



# **City of Portland Bureau of Development Services**

Staff Presentation to the  
**Portland City Council**

Land Use Review 13-109305 CP ZC  
(NE Fremont Street @ N. Williams Avenue)



# Summary of the Proposal

- Type III Comprehensive Plan Map Amendment from Medium Density Multi-Dwelling to Central Residential; and
- Type III Zoning Map Amendment from Multi-Dwelling Residential 1,000 (R1) with a Design overlay to Central Residential (RX) with a Design overlay.



# Site Map





# Vicinity Map





[illegible]























# Approval Criteria

## Comprehensive Plan Map Amendment (Zoning Code Section 33.810.050)

A1. The requested designation is on balance equally or more supportive of the Comprehensive Plan than the existing designation.

## Zoning Map Amendment (Zoning Code Section 33.855.050)

B2. Adequacy of public services for water, police, fire, sanitary, stormwater, and transportation.



# Summary Findings

On balance, the requested Comprehensive Plan Map designation is equally supportive of the Comprehensive Plan as is the existing designation.

- Promotes increased opportunities for housing production on a site supported by a high quality transit, pedestrian and bicycle corridor;
- Provides additional goods and services to area residents and employees, and complements the existing commercial corridor along Williams and Vancouver;
- Neighborhood compatibility mitigated by development standards of the EX zone and requirements for Design Review.



# Summary Findings

Adequate public services are available, with conditions, to serve the type and intensity of development allowed under the proposed Zoning Map designation.

- Need for traffic signals at N. Williams & N. Cook, and N. Vancouver and N. Cook intersections.
- Until traffic signals are funded, limit the number of vehicle trips generated by new development on the site to a level no greater than what could be generated by development under the existing R1 zone.



# Hearings Officer Recommendation

- Approve the requested Comprehensive Plan Map designation from Medium-Density Multi-Dwelling to Central Residential.
- Approve the requested Zoning Map Amendment from Multi-Dwelling Residential Residential 1,000 (R1) to Central Residential (RX), with the retention of the Design overlay zone.
- Zoning Map Amendment conditioned on the limiting the number of vehicle trips generated under proposed development until traffic signals at N. Williams & N. Cook, and N. Vancouver and N. Cook have been funded.