

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

ORDINANCE NO. 1150

Amending County Land Use Code, Plans and Maps to Re-Adopt Portland's Recent Plan and Map Revisions to the Unchallenged Portions of the Northwest District Plan and Repeal Ordinance No. 177920 in Compliance with Metro's Functional Plan and Declaring an Emergency

The Multnomah County Board of Commissioners Finds:

- a. The Board of County Commissioners (Board) adopted Resolution A in 1983 which directed the County services towards rural services rather than urban.
- b. In 1996, Metro adopted the Functional Plan for the region, mandating that jurisdictions comply with the goals and policies adopted by the Metro Council.
- c. In 1998, the County and the City of Portland (City) amended the Urban Planning Area Agreement to include an agreement that the City would provide planning services to achieve compliance with the Functional Plan for those areas outside the City limits, but within the Urban Growth Boundary and Portland's Urban Services Boundary.
- d. It is impracticable to have the County Planning Commission conduct hearings and make recommendations on land use legislative actions pursuant to MCC 37.0710, within unincorporated areas inside the Urban Growth Boundary for which the City provides urban planning and permitting services. The Board intends to exempt these areas from the requirements of MCC 37.0710, and will instead consider the recommendations of the Portland Planning Commission and City Council when legislative matters for these areas are brought before the Board for action as required by intergovernmental agreement (County Contract #4600002792) (IGA).
- e. On September 17, 2009, the Board amended County land use codes, plans and maps to adopt the City's land use codes, plans and map amendments in compliance with Metro's Functional Plan by Ordinance 1145.
- f. Since the adoption of Ordinance 1145, the City's Planning Commission recommended land use code, plan and map amendments to the City Council through duly noticed public hearings.
- g. The City notified affected County property owners as required by the IGA.

- h. The City Council adopted the land use code, plan and map amendments set out in Section 1 below and attached as Exhibits 1 through 7. The IGA requires that the County adopt these amendments for the City planning and zoning administration within the affected areas.

The Multnomah County Board of Commissioners Ordains:

Section 1. The County Comprehensive Framework Plan, community plans, rural area plans, sectional zoning maps and land use code chapters are amended to include the City land use code, plan and map amendments, attached as Exhibits 1 through 7, effective on the same date as the respective Portland ordinance:

Exhibit No.	Description	Date
1	Ordinance to Re-Adopt the unchallenged portions of the Northwest District Plan and repeal Ordinance No. 177920 (PDX Ord. #183269)	11/03/09
2	Exhibit A Northwest District Plan	4/03
3	Exhibit B Northwest District Plan Appendices	4/03
4	Exhibit C Northwest District Plan Findings	9/03
5	Exhibit D Northwest District Plan Amendments	9/03
6	Exhibit E Northwest Master Plan Requirements Restored by Remand	11/09
7	Exhibit F Northwest District Plan Maps	11/09

Section 2. In accordance with ORS 215.427(3), the changes resulting from Section 1 of this ordinance shall not apply to any decision on an application that is submitted before the applicable effective date of this ordinance and that is made complete prior to the applicable effective date of this ordinance or within 180 days of the initial submission of the application.

Section 3. In accordance with ORS 92.040(2), for any subdivisions for which the initial application is submitted before the applicable effective date of this ordinance, the subdivision application and any subsequent application for construction shall be governed by the County's land use regulations in effect as of the date the subdivision application is first submitted.

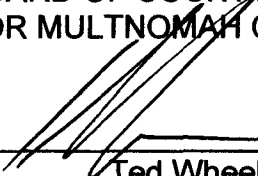
Section 4. Any future amendments to the legislative matters listed in Section 1 above, are exempt from the requirements of MCC 37.0710. The Board acknowledges, authorizes and agrees that the Portland Planning Commission will act instead of the Multnomah Planning Commission in the subject unincorporated areas using the City's own procedures, to include notice to and participation by County citizens. The Board will consider the recommendations of the Portland Planning Commission when legislative matters for County unincorporated areas are before the Board for action.

Section 5. An emergency is declared in that it is necessary for the health, safety and general welfare of the people of Multnomah County for this ordinance to take effect concurrent with the City code, plan and map amendments. Under section 5.50 of the Charter of Multnomah County, this ordinance will take effect in accordance with Section 1.

FIRST READING AND ADOPTION: December 3, 2009




BOARD OF COUNTY COMMISSIONERS,
FOR MULTNOMAH COUNTY, OREGON



Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
Sandra N. Duffy, Assistant County Attorney

SUBMITTED BY:

M. Cecilia Johnson, Director, Department of Community Services

EXHIBIT LIST FOR ORDINANCE

1. Ordinance to Re-Adopt the unchallenged portions of the Northwest District Plan and Repeal Ordinance No. 177920 (**PDX Ord. #183269**).
2. Exhibit A Northwest District Plan
3. Exhibit B Northwest District Appendices
4. Exhibit C Northwest District Plan Findings
5. Exhibit D Northwest District Plan Amendments
6. Exhibit E Northwest District Plan Requirements Restored by Remand
7. Exhibit F Northwest District Maps

Prior to adoption, this information is available electronically or for viewing at the Multnomah County Board of Commissioners and Agenda website (**www.co.multnomah.or.us/cc/WeeklyAgendaPacket/**). To obtain the adopted ordinance and exhibits electronically, please contact the Board Clerk at 503-988-3277. These documents may also be purchased on CD-Rom from the Land Use and Transportation Program. Contact the Planning Program at 503-988-3043 for further information.

ORDINANCE No. 183269

* Readopt affirmed and unchallenged portions of the *Northwest District Plan*; Repeal Ordinance 177920 (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. Portland's *Comprehensive Plan* was adopted on October 16, 1980, acknowledged for compliance with Statewide Planning Goals on May 3, 1981; and on January 25, 2000 an updated version of Portland's *Comprehensive Plan* was acknowledged for compliance with the Statewide Planning Goals at the conclusion of the City's first periodic review.
2. The *Northwest District Policy Plan*, adopted in 1975 and revised in 1977, was incorporated into Portland's *Comprehensive Plan* in 1980. The *Northwest District Plan* is intended to replace the *Northwest District Policy Plan*.
3. The *Central City Plan* was adopted as an element of Portland's *Comprehensive Plan* in 1988.
4. The *Guild's Lake Industrial Sanctuary Plan* was adopted as an element of Portland's *Comprehensive Plan* in 2000.
5. The Northwest Plan District was adopted a chapter of the City Planning and Zoning Code in 2001.
6. Oregon Revised Statutes (ORS) 197.628 requires cities and counties to review their comprehensive plans and land use regulations periodically and make changes necessary to keep plans and regulations up-to-date and in compliance with Statewide Planning Goals and State laws. Portland is also required to coordinate its review and update of the *Comprehensive Plan* and land use regulations with State plans and programs.
7. Portland *Comprehensive Plan* Goal 10, Plan Review and Administration, states that the *Comprehensive Plan* will undergo periodic review to ensure that it remains an up-to-date and workable framework for land use development.
8. Portland *Comprehensive Plan* Policy 10.2, Comprehensive Plan Map Review, establishes a community and neighborhood planning process for the review and update of the Portland Comprehensive Plan Map.
9. Portland *Comprehensive Plan* Goal 3, Neighborhoods, calls for preserving and reinforcing the stability, diversity, residential quality, and economic vitality of the City's neighborhoods, while allowing for increased density.

10. Portland *Comprehensive Plan* Policy 3.6, Neighborhood Plan, encourages the creation of neighborhood plans to address issues and opportunities at a scale which is more refined and more responsive to neighborhood needs than can be attained under the broad outlines of the City's *Comprehensive Plan*.
11. Neighborhood and district plans serve as components of the *Comprehensive Plan* and are intended to promote patterns of land use, urban design, infrastructure facilities and services that encourage and contribute to the economic, social, and physical health, welfare, and safety of the neighborhood and the city.
12. In November 1999, the Northwest District Association Board of Directors adopted the Northwest District Neighborhood Plan, intending it to serve as an update of the 1977 City-adopted *Northwest District Policy Plan*. In June 2000, City Council directed the Bureau of Planning to review the Northwest District Neighborhood Plan and take it through the formal City adoption process. The *Northwest District Plan* is the result of that process. The Northwest District Neighborhood Plan served as a major input in the crafting of the *Northwest District Plan*.
13. The Bureau of Planning developed the *Northwest District Plan* with participation from interested neighborhood and business associations, property owners, business persons and citizens and with cooperation from other bureaus and agencies.
14. Public involvement and outreach activities included regular consultation with Citizen and Technical Advisory Committees, neighborhood walks, urban design workshops and an open house. Staff also attended numerous neighborhood and business association meetings and convened special-purpose advisory groups to assist in crafting and evaluating plan proposals.
15. The *Northwest District Plan* includes an urban design concept and implementation action charts, which are adopted by resolution. The action charts represent a commitment from public and private groups to help implement the *Northwest District Plan*.
16. The *Northwest District Plan* provisions implement, or are consistent with, the Statewide Planning Goals, the Region 2040 Growth Concept, the Metro Urban Growth Management Functional Plan, the Portland *Comprehensive Plan*, the *Central City Plan*, and the *Guild's Lake Industrial Sanctuary Plan*, as described in the findings included in Exhibit C, which is made a part of this Ordinance by this reference.
17. The Notice of Proposed Action and two copies of the *Northwest District Plan* were mailed to the Oregon Department of Land Conservation and Development as required by ORS 197.610 on October 8, 2002.

18. A general notification of the November 26, 2002 Portland Planning Commission and November 21, 2002 Portland Design Commission public hearings on the Proposed *Northwest District Plan* was sent to 1,060 interested parties on October 18, 2002. Measure 56 notification of the November 26, 2002 Planning Commission and November 21, 2002 Design Commission public hearings on the Proposed *Northwest District Plan* was sent to all property owners potentially affected by proposed zoning map, zoning code, and design-related changes on October 18, 2002. .
19. On November 21 and December 5, 2002 and January 9 and 16, 2003, the Portland Design Commission held public hearings on the Proposed *Northwest District Plan*. The Design Commission recommended that City Council adopt the design-related provisions of the *Northwest District Plan* as amended.
20. On November 26, 2002, the Portland Planning Commission held a public hearing on the Proposed *Northwest District Plan*. The Planning Commission discussed the Plan on December 5, 2002, January 14, January 28, and April 8, 2003. On April 8, the Planning Commission recommended that City Council adopt the Recommended *Northwest District Plan*.
21. A general notification of the May 21, 2003 City Council public hearing on the Recommended *Northwest District Plan* was sent to individuals who testified at the Planning Commission and Design Commission hearings and other interested individuals on April 18, 2003. A Measure 56 notification of the May 21, 2003 City Council public hearing on the Recommended *Northwest District Plan* was sent to all property owners potentially affected by Planning Commission recommended zoning map and code amendments (where such recommended amendments differed from the October 2002 Proposed *Northwest District Plan*) on April 18, 2003.
22. The Portland City Council adopted the *Northwest District Plan* by Ordinance 177920 on September 24, 2003. This ordinance made the *Northwest District Plan* part of Portland's *Comprehensive Plan* through a new Policy 3.10. Ordinance 177920 also amended the zoning code by amending the Northwest Plan District, redesignated and rezoned additional industrial land to mixed use between NW Pettygrove and NW Vaughn, and amended the *Comprehensive Plan Map* designations (but not the zone map) for some industrial land north of NW Vaughn for future mixed-use.
23. On September 24, 2003 the Portland City Council enacted companion measures to Ordinance 177920. Ordinance 177921 amended the property tax exemption for new transit supportive residential and mixed use development within a portion of the Northwest Plan District, while Resolution 376171 adopted the *Northwest District Plan* urban design concept and action charts.

24. The Portland City Council adopted further companion measures on October 24, 2004. Ordinance 178020 amended the *Northwest District Plan* to allow commercial parking structures on six residential sites and amended the Northwest Plan District to regulate this allowed parking. Council also adopted Ordinance 177993 which established a new Northwest Transportation Fund designed to mitigate the traffic generating effects of Floor Area Ratio bonuses for development north of NW Pettygrove.
25. All four ordinances and the resolution were appealed to the Oregon Land Use Board of Appeals (LUBA). The petitioners' primary challenges were directed to Ordinance No. 177920 (adopting the Northwest District Plan) and Ordinance No. 178020 (adopting parking provisions). LUBA issued a decision denying all but one of the assignments of error in *NWDA v City of Portland*, 47 Or LUBA 533 (2004) (*NWDA I*). LUBA's decision was appealed to the Oregon Court of Appeals, which affirmed most of LUBA's decision but remanded so an additional assignment could be reconsidered in *NWDA v. City of Portland*, 198 Or App 286 (2005) (*NWDA II*). Upon reconsideration, LUBA remanded Ordinance No. 177920 for the reasons expressed in its original opinion and affirmed the remaining ordinances and resolution in *NWDA v. City of Portland*, 50 Or LUBA 310 (2005) (*NWDA III*).
26. LUBA remanded Ordinance 177920 because it found the City had not meet its evidentiary burden under Statewide Planning Goal 12, Transportation, and Oregon Administrative Rules 660-0012-0060, Transportation Planning, to show that *Comprehensive Plan Map* redesignations and rezones north of NW Pettygrove and *Comprehensive Plan Map* redesignations north of NW Vaughn would not have significant adverse traffic impacts on NW Vaughn Street or the NW Vaughn and 23rd intersection.
27. On March 31, 2009, LUBA upheld a City Council decision approving a proposed parking garage for one of the sites identified in the affirmed and acknowledged Ordinance 178020 in *NWDA v. City of Portland*, LUBA No. 2008-212 [3/31/2009 (*NWDA IV*)]. In a footnote, LUBA provided the following guidance to the City concerning readoption of the affirmed or unchallenged portions of the Northwest District Plan that were originally adopted by Ordinance No. 177920: "If it is possible to separate the part of the NDP that was affected by our remand in *NWDA III* from the part that was not, an ordinance that readopted the parts of the NDP that was unaffected by *NWDA III* would almost certainly be invulnerable in any appeal***." In its opinion, LUBA also stated that as a result of its 2005 decision remanding Ordinance No. 177920, any claim that some or all of the regulations adopted by that ordinance remain effective is "almost certainly wrong" and opined that these regulations "are no longer effective;"

28. On June 12, 2009, the Portland Bureau of Planning and Sustainability forwarded provided a "Notice of Proposed Amendment" to the Oregon Department of Land Conservation and Development. This notice stated the City's intent to readopt the portions of the Northwest District Plan adopted by Ordinance No. 177920 that were unchallenged or affirmed by LUBA in *NWDA III*. The notice was received by the Department on June 15, 2009. This notice anticipated a July 22, 2009 Portland City Council hearing, but the hearing was postponed to July 29, 2009, then to September 23, 2009, and again to October 21, 2009. The Portland Bureau of Planning and Sustainability provided supplemental notices to the Department on August 13, 2009 and September 18, 2009 describing the rescheduled hearing dates.
29. On July 8, 2009 the Oregon Court of Appeals affirmed LUBA's March 31, 2009 opinion. This appellant judgment was filed on September 9, 2009, and the City received the Notice of Appellant Judgment from the Oregon Board of Appeals on September 18, 2009. Because Ordinance No. 177920 did not contain a severability clause the entire ordinance became invalid and unenforceable.
30. On August 19, 2009 the Portland City Council, in anticipation of final appellant judgment, adopted Resolution No. 36724 that:
- Recognized that Ordinance No. 177920 was no longer effective or enforceable;
 - Recognized that all land use plans, maps, codes, guidelines, and regulations in effect on November 7, 2003, (the day before Ordinance No. 177920 became effective on November 8, 2003) are the effective and enforceable versions, unless amended or replaced by a final land use decision made after September 24, 2003; and
 - Directed City staff to correct the relevant land use plans, maps, codes, guidelines, and regulations to be consistent with Resolution No. 36724.
31. A general notification of the City Council public hearing on the remanded *Northwest District Plan* was mailed on August 7, 2009; and a more detailed follow-up notice was mailed to the same individuals, organizations and parties on October 7, 2001 stating the exact time and place of the October 21, 2009 hearing. Additional "Measure 56" notification of the October 21, 2009 City Council public hearing on the remanded *Northwest District Plan* was sent to potentially affected property owners on September 30, 2009. Potentially affected owners are all owners whose zones would change from the zones effective on November 7, 2003 to zones the same as those that became effective on November 8, 2003 but became ineffective upon remand.

32. On considering Ordinance No. 177920 on remand the City Council determines that is possible to separate the parts of the Northwest District Plan identified as deficient in *NWDA III* from the parts that were not. Separation is possible because the remand was based on a single assignment of error limited to modeled traffic generation from *Comprehensive Plan Map* redesignations from Industrial to Employment and corresponding rezones (IG1 to EXd) north of NW Pettygrove and from *Comprehensive Plan Map* redesignations from Industrial to Employment north of NW Vaughn.
33. This ordinance is limited in scope and readopts only those portions of the Northwest District Plan that were either unchallenged or affirmed by LUBA in its review of Ordinance No. 177920 in its decisions in *NWDA I* and *NWDA III*. Council consideration of the transportation issues that were the basis for LUBA's remand in *NWDA I* and *III* will be the subject of a subsequent public hearing for which public notice will be provided and public testimony will be accepted.
34. The Vision Statement, Policies, Objectives, Master Street Plan, design review provisions and zoning measures of the readopted *Northwest District Plan* will serve as an official guide to public and private decision-making and investment in the plan area.
35. It is in the public interest that the recommendations contained in the *Northwest District Plan* be readopted to direct change in the study area. These recommendations are consistent with Statewide Planning Goals, Metro's Functional Plan and the City's Comprehensive Plan for the reasons stated in the findings in Exhibit A.

NOW, THEREFORE, the Council directs:

- a. The commentary in Exhibits A, B and D and the Findings in Exhibit C, are adopted as further findings and as legislative intent, and are made a part of this Ordinance by this reference.
- b. Exhibit A, the *Planning Commission Recommended Northwest District Plan*, dated April 2003, as amended in Exhibit D, *Council Amendments to the Recommended Northwest District Plan*, dated September 2003, is adopted as the *Northwest District Plan*. By this reference, Exhibits A and D are made a part of this Ordinance.
- c. The Portland *Comprehensive Plan* is amended by adopting the Vision, Policies, Objectives and Master Street Plan of the *Northwest District Plan* and a new Policy 3.10, as shown in Exhibit A, and as amended by Exhibit D.
- d. The Portland *Comprehensive Plan* is amended by repealing the 1975 *Northwest District Policy Plan* and the 1977 amendments to the *Northwest District Policy Plan*. All references to the *Northwest District Policy Plan* in the *Comprehensive Plan* are replaced by references to the *Northwest District Plan*. The *Northwest District Plan* supersedes the *Northwest District Policy Plan*.

- e. The *Portland Comprehensive Plan Map* and the *Zoning Map of the City of Portland* are amended as shown in Exhibit A, and as amended by Exhibit D, except as provided in directives below.
- f. The *Central City Plan* is amended as shown in Exhibit A, and as amended by Exhibit D.
- g. The *Central City Fundamental Design Guidelines* are amended as shown in Exhibit A and as amended by Exhibit D.
- h. The *Goose Hollow Design Guidelines* are amended as shown in Exhibit A and as amended by Exhibit D.
- i. The Guild's Lake Industrial Sanctuary Plan is amended as shown in Exhibit A and as amended by Exhibit D.
- j. The *Community Design Guidelines* are amended as shown in Exhibit A. The Desired Characteristics and Traditions statements included in Exhibit A and as amended in Exhibit D shall be used by design review bodies as extensions of Community Design Guideline P1, "Plan Area Character," for the portion of the *Northwest District Plan* area that is outside the *Central City Plan* area.
- k. Title 33, Planning and Zoning, of the *Municipal Code of the City of Portland, Oregon*, is amended as shown in Exhibit A and as amended by Exhibit D, except:
 - Section 33.562.130, Commercial Parking in Multi-Dwelling Zones, is not adopted.
 - Section 33.562.290, Use of Accessory Parking for Commercial Parking, is not adopted.
 - Section 33.562.300, Northwest Master Plan, as enacted by Ordinance 175877, as effective on September 21, 2001, is not deleted from the *Municipal Code of the City of Portland, Oregon*. Paragraph B of Section 33.562.300 provides that the regulations of the section apply to sites zoned EX within "Subdistrict B". For the purpose of Section 33.562.300, "Subdistrict B" shall mean those parts of the Northwest Plan District both North of NW Pettygrove and east of NW 23rd Avenue, not the referenced Map 562-1. Section 33.562.300 is included in Exhibit E. By this reference Exhibit is made a part of this Ordinance.
 - Map 562-3; is not adopted
 - Section 33.815.308, Commercial Parking in Multi-Dwelling Zones in the Northwest Plan District; is not adopted.
 - Chapter 33.910, Definitions, any definitions related to codes not adopted by this ordinance are not adopted; and
 - All references to the chapters, sections, maps and definitions not adopted by this ordinance in the Table of Contents and Chapter Headings are not adopted.

1. The *Portland Comprehensive Plan Map* and the *Zoning Map of the City of Portland* are amended as shown in Exhibit A of Ordinance 177920, and as amended by Exhibit D of Ordinance 177920 except:
 - EXd zones and corresponding *Comprehensive Plan Map* designations depicted east of NW 23rd Avenue, North of NW Pettygrove Street, and South of NW Vaughn Street, which are not also depicted on the December 21, 2001 versions of Zone Maps 2827, 2828, 2927 are not adopted. The December 21, 2001 versions of Zone Maps 2827, 2828, 2927 are included in Exhibit F. By this reference, Exhibit F is made a part of this Ordinance.
 - The Mixed Employment “(ME)” *Comprehensive Plan Map* designations on sites zoned IG1 and IH north of NW Vaughn are not adopted.
- m. Ordinance 177920 is repealed.
- n. No part of this Ordinance repeals or supersedes Ordinance 178020, or any final land use decision that became effective after November 8, 2003.
- o. If any section, subsection, sentence, clause, phrase, diagram or drawing contained in this ordinance, or the plan, map or code it adopts or amends, is held to be deficient, invalid or unconstitutional, that shall not affect the validity of the remaining portions. The Council declares that it would have adopted the plan, map, or code and each section, subsection, sentence, clause, phrase, diagram and drawing thereof, regardless of the fact that any one or more sections, subsections, sentences, clauses, phrases, diagrams or drawings contained in this Ordinance, may be found to be deficient, invalid or unconstitutional.

Section 2. The Council declares that an emergency exists because it is imperative to provide immediate certainty about which Northwest District Plan provisions first adopted by Ordinance 177920 continue to apply to applications for new development, and which provisions no longer apply. Therefore, this ordinance shall be in full force and effect from and after its passage by the Council.

Passed by the Council: October 21, 2009

Mayor Adams

Prepared by: Al Burns

Date Prepared: October 7, 2009

LaVonne Griffin-Valade

Auditor of the City of Portland

By

Deputy

Planning Commission Recommended
Northwest District Plan

Exhibit A

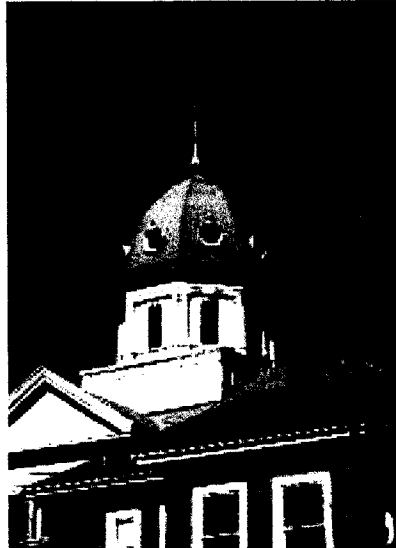


April 2003

CITY OF PORTLAND, OREGON
BUREAU OF
Planning

Northwest District Plan

Exhibit B: Appendices



*Recommended Draft
April 2003*

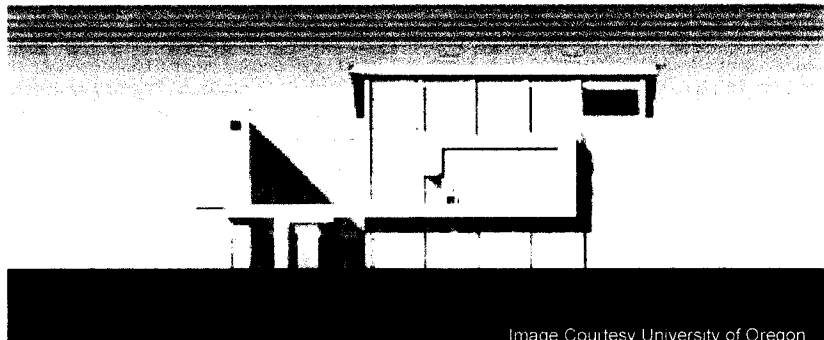


Image Courtesy University of Oregon



CITY OF PORTLAND, OREGON
BUREAU OF
Planning

Northwest District Plan

Exhibit C: Findings

September 2003



CITY OF PORTLAND, OREGON
BUREAU OF
Planning

City Council Amendments to the Recommended
Northwest District Plan

Exhibit D



Adopted September 2003

CITY OF PORTLAND, OREGON
BUREAU OF
Planning

EXHIBIT E

MASTER PLAN REQUIREMENT RESTORED BY REMAND

33.562.300 Northwest Master Plan

- A. **Purpose.** The Northwest Master Plan allows flexibility in design and development of a site in a manner that evokes an urban development pattern, and does not overwhelm public services.

The provisions of this section accommodate the needs of property owners to begin long-range planning for their property in advance of adoption of the Northwest District Plan. The Northwest District Plan may modify or delete this section of the code. It is likely that there will be significant overlap in both timelines and issues addressed by the private and public planning efforts; the two efforts should inform and improve each other throughout their processes.

A Northwest Master Plan will ensure:

- Pedestrian-oriented, transit-supportive development;
- Development that includes a variety of uses, but retains the EX zone focus on employment uses that need a central location;
- High quality design appropriate to an urban setting;
- Active uses on the ground floor of buildings along designated transit streets and pedestrian routes;
- A street pattern that provides for frequent, convenient pedestrian and vehicle connections and emulates levels of connectivity similar to the adjacent block pattern;
- Transportation and parking demand management strategies that decrease reliance on the automobile;
- Development that is integrated into the broader urban fabric;
- Transitions to adjacent areas with different uses and intensities through use, height, and massing of new development, considering historic resources, and the character of the area anticipated through the Northwest District Plan process;
- Consideration of opportunities to provide a park, plaza, or other open space that can be used by those working and living in the neighborhood; and efficient use of land.

NOTE: Zoning designations are subject to change; verify zoning prior to development or sales

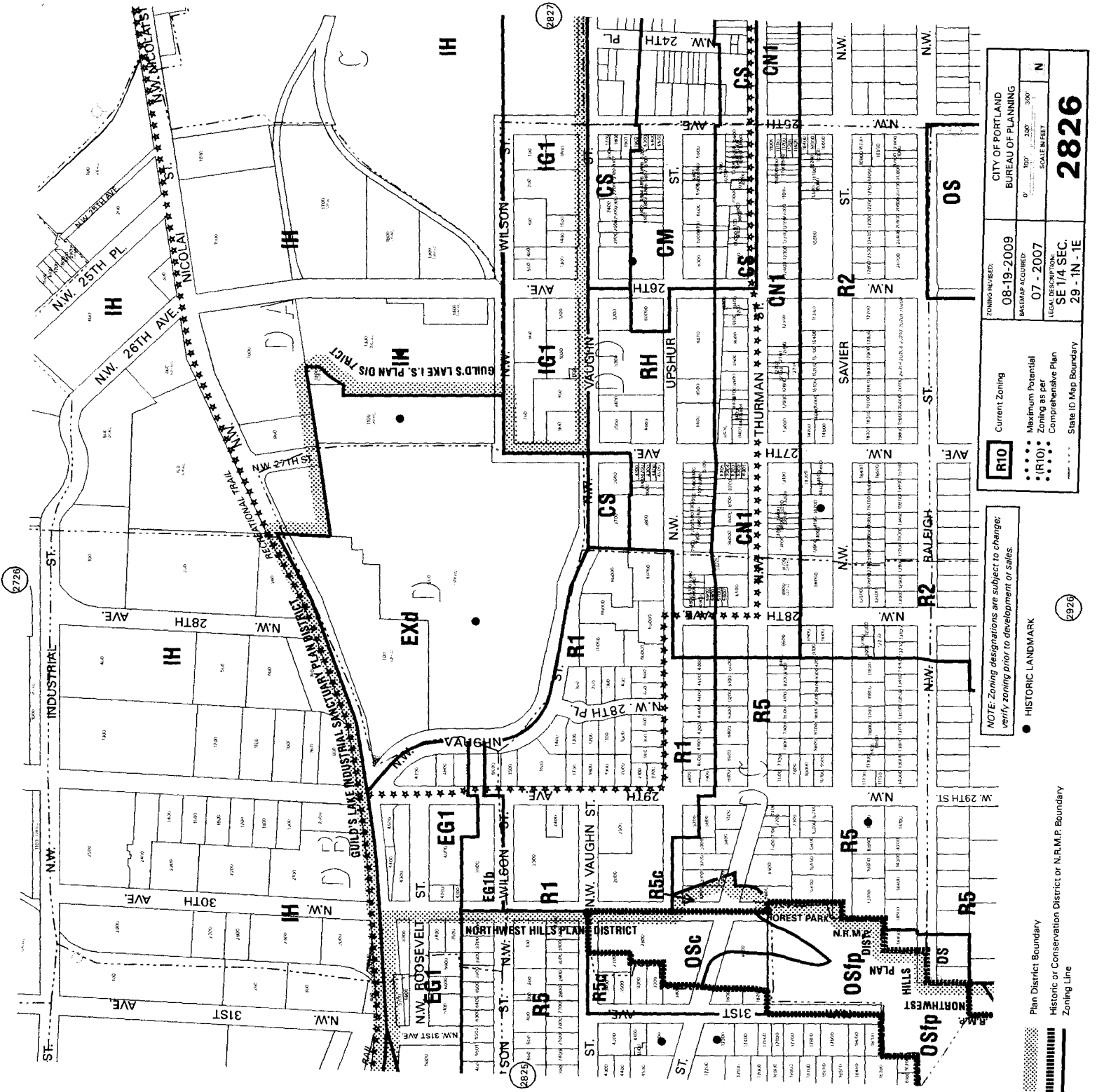
HISTORIC LANDMARK

Plan District Boundary
Historic or Conservation
Zoning Line

R10	Current Zoning	CITY OF PORTLAND BUREAU OF PLANNING
• • • • • (R10)	Maximum Potential Zoning as per Comprehensive Plan	CITY OF PORTLAND BUREAU OF PLANNING
		ZONING REVEREZ 11-08-2003 BASEMAP ACQUIRED: 07 - 2003 LEGAL DESCRIPTION: SE 1/4 SEC. 29 - 1N - 1E.
		N SCALE IN FEET
		2826
State ID: Map Boundary		

Historic or Conservation District or N.R.M.P. Boundary
Zoning Line

EXHIBIT F 2826 2009



RECREATION

RECREATIONAL TRAIL

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ST. 172ND AVE

ST. 173RD AVE

ST. 174TH AVE

ST. 175TH AVE

ST. 176TH AVE

ST. 177TH AVE

ST. 178TH AVE

ST. 179TH AVE

ST. 180TH AVE

ST. 181ST AVE

ST. 182ND AVE

ST. 183RD AVE

ST. 184TH AVE

ST. 185TH AVE

ST. 186TH AVE

ST. 187TH AVE

ST. 188TH AVE

ST. 189TH AVE

ST. 190TH AVE

ST. 191ST AVE

ST. 192ND AVE

ST. 193RD AVE

ST. 194TH AVE

ST. 195TH AVE

ST. 196TH AVE

ST. 197TH AVE

ST. 198TH AVE

ST. 199TH AVE

ST. 200TH AVE

ST. 201ST AVE

ST. 202ND AVE

ST. 203RD AVE

ST. 204TH AVE

ST. 205TH AVE

ST. 206TH AVE

ST. 207TH AVE

ST. 208TH AVE

ST. 209TH AVE

ST. 210TH AVE

ST. 211ST AVE

ST. 212ND AVE

ST. 213RD AVE

ST. 214TH AVE

ST. 215TH AVE

ST. 216TH AVE

ST. 217TH AVE

ST. 218TH AVE

ST. 219TH AVE

ST. 220TH AVE

ST. 221ST AVE

ST. 222ND AVE

ST. 223RD AVE

ST. 224TH AVE

ST. 225TH AVE

ST. 226TH AVE

ST. 227TH AVE

ST. 228TH AVE

ST. 229TH AVE

ST. 230TH AVE

ST. 231ST AVE

ST. 232ND AVE

ST. 233RD AVE

ST. 234TH AVE

ST. 235TH AVE

ST. 236TH AVE

ST. 237TH AVE

ST. 238TH AVE

ST. 239TH AVE

ST. 240TH AVE

ST. 241ST AVE

ST. 242ND AVE

ST. 243RD AVE

ST. 244TH AVE

ST. 245TH AVE

ST. 246TH AVE

ST. 247TH AVE

ST. 248TH AVE

ST. 249TH AVE

ST. 250TH AVE

ST. 251ST AVE

ST. 252ND AVE

ST. 253RD AVE

ST. 254TH AVE

ST. 255TH AVE

ST. 256TH AVE

ST. 257TH AVE

ST. 258TH AVE

ST. 259TH AVE

ST. 260TH AVE

ST. 261ST AVE

ST. 262ND AVE

ST. 263RD AVE

NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

HISTORIC LANDMARK

Plan District Boundary
Historic or Concentration

**System of Conservation District or N.R.M.P. Boundary
Zoning Line**

7000000

R10 Current Zoning	• • • • • Maximum Potential Zoning as per Comprehensive Plan	• • • • • (R10)	State ID Map Boundary	ZONING REVIEWED: 08-19-2009	BASEMAP ACQUIRED: 07-2007	LEGAL DESCRIPTION: SW 1/4 SEC. 28-1N-1E	CITY OF PORTLAND BUREAU OF PLANNING		
							0' 100' 200' 300' SCALE IN FEET	2827	

[illegible]

NOTE: Zoning designations are subject to change; verify zoning prior to development or sales

HISTORIC LANDMARK

Plan District Boundary
Historic or Conservation District or N.R.M.P. Boundary
Zoning Line

EXHIBIT F 2828 2009

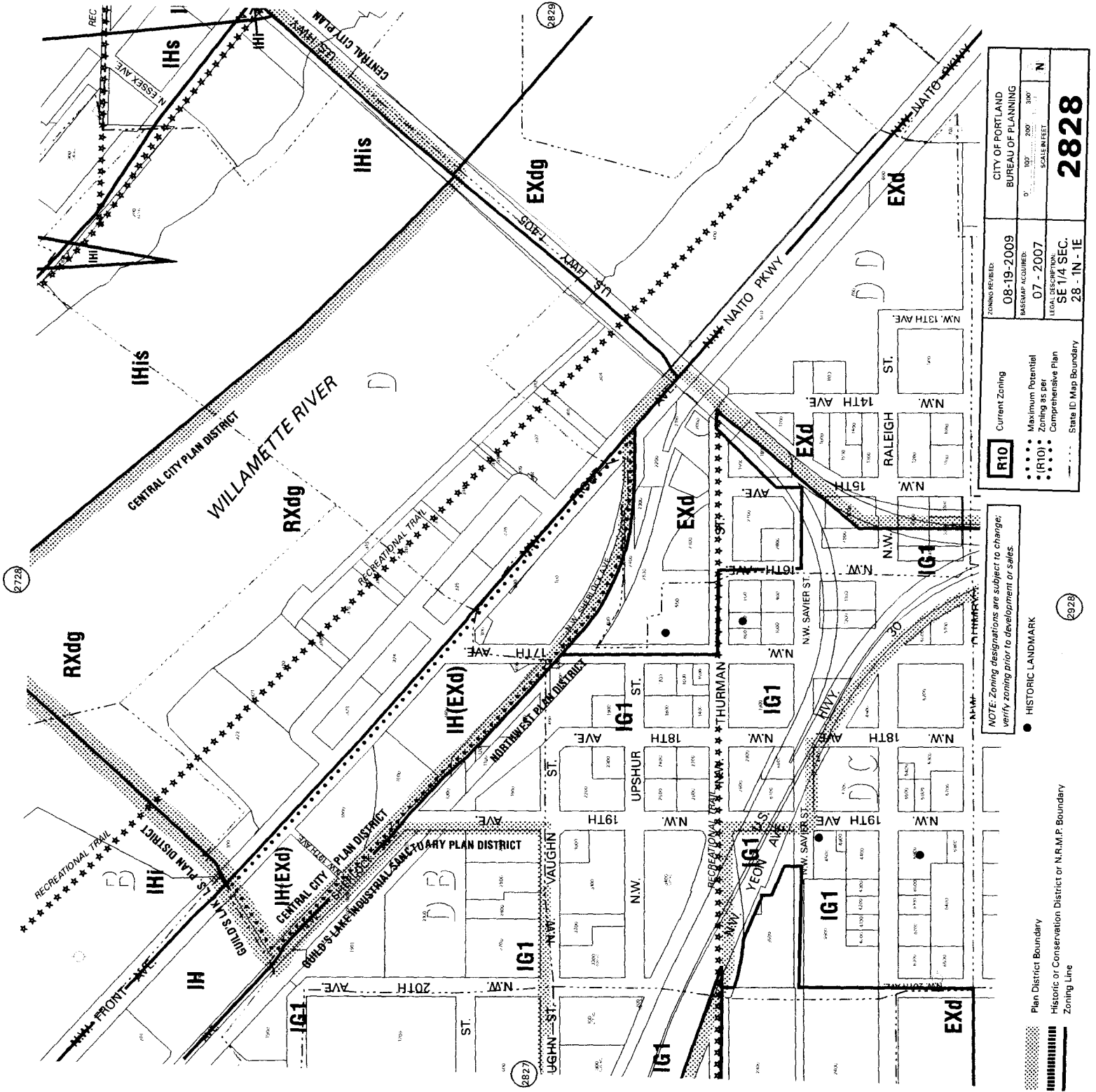
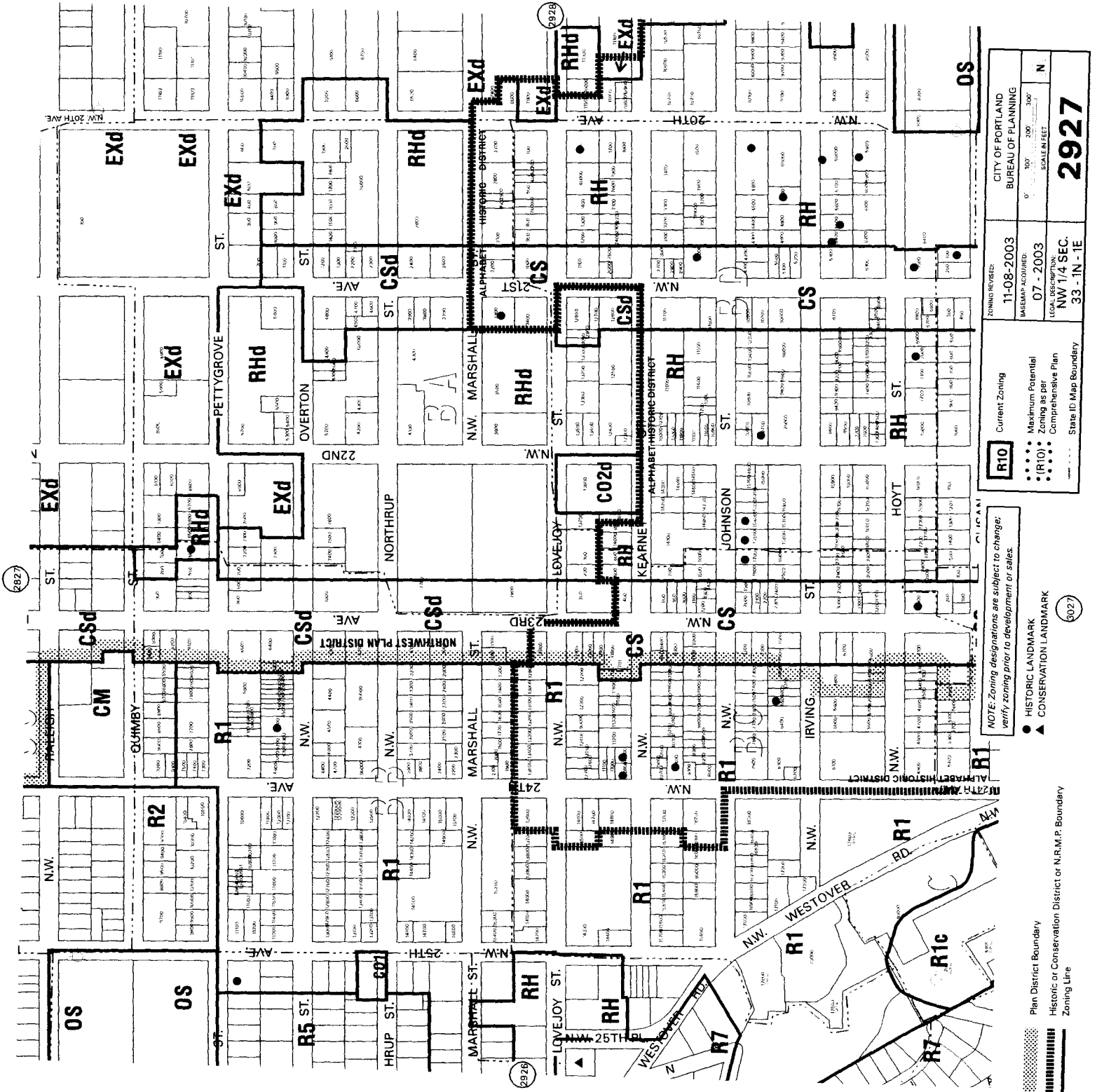


EXHIBIT F 2927 2003



NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

● HISTORIC LANDMARK
▲ CONSERVATION LANDMARK

Plan District Boundary
Historic or Conservation District or N.R.M.P. Boundary
Zoning Line

R10 Current Zoning	ZONING REVIEWED: 08-19-2009		CITY OF PORTLAND BUREAU OF PLANNING	
	BASEMAP ACQUIRED: 07 - 2007		D' 100' 200 300 SCALE IN FEET	
LEGAL DESCRIPTION: NW 1/4 SEC. 33 - 1N - 1E		2927		