

## Ordinance No. 151415

An Ordinance amending Title 33, Planning and Zoning of the Code of the City of Portland, Oregon by addition of a new Chapter 33.57, Y Powell Boulevard, Phase II Land Use Controls Zone and by amendment of Section 33.62, D Design Zone to refer to the new chapter and adopting design guidelines to govern new development in the Y Overlay Zone and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds:

1. The City Council passed Resolution No. 32360, on February 8, 1979 adopting a variable right-of-way design for improvements for Powell Boulevard, Phase II, extending from S.E. 50th Ave. to I-205 and initiating a proposal for zone changes and land use controls, including a D Design Zone in conjunction with road improvements.
2. The land use controls and D zone assist in establishing a direction for the redevelopment of Powell Boulevard by facilitating maximum utilization of commercial sites and providing buffering from traffic noise and commercial activity from all residential development.
3. The Design Committee, at their November 1, 1979 and November 15, 1979 meetings reviewed the proposed Design Guidelines and expressed their support for the proposal. On February 19, 1981, the Design Committee formally adopted the Design Guidelines for the Y Zone. The Design Guidelines are attached hereto as "Exhibit A."
4. The City Planning Commission held a hearing on December 4, 1979 (PC File No. 6902) at which time all remonstrances were heard and the Commission recommended adoption of zone changes and land use controls and establishment of Design Guidelines for Powell Boulevard Phase II.
5. The land use controls for Powell Boulevard, Phase II, are specific to the project, establishing exemptions for yard requirements within the C2 and M3 zones; relaxing parking requirements within the C2 zone; prohibiting residential development in the C2 and M3 zones within one hundred (100) feet of Powell Boulevard; and establishing a D Design Zone in the C2 and M3 zones. If a conflict exists between the regulations of Chapters 33.42, 33.50, or 33.62, and the regulations of the new chapter, the new chapter shall control within the Powell Boulevard, Phase II Project Area.
6. In order to implement land use controls specific to this project area, as described on the map attached hereto as "Exhibit B," it is necessary to amend Title 33 of the Code of the City of Portland to add a new Chapter 33.57, Y Powell Boulevard, Phase II Land Use Controls Zone and to provide a reference to the new chapter within Chapter 33.62.

NOW, THEREFORE, the Council directs:

- a. Title 33, Planning and Zoning, of the Code of the City of Portland, Oregon, is hereby amended by adding a new Chapter 33.57, Y Powell Boulevard, Phase II Land Use Controls Zone, to be numbered, titled and read as follows:

Chapter 33.57, Y Powell Boulevard, Phase II Land Use Controls Zone

Sections:

- 33.57.010 Purpose
- 33.57.020 Procedure
- 33.57.030 Applicability
- 33.57.040 D Design Zone Applicable
- 33.57.050 Off-street Parking Required
- 33.57.060 Yard Requirements
- 33.57.070 Uses Permitted
- 33.57.080 Administration

33.57.010 Purpose. The purpose of the Powell Boulevard, Phase II Land Use Controls is to assure that redevelopment within the project area preserves the quality of the neighborhood. These land use controls establish specific criteria in addition to those regulations of regular zones, to maximize the opportunity for commercial redevelopment and to provide buffering of all residential development within the project area.

33.57.020 Procedure. The Powell Boulevard, Phase II Land Use Control Zone shall be established in combination with other regular zones and the boundaries thereof and the regulations applicable therein may be revised as provided in Chapter 33.102 (amendments) for changes and amendments in the zoning regulations.

33.57.030 Applicability. In the event of a conflict with the regulations of Chapters 33.42 or 33.50 with which the Y Zone may be combined, the provisions of the Y Zone shall control.

33.57.040 D Design Zone Applicable. (1) The entire area within the Y Powell Boulevard, Phase II Land Use Controls Zone shall also be within the D Design Zone and shall be subject to the provisions of Chapter 33.62 (D Design Zone).

(2) In the event of conflict between the regulations of Chapter 33.57 (Powell Boulevard Y Zone) and Chapter 33.62 (D Design Zone), the provision of Chapter 33.57 shall control.

33.57.050 Off-street Parking Required. Within the Powell Boulevard Zone, the regulations of the existing zones shall apply, with the exception of SE 33.42.040 pertaining to off-street parking. The following regulation shall govern off-street parking requirements within the C2Y Zone:

- a) Within areas zoned C2Y the minimum passenger automobile requirements listed in Section 33.42.040 may be reduced by the Design Committee if the Committee determines that such a reduction is warranted based on its review of the following criteria:

- 1) trip generation anticipated from the proposed use, and
- 2) Proximity and availability of parking in public spaces provided through the Powell Boulevard, Phase II highway improvement project.

33.57.060 Yard Requirements. Within the Powell Boulevard, Phase II Project Area the regulations of the existing zones shall apply, with the exception of Sections 33.42.100 to 33.42.120 and 33.50.100 to 33.50.120 pertaining to yard requirements. The following regulations shall govern yard requirements within the C2Y and M3Y zones.

- a) No yards shall be required in the C2Y and M3Y zones as the result of sharing frontage with or having a lot abut a residential or apartment zone.

33.57.070 Uses Permitted. Within the Powell Boulevard, Phase II Project Area, all the regulations of the existing zones shall apply, with the exception of Sections 33.42.140, 33.42.150, 33.50.140 and 33.50.150, pertaining to residential uses in the C2Y and M3Y zones. The following regulations shall govern new residential uses:

- a) New residential uses shall be prohibited in the C2Y and M3Y zones within 100 feet of Powell Boulevard.

33.57.080 Administration. The administration and hearing procedures utilized for the items of this section related to the Design Zone shall be as specified in Chapter 33.62.

- b. Chapter 33.62 D Design Zone, of Title 33, Planning and Zoning of the Municipal Code of the City of Portland, is hereby amended by an amendment to Section 33.62.030, reading as follows:

33.62.030 DESIGN COMMITTEE

- (1) through (4) \*\*\* (no change)

(5) Regarding the Y Powell Boulevard, Phase II Land Use Controls Zone, the Committee shall use the Y zone design guidelines for project evaluation and acceptability adopted by the Committee on February 19, 1981, and subsequently by the City Council.

- c. The Powell Boulevard, Phase II Design Guidelines, as set forth on the attached "Exhibit A" which is incorporated herein by reference are adopted.

## "Exhibit A"

POWELL BLVD., PHASE II  
DESIGN GUIDELINES

The Powell Boulevard Design Guidelines are applicable within the M3Y, Light Industrial Zone, and the C2Y, General Commercial Zone, on the south side of Powell Boulevard between SE 50th and SE 84th Avenue.

Powell Boulevard has been designated as a Major City Traffic Street, intended to provide concentrated traffic access for those living or doing business within Southeast Portland. On February 8, 1979, City Council approved a \$12.1 million improvement project for Powell Boulevard. The intent of the Design Guidelines is to preserve Powell for the movement of traffic, while enhancing it aesthetically and providing for safe and efficient pedestrian and bicycle travel. Further, the purpose is to maintain a desirable environment for a variety of neighborhood commercial land uses, and thus enhance the liveability of the adjacent residential area. Within this zone, development will be utilized to buffer residential uses from Powell Boulevard traffic.

In reviewing designs for construction or alterations within the Y Powell Boulevard Zone, each proposal will be evaluated in terms of such things as character; scale, height and relationship to other structures and spaces; landscaping; noise mitigation; compatibility with pedestrians; and provisions for parking and access.

The authority for exceptions to code requirements of Title 33. Planning and Zoning Code and for application of the D Design Zone, were granted by Ordinance No. establishing Chapter 33.57, Y Powell Boulevard, Phase II Land Use Controls Zone.

## Design Guidelines for the Powell Boulevard Y Zone

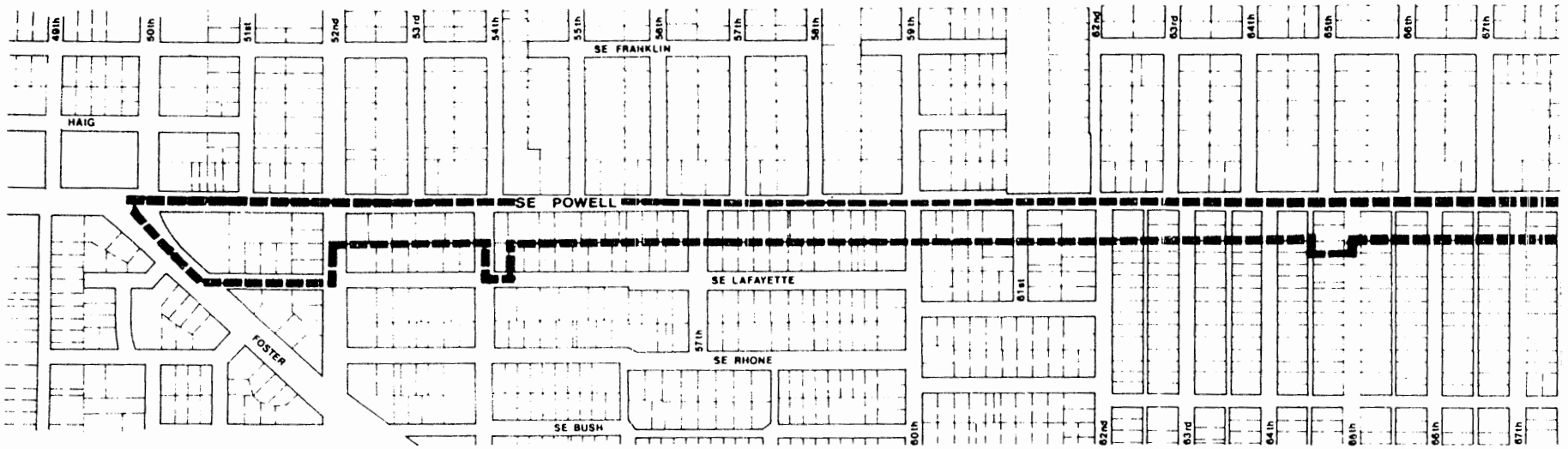
1. Direct traffic access to Powell Boulevard from adjoining commercial development shall be minimized. Access shall be encouraged from frontage roads immediately south of Powell Boulevard.
2. The design of facilities within the design zone shall be on a scale and of a nature which creates a favorable pedestrian environment. Conflicts between pedestrian and vehicle traffic shall be minimized through design considerations.
3. A strip commercial character with wide building setbacks and large expanses of asphalt shall be avoided.
4. The commercial and industrial development shall be at a scale compatible with surrounding residential development.
5. Landscaping of the site shall be compatible with a planted boulevard and shall be consistent with the comprehensive landscape treatment of Powell. Plant materials shall be compatible with those used within other landscaped areas along that street. All parking areas shall be landscaped.

6. Building materials shall be compatible with those generally used within the adjacent neighborhood.
7. Signs, graphics and exterior lighting shall be designed to be compatible with the scenic quality of a planted boulevard and in scale with adjacent residential neighborhoods.
8. In instances where a commercial or industrial zone abuts a residential zone, a continuous and solid wall, serving as a noise barrier, shall be provided for the entire length of the site adjacent to the residential zone and parallel to Powell. This wall shall be a minimum of 8 feet high and can be integrated into the commercial or industrial structure itself.

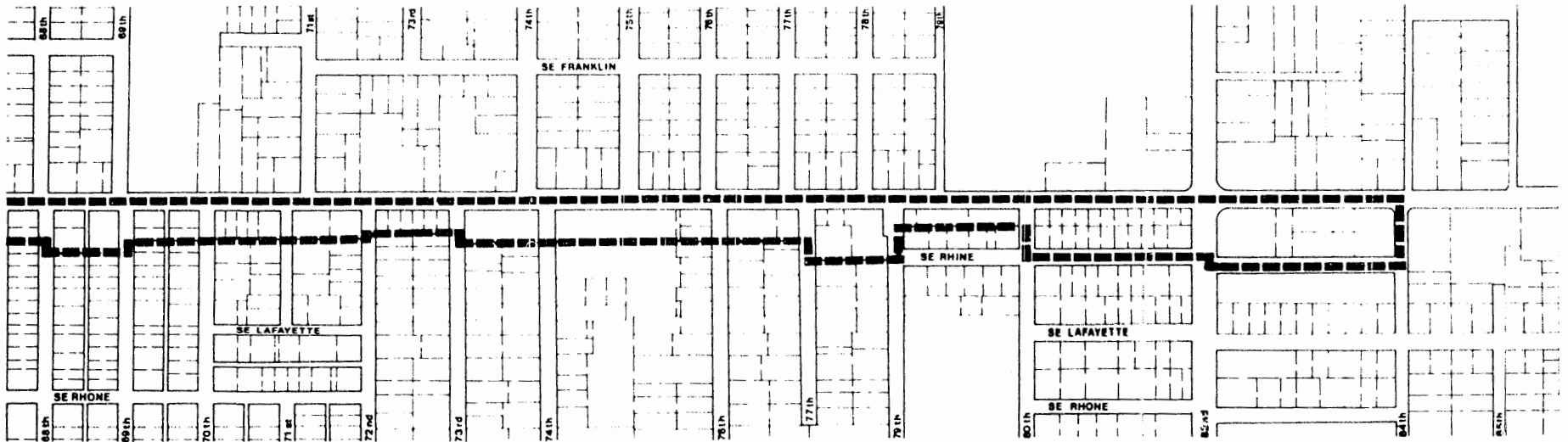
If property zoned commercial or industrial is also separated from residentially zoned property by a street, a minimum of a 5 foot landscaped buffer shall be required on the street side of the noise barrier to provide a screen for the residential areas. The landscaping shall be consistent with the character of other landscaped areas within the project, and shall consist of growing ground cover and trees.

9. The parking requirements of the C2 zone do not apply to properties in the C2Y zone. Where the applicant requests less than the minimum parking, the Design Committee shall review the following factors to ensure a reduction is appropriate:
  - a) Trip generation anticipated from the proposed use, and
  - b) Proximity and availability of parking in public spaces provided through the Powell Blvd., Phase II project.
10. The following regulation shall govern yard requirements within the C2Y and M3Y zones:
  - a) No yards shall be required in a C2Y or M3Y zone as the result of sharing frontage with or having a lot abut a residential or apartment zone.
11. The following regulation shall govern new residential uses:
  - a) New residential uses shall be prohibited in the C2Y and M3Y zones within 100 feet of Powell Boulevard.

**FOSTER - 67th**



**68th - 84th**



**POWELL BLVD. PHASE II PROJECT AREA**

## ORDINANCE No.

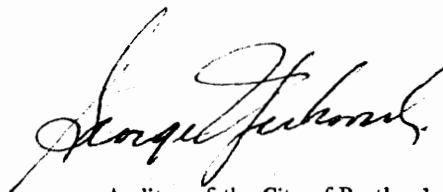
Section 2. The Council declares:

An emergency exists because there should be no delay in establishing land use controls to direct the redevelopment of Powell Boulevard, Phase II; therefore, this ordinance shall be in force and effect from and after its passage by the Council.

Passed by the Council, **APR 15 1981**

Commissioner Mildred Schwab  
R. Kohlstrand  
Feb. 11, 1981

Attest:



Auditor of the City of Portland

Calendar No. 1191

ORDINANCE No. 151415

Title

An Ordinance amending Title 33, Planning and Zoning of the Code of the City of Portland, Oregon by addition of a new Chapter 33.57 Y Powell Boulevard, Phase II Land Use Controls Zone and by amendment of Section 33.62, D Design Zone to refer to the new Chapter and adopting design guidelines to govern new development in the Y Overlay Zone and declaring an emergency

THE COMMISSIONERS VOTED AS FOLLOWS:		
	Yeas	Nays
Jordan	1	
Lindberg	1	
Schwab	1	
Strachan	1	
Ivancie	1	

FOUR-FIFTHS CALENDAR	
Jordan	
Lindberg	
Schwab	
Ivancie	

Filed APR 7 1981

GEORGE YERKOVICH  
Auditor of the CITY OF PORTLAND

By Gordon Crill  
Deputy

INTRODUCED BY  
Commissioner Mildred Schwab

NOTED BY THE COMMISSIONER

Affairs *[Signature]*

Finance and Administration

Safety

Utilities

Works

BUREAU APPROVAL

Bureau: Planning

Prepared By: Rebecca Kohlstrand Date: 3/31/81

Budget Impact Review:

Completed  Not required

Bureau Head: Terry Sandblast *[Signature]*

CALENDAR

Consent Regular

NOTED BY

City Attorney

City Auditor

City Engineer