

NORTHWEST HILLS STUDY

PORTLAND PLANNING BUREAU



Study Area Boundary:

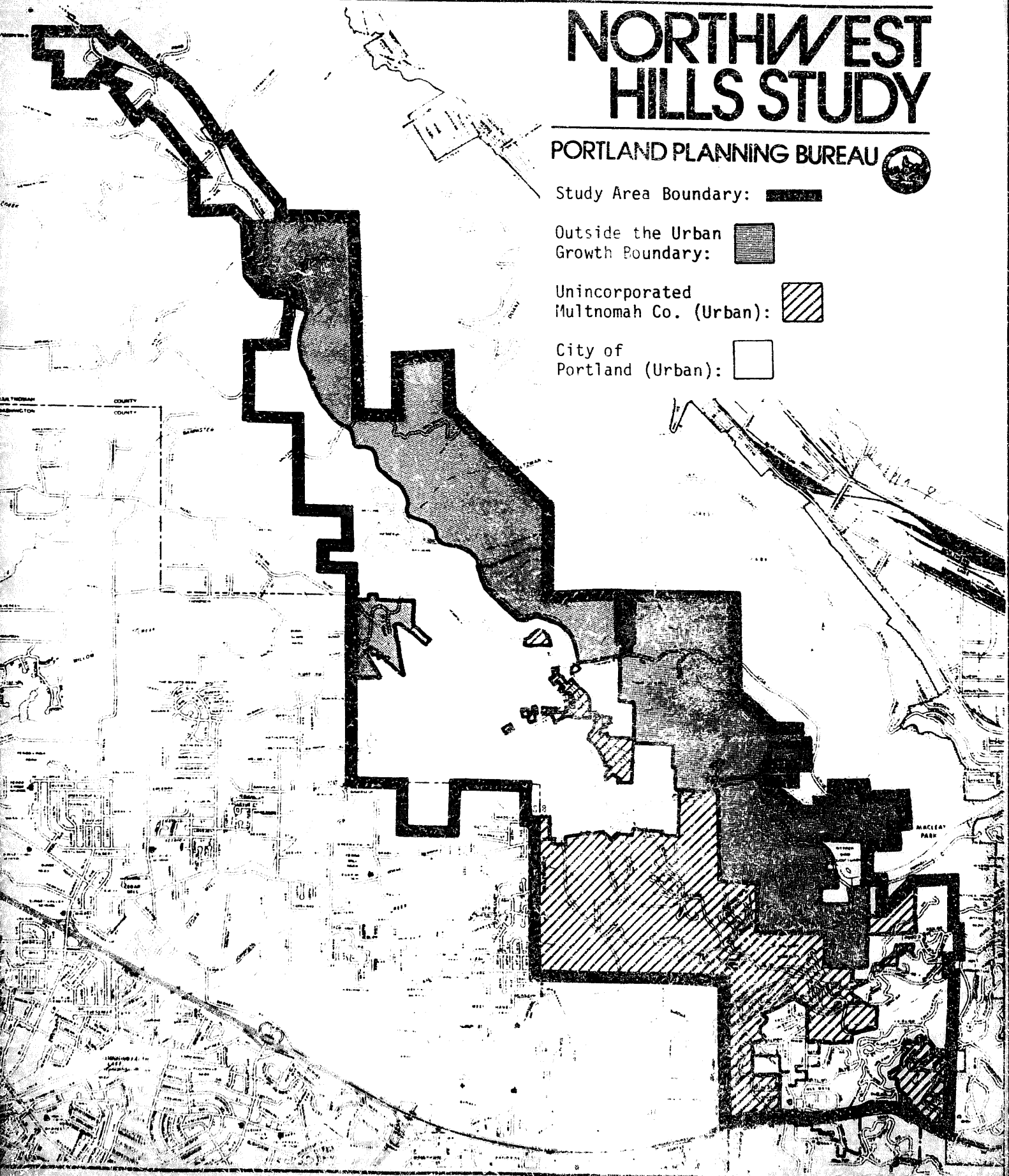
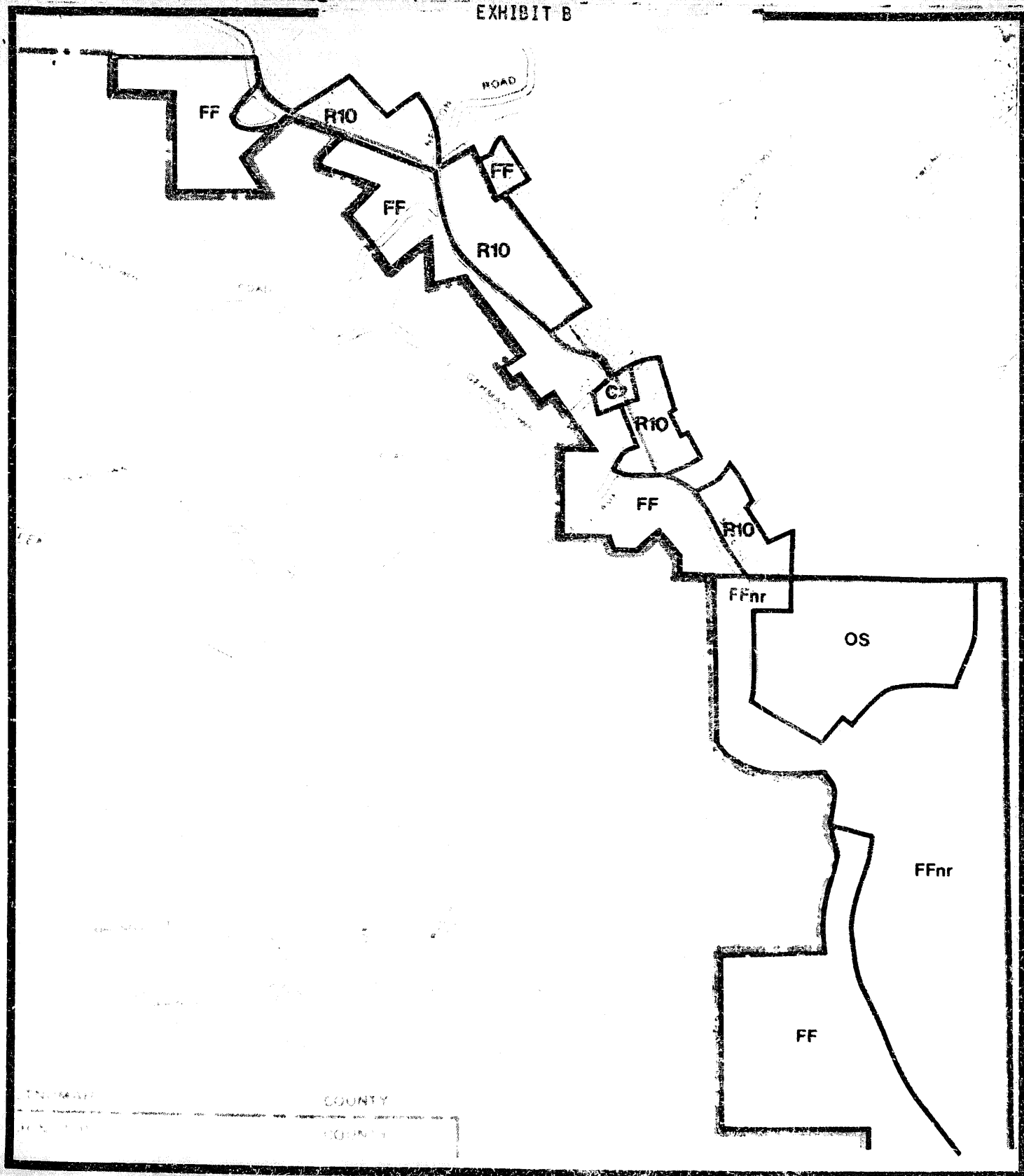
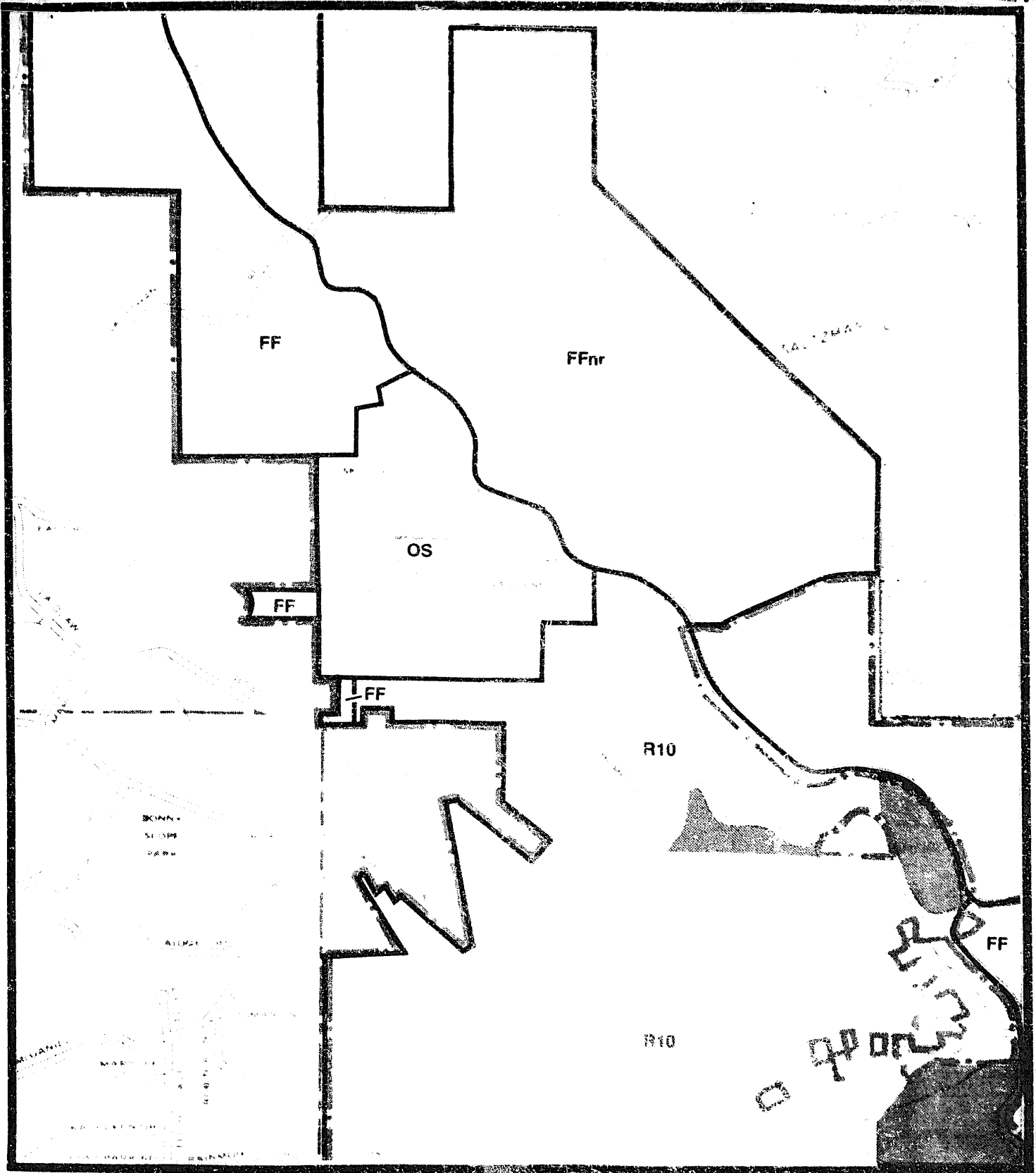
Outside the Urban
Growth Boundary: Unincorporated
Multnomah Co. (Urban): City of
Portland (Urban): 

EXHIBIT B



COMPREHENSIVE PLAN DESIGNATIONS



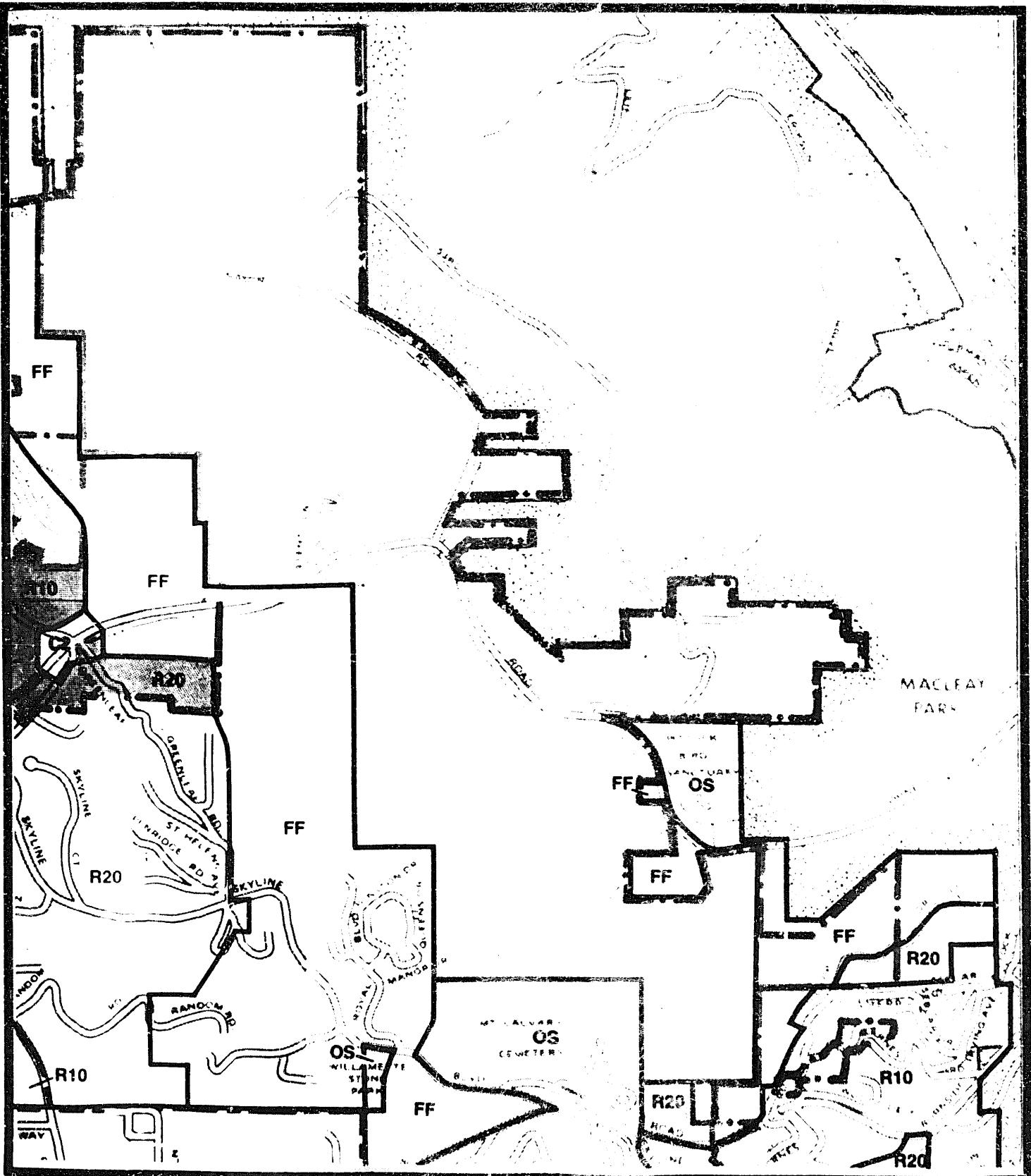


COMPREHENSIVE PLAN DESIGNATIONS




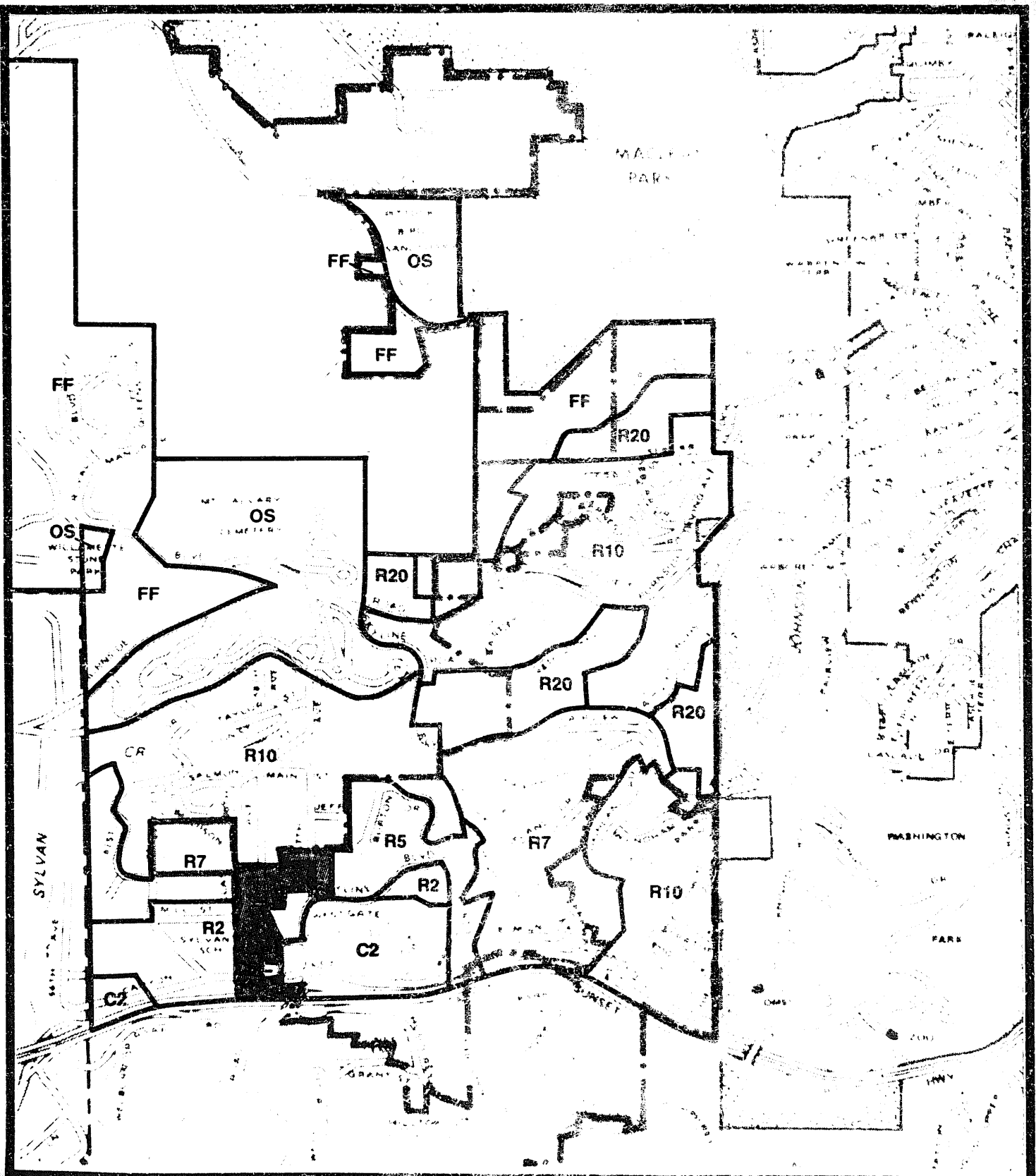
INITIAL CITY ZONING WILL BE
LESS INTENSIVE IN THESE AREAS:







COMPREHENSIVE PLAN DESIGNATIONS

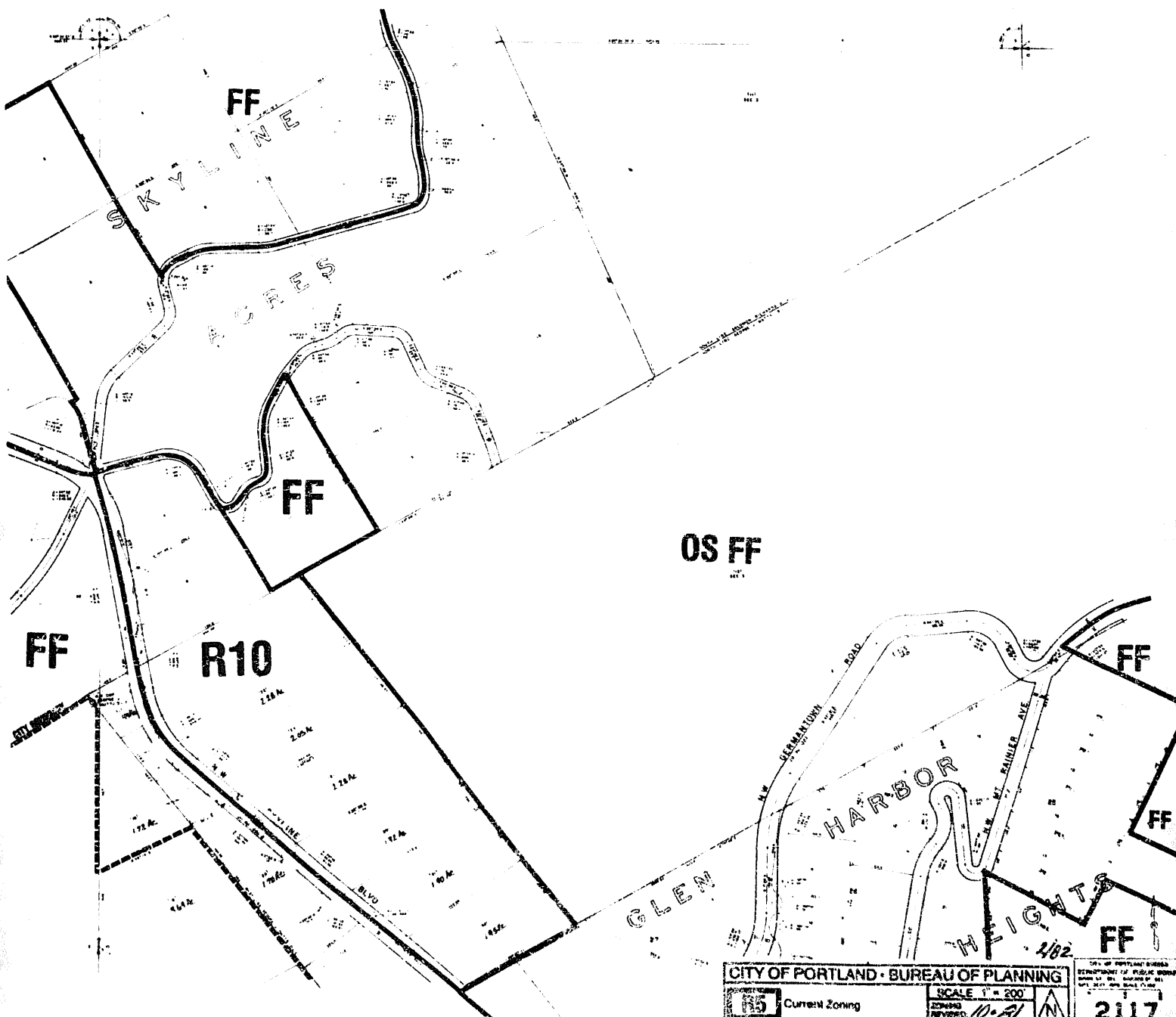
 INITIAL CITY ZONING WILL BE
LESS INTENSIVE IN THESE AREAS:



COMPREHENSIVE PLAN DESIGNATIONS

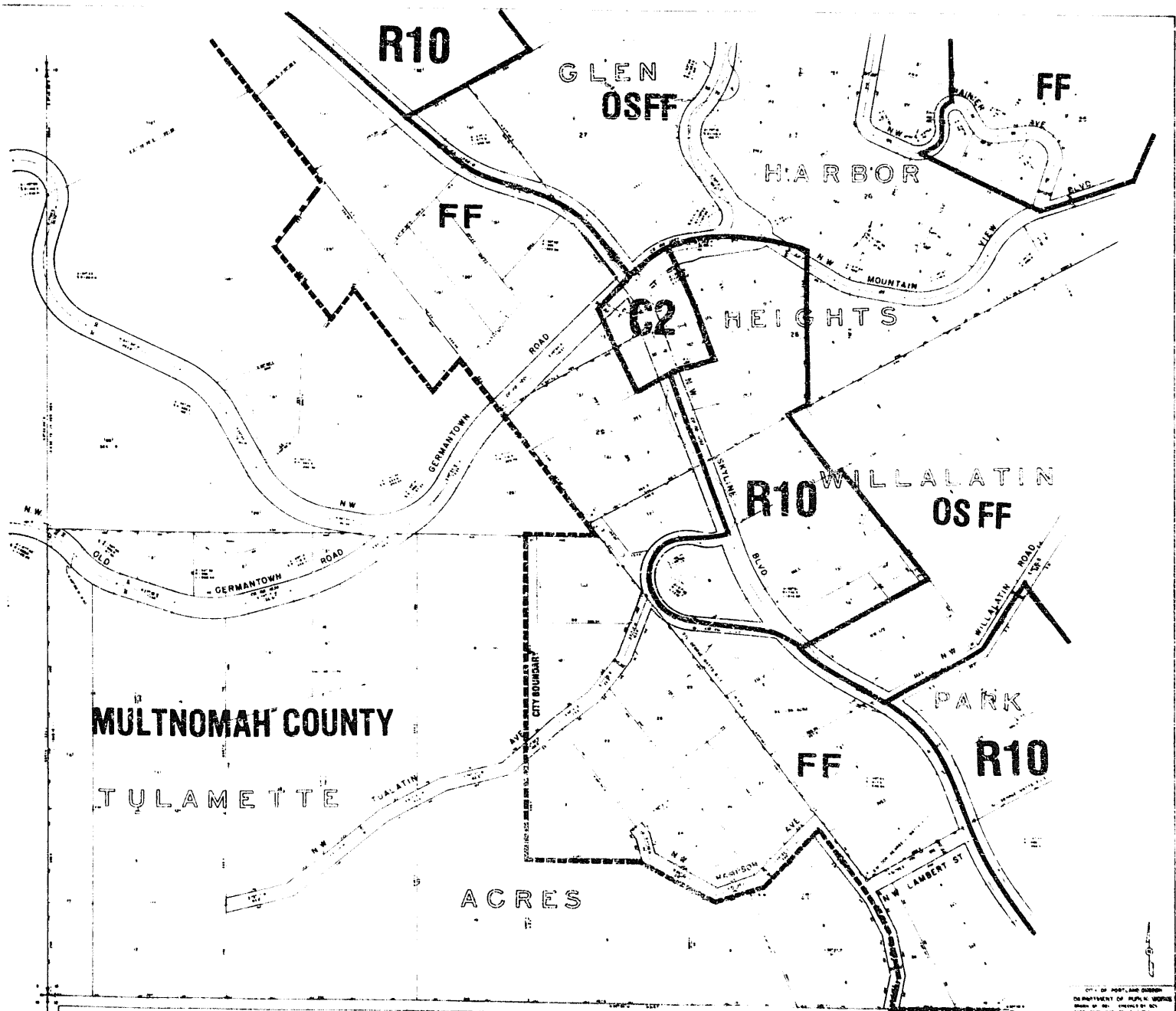

 INITIAL CITY ZONING WILL BE
 LESS INTENSIVE IN THESE AREAS:
 





ZONING AND COMPREHENSIVE PLAN

CITY OF PORTLAND - BUREAU OF PLANNING		SCALE 1" = 200'	
(R5) Current Zoning	(R5) Maximum Potential Zoning as per Comprehensive Plan	2117	2117

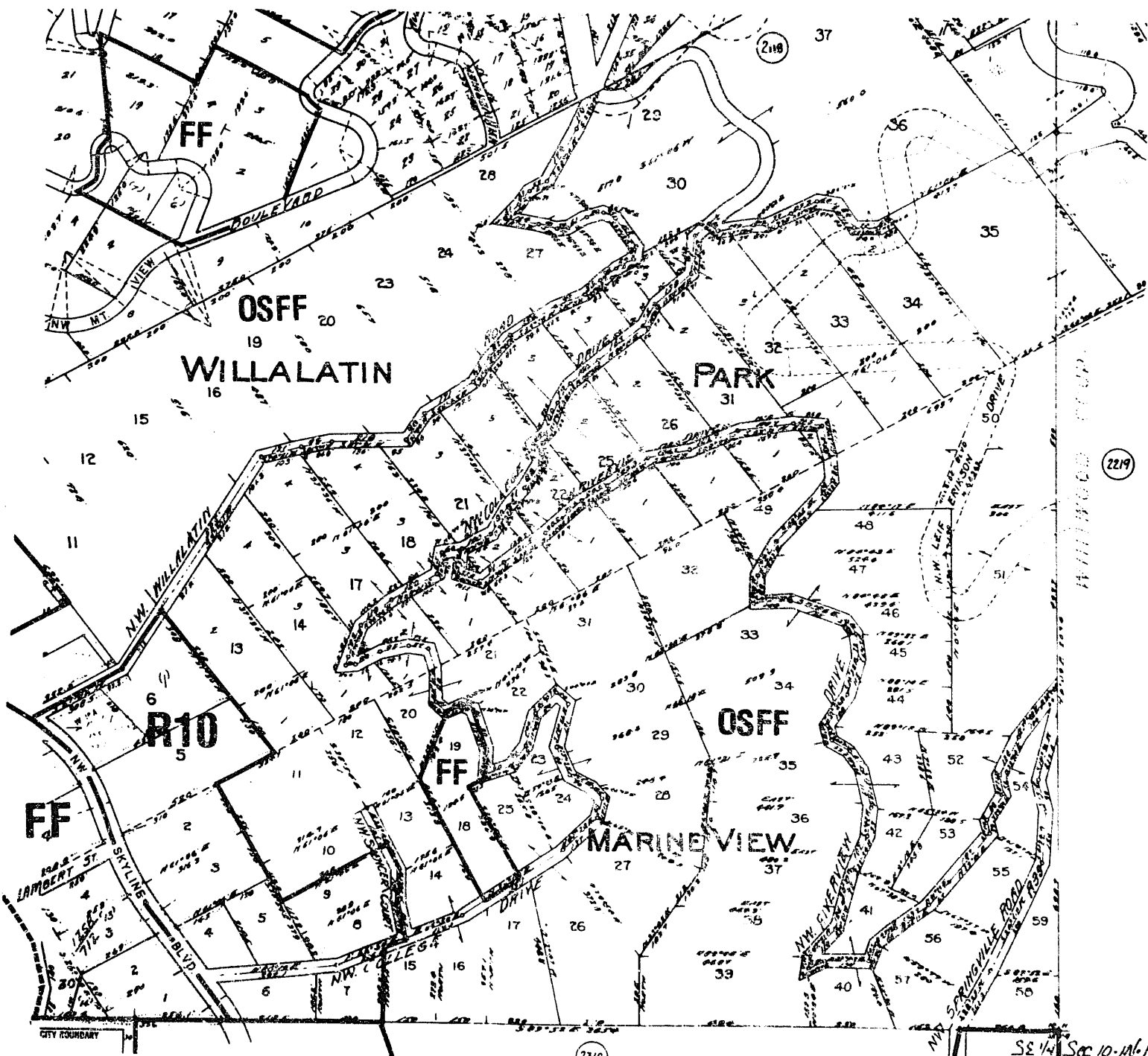


ZONING AND COMPREHENSIVE PLAN

CITY OF PORTLAND • BUREAU OF PLANNING	
R5 Current Zoning	SCALE 1" = 200'
(R5) Maximum Potential Zoning as per Comprehensive Plan	REVISION 10.82
2217	



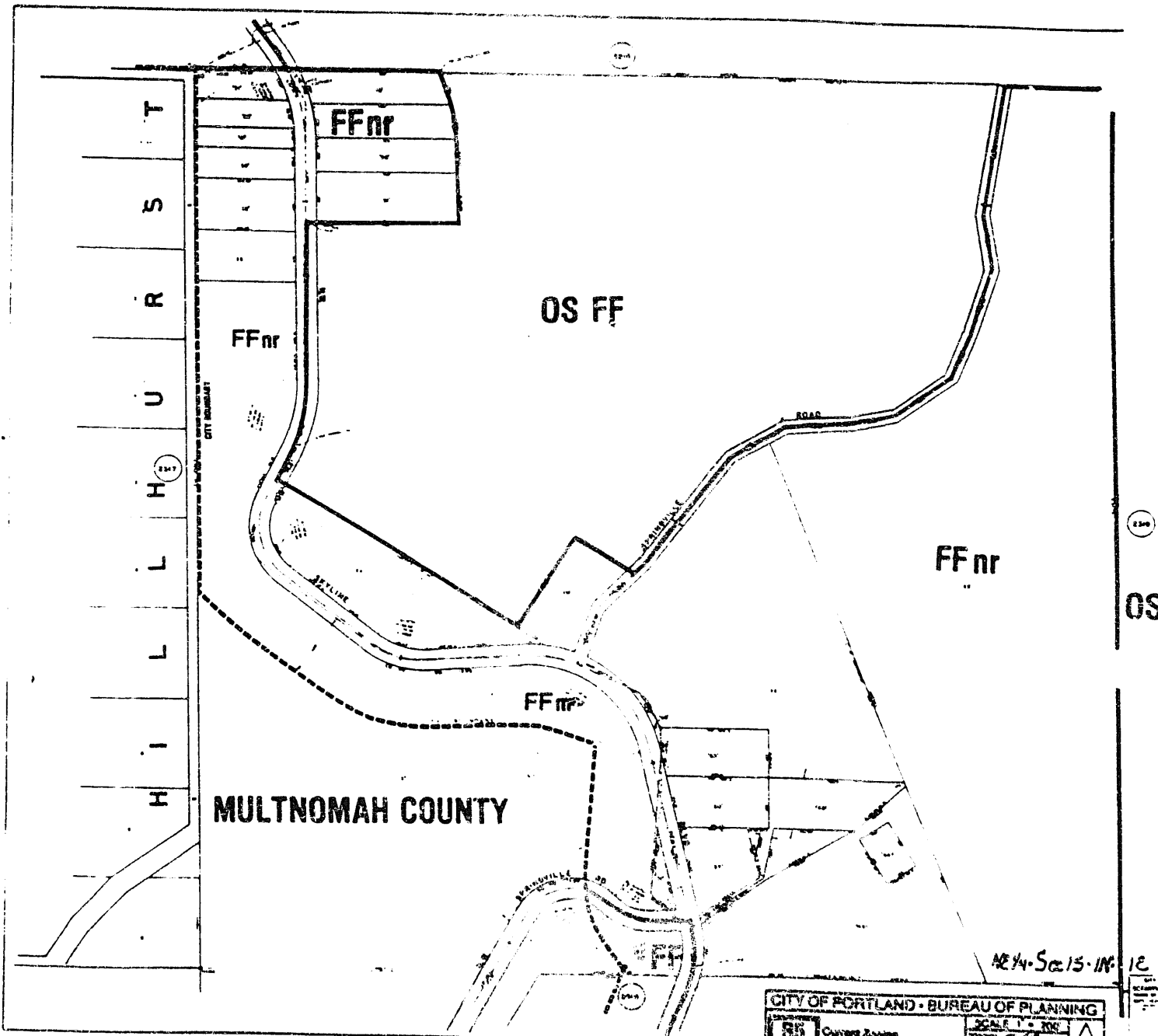
CITY OF PORTLAND
DEPARTMENT OF PUBLIC WORKS
2217
2/80



ZONING AND COMPREHENSIVE PLAN

CITY OF PORTLAND • BUREAU OF PLANNING	
R5 Current Zoning	SCALE 1" = 200'
(R5) Maximum Potential Zoning as per Comprehensive Plan	ZONING REVISED 12-81
	2218

158017



ZONING AND COMPREHENSIVE PLAN

CITY OF PORTLAND • BUREAU OF PLANNING	
R5 Residential Single-Family	Current Zoning
(R5) Medium-Density Residential	Potential Zoning See Comprehensive Plan
2318	2318

2/90

MULTNOMAH
COUNTY

FF_{nr}

FF

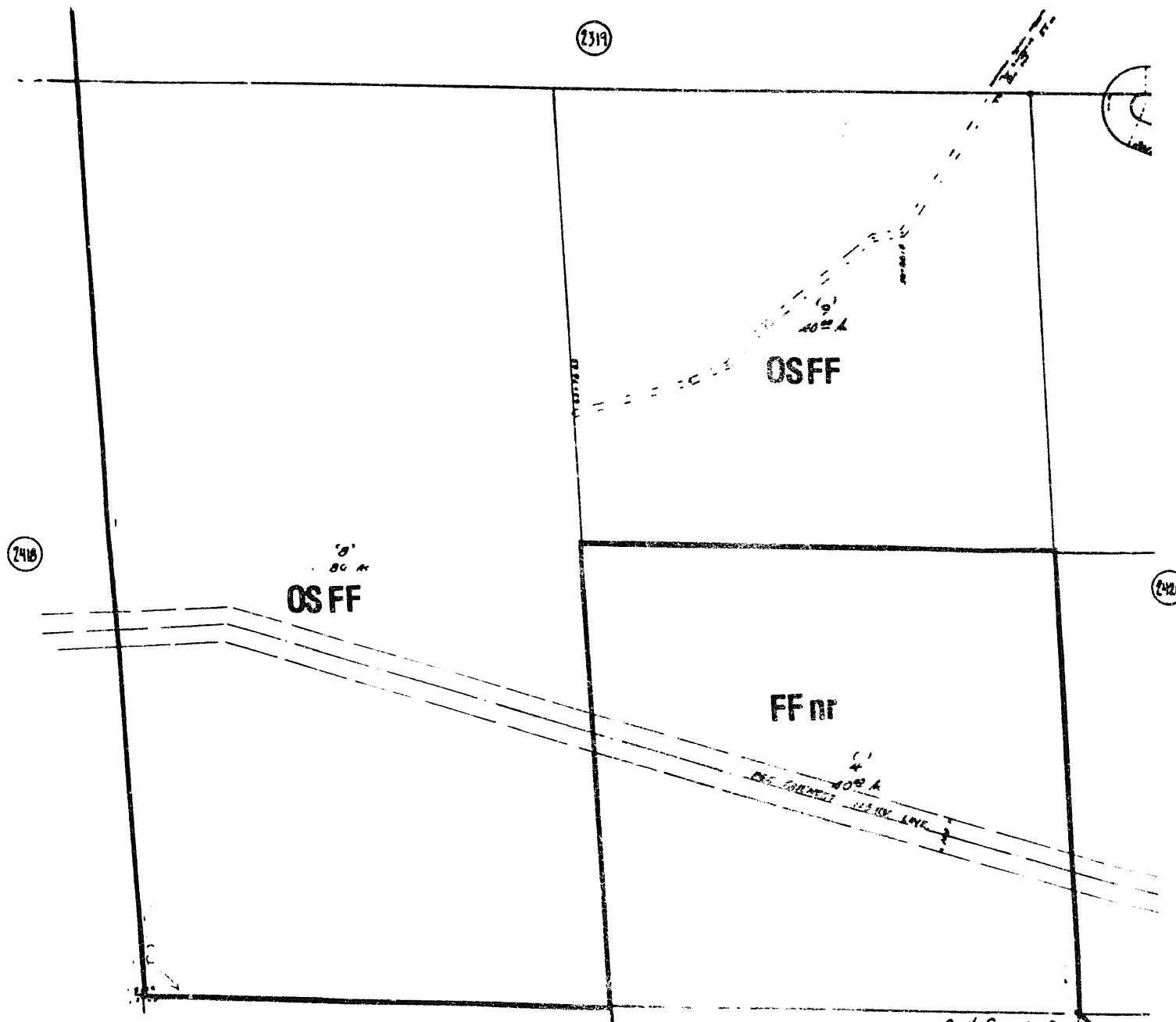
CITY BOUNDARY

ZONING AND COMPREHENSIVE PLAN

CITY OF PORTLAND - BUREAU OF PLANNING	
R5 Current Zoning	SCALE 1" = 200'
(R5) Maximum Potential Zoning as per Comprehensive Plan	2418

2418

SE 1/4 Sec 15 - 1N - 1W

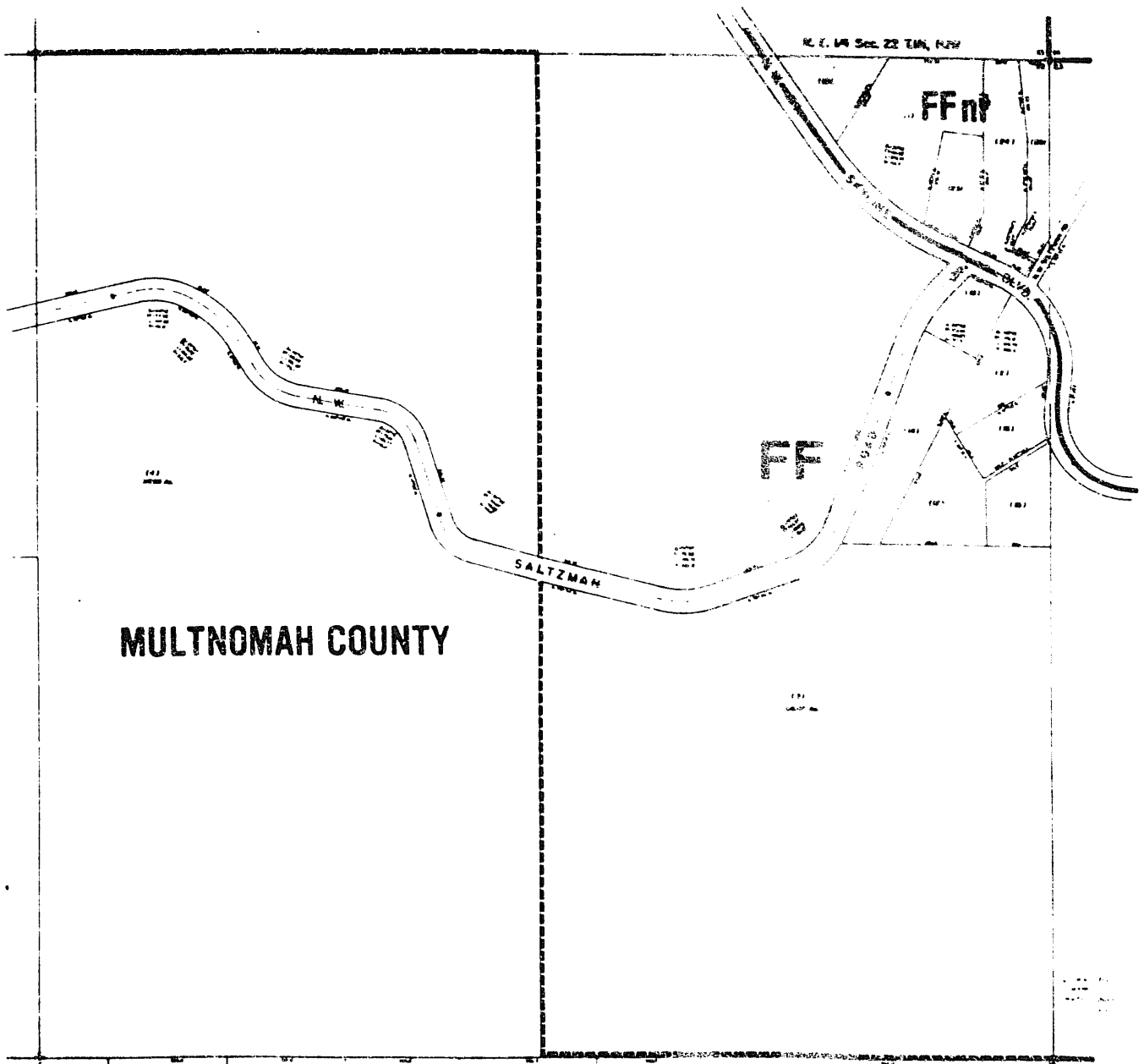


ZONING AND COMPREHENSIVE PLAN

CITY OF PORTLAND - BUREAU OF PLANNING	
R5 Office Zoning	SCALE 1" = 200'
(R5) Maximum Potential Zoning as per Comprehensive Plan	REVISION 1-82
	2419

2/81





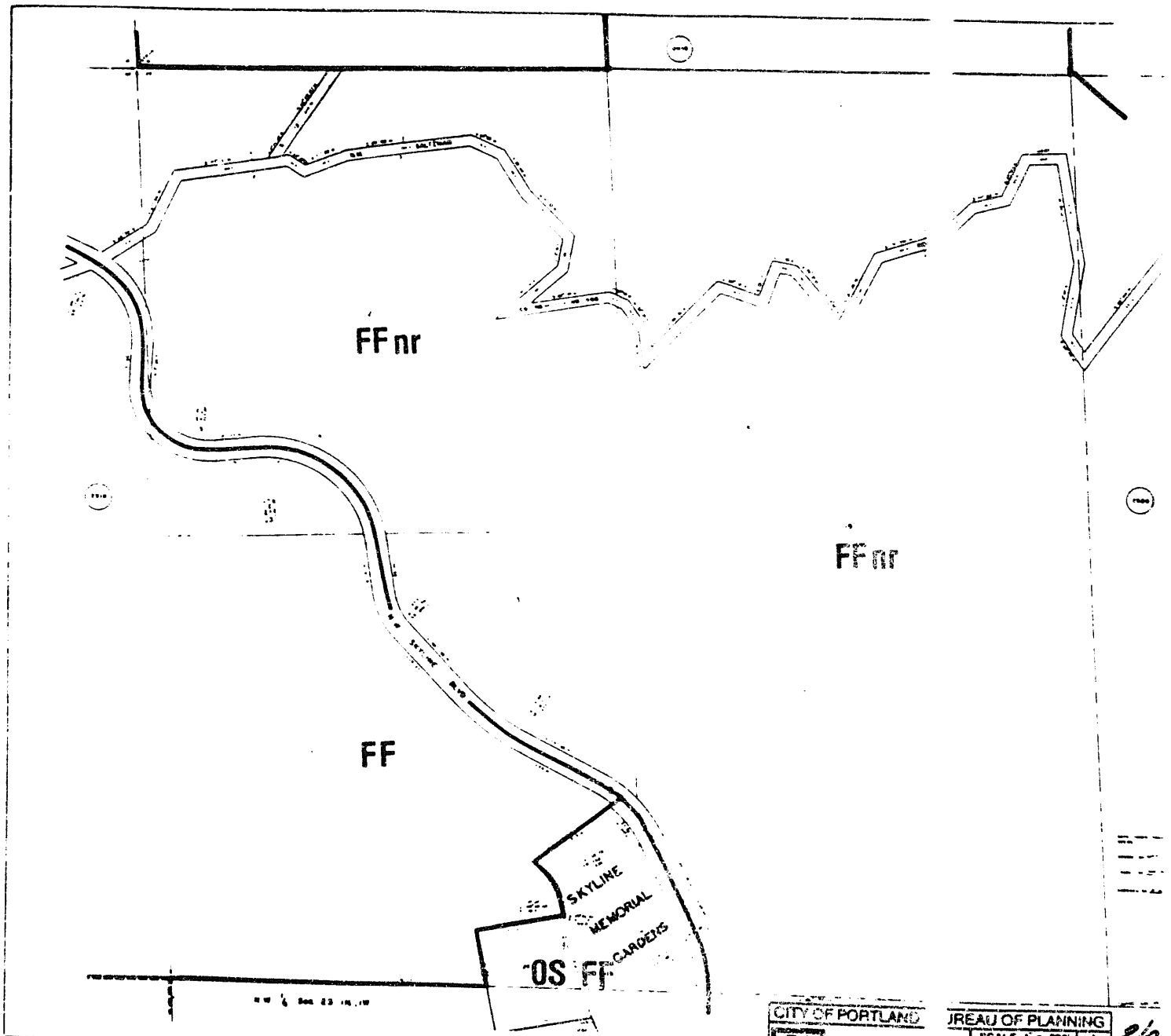
ZONING AND COMPREHENSIVE PLAN

CITY OF PORTLAND - BUREAU OF PLANNING	
RS Current Zoning (RS) Multnomah Potential Zoning as per Comprehensive Plan	SCALE 1" = 200' Project Number 9110 2518

N.E. 1/4 Sec. 22 - 1N-1W

2/80





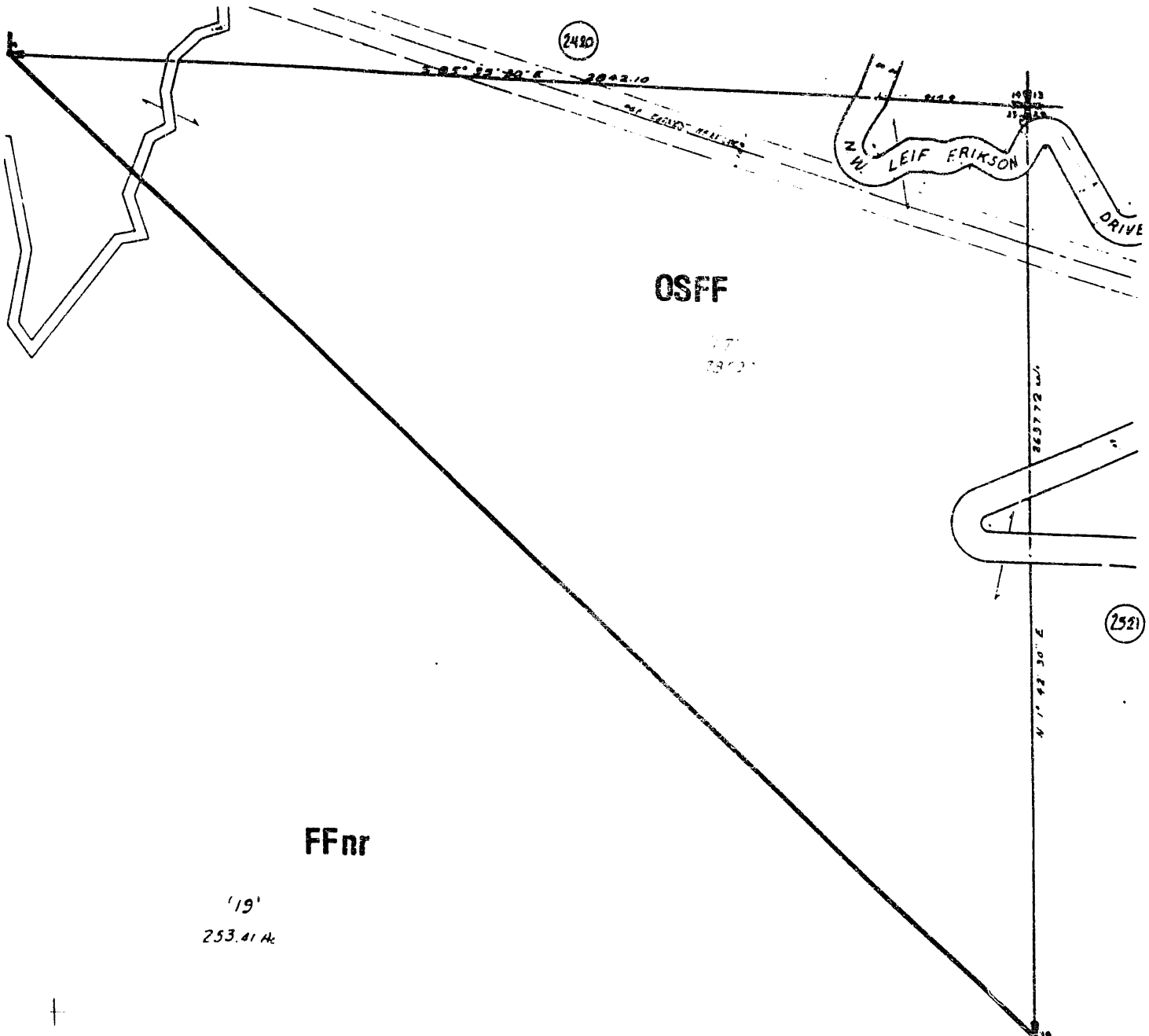
ZONING AND COMPREHENSIVE PLAN

CITY OF PORTLAND
R5 Current Zoning
1155 Main Street
Portland, Oregon 97205

BUREAU OF PLANNING
SCALE 1" = 200'
5-81
2519

NW 1/4 S9 23-1N-1W

158017

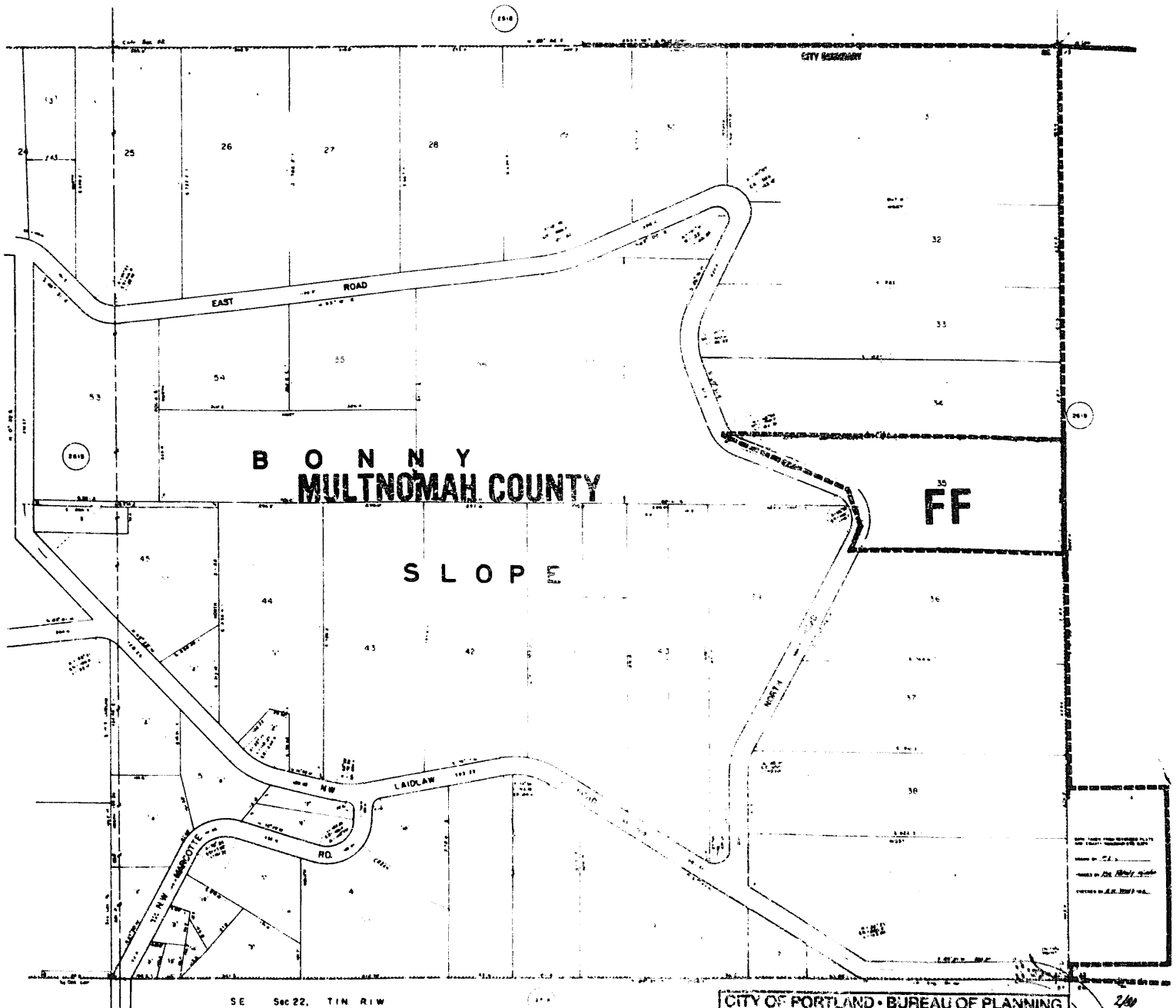


ZONING AND COMPREHENSIVE PLAN

CITY OF PORTLAND - BUREAU OF PLANNING	
R5 Current Zoning	SCALE 1" = 200' EDWARD REVISED 1-62
(25) Minimum Permitted Zoning as per Comprehensive Plan	2520

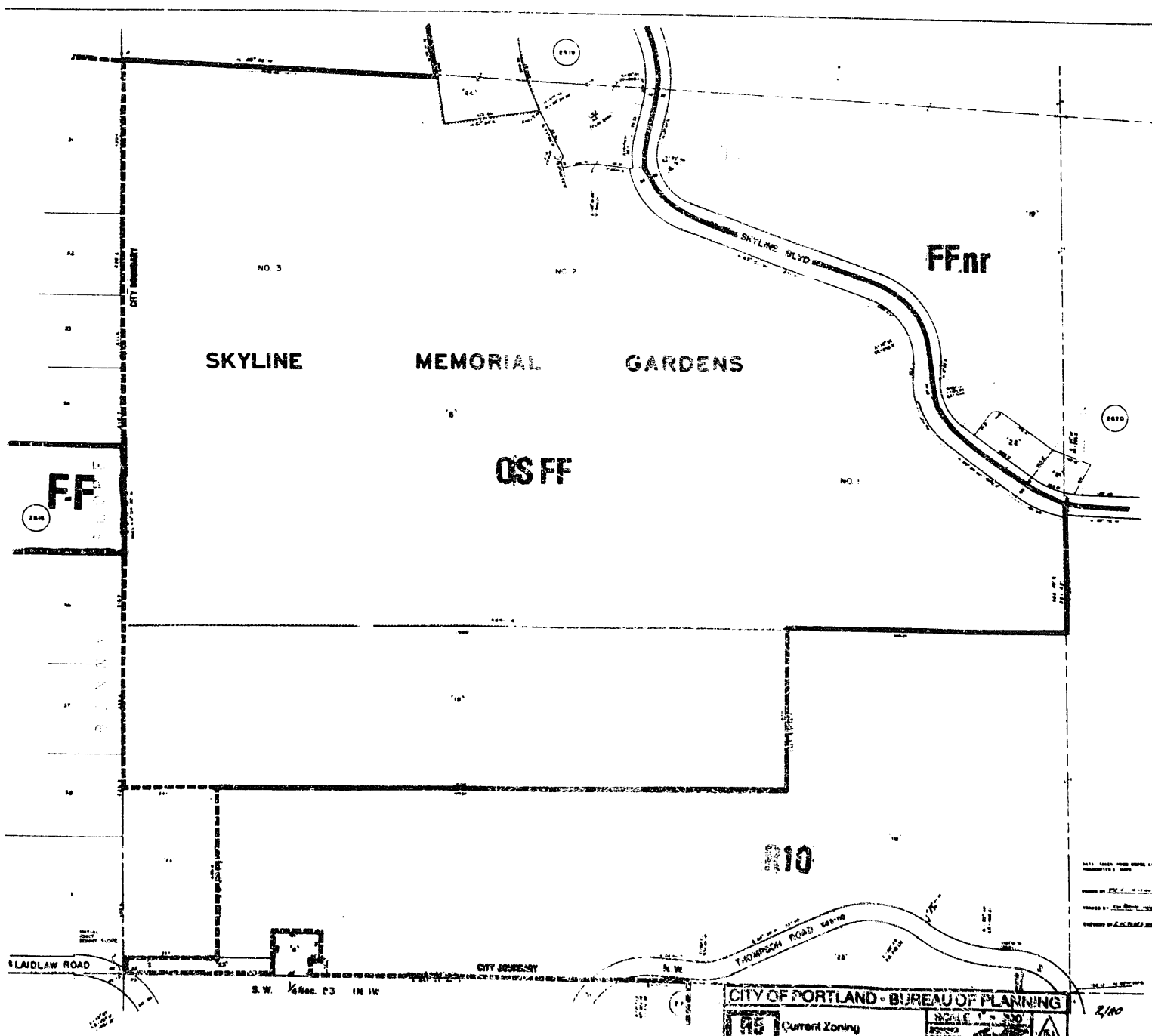
NE 1/4 Sec. 23 - 10-1
2/51
★

158017



ZONING AND COMPREHENSIVE PLAN

CITY OF PORTLAND • BUREAU OF PLANNING	
R5 Current Zoning	SCALE 1" = 300'
R5 Multnomah Potential Zoning as per Comprehensive Plan	ZONING REVISED 6/12
	2618



ZONING AND COMPREHENSIVE PLAN

CITY OF PORTLAND - BUREAU OF PLANNING	
<div style="border: 1px solid black; padding: 2px;"> R5 </div> Current Zoning	<div style="border: 1px solid black; padding: 2px;"> (R5) </div> Maximum Potential Zoning as per Comprehensive Plan
2619	



'19'
253.41 Ac

(2510)

FF nr

'20'
235 Ac

R10

8'
21.16

MULTNOMAH COUNTY

'14'
23.15 Ac

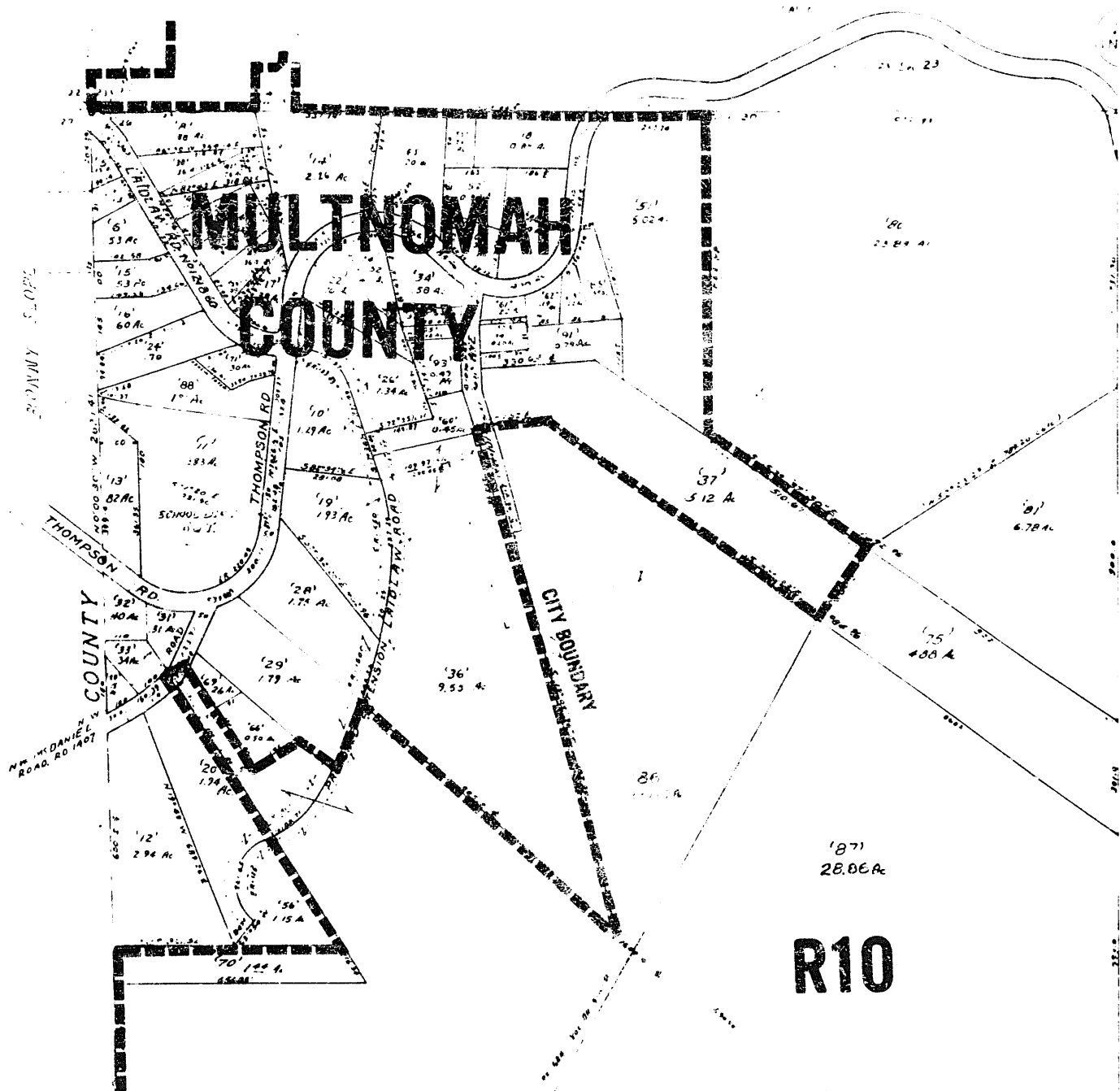
'15'
13.97 Ac

ZONING AND COMPREHENSIVE PLAN

CITY OF PORTLAND - BUREAU OF PLANNING	
<p>R5 Current Zoning</p> <p>(R5) Maximum Potential Zoning as per Comprehensive Plan</p>	<p>SCALE 1" = 200'</p> <p>SHOWN HEREIN 1.62</p> <p>2620</p>

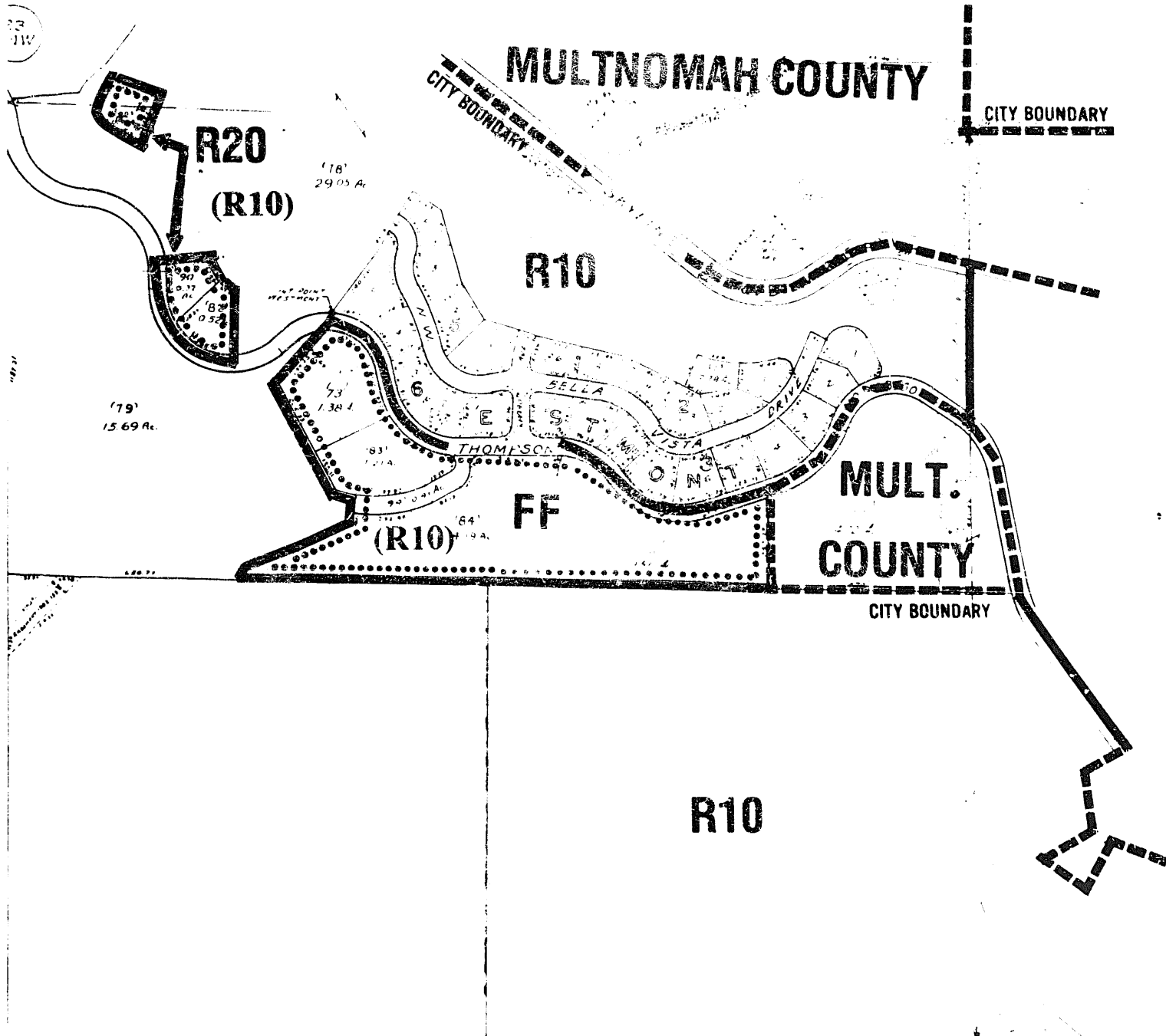
2/B

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ZONING AND COMPREHENSIVE PLAN

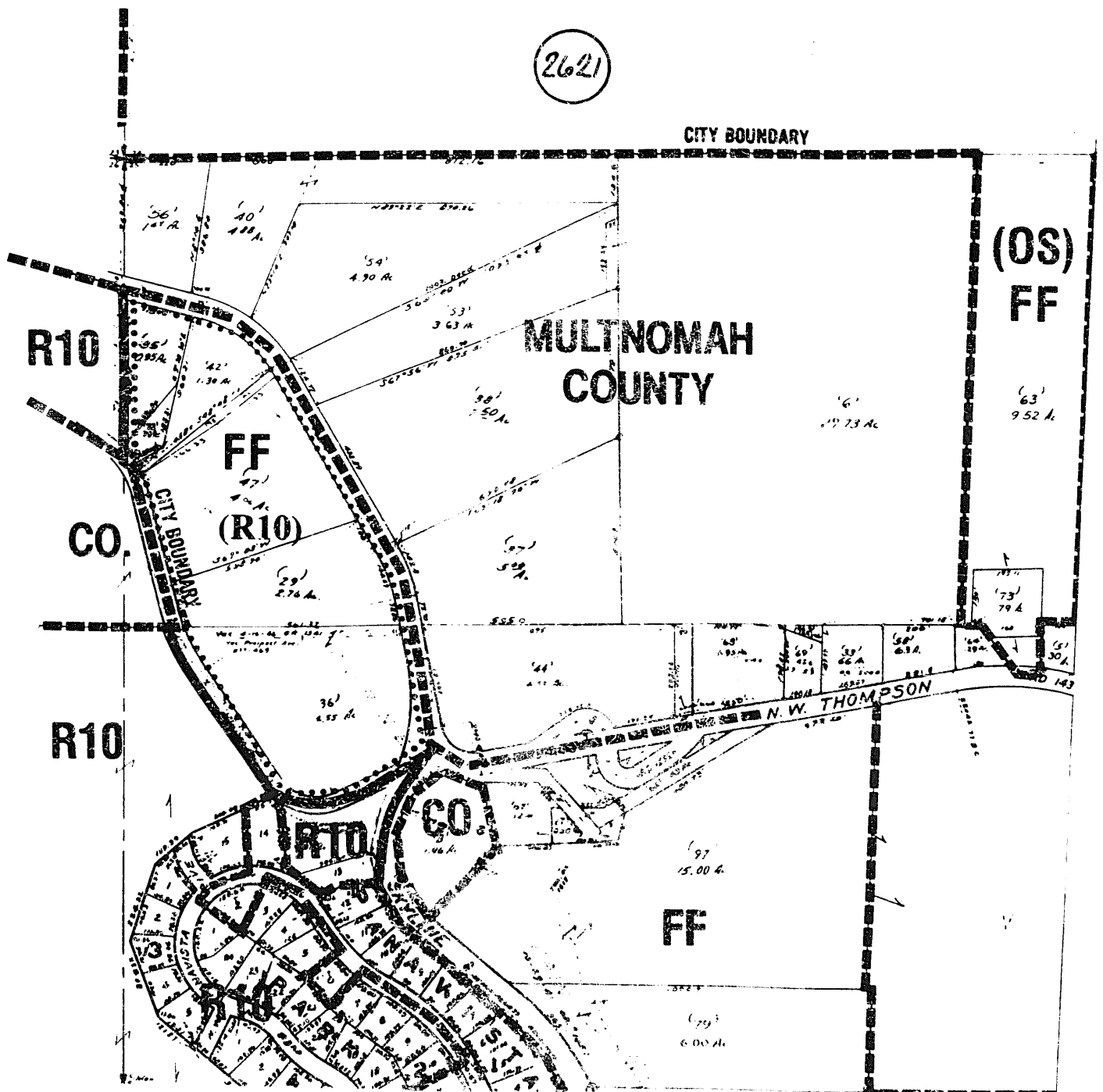
CITY OF PORTLAND • BUREAU OF PLANNING		
<div style="border: 1px solid black; padding: 2px; display: inline-block;">R5</div>	Current Zoning	SCALE 1" = 400'
		<div style="border: 1px solid black; padding: 2px; display: inline-block;">(R5)</div>
Maximum Potential Zoning as per Comprehensive Plan		<div style="border: 1px solid black; padding: 5px; font-size: 1.5em; font-weight: bold;">2719</div>



ZONING AND COMPREHENSIVE PLAN

CITY OF PORTLAND • BUREAU OF PLANNING		
R5	Current Zoning	SCALE 1" = 400'
(R5)	Maximum Potential Zoning As per Comprehensive Plan	TOWNSHIP REVISED 5-82
		2720

2621



ZONING AND COMPREHENSIVE PLAN


CITY OF PORTLAND • BUREAU OF PLANNING		
R5	Current Zoning	SCALE 1" = 400'
(R5)	Maximum Potential Zoning as per Comprehensive Plan	ZONING REVISED 8-84
		2721

WASHINGTON

'3'
158,78 Ac

R10

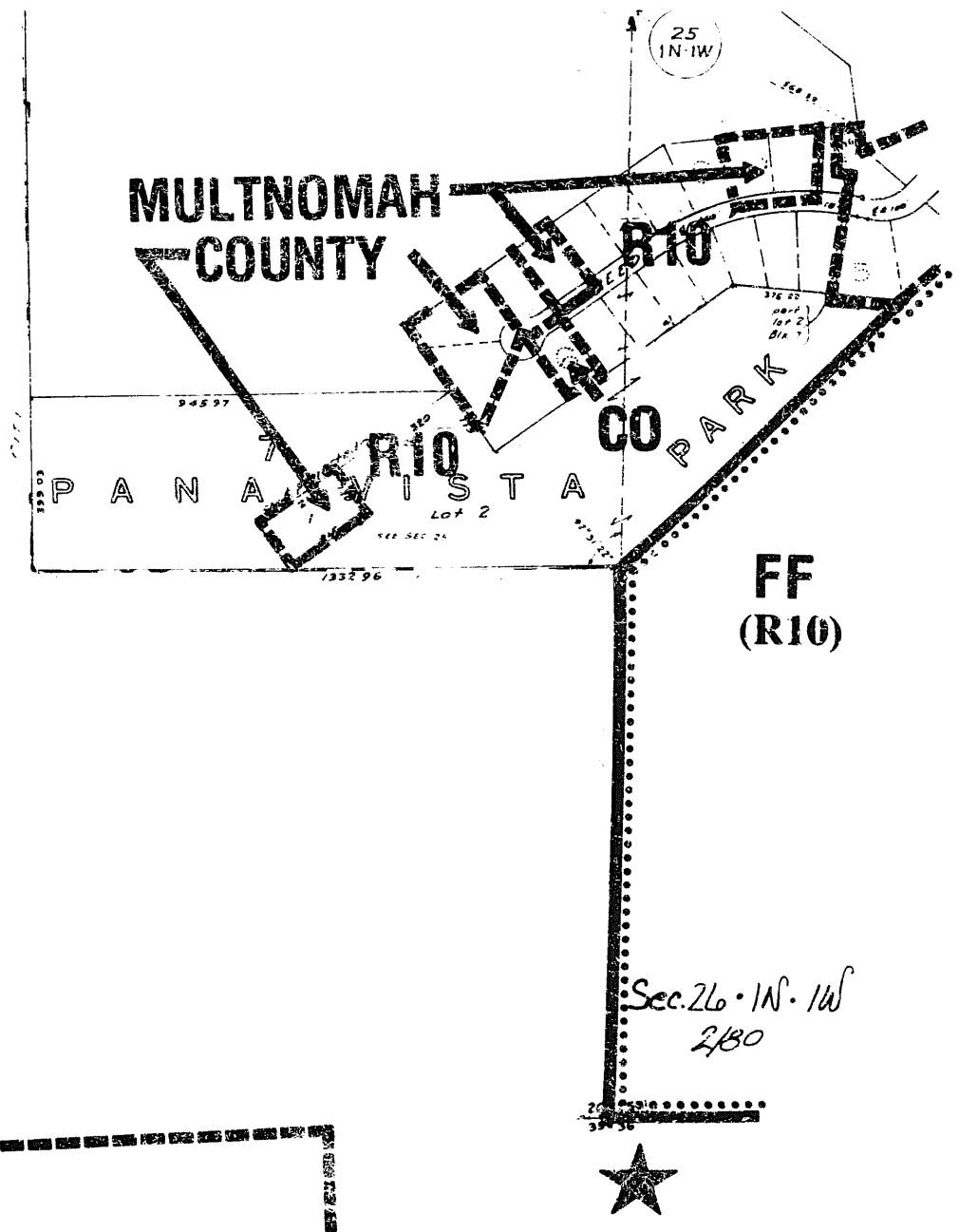
WASHINGTON

CITY OF PORTLAND • BUREAU OF PLANNING	
<div style="border: 1px solid black; padding: 2px;"> R5 </div>	Current Zoning
<div style="border: 1px solid black; padding: 2px;"> (R5) </div>	Maximum Potential Zoning as per Comprehensive Plan
SCALE 1" = 400' ZONING REVISED 5-82 	
2819	

'800'
40.83 Ac

**ZONING AND
COMPREHENSIVE PLAN**

'4'
159.77 Ac



R10

ZONING AND COMPREHENSIVE PLAN

CITY OF PORTLAND • BUREAU OF PLANNING		
R5	Current Zoning	SCALE 1" = 400'
(R5)	Maximum Potential Zoning as per Comprehensive Plan	ZONING REVISED 5-82
		2820

MULT. COUNTY

R10

FF

CITY BOUNDARY

MULTNOMAH COUNTY

R10

FF (R10)

M LENNAN HEIGHTS

CORNELL HEIGHTS

R10

CITY BOUNDARY

R5 Current Zoning

SCALE 1" = 400'

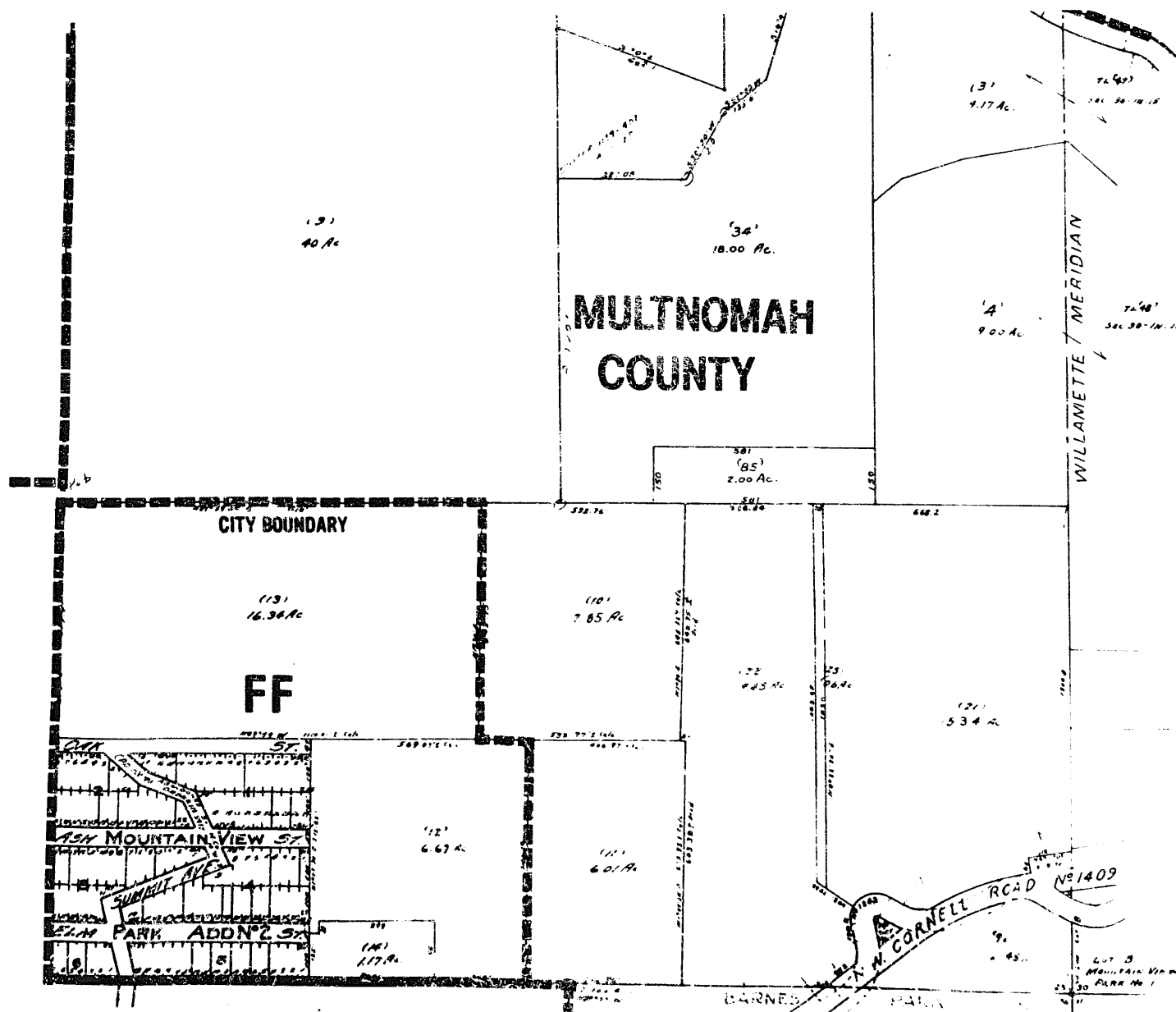
ZONING REVISED 8-84

N

ZONING AND COMPREHENSIVE PLAN

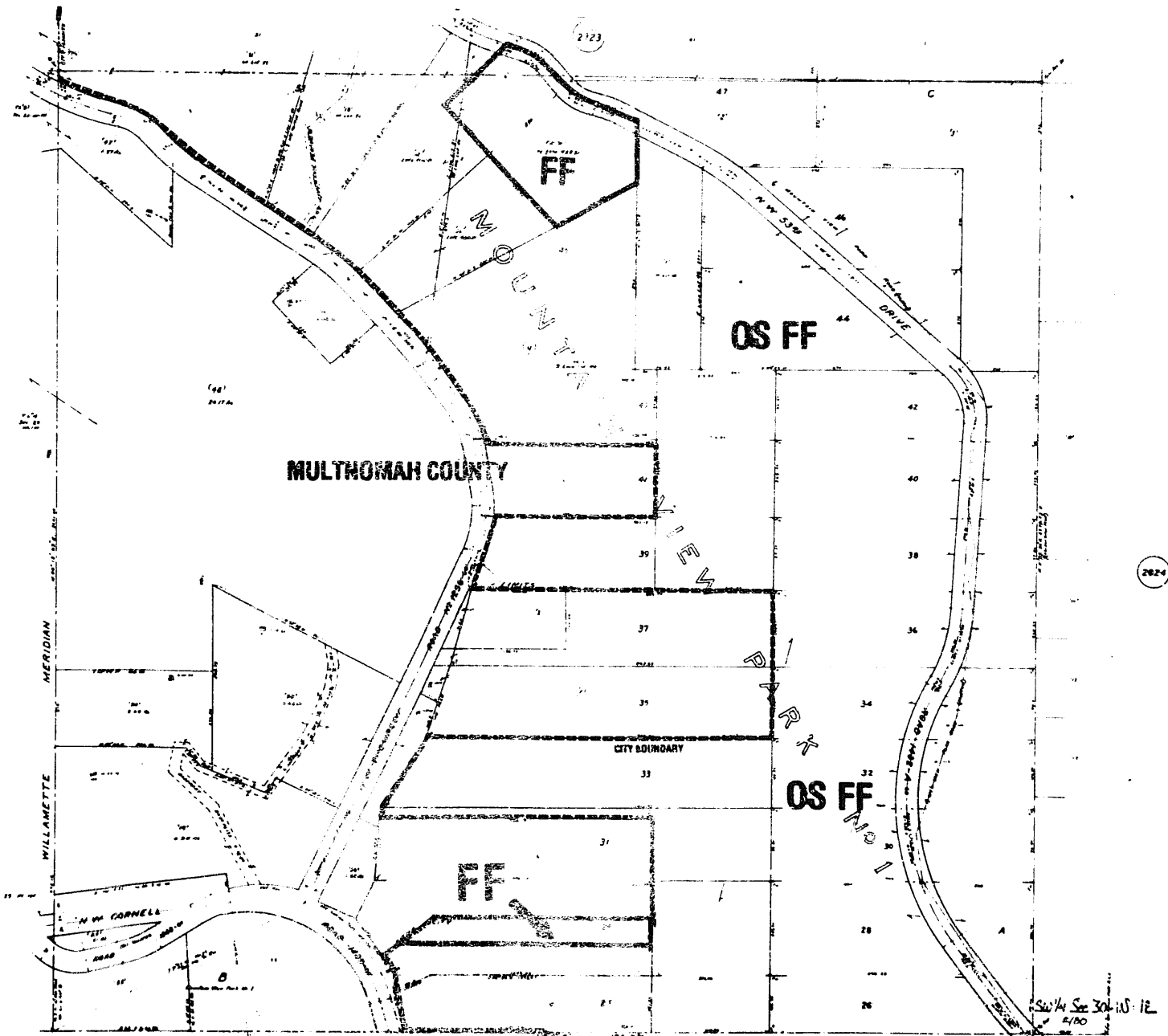
CITY OF PORTLAND • BUREAU OF PLANNING		SCALE 1" = 400'	
	Current Zoning	ZONING REVISED <i>B-34</i>	
	Maximum Potential Zoning as per Comprehensive Plan		

158017



ZONING AND COMPREHENSIVE PLAN

CITY OF PORTLAND • BUREAU OF PLANNING	
PREVIOUS ZONING (RS) Current Zoning	SCALE 1" = 10' ZONING REVISED 8-84
(RT) Maximum Potential Zoning as per Comprehensive Plan	2822




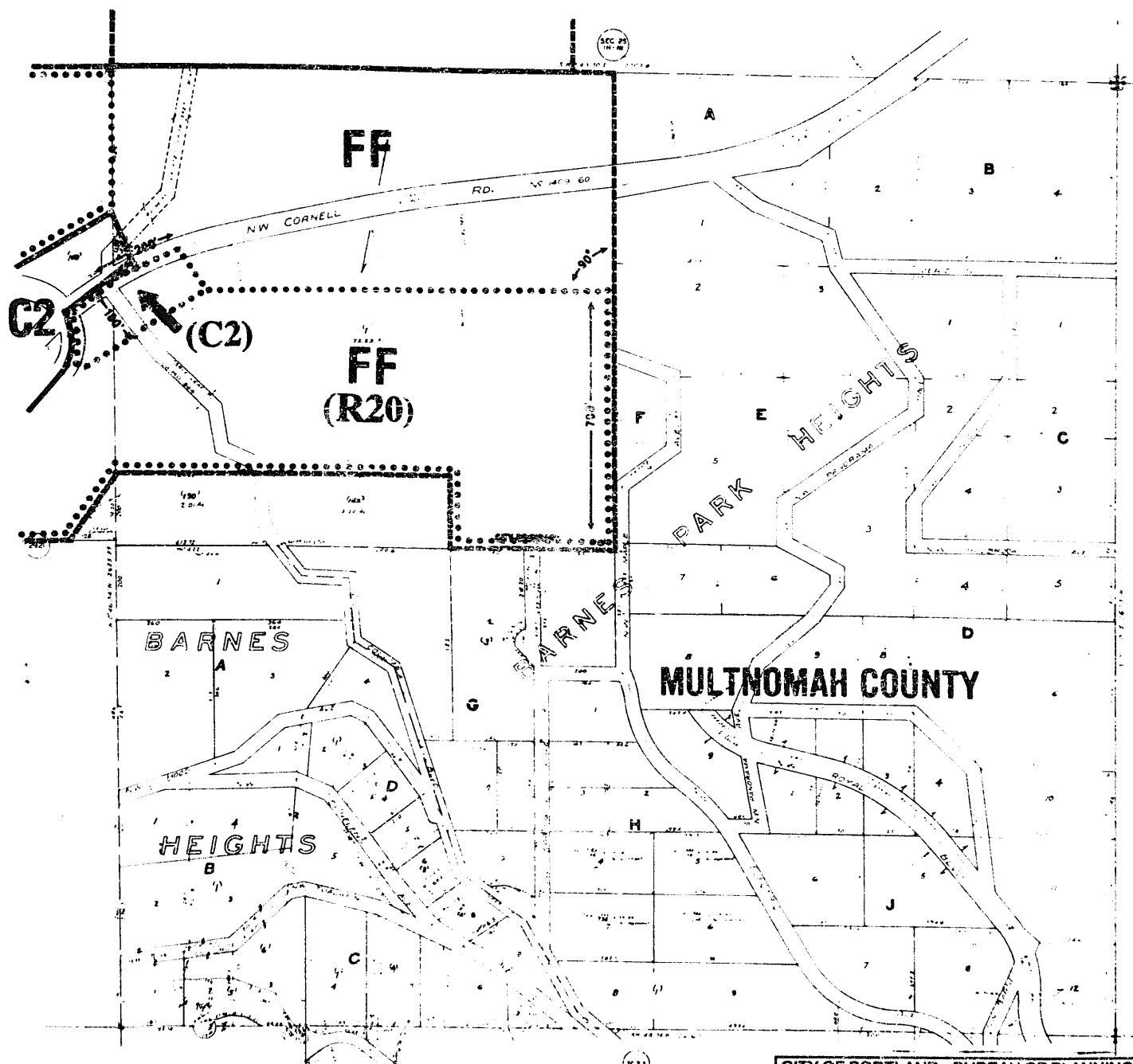
ZONING AND COMPREHENSIVE PLAN

CITY OF PORTLAND • BUREAU OF PLANNING	
R5 Current Zoning	SCALE 1" = 200'
(R5) Maximum Potential Zoning as per Comprehensive Plan	20494 6/81
2823	



ZONING AND COMPREHENSIVE PLAN

CITY OF PORTLAND - BUREAU OF PLANNING	
R5 Current Zoning	SCALE 1" = 200' EXHIBIT NO. B-83 
(R5) Maximum Potential Zoning as per Comprehensive Plan	2921



ZONING AND COMPREHENSIVE PLAN

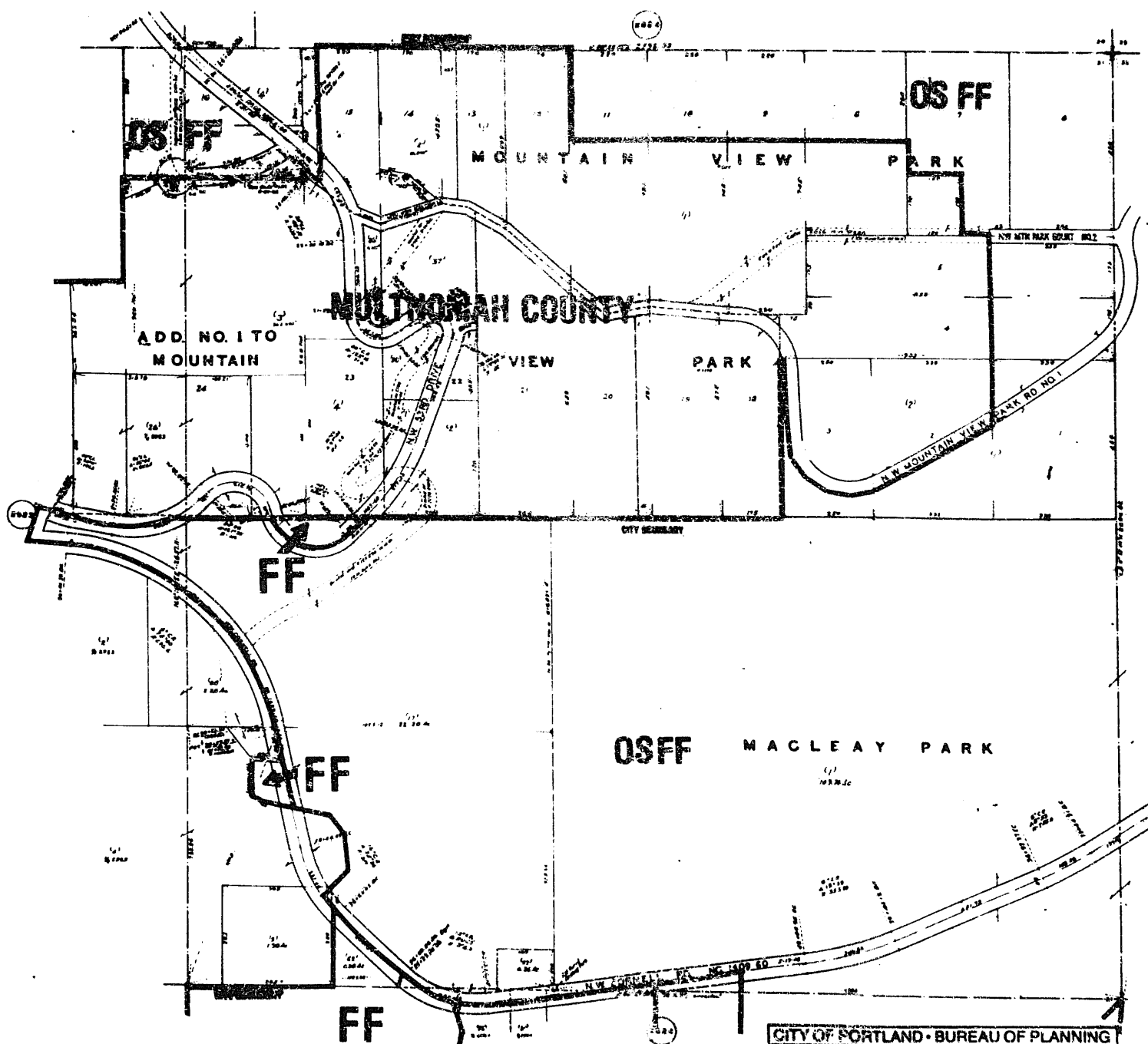
CITY OF PORTLAND • BUREAU OF PLANNING	
RS Current Zoning (RS) Maximum Potential Zoning as per Comprehensive Plan	SCALE 1" = 200' ZONING REVISED 6-82 2922

EARNES PARK HEIGHTS



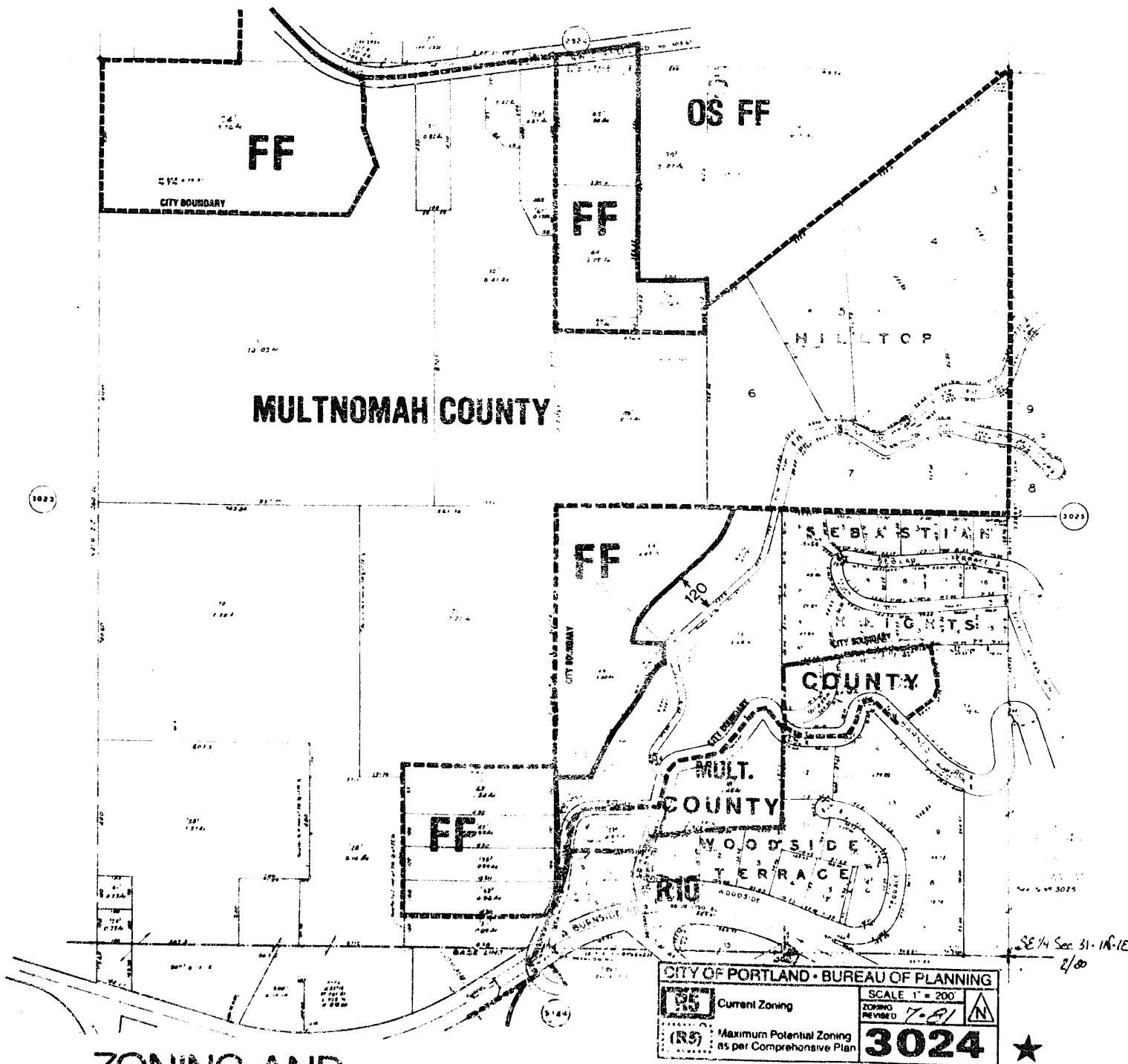
CITY OF PORTLAND • BUREAU OF PLANNING	
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> R5 </div> Current Zoning	SCALE 1" = 200' ZONING REVISION <u>7-81</u> <div style="border: 1px solid black; padding: 5px; display: inline-block; text-align: center;"> N </div>
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> (R5) </div> Maximum Potential Zoning as per Comprehensive Plan	2923





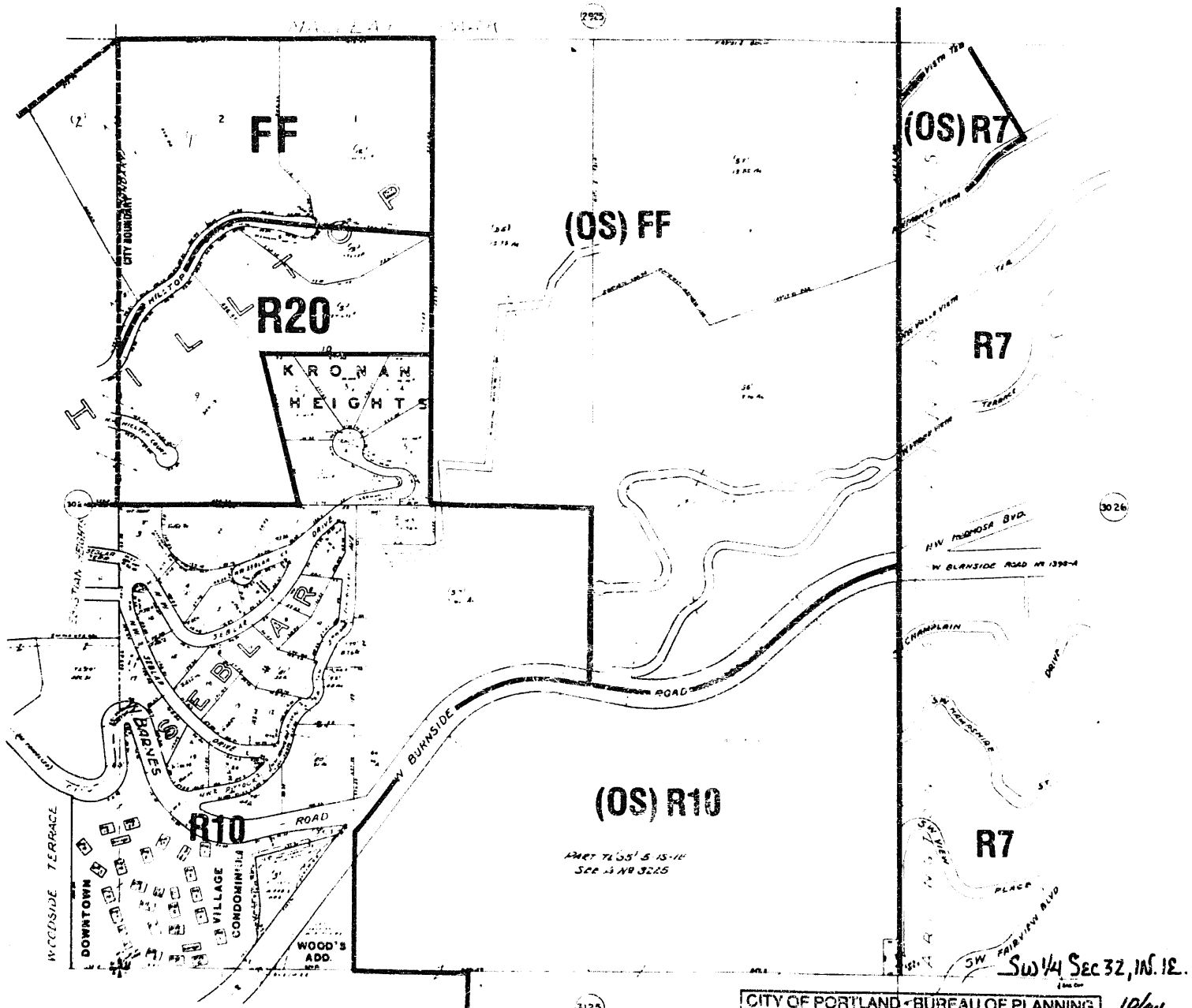
ZONING AND COMPREHENSIVE PLAN


CITY OF PORTLAND • BUREAU OF PLANNING		
1.5	Current Zoning	SCALE 1" = 200'
(1.5)	Maximum Potential Zoning as per Comprehensive Plan	REVIEWED 7.8
		2924



ZONING AND COMPREHENSIVE PLAN

ZONING AND COMPREHENSIVE PLAN

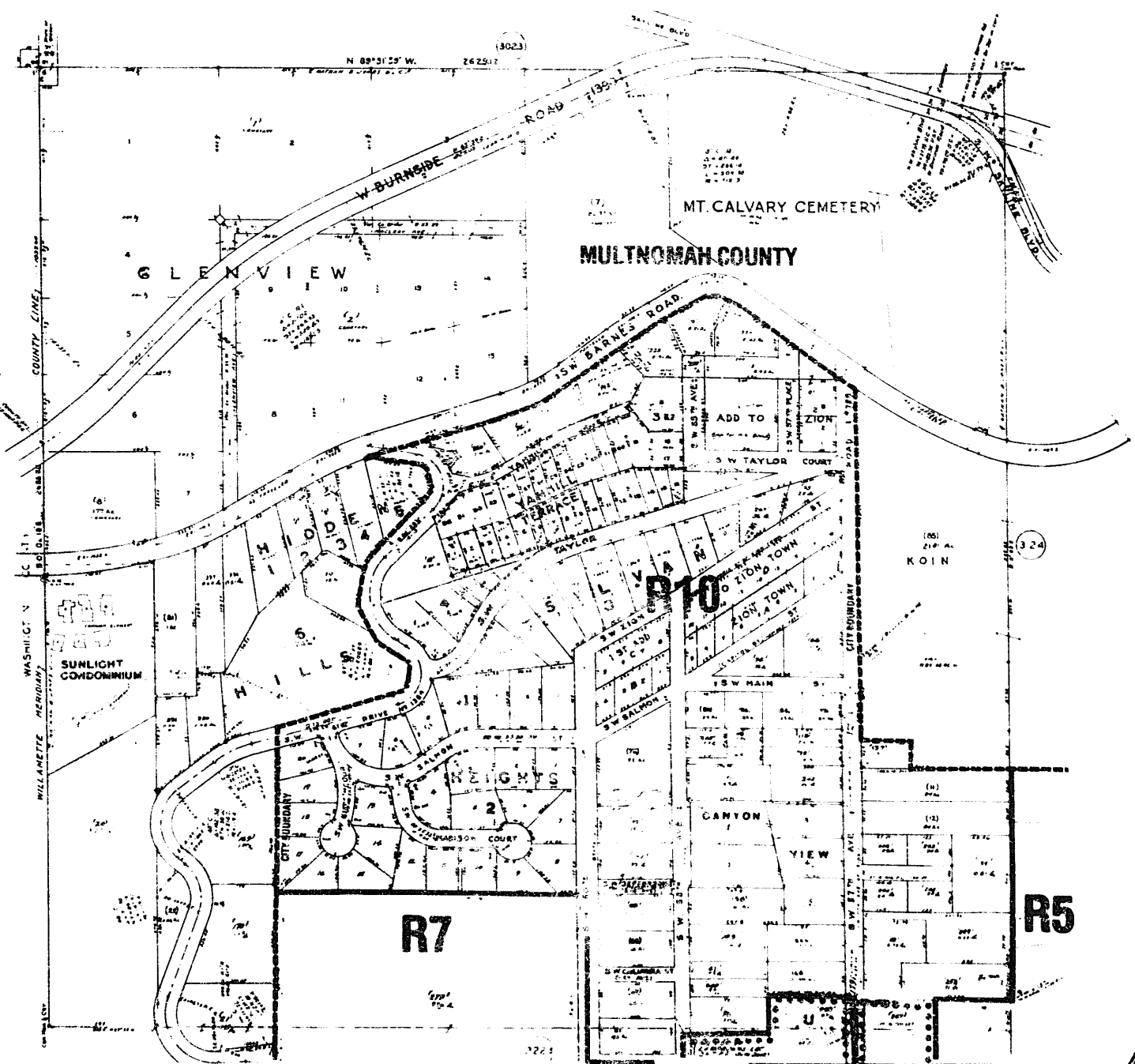


CITY OF PORTLAND - BUREAU OF PLANNING	
R5 Current Zoning	SCALE 1" = 200'
(R5) Maximum Potential Zoning as per Comprehensive Plan	ZONING REVISION 10-82 
	3025

10/84

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158017



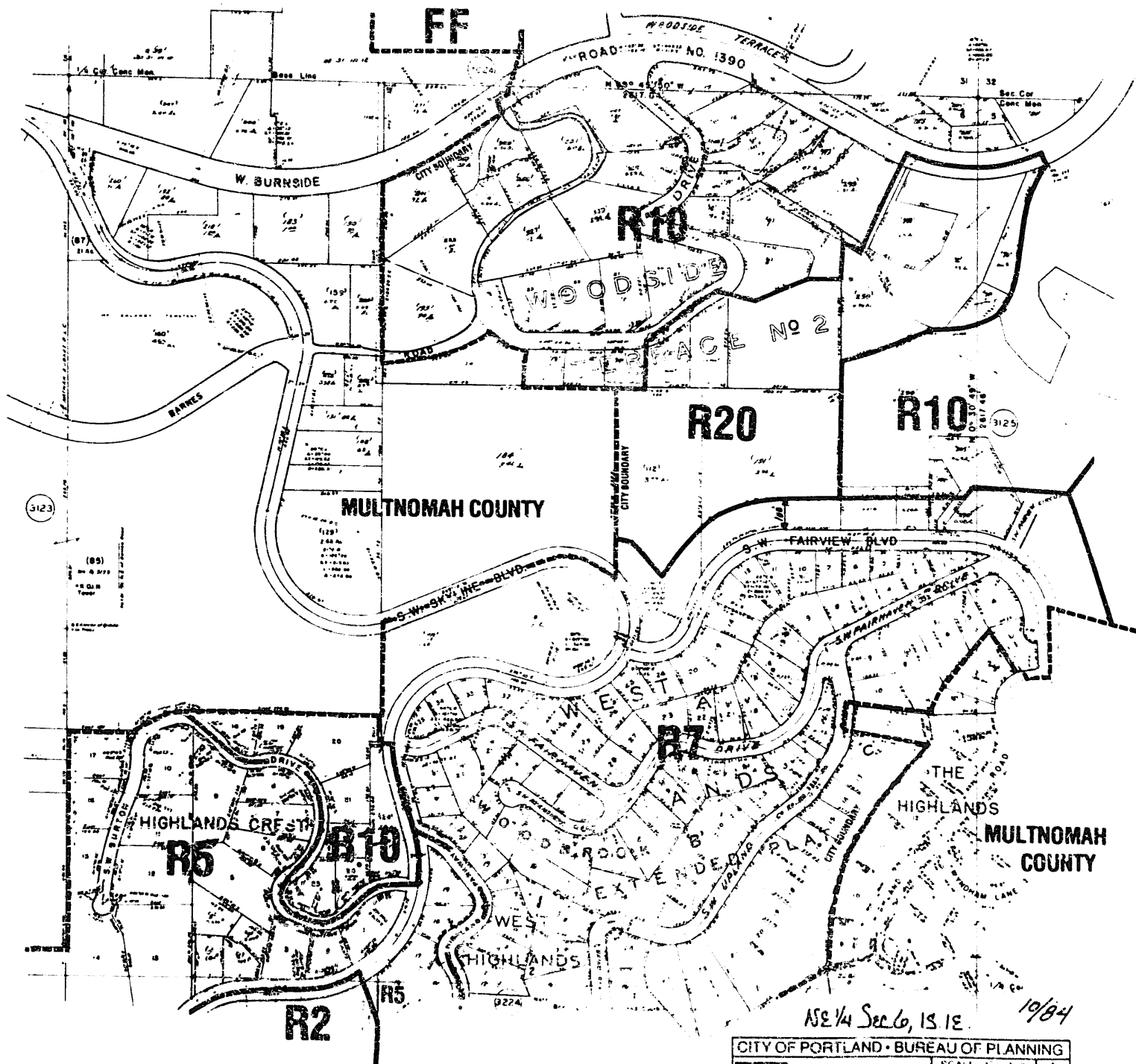
ZONING AND COMPREHENSIVE PLAN

North 1/4 Sec 6 IS 12

CITY OF PORTLAND - BUREAU OF PLANNING		
R5	Current Zoning	SCALE 1" = 200' ZONING REVISION 9-84 3123
(R5)	Maximum Potential Zoning as per Comprehensive Plan	

1984
★

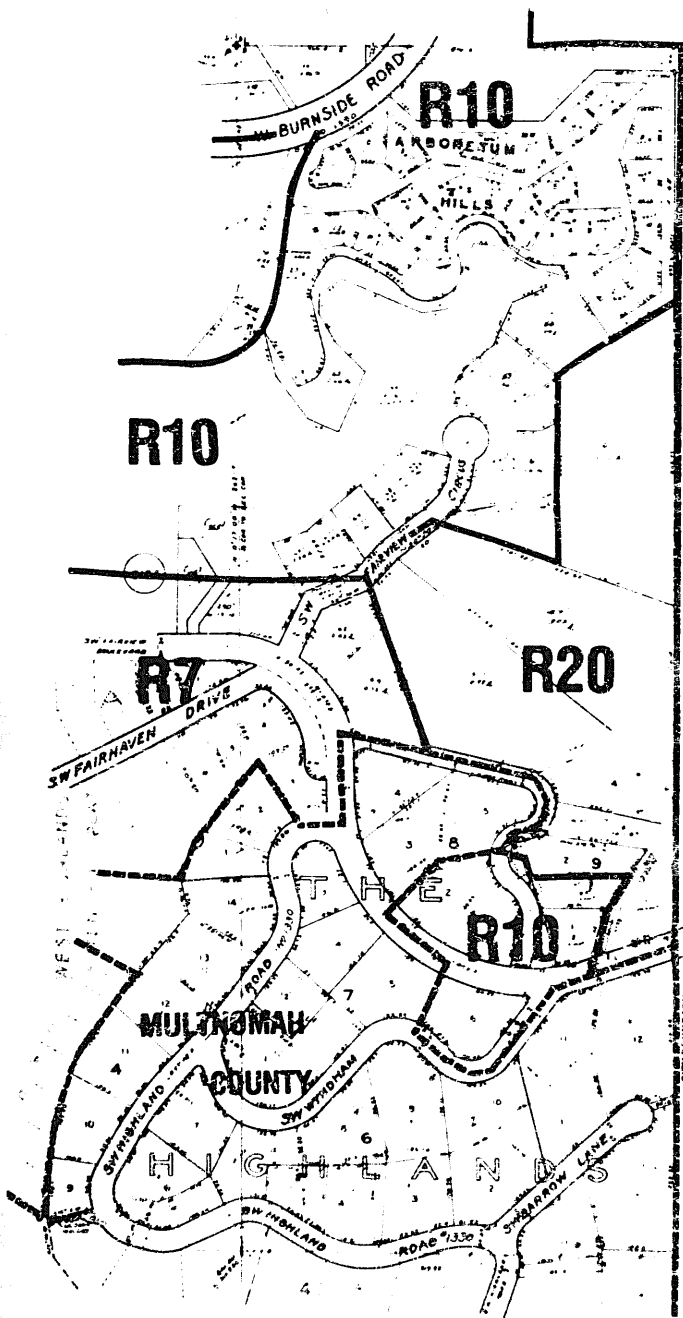
158017



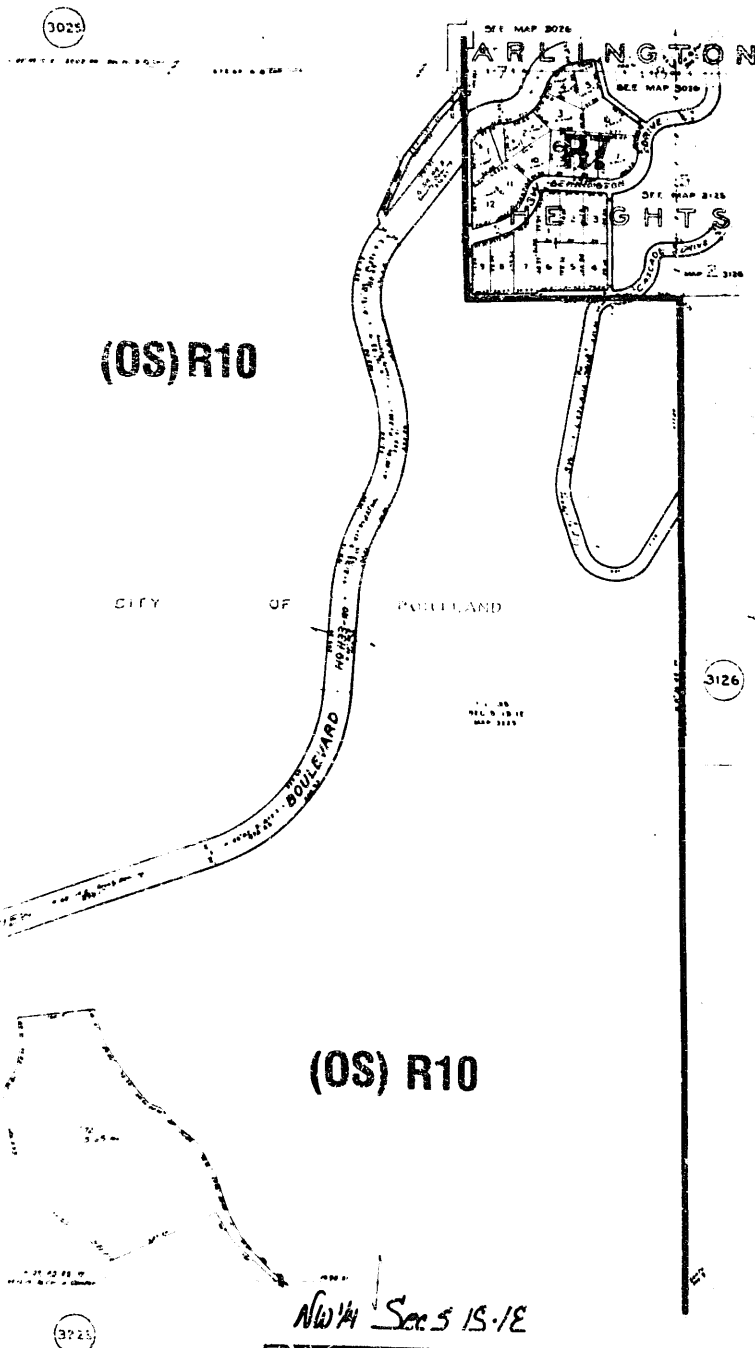
ZONING AND COMPREHENSIVE PLAN

15E 1/4 Sec 6, 13, 1E. 10/84

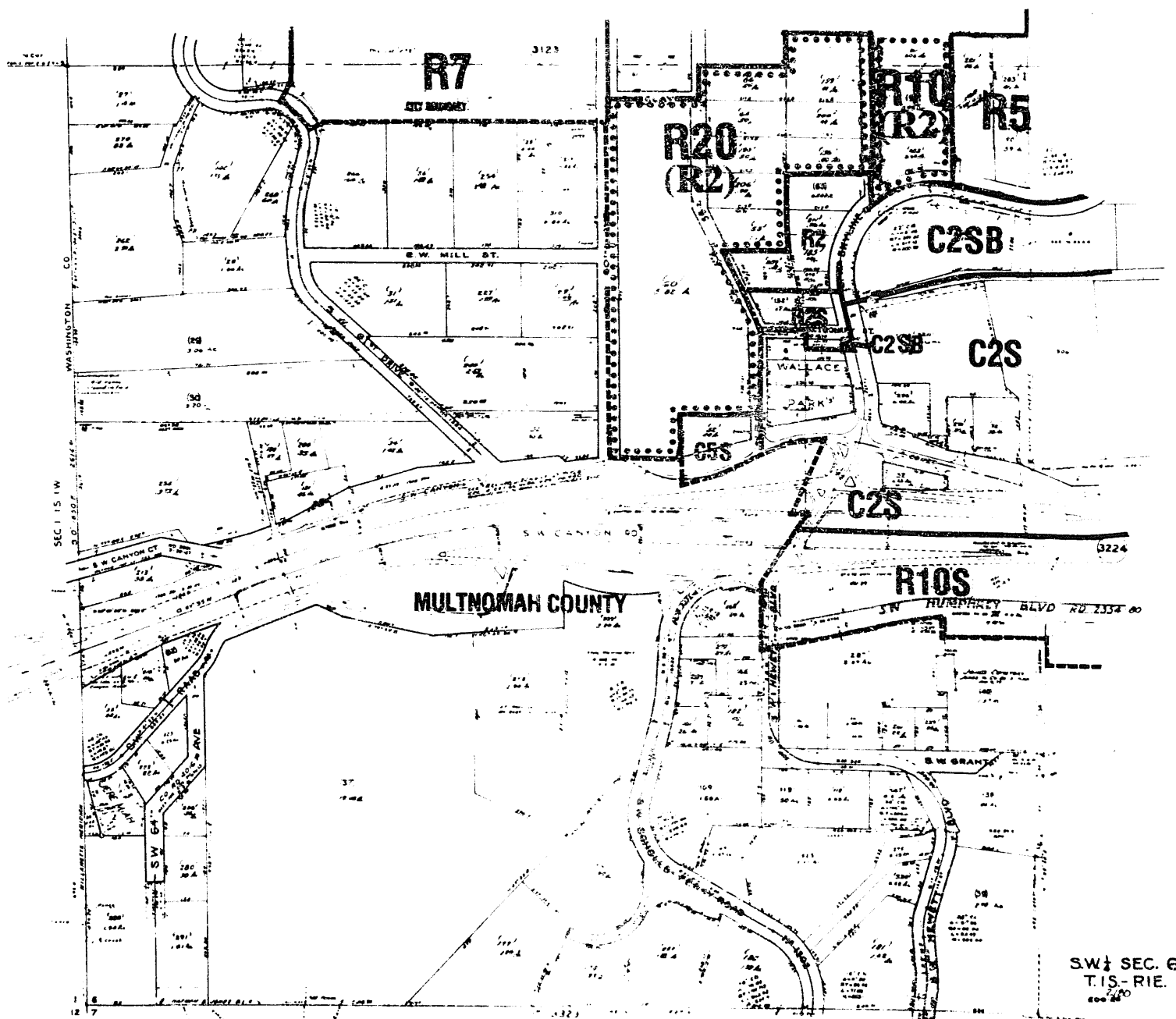
CITY OF PORTLAND - BUREAU OF PLANNING	
R5 Current Zoning	SCALE 1" = 200'
(R5) Maximum Potential Zoning as per Comprehensive Plan	ZONING REVISOR 9-34
3124 ★	



ZONING AND COMPREHENSIVE PLAN

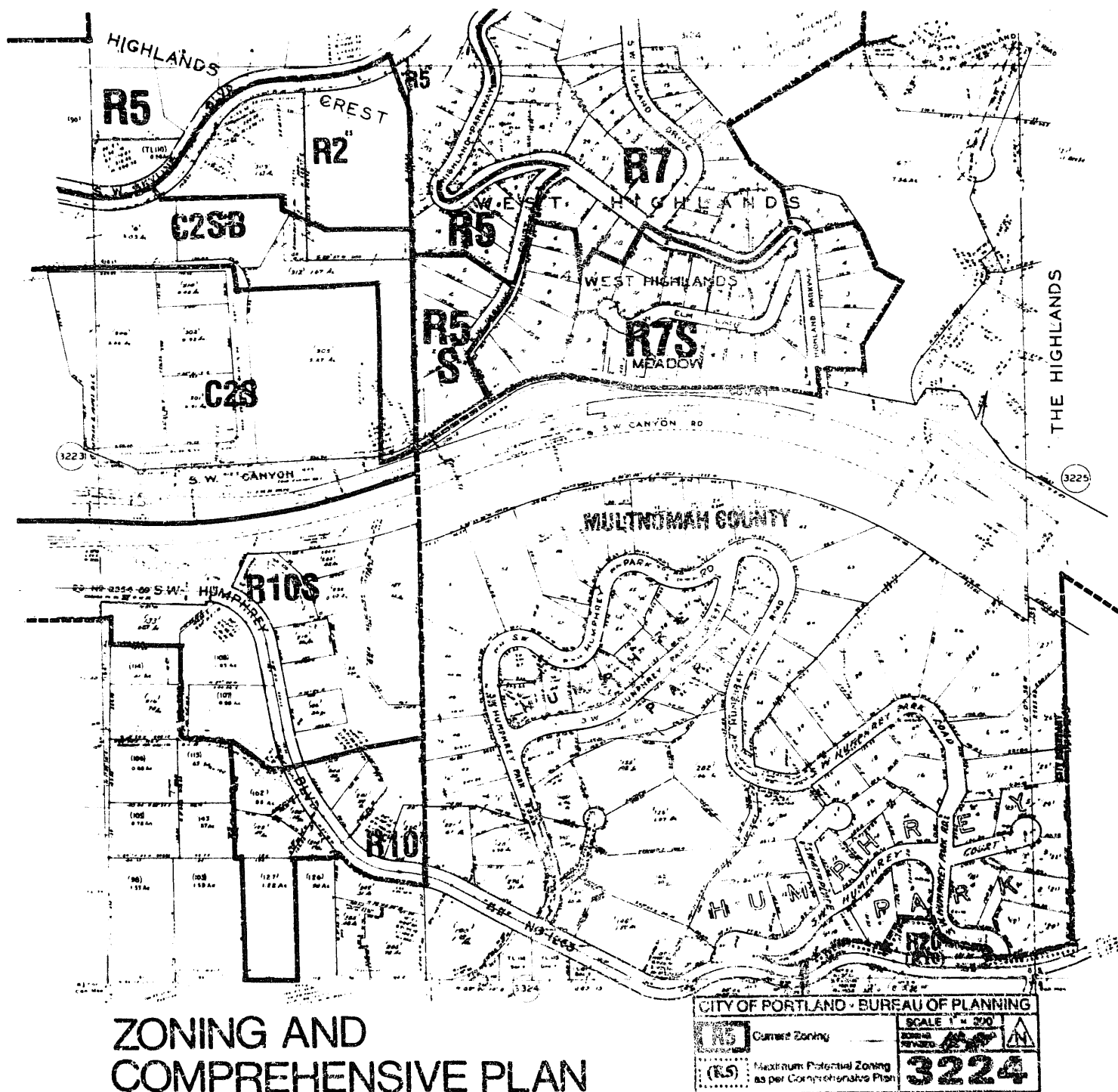


CITY OF PORTLAND • BUREAU OF PLANNING	
R5 Current Zoning	SCALE 1" = 200'
(R5) Maximum Potential Zoning as per Comprehensive Plan	ELIMINO REVIDED 11-81
3125	



ZONING AND COMPREHENSIVE PLAN

CITY OF PORTLAND • BUREAU OF PLANNING	
R5 Current Zoning	SCALE 1" = 200'
(R5) Maximum Potential Zoning as per Comprehensive Plan	APPROVED BY BOARD OF PLANNING
	3223 ★



ORDINANCE No. 158017

An Ordinance adopting land use and administrative recommendations to guide development of the Northwest Hills Area, establishing City Comprehensive Plan Map designations and zoning for annexed property within the Study Area and amending the Comprehensive Plan Map designations and zoning for certain property within the Study Area.

The City of Portland ordains:

Section 1. The Council finds:

1. As an element of the 1983-84 and 1984-85 City Budgets, the City Council directed that the Bureau of Planning, in cooperation with the Bureau of Transportation Planning and Development, undertake a land use study of the Northwest Hills. A principal purpose of the study was to determine appropriate land use densities and patterns in the Northwest Hills Study Area in light of the City's and other public agencies' abilities to provide adequate urban services to support land development.
2. There is insufficient demand for urban land in the vicinity of the Northwest Hills to justify significant expansion of the Urban Growth Boundary within the Study Area.
3. The portion of the Study Area that is outside the Urban Growth Boundary would be difficult and expensive to provide with urban services, at least for the foreseeable future.
4. Sanitary sewer service will not be available to the portions of the Study Area north of Skyline Memorial Gardens within the foreseeable future. Fire response times are likely to remain relatively slow to these areas.
5. Traffic congestion is likely to increase in the Northwest Hills due to both committed development and a growth in commuter traffic. However, even a severe restriction of further development within the Study Area would only marginally reduce future transportation congestion problems on the east-west transportation routes through the Study Area.
6. A precedent for the development of the Cedar Mill Creek drainage basin as a low density single-family and planned unit development neighborhood has been established by the existing Panavista Park and Skyline Heights subdivisions, and through City Council approval of the Forest Park Estates Planned Unit Development.
7. Public and private investments have been made, and will be made, in public facilities and services to serve the Cedar Mill Creek drainage basin that could support further development of the basin at relatively low marginal costs.
8. The Balch Creek Drainage basin is an environmentally sensitive area with outstanding visual appeal, substantial wildlife habitat and the only significant year-round stream located in the Northwest Hills.

9. Sanitary sewer service will not be available within the Balch Creek Basin within the foreseeable future.
10. No water mains currently serve the Balch Creek Basin.
11. Urban level development of the Balch Creek Basin would have extremely detrimental effects on the City's ability to manage stormwater drainage in and from the basin. It would also have significant negative impacts on the water quality of Balch Creek, wildlife in and along the creek, and the recreational enjoyment of Macleay Park.
12. The Comprehensive Plan calls for residential densities to be increased around significant concentrations of employment opportunity, commercial activity, transit corridors, and regional transit facilities and stations.
13. The Arterial Streets Classification Policy designates Burnside Road as a Major City Transit Street and the Sunset Highway as a Regional Transitway.
14. The Regional Transportation Plan includes several alternatives for expanded transit service in the Westside Corridor. The Preferred Alternative, adopted by affected local and regional jurisdictions, is a light rail transit system aligned with the Sunset Highway.
15. A transit station and/or regional park-and-ride lots will be constructed near the Sylvan interchange as part of the Sunset LRT or other transit improvement projects.
16. Iri-Met proposes to develop a transitway along the Sunset Highway and construct a transit station and park-and-ride lots near the intersection of Skyline Boulevard and the Sunset Highway.
17. The Comprehensive Plan promotes infill development of partially developed areas and where public facilities and services are available.
18. Sites that have severe slope-hazard conditions or unique natural conditions should be developed at lower densities than sites without such conditions.
19. Several sites within the Study Area have historically been used for local commercial land uses. Other sites, because of alterations to the land and their location, have been committed to non-residential use. A number of these sites are at natural locations for local commercial services.
20. There are certain portions of the Study Area that are suitable for urban development, where the public facilities and services necessary to adequately support that development will be temporarily unavailable for some unknown period of time. Such areas should be restricted to rural-level development until it can be demonstrated that the appropriate facilities and services are at hand.
21. The Northwest Hills Study Area will continue to suffer transportation-related problems until a regional solution to the capacity needs of the Sunset Corridor is found and implemented.

22. Future urban development in the Study Area will have transportation impacts that may require mitigation unless significant public transportation improvements are implemented.
23. The nature of the transportation situation in the Northwest Hills warrants the development and application of an "impact fee" system or other measures whereby funds collected from new development would be dedicated to transportation improvements that benefit the development.
24. Urban development in the Northwest Hills where public transit services are clearly inadequate should, if practical, contribute toward the support of a private transit system to serve residents of the development.
25. On May 28, 1985, the Planning Commission held a public hearing on the Northwest Hills Study. On June 11, 1985, the Planning Commission recommended that land use and administrative recommendations and Comprehensive Plan Map designations and zoning be adopted.
26. The recommendations of the Planning Commission on the Northwest Hills Study are in conformance with Portland's Comprehensive Plan and with the Statewide Planning Goals. The land use and administrative recommendations and the recommended Comprehensive Plan Map designations and zoning were submitted to the Department of Land Conservation and Development for review as required by OAR 660, Division 18, Postacknowledgement Procedures. No objection was received from the Department of Land Conservation and Development.
27. It is in the public interest that the recommendations of the Northwest Hills Study be adopted to guide future development of the area.

NOW, THEREFORE, the Council directs:

- a. The following land use and administrative recommendations are hereby adopted to direct all future land use decisions within the Northwest Hills Study Area, as shown on the attached Exhibit A.
 1. Maintain the present regional Urban Growth Boundary within the Northwest Hills Study Area except where boundary adjustments will result in a more efficient land use pattern or urban service efficiencies.
 2. In areas north of Skyline Memorial Gardens, residential zoning shall be limited to FF Farm and Forest or more restrictive zones. No properties in this area zoned R10 as of June 11, 1985, shall be downzoned as a result of this recommendation.
 3. Expand low-density single-family land use designations east and southeast of the Forest Park Estates Planned Unit Development to allow maximum use of public and private investments in public facilities and services.
 4. Restrict development of the environmentally sensitive Balch Creek drainage by maintaining the current Urban Growth Boundary and designating other areas for rural level use.

5. Increase residential densities adjacent to significant concentrations of commercial activity and future transit stations.
6. In areas suitable for urban development, but where landslide hazards are predominant or natural conditions are unique and sensitive, restrict potential development densities to below what would otherwise be warranted.
7. Recognize existing local service commercial land uses, and sites committed to such uses, by applying appropriate commercial land use designations.
8. Require the following conditions of all future subdivisions, planned unit developments and quasi-judicial upzonings within the Northwest Hills Study Area, in addition to those conditions found in Comprehensive Plan Policy 10.8, subsection C:
 - a) submission of a PUD or subdivision plan by the applicant;
 - b) availability of public sewer and water service;
 - c) if existing public transportation is not deemed adequate, participation in and/or subsidy of a private transportation service; and
 - d) participation in an "impact fee" system, should such a system be adopted by the City Council, and/or measures to otherwise mitigate any adverse impact of automobile traffic generated by the proposed development.

For parcels of between five and twenty acres, and for all upzonings to a commercial zone, the above conditions plus a transportation analysis including documentation of the following will be required:

- e) the potential daily and peak hour traffic volumes generated by the site;
- f) distribution on the street system of the traffic generated by the site;
- g) the extent to which ridesharing and transit incentive programs might reduce the vehicle trips generated by the site; and
- h) current traffic volumes on the principal roadways relative to the site.

For parcels of twenty acres or more, the above conditions will be required, plus the transportation analysis must be expanded to document:

- i) projected traffic volumes on the principal roadways relative to the site should the proposed development and other approved, but undeveloped proposals, be fully developed.

Entire lots, regardless of size, must be upzoned at once; except where the Comprehensive Plan Map applies more than one designation on a single lot. The upzoning may not be approved unless the accompanying PUD or subdivision is also approved.

ORDINANCE No.

9. Comprehensive Plan Maps 1 through 5 (attached as Exhibit B) shall be used as a guide for future annexation rezoning cases within the study area.
- b. Comprehensive Plan Map designations and zoning are hereby adopted for annexed property within the Northwest Hills Area and amended for certain property within the Northwest Hills Area as shown on the maps attached as Exhibit C and incorporated by this reference.

Section 2. The Council finds:

1. The purpose of the nr Natural Resources overlay zone is to preserve a non-urban character in areas of the City that are outside the Metropolitan Service District's adopted Urban Growth Boundary.
2. The requirements of the nr Natural Resources overlay zone are incompatible with lands inside the Urban Growth Boundary and designated for urban development in the Metro Regional Plan.

NOW THEREFORE, the Council directs:

- a. The nr Natural Resources overlay zone shall be removed from any land included within the Urban Growth Boundary through an amendment to the Boundary granted by the Metropolitan Service District.

Passed by the Council, **NOV 27 1985**

Commissioner Margaret D. Strachan
September 9, 1985
James Throckmorton:ls:mh
51249003

Jewel Lansing
Auditor of the City of Portland

By

Elena Cervera

Deputy

23162238 1 2075

Calendar No. 1989 2389

ORDINANCE No. 158017

Title

An Ordinance adopting land use and administrative recommendations to guide development of the Northwest Area, establishing City Comprehensive Plan Map designations and zoning for annexed property within the Study Area and amending the Comprehensive Plan Map designations and zoning for certain property within the Study Area.

THE COMMISSIONERS VOTED AS FOLLOWS:		
	Yeas	Nays
BOGLE	✓	
LINDBERG	✓	
SCHWAB		✓
STRACHAN	✓	
CLARK	✓	

FOUR-FIFTHS CALENDAR	
BOGLE	
LINDBERG	
SCHWAB	
STRACHAN	
CLARK	

SEP 18 1985

CONTINUED TO 2 P.M. OCT 16 1985

OCT 16 1985

CONTINUED TO NOV 7 1985

NOV 7 1985

CONTINUED TO NOV 21 1985

PASSED TO SECOND READING 2 P.M. NOV 27 1985

As Amended

Filed SEP 13 1985

JEWEL LANSING

Auditor of the CITY OF PORTLAND

By *Dennis Nelson*
Deputy

INTRODUCED BY

Commissioner Margaret D. Strachan

NOTED BY THE COMMISSIONER

Affairs

Finance and
Administration

Safety

Future
Work *MDL/Jan*

BUREAU APPROVAL

Bureau

Planning Bureau

Prepared By Date

James Throckmorton 9-9-85

Budget Impact Review

☐ Completed ☒ Not required

Bureau Head *Michael Harrison*
Michael Harrison, Acting Director

CALENDAR

Consent Regular ☒

NOTED BY

City Attorney

RS

City Auditor

City Engineer