



# Oregon

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October 19, 2017

Planning and Sustainability Commission  
c/o City of Portland Bureau of Planning and Sustainability  
1900 SW 4<sup>th</sup> Avenue, Suite 7100  
Portland, OR 97201

Re: Map Refinement Project Testimony – Change #1687 of Map Refinement Draft

Members of the Commission:

The Oregon Department of Administrative Services (DAS) owns the block bounded by North Webster Street, North Williams Street, North Alberta Street, and North Vancouver Avenue. The property consists of four contiguous parcels with the address of 30 North Webster Street:

Property ID	Legal Description	Area
R298052	WALNUT PK, BLOCK 20, LOT 7-9	15,900 SF
R298051	WALNUT PK, BLOCK 20, S 45' OF E 40' OF LOT 5, S 45' OF LOT 6	4,050 SF
R298050	WALNUT PK, BLOCK 20, LOT 4, LOT 5 EXC S 45' OF E 40', LOT 6 EXC S 45'	10,950 SF
R298049	WALNUT PK, BLOCK 20, LOT 1-3&10-12	29,180 SF

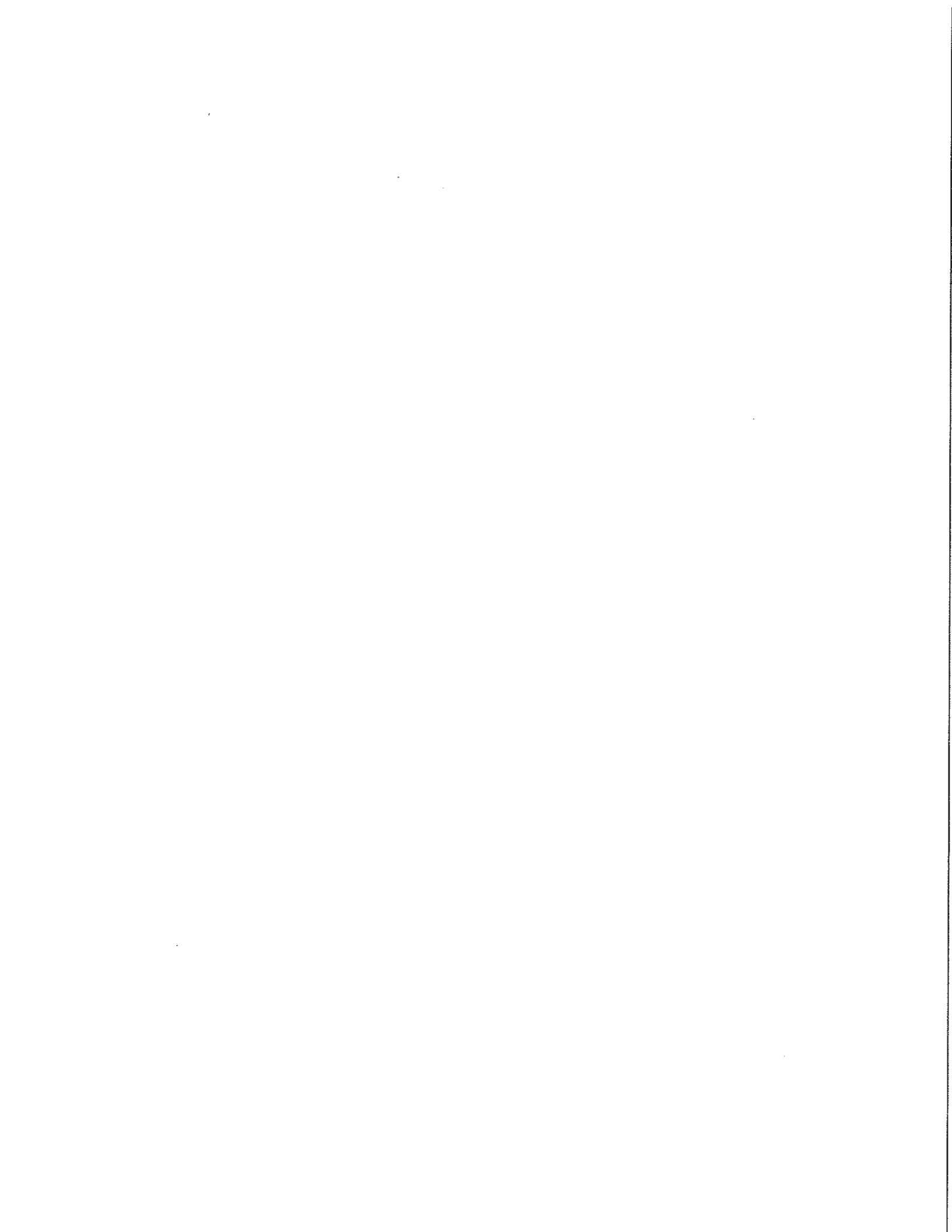
Under the 2035 Comprehensive Plan Update, this block has been rezoned CM2 and has the comprehensive plan designation MU-N.

City staff have recommended revising the comprehensive plan designation for this block and the northern half of the block south of the DAS-owned parcels (fronting on Vancouver, Alberta, and Williams) to MU-U (Mixed Use – Urban Center) and adding a Design (“d”) overlay to the CM2 zoning. The neighbors have indicated to DAS their support for this change.

**DAS requests that the Commission move forward with City staff’s recommendation for the DAS block. DAS has no objection to the Commission moving forward with City staff’s recommendation for the neighbors’ parcels.**

Sincerely,

Shannon Ryan  
Administrator



**Evaluation Methodology**

An initial set of criteria was developed to evaluate these potential map changes. Evaluation criteria includes, but is not limited to:

- Proximity to amenities and services
- Land use pattern
- Recent development activity
- Additional factors considered and consistency with Comprehensive Plan policy.
- Infrastructure availability
- Land use and building permit history
- Occupancy
- Feedback during the 2035 Comprehensive Plan and/or early project development of the Map Refinement Project

**Exhibit O – Further Refinement Directive Recommendations**

The following table lists staff 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.

**Table 1: 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	<b>Comp Plan:</b> Single-Dwelling - 7,000 to Multi-Dwelling 2,000  <b>Zoning:</b> 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	<b>Comp Plan:</b> Single-Dwelling – 5,000 and Mixed Employment to Single-Dwelling – 5,000  <b>Zoning:</b> 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	Humboldt	Yes	<b>Comp Plan:</b> Mixed Use – Neighborhood (MU-N) to Mixed Use – Urban Center (MU-U)

Change #	Location	Neighborhood	Map Change recommended?	Description of Map Change(s)
	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.			Zoning: CM2 to CM2d
#1746	The Marquam Hill mixed use node (multiple parcels)	Homestead	Yes	<b>Comp Plan:</b> Mixed-Use Dispersed (MU-D) to the following: 1) High Density Residential and 2) Mixed Use-Neighborhood (MU-N)  <b>Zoning:</b> CM1 to the following: 1) RH and 2) CM2
#1626	4836 WI/ SE Powell Blvd (1S2E07CA 10000, 1S2E07CA 10100, 1S2E07CA 10200)	Creston-Kenilworth	Yes	<b>Comp Plan:</b> Single-Dwelling – 5,000 to Single-Dwelling 2,500  <b>Zoning:</b> R5 to R2.5
#1725	310 NW 23rd Ave	Northwest District	Yes	<b>Comp Plan:</b> High Density Residential and Mixed Use – Urban Center (MU-U) to Mixed Use Urban Center (MU-U)  <b>Zoning:</b> RH, CM2d to CM2d
#1686	4337 NE Prescott Ave	Cully	Yes	<b>Comp Plan:</b> Multi-Dwelling – 3,000 to Mixed Use – Neighborhood (MU-N)  <b>Zoning:</b> Retain R3 zoning

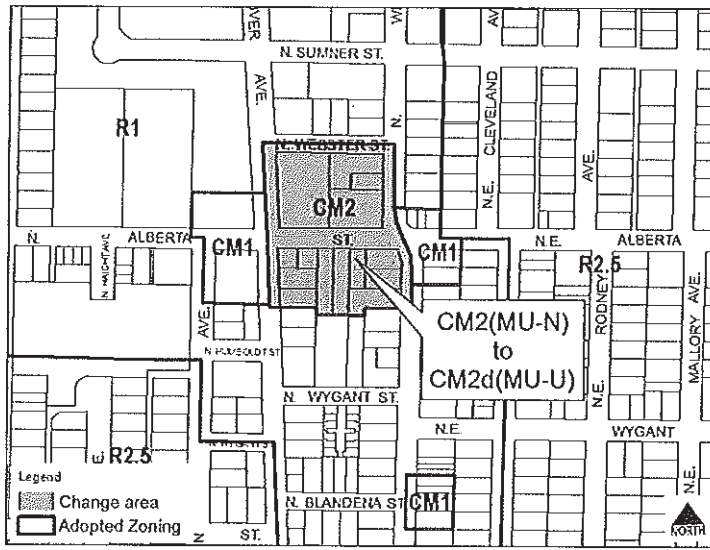
4931-4947 N Williams Ave, 20 N Alberta St, 106 N Alberta St, 114 N Alberta St, 122 N Alberta St,  
4922 N Vancouver Ave, 4934 N Vancouver Ave, 4946 N Vancouver Ave, 30 N Webster St

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

Existing Zoning: Commercial Mixed Use 2 (CM2)

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

Staff recommend Zoning: Add Design “d” overlay zone to the existing CM2



- **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 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 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 and/or the Discussion 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.

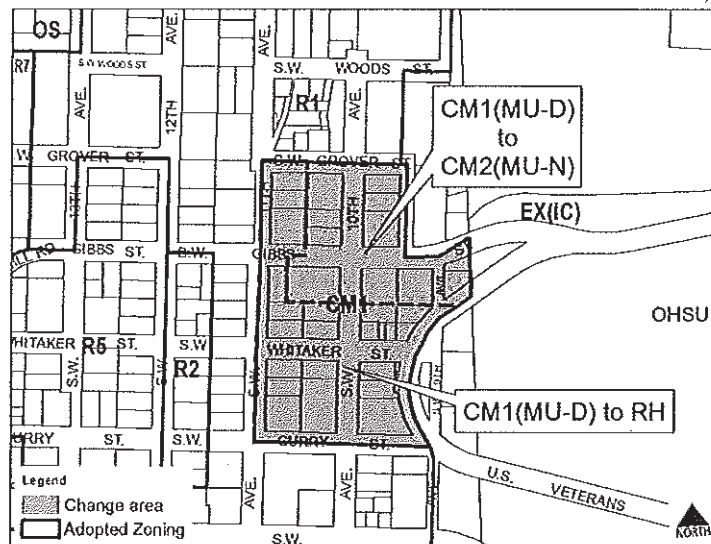
**The Marquam Hill mixed use node (multiple parcels)**

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

Existing Zoning: Commercial-Mixed Use 1 (CM1)

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

Staff 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.