017	Hearing - Oral #24581	Barry Smith	Oppose
#1746	Marquam Hill mixed node	Homestead	Oct. 24, 2017	Hearing - Oral #24592	Milton Jones (Homestead NA)	Neutral
N/A	SE 21st Ave	Hosford-Abernathy	Sept. 25, 2017	Email #24327	Phil Quitslund	N/A
#1629	2232 SE Clinton St	Hosford-Abernathy	Oct. 20, 2017	Map App #24437	Doug Klotz	Support
#1837	853-857 N Prescott St	Humboldt	Oct. 16, 2017	Email #24418	David Arias	N/A
#1687	4931-4947 N Williams Ave	Humboldt	Oct. 24, 2017	Email #24467	Shannon Ryan (State of Oregon)	Support
#1687	4931-4947 N Williams Ave	Humboldt	Oct. 24, 2017	Email #24469	Jackie Strong	Support
#1687	4931-4947 N Williams Ave	Humboldt	Oct. 24, 2017	Email #24470	Luther and Jessie Strong	Support
#1687	4931-4947 N Williams Ave	Humboldt	Oct. 24, 2017	Email #24471	Douglas McCabe	Support
#1827	4306-4308 N Gantenbein Ave	Humboldt	Oct. 24, 2017	Hearing - Oral #24603	Daryl Garner	N/A
#1796	2505 NE Pacific St	Kerns	Sept. 19, 2017	Map App #24212	Patrick Ferguson	Oppose
#1796	2505 NE Pacific St, 2627 NE Sandy Blvd	Kerns	Oct. 19, 2017	Email #24433	Martha Peck Andrews	Oppose
#1796	2505 NE Pacific St, 2627 NE Sandy Blvd	Kerns	Oct. 27, 2017	Email #24516	Michael D. Nanney (Security Properties)	Support
#1796	2505 NE Pacific St, 2627 NE Sandy Blvd	Kerns	Oct. 27, 2017	Email #24532	Gus Baum	Support
#1796	2505 NE Pacific St, 2627 NE Sandy Blvd	Kerns	Oct. 20, 2017	Map App #24443	Doug Klotz	Support
#1828	126 WI/ NE Alberta St (R298093)	King	Oct. 27, 2017	Email #24522	Joseph Schaefer (Jordan Ramis PC)	N/A
#1828	126 WI/ NE Alberta St (R298093)	King	Oct. 24, 2017	Hearing - Oral #24596	Joseph Schaefer, Rich Rodgers and Jessica Engman	N/A

Change #	Location of proposed map change	Neighborhood	Date	Testimony/ Comment ID	Person/ Organization	Support/ Modify/ Oppose
#1751	SE Harney St	Lents	Sept. 19, 2017	Map App #23171	Bruce B Cox	N/A
#1808	9811 SE Foster Rd	Lents	Oct. 23, 2017	Email #24460	Brett Schwartz	N/A
#1808	9811 SE Foster Rd	Lents	Oct. 24, 2017	Hearing - Oral #24593	Brett Schwartz	N/A
N/A	N/A	Lents/Pleasant Valley	Oct. 19, 2017	Email #24432	Diana Davis	N/A
N/A	N/A	Lents	Oct. 24, 2017	Hearing - Oral #24602	Diana Davis	N/A
#1798	6703 SE 83rd Ave	Lents	Oct. 24, 2017	Hearing - Oral #24607	Mo Tran Dinh	Support
#1740	8500 NE Siskiyou St, UN A, 2925 WI/ NE Fremont Dr	Madison South	Oct. 24, 2017	Hearing - Oral #24585	Alistair Williamson	Support
#1740	8500 NE Siskiyou St, UN A, 2925 WI/ NE Fremont Dr	Madison South	Oct. 24, 2017	Hearing - Oral #24601	Kakumyo Lowe-Chorde (Dharma Rain Zen Center)	Support
#1803	NE 67th Ave and NE Halsey St (R265904)	Madison South	Oct. 20, 2017	Map App #24440	Doug Klotz	Support
#1818	536 NE 76th Ave	Montavilla	Sept. 29, 2017	Email #24401	Nghia Bui, Minh Bui, Nga Bui, Thanh Bui (Bui Tofu)	N/A
#1646	344 SE 52nd Ave	Mt. Tabor	Oct. 22, 2017	Email #24463	John Early and Laura Bender	Oppose
#1662	511 SE 60th Ave	Mt. Tabor	Oct. 24, 2017	Hearing - Oral #24599	Tad Everhart	Oppose
#1662	511 SE 60th Ave	Mt. Tabor	Oct. 24, 2017	Email #24473	Rita King (West Tabor Subdivision Association)	Oppose
#1662	511 SE 60th Ave	Mt. Tabor	Oct. 24, 2017	Email #24481	Sam Noble	Support
#1646	344 SE 52nd Ave	Mt. Tabor	Oct. 24, 2017	Hearing - Oral #24611	Laura Bender	Oppose
#1724	2525 NW Lovejoy St	Northwest District	Oct. 24, 2017	Hearing - Oral #24591	Jeanne Harrison	Oppose
#1724	2525 NW Lovejoy St	Northwest District	Oct. 24, 2017	Email #24505	Sharon Kelly	N/A - Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	Oct. 24, 2017	Hearing - Oral #24590	Roma Barman	Oppose

Change #	Location of proposed map change	Neighborhood	Date	Testimony/ Comment ID	Person/ Organization	Support/ Modify/ Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	Oct. 24, 2017	Email #24474	Tim Joslin	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	Oct. 24, 2017	Email #24494	Peter Hesford	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	Oct. 24, 2017	Email #24500	Brent Houston & Stephan Meurer	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	Oct. 24, 2017	Email #24501	Jeffrey H. Courion	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	Oct. 24, 2017	Email #24504	Patti Louie	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	Oct. 24, 2017	Email #24506	Roma Barman	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	Oct. 26, 2017	Email #24509	Stu Smucker	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	Oct. 26, 2017	Email #24514	Linda McKim-Bell	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	Oct. 27, 2017	Email #24518	Janet Sherman	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	Oct. 27, 2017	Email #24519	Jerald S. Weigler	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	Oct. 27, 2017	Email #24520	John Sherman	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	Oct. 27, 2017	Email #24521	Ulysses Sherman	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	Oct. 27, 2017	Email #24523	Ana Kennedy	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	Oct. 27, 2017	Email #24524	Glen Ulmer	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	Oct. 27, 2017	Email #24527	MacLyn and Penelope Smith	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	Oct. 27, 2017	Email #24528	Libby and Mike Kennedy	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	Oct. 27, 2017	Email #24529	John Leahy	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	Oct. 27, 2017	Email #24531	Marie Markham	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	Oct. 27, 2017	Email #24530	Farshad Barman	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	Oct. 22, 2017	Map App #24445	Kevin Hoffman	Oppose

Change #	Location of proposed map change	Neighborhood	Date	Testimony/ Comment ID	Person/ Organization	Support/ Modify/ Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	Oct. 24, 2017	Hearing - Oral #24582	Sabina Wahlfeiler	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	Oct. 24, 2017	Hearing - Oral #24595	Silas Beebe	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	Oct. 24, 2017	Hearing - Oral #24598	Abby Tibbs	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	Oct. 24, 2017	Hearing - Oral #24606	Stu Smucker	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	Oct. 24, 2017	Hearing - Oral #24608	Jane Beebe	Oppose
N/A	147 WI/ NW 19th Ave (R140878) (Trinity Episcopal Cathedral)	Northwest District	Oct. 17, 2017	Email #24420	Nathan LeRud and Susan Lindauer (Trinity Episcopal Cathedral)	N/A
#1821	147 WI/ NW 19TH Ave (R140878) (Trinity Episcopal Cathedral)	Northwest District	Oct. 24, 2017	Hearing - Oral #24604	Ross Cornelius (Trinity Episcopal Cathedral)	N/A
#1821	147 WI/ NW 19TH Ave (R140878) (Trinity Episcopal Cathedral)	Northwest District	Oct. 24, 2017	Hearing - Oral #24605	John Spencer (Trinity Episcopal Cathedral)	N/A
N/A	5821 N Interstate Ave	Overlook	Oct. 10, 2017	Map App #24411	Dallas Hemphill	N/A
#1690	7111 NE Martin Luther King Blvd	Piedmont	Oct. 24, 2017	Email #24499	Anne Lindsley	Oppose
#1683	5024 NE Fremont St	Rose City Park	Sept. 25, 2017	Email #24314	Tamara DeRidder (Rose City Park Neighborhood Association)	Oppose
#1683	5024 NE Fremont St	Rose City Park	Oct. 1, 2017	Email #24402	Emily Courtage + 59 neighbors	Oppose
#1683	5024 NE Fremont St	Rose City Park	Sept. 26, 2017	Map App #24312	Michael De Mont	Oppose
#1829	4708 NE Sandy Blvd	Rose City Park	Oct. 24, 2017	Email #24497	Joshua Scott	N/A
#1689	9525 N Lombard St	St. Johns	Oct. 7, 2017	Email #24405	Lev Dusseljee	Support
#1689	9525 N Lombard St	St. Johns	Sept. 19, 2017	Email #24315	Rachel Hill (St Johns Neighborhood Association)	Support

Change #	Location of proposed map change	Neighborhood	Date	Testimony/ Comment ID	Person/ Organization	Support/ Modify/ Oppose
#1712	10301 N Oregonian AVE	St. Johns	Sept. 16, 2017	Map App #23115	Blake Robertson	Oppose
#1658	5301-5313 SE 19th Ave	Sellwood-Moreland	Sept. 15, 2017	Map App #23111	Steve Szigethy (Sellwood-Moreland Improvement League/SMILE)	Support with modification
#1658	5425 SE Milwaukie Ave	Sellwood-Moreland	Sept. 15, 2017	Map App #23112	Steve Szigethy (SMILE)	Support with modification
#1658	5415 SE Milwaukie Ave	Sellwood-Moreland	Sept. 15, 2017	Map App #23113	Steve Szigethy (SMILE)	Support with modification
#1658	5205 SE 18th Ave	Sellwood-Moreland	Sept. 19, 2017	Map App #23172	Ross Kelley	Support
#1658	5216 SE 17th and 5206-5208 SE 17th Ave	Sellwood-Moreland	Sept. 19, 2017	Email #24316	Ross Kelley	Support with modification
#1658	5216 SE 17th and 5206-5208 SE 17th Ave	Sellwood-Moreland	Oct. 10, 2017	Email #24413	Ross Kelley	Support with modification
#1658	5301-5313 SE 19th Ave (moved to #1812)	Sellwood-Moreland	Oct. 19, 2017	Email #24453	Joel Lieb (SMILE)	Support with modification
#1658	5301-5313 SE 19th Ave (moved to #1812)	Sellwood-Moreland	Oct. 24, 2017	Hearing - Oral #24580	David Schoellhamer (SMILE)	Oppose
#1658	5205 SE 18th Ave	Sellwood-Moreland	Oct. 27, 2017	Email #24525	Tommy J. Johnson	Support with modification
#1658	5209 SE 18th Ave, 5205 SE 18th Ave, 5301-5313 SE 19th Ave (moved to #1812), 5340 SE Milwaukie Ave, 5415 SE Milwaukie Ave, 5425 SE Milwaukie Ave, 5425 SE Milwaukie Ave, 5425 S/ SE Milwaukie Ave, 5434 SE Milwaukie Ave, 5450 SE Milwaukie Ave	Sellwood-Moreland	Oct. 24, 2017	Hearing - Oral #24610	Ross Kelley	Support with modification
N/A	N/A	Sellwood-Moreland	Oct. 23, 2017	Email #24454	Mary Eastwood	N/A
N/A	2435 SW 5th Ave	South Portland/Homestead	Oct. 24, 2017	Hearing - Oral #24588	Virginia Burgess	N/A
N/A	2435 SW 5th Ave	South Portland/Homestead	Oct. 24, 2017	Hearing - Oral #24589	Allen L. Dobbins	N/A

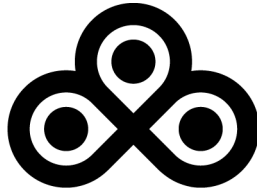
Change #	Location of proposed map change	Neighborhood	Date	Testimony/ Comment ID	Person/ Organization	Support/ Modify/ Oppose
N/A	N/A	South Portland/ Homestead	Oct. 10, 2017	Email #24416	Bob Johnson (Terwilliger Plaza)	N/A
N/A	N/A	South Portland/ Homestead	Oct. 24, 2017	Hearing - Oral #24587	Bob Johnson (Terwilliger Plaza)	N/A
#1661	7500 SE Division St, 7600 SE Division St	South Tabor	Oct. 24, 2017	Email #24502	Mitzi Sugar	Oppose
#1776	3060 SE Stark St	Sunnyside	Sept. 16, 2017	Map App #23114	Kathy Stroh	N/A
#1776	3060 SE Stark St, 3130 SE Stark St, 3215 SE Alder Ct, 3225 SE Alder Ct	Sunnyside	Oct. 20, 2017	Map App #24436	Doug Klotz	Support
N/A	N/A	N/A	Oct. 19, 2017	Email #24430	Steve Rosen	N/A
N/A	Multiple	Multiple	Oct. 24, 2017	Email #24547	Maxine Fitzpatrick (PCRI)	N/A
#1800	Multiple	Multiple	Oct. 24, 2017	Hearing - Oral #24600	Doug Klotz	Oppose
N/A	Multiple	Multiple	Oct. 19, 2017	Email #24429	Barry Smith	N/A

Table 2: Bureau Testimony

Change #	Location of proposed map change	Neighborhood	Date	Testimony/ Comment ID	Person/ Organization	Support/ Modify/ Oppose
#1662	511 SE 60th Ave	Mt. Tabor	Oct. 5, 2017	Email #24412	Kurt Creager (Portland Housing Bureau)	Support
#1662	511 SE 60th Ave	Mt. Tabor	Oct. 26, 2017	Email #24508	Kurt Creager (Portland Housing Bureau)	Support
N/A	2600 N Williams Ave	Eliot	Oct. 5, 2017	Email #24410	Kurt Creager (Portland Housing Bureau)	N/A
#1802	3000 SE Powell Blvd	Creston-Kenilworth	Oct. 9, 2017	Email #24408	Kurt Creager (Portland Housing Bureau)	Support
N/A	N/A	Northwest/ East Columbia	Oct. 23, 2017	Email #24484	Brett Horner (Portland Parks & Recreation)	N/A

Appendix E:

Proposed Draft – Community Engagement Progress Report



Bureau of Planning and Sustainability

Innovation. Collaboration. Practical Solutions.

DATE: January 19, 2018
TO: Marty Stockton
FROM: Jena Hughes
SUBJECT: **Map Refinement Project Recommended Draft, Appendix E: Proposed Draft - Community Engagement Progress Report**

Overview

This memo describes and summarizes what was completed during Phase 3 of the 2035 Comprehensive Plan Map Refinement Project's Community Engagement Plan. This phase takes place after the release of the Proposed Draft and leads up to the public release of the Recommended Draft. This memo summarizes what was completed in the following categories: communications, data and analysis, outreach and relationships, budget, documentation and evaluation, deliverables and next steps for future community engagement activities.

Approach

The primary focus of community engagement leading to the Recommended Draft was to inform the public about project status and assist community members on how to provide effective testimony to the Planning and Sustainability Commission (PSC) at their public hearing held on October 24, 2017. Staff have focused outreach on place-based and interest-based organizations, prioritizing outreach to owners and occupants of sites where there is a proposed map change. There was also a concerted effort to coordinate with government entities, such as Multnomah County Library and Portland Housing Bureau.

Communications

Following the public release of the Proposed Draft in mid-September, Measure 56 (M56) notices were mailed to property owners of sites where there is a proposed map change. Courtesy notices were mailed to occupants (residential and business) of properties with a proposed map change, as well as to occupants within 100 feet of a proposed map change. A Legislative Notice was mailed to TriMet, Metro, Oregon Department of Transportation, all recognized organizations within 1,000 feet of the subject area (neighborhood coalitions, neighborhood associations and business district associations), affected bureaus and interested persons who have requested such notice. A Department of Land Conservation and Development (DLCD) Notice was

submitted to the State Department of Land Conservation and Development 30 days prior to the October 24, 2017, PSC hearing.

Email announcements were also sent to the project listserv and other interested parties, and the Proposed Draft was distributed to interested place-based groups as well as posted to the project website. The website was updated frequently with project documents, information on meetings and hearings, and blog posts detailing the project status.

Data and Analysis

An interactive Map App for the project was launched in September with the release of the Proposed Draft. This layer is available online at portlandmaps.com/bps/mapapp. In addition to being able to review the proposed map changes online, community members can provide testimony on specific sites by entering an address or clicking on part of the map and typing a comment.

Outreach and Relationships

Staff have continued to do outreach to place-based groups by attending existing meetings to make announcements and share project information as well as sending information through mail and email. Staff have been available by phone and email to answer questions and, in some cases, met with community members in person to discuss potential map changes. See Documentation and Evaluation for details of these staff interactions with the public.

Budget

Items for community engagement that required funding include the courtesy postcards to occupants of sites and adjacent sites within 100 feet of a map change, Measure 56 notices, legislative notices and printing copies of the Proposed Draft for public meetings. The costs of these items are listed below:

- § Courtesy postcards: 6,467 postcards = \$569.32 (printing cost)
- § Printing the Proposed Draft: 65 copies = \$364.65
- § Measure 56 notice: 903 notices = \$180.25 (printing cost)
- § Legislative notice: 384 notices = \$66.77
- § Department of Land Conservation and Development (DLCD) notice: No cost

Documentation and Evaluation

Website activity

From September 2017 to mid-January 2018, the Map Refinement Project website was viewed 10,155 times. September saw the highest amount of web activity during this time frame, with 4,715 views. In the last 12 months, the most visited subcategory was the Calendar, with 12,591 views, and the most viewed content was the Map Refinement Project Discussion Draft with 2,233 views.

Staff interactions with the public

Following the release of the Proposed Draft, from mid-September to mid-January 2018, staff recorded 50 phone calls and conversations on the Comprehensive Plan Helpline. The Language Line was not used during this time. Staff also recorded 27 emails that were sent to the Map Refinement Project email address as well as one Portland Maps inquiry.

Staff also attended 16 in-person meetings from September 2017 through mid-January 2018 to share project information and answer questions. See Table 1 for the complete list of these meetings. Further details of these meetings can be viewed on the project website.

Public Testimony

We received 176 items of in-person and written testimony during the public testimony period, which ended at 5 p.m. on October 27, 2017. Of these, 32 were received through the Map App, 97 were received via email, 8 were letters and 39 were given verbally at the PSC hearing. The testimony included 36 items from people representing organizations, 135 from individuals and 5 from other City bureaus. All submitted testimony can be viewed online on the BPS Public Testimony Reader at www.portlandmaps.com/bps/testimony.

Evaluation of Notification

Staff received a lot of feedback on the courtesy notices that were sent to occupants within 100 feet of a proposed map change. The increased notice seemed anecdotally to yield greater engagement in the process and more testimony.

There were, however, several areas where improvement in future notification processes is needed.

- § Due to technical challenges, staff were unable to include the addresses of specific sites with a map change proposal in the mailing, which caused a lot of confusion as to which properties were being affected. Some recipients of the notices were frustrated and confused by the lack of information in the letter and had difficulty finding information online.
- § Some recipients also confused the project with the Residential Infill Project and the Comprehensive Plan Early Implementation projects. This may be inevitable, given the number of projects underway, but greater clarity about the Map Refinement Project would have been helpful.
- § Some recipients who are commercial or residential tenants were very concerned that the notice meant they were being evicted. Future communication could more directly address this question to avoid unnecessarily alarming people.

Staff are working to make future notices more visual and accessible to people who are trying to find information on properties in their neighborhood, as well as improve communication and transparency in project processes overall.

Deliverables

During this phase of the project process, the following deliverables were completed:

- § Map App layer displaying locations of sites with a proposed map change.
- § Map Refinement Project Proposed Draft.

Next Steps

- § The project website will continue to be updated frequently to keep the public informed about the project.
- § The current Map App layer will be updated to reflect changes to sites with a map change recommendation.

- § The Recommended Draft will be publicly released and forwarded to City Council in February 2018. In conjunction with its release, the following notices will be mailed, emailed or posted:
- § **Courtesy notices:** To property owners of added PSC amendment sites where the PSC recommended a proposed map change, as well as to occupants (residential and business) of properties and occupants within 100 feet of a proposed map change.
 - § **Legislative notices:** To TriMet, Metro, Oregon Department of Transportation, all recognized organizations within 1,000 feet of the subject area (neighborhood coalitions, neighborhood associations and business district associations), affected bureaus and interested persons who have requested such notice.
 - § **Email announcements:** Sent via the BPS E-news and to the project listserv, neighborhood coalitions and other interested parties.
 - § **Monthly BPS Planning Project Updates:** Sent to the neighborhood coalitions, neighborhood associations and business district associations that includes updates on all active BPS planning projects, including key project milestones, such as public releases and public hearing dates. These monthly updates are then used in E-communications, posted on neighborhood coalition websites and included in community newspapers.
 - § **Blog post:** Posted on the project webpage, an article announcing the public release and City Council hearing date, which bubbles up to the BPS main page and is available in browser searches.

The public will have time to review the Recommended Draft and provide testimony to City Council at the March 14, 2018, public hearing and through late winter/early spring 2018

Date	Organization
September 18, 2017, 7 – 9 p.m.	Southeast Uplift Land Use & Transportation Committee
September 19, 2017, 7 – 9 p.m.	Southwest Neighbors Inc. Land Use Committee
September 19, 2017, 7 – 9 p.m.	Hosford-Abernethy Neighborhood District Association (HAND)
September 26, 2017, 5 – 8 p.m.	Planning and Sustainability Commission – Briefing
September 27, 2017, 7 – 9 p.m.	Brooklyn Action Corps General Meeting
September 28, 2017, 7 – 9 p.m.	North Portland Land Use Group
October 4, 2017, 6 – 7 p.m.	Sellwood-Moreland Improvement League (SMILE) Land Use Committee
October 5, 2017, 7 – 8:30 p.m.	Homestead Neighborhood Association
October 10, 2017, 10:30 – 11:30 a.m.	Multnomah County Library
October 11, 2017, 10:30 – 11:30 a.m.	Portland Housing Bureau
October 24, 2017, 5 – 8 p.m.	Planning and Sustainability Commission – Hearing
November 9, 2017, 7 – 9 p.m.	Buckman Community Association
November 14, 2017, 12:30 – 4 p.m.	Planning and Sustainability Commission – Work Session
November 15, 2017, 6:30 – 8 p.m.	Kerns Neighborhood Association
November 20, 2017, 7 – 9 p.m.	Southeast Uplift Land Use & Transportation Committee
December 6, 2017, 7 – 8:30 p.m.	Richmond Neighborhood Association Land Use Committee

Table 1: Meetings with organizations about the Map Refinement Project between September 2017 and January 2018

Appendix F:

Comprehensive Plan Map Land Use Designations and Zoning Map Characteristics of the Zone

Comprehensive Plan Map Land Use Designations

Open Space

This designation is intended for lands that serve a recreational, public open space, or ecological function, or provide visual relief. Lands in this designation are primarily publicly-owned but can be in private ownership. Lands intended for the Open Space designation include parks, public plazas, natural areas, scenic lands, golf courses, cemeteries, open space buffers along freeway margins, railroads or abutting industrial areas, and large water bodies. The corresponding zone is OS.

Farm and Forest

This designation is intended for agricultural and forested areas far from centers and corridors, where urban public services are extremely limited or absent, and future investment to establish an urban level of public services is not planned. Areas within this designation generally have multiple significant development constraints that may pose health and safety risks if the land were more densely developed. The designation can be used where larger lot sizes are necessary to enable on-site sanitary or stormwater disposal. It also may be used in locations that may become more urban in the future, but where plans are not yet in place to ensure orderly development. Agriculture, forestry, and very low-density single-dwelling residential will be the primary uses. The maximum density is generally 1 unit per 2 acres. The corresponding zone is RF.

Single-Dwelling — 20,000

This designation is intended for areas that are generally far from centers and corridors where urban public services are extremely limited or absent, and future investments in urban public services will be limited. Areas within the designation generally have multiple significant development constraints that may pose health and safety risks if the land were more densely developed. Very low-density single-dwelling residential and agriculture will be the primary uses. The maximum density is generally 2.2 units per acre. The corresponding zone is R20.

Single-Dwelling — 10,000

This designation is intended for areas far from centers and corridors where urban public services are available or planned but complete local street networks or transit service is limited. This designation is also intended for areas where ecological resources or public health and safety considerations warrant lower densities. Areas within this designation generally have development constraints, but the constraints can be managed through appropriate design during the subdivision process. Single-dwelling residential will be the primary use. The maximum density is generally 4.4 units per acre. The corresponding zone is R10.

Single-Dwelling — 7,000

This designation is intended for areas that are not adjacent to centers and corridors, where urban public services are available or planned, but complete local street networks or transit service is limited. This designation is also intended for areas where ecological resources or public health and safety considerations warrant lower densities. Areas within this designation may have minor development constraints, but the constraints can be managed through appropriate design during the subdivision process. This designation may also be applied in areas where urban public services are available or planned, but the development pattern is already predominantly built-out at 5 to 6 units per acre. Single-dwelling residential will be the primary use. The maximum density is generally 6.2 units per acre. The corresponding zone is R7.

Single-Dwelling — 5,000

This designation is Portland's most common pattern of single-dwelling development, particularly in the city's inner neighborhoods. It is intended for areas where urban public services, generally including complete local street networks and access to frequent transit, are available or planned. Areas within this designation generally have few or very minor development constraints. Single-dwelling residential will be the primary use. The maximum density is generally 8.7 units per acre. The corresponding zone is R5.

Single-Dwelling — 2,500

This designation allows a mix of housing types that are single-dwelling in character. This designation is intended for areas near, in, and along centers and corridors, near transit station areas, where urban public services, generally including complete local street networks and access to frequent transit, are available or planned. Areas within this designation generally do not have development constraints. This designation often serves as a transition between mixed use or multi-dwelling designations and lower density single dwelling designations. The maximum density is generally 17.4 units per acre. The corresponding zone is R2.5.

Multi-Dwelling — 3,000

This designation allows a mix of housing types, including multi-dwelling structures, in a manner similar to the scale of development anticipated within the Single-Dwelling — 2,500 designation. This designation is intended for areas near, in, and along centers and corridors where urban public services, generally including complete local street networks and access to frequent transit, are available or planned. Areas within this designation generally do not have development constraints and may include larger development sites. The maximum density is generally 14.5 units per acre, but may go up to 21 units per acre in some situations. The corresponding zone is R3.

Multi-Dwelling — 2,000

This designation allows multi-dwelling development mixed with single-dwelling housing types but at a scale greater than for single-dwelling residential. This designation is intended for areas near, in, and along centers and corridors and transit station areas, where urban public services, generally including complete local street networks and access to frequent transit, are available or planned. Areas within this designation generally do not have development constraints. The maximum density is generally 21.8 units per acre, but may be as much as 32 units per acre in some situations. The corresponding zone is R2.

Multi-Dwelling — 1,000

This designation allows medium density multi-dwelling development. The scale of development is intended to reflect the allowed densities while being compatible with nearby single-dwelling residential. The designation is intended for areas near, in, and along centers and corridors, and transit station areas, where urban public services, generally including complete local street networks and access to frequent transit, are available or planned. Areas within this designation generally do not have development constraints. The maximum density is generally 43 units per acre, but may be as much as 65 units per acre in some situations. The corresponding zone is R1.

High-Density Multi-Dwelling

This designation is intended for the Central City, Gateway Regional Center, Town Centers, and transit station areas where a residential focus is desired and urban public services including access to high-capacity transit, very frequent bus service, or streetcar service are available or planned. This designation is intended to allow high-density multi-dwelling structures at an urban scale. Maximum density is based on a floor-area-ratio, not on a unit-per-square-foot basis. Densities will range from 80 to 125 units per acre. The corresponding zone is RH.

Central Residential

This designation allows the highest density and most intensely developed multi-dwelling structures. Limited commercial uses are also allowed as part of new development. The designation is intended for the Central City and Gateway Regional Center where urban public services are available or planned including access to high-capacity transit, very frequent bus service, or streetcar service. Development will generally be oriented to pedestrians. Maximum density is based on a floor area ratio, not on a units-per-square-foot basis. Densities allowed exceed 100 units per acre. The corresponding zone is RX. This designation is generally accompanied by a design overlay zone.

Mixed Use — Dispersed

This designation allows mixed use, multi-dwelling, or commercial development that is small in scale, has little impact, and provides services for the nearby residential areas. Development will be similar in scale to nearby residential development to promote compatibility with the surrounding area. This designation is intended for areas where urban public services are available or planned. Areas within this designation are generally small nodes rather than large areas or corridors. The corresponding zones are Commercial Mixed Use 1 (CM1), Commercial Employment (CE), and Commercial Residential (CR).

Mixed Use — Neighborhood

This designation promotes mixed-use development in neighborhood centers and along neighborhood corridors to preserve or cultivate locally serving commercial areas with a storefront character. This designation is intended for areas where urban public services, generally including complete local street networks and access to frequent transit, are available or planned, and development constraints do not exist. Areas within this designation are generally pedestrian-oriented and are predominantly built at low- to mid-rise scale, often with buildings close to and oriented towards the sidewalk. The corresponding zones are Commercial Mixed Use 1 (CM1), Commercial Mixed Use 2 (CM2), and Commercial Employment (CE).

Mixed Use — Civic Corridor

This designation allows for transit-supportive densities of commercial, residential, and employment uses, including a full range of housing, retail, and service businesses with a local or regional market. This designation is intended for areas along major corridors where urban public services are available or planned including access to high-capacity transit, frequent bus service, or streetcar service. The Civic Corridor designation is applied along some of the City's busiest, widest, and most prominent streets. As the city grows, these corridors also need to become places that can succeed as attractive locations for more intense, mixed-use development. They need to become places that are attractive and safe for pedestrians while continuing to play a major role in the City's transportation system. Civic Corridors, as redevelopment occurs, are also expected to achieve a high level of environmental performance and design. The corresponding zones are Commercial Mixed Use 1 (CM1), Commercial Mixed Use 2 (CM2), Commercial Mixed Use 3 (CM3), and Commercial Employment (CE).

Mixed Use — Urban Center

This designation is intended for areas that are close to the Central City and within Town Centers where urban public services are available or planned including access to high-capacity transit, very frequent bus service, or streetcar service. The designation allows a broad range of commercial and employment uses, public services, and a wide range of housing options. Areas within this designation are generally mixed-use and very urban in character. Development will be pedestrian-oriented with a strong emphasis on design and street level activity, and will range from low- to mid-rise in scale. The range of zones and development scale associated with this designation are intended to allow for more intense development in core areas of centers and corridors and near transit stations, while providing transitions to adjacent residential areas. The corresponding zones are Commercial Mixed Use 1 (CM1), Commercial Mixed Use 2 (CM2), Commercial Mixed Use 3 (CM3), and Commercial Employment (CE). This designation is generally accompanied by a design overlay zone.

Central Commercial

This designation is intended to provide for commercial development within Portland's Central City and Gateway Regional Center. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural, and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together along a pedestrian-oriented, safe, and attractive streetscape. The corresponding zone is Central Commercial (CX). This designation is generally accompanied by a design overlay zone.

Central Employment

The designation allows for a full range of commercial, light-industrial, and residential uses. This designation is intended to provide for mixed-use areas within the Central City and Gateway Regional Center where urban public services are available or planned including access to high-capacity transit or streetcar service. The intensity of development will be higher than in other mixed-use land designations. The corresponding zone is Central Employment (EX). This designation is generally accompanied by a design overlay zone.

Mixed Employment

This designation encourages a wide variety of office, creative services, manufacturing, distribution, traded sector, and other light-industrial employment opportunities, typically in a low-rise, flex-space development pattern. Most employment uses are allowed but limited in impact by the small lot size and adjacency to residential neighborhoods. Retail uses are allowed but are limited in intensity so as to maintain adequate employment development opportunities. Residential uses are not allowed to reserve land for employment uses, to prevent conflicts with the other uses, and to limit the proximity of residents to truck traffic and other impacts. The corresponding zones are General Employment 1 (EG1) and General Employment 2 (EG2).

Institutional Campus

This designation is intended for large institutional campuses that are centers of employment and serve a population from a larger area than the neighborhood or neighborhoods in which the campus is located. This designation is intended for areas where urban public services are available or planned. This designation includes medical centers, colleges, schools, and universities. A variety of other uses are allowed that support the mission of the campus, such as residences for students, staff, or faculty. Neighborhood-serving commercial uses and other services are also encouraged. The designation is intended to foster the growth of the institution while enhancing the livability of surrounding residential neighborhoods and the viability of nearby business areas. Corresponding zones are Campus Institution 1 (CI1), Campus Institution 2 (CI2), and Institutional Residential (IR).

Industrial Sanctuary

This designation is intended to reserve areas that are attractive for manufacturing and distribution operations and encourage the growth of industrial activities in the parts of the city where important freight and distribution infrastructure exists, including navigable rivers, airports, railways, and pipelines. A full range of industrial uses are permitted and encouraged. Nonindustrial uses are significantly restricted to facilitate freight mobility, retain market feasibility for industrial development, prevent land use conflicts, reduce human exposure to freight traffic and potential air quality, noise, and pedestrian safety impacts, and to preserve land for sustained industrial use. The corresponding zones are General Industrial 1 (IG1), General Industrial 2 (IG2), and Heavy Industrial (IH).

Zoning Map Characteristics of the Zone (Base Zone Descriptions)

OS (Open Space) zone

The Open Space zone is intended to preserve and enhance public and private open, natural, and improved park and recreational areas identified in the Comprehensive Plan. These areas serve many functions including:

- § Providing opportunities for outdoor recreation;
- § Providing contrasts to the built environment;
- § Preserving scenic qualities;
- § Protecting sensitive or fragile environmental areas;
- § Enhancing and protecting the values and functions of trees and the urban forest;
- § Preserving the capacity and water quality of the stormwater drainage system; and
- § Providing pedestrian and bicycle transportation connections.

RF (Residential Farm/Forest) zone

The RF zone is the lowest density single-dwelling residential zone. The major types of new housing development will be limited to single family houses.

R20 (Residential 20,000) zone

The R20 zone is a low density single-dwelling zone which allows 1 dwelling unit per 20,000 ft². The major types of new housing development will be limited to single family houses, accessory dwelling units (ADU) and duplexes on corners.

R10 (Residential 10,000) zone

The R10 zone is a low density single-dwelling zone which allows 1 dwelling unit per 10,000 ft². The major types of new housing development will be limited to single family houses, accessory dwelling units (ADU) and duplexes on corners.

R7 (Residential 7,000) zone

The R7 zone is a low density single-dwelling zone which allows 1 dwelling unit per 7,000 ft². The major types of new housing development will be limited to single family houses, accessory dwelling units (ADU) and duplexes on corners.

R5 (Residential 5,000) zone

The R5 zone is a low density single-dwelling zone which allows 1 dwelling unit per 5,000 ft². The major types of new housing development will be limited to single family houses, accessory dwelling units (ADU) and duplexes on corners.

R2.5 (Residential 2,500) zone

The R2.5 zone is a low density single-dwelling zone which allows 1 dwelling unit per 2,500 ft². The major types of new housing development will be single family dwellings, row houses, duplexes and accessory dwelling units (ADU).

R3 (Residential 3,000) zone

The R3 zone is a low density multi-dwelling zone. It allows approximately 14.5 dwelling units per acre. Density may be as high as 21 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one and two story buildings and a relatively low building coverage. The major type of new development will be townhouses and small multi-dwelling residences. This development is compatible with low and medium density single-dwelling development. Generally, R3 zoning will be applied on large sites or groups of sites.

R2 (Residential 2,000) zone

The R2 zone is a low density multi-dwelling zone. It allows approximately 21.8 dwelling units per acre. Density may be as high as 32 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to three story buildings, but at a slightly larger amount of building coverage than the R3 zone. The major types of new development will be duplexes, townhouses, rowhouses and garden apartments. These housing types are intended to be compatible with adjacent houses. Generally, R2 zoning will be applied near Major City Traffic Streets, Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets.

R1 (Residential 1,000) zone

The R1 zone is a medium density multi-dwelling zone. It allows approximately 43 units per acre. Density may be as high as 65 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to four story buildings and a higher percentage of building coverage than in the R2 zone. The major type of new housing development will be multi-dwelling structures (condominiums and apartments), duplexes, townhouses, and rowhouses. Generally, R1 zoning will be applied near Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets.

RH (High Density Residential) zone

The RH zone is a high density multi-dwelling zone. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use is regulated by floor area ratio (FAR) limits and other site development standards. Generally, the density will range from 80 to 125 units per acre. Allowed housing is characterized by medium to high height and a relatively high percentage of building coverage. The major types of new housing development will be low, medium, and high-rise apartments and condominiums. Generally, RH zones will be well served by transit facilities or be near areas with supportive commercial services.

RX (Central Residential) zone

The RX zone is a high density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally, the density will be 100 or more units per acre. Allowed housing developments are characterized by a very high percentage of building coverage. The major types of new housing development will be medium and high rise apartments and condominiums, often with allowed retail, institutional, or other service oriented uses. Generally, RX zones will be located near the center of the city where transit is readily available and where commercial and employment opportunities are nearby. RX zones will usually be applied in combination with the Central City plan district.

CR (Commercial Residential) zone.

The CR zone is a low-intensity zone for small and isolated sites in residential neighborhoods. The zone is intended to be applied in limited situations on local streets and neighborhood collectors in areas that are predominately zoned single-dwelling residential. The zone encourages the provision of small scale retail and service uses for surrounding residential areas. Uses are restricted in size to promote a local orientation, and to limit adverse impacts on surrounding residential areas. Where commercial uses are not present, residential density is limited to provide compatibility with surrounding residential areas. Development is intended to be pedestrian-oriented and building height is intended to be compatible with the scale of surrounding residentially zoned areas.

CM1 (Commercial/Mixed Use 1) zone.

The CM1 zone is a small-scale zone intended for sites in dispersed mixed use nodes within lower density residential areas, as well as on neighborhood corridors and at the edges of neighborhood centers, town centers and regional centers. The zone is also appropriate in core commercial areas of centers in locations where older commercial storefront buildings of 1 to 2 stories are predominant. This zone allows a mix of commercial and residential uses. The size of commercial uses is limited to minimize impacts on surrounding residential areas. Buildings in this zone will generally be up to three stories tall. Development is intended to be pedestrian-oriented and compatible with the scale and characteristics of adjacent residentially zoned areas or low-rise commercial areas.

CM2 (Commercial/Mixed Use 2) zone.

The CM2 zone is a medium-scale zone intended for sites in a variety of centers, along corridors, and in other mixed use areas that have frequent transit service. The zone allows a wide range and mix of commercial and residential uses, as well as employment uses that have limited off-site impacts. Buildings in this zone will generally be up to four stories tall unless height and floor area bonuses are used, or plan district provisions specify other height limits. Development is intended to be pedestrian-oriented, provide a strong relationship between buildings and sidewalks, and complement the scale of surrounding residentially zoned areas.

CM3 (Commercial/Mixed Use 3) zone.

The CM3 zone is a large-scale zone intended for sites in high-capacity transit station areas, in town centers, along streetcar alignments, along civic corridors, and in locations close to the Central City. It is intended to be an intensely urban zone and is not appropriate for sites where adjacent properties have single-dwelling residential zoning. The zone allows a wide range and mix of commercial and residential uses, as well as employment uses that have limited off-site impacts. Buildings in this zone will generally be up to six stories tall unless height and floor area bonuses are used, or plan district provisions specify other height limits. Development is intended to be pedestrian-oriented, with buildings that contribute to an urban environment with a strong street edge of buildings. The scale of development is intended to be larger than what is allowed in lower intensity commercial/mixed use and residential zones. Design review is typically required in this zone.

CE (Commercial Employment) zone.

The CE zone is a medium-scale zone intended for sites along corridors with a Neighborhood Collector or higher traffic classification, especially along civic corridors that are also Major Truck Streets or Priority Truck Streets. This zone is generally not appropriate in designated centers, except on a site that is currently developed in an auto-oriented manner and where more urban development is not yet economically feasible. The zone allows a mix of commercial uses, including auto-accommodating development and drive-through facilities, as well as some light manufacturing and distribution uses that have few off-site impacts. The emphasis of this zone is on commercial and employment uses, but residential uses are also allowed. Buildings in this zone will generally be up to four stories tall. This zone is intended to allow for development with auto-accommodating configurations, while also including pedestrian-oriented design features that support transit and pedestrian access.

CX (Central Commercial) zone.

The CX zone is intended to provide for commercial and mixed use development within Portland's most urban and intense areas, specifically the Central City and the Gateway Regional Center. A broad range of uses are allowed to reflect Portland's role as a commercial, cultural, residential, and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

General Employment zones

The General Employment zones implement the Mixed Employment map designation of the Comprehensive Plan. The zones allow a wide range of employment opportunities without potential conflicts from interspersed residential uses. The emphasis of the zones is on industrial and industrially-related uses. Other commercial uses are also allowed to support a wide range of services and employment opportunities. The development standards for each zone are intended to allow new development which is similar in character to existing development. The intent is to promote viable and attractive industrial/commercial areas.

- § **General Employment 1.** EG1 areas generally have smaller lots and a grid block pattern. The area is mostly developed, with sites having high building coverages and buildings which are usually close to the street. EG1 zoned lands will tend to be on strips or small areas.
- § **General Employment 2.** EG2 areas have larger lots and an irregular or large block pattern. The area is less developed, with sites having medium and low building coverages and buildings which are usually set back from the street. EG2 zoned lands will generally be on larger areas than those zoned EG1.

EX (Central Employment) zone

This zone implements the Central Employment map designation of the Comprehensive Plan. The zone allows mixed-uses and is intended for areas in the center of the City that have predominantly industrial type development. The intent of the zone is to allow industrial, business, and service uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area. The development standards are intended to allow new development which is similar in character to existing development.

General Industrial zones

The General Industrial zones are two of the three zones that implement the Industrial Sanctuary map designation of the Comprehensive Plan. The zones provide areas where most industrial uses may locate, while other uses are restricted to prevent potential conflicts and to preserve land for industry. The development standards for each zone are intended to allow new development which is similar in character to existing development. The intent is to promote viable and attractive industrial areas.

- § **General Industrial 1.** IG1 areas generally have smaller lots and a grid block pattern. The area is mostly developed, with sites having high building coverages and buildings which are usually close to the street. IG1 areas tend to be the City's older industrial areas.
- § **General Industrial 2.** IG2 areas generally have larger lots and an irregular or large block pattern. The area is less developed, with sites having medium and low building coverages and buildings which are usually set back from the street.

IH (Heavy Industrial) zone

This zone is one of the three zones that implement the Industrial Sanctuary map designation of the Comprehensive Plan. The zone provides areas where all kinds of industries may locate including those not desirable in other zones due to their objectionable impacts or appearance. The development standards are the minimum necessary to assure safe, functional, efficient, and environmentally sound development.

Campus Institutional 1 zone

The Campus Institutional 1 (CI1) zone is intended for large colleges and medical centers located in or near low and medium density residential neighborhoods. Retail Sales and Service and other uses that serve or support the campus and neighborhood are allowed. Development is intended to be internally focused and compatible with the scale of the surrounding neighborhood. Setback and open space requirements create a buffer between the institution and the surrounding community.



Campus Institutional 2 zone

The Campus Institutional 2 (CI2) zone is intended for large medical centers, colleges and universities located or near a Regional, Town or Neighborhood Center, or along a civic or neighborhood corridor that is served by frequent transit service. Development is intended to be pedestrian-oriented and at a scale that encourages urban-scale medical and educational facilities, while also ensuring compatibility with nearby mixed-use commercial and residential areas. Retail Sales and Service and Office uses are allowed to support the medical or college campus, and to provide services to the surrounding neighborhoods.

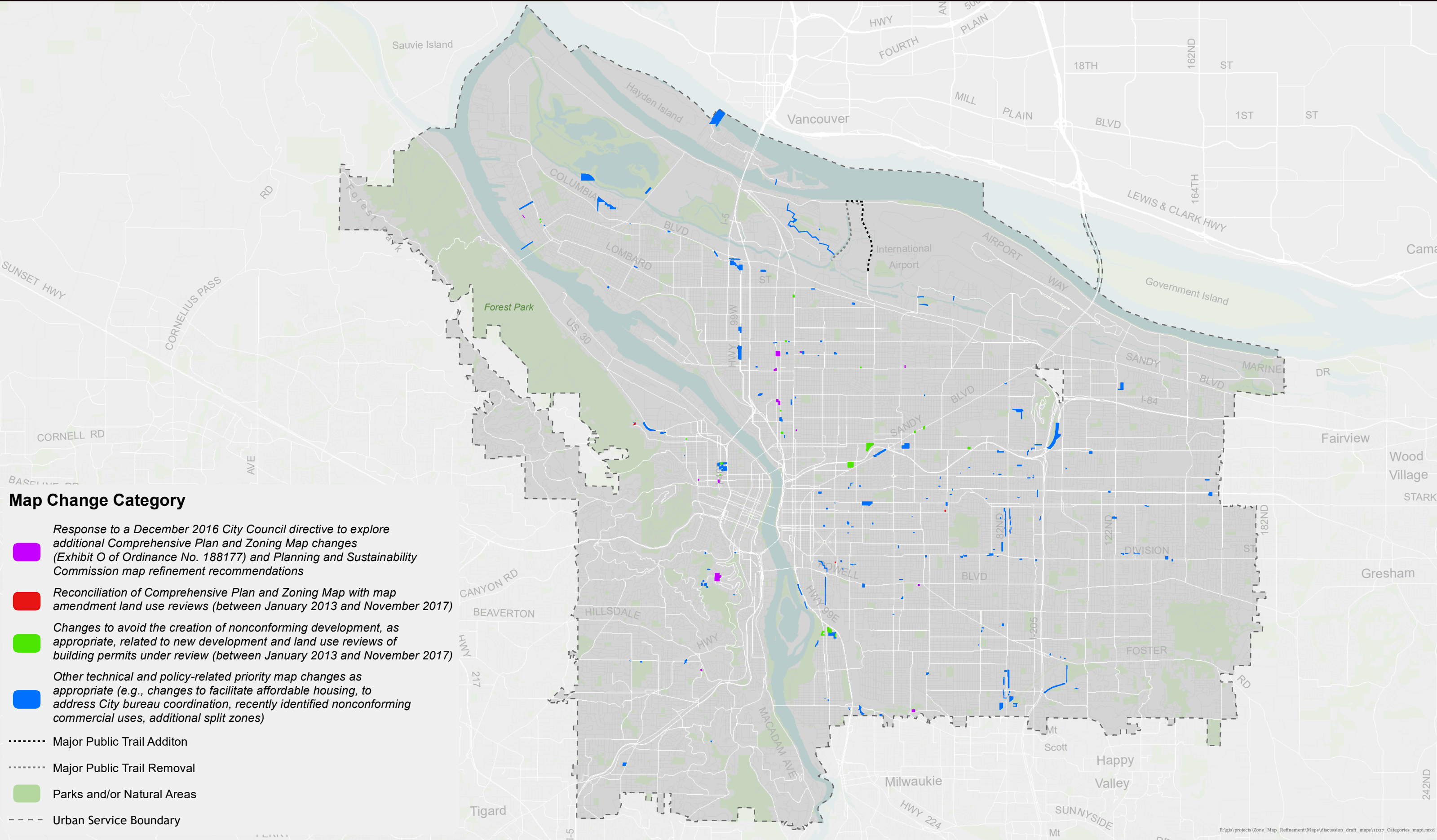
IR (Residential Institutional) zone

The IR zone is a multi-use zone that provides for the establishment and growth of large institutional campuses as well as higher density residential development. The IR zone recognizes the valuable role of institutional uses in the community. However, these institutions are generally in residential areas where the level of public services is scaled to a less intense level of development. Institutional uses are often of a significantly different scale and character than the areas in which they are located. Intensity and density are regulated by the maximum number of dwelling units per acre and the maximum size of buildings permitted. Some commercial and light industrial uses are allowed, along with major event entertainment facilities and other uses associated with institutions. Residential development allowed includes all structure types. Mixed use projects including both residential development and institutions are allowed as well as single use projects that are entirely residential or institutional. IR zones will be located near one or more streets that are designated as District Collector streets, Transit Access Streets, or streets of higher classification. IR zones will be used to implement the Comprehensive Plan's Institutional Campus designation. The IR zone will be applied only when it is accompanied by the "d" Design Review overlay zone.

Index of Symbols on the Official Zoning Maps

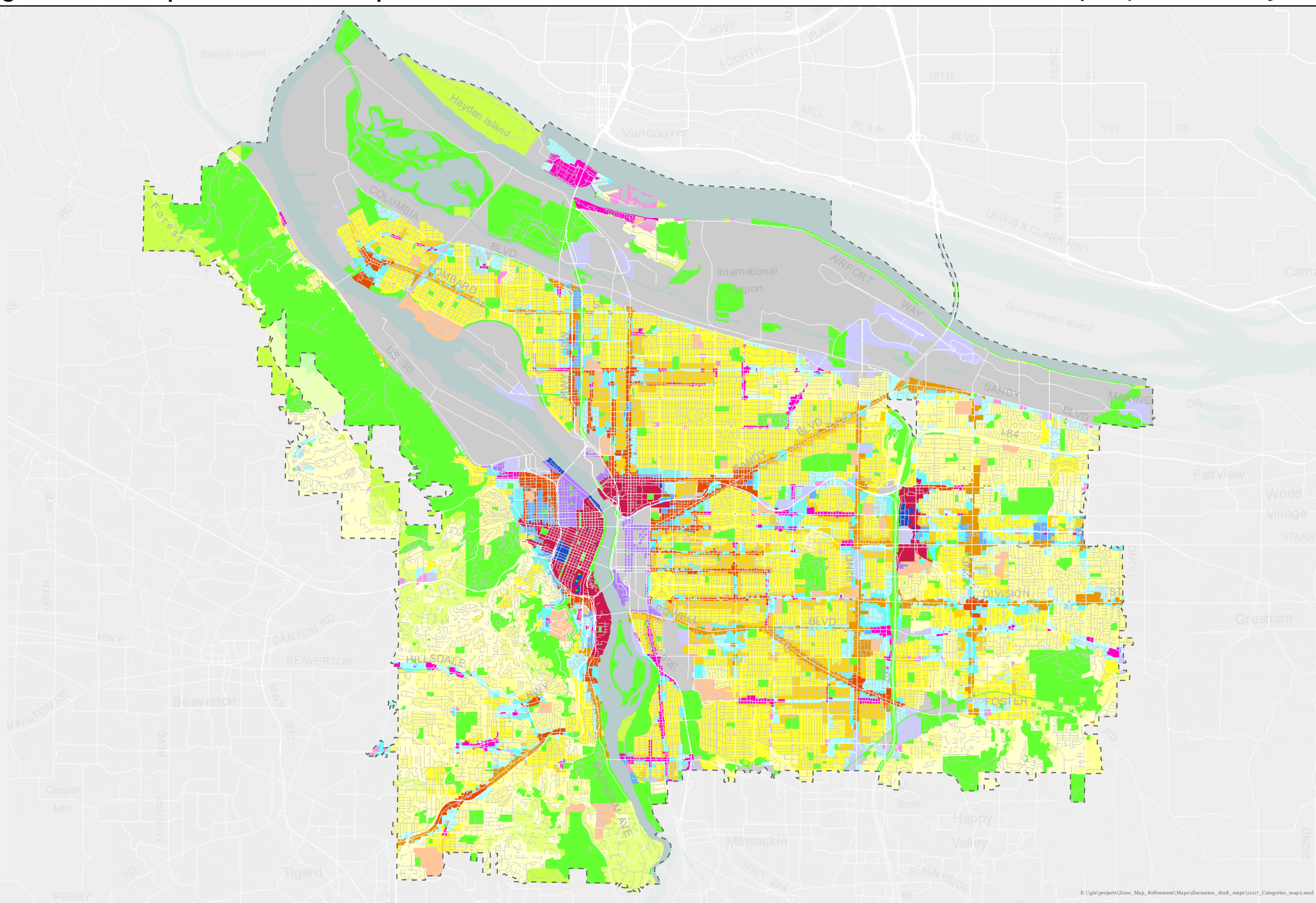
	Symbol	Full Name
Base Zones	CG	General Commercial
	CM	Mixed Commercial/Residential
	CN1	Neighborhood Commercial 1
	CN2	Neighborhood Commercial 1
	CO1	Office Commercial
	CO2	Office Commercial
	CS	Storefront Commercial
	CX	Central Commercial
	EG1	General Employment 1
	EG2	General Employment 2
	EX	Central Employment
	IG1	General Industrial 1
	IG2	General Industrial 2
	IH	Heavy Industrial
	IR	Institutional Residential
	OS	Open Space
	R1	Residential 1,000
	R2	Residential 2,000
	R2.5	Residential 2,500
	R3	Residential 3,000
	R5	Residential 5,000
	R7	Residential 7,000
	R10	Residential 10,000
	R20	Residential 20,000
	RF	Residential Farm/Forest
	RH	High Density Residential
	RX	Central Residential
Overlay Zones	a	Alternative Design Density Overlay Zone
	b	Buffer Overlay Zone
	c	Environmental Conservation Overlay Zone
	d	Design Overlay Zone
	f	Future Urban Overlay Zone
	g	River General Overlay Zone
	h	Aircraft Landing Overlay Zone
	i	River Industrial Overlay Zone
	k	Prime Industrial Overlay Zone
	m	Centers Main Street Overlay Zone
	n	River Natural Overlay Zone
	q	River Water Quality Overlay Zone
	r	River Recreational Overlay Zone
	q	River Water Quality
	p	Environmental Protection Overlay Zone
	s	Scenic Resource Overlay Zone
	t	Light Rail Transit Station Overlay Zone
	v	Pleasant Valley Natural Resources Overlay Zone
	x	Portland International Airport Noise Impact Overlay Zone
Special	(XX)	Comprehensive Plan Map Designation Comp. Plan
	••••	Areas of difference between current zoning and Comprehensive Plan Map Designation
		Plan Districts
		Historic and Conservation Districts
		Natural Resource Management Plans NRMP documents
	☆☆☆	Recreational Trails
	●	Historic Landmarks
	▲	Conservation Landmarks

Note that the Index of Symbols is recommended to be updated in the Code Reconciliation Project.



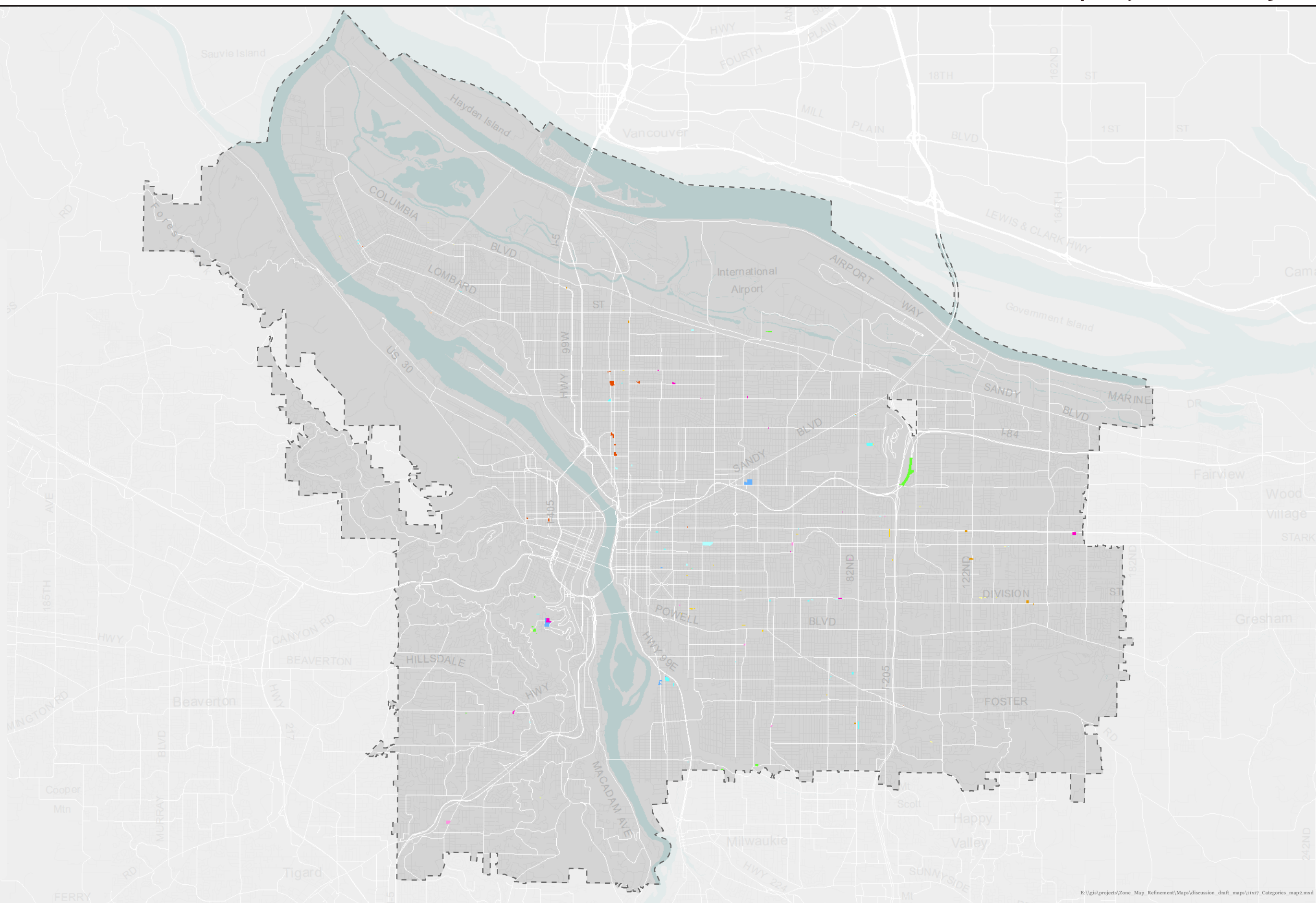
Comprehensive Plan Designations

- Open Space
- Farm and Forest
- Single-Dwelling 20,000
- Single-Dwelling 10,000
- Single-Dwelling 7,000
- Single-Dwelling 5,000
- Single-Dwelling 2,500
- Multi-Dwelling 3,000
- Multi-Dwelling 2,000
- Multi-Dwelling 1,000
- High Density Multi-Dwelling
- Central Residential
- Institutional Campus
- Mixed Employment
- Industrial Sanctuary
- Central Employment
- Central Commercial
- Mixed Use - Urban Center
- Mixed Use - Civic Corridor
- Mixed Use - Neighborhood
- Mixed Use - Dispersed
- Urban Service Boundary

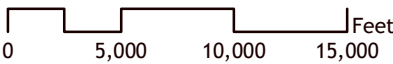


Comprehensive Plan Designations

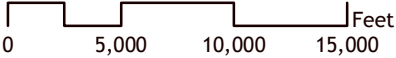
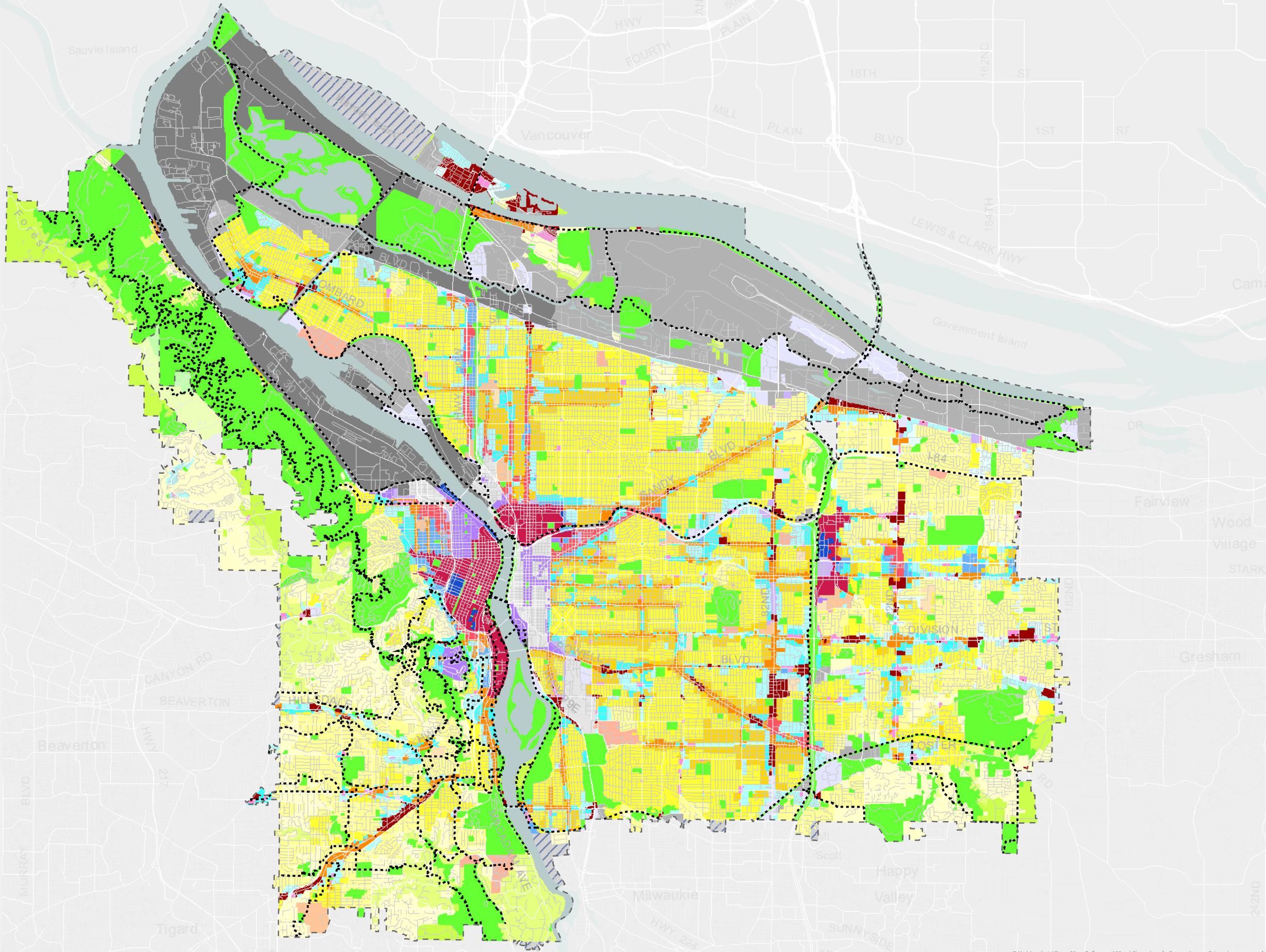
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- Mixed Use - Neighborhood
- Mixed Use - Dispersed
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- Zone Designations**
- Open Space (OS)
 - Residential Farming (RF)
 - Single Dwelling Residential 20,000 (R20)
 - Single Dwelling Residential 10,000 (R10)
 - Single Dwelling Residential 7,000 (R7)
 - Single Dwelling Residential 5,000 (R5)
 - Single Dwelling Residential 2,500 (R2.5)
 - Multi-Dwelling Residential 3,000 (R3)
 - Low Density Multi-Dwelling Residential 2,000 (R2)
 - Medium Density Multi-Dwelling Residential 1,000 (R1)
 - High Density Multi-Dwelling Residential (RH)
 - Central Multi-Dwelling Residential (RX)
 - Institutional Residential (IR)
 - Campus Institutional 1 (CI1)
 - Campus Institutional 2 (CI2)
 - Commercial Residential (CR)
 - Commercial Mixed Use 1 (CM1)
 - Commercial Mixed Use 2 (CM2)
 - Commercial Mixed Use 3 (CM3)
 - Commercial Employment (CE)
 - Central Commercial (CX)
 - General Employment 1 (EG1)
 - General Employment 2 (EG2)
 - Central Employment (EX)
 - General Industrial 1 (IG1)
 - General Industrial 2 (IG2)
 - Heavy Industrial (IH)
 - County Zoning (MC, CC, WC)
 - Major Public Trails
 - Urban Service Boundary



Zone Designations

- Open Space (OS)
- Residential Farming (RF)
- Single Dwelling Residential 20,000 (R20)
- Single Dwelling Residential 10,000 (R10)
- Single Dwelling Residential 7,000 (R7)
- Single Dwelling Residential 5,000 (R5)
- Single Dwelling Residential 2,500 (R2.5)
- Multi-Dwelling Residential 3,000 (R3)
- Low Density Multi-Dwelling Residential 2,000 (R2)
- Medium Density Multi-Dwelling Residential 1,000 (R1)
- High Density Multi-Dwelling Residential (RH)
- Central Multi-Dwelling Residential (RX)
- Institutional Residential (IR)
- Campus Institutional 1 (CI1)
- Campus Institutional 2 (CI2)
- Commercial Residential (CR)
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- Commercial Mixed Use 2 (CM2)
- Commercial Mixed Use 3 (CM3)
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- Major Public Trail Additon
- Major Public Trail Removal
- Urban Service Boundary

