

## SUBSTITUTE

# ORDINANCE No. 177920

As Amended

Adopt the *Northwest District Plan*. (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 again on January 25, 2000, and updated as a result of periodic review in June 1988, January 1991, March 1991, September 1992, and May 1995.
2. 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.
3. 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*.
4. The *Central City Plan* was adopted as an element of Portland's *Comprehensive Plan* in 1988.
5. The *Guild's Lake Industrial Sanctuary Plan* was adopted as an element of Portland's *Comprehensive Plan* in 2000.
6. 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.
7. 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.
8. 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.
9. 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*.

10. 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.
11. 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*.
12. 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.
13. 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.
14. 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*.
15. 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.
16. 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.
17. 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.

18. 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.
19. 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*.
20. 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.
21. The Vision Statement, Policies, Objectives, Master Street Plan, design review provisions and zoning measures of the *Northwest District Plan* will serve as an official guide to public and private decision-making and investment in the plan area.
22. It is in the public interest that the recommendations contained in the *Northwest District Plan* be adopted 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. Exhibit A, the *Planning Commission Recommended Northwest District Plan*, dated April 2003, as amended in Exhibit D, *City Council Amendments to the Recommended Northwest District Plan* are hereby adopted. Both Exhibits A and D are attached and are incorporated as part of this Ordinance.
- b. The Portland *Comprehensive Plan* is amended by adding 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 amended in Exhibit D.
- c. The Portland *Comprehensive Plan* is amended by repealing the *Northwest District Policy Plan* and by replacing all references to the *Northwest District Policy Plan* in the

*Comprehensive Plan* with references to the *Northwest District Plan*. The *Northwest District Plan* supercedes the *Northwest District Policy Plan*.

- d. The Portland Comprehensive Plan Map and the Zoning Map of the City of Portland are amended, as shown in Exhibit A and as amended in Exhibit D.
- e. The *Central City Plan*, *Central City Fundamental Design Guidelines* and the *Goose Hollow Design Guidelines* are amended as shown in Exhibit A and as amended in Exhibit D.
- f. The *Guild's Lake Industrial Sanctuary Plan* is amended as shown in Exhibit A and as amended in Exhibit D.
- g. 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, will be used by design review bodies as extensions of Community Design Guideline P1, Plan Area Character, in the portion of the *Northwest District Plan* area that is outside of the *Central City Plan* area.
- h. Title 33, Planning and Zoning of the Code of the City of Portland, Oregon, is amended as shown in Exhibit A and as amended in Exhibit D, with the exception of Section 33.562.130, Commercial Parking in Multi-Dwelling Zones, Section 33.562.290, Use of Accessory Parking for Commercial Parking, Map 562-3, Section 33.815.308, Commercial Parking in Multi-Dwelling Zones in the Northwest Plan District, and Definitions amendments to 33.910, and references to these sections and maps in the Table of Contents. These sections and map will be adopted by a separate Ordinance and become effective on a date subsequent to the effective date of this Ordinance.
- i. The commentary in Exhibit A, Exhibit B, the *Northwest District Plan Appendices*, and Exhibit D is adopted as legislative intent and as further findings.
- j. This Ordinance shall be in full force and effect 45 days after Council adoption.

Passed by the Council, SEP 24 2003

Mayor Vera Katz  
Debbie Bischoff  
September 17, 2003

GARY BLACKMER  
Auditor of the City of Portland

By  
  
Deputy