



**Bureau of Planning and Sustainability**  
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## Portland Planning and Sustainability Commission

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February 19, 2018

Mayor Ted Wheeler and Members of Portland City Council  
Portland City Hall  
1221 SW Fourth Ave  
Portland, OR 97204

Dear Mayor and Commissioners:

The Portland Planning and Sustainability Commission (PSC) is pleased to forward our recommendations on the 2035 Comprehensive Plan Map Refinement Project for your consideration.

This project is a follow-up to the recently-adopted 2035 Comprehensive Plan. It includes 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](#)) and PSC map change recommendations.
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 made (between January 2013 and November 2017\*).
3. Changes to avoid the creation of nonconforming development, as appropriate, with an emphasis on development constructed or under land use or building permit review between January 2013 and November 2017\*.
4. Other technical and policy-related map changes as appropriate (e.g., changes to facilitate affordable housing, to address City bureau coordination, overlay zone corrections, recently identified nonconforming commercial uses, additional split zones).

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

On October 24, 2017, the PSC held a public hearing on the Map Refinement Project. On November 14, 2017, a PSC work session was held 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 comments that were raised in testimony, as well as several new requests. The PSC agreed with the majority of the staff proposal, but did discuss and recommend changes to several specific properties, including those listed below. A collection of other staff-prepared amendments is also incorporated into our recommendation.



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- *147 W/ NW 19<sup>th</sup> Ave (R140878)*

The PSC recommends a map change from RH to CM3d. The site is within a Town Center and close to the Central City, and is an appropriate location for CM3. It will facilitate redevelopment of an existing half block surface parking lot and support ongoing cathedral uses.

The PSC recommends that staff provide information on how a master plan might move forward and work with Trinity Episcopal and the NW District Association on whether a master plan process is more appropriate through Title 33 Conditional Use Master Plan provisions or through Chapter 33.562 Northwest Plan District master plan provisions (requiring a zoning code amendment) for their site and potentially neighboring community and religious institutions. The PSC expressed confidence that this change could be a first step to catalyzing improvements in this area that would benefit the surrounding community as well as the three neighboring institutions, including further sharing of limited parking resources.

- *815 N Fremont St and 705 N Fremont St*

The PSC recommends the map change from CM2d to CM3d on these sites. The PSC acknowledged the amount of testimony in opposition to the change to CM3d. 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 commercial mixed use zoned properties adjacent to R-zoned properties.

- *4708 NE Sandy Blvd, 2351 NE 51<sup>st</sup> Ave, 5036 NE Sandy Blvd, 2305 NE 51th Ave; and section of Sandy between 4708 NE Sandy Blvd to the west and 5036 NE Sandy Blvd to the east*

The PSC recommends the map change from CE<sub>d</sub> to CM3d here to reconcile nonconforming development. This stretch of Sandy in the Hollywood district was adopted as Commercial Employment – CE zoning in the recent Comprehensive Plan Update process, but development in the permit process now is more consistent with CM3. This is due to existing entitlements allowed within the Main Street Corridor “m” overlay zone. While the PSC recommends amendments for the properties with active Bureau of Development Services land use and building permit activity, this section of Sandy should be further re-evaluated after a more complete conversation with the Rose City Park Neighborhood Association.

- *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 EX<sub>d</sub> 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 122<sup>nd</sup> and E. 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. We are recommending 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.

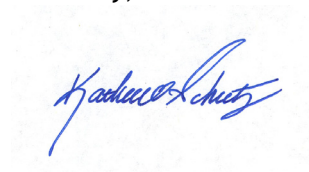
### **Recommendations**

The Portland Planning and Sustainability Commission recommends that City Council take the following actions:

1. Adopt the *Map Refinement Project Recommended Draft*, dated February 2018.
2. Amend the Comprehensive Plan Map and/or Zoning Map as shown in the *Map Refinement Project Recommended Draft*.

Thank you for the opportunity to participate in the review of this project and for considering our recommendations.

Sincerely,



Katherine Schultz  
Chair

