

ORDINANCE NO. 151883

An Ordinance revising the maximum building densities in the North of Burnside area as designated on supplementary zoning Map C Maximum Floor Area of the Official Zoning Map of the Planning and Zoning Code by Ordinance No. 147240 and as directed by Ordinance No. 151568 by which the North of Burnside Land Use Policy was adopted, declaring as effective certain portions of the North of Burnside Land Use Policies referring to building densities, and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds:

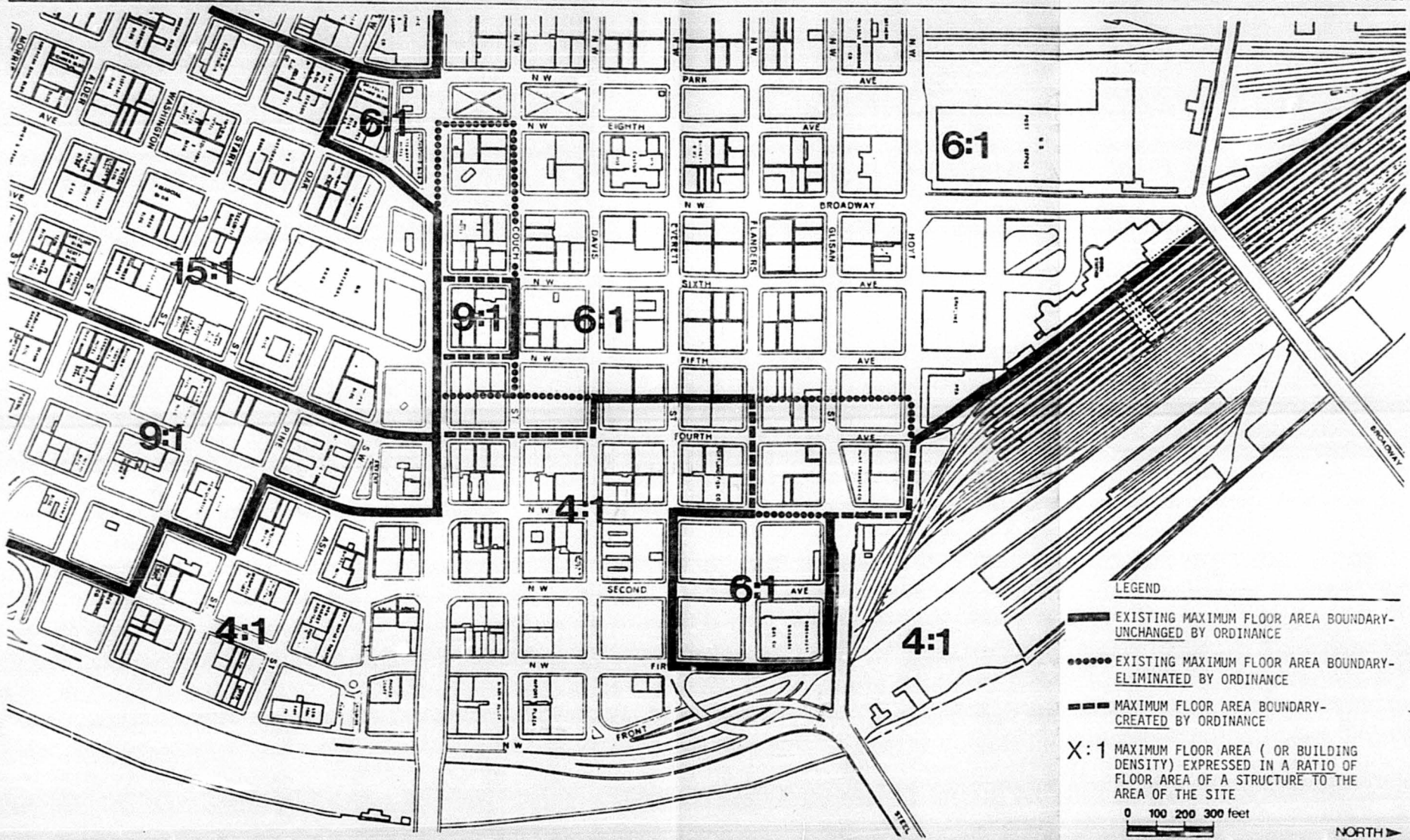
1. Certain downtown development regulations, including maximum building densities were established in the downtown area, by Ordinance No. 147239, February 15, 1979, to promote and encourage development in downtown Portland in accord with public policies and downtown development goals established by the City, and subsequently added to the Official Zoning Maps by Ordinance No. 147240 as indicated on supplementary maps A-E attached to the ordinance.
2. Council, by the same Ordinance No. 147239, may revise the particular regulations applicable within the Downtown Development Zone or portions thereof.
3. Reason for such revision now exists. The North of Burnside Land Use Policy was adopted by Ordinance No. 151568 on May 14, 1981, as a guide for land use decisions in or affecting the part of downtown bounded by the Willamette River on the east and north, mid-block between NW Park Avenue and NW Ninth Avenue on the west and Burnside Street and the southern boundary of the Skidmore/Old Town Historic District on the south, there and after called the North of Burnside. In that ordinance, Council directed that the Downtown Development Regulations floor area ratios be revised to reflect the policies and maximum building densities provided for in the North of Burnside Land Use Policy.
4. Maximum building densities are delineated by mapping floor area ratios:
 - a) which are generally defined as the ratio of the floor area of a structure to the area of the site, b) which are further defined by Section 33.56.060 of the Planning and Zoning Code, and c) from which variances are allowed according to Sections 33.56.070 and 33.98 of the same Code.
5. Floor area ratios reflecting the policies and maximum building densities provided for in the North of Burnside Land Use Policy are shown along with existing floor area ratio limitations on the attached map marked Exhibit A: Explanation of Maximum Floor Area Changes.

6. When the City adopted the North of Burnside Land Use Policies, it indicated that certain portions of those policies would not become effective until an implementation program had begun. These policy portions referred to building densities. The implementation program having commenced, this ordinance will make effective those sections reserved before.
7. Public hearings on the floor area ratio revisions delineated in this Ordinance were held as part of extensive citizen participation in and Planning Commission consideration of the North of Burnside Study, and as part of the Council hearing on the North of Burnside Land Use Policy conducted on May 14, 1981.
8. It is in the public interest to revise the maximum building densities in the North of Burnside Area, by amending the existing floor area ratio delineation, in order to encourage development which is consistent with City goals and policies for downtown.




NOW, THEREFORE, the Council directs:

- a. The maximum building densities established in the downtown area defined as the North of Burnside shall be revised as indicated on the attached (Revised Supplementary Zoning) Map C: Maximum Floor Area attached hereto as Exhibit B and incorporated herein, and such revisions shall become part of the Official Zoning Map of the City of Portland.
- b. The North of Burnside Land Use Policies, listed below are now effective in their entirety. Those sections of the policies referring to building density and reserved for effectiveness under Ordinance No. 151568, and designated by underlining herein, will become effective as of the effective date of this ordinance.
 - (1) Concentrate and consolidate long term low-income housing and supportive services where largest concentrations are currently located. Two such areas now exist: between Ankeny and Davis, First and Third Avenues; between Burnside and Flanders, Sixth Avenue and Broadway. Continue to support housing rehabilitation and the reopening of vacant buildings, but select buildings for public assistance based on the number of low-income units that can be accommodated within each building and the location of the building within existing concentrations. Social services targeted for the long-term residents of North of Burnside should also be located within these areas of residential concentration.
 - (2) Encourage the location of temporary housing, drop-in centers and social service facilities intended primarily for use by non-resident transients or travelers to be outside the residential areas in the north part of the study area along NW Glisan or NW Flanders.
 - (3) Encourage medium density office redevelopment and infill along Fifth Avenue from Burnside to Glisan. Floor area to site area ratios should reflect this density and be kept at a maximum of 6:1 FAR to attract infill development compatible with the adjacent residential areas.

- (4) Encourage medium density commercial development to link the Northwest Natural Gas site and the transportation facility area. FARs now set at 4:1 east of NW Fifth Avenue between NW Flanders and NW Hoyt should be raised to 6:1 to allow this density.
- (5) Maintain low density uses in the Skidmore/Old Town Historic District to encourage the restoration and preservation of existing buildings. Promote the Skidmore/Old Town District as an identifiable specialty retail district that can also accommodate offices, market rate housing and publicly subsidized housing on upper floors of buildings.
- (6) Promote medium density uses along Fourth Avenue adjacent to Skidmore/Old Town. If merchants and property owners pursue a Chinatown special district designation, promote that designation through regulations that would maintain and encourage additional development of traditional commercial uses and design features appropriate to the district. District boundaries would extend from Burnside to NW Glisan between NW Third and NW Fifth Avenues. FARs now set at 4:1 for property fronting Fourth Avenue would be maintained to encourage development appropriate to the area, with the exception of the blocks west of Fourth Avenue between Burnside and Davis. A 6:1 FAR would be set for the full vacant block between Couch and Davis and the full block between Burnside and Couch as a transition from high densities south of Burnside to the medium densities north of Burnside.
- (7) Maintain a block between West Burnside and Couch Streets between Fifth and Sixth Avenues as a transition from the high office core densities south of Burnside to the medium densities north of Burnside. A floor area ratio of 9:1 will serve as this step down, allowing development which connects activity on both sides of Burnside Street.
- (8) Promote the north end of the area as a transportation center for the downtown. This means: (1) maintain Glisan and Everett Streets as major east-west traffic access streets; (2) develop the second light rail line to serve north-south office development along Fourth and Fifth Avenues or Fifth and Sixth Avenues; (3) proceed with the development of the Transportation Center; (4) proceed with a pedestrian development program, first on Couch and Ankeny from the North Park Blocks through to Waterfront Park, and on First Avenue giving continuity to Skidmore/Old Town, and then the length of the North Park Blocks from Ankeny to Hoyt; (5) develop a centralized parking facility on the edge of the Historic District; (6) review and update the parking strategy for parking sectors B and C as part of the Downtown Parking Management Program; and (7) improve automobile and pedestrian access from the McCormick Pier development to the rest of the study area.



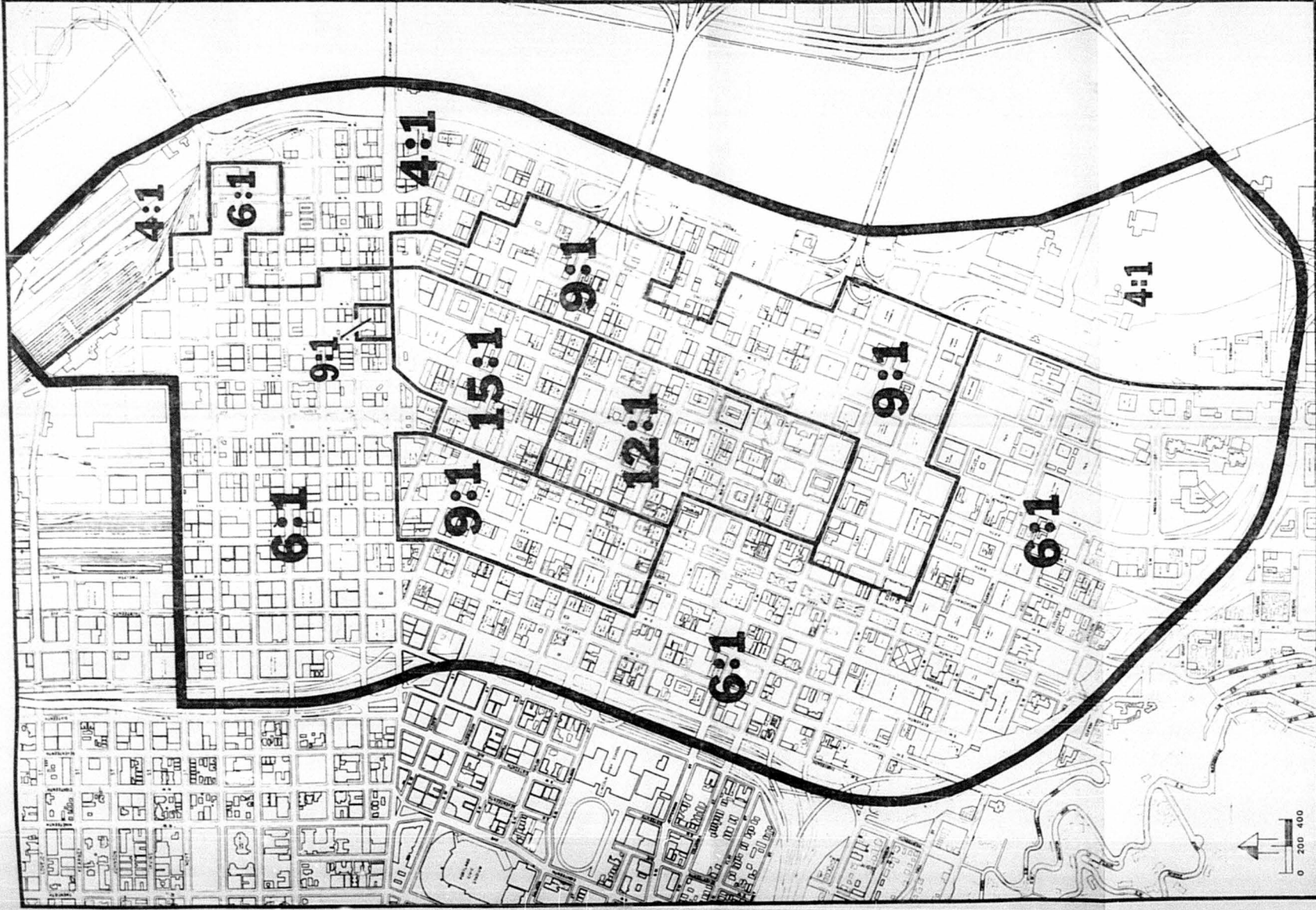
LEGEND

-  EXISTING MAXIMUM FLOOR AREA BOUNDARY-UNCHANGED BY ORDINANCE
-  EXISTING MAXIMUM FLOOR AREA BOUNDARY-ELIMINATED BY ORDINANCE
-  MAXIMUM FLOOR AREA BOUNDARY-CREATED BY ORDINANCE
- X:1 MAXIMUM FLOOR AREA (OR BUILDING DENSITY) EXPRESSED IN A RATIO OF FLOOR AREA OF A STRUCTURE TO THE AREA OF THE SITE

0 100 200 300 feet

NORTH ►

MAP



REVISED SUPPLEMENTARY ZONING MAP

C MAXIMUM FLOOR AREA

ORDINANCE No.

- (9) Encourage the development of a full range of housing on property fronting the North Park Blocks. This housing should include, when funding becomes available, new construction of publicly subsidized housing units replacing low income housing units lost elsewhere in downtown. Until this housing is feasible, special commercial uses such as lighting showrooms, office furniture and specialty print shops should be maintained in the area.

Section 2. The Council declares that an emergency exists because only a portion of the North of Burnside Policies are effective and for the policies to have the desired effect, all of the policies should be effective; therefore, this ordinance shall be in force and effect from and after the date of this ordinance.

Passed by the Council, **JUL 1 1981**

Commissioner Mildred Schwab
Richard Meyer/lb
June 23, 1981

Attest:

George Johnson
Auditor of the City of Portland

Calendar No. 2180

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Title

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THE COMMISSIONERS VOTED AS FOLLOWS:

	Yeas	Nays
JORDAN	/	
LINDBERG	/	
SCHWAB	/	
STRACHAN	/	
IVANCIE	/	

FOUR-FIFTHS CALENDAR

JORDAN	
LINDBERG	
SCHWAB	
STRACHAN	
IVANCIE	

Filed JUN 26 1981

GEORGE YERKOVICH Auditor of the CITY OF PORTLAND

By Gordon Luce Deputy

INTRODUCED BY

Commissioner Mildred Schwab

NOTED BY THE COMMISSIONER

Affairs
Finance
Administration

Safety

Utilities

Works

BUREAU APPROVAL

Bureau:

Bureau of Planning

Prepared By:

Richard Meyer/lb Date: 6/23/81

Budget Impact Review:

Completed Not required

Bureau Head: Terry D. Sandblast, Director

CALENDAR

Consent Regular XX

NOTED BY

City Attorney

City Auditor

City Engineer