

**IMPACT STATEMENT****188960**

**Legislation title:** \*Amend the *2035 Comprehensive Plan Map*, amend the *Official City Zoning Map* to carry out Portland's *2035 Comprehensive Plan* (Ordinance; amend Ordinance No. 188177)

**Contact name:** Marty Stockton, Project Manager and SE District Planner

**Contact phone:** (503) 823-2041

**Presenter name:** Marty Stockton

**Purpose of proposed legislation and background information:**

The *2035 Comprehensive Plan*, adopted in 2016, included major changes to both the Comprehensive Plan Map and Zoning Map.

The Map Reconciliation Project is a follow-up effort to the recently adopted *2035 Comprehensive Plan*. This ordinance makes minor updates and corrections to the plan map and zoning map. It includes map change 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): <https://www.portlandoregon.gov/bps/article/627498>
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 completed between January 2013 and January 2018.
3. Changes to avoid the creation of nonconforming development, as appropriate, with an emphasis on development constructed between January 2013 and January 2018.
4. Other technical and policy-related map changes, as appropriate (e.g., changes to facilitate affordable housing, and to address City bureau coordination, overlay zone corrections, recently identified nonconforming commercial uses, additional split zones).

The Map Refinement Project supports the goals and policies within the *2035 Comprehensive Plan*.

**Financial and budgetary impacts:**

This ordinance does not amend the budget, or make any changes to appropriations.

The ordinance generally implements policies and land use changes already adopted by the Council with the *2035 Comprehensive Plan*.

Fiscal impacts more specifically attributable to this implementation ordinance could include the impact that the different zoning map changes have on private and public sector development activity, which may impact city costs and City tax revenues.

### Impact on Development Activity

This ordinance makes minor updates and corrections to the plan map and zoning map. These changes could impact future property tax revenue, over the long run, either positively or negatively. The recommended zoning changes increase entitlements in some areas, and decrease them in others.

### **Community impacts and community involvement:**

The minor updates and corrections to the plan map and zoning map as adopted by this ordinance carry out Portland Plan goals related to prosperity, equity, health and education within the context of the built and natural environments. The ordinance fulfills the following Portland Plan actions: #17, 74, 92, 97, 106, 121, and 137.

Key public involvement activities related to the Map Refinement Project include:

- **Early Involvement meetings** (April – June 14, 2017): Staff attended 15 neighborhood coalition meetings, neighborhood association and other interested party meetings to present information related to sites identified in Exhibit O, answer questions and collect feedback while hearing other area-specific concerns. Staff also contacted additional neighborhood groups by email and phone. Public comments and/or contacts are briefly summarized for each Exhibit O site description in Appendices A and B.
- **Discussion Draft** release, public comment period and follow-up outreach (June 15 – August 2017): A courtesy notice was mailed the week of June 19, 2017, to both the property owners and occupants affected by draft map changes. Additionally, a courtesy postcard was mailed to occupants within 100 feet of draft map changes. A help line number and email address was included in these mailings to answer questions from the public. While the Discussion Draft public comment period was from June 15 through July 31, staff continued to provide information on the project and attend community meetings through the month of August 2017. Staff attended 16 neighborhood coalition meetings, neighborhood association and other interested party meetings to present information related to the Discussion Draft, answer questions and direct community members to submit public comments on the Discussion Draft. Public comments on the Discussion Draft are summarized in Appendix D, and community engagement on the Discussion Draft is summarized in Appendix E.
- **Proposed Draft** release, public comment period and follow-up outreach (September 2017 – January 2018): A Measure 56 notice was mailed to all affected property owners with map changes to their properties. The Planning and Sustainability Commission (PSC) Legislative Notice for the Proposed Draft was sent to all recognized organizations within the area of map changes and within 1,000 feet of them. Additionally, a courtesy postcard was mailed to occupants of affected properties and occupants within 100 feet of proposed map changes. Staff attended 16 neighborhood coalition meetings, neighborhood association and other meetings to discuss the Proposed Draft, answer questions and direct community members to submit public comments on the Proposed Draft to the PSC. A public hearing before

the PSC was held on October 24, 2017, followed by a PSC work session and vote on their recommendation to Portland City Council on November 14, 2017.

- **Recommended Draft** release, public comment period and follow-up outreach (February – May 2018): The Portland City Council Legislative Notice for the Recommended Draft will be sent at the time of public release to all those that submitted public testimony to the PSC, as well as all recognized organizations within the subject area of the map changes and within 1,000 feet of it. Additionally, a courtesy postcard will be mailed to occupants of affected properties and occupants within 100 feet of PSC amendment map changes. Staff attended meetings with groups and organizations throughout February, March and April 2018. A public hearing before the Portland City Council was held on Wednesday, March 14, 2018. A Council deliberation session was held on April 4, 2018. The public record was re-opened for testimony on Council amendments on April 4 through April 24, 2018. Another Council deliberation session was held on April 25, 2018.

The project included an analysis of populations that are not English proficient as described in the *Map Refinement Project – Proposed Draft* (September 2017) in Appendix E to determine if additional outreach to such communities was warranted for situations where a substantive change was contemplated. Materials mailed to affected and surrounding sites contained translated text, and further interpretation, including use of the Language Line, was provided.

For the Council hearing the City mailed 559 legislative notices to persons that participated before the Planning and Sustainability Commission; communicated by mail, email, Map App, or telephone; or asked to be kept informed of project progress. An additional 2,284 notices of the Council hearings were sent to occupants of affected property and occupants within 100-feet of a recommended map change site or area. There were two prior rounds of mailed notifications to affected property owners and occupants (renters) within this project. For the Council hearing, affected property owners, neighbors, nonprofits, businesses and community organizations will be testifying.

Feedback from meetings, public comment and testimony from hearings is documented and has been responded to as directed by the recommending and decision-making bodies. This documentation in the Discussion Draft, Proposed Draft and Recommended Draft includes when the project was changed by community input.

**100% Renewable Goal:**

This ordinance is not applicable to this item.

**Budgetary Impact Worksheet**

**Does this action change appropriations?**

- ☐ **YES:** Please complete the information below.  
☐ **NO:** Skip this section

<b>Fund</b>	<b>Fund Center</b>	<b>Commitment Item</b>	<b>Functional Area</b>	<b>Funded Program</b>	<b>Grant</b>	<b>Sponsored Program</b>	<b>Amount</b>



**Motion/Vote Record – 2035 Plan Map Reconciliation – Marty Stockton**

Amend the 2035 Comprehensive Plan Map and amend the Official City Zoning Map to carry out Portland's 2035 Comprehensive Plan (Ordinance introduced by Mayor Wheeler; amend Ordinance No. 188177)

**Item 257. March 14, 2018**

1. **Motion to accept minor and technical amendments and errata corrections stated in staff memos dated 3/8 and 3/13/2018:** Moved by Saltzman and seconded by Fritz. Vote not called.
2. **Motion to accept Bureau of Environmental Service base zoning on 13 properties to be changed to open space as in Fish memo dated 3/14/2018:** Moved by Fish and seconded by Saltzman. Vote not called.
3. **Motion to accept change base zoning to CM3 on three Albertina Kerr properties:** Moved by Fish and seconded by Saltzman. Vote not called.
4. **Motion to add regional trail segments inadvertently omitted, NW Thurman connection to Willamette Greenway Trail and East Delta Park Connection to Marine Drive Trail, as stated in Parks & Recreation memo dated 3/9/2018:** Moved by Fritz and seconded by Wheeler. Vote not called.

Oral record closed. Written record open until Monday, March 19<sup>th</sup> at 8a.m.  
Continued to April 4, 2018 at 2:15 p.m. Time Certain.

**Item 329. April 4, 2018**

Staff handout: 4/4/2018 12 p.m. Discussion Items and Proposed Amendments to the Map Refinement Project Recommended Draft. Proposed amendments 1-43.

**Motion to adopt New Map Changes 1-18:** Moved by Wheeler and seconded by Fish. Vote not called.

**Motion to adopt amendment 19:** Moved by Eudaly and seconded by Fish. Vote not called.

**Motion to adopt amendment 20:** Moved by Fritz and seconded by Eudaly. Vote not called.

**Item 21. Buffer “b” Overlay zone. Council agreed with staff recommendation to set this issue aside for further work and to hear again in about one year.**

**Motion to accept technical map change additions and errata 22-43:** Moved by Fish and seconded by Fritz. Vote not called.

Council re-opened the public record for written testimony – on the amendments only – until 8:00 a.m. on Tuesday, April 24, 2018. Testifiers may submit their testimony through the Map App, by email or by hand delivery. Commissioners may introduce new amendments based on public testimony.

**Continued to April 25, 2018 at 2:00 pm Time Certain.**

**Item 397. April 25, 2018**

Amendment numbers as listed in Exhibit A-2, April 2018 and Amendments Table 04-04-18 6pm.

**1. Motion to change zoning at 5027 NE Mallory Ave from R2.5 to R1 (new amendment #53):** Moved by Eudaly and seconded by Fish. Vote not called.

**2. Motion to amend #19 to change zoning to R1 on both the church site and the parking lot site:** Moved by Fritz and seconded by Fish. Vote not called.

**3. Commissioner Fritz withdrew amendment #9. No objection.**

**4. Motion to amend #12 to add a third property, 6444 NE 66<sup>th</sup> Ave:** Moved by Fritz and seconded by Fish. Vote not called.

**Votes taken on amendments previously moved and seconded on March 14 and April 4, 2018:**

**5. Amendments 1-8, 10, 11, 13-16 and 18.**

Commissioners voted as follows:

Yeas: Saltzman, Eudaly, Fritz and Fish. Wheeler absent.

**6. Amendments 20-21, 22-52: (Y-4)**

Commissioners voted as follows:

Yeas: Saltzman, Eudaly, Fritz and Fish. Wheeler absent.

Continued to May 2, 2018 at 11:00 AM Time Certain.

Written record is open until 8:00 AM, Monday, April 30.

**Item 427. May 2, 2018**

Amendment numbers as listed in May 1, 2018 Memo #5, Attachment A for deliberation/vote for Amendments #12, #17, #19 and #53; and new Amendments #54 and #55.

**Votes taken on amendments previously moved and seconded on April 4 and April 25, 2018:**

**1. Amendment #12.**

Commissioners voted as follows:

Yeas: Fish, Saltzman, Eudaly, Fritz and Wheeler.

**2. Amendment #17.**

Commissioners voted as follows:

Yeas: Fish, Saltzman, Eudaly, Fritz and Wheeler.

**3. Amendment #19 Option 3:**

Commissioners voted as follows:

Yeas: Fish, Saltzman, Eudaly, Fritz and Wheeler.

**4. Commissioner Eudaly withdrew amendment #53. No objection.**

**5. Motion to add amendment #54 to change zoning from RHd to CM3d for properties at 33 N Fargo St, 3217 N Williams Ave, N Cook & N Williams, 32 N Cook St:** Moved by Wheeler and seconded by Fish.

Commissioners voted as follows:

Yeas: Fish, Saltzman, Eudaly, Fritz and Wheeler.

**6. Motion to add amendment #55 to change zoning from R2.5 to R1 for properties at 8550 N St Louis Ave, 8550 W/N St Louis Ave (R323677 and R323678), and N Central St (R323676):** Moved by Saltzman and seconded by Fish.

Commissioners voted as follows:

Yeas: Fish, Saltzman, Eudaly, Fritz and Wheeler.

**7. Motion to accept As Amended Substitute Ordinance with revised Exhibit A-2 (#12, #17, #19-Option 3, #54 and #55), and revised Exhibit C:** Moved by Fish and seconded by Saltzman.

Commissioners voted as follows:

Yeas: Fish, Saltzman, Eudaly, Fritz and Wheeler.

As Amended Substitute Ordinance Continued to May 24, 2018 at 2:00 PM Time Certain.

Mayor's Amendments  
#54 and #55

**Moore-Love, Karla**

188960

**From:** Stark, Nan  
**Sent:** Tuesday, May 1, 2018 12:53 PM  
**To:** Crail, Tim; Finn, Brendan; Schmanski, Sonia; Chisek, Kyle; Washington, Mustafa  
**Cc:** Moore-Love, Karla; King, Lauren  
**Subject:** FW: Map Refinement Amendments for 5/2 Council session

**Importance:** High

Please note additional amendments for tomorrow's Council session on the Map Refinement project. Let me know if you have questions.

Nan Stark AICP  
City Planner • N/NE District Liaison • Portland Bureau of Planning and Sustainability  
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[www.portlandoregon.gov/bps/71701](http://www.portlandoregon.gov/bps/71701)

**From:** Stark, Nan  
**Sent:** Tuesday, May 1, 2018 12:48 PM  
**To:** Chisek, Kyle <Kyle.Chisek@portlandoregon.gov>; Alexander, Cupid <Cupid.Alexander@portlandoregon.gov>; Adamsick, Claire <Claire.Adamsick@portlandoregon.gov>  
**Cc:** Stockton, Marty <Marty.Stockton@portlandoregon.gov>  
**Subject:** Map Refinement Amendments for 5/2 Council session  
**Importance:** High

Kyle-

Thank you for forwarding this amendment for the Mayor to bring to the Map Refinement session at Council tomorrow at 4:45. He will need to propose the amendment. I will follow with a revised Run of Show.

## **Item 427: Amend the 2035 Comprehensive Plan Map** **MAYOR WHEELER AMENDMENT**

#54

For Map Change #1677, extend the CM3 map change to include 33 N FARGO ST, 3217 N WILLIAMS AVE, SWC/ COOK & N WILLIAMS AVE, 32 E/ N COOK ST.

We received another one from the St Johns Wesleyan Church and several community members and organizations who wish to develop a portion of their 1+ acre property for deep affordable housing, from R2.5 to R1. *This would be the amendment, same item number.*

#55

For Map Change #1858, change the Comprehensive Plan Map and Zoning Map from R2.5, Single-Dwelling 2,500, to R1, Multi-Dwelling 1,000 for the properties identified as 8550 N ST LOUIS AVE, 8550 WI/ N ST LOUIS AVE (R323677 and R323678), and N CENTRAL ST (R323676).

Please call or email if you have questions.

Thank you!

Nan Stark AICP

City Planner • N/NE District Liaison • Portland Bureau of Planning and Sustainability

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[www.portlandoregon.gov/bps/71701](http://www.portlandoregon.gov/bps/71701)

**From:** Stark, Nan

**Sent:** Tuesday, May 1, 2018 11:18 AM

**To:** Alexander, Cupid <[Cupid.Alexander@portlandoregon.gov](mailto:Cupid.Alexander@portlandoregon.gov)>; Adamsick, Claire

<[Claire.Adamsick@portlandoregon.gov](mailto:Claire.Adamsick@portlandoregon.gov)>

**Subject:** FW: 3217 N Williams Avenue, 33 N Fargo, North Williams and Cook

**Importance:** High

Good morning Cupid and Claire-

I'm reaching out to you two in the hopes that we can get the Mayor or Comm Fritz to sponsor this very last minute amendment via the Map Refinement project. The daughter of the owner of the former Tropicana club property has come forward requesting to change their lots on N Williams Ave from RH to CM3. This is a reasonable request. I had the other properties on this block changed to CM3 as requested through the Map Refinement project by the other property owners. I did not look at the bigger picture to include these properties due in part to my own oversight. In looking at the block, it's clear that the entire thing should be re-zoned together.

This will take sponsorship by someone on Council to propose this as an amendment. This is for a very long-time property owner who was clearly not aware of the Comp Plan update process and whose daughter lives in LA and only recently found out about this. We mailed notifications twice about changes, but we sent them to the occupants in order to ensure that renters received the information.

Thanks for your immediate attention to this.

Nan Stark AICP

City Planner • N/NE District Liaison • Portland Bureau of Planning and Sustainability

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**From:** Stockton, Marty  
**Sent:** Sunday, April 29, 2018 11:12 PM  
**To:** Stark, Nan <[Nan.Stark@portlandoregon.gov](mailto:Nan.Stark@portlandoregon.gov)>  
**Subject:** Fw: 3217 N Williams Avenue, 33 N Fargo, North Williams and Cook

Sent using OWA for iPhone

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**From:** Deborah Parker <[pdeborah157@gmail.com](mailto:pdeborah157@gmail.com)>  
**Sent:** Sunday, April 29, 2018 11:07:37 PM  
**To:** Stockton, Marty  
**Cc:** Jennifer Nye; Deborah Parker  
**Subject:** Fwd: 3217 N Williams Avenue, 33 N Fargo, North Williams and Cook

Good Evening, Mr. Stockton,

Thank you in advance for your effort in pursuing my request at this late date. I just wanted you to know that I've also sent an e-mail to the mayor and council members and forwarding you my plea.

Thank you again,

----- Forwarded message -----

**From:** Deborah Parker <[pdeborah157@gmail.com](mailto:pdeborah157@gmail.com)>  
**Date:** Sun, Apr 29, 2018 at 11:00 PM  
**Subject:** 3217 N Williams Avenue, 33 N Fargo, North Williams and Cook  
**To:** [mayorwheeler@portlandoregon.gov](mailto:mayorwheeler@portlandoregon.gov)  
**Cc:** [Chloe@portlandoregon.gov](mailto:Chloe@portlandoregon.gov), [nick@portlandoregon.gov](mailto:nick@portlandoregon.gov), [Amanda@portlandoregon.gov](mailto:Amanda@portlandoregon.gov), [dan@portlandoregon.gov](mailto:dan@portlandoregon.gov), [AuditorHullcaballero@portlandoregon.gov](mailto:AuditorHullcaballero@portlandoregon.gov), "Jeffreys, Grace" <[Grace.Jeffreys@portlandoregon.gov](mailto:Grace.Jeffreys@portlandoregon.gov)>, Jennifer Nye <[jnye@wwarchitects.com](mailto:jnye@wwarchitects.com)>

Good Evening Honorable Mayor Wheeler and City of Portland Council Members:

As an introduction, I'm Deborah Parker and am currently living in Southern California.

I formerly attended James Monroe, Concordia High School and graduated from Jefferson High School in Portland, Oregon. I began my first part-time job at KGW while in high school and later working for Pacific Northwest Bell late nights, while pursuing my court reporting training. I became a pro tem court reporter for Multnomah, Washington and Clackamas County Courthouses, as well as the United States District Courthouse in Portland, Oregon. I left Portland in 1985 and first began work in Miami, Florida; then Anchorage, Alaska and Honolulu, Hawaii as a freelance court reporter. I finally ended up in Los Angeles and now Santa Ana United States District Courts. Enough said about me!



My mother, Ms. Lula M. Parker, owned the Tropicana Bar Be Cue Restaurant located at 3217 N. Williams Avenue from 1957 and continuing today's date. She's always been very proud of her accomplishment and everyone seemed to know my mother -- Ms. Lue. Through her fortitude, people skills and a lot of good will and determination, she operated the restaurant many years, employing numerous young women as waitresses when times were very different. Since 2014, the restaurant has been leased to People's Pig. My mother's business was frequented by many from all walks of life -- a community -- sorry to say -- that has now disappeared. Looking back, I'm thankful for what I now know is an enrichment to me and by those individuals who occasionally drop in at People's Pig to speak a kind word of about my mother, sometimes even speaking of the good old times and yet more recently, the City of Portland's own tribute in her honor -- i.e., sidewalk plaque and marker -- commemorating "This Community." Enough said about my mother!

It is and has been my desire to develop the land including and surrounding what's now People's Pig, but it has come to my attention that a small snafu may exist -- my wording, of course -- regarding the a portion of the block which I own changed to an "RH zone." With the map refinement project, all parcels -- except my interests -- will change from RH to CM3 (MU-U). In essence, the properties in my control remain an RH zone. If the RH zone remains, I am restricted to residential use. I had definitely planned on using the ground floor as commercial as that is my trade as a court reporter.

I realize that my request is somewhat late -- very late -- but I would ask that, if at all possible, you would consider placing my parcels in the RH to CM3 (MU-U) zone as the other parcels on the block, making the entire block essentially CM3 (MU-U) for consistency; if not, I would request a delay in your decision until further evidence can be presented and my requests are more artfully stated by Ms. Nye of William Wilson Architects.

I have attached a snapshot of the property in question and respectfully would make this request.

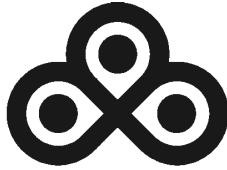
Thank you for your time and attention in this matter.

Deborah D. Parker; KDL, LLC and Deborah D. Parker, Trustee for Lula M. Parker

--  
Deborah D. Parker, CSR, CLR  
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## Bureau of Planning and Sustainability

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# MEMO

**DATE:** May 1, 2018

**TO:** Portland City Council

**FROM:** Marty Stockton, Project Manager and SE District Liaison

**CC:** Susan Anderson, Director  
Joe Zehnder, Chief Planner  
Eric Engstrom, Principal Planner

**SUBJECT:** **Memo #5:** Map Refinement Project – testimony on a subset of Council amendments

On Wednesday, April 25, the Portland City Council held a deliberation session on 52 proposed amendments to the Recommended Draft of the Map Refinement Project. Prior to the Council session, 235 items of testimony had been received on the Council amendments.

During the April 25 session Commissioner Fritz retracted Amendment #9, made a minor amendment to Amendment #12 and sponsored an amendment to Amendment #19. Commissioner Fritz also asked for more information on Amendment #17 and postponement of a vote on that amendment. Commissioner Eudaly sponsored Amendment #53. Affirmative votes were taken on all the other amendments under consideration, namely Amendments #1 - 8, #10, #11, #13 - 16, #18, and #20 – 52.

During the Council session, acting Council President Commissioner Fish offered those in attendance the opportunity to give in person testimony. Nine individuals gave in person testimony regarding Amendment #19.

In addition, at Commissioner Fish's suggestion, Council agreed to re-open the public record for written testimony on a limited number of amendments (#12, #17, #19 and #53) only – until 8:00 a.m. on Monday, April 30, 2018. An email announcement of the re-opened testimony period was made to all who testified in writing between April 4 and April 24. Testimony was accepted through the Map App, by email or by hand delivery.

There were 116 items of written testimony received between April 25 and 8 a.m. on April 30, 2018.



The Portland City Council will deliberate on the remaining four amendments at a City Council session on the Map Refinement Project at 4:45 p.m. on Wednesday, May 2, 2018. A final vote on the Map Refinement Project is anticipated on May 24, 2018. The map changes will go into effect on May 24, 2018.

See Attachment A for the subset of council amendments to be considered at May 2, 2018 council deliberation session.

Attachment B of this memo also provides information on testimony received on the amendments from April 25 through 8 a.m. April 30, 2018 as follows:

- Table 1: The complete listing of all written testimony on a subset of Council amendments to the Recommended Draft received between the dates of April 25 through 8:00 a.m. April 30, 2018.
- Table 2: The complete listing of all other written testimony received by the Portland City Council between the dates of April 25 through 8:00 a.m. April 30, 2018.

Please also refer to the April 4, 2018 Council Amendments Table for additional detail.



## Attachment A. April 25, 2018 - Subset of Council Amendments

12.	<p>6505-6509 NE 66TH AVE, 6444 NE 66TH AVE (R317283), 6416 NE 66TH AVE (R317281, R317282), 6401 NE 66TH AVE, 6350 NE 66TH AVE, 6349 NE 66TH AVE</p> <p>Cully Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> RFhkx to IG2hkx</p>
17.	<p>6631 N SYRACUSE ST (R227668, R227676, R227674, R227672, R227669, R227667, R227670, R227673, R307522)</p> <p>University Park Neighborhood</p> <p><b>Comp Plan:</b> No change; Single-Dwelling 5,000 to Multi-Dwelling 2,000</p> <p><b>Zoning:</b> R5 to R2</p>
19.	<p><b><u>OPTION #1</u></b> - 126 NE ALBERTA ST (R211534), 126 WI/ NE ALBERTA ST (R298093)</p> <p>King Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 2,500 to Mixed Use-Urban Center (MU-U) for parking lot (R298093); Single-Dwelling 2,500 to Multi-Dwelling 1,000 for church (R211534)</p> <p><b>Zoning:</b> R2.5a to CM2d for parking lot (R298093); R2.5a to R1 for church (R211534)</p> <p><b><u>OPTION #2</u></b> - 126 WI/ NE ALBERTA ST (R298093)</p> <p>King Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 2,500 to Multi-Dwelling 1,000 for parking lot (R298093)</p> <p><b>Zoning:</b> R2.5a to R1 for parking lot (R298093)</p> <p><b><u>OPTION #3</u></b> - 126 NE ALBERTA ST (R211534), 126 WI/ NE ALBERTA ST (R298093)</p> <p>King Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 2,500 to Multi-Dwelling 1,000 for parking lot (R298093); Single-Dwelling 2,500 to Multi-Dwelling 1,000 for church (R211534)</p> <p><b>Zoning:</b> R2.5a to R1 for parking lot (R298093); R2.5a to R1 for church (R211534)</p>
53.	<p><b>5027 NE MALLORY ST</b></p> <p>King Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 2,500 to Multi-Dwelling 1,000</p> <p><b>Zoning:</b> R2.5a to R1</p>



## Attachment B. Written Testimony on a Subset of Council Amendments to the Recommended Draft received between Wednesday, April 25 through 8:00 a.m., Monday, April 30, 2018

To search for and view testimony, please visit the website: [www.portlandmaps.com/bps/testimony](http://www.portlandmaps.com/bps/testimony) and search by Testimony/Comment ID # as shown in the fifth column below.

**Table 1: Written Public Testimony on Amendments**

Amendment #	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/ Organization	Position
#17	6631 N Syracuse St (R227668, R227676, R227675, R227674, R227672, R227669, R227667, R227670, R227673, R307521, R307522)	University Park	4/25/18	#27782	Thomas Karwaki, University Park NA	Oppose R2 south of Syracuse for R307521, R307522
#17	6631 N Syracuse St (R227668, R227676, R227675, R227674, R227672, R227669, R227667, R227670, R227673, R307521, R307522)	University Park	4/29/18	#27862	Laura Hardin, Patrick Lau	Oppose R2 south of Syracuse for R307521, R307522
#17	6631 N Syracuse St (R227668, R227676, R227675, R227674, R227672, R227669, R227667, R227670, R227673, R307521, R307522)	University Park	4/29/18	#27938	Thomas Karwaki, University Park NA	Supports R2 for parcels north of Syracuse St, Oppose rezoning Lots 307521 and 6702 N Syracuse St
#17	6631 N Syracuse St (R227668, R227676, R227675, R227674, R227672, R227669, R227667, R227670, R227673, R307521, R307522)	University Park	4/30/18	#27940	Shannon Callahan, Interim Director, Portland Housing Bureau (PHB)	Support
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	4/25/18	#27774	Anne LaBorde, Humboldt NA	#19: Oppose Option 1, proposes CM1
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	4/25/18	#27772	Jacquie Walton	#19: Oppose Option 1, Support Option 3 #53: Oppose



Amend- ment #	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/ Organization	Position
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	4/26/18	#27786	Maxwell Rush	#19: Oppose Option 1, Support Option 3
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/26/18	#27785	Ronda Kelly	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/26/18	#27784	Daphne Hill	#19: Oppose Option 1 #53: Oppose
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	4/26/18	#27783	Dan McElligott	#19: Support Option 1
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/26/18	#27781	James Jardee- Borquist	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	4/26/18	#27780	Alexander Reid	#19: Support Option 1
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	4/26/18	#27779	Majida Nelson	#19: Oppose Option 1, Support Option 3
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/26/18	#27778	Ashley Lakovic	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	4/27/18	#27789	Jacquie Walton	#19: Oppose Option 1, Support Option 3
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/27/18	#27790	Sarah Moses	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/27/18	#27791	Dawn DelCastillo	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/27/18	#27792	David Swords	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/27/18	#27793	Jennifer Jardee- Borquist	#19: Oppose Option 1, Support Option 3 #53: Oppose



Amend- ment #	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/ Organization	Position
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	4/27/18	#27794	Katherine Jones	#19: Oppose Option 1, Support Option 3
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	4/27/18	#27795	Amy Keppert	#19: Oppose Option 1, Support Option 3
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/27/18	#27797	Misha Fitzwater	#19: Oppose Option 1, Support Option 2 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/27/18	#27798	Randy West, Darlene West, and Jason West	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/27/18	#27799	Kristen Kozlowski	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/27/18	#27800	Margaret O'Hartigan	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/27/18	#27802	Diana Moosman	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/27/18	#27803	Carolyn Martin	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/27/18	#27804	Gregory Hill	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/28/18	#27805	Dennis Palmieri	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/28/18	#27806	William Kaufman	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/28/18	#27809	Mark Hodges	#19: Oppose Option 1, Support Option 3



Amend- ment #	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/ Organization	Position
						#53: Oppose
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	4/28/18	#27812	Iain MacKenzie	#19: Support Option 1
#19	126 NE Alberta St, 126 WI/ NE Alberta Street;	King	4/28/18	#27813	Lisa McNish	#19: Oppose Option 1, Support Option 3
#19	126 NE Alberta St, 126 WI/ NE Alberta Street;	King	4/28/18	#27814	Mason Smith	#19: Oppose Option 1, Support Option 3
#19	126 NE Alberta St, 126 WI/ NE Alberta Street;	King	4/28/18	#27817	James Thoma	#19: Support Option 1
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/28/18	#27821	Barbara Wickham	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/28/18	#27822	Scott Jones	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19	126 NE Alberta St, 126 WI/ NE Alberta Street;	King	4/28/18	#27824	Martin Atkins	#19: Oppose Options 1, 2; Propose CM1d
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/28/18	#27827	Marcelo Pereira	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/28/18	#27833	Karl Weist	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	4/28/18	#27926	Anne LaBorde, Humboldt NA	#19: Oppose Option 1, Oppose Option 3, Proposes CM1
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/28/18	#27835	Ellen Goldsmith	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27837	William Hoyland	#19: Oppose Option 1, Support Option 3 #53: Oppose





Amend- ment #	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/ Organization	Position
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27842	Cathy Jardee	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19	126 NE Alberta St, 126 WI/ NE Alberta Street;	King	4/29/18	#27843	Bryan Otto	#19: Support Option 3
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27846	Kaydia Briggs	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19	126 NE Alberta St, 126 WI/ NE Alberta Street;	King	4/29/18	#27847	Joel Wiseman	#19: Support Option 1
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27848	Erik Drews	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27849	Ursula Kienbaum	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27850	Ursula Kienbaum	Photos
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27851	Tony Rea	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27852	Rachel S. Koteles	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27856	Margaret O'Hartigan	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27857	Virginia Mersereau	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27858	Carrie Mock	#19: Oppose Option 1, Support Option 3 #53: Oppose



Amend- ment #	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/ Organization	Position
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27859	Hayden Walling	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27860	Brianna Loecher	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27863	Patrick Metzger	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27867	Alex and Marika Naito	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27868	Mariah Knapp	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27869	Joshua Knapp	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27870	Theresa Pintarelli	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27872	Marc Adams	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27873	Elizabeth Deal	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27874	Tom Lakovic	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27876	Maria Murashkina	#19: Oppose Option 1, Support Option 3 #53: Oppose



Amend- ment #	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/ Organization	Position
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27878	Nancy Borst	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27879	James Renwick	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	4/29/18	#27880	Doug Klotz	#19: Support Option 1
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27881	John Kim	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27882	Jason Reynolds	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	4/29/18	#27883	Chris Jones	#19: Oppose Option 1, Support Option 3
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	4/29/18	#27885	Tony Jordan	#19: Support Option 1
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27886	Kevin Kelly	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27887	Sara Sturtz	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27889	Katherine Kondylis	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27890	Robert Sturtz	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27892	Christina Shields	#19: Oppose Option 1, Support Option 3 #53: Oppose



<b>Amend- ment #</b>	<b>Location of proposed map change</b>	<b>Neighborhood</b>	<b>Date</b>	<b>Testimony /Comment ID #</b>	<b>Person/ Organization</b>	<b>Position</b>
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27893	Ashley Wood	#19: Oppose Option 1, Support Option 3 #53: Oppose
#53	5027 NE Mallory St	King	4/29/18	#27896	Elizabeth Deal	#53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27897	Robin Wilson	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27898	Scott Jones	Process objections
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27899	Steve Cackley	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27901	John Tyler	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27902	Elona Dellabough- Gormley	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27903	Matthew Breeze	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27904	Linda Zumoff	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27905	Missy Lambert	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27928	Jeffrey Moreland	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27929	Sharon Bolden	#19: Oppose Option 1, Support Option 3 #53: Oppose



<b>Amend- ment #</b>	<b>Location of proposed map change</b>	<b>Neighborhood</b>	<b>Date</b>	<b>Testimony /Comment ID #</b>	<b>Person/ Organization</b>	<b>Position</b>
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27930	Marni Afryl	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	4/29/18	#27931	Edward J. Hill	#19: Oppose Option 1, Support Option 3
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27932	Anne Moloney	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27933	Steve Mitchell	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27934	Kent Siebold	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	4/29/18	#27935	Joe Leahy	#19: Support Option 3
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	4/29/18	#27936	John Tyler	#19: Oppose Option 1, Support Option 3
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/29/18	#27937	Brett Kelter	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/30/18	#27939	Jennifer Siebold	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/30/18	#27906	Jeff Kerr	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/30/18	#27907	Elenorah Maney	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/30/18	#27908	Daniel Dieckhaus	#19: Oppose Option 1, Support Option 3 #53: Oppose



<b>Amend- ment #</b>	<b>Location of proposed map change</b>	<b>Neighborhood</b>	<b>Date</b>	<b>Testimony /Comment ID #</b>	<b>Person/ Organization</b>	<b>Position</b>
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/30/18	#27911	Sally Damewood	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/30/18	#27912	Mike Wight	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/30/18	#27913	Art Alexander	#19: Oppose Option 2, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/30/18	#27914	John Beck	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	4/30/18	#27915	Elizabeth Deal	#19: Oppose Option 1, Support Option 3
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/30/18	#27916	Karen Werstein	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/30/18	#27917	Bob Huggins	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/30/18	#27918	Rob Armstrong	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19 #53	126 NE Alberta St, 126 WI/ NE Alberta Street; 5027 NE Mallory St	King	4/30/18	#27919	Jarod Landaker	#19: Oppose Option 1, Support Option 3 #53: Oppose
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	4/30/18	#27920	Doug Klotz	#19: Support Option 1
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	4/30/18	#27921	Jeana Woolley	#19: Oppose Option 1, Support Option 3
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	4/30/18	#27943	Ashley Henry, Business for a Better Portland	#19: Support



**Table 2: Written Public Testimony on Other Topics or Properties**

Amend- ment #	Location of interest	Neighborhood	Date	Testimony/ Comment ID #	Person/ Organization	Position
N/A	3217 N WILLIAMS AVE & N WILLIAMS AVE & 33 N FARGO ST	Eliot	4/29/18	#27927	Jennifer Nye	Propose RH to CM3 (MU-U)
N/A	3217 N WILLIAMS AVE & N WILLIAMS AVE & 33 N FARGO ST	Eliot	4/29/18	#27941	Deborah Parker	Propose RH to CM3 (MU-U)





## Map Refinement Project

## Subset of Council Amendments

12.	<p><b>6505-6509 NE 66TH AVE, 6444 NE 66TH AVE (R317283), 6416 NE 66TH AVE (R317281, R317282), 6401 NE 66TH AVE, 6350 NE 66TH AVE, 6349 NE 66TH AVE</b></p> <p>Cully Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> RFhxx to IG2hxx</p>
17.	<p><b>6631 N SYRACUSE ST (R227668, R227676, R227674, R227672, R227669, R227667, R227670, R227673, R307522)</b></p> <p>University Park Neighborhood</p> <p><b>Comp Plan:</b> No change; Single-Dwelling 5,000 to Multi-Dwelling 2,000</p> <p><b>Zoning:</b> R5 to R2</p>
19.	<p><b>OPTION #1 – 126 NE ALBERTA ST (R211534), 126 WI/ NE ALBERTA ST (R298093)</b></p> <p>King Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 2,500 to Mixed Use-Urban Center (MU-U) for parking lot (R298093); Single-Dwelling 2,500 to Multi-Dwelling 1,000 for church (R211534)</p> <p><b>Zoning:</b> R2.5a to CM2d for parking lot (R298093); R2.5a to R1 for church (R211534)</p> <p><b>OPTION #2 – 126 WI/ NE ALBERTA ST (R298093)</b></p> <p>King Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 2,500 to Multi-Dwelling 1,000 for parking lot (R298093)</p> <p><b>Zoning:</b> R2.5a to R1 for parking lot (R298093)</p> <p><b>OPTION #3 – 126 NE ALBERTA ST (R211534), 126 WI/ NE ALBERTA ST (R298093)</b></p> <p>King Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 2,500 to Multi-Dwelling 1,000 for parking lot (R298093); Single-Dwelling 2,500 to Multi-Dwelling 1,000 for church (R211534)</p> <p><b>Zoning:</b> R2.5a to R1 for parking lot (R298093); R2.5a to R1 for church (R211534)</p>

## Map Refinement Project

53.	<b>5027 NE MALLORY ST</b>  King Neighborhood  <b>Comp Plan:</b> Single-Dwelling 2,500 to Multi-Dwelling 1,000  <b>Zoning:</b> R2.5a to R1
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Add to Docs  
4-25-18

## Council Amendments

1.	<b>919 N COOK ST</b>  Boise Neighborhood  <b>Comp Plan:</b> No change  <b>Zoning:</b> EXd to CM3d
2.	<b>6261 N CECELIA ST</b>  St Johns Neighborhood  <b>Comp Plan:</b> Mixed Employment (ME) to Multi-Dwelling 2,000  <b>Zoning:</b> EG2 to R2
3.	<b>4250 S/ NE PORTLAND HWY (R317604)</b>  Cully Neighborhood  <b>Comp Plan:</b> No change  <b>Zoning:</b> R10 to R5
4.	<b>4404 SE UMATILLA ST (R274996, R274997), 8821 SE LAMBERT ST (R154076, R146078, R154078, R578700), 8609 SE LAMBERT ST, 8715 SE LAMBERT ST, No site address (R154077), 15440 SE MARTINS RD, 4305 SE HARNEY ST, No site address (R275457, R275458), No site address (R314285), 1313-1315 NE GERTZ RD, No site address (R305703, R305707, R305710, R305714, R305716, R305717, R305718), No site address (R674938, R674937, R674939), 4215 SE TENINO ST</b>  Multiple Neighborhoods Citywide  <b>Comp Plan:</b> Various residential Comprehensive Plan Map designations to Open Space  <b>Zoning:</b> Various residential zones to OS

5.	<p><b>424 W/ NE 22ND AVE, 2307 NE FLANDERS ST</b></p> <p>Kerns Neighborhood</p> <p><b>Comp Plan:</b> Multi-Dwelling 1,000 to Mixed Use Urban Center (MU-U)</p> <p><b>Zoning:</b> R1 to CM3d</p>
6.	<p><b>NW Thurman Connection to Willamette Greenway Trail along NW 15th and East Delta Park Connection to Marine Drive</b></p> <p>Northwest District and Kenton Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> Applying the two regional trail segments to the zoning map.</p>
7.	<p><b>6111 N COLUMBIA BLVD</b></p> <p>St Johns Neighborhood</p> <p><b>Comp Plan:</b> Open Space to Single-Dwelling 5,000</p> <p><b>Zoning:</b> OS to R5</p>
8.	<p><b>10734 SW 62ND DR</b></p> <p>Crestwood Neighborhood</p> <p><b>Comp Plan:</b> Open Space to Single-Dwelling 7,000</p> <p><b>Zoning:</b> OS to R7</p>
*9.	<p><del><b>10734 SW 63RD AVE</b></del></p> <p><del>Mt Tabor Neighborhood</del></p> <p><del>Comp Plan: Open Space to Single-Dwelling 10,000</del></p> <p><del>Zoning: OS to R10</del></p>

\*Council Amendment #9 has been retracted.

## Map Amendment Project - Exhibit A-2

10.	<p><b>6416 N GREELEY AVE (R306663, R306662, R306661)</b></p> <p>Arbor Lodge Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 5,000 to Mixed Use Dispersed (MU-D)</p> <p><b>Zoning:</b> R5 to CM1</p>
11.	<p><b>4404 NE HOLMAN ST</b></p> <p>Cully Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> R10h to R5h</p>
12.	<p><b>6505-6509 NE 66TH AVE, 6444 NE 66TH AVE (R317283), 6416 NE 66TH AVE (R317281, R317282), 6401 NE 66TH AVE, 6350 NE 66TH AVE, 6349 NE 66TH AVE</b></p> <p>Cully Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> RFhxx to IG2hxx</p>
13.	<p><b>*5505 SE 28TH AVE (R328279, R32878)</b></p> <p>Reed Neighborhood</p> <p><b>Comp Plan:</b> Multi-Dwelling 2,000 to Mixed Use Dispersed (MU-D)</p> <p><b>Zoning:</b> R2 to CM1</p> <p>*Applying the CM1 zone on just the R2 zoned portion of the site, retaining IG1 zoning on the western portion of the site.</p>
14.	<p><b>*2374 SW VERMONT ST (R330092 only)</b></p> <p>Hillsdale Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 7,000 to Multi-Dwelling 2,000</p> <p><b>Zoning:</b> R7 to R2</p> <p>*Retaining the Conservation "c" overlay zone where mapped.</p>

15.	<p><b>All of West Portland Park, Block 1, on which 10840 SW 55TH AVE, 10810 SW 55TH AVE are located</b></p> <p>Crestwood Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 10,000 to Single-Dwelling 7,000</p> <p><b>Zoning:</b> R10 to R7</p>
16.	<p><b>2169 NW THURMAN ST</b></p> <p>Northwest District</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> IG1 to CM3d and CM3dm</p>
17.	<p><b>6631 N SYRACUSE ST (R227668, R227676, R227674, R227672, R227669, R227667, R227670, R227673, R307522)</b></p> <p>University Park Neighborhood</p> <p><b>Comp Plan:</b> No change; Single-Dwelling 5,000 to Multi-Dwelling 2,000</p> <p><b>Zoning:</b> R5 to R2</p>
18.	<p><b>5020 NE MARTIN LUTHER KING Blvd, 433 NE ALBERTA ST, 433 W/ NE ALBERTA ST, 5017 NE GRAND AVE, 5017 N/ NE GRAND AVE</b></p> <p>King Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> CM2dhm to CM3dhm</p>
19.	<p><b>126 NE ALBERTA ST (R211534), 126 W/ NE ALBERTA ST (R298093)</b></p> <p>King Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 2,500 to Mixed Use-Urban Center (MU-U) for parking lot (R298093); Single-Dwelling 2,500 to Multi-Dwelling 1,000 for church (R211534)</p> <p><b>Zoning:</b> R2.5a to CM2d for parking lot (R298093); R2.5a to R1 for church (R211534)</p>

## Map Refinement Project - Exhibit A-2

20.	<p><b>147 W/ NW 19TH AVE (R140878), 1809 NW DAVIS ST</b></p> <p>Northwest District</p> <p><b>Comp Plan:</b> High Density Residential to Mixed Use – Urban Center (MU-U)</p> <p><b>Zoning:</b> RH to CM3d</p>
21.	<p><b>*2525 W/ NW ST HELENS RD, 2425 NW ST HELENS RD</b></p> <p>Northwest District</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> Retain the Buffer “b” Overlay zone here and other map changes citywide where the “b” overlay zones was recommended for removal on employment and industrial zoned property.</p> <p>*Plus, the other map changes citywide where the “b” overlay was recommended for removal. Retain all “b” overlay zones in employment and industrial zones for the time being.</p>
22.	<p><b>4910 SW 45TH AVE</b></p> <p>Bridlemile Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 5,000, Multi-Dwelling 2,000 to Multi-Dwelling 2,000</p> <p><b>Zoning:</b> R5p, R2 to R2p, R2</p>
23.	<p><b>1522-1524 SE BELMONT ST</b></p> <p>Buckman Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 2,500, Multi-Dwelling 1,000 to Multi-Dwelling 1,00</p> <p><b>Zoning:</b> R2.5, R1 to R1</p>



Table for Ward and Precinct - Item A.1.2

24.	<p><b>15615 SE DIVISION ST</b></p> <p>Centennial Neighborhood</p> <p><b>Comp Plan:</b> Multi-Dwelling 3,000, Mixed Use Civic Corridor (MU-C) to Mixed Use Civic Corridor (MU-C)</p> <p><b>Zoning:</b> R3a, CM1 to CM1</p>
25.	<p><b>15400 SE POWELL BLVD</b></p> <p>Centennial Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 5,000 to Mixed Use Dispersed (MU-D)</p> <p><b>Zoning:</b> R5a to CR</p>
26.	<p><b>5308 NE 30TH AVE</b></p> <p>Concordia Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 2,500 to Mixed Use Dispersed (MU-D)</p> <p><b>Zoning:</b> R2.5ah to CRh</p>
27.	<p><b>2935 N VANCOUVER AVE</b></p> <p>Eliot Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> Move the Albina Community Plan District boundary to the north side of tax lot 1N1E27AC 200</p>
28.	<p><b>5303 SW DOSCH RD</b></p> <p>Hillsdale Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 10,000, Single-Dwelling 7,000 to Single-Dwelling 7,000</p> <p><b>Zoning:</b> R10, R7 to R7</p>

## May Refinement Project - Exhibit A-2

29.	<b>326-334 SW HAMILTON ST</b>  Homestead Neighborhood  <b>Comp Plan:</b> Single-Dwelling 5,000, Multi-Dwelling 2,000 to Multi-Dwelling 2,000  <b>Zoning:</b> R5, R2 to R2
30.	<b>2929 N RUSSET ST</b>  Kenton Neighborhood  <b>Comp Plan:</b> Multi-Dwelling 2,000 to Mixed Use-Dispersed (MU-D)  <b>Zoning:</b> R2a to CM1
31.	<b>2911 N RUSSET ST</b>  Kenton Neighborhood  <b>Comp Plan:</b> Single-Dwelling 5,000, Multi-Dwelling 2,000 to Multi-Dwelling 2,000  <b>Zoning:</b> R5a, R2a to R2a
32.	<b>1635 SE 36TH AVE, 1705 SE 36TH AVE,</b>  <b>1708 SE 36TH AVE</b>  Richmond Neighborhood  <b>Comp Plan:</b> Single-Dwelling 5,000, Single-Dwelling 2,500 to Single-Dwelling 2,500  <b>Zoning:</b> R5, R2.5 to R2.5
33.	<b>5240 NE 89TH AVE</b>  Sumner Neighborhood  <b>Comp Plan:</b> No change  <b>Zoning:</b> R7 to R1

City of Woodstock, Georgia - Project: Exhibit 17

34.	<p><b>Quarter-Section Map 3155</b></p> <p>Sunnyside Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> Removal of a code reference on Quarter-Section Map 3155, which was deleted in the 2035 Comprehensive Plan</p>
35.	<p><b>4825 N/ SE WOODSTOCK BLVD, 4937 W/ SE WOODSTOCK BLVD</b></p> <p>Woodstock Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> R2.5 to CM2</p>
36.	<p><b>4337 NE PRESCOTT ST (Map Change #1686)</b></p> <p>Cully Neighborhood</p> <p><b>Comp Plan:</b> Multi-Dwelling</p> <p>3,000 to Mixed Use –Neighborhood (MU-N) and inclusion into the 42nd/Killingsworth Neighborhood Center boundary</p> <p><b>Zoning:</b> No change</p>
37.	<p><b>402 NE 156TH AVE, 408 NE 156TH AVE, 357 NE 157TH AVE, 401 NE 157TH AVE</b></p> <p>Glenfair Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> Add the Design</p> <p>"d" Overlay</p>

## Map Refinement Project - Exhibit A-2

38.	<p><b>Several properties included in Map Change #1220</b></p> <p>Hazelwood Neighborhood</p> <p><b>Comp Plan:</b> Multi-Dwelling 2,000 with a future Design "d" Comprehensive Plan overlay</p> <p><b>Zoning:</b> No change</p>
39.	<p><b>12959 E BURNSIDE ST, 13125 W/ E BURNSIDE ST</b></p> <p>Hazelwood Neighborhood</p> <p><b>Comp Plan:</b> Multi-Dwelling 2,000 with a future Design "d" Comprehensive Plan overlay</p> <p><b>Zoning:</b> No change</p>
40.	<p><b>SEC/ 101ST &amp; SE MARKET ST (R159234)</b></p> <p>Hazelwood Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> Add the Design "d" Overlay</p>
41.	<p><b>3587 NE PRESCOTT ST</b></p> <p>Beaumont-Wilshire Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 5,000 to Mixed Use Dispersed (MU-D)</p> <p><b>Zoning:</b> R5ah to CRh</p>
42.	<p><b>5520 NE 22ND AVE, 2216 NE KILLINGSWORTH ST, 2230-2234 NE KILLINGSWORTH ST, 2230 S/ NE KILLINGSWORTH ST</b></p> <p>Concordia Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 2,500, Multi-Dwelling 2,000 to Multi-Dwelling 2,000</p> <p><b>Zoning:</b> R2.5ah, R2ah to R2ah</p>

43.	<p><b>5520 NE 36TH AVE</b></p> <p>Concordia Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 5,000, Multi-Dwelling 2,000 to Multi-Dwelling 2,000</p> <p><b>Zoning:</b> R5ah, R2ah to R2ah</p>
44.	<p><b>SE McLoughlin Blvd Right-of-Way, north of SE Tacoma St</b></p> <p>Eastmoreland/Ardenwald-Johnson Creek Neighborhoods</p> <p><b>Comp Plan:</b> Single-Dwelling 5,000 to Open Space and Mixed Use-Neighborhood (MU-N)</p> <p><b>Zoning:</b> R5ad to OS, CEd</p>
45.	<p><b>6234 N GREELEY AVE</b></p> <p>Arbor Lodge Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 5,000 to Mixed Use-Dispersed (MU-D)</p> <p><b>Zoning:</b> R5a to CR</p>
46.	<p><b>7015 N GREELEY AVE</b></p> <p>Arbor Lodge Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 5,000 to Mixed Use-Dispersed (MU-D)</p> <p><b>Zoning:</b> R5a to CR</p>
47.	<p><b>1501 N HAYDEN ISLAND DR (on the southern portion of the site)</b></p> <p>Hayden Island Neighborhood</p> <p><b>Comp Plan:</b> Multi-Dwelling 2,000 to Mixed Use-Neighborhood (MU-N)</p> <p><b>Zoning:</b> R2hx to CEhx</p>

## May, Refinement Project - Exhibit A - 2

48.	<b>14125 SE DIVISION ST (R236430, R236459)</b>  Hazelwood Neighborhood  <b>Comp Plan:</b> Multi-Dwelling 3,000 to Mixed Use-Corridor (MU-C)  <b>Zoning:</b> R3a to CM1
49.	<b>2405 SE 142ND AVE, 2435 SE 142ND AVE, 2443 SE 142ND AVE</b>  Hazelwood Neighborhood  <b>Comp Plan:</b> Mixed Use-Neighborhood (MU-N) to Mixed Use-Corridor (MU-C)  <b>Zoning:</b> No change
50.	<b>9243 NE GLISAN ST, 506 NE 92ND AVE, 9253 NE GLISAN ST</b>  Montavilla Neighborhood  <b>Comp Plan:</b> Multi-Dwelling 1,000 to Mixed Use-Neighborhood (MU-N)  <b>Zoning:</b> R1a to CM1
51.	<b>9252 NE GLISAN ST, 9270 WI/ NE GLISAN ST (R156171 only)</b>  Montavilla Neighborhood  <b>Comp Plan:</b> Single-Dwelling 2,500 to Mixed Use-Neighborhood (MU-N)  <b>Zoning:</b> R2.5a to CM1
52.	<b>3140 NE BROADWAY</b>  Sullivan's Gulch Neighborhood  <b>Comp Plan:</b> No change  <b>Zoning:</b> R1, CM2d to CM2d



## Council Amendments

1.	<p><b>919 N COOK ST</b></p> <p>Boise Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> EXd to CM3d</p>
2.	<p><b>6261 N CECELIA ST</b></p> <p>St Johns Neighborhood</p> <p><b>Comp Plan:</b> Mixed Employment (ME) to Multi-Dwelling 2,000</p> <p><b>Zoning:</b> EG2 to R2</p>
3.	<p><b>4250 S/ NE PORTLAND HWY (R317604)</b></p> <p>Cully Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> R10 to R5</p>
4.	<p><b>4404 SE UMATILLA ST (R274996, R274997), 8821 SE LAMBERT ST (R154076, R146078, R154078, R578700), 8609 SE LAMBERT ST, 8715 SE LAMBERT ST, No site address (R154077), 15440 SE MARTINS RD, 4305 SE HARNEY ST, No site address (R275457, R275458), No site address (R314285), 1313-1315 NE GERTZ RD, No site address (R305703, R305707, R305710, R305714, R305716, R305717, R305718), No site address (R674938, R674937, R674939), 4215 SE TENINO ST</b></p> <p>Multiple Neighborhoods Citywide</p> <p><b>Comp Plan:</b> Various residential Comprehensive Plan Map designations to Open Space</p> <p><b>Zoning:</b> Various residential zones to OS</p>



5.	<p><b>424 W/ NE 22ND AVE, 2307 NE FLANDERS ST</b></p> <p>Kerns Neighborhood</p> <p><b>Comp Plan:</b> Multi-Dwelling 1,000 to Mixed Use Urban Center (MU-U)</p> <p><b>Zoning:</b> R1 to CM3d</p>
6.	<p><b>NW Thurman Connection to Willamette Greenway Trail along NW 15th and East Delta Park Connection to Marine Drive</b></p> <p>Northwest District and Kenton Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> Applying the two regional trail segments to the zoning map.</p>
7.	<p><b>6111 N COLUMBIA BLVD</b></p> <p>St Johns Neighborhood</p> <p><b>Comp Plan:</b> Open Space to Single-Dwelling 5,000</p> <p><b>Zoning:</b> OS to R5</p>
8.	<p><b>10734 SW 62ND DR</b></p> <p>Crestwood Neighborhood</p> <p><b>Comp Plan:</b> Open Space to Single-Dwelling 7,000</p> <p><b>Zoning:</b> OS to R7</p>
*9.	<p><del><b>10734 SW 63RD AVE</b></del></p> <p><del>Mt Tabor Neighborhood</del></p> <p><del><b>Comp Plan:</b> Open Space to Single-Dwelling 10,000</del></p> <p><del><b>Zoning:</b> OS to R10</del></p>

\*Council Amendment #9 has been retracted.

(App Development Project - Exhibit A-2)

10.	<p><b>6416 N GREELEY AVE (R306663, R306662, R306661)</b></p> <p>Arbor Lodge Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 5,000 to Mixed Use Dispersed (MU-D)</p> <p><b>Zoning:</b> R5 to CM1</p>
11.	<p><b>4404 NE HOLMAN ST</b></p> <p>Cully Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> R10h to R5h</p>
12.	<p><b>6505-6509 NE 66TH AVE, 6444 NE 66TH AVE (R317283), 6416 NE 66TH AVE (R317281, R317282), 6401 NE 66TH AVE, 6350 NE 66TH AVE, 6349 NE 66TH AVE</b></p> <p>Cully Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> RFhxx to IG2hxx</p>
13.	<p><b>*5505 SE 28TH AVE (R328279, R32878)</b></p> <p>Reed Neighborhood</p> <p><b>Comp Plan:</b> Multi-Dwelling 2,000 to Mixed Use Dispersed (MU-D)</p> <p><b>Zoning:</b> R2 to CM1</p> <p>*Applying the CM1 zone on just the R2 zoned portion of the site, retaining IG1 zoning on the western portion of the site.</p>
14.	<p><b>*2374 SW VERMONT ST (R330092 only)</b></p> <p>Hillsdale Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 7,000 to Multi-Dwelling 2,000</p> <p><b>Zoning:</b> R7 to R2</p> <p>*Retaining the Conservation "c" overlay zone where mapped.</p>

15.	<p><b>All of West Portland Park, Block 1, on which 10840 SW 55TH AVE, 10810 SW 55TH AVE are located</b></p> <p>Crestwood Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 10,000 to Single-Dwelling 7,000</p> <p><b>Zoning:</b> R10 to R7</p>
16.	<p><b>2169 NW THURMAN ST</b></p> <p>Northwest District</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> IG1 to CM3d and CM3dm</p>
17.	<p><b>6631 N SYRACUSE ST (R227668, R227676, R227674, R227672, R227669, R227667, R227670, R227673, R307522)</b></p> <p>University Park Neighborhood</p> <p><b>Comp Plan:</b> No change; Single-Dwelling 5,000 to Multi-Dwelling 2,000</p> <p><b>Zoning:</b> R5 to R2</p>
18.	<p><b>5020 NE MARTIN LUTHER KING Blvd, 433 NE ALBERTA ST, 433 W/ NE ALBERTA ST, 5017 NE GRAND AVE, 5017 N/ NE GRAND AVE</b></p> <p>King Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> CM2dhm to CM3dhm</p>
19.	<p><b>126 W/ NE ALBERTA ST (R298093)</b></p> <p>King Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 2,500 to Multi-Dwelling 1,000 for parking lot (R298093)</p> <p><b>Zoning:</b> R2.5a to R1 for parking lot (R298093)</p>

## Map Refinement Project - Exhibit A-1

20.	<p><b>147 W/ NW 19TH AVE (R140878), 1809 NW DAVIS ST</b></p> <p>Northwest District</p> <p><b>Comp Plan:</b> High Density Residential to Mixed Use – Urban Center (MU-U)</p> <p><b>Zoning:</b> RH to CM3d</p>
21.	<p><b>*2525 W/ NW ST HELENS RD, 2425 NW ST HELENS RD</b></p> <p>Northwest District</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> Retain the Buffer “b” Overlay zone here and other map changes citywide where the “b” overlay zones was recommended for removal on employment and industrial zoned property.</p> <p>*Plus, the other map changes citywide where the “b” overlay was recommended for removal. Retain all “b” overlay zones in employment and industrial zones for the time being.</p>
22.	<p><b>4910 SW 45TH AVE</b></p> <p>Bridlemile Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 5,000, Multi-Dwelling 2,000 to Multi-Dwelling 2,000</p> <p><b>Zoning:</b> R5p, R2 to R2p, R2</p>
23.	<p><b>1522-1524 SE BELMONT ST</b></p> <p>Buckman Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 2,500, Multi-Dwelling 1,000 to Multi-Dwelling 1,00</p> <p><b>Zoning:</b> R2.5, R1 to R1</p>

City of Astoria Community Plan - EIR

24.	<p><b>15615 SE DIVISION ST</b></p> <p>Centennial Neighborhood</p> <p><b>Comp Plan:</b> Multi-Dwelling 3,000, Mixed Use Civic Corridor (MU-C) to Mixed Use Civic Corridor (MU-C)</p> <p><b>Zoning:</b> R3a, CM1 to CM1</p>
25.	<p><b>15400 SE POWELL BLVD</b></p> <p>Centennial Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 5,000 to Mixed Use Dispersed (MU-D)</p> <p><b>Zoning:</b> R5a to CR</p>
26.	<p><b>5308 NE 30TH AVE</b></p> <p>Concordia Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 2,500 to Mixed Use Dispersed (MU-D)</p> <p><b>Zoning:</b> R2.5ah to CRh</p>
27.	<p><b>2935 N VANCOUVER AVE</b></p> <p>Eliot Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> Move the Albina Community Plan District boundary to the north side of tax lot 1N1E27AC 200</p>
28.	<p><b>5303 SW DOSCH RD</b></p> <p>Hillsdale Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 10,000, Single-Dwelling 7,000 to Single-Dwelling 7,000</p> <p><b>Zoning:</b> R10, R7 to R7</p>

## Map Refinement Project - Exhibit A-1

29.	<b>326-334 SW HAMILTON ST</b> Homestead Neighborhood <b>Comp Plan:</b> Single-Dwelling 5,000, Multi-Dwelling 2,000 to Multi-Dwelling 2,000 <b>Zoning:</b> R5, R2 to R2
30.	<b>2929 N RUSSET ST</b> Kenton Neighborhood <b>Comp Plan:</b> Multi-Dwelling 2,000 to Mixed Use-Dispersed (MU-D) <b>Zoning:</b> R2a to CM1
31.	<b>2911 N RUSSET ST</b> Kenton Neighborhood <b>Comp Plan:</b> Single-Dwelling 5,000, Multi-Dwelling 2,000 to Multi-Dwelling 2,000 <b>Zoning:</b> R5a, R2a to R2a
32.	<b>1635 SE 36TH AVE, 1705 SE 36TH AVE,  1708 SE 36TH AVE</b> Richmond Neighborhood <b>Comp Plan:</b> Single-Dwelling 5,000, Single-Dwelling 2,500 to Single-Dwelling 2,500 <b>Zoning:</b> R5, R2.5 to R2.5
33.	<b>5240 NE 89TH AVE</b> Sumner Neighborhood <b>Comp Plan:</b> No change <b>Zoning:</b> R7 to R1

34.	<p><b>Quarter-Section Map 3155</b></p> <p>Sunnyside Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> Removal of a code reference on Quarter-Section Map 3155, which was deleted in the 2035 Comprehensive Plan</p>
35.	<p><b>4825 N/ SE WOODSTOCK BLVD, 4937 W/ SE WOODSTOCK BLVD</b></p> <p>Woodstock Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> R2.5 to CM2</p>
36.	<p><b>4337 NE PRESCOTT ST (Map Change #1686)</b></p> <p>Cully Neighborhood</p> <p><b>Comp Plan:</b> Multi-Dwelling</p> <p>3,000 to Mixed Use –Neighborhood (MU-N) and inclusion into the 42nd/Killingsworth Neighborhood Center boundary</p> <p><b>Zoning:</b> No change</p>
37.	<p><b>402 NE 156TH AVE, 408 NE 156TH AVE, 357 NE 157TH AVE, 401 NE 157TH AVE</b></p> <p>Glenfair Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> Add the Design "d" Overlay</p>

## Map Refinement Project - Exhibit A-2

38.	<p><b>Several properties included in Map Change #1220</b></p> <p>Hazelwood Neighborhood</p> <p><b>Comp Plan:</b> Multi-Dwelling 2,000 with a future Design "d" Comprehensive Plan overlay</p> <p><b>Zoning:</b> No change</p>
39.	<p><b>12959 E BURNSIDE ST, 13125 W/ E BURNSIDE ST</b></p> <p>Hazelwood Neighborhood</p> <p><b>Comp Plan:</b> Multi-Dwelling 2,000 with a future Design "d" Comprehensive Plan overlay</p> <p><b>Zoning:</b> No change</p>
40.	<p><b>SEC/ 101ST &amp; SE MARKET ST (R159234)</b></p> <p>Hazelwood Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> Add the Design "d" Overlay</p>
41.	<p><b>3587 NE PRESCOTT ST</b></p> <p>Beaumont-Wilshire Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 5,000 to Mixed Use Dispersed (MU-D)</p> <p><b>Zoning:</b> R5ah to CRh</p>
42.	<p><b>5520 NE 22ND AVE, 2216 NE KILLINGSWORTH ST, 2230-2234 NE KILLINGSWORTH ST, 2230 S/ NE KILLINGSWORTH ST</b></p> <p>Concordia Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 2,500, Multi-Dwelling 2,000 to Multi-Dwelling 2,000</p> <p><b>Zoning:</b> R2.5ah, R2ah to R2ah</p>



43.	<p><b>5520 NE 36TH AVE</b></p> <p>Concordia Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 5,000, Multi-Dwelling 2,000 to Multi-Dwelling 2,000</p> <p><b>Zoning:</b> R5ah, R2ah to R2ah</p>
44.	<p><b>SE McLoughlin Blvd Right-of-Way, north of SE Tacoma St</b></p> <p>Eastmoreland/Ardenwald-Johnson Creek Neighborhoods</p> <p><b>Comp Plan:</b> Single-Dwelling 5,000 to Open Space and Mixed Use-Neighborhood (MU-N)</p> <p><b>Zoning:</b> R5ad to OS, CEd</p>
45.	<p><b>6234 N GREELEY AVE</b></p> <p>Arbor Lodge Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 5,000 to Mixed Use-Dispersed (MU-D)</p> <p><b>Zoning:</b> R5a to CR</p>
46.	<p><b>7015 N GREELEY AVE</b></p> <p>Arbor Lodge Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 5,000 to Mixed Use-Dispersed (MU-D)</p> <p><b>Zoning:</b> R5a to CR</p>
47.	<p><b>1501 N HAYDEN ISLAND DR (on the southern portion of the site)</b></p> <p>Hayden Island Neighborhood</p> <p><b>Comp Plan:</b> Multi-Dwelling 2,000 to Mixed Use-Neighborhood (MU-N)</p> <p><b>Zoning:</b> R2hx to CEhx</p>

Map 10 Five Year Project - Exhibit 10

48.	<p><b>14125 SE DIVISION ST (R236430, R236459)</b></p> <p>Hazelwood Neighborhood</p> <p><b>Comp Plan:</b> Multi-Dwelling 3,000 to Mixed Use-Corridor (MU-C)</p> <p><b>Zoning:</b> R3a to CM1</p>
49.	<p><b>2405 SE 142ND AVE, 2435 SE 142ND AVE, 2443 SE 142ND AVE</b></p> <p>Hazelwood Neighborhood</p> <p><b>Comp Plan:</b> Mixed Use-Neighborhood (MU-N) to Mixed Use-Corridor (MU-C)</p> <p><b>Zoning:</b> No change</p>
50.	<p><b>9243 NE GLISAN ST, 506 NE 92ND AVE, 9253 NE GLISAN ST</b></p> <p>Montavilla Neighborhood</p> <p><b>Comp Plan:</b> Multi-Dwelling 1,000 to Mixed Use-Neighborhood (MU-N)</p> <p><b>Zoning:</b> R1a to CM1</p>
51.	<p><b>9252 NE GLISAN ST, 9270 W/ NE GLISAN ST (R156171 only)</b></p> <p>Montavilla Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 2,500 to Mixed Use-Neighborhood (MU-N)</p> <p><b>Zoning:</b> R2.5a to CM1</p>
52.	<p><b>3140 NE BROADWAY</b></p> <p>Sullivan's Gulch Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> R1, CM2d to CM2d</p>



## Map Refinement Project - Exhibit A-2

## Council Amendments

1.	<p><b>919 N COOK ST</b></p> <p>Boise Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> EXd to CM3d</p>
2.	<p><b>6261 N CECILIA ST</b></p> <p>St Johns Neighborhood</p> <p><b>Comp Plan:</b> Mixed Employment (ME) to Multi-Dwelling 2,000</p> <p><b>Zoning:</b> EG2 to R2</p>
3.	<p><b>4250 S/ NE PORTLAND HWY (R317604)</b></p> <p>Cully Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> R10 to R5</p>
4.	<p><b>4404 SE UMATILLA ST (R274996, R274997), 8821 SE LAMBERT ST (R154076, R146078, R154078, R578700), 8609 SE LAMBERT ST, 8715 SE LAMBERT ST, No site address (R154077), 15440 SE MARTINS RD, 4305 SE HARNEY ST, No site address (R275457, R275458), No site address (R314285), 1313-1315 NE GERTZ RD, No site address (R305703, R305707, R305710, R305714, R305716, R305717, R305718), No site address (R674938, R674937, R674939), 4215 SE TENINO ST</b></p> <p>Multiple Neighborhoods Citywide</p> <p><b>Comp Plan:</b> Various residential Comprehensive Plan Map designations to Open Space</p> <p><b>Zoning:</b> Various residential zones to OS</p>

5.	<b>424 W/ NE 22ND AVE, 2307 NE FLANDERS ST</b>  Kerns Neighborhood  <b>Comp Plan:</b> Multi-Dwelling 1,000 to Mixed Use Urban Center (MU-U)  <b>Zoning:</b> R1 to CM3d
6.	<b>NW Thurman Connection to Willamette Greenway Trail along NW 15th and East Delta Park Connection to Marine Drive</b>  Northwest District and Kenton Neighborhood  <b>Comp Plan:</b> No change  <b>Zoning:</b> Applying the two regional trail segments to the zoning map.
7.	<b>6111 N COLUMBIA BLVD</b>  St Johns Neighborhood  <b>Comp Plan:</b> Open Space to Single-Dwelling 5,000  <b>Zoning:</b> OS to R5
8.	<b>10734 SW 62ND DR</b>  Crestwood Neighborhood  <b>Comp Plan:</b> Open Space to Single-Dwelling 7,000  <b>Zoning:</b> OS to R7
*9.	<del><b>10734 SW 63RD AVE</b></del>  <del>Mt Tabor Neighborhood</del>  <del>Comp Plan: Open Space to Single-Dwelling 10,000</del>  <del>Zoning: OS to R10</del>

\*Council Amendment #9 has been retracted.

## Map Refinement Project - Exhibit A-2

10.	<p><b>6416 N GREELEY AVE (R306663, R306662, R306661)</b></p> <p>Arbor Lodge Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 5,000 to Mixed Use Dispersed (MU-D)</p> <p><b>Zoning:</b> R5 to CM1</p>
11.	<p><b>4404 NE HOLMAN ST</b></p> <p>Cully Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> R10h to R5h</p>
12.	<p><b>6505-6509 NE 66TH AVE, 6444 NE 66TH AVE (R317283), 6416 NE 66TH AVE (R317281, R317282), 6401 NE 66TH AVE, 6350 NE 66TH AVE, 6349 NE 66TH AVE</b></p> <p>Cully Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> RFhxx to IG2hxx</p>
13.	<p><b>*5505 SE 28TH AVE (R328279, R32878)</b></p> <p>Reed Neighborhood</p> <p><b>Comp Plan:</b> Multi-Dwelling 2,000 to Mixed Use Dispersed (MU-D)</p> <p><b>Zoning:</b> R2 to CM1</p> <p>*Applying the CM1 zone on just the R2 zoned portion of the site, retaining IG1 zoning on the western portion of the site.</p>
14.	<p><b>*2374 SW VERMONT ST (R330092 only)</b></p> <p>Hillsdale Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 7,000 to Multi-Dwelling 2,000</p> <p><b>Zoning:</b> R7 to R2</p> <p>*Retaining the Conservation "c" overlay zone where mapped.</p>

# Map Amendment Project - Exhibit A

15.	<p><b>All of West Portland Park, Block 1, on which 10840 SW 55TH AVE, 10810 SW 55TH AVE are located</b></p> <p>Crestwood Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 10,000 to Single-Dwelling 7,000</p> <p><b>Zoning:</b> R10 to R7</p>
16.	<p><b>2169 NW THURMAN ST</b></p> <p>Northwest District</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> IG1 to CM3d and CM3dm</p>
17.	<p><b>6631 N SYRACUSE ST (R227668, R227676, R227674, R227672, R227669, R227667, R227670, R227673, R307522)</b></p> <p>University Park Neighborhood</p> <p><b>Comp Plan:</b> No change; Single-Dwelling 5,000 to Multi-Dwelling 2,000</p> <p><b>Zoning:</b> R5 to R2</p>
18.	<p><b>5020 NE MARTIN LUTHER KING Blvd, 433 NE ALBERTA ST, 433 W/ NE ALBERTA ST, 5017 NE GRAND AVE, 5017 N/ NE GRAND AVE</b></p> <p>King Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> CM2dhm to CM3dhm</p>
19.	<p><b>126 NE ALBERTA ST (R211534), 126 W/ NE ALBERTA ST (R298093)</b></p> <p>King Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 2,500 to Multi-Dwelling 1,000 for parking lot (R298093); Single-Dwelling 2,500 to Multi-Dwelling 1,000 for church (R211534)</p> <p><b>Zoning:</b> R2.5a to R1 for parking lot (R298093); R2.5a to R1 for church (R211534)</p>

## Map Refinement Project - Exhibit A-1

20.	<p><b>147 W/ NW 19TH AVE (R140878), 1809 NW DAVIS ST</b></p> <p>Northwest District</p> <p><b>Comp Plan:</b> High Density Residential to Mixed Use – Urban Center (MU-U)</p> <p><b>Zoning:</b> RH to CM3d</p>
21.	<p><b>*2525 W/ NW ST HELENS RD, 2425 NW ST HELENS RD</b></p> <p>Northwest District</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> Retain the Buffer “b” Overlay zone here and other map changes citywide where the “b” overlay zones was recommended for removal on employment and industrial zoned property.</p> <p>*Plus, the other map changes citywide where the “b” overlay was recommended for removal. Retain all “b” overlay zones in employment and industrial zones for the time being.</p>
22.	<p><b>4910 SW 45TH AVE</b></p> <p>Bridlemile Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 5,000, Multi-Dwelling 2,000 to Multi-Dwelling 2,000</p> <p><b>Zoning:</b> R5p, R2 to R2p, R2</p>
23.	<p><b>1522-1524 SE BELMONT ST</b></p> <p>Buckman Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 2,500, Multi-Dwelling 1,000 to Multi-Dwelling 1,00</p> <p><b>Zoning:</b> R2.5, R1 to R1</p>



24.	<p><b>15615 SE DIVISION ST</b></p> <p>Centennial Neighborhood</p> <p><b>Comp Plan:</b> Multi-Dwelling 3,000, Mixed Use Civic Corridor (MU-C) to Mixed Use Civic Corridor (MU-C)</p> <p><b>Zoning:</b> R3a, CM1 to CM1</p>
25.	<p><b>15400 SE POWELL BLVD</b></p> <p>Centennial Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 5,000 to Mixed Use Dispersed (MU-D)</p> <p><b>Zoning:</b> R5a to CR</p>
26.	<p><b>5308 NE 30TH AVE</b></p> <p>Concordia Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 2,500 to Mixed Use Dispersed (MU-D)</p> <p><b>Zoning:</b> R2.5ah to CRh</p>
27.	<p><b>2935 N VANCOUVER AVE</b></p> <p>Eliot Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> Move the Albina Community Plan District boundary to the north side of tax lot 1N1E27AC 200</p>
28.	<p><b>5303 SW DOSCH RD</b></p> <p>Hillsdale Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 10,000, Single-Dwelling 7,000 to Single-Dwelling 7,000</p> <p><b>Zoning:</b> R10, R7 to R7</p>

## Map Refinement Project - Exhibit A-2

29.	<b>326-334 SW HAMILTON ST</b>  Homestead Neighborhood  <b>Comp Plan:</b> Single-Dwelling 5,000, Multi-Dwelling 2,000 to Multi-Dwelling 2,000  <b>Zoning:</b> R5, R2 to R2
30.	<b>2929 N RUSSET ST</b>  Kenton Neighborhood  <b>Comp Plan:</b> Multi-Dwelling 2,000 to Mixed Use-Dispersed (MU-D)  <b>Zoning:</b> R2a to CM1
31.	<b>2911 N RUSSET ST</b>  Kenton Neighborhood  <b>Comp Plan:</b> Single-Dwelling 5,000, Multi-Dwelling 2,000 to Multi-Dwelling 2,000  <b>Zoning:</b> R5a, R2a to R2a
32.	<b>1635 SE 36TH AVE, 1705 SE 36TH AVE, 1708 SE 36TH AVE</b>  Richmond Neighborhood  <b>Comp Plan:</b> Single-Dwelling 5,000, Single-Dwelling 2,500 to Single-Dwelling 2,500  <b>Zoning:</b> R5, R2.5 to R2.5
33.	<b>5240 NE 89TH AVE</b>  Sumner Neighborhood  <b>Comp Plan:</b> No change  <b>Zoning:</b> R7 to R1

34.	<p><b>Quarter-Section Map 3155</b></p> <p>Sunnyside Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> Removal of a code reference on Quarter-Section Map 3155, which was deleted in the 2035 Comprehensive Plan</p>
35.	<p><b>4825 N/ SE WOODSTOCK BLVD, 4937 W/ SE WOODSTOCK BLVD</b></p> <p>Woodstock Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> R2.5 to CM2</p>
36.	<p><b>4337 NE PRESCOTT ST</b> (Map Change #1686)</p> <p>Cully Neighborhood</p> <p><b>Comp Plan:</b> Multi-Dwelling</p> <p>3,000 to Mixed Use –Neighborhood (MU-N) and inclusion into the 42nd/Killingsworth Neighborhood Center boundary</p> <p><b>Zoning:</b> No change</p>
37.	<p><b>402 NE 156TH AVE, 408 NE 156TH AVE, 357 NE 157TH AVE, 401 NE 157TH AVE</b></p> <p>Glenfair Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> Add the Design "d" Overlay</p>

## Map Refinement Project - Exhibit A-2

38.	<p><b>Several properties included in Map Change #1220</b></p> <p>Hazelwood Neighborhood</p> <p><b>Comp Plan:</b> Multi-Dwelling 2,000 with a future Design "d" Comprehensive Plan overlay</p> <p><b>Zoning:</b> No change</p>
39.	<p><b>12959 E BURNSIDE ST, 13125 W/ E BURNSIDE ST</b></p> <p>Hazelwood Neighborhood</p> <p><b>Comp Plan:</b> Multi-Dwelling 2,000 with a future Design "d" Comprehensive Plan overlay</p> <p><b>Zoning:</b> No change</p>
40.	<p><b>SEC/ 101ST &amp; SE MARKET ST (R159234)</b></p> <p>Hazelwood Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> Add the Design "d" Overlay</p>
41.	<p><b>3587 NE PRESCOTT ST</b></p> <p>Beaumont-Wilshire Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 5,000 to Mixed Use Dispersed (MU-D)</p> <p><b>Zoning:</b> R5ah to CRh</p>
42.	<p><b>5520 NE 22ND AVE, 2216 NE KILLINGSWORTH ST, 2230-2234 NE KILLINGSWORTH ST, 2230 S/ NE KILLINGSWORTH ST</b></p> <p>Concordia Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 2,500, Multi-Dwelling 2,000 to Multi-Dwelling 2,000</p> <p><b>Zoning:</b> R2.5ah, R2ah to R2ah</p>

# City of Portland - 2018 Comprehensive Zoning Ordinance

43.	<p><b>5520 NE 36TH AVE</b></p> <p>Concordia Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 5,000, Multi-Dwelling 2,000 to Multi-Dwelling 2,000</p> <p><b>Zoning:</b> R5ah, R2ah to R2ah</p>
44.	<p><b>SE McLoughlin Blvd Right-of-Way, north of SE Tacoma St</b></p> <p>Eastmoreland/Ardenwald-Johnson Creek Neighborhoods</p> <p><b>Comp Plan:</b> Single-Dwelling 5,000 to Open Space and Mixed Use-Neighborhood (MU-N)</p> <p><b>Zoning:</b> R5ad to OS, CEd</p>
45.	<p><b>6234 N GREELEY AVE</b></p> <p>Arbor Lodge Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 5,000 to Mixed Use-Dispersed (MU-D)</p> <p><b>Zoning:</b> R5a to CR</p>
46.	<p><b>7015 N GREELEY AVE</b></p> <p>Arbor Lodge Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 5,000 to Mixed Use-Dispersed (MU-D)</p> <p><b>Zoning:</b> R5a to CR</p>
47.	<p><b>1501 N HAYDEN ISLAND DR (on the southern portion of the site)</b></p> <p>Hayden Island Neighborhood</p> <p><b>Comp Plan:</b> Multi-Dwelling 2,000 to Mixed Use-Neighborhood (MU-N)</p> <p><b>Zoning:</b> R2hx to CEhx</p>

Map of Future Project - Exhibit A-2

48.	<p><b>14125 SE DIVISION ST (R236430, R236459)</b></p> <p>Hazelwood Neighborhood</p> <p><b>Comp Plan:</b> Multi-Dwelling 3,000 to Mixed Use-Corridor (MU-C)</p> <p><b>Zoning:</b> R3a to CM1</p>
49.	<p><b>2405 SE 142ND AVE, 2435 SE 142ND AVE, 2443 SE 142ND AVE</b></p> <p>Hazelwood Neighborhood</p> <p><b>Comp Plan:</b> Mixed Use-Neighborhood (MU-N) to Mixed Use-Corridor (MU-C)</p> <p><b>Zoning:</b> No change</p>
50.	<p><b>9243 NE GLISAN ST, 506 NE 92ND AVE, 9253 NE GLISAN ST</b></p> <p>Montavilla Neighborhood</p> <p><b>Comp Plan:</b> Multi-Dwelling 1,000 to Mixed Use-Neighborhood (MU-N)</p> <p><b>Zoning:</b> R1a to CM1</p>
51.	<p><b>9252 NE GLISAN ST, 9270 W/ NE GLISAN ST (R156171 only)</b></p> <p>Montavilla Neighborhood</p> <p><b>Comp Plan:</b> Single-Dwelling 2,500 to Mixed Use-Neighborhood (MU-N)</p> <p><b>Zoning:</b> R2.5a to CM1</p>
52.	<p><b>3140 NE BROADWAY</b></p> <p>Sullivan's Gulch Neighborhood</p> <p><b>Comp Plan:</b> No change</p> <p><b>Zoning:</b> R1, CM2d to CM2d</p>



Fritz  
4/25/2018  
(map)

BPS Public Testimony Microsoft Word - Council Microsoft Word - CR 198 NE Alberta St - Google Maps BPS Public Testimony Microsoft Word - 04\_16\_2019

[Secure | https://www.portlandmaps.com/detail/zoning/126-WI](https://www.portlandmaps.com/detail/zoning/126-WI)

## Portland Maps

Places Account Support Advanced

Q 126 ne alberta X

<b>Overlay</b>	a - Alternative Design Density
<b>Base Overlay</b>	R2.5a
<b>Combination</b>	
<b>Comp Plan</b>	R2.5 - Attached Residential
<b>Comp Plan Overlay</b>	n/a
<b>Historic District</b>	n/a
<b>Conservation District</b>	n/a
<b>Plan District</b>	n/a
<b>Natural Resource Management District</b>	n/a
<b>Quarter Section</b>	2530
<b>Historic Resource</b>	
	n/a
<b>Urban Renewal Area</b>	
<b>Property Eligible District</b>	Yes Interstate Corridor
<b>Business District(s)</b>	
<b>Name</b>	Soul District
<b>Address</b>	PO Box 11565 <Null> Portland, OR 97227
<b>Website</b>	<a href="http://www.nnebaportland.org/">http://www.nnebaportland.org/</a>
<b>Development Areas</b>	
<b>Combined Opportunity Map Score</b>	3
<b>Enterprise and E-Commerce Zone</b>	No
<b>East Portland Enterprise Zone</b>	No
<b>HOLTE Eligibility Area for 2 Bedroom Units</b>	No





Bureau of Planning and Sustainability  
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## MEMO

**DATE:** April 24, 2018  
**TO:** Portland City Council  
**FROM:** Marty Stockton, Project Manager and SE District Liaison  
**CC:** Susan Anderson, Director  
Joe Zehnder, Chief Planner  
Eric Engstrom, Principal Planner  
**SUBJECT:** **Memo #4:** Map Refinement Project – testimony on the amendments

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On Wednesday, April 4, the Portland City Council held a deliberation session on 52 proposed amendments to the Recommended Draft of the Map Refinement Project. At Commissioner Fritz's suggestion, Council agreed to re-open the public record for written testimony – only on the 52 proposed amendments – until 8:00 a.m. on Tuesday, April 24, 2018. Testimony was accepted through the Map App, by email or by hand delivery.

An email announcement was made to the legislative project list, which includes all individuals or entities that submitted testimony to either the Planning and Sustainability Commission or the Portland City Council on the project. A notice was also mailed two weeks prior to the April 25 Council session to affected property owners, affected occupants and occupants within 100-feet of the amendment properties.

There were 235 items of testimony received during the period when the public record was re-opened for written testimony on the Council amendments. A quick breakdown of that number, in order of the amendments receiving the most written testimony, is as follows:

- Amendment #19 – 221 items of testimony
- Amendment #17 – 2 items of testimony
- Amendments #4, #12, #13 and #15 – 1 item of testimony each
- Non-Amendment related – 8 items of testimony



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The Portland City Council will consider public testimony on the amendments at a City Council session on the Map Refinement Project at 2:00 p.m. on Wednesday, April 25, 2018. A final vote on the Map Refinement Project is anticipated on May 24, 2018. The map changes will go into effect on May 24, 2018.

Attachment A of this memo also provides information on testimony received on the amendments only from April 4 to April 24, 2018 as follows:

- Table 1: The complete listing of all written testimony on the amendments only to the Recommended Draft received between the dates of April 4 through 8:00 a.m. April 24, 2018.
- Table 2: The complete listing of all other written testimony received by the Portland City Council between the dates of April 4 through 8:00 a.m., April 24, 2018.

Please also refer to the April 4, 2018 Council Amendments Table for additional detail.



**Attachment A. Written Testimony on the Amendments Only to the Recommended Draft received between Wednesday, April 4 through 8:00 a.m., Tuesday, April 24, 2018**

To search for and view testimony, please visit the website: [www.portlandmaps.com/bps/testimony](http://www.portlandmaps.com/bps/testimony) and search by Testimony/Comment ID # as shown in the fifth column below.

**Table 1: Written Public Testimony on Amendments**

Amendment#	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
#4	4404 SE UMATILLA ST (R274996, R274997), 8821 SE LAMBERT ST (R154076, R146078, R154078, R578700), 8609 SE LAMBERT ST, 8715 SE LAMBERT ST, No site address (R154077), 15440 SE MARTINS RD, 4305 SE HARNEY ST, No site address (R275457, R275458), No site address (R314285), 1313-1315 NE GERTZ RD, No site address (R305703, R305707, R305710, R305714, R305716, R305717, R305718), No site address (R674938, R674937, R674939), 4215 SE TENINO ST	East Columbia	April 24, 2018	#27754	Martha Johnston	Request 1313-1315 NE Gertz Rd be excluded
#12	6505-6509 NE 66th Ave, 6416 NE 66th Ave (R317281, R317282), 6401 NE 66th Ave, 6350 NE 66th Ave, 6349 NE 66th Ave	Cully	April 18, 2018	#27553	Dina Rindos, Craig Caudle	Support Amendment #12; request 6444 NE 66th Ave (R317283) be added



Amend- ment#	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
#13	5505 SE 28th Ave (R328279, R328278)	Reed	April 20, 2018	#27569	Gary Okamoto	Support Amendment #13
#15	The whole of West Portland Park, Block 1, on which 10840 SW 55th Ave and 10810 SW 55th Ave are located	Crestwood	April 16, 2018	#27495	Gina Vanderbush, Dean Vanderbush	Support Amendment #15
#17	6631 N Syracuse St (R227668, R227676, R227675, R227674, R227672, R227669, R227667, R227670, R227673, R307521, R307522)	University Park	April 11, 2018	#27467	Mark R. Smith, Maria T.D. Inocencio	Other
#17	6631 N Syracuse St (R227668, R227676, R227675, R227674, R227672, R227669, R227667, R227670, R227673, R307521, R307522)	University Park	April 24, 2018	#27747	Thomas Karwaki, Chair, Land Use Committee University Park Neighborhood Association	Support Amendment #17; Request exclusion of parcels south of Syracuse which are R5 and where Heritage Tree #329 is located
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 4, 2018	#27316	Jacquie Walton	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 6, 2018	#27323	Misha Fitzwater	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 5, 2018	#27325	Sarah Moses	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 6, 2018	#27344	Marie Alexander	Support Amendment #19

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Amendment#	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 6, 2018	#27343	Kristen Kozlowski	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 6, 2018	#27342	Rod Snell	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 6, 2018	#27341	Dawn DelCastillo	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 6, 2018	#27340	Caton Gates	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 7, 2018	#27339	Scott Rogers	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 8, 2018	#27338	Daniel Howlett	Oppose Amendment #19
#19	126 WI/ NE Alberta Street	King	April 9, 2018	#27346	Jacquie Walton	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 9, 2018	#27379	Leon Porter	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 9, 2018	#27393	Margaret O'Hartigan	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 9, 2018	#27394	Ana Johns	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 9, 2018	#27395	Jarod Landaker	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 9, 2018	#27396	Robert Hemphill	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 9, 2018	#27397	Johann Hannesson	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 9, 2018	#27398	Matt Ferris-Smith	Support Amendment #19



Amendment#	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 9, 2018	#27399	Gerson Robboy	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 9, 2018	#27400	Alan Kessler	Support Amendment #19; Support CM2d on the church
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 10, 2018	#27401	Brad Baker	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 10, 2018	#27402	Nikolai Ursin	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 10, 2018	#27403	Eric Scharf	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 10, 2018	#27404	Kristin Almy	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 10, 2018	#27405	Spencer Vetter	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 11, 2018	#27407	Stephen Judkins	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 11, 2018	#27409	Henry Kraemer	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 12, 2018	#27436	Shane Henry Kwiatkowski	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 14, 2018	#27446	Daniel Dieckhaus	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 11, 2018	#27463	Iain MacKenzie	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 11, 2018	#27464	Soren Impey	Support Amendment #19



Amendment#	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 11, 2018	#27465	Ashley Vincent	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 11, 2018	#27466	Daphne Hill	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 11, 2018	#27468	Lucy Wong	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 12, 2018	#27469	Monique Gaskins	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 12, 2018	#27470	Lorraine Hixson	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 13, 2018	#27471	Eric Schmidt	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 12, 2018	#27477	Brenna Lavin	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 14, 2018	#27484	Doug Klotz	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 14, 2018	#27485	Andrew Neerman	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 16, 2018	#27482	Brian Wilcher	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 16, 2018	#27483	Amy Keppert	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 16, 2018	#27486	Celina Zarate-Bucklin	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 16, 2018	#27489	Melissa Berube	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 16, 2018	#27492	Cheri Folson	Oppose Amendment #19



Amendment#	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 16, 2018	#27493	Sara Sturtz	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 16, 2018	#27497	Jason Reynolds	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 16, 2018	#27500	Ronda Kelly	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 16, 2018	#27501	Val Clark	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 16, 2018	#27504	Eduardo Puelma	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 16, 2018	#27507	Jennifer Siebold	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 16, 2018	#27516	Blaire Ottoboni	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 16, 2018	#27517	Matthew Jenkins	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 16, 2018	#27557	Jan Gnann	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 17, 2018	#27518	Gregory Hill	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 17, 2018	#27519	Maria Murashkina	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 17, 2018	#27520	Marie Seitzer	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 17, 2018	#27525	Bill Griesar, Bob Duehmig	Support Amendment #19



Amendment#	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 17, 2018	#27526	Aaron Brown	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 17, 2018	#27527	Lisa McNish	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 17, 2018	#27528	Mason Smith	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 17, 2018	#27531	Tim Davis	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 17, 2018	#27534	Jesse Sandoval	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 17, 2018	#27535	Carolyn Martin	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 17, 2018	#27534	Claire Rivers	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 18, 2018	#27537	Mark Hodges	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 18, 2018	#27543	Martin Atkins	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 18, 2018	#27548	Lesley Spector	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 18, 2018	#27555	Adam Glickman	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 19, 2018	#27564	David Swords	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 19, 2018	#27566	Erik Drews	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 19, 2018	#27566	Erik Drews	Oppose CM2d;





Amend- ment#	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
						Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 20, 2018	#27577	Rachel Koteles	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 20, 2018	#27578	Cynthia Ingebretson	Support Amendment #19; See Comment #27670 that changed position
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 21, 2018	#27579	Jacquie Walton	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 21, 2018	#27585	Jenny Mosbacher	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 21, 2018	#27586	Craig Beebe	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 21, 2018	#27587	Sharon Bolden	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 18, 2018	#27588	Marcelo Pereira	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 20, 2018	#27618	Rodney Hicks	Support Amendment #19; Request to include adjacent property
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 20, 2018	#27619	Randy West, Darlene West and Jason West	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 20, 2018	#27620	Mardica Hicks	Support Amendment #19; Request to include adjacent property



Amendment#	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 22, 2018	#27584	Lindsay Goldner	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 22, 2018	#27589	Sarah Iannarone	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 22, 2018	#27590	Lynnae Burns	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 22, 2018	#27593	Rachel Lockard	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 22, 2018	#27594	Kristy Overton	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 22, 2018	#27595	Esther Harlow	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 22, 2018	#27596	Noah Heller	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 22, 2018	#27597	Eva Frazier	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 22, 2018	#27598	Kaician Jade Kitko	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 22, 2018	#27599	Josh Mahar	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 22, 2018	#27600	Doug Klotz	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 22, 2018	#27601	Nancy and Gregory Press	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 22, 2018	#27602	Greg Stevens	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 22, 2018	#27603	Stephanie Heisler	Oppose CM2d; Supports R1 on both lots



Amendment#	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 22, 2018	#27604	Janis McDonald	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 22, 2018	#27605	Eric Lindsay	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 22, 2018	#27607	Tony Jordon	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 22, 2018	#27608	Niles McGiver	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 22, 2018	#27609	Barry and Jessica Scott	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 22, 2018	#27610	Jessica Scott	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 22, 2018	#27612	Noel Ponthieux	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27613	Elliott Previda	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27615	Darby Freeman	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27616	Sarah Butler	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27617	Mariana Lindsay	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27621	Kiel Johnson	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27622	Ian Lindsay	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27624	Erica Engdahl	Oppose CM2d;



Amendment#	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
						Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27625	Alexander Reid	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27626	Karstan Lovorn	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27627	Ryan Sullivan	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 18, 2018	#27628	Karen Silve	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27630	Emily Guise	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27631	Lawrence Morrell	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27632	Kathryn Doherty-Chapman	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27633	Leslie Hickey	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27634	Shawn Kilburn	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27635	Maureen Anderson	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27636	Lorraine Hoffman	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27637	David Remington	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27638	Sue Gemmell	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27639	Darin Huseby	Oppose CM2d;



Amend-ment#	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
						Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27640	Ken Johnson	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27643	Dan Lynch	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27644	Jason Triplett	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27645	Diana Moosman	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27646	Brian Smith	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27647	Olivia Holden	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27648	Johnny Bye Carter	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27649	Sally Damewood, Michael Wight	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27650	Jessie Whipple Vickery	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27652	Dan Dieckhaus	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27653	Steve Gemmell	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27654	Katherine Jones	Oppose CM2d; Supports R1 on both lots



Amendment#	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27656	Steve Bozzone	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27657	Ashley Henry	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27659	Jesse Lopez	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27660	Samuel Stuckey	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27661	Michael Westling	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27662	Bryan Blumklotz	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27664	Terry Dublinski-Milton	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27666	Sally Damewood	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27668	Andrew DeVitiss	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27669	Michelle DePass	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27670	Cynthia Ingebretson	Oppose CM2d; Supports multi-dwelling
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27671	Clare Burovac	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27672	Claire Rigsby	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27673	Lauren Hudgins	Support Amendment #19



Amendment#	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27674	Teresa McGrath, Nat Kim	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27675	Rebecca Pilcher-Cleland	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27676	Ashley Vincent	Oppose CM2d; Supports multi-dwelling
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27677	Libby Deal	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27678	Matthen Breeze	Oppose CM2d; Supports multi-dwelling
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27679	Ryan Kile	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27680	Marc Adams	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27682	Jeff Moreland Sr.	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27683	Gordon Hickey	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27685	Kevin L. Kelly	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27686	Jennifer Jardee-Borquist	Oppose CM2d; Supports R1 on both lots



Amend-ment#	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27687	Lisa Zumoff	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27689	Jonathan Lig	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27690	Ashley Wood	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27691	Cassandra Nolan	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27692	Amy L. Conner	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27693	Maxwell Rush	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27694	Elona Dellabough-Gormley	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27695	Elizabeth Deal	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27697	Robert Huggins, Angela Sherbo	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27698	Robert Dodier	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27699	Ronda Kelly	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27700	Brendon Haggerty	Support Amendment #19





Amendment#	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27701	Christine Price	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27702	Patrick Metzger	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27703	Steve Mitchell	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27704	Scott Duncombe	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27705	Meike Chase	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27706	Lorie Taylor	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27707	JoAnn Herrigel	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27708	Dee Dee Martindale	Oppose CM2d; Supports R1
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27709	Hannah Hoeschele	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27710	Tim Davis	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27711	Christopher Jones	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27713	Sandrine Hartley	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27714	Ursula Kienbaum	Oppose CM2d; Supports R1 on both lots



Amendment#	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27715	Jake Davis	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27716	Ashley Wood	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27717	Missy Lambert	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27718	John Kim	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27719	Michael Andersen	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27721	Colleen Birkey	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27722	Carly Birkey	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27723	Aaron Antrim	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27725	Elizabeth Deal	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27727	Alex and Marika Naito	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27728	Rosalyn Scaife	Support Amendment #19; Request to include adjacent property
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27739	Tom Lakovic	Oppose CM2d;



Amend- ment#	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
						Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27740	John Tyler	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27741	Steve Cackley	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27742	Theresa Pintarelli	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27743	Rita deKelaita-See	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27744	Katherine Showalter	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27745	Sam Noble	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27746	Brett Kever	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 23, 2018	#27759	Claire Dennerlein Manson	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 24, 2018	#27748	Reed Buterbaugh	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 24, 2018	#27750	Glenn Fee	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 24, 2018	#27751	Annette Jackson	Oppose Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 24, 2018	#27752	Maria Rojo de Steffey, EngAGE	Support Amendment #19
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 24, 2018	#27753	Charles Tso	Support Amendment #19

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Amendment#	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 24, 2018	#27755	Lauretta Moreland	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 24, 2018	#27756	Art Alexander	Oppose CM2d; Supports R1 on both lots
#19	126 NE Alberta St, 126 WI/ NE Alberta Street	King	April 24, 2018	#27757	Darnell Jackie Strong, Luther Strong	Oppose CM2d; Supports R1 on both lots
#21	2525 WI/ NW ST Helens Rd, 2425 NW ST Helens Rd	Northwest District/Citywide	April 22, 2018	#27606	Roma Barman	Support Amendment #21
#21	2525 WI/ NW ST Helens Rd, 2425 NW ST Helens Rd	Northwest District/Citywide	April 23, 2018	#27712	Don Stephens	Support Amendment #21
#21	2525 WI/ NW ST Helens Rd, 2425 NW ST Helens Rd	Northwest District/Citywide	April 24, 2018	#27758	Jane Beebe	Support Amendment #21
#26	5308 NE 30th Ave	Concordia	April 23, 2018	#27724	Michael Leary	Oppose Amendment #26
#32	1635 SE 36th Ave, 1705 SE 36th Ave, 1708 SE 36th Ave	Richmond	April 10, 2018	#27406	Jay Giliberty	Support Amendment #32

\*Testimony categorized as "other" is either comments and/or questions with no clear position taken by the testifier.



**Table 2: Written Public Testimony on Other Topics or Projects (e.g., Residential Infill Project)**

Amendment#	Location of interest	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
N/A	General area along SE 52nd Ave	Brentwood-Darlington	April 5, 2018	#27318	Jennon Rugg	Other
N/A (Map Change #1689)	9336 N Lombard St, 9515 N Lombard St, 9525 N Lombard St	St Johns	April 16, 2018	#27514	Rachel Hill	Support
N/A (Map Change #1689)	9336 N Lombard St, 9515 N Lombard St, 9525 N Lombard St	St Johns	April 17, 2018	#27524	Lev Dusseljee	Support
N/A	8550 N ST LOUIS AVE (R323682), 8550 W/ N ST LOUIS AVE (R323677 and R323678), and N CENTRAL ST (R323676)	St Johns	April 21, 2018	#27623	Josh Hawk, Lead Pastor at St Johns Wesleyan Church	New Request
N/A	8550 N ST LOUIS AVE (R323682), 8550 W/ N ST LOUIS AVE (R323677 and R323678), and N CENTRAL ST (R323676)	St Johns	April 23, 2018	#27684	Lindsay Jensen, Executive Director of St Johns Opportunity	Support of New Request
N/A	8550 N ST LOUIS AVE (R323682), 8550 W/ N ST LOUIS AVE (R323677 and R323678), and N CENTRAL ST (R323676)	St Johns	April 23, 2018	#27696	Linda Jo Devlaeminck, Program Director of Community of Hope	Support of New Request
N/A (Map Change #1732)	2317 SW Vermont St	Hillsdale	April 23, 2018		Rabbi Moshe Wilhelm	Expand Map Change #1732
N/A	43 SE 62nd Ave	Mt Tabor	April 23, 2018	#27658	Andrew Morales	Residential Infill Project



# Discussion Items and Proposed Amendments to the Map Refinement Project Recommended Draft

This list contains discussion items and amendments proposed by the Portland City Council. Amendments are organized by new map changes, modifications to PSC recommended maps changes and the consent package (technical map change additions and errata).

**Note to Commissioners:** Under the “Discuss” column, a check mark indicates items Commissioners have identified for discussion or for which staff recommends discussion. Please let us know before or during Council proceedings if there are additional items you wish to discuss. Other items will be considered consent unless Commissioners specifically ask to discuss them.

## A. Council Amendments: New Map Changes

#	Source	CATEGORY Page #/ Reference	Discussion Item/Proposed Amendment	Rationale for Proposed Amendment	BPS Recommendation	Discuss?
1	Commissioner Eudaly	<b>Council Amendments: New Map Changes</b>	<b>919 N COOK ST</b> Boise Neighborhood <b>Comp Plan:</b> No change <b>Zoning:</b> EXd to CM3d	Applying CM3d zoning will reconcile a zone change from IG1 to EXd approved on March 1, 2018 for LU 17-270894 ZC. Outside of the Central City Plan District, CM3d zoning is applied where EXd zoning was mapped.	Support.	<input type="checkbox"/>
2	Commissioner Eudaly	<b>Council Amendments: New Map Changes</b>	<b>6261 N CECILIA ST</b> St Johns Neighborhood <b>Comp Plan:</b> Mixed Employment (ME) to Multi-Dwelling 2,000 <b>Zoning:</b> EG2 to R2	Applying the R2 zone will reconcile the conditional use approval for a 21-unit residential building in the EG2 zone on December 12, 2017 for LU 17-266782 CU.	Support.	<input type="checkbox"/>
3	Commissioner Eudaly	<b>Council Amendments: New Map Changes</b>	<b>4250 S/ NE PORTLAND HWY (R317604)</b> Cully Neighborhood <b>Comp Plan:</b> No change <b>Zoning:</b> R10 to R5	Applying the R5 zone will reconcile a zone change from R10 to R5 and a planned development for 18 multi-dwelling residences approved on March 7, 2018 for LU 17-199218 ZC PD.	Support.	<input type="checkbox"/>

#	Source	CATEGORY Page #/ Reference	Discussion Item/Proposed Amendment	Rationale for Proposed Amendment	BPS Recommendation	Discuss?
4	Commissioner Fish  Michael Jordon, Director, Bureau of Environmental Services (BES)	<b>Council Amendments: New Map Changes</b>	<b>4404 SE UMATILLA ST (R274996, R274997), 8821 SE LAMBERT ST (R154076, R146078, R154078, R578700), 8609 SE LAMBERT ST, 8715 SE LAMBERT ST, No site address (R154077), 15440 SE MARTINS RD, 4305 SE HARNEY ST, No site address (R275457, R275458), No site address (R314285), 1313-1315 NE GERTZ RD, No site address (R305703, R305707, R305710, R305714, R305716, R305717, R305718), No site address (R674938, R674937, R674939), 4215 SE TENINO ST</b> Multiple Neighborhoods Citywide <b>Comp Plan:</b> Various residential Comprehensive Plan Map designations to Open Space <b>Zoning:</b> Various residential zones to OS	Applying Open Space (OS) zoning for the Bureau of Environmental Services to update their public property inventory (environmental zoning would not change, nor the plan district).	Support.	<input type="checkbox"/>
5	Commissioner Fish  Albertina Kerr	<b>Council Amendments: New Map Changes</b>	<b>424 WI/ NE 22ND AVE, 2307 NE FLANDERS ST</b> Kerns Neighborhood <b>Comp Plan:</b> Multi-Dwelling 1,000 to Mixed Use Urban Center (MU-U) <b>Zoning:</b> R1 to CM3d	Applying the CM3d zone will address the split-zoned nature of the site, acknowledge the thrift shop, a nonconforming commercial use, and facilitate redevelopment of this eastern portion of the site.	Support.	<input checked="" type="checkbox"/>
6	Commissioner Fritz  Brett Horner, Portland Parks & Recreation (PP&R)	<b>Council Amendments: New Map Changes</b>	<b>NW Thurman Connection to Willamette Greenway Trail along NW 15th and East Delta Park Connection to Marine Drive</b> Northwest District and Kenton Neighborhood <b>Comp Plan:</b> No change <b>Zoning:</b> Applying the two regional trail segments to the zoning map.	Applying the two regional trail segments to the zoning map for Portland Parks & Recreation (PP&R) will complete mapped trail alignments.	Support.	<input type="checkbox"/>
7	Commissioner Fritz  Brett Horner, Portland Parks & Recreation (PP&R)	<b>Council Amendments: New Map Changes</b>	<b>6111 N COLUMBIA BLVD</b> St Johns Neighborhood <b>Comp Plan:</b> Open Space to Single-Dwelling 5,000 <b>Zoning:</b> OS to R5	Applying the R5 zone will facilitate single-dwelling redevelopment of the site. The small parcel is not suited for park development and there is adequate park service in this area from nearby Northgate and George Parks.	Support.	<input checked="" type="checkbox"/>

#	Source	CATEGORY Page #/ Reference	Discussion Item/Proposed Amendment	Rationale for Proposed Amendment	BPS Recommendation	Discuss?
8	Commissioner Fritz  Brett Horner, Portland Parks & Recreation (PP&R)	<b>Council Amendments: New Map Changes</b>	<b>10734 SW 62ND DR</b> Crestwood Neighborhood <b>Comp Plan:</b> Open Space to Single-Dwelling 7,000 <b>Zoning:</b> OS to R7	Applying the R7 zone will facilitate single-dwelling redevelopment of the site. This property was zoned R7 until 1999. The parcel is small and not suited for park development. Dickinson Park is less than 800 feet to the east.	Support.	<input checked="" type="checkbox"/>
9	Commissioner Fritz  Brett Horner, Portland Parks & Recreation (PP&R)	<b>Council Amendments: New Map Changes</b>	<b>1226 SE 63RD AVE</b> Mt Tabor Neighborhood <b>Comp Plan:</b> Open Space to Single-Dwelling 10,000 <b>Zoning:</b> OS to R10	Applying the R10 zone will acknowledge the existing single-family house within a tenant on the property. The lot needs to reflect its current use, which is residential, not open space. Open space and park use are allowed in residential zones, so changing the zoning to R10 does not prohibit this parcel from becoming parkland at some future point, if desired.	Support.	<input checked="" type="checkbox"/>
10	Commissioner Fritz	<b>Council Amendments: New Map Changes</b>	<b>6416 N GREELEY AVE (R306663, R306662, R306661)</b> Arbor Lodge Neighborhood <b>Comp Plan:</b> Single-Dwelling 5,000 to Mixed Use Dispersed (MU-D) <b>Zoning:</b> R5 to CM1	Applying the CM1 zone will facilitate the expansion of a commercial mixed-use node along N Greeley Ave and create a more balanced commercial mixed-use zoning pattern on either side of N Greeley Ave.	Support.	<input checked="" type="checkbox"/>
11	Commissioner Fritz	<b>Council Amendments: New Map Changes</b>	<b>4404 NE HOLMAN ST</b> Cully Neighborhood <b>Comp Plan:</b> No change <b>Zoning:</b> R10h to R5h	Applying the R5 zone in compliance with the Comprehensive Plan Map designation of Single-Dwelling 5,000 will facilitate redevelopment of a site providing needed single-dwelling housing.	Support.	<input type="checkbox"/>
12	Commissioner Fritz	<b>Council Amendments: New Map Changes</b>	<b>6505-6509 NE 66TH AVE, 6416 NE 66TH AVE (R317281, R317282), 6401 NE 66TH AVE, 6350 NE 66TH AVE, 6349 NE 66TH AVE</b> Cully Neighborhood <b>Comp Plan:</b> No change <b>Zoning:</b> RFhkx to IG2hkx	Applying the IG2hkx zone in compliance with the Comprehensive Plan Map designation of Industrial Sanctuary (IS) will increase industrial land supply and support middle-wage job growth.	Support.	<input type="checkbox"/>
13	Commissioner Fritz	<b>Council Amendments: New Map Changes</b>	<b>5505 SE 28TH AVE (R328279, R32878)</b> Reed Neighborhood <b>Comp Plan:</b> Multi-Dwelling 2,000 to Mixed Use Dispersed (MU-D) <b>Zoning:</b> R2 to CM1	Applying the CM1 zone on just the R2 zoned portion of the site, retaining IG1 zoning on the western portion of the site, will acknowledge the nonconforming commercial use with a commercial mixed-use zone.	Support.	<input checked="" type="checkbox"/>



#	Source	CATEGORY Page #/ Reference	Discussion Item/Proposed Amendment	Rationale for Proposed Amendment	BPS Recommendation	Discuss?
14	Commissioner Fritz  Greater Portland Bible Church, Habitat for Humanity Portland/Metro East	<b>Council Amendments: New Map Changes</b>	<b>2374 SW VERMONT ST (R330092 only)</b> Hillsdale Neighborhood <b>Comp Plan:</b> Single-Dwelling 7,000 to Multi-Dwelling 2,000 <b>Zoning:</b> R7 to R2	Applying the R2 zone, retaining the Conservation “c” overlay zone where mapped, will facilitate multi-dwelling development with an affordable housing developer in a high opportunity area with good access to transit and services.	Support.	<input checked="" type="checkbox"/>
15	Commissioner Fritz	<b>Council Amendments: New Map Changes</b>	<b>10840 SW 55TH AVE, 10810 SW 55TH AVE</b> Crestwood Neighborhood <b>Comp Plan:</b> Single-Dwelling 10,000 to Single-Dwelling 7,000 <b>Zoning:</b> R10 to R7	Applying the R7 zone for the whole of West Portland Park, Block 1, on which 10840 SW 55th Ave and 10810 SW 55th Ave are located, will allow these lots to be developed with single-dwelling development. Any existing environmental overlays will continue as mapped today.	Support.	<input checked="" type="checkbox"/>
16	Commissioner Fritz	<b>Council Amendments: New Map Changes</b>	<b>2169 NW THURMAN ST</b> Northwest District <b>Comp Plan:</b> No change <b>Zoning:</b> IG1 to CM3d and CM3dm	Applying the CM3d and CM3dm zones in compliance with the Comprehensive Plan Map designation of Mixed Use – Urban Center (MU-U) will facilitate commercial mixed-use development in a high opportunity area with good access to transit and services.	Support.	<input type="checkbox"/>
17	Mayor Wheeler, Commissioner Fritz  Karl Dinkelspiel, Portland Housing Bureau (PHB)	<b>Council Amendments: New Map Changes</b>	<b>6631 N SYRACUSE ST (R227668, R227676, R227674, R227672, R227669, R227667, R227670, R227673, R307522)</b> University Park Neighborhood <b>Comp Plan:</b> No change; Single-Dwelling 5,000 to Multi-Dwelling 2,000 <b>Zoning:</b> R5 to R2	Applying the R2 zone in compliance with the Comprehensive Plan Map designation of Multi-Dwelling 2,000 and map change to R2 will facilitate redevelopment of a site providing needed affordable housing.	Support.	<input type="checkbox"/>

#	Source	CATEGORY Page #/ Reference	Discussion Item/Proposed Amendment	Rationale for Proposed Amendment	BPS Recommendation	Discuss?
18	Mayor Wheeler	Council Amendments: New Map Changes	5020 NE Martin Luther King Blvd, 433 NE Alberta St, 433 WI/ NE Alberta St, 5017 NE Grand Ave, 5017 N/ NE Grand Ave King Neighborhood Comp Plan: No change Zoning: CM2dhm to CM3dhm	Applying the CM3dhm zone in compliance with the Comprehensive Plan Map designation of Mixed Use-Urban Center (MU-U) will facilitate a potential full block redevelopment at a key intersection.	Support.	<input checked="" type="checkbox"/>

B. Council Amendments: Modifications to PSC Recommended Map Changes

#	Source	TOPIC Page #/ Reference	Discussion Item/Proposed Amendment	Rationale for Proposed Amendment	BPS Recommendation	Discuss?
19	Commissioner Eudaly  Rich Rodgers	Council Amendments: Modifications to PSC Recommended Map Changes p. 15, 48-49 in the Recommended Draft	126 NE ALBERTA ST, 126 WI/ NE ALBERTA ST King Neighborhood Comp Plan: Single-Dwelling 2,500 to Mixed Use-Urban Center (MU-U) for parking lot; Single-Dwelling 2,500 to Multi-Dwelling 1,000 for church Zoning: R2.5a to CM2d for parking lot; R2.5a to R1 for church  1. PSC recommended R1 for only the surface parking lot. 2. Staff now recommends expanding R1 to the church building property for a map change of the R1 zone on both tax lots. 3. The property owner (Rich Rodgers) requests CM2d zoning for both tax lots.	Expanding Map Change #1828 from R2.5a to R1 to include 126 NE Alberta St (Alberta Abbey church building) will facilitate the following: <ul style="list-style-type: none"><li>On the church site, with the proposed expansion of the R1 zone, the property owner could benefit from use of Historic Preservation Incentives review (Portland Zoning Code 33.445.610), which allows transfer of development rights and some nonresidential uses.</li><li>On the Parking lot, the PSC recommended R1, will allow development of multi-dwelling housing. In the Better Housing by Design Project, draft code for the R1 or new RM2 zone will allow the same maximum height of 45-feet, but a bonus FAR of up to 2.25 to 1 provided to projects with affordable housing or from FAR transfers from sites where historic buildings are preserved. The new RM2 zone will also allow small-scale commercial uses on major corridors; NE Alberta is a Neighborhood Corridor at this location.</li></ul>	Supports the R1 zone on both tax lots.  Staff does not support CM2d for either tax lot at this location. On the church site, the CM2 zoning may place the potentially historic church building at risk for demolition without historic resource protections, like a Local Conservation Landmark designation. On the parking lot, the CM2 zoning would allow up to a five-story mixed use building surrounded by the single-dwelling R2.5 zoning, which allows up to a 2 ½-to 3-story house or attached housing.	<input checked="" type="checkbox"/>

20 Commissioner Fritz	<b>Council Amendments: Modifications to PSC Recommended Map Changes</b> p. 15, 45-46 in the Recommended Draft	<b>147 WI/ NW 19TH AVE (R140878), 1809 NW DAVIS ST</b> Northwest District <b>Comp Plan:</b> High Density Residential to Mixed Use – Urban Center (MU-U) <b>Zoning:</b> RH to CM3d  1. PSC recommended CM3d for Trinity Episcopal Cathedral surface parking lot. 2. Staff now recommends expanding CM3d to the adjacent dental office for a map change of the CM3d zone on both tax lots.	Expanding Map Change #1821 from RH to CM3d (MU-U) to include 1807 NW Davis St will acknowledge the nonconforming dental office use with a commercial mixed-use zone.	Support.	<input checked="" type="checkbox"/>
21 Commissioner Fritz	<b>Council Amendments: Modifications to PSC Recommended Map Changes</b> p. 20-22 and multiple pages in Appendix C in the Recommended Draft	<b>2525 WI/ NW ST HELENS RD, 2425 NW ST HELENS RD</b> Northwest District <b>Comp Plan:</b> No change <b>Zoning:</b> Retain the Buffer “b” Overlay zone here and other map changes citywide where the “b” overlay zones was recommended for removal  1. PSC recommended removal of the Buffer “b” Overlay zone for the St Helens Rd properties, as well, as the 19 other areas with “b” overlay removals with employment and industrial zoning. These map changes correspond to code changes in Chapter 33.140 Employment and Industrial Zones in the Code Reconciliation Project. 2. Staff now recommends retaining the Buffer “b” Overlay zone where mapped on employment and industrial zoned areas.	Do not proceed with Map Change #1728 removing the Buffer “b” Overlay zone, nor the other map changes citywide where the “b” overlay was recommended for removal. Retain all “b” overlay zones in employment and industrial zones for the time being. Further work is merited on potentially refining the proposal and education in preparation for a future proposal to remove the “b” overlay citywide.	Support.	<input checked="" type="checkbox"/>

### C. Consent Package Amendment: Technical Map Change Additions and Errata

As included in staff memos from March 8, March 13 and March 26, 2018. On March 14, a motion was passed to include the March 8 and March 13 minor technical changes and errata in a Consent Package Amendment. Staff requests that March 26 technical changes also be included in the Consent Package Amendment.

#	Source	CATEGORY Page #/ Reference	Discussion Item/Proposed Amendment	Rationale for Proposed Amendment	BPS Recommendation	Discuss?
22	BPS (March 8 staff memo)	TECHNICAL MAP CHANGE ADDITION	<b>4910 SW 45TH AVE</b> Bridlemile Neighborhood <b>Comp Plan:</b> Single-Dwelling 5,000, Multi-Dwelling 2,000 to Multi-Dwelling 2,000 <b>Zoning:</b> R5p, R2 to R2p, R2	Applying the R2 zone will rectify the split-zoned nature of the site.	Support.	<input type="checkbox"/>
23	BPS (March 8 staff memo)	TECHNICAL MAP CHANGE ADDITION	<b>1522-1524 SE BELMONT ST</b> Buckman Neighborhood <b>Comp Plan:</b> Single-Dwelling 2,500, Multi-Dwelling 1,000 to Multi-Dwelling 1,00 <b>Zoning:</b> R2.5, R1 to R1	Applying the R1 zone will rectify the split-zoned nature of the site.	Support.	<input type="checkbox"/>
24	BPS (March 8 staff memo)	TECHNICAL MAP CHANGE ADDITION	<b>15615 SE DIVISION ST</b> Centennial Neighborhood <b>Comp Plan:</b> Multi-Dwelling 3,000, Mixed Use Civic Corridor (MU-C) to Mixed Use Civic Corridor (MU-C) <b>Zoning:</b> R3a, CM1 to CM1	Applying the CM1 zone will rectify the split-zoned nature of the site.	Support.	<input type="checkbox"/>
25	BPS (March 8 staff memo)	TECHNICAL MAP CHANGE ADDITION	<b>15400 SE POWELL BLVD</b> Centennial Neighborhood <b>Comp Plan:</b> Single-Dwelling 5,000 to Mixed Use Dispersed (MU-D) <b>Zoning:</b> R5a to CR	Applying the CR zone acknowledges the 1950s commercial building and use with the Commercial Residential (CR) zoning.	Support.	<input type="checkbox"/>

#	Source	CATEGORY Page #/ Reference	Discussion Item/Proposed Amendment	Rationale for Proposed Amendment	BPS Recommendation	Discuss?
26	BPS (March 8 staff memo)	TECHNICAL MAP CHANGE ADDITION	<b>5308 NE 30TH AVE</b> Concordia Neighborhood <b>Comp Plan:</b> Single-Dwelling 2,500 to Mixed Use Dispersed (MU-D) <b>Zoning:</b> R2.5ah to CRh	Applying the CR zone acknowledges the 1912 commercial building and use with the Commercial Residential (CR) zoning.	Support.	<input type="checkbox"/>
27	BPS (March 8 staff memo)	TECHNICAL MAP CHANGE ADDITION	<b>2935 N VANCOUVER AVE</b> Eliot Neighborhood <b>Comp Plan:</b> No change <b>Zoning:</b> Move the Albina Community Plan District boundary to the north side of tax lot 1N1E27AC 200	Removing the mapped Albina Community Plan District from the northern portion of the property will rectify the split-zoned nature of the site.	Support.	<input type="checkbox"/>
28	BPS (March 8 staff memo)	TECHNICAL MAP CHANGE ADDITION	<b>5303 SW DOSCH RD</b> Hillsdale Neighborhood <b>Comp Plan:</b> Single-Dwelling 10,000, Single-Dwelling 7,000 to Single-Dwelling 7,000 <b>Zoning:</b> R10, R7 to R7	Applying the R7 zone will rectify the split-zoned nature of the site.	Support.	<input type="checkbox"/>
29	BPS (March 8 staff memo)	TECHNICAL MAP CHANGE ADDITION	<b>326-334 SW HAMILTON ST</b> Homestead Neighborhood <b>Comp Plan:</b> Single-Dwelling 5,000, Multi-Dwelling 2,000 to Multi-Dwelling 2,000 <b>Zoning:</b> R5, R2 to R2	Applying the R2 zone will rectify the split-zoned nature of the site.	Support.	<input type="checkbox"/>
30	BPS (March 8 staff memo)	TECHNICAL MAP CHANGE ADDITION	<b>2929 N RUSSET ST</b> Kenton Neighborhood <b>Comp Plan:</b> Multi-Dwelling 2,000 to Mixed Use-Dispersed (MU-D) <b>Zoning:</b> R2a to CM1	Applying the CM1 zone will acknowledge a nonconforming commercial building circa 1910 and commercial use with the Commercial Mixed Use-1 (CM1) zone.	Support.	<input type="checkbox"/>

#	Source	CATEGORY Page #/ Reference	Discussion Item/Proposed Amendment	Rationale for Proposed Amendment	BPS Recommendation	Discuss?
31	BPS (March 8 staff memo)	TECHNICAL MAP CHANGE ADDITION	<b>2911 N RUSSET ST</b> Kenton Neighborhood <b>Comp Plan:</b> Single-Dwelling 5,000, Multi-Dwelling 2,000 to Multi-Dwelling 2,000 <b>Zoning:</b> R5a, R2a to R2a	Applying the R2 zone will rectify the split-zoned nature of the site.	Support.	<input type="checkbox"/>
32	BPS (March 8 staff memo)	TECHNICAL MAP CHANGE ADDITION	<b>1635 SE 36TH AVE, 1705 SE 36TH AVE, 1708 SE 36TH AVE</b> Richmond Neighborhood <b>Comp Plan:</b> Single-Dwelling 5,000, Single-Dwelling 2,500 to Single-Dwelling 2,500 <b>Zoning:</b> R5, R2.5 to R2.5	Applying the R2.5 zone will rectify the split-zoned nature of these sites.	Support.	<input type="checkbox"/>
33	BPS (March 8 staff memo)	TECHNICAL MAP CHANGE ADDITION	<b>5240 NE 89TH AVE</b> Sumner Neighborhood <b>Comp Plan:</b> No change <b>Zoning:</b> R7 to R1	Applying the R1 zone, in compliance with the Comprehensive Plan Map designation of Multi-Dwelling 1,000, will acknowledge the existing multi-dwelling development of four duplex structures and one single-family house for 10-units total.	Support.	<input type="checkbox"/>
34	BPS (March 8 staff memo)	TECHNICAL MAP CHANGE ADDITION	<b>Quarter-Section Map 3155</b> Sunnyside Neighborhood <b>Comp Plan:</b> No change <b>Zoning:</b> Removal of a code reference on Quarter-Section Map 3155, which was deleted in the 2035 Comprehensive Plan	Removing the code reference to the 10-foot Commercial Buffer Overlay and Zone Line (33.410.040A) on Quarter-Section Map 3155, will reconcile the map with the code section which was deleted in the 2035 Comprehensive Plan	Support.	<input type="checkbox"/>
35	BPS (March 8 staff memo)	TECHNICAL MAP CHANGE ADDITION	<b>4825 N/ SE WOODSTOCK BLVD, 4937 WI/ SE WOODSTOCK BLVD</b> Woodstock Neighborhood <b>Comp Plan:</b> No change <b>Zoning:</b> R2.5 to CM2	Applying the CM2 zone, in compliance with the Comprehensive Plan Map designation of Mixed Use-Neighborhood (MU-N), will rectify the split-zoned nature of these two sites.	Support.	<input type="checkbox"/>

#	Source	CATEGORY Page #/ Reference	Discussion Item/Proposed Amendment	Rationale for Proposed Amendment	BPS Recommendation	Discuss?
36	BPS (March 8 staff memo)	ERRATA	<b>4337 NE PRESCOTT ST</b> (Map Change #1686) Cully Neighborhood <b>Comp Plan:</b> Multi-Dwelling 3,000 to Mixed Use – Neighborhood (MU-N) and inclusion into the 42nd/Killingsworth Neighborhood Center boundary <b>Zoning:</b> No change	Inclusion into the 42nd/Killingsworth Neighborhood Center boundary will address this erratum.	Support.	<input type="checkbox"/>
37	BPS (March 8 staff memo)	ERRATA	<b>402 NE 156TH AVE, 408 NE 156TH AVE, 357 NE 157TH AVE, 401 NE 157TH AVE</b> Glenfair Neighborhood <b>Comp Plan:</b> No change <b>Zoning:</b> Add the Design “d” Overlay	Applying the Design “d” Overlay zone will match the surrounding R2adh zoning pattern and address this erratum. These four properties were changed from R2.5 to R2 in the 2035 Comprehensive Plan.	Support.	<input type="checkbox"/>
38	BPS (March 8 staff memo)	ERRATA	<b>Several properties included in Map Change #1220</b> Hazelwood Neighborhood <b>Comp Plan:</b> Multi-Dwelling 2,000 with a future Design “d” Comprehensive Plan overlay <b>Zoning:</b> No change	Applying the future Design “d” Overlay on the Comprehensive Plan Map to match the surrounding R2ad zoning pattern if/when these properties are rezoned to R2. These R5a(R2) areas are surrounded by R2ad.	Support.	<input type="checkbox"/>
39	BPS (March 8 staff memo)	ERRATA	<b>12959 E BURNSIDE ST, 13125 W/ E BURNSIDE ST</b> Hazelwood Neighborhood <b>Comp Plan:</b> Multi-Dwelling 2,000 with a future Design “d” Comprehensive Plan overlay <b>Zoning:</b> No change	Applying the future Design “d” Overlay on the Comprehensive Plan Map will match the surrounding R2ad zoning pattern if/when these properties are rezoned to R2. These R5a(R2) areas are surrounded by R2ad.	Support.	<input type="checkbox"/>
40	BPS (March 8 staff memo)	ERRATA	<b>SEC/ 101ST &amp; SE MARKET ST (R159234)</b> Hazelwood Neighborhood <b>Comp Plan:</b> No change <b>Zoning:</b> Add the Design “d” Overlay	Applying the Design “d” Overlay zone to the northwest portion of the tax lot will match the surrounding CI2d zoning pattern of the medical institution.	Support.	<input type="checkbox"/>

#	Source	CATEGORY Page #/ Reference	Discussion Item/Proposed Amendment	Rationale for Proposed Amendment	BPS Recommendation	Discuss?
41	BPS (March 13 staff memo)	TECHNICAL MAP CHANGE ADDITION	<b>3587 NE PRESCOTT ST</b> Beaumont-Wilshire Neighborhood <b>Comp Plan:</b> Single-Dwelling 5,000 to Mixed Use Dispersed (MU-D) <b>Zoning:</b> R5ah to CRh	Applying the CR zone acknowledges the 1925 commercial building and use with the Commercial Residential (CR) zoning.	Support.	<input type="checkbox"/>
42	BPS (March 13 staff memo)	TECHNICAL MAP CHANGE ADDITION	<b>5520 NE 22ND AVE, 2216 NE KILLINGSWORTH ST, 2230-2234 NE KILLINGSWORTH ST, 2230 S/ NE KILLINGSWORTH ST</b> Concordia Neighborhood <b>Comp Plan:</b> Single-Dwelling 2,500, Multi-Dwelling 2,000 to Multi-Dwelling 2,000 <b>Zoning:</b> R2.5ah, R2ah to R2ah	Applying the R2 zone will rectify the split-zoned nature of these sites.	Support.	<input type="checkbox"/>
43	BPS (March 13 staff memo)	TECHNICAL MAP CHANGE ADDITION	<b>5520 NE 36TH AVE</b> Concordia Neighborhood <b>Comp Plan:</b> Single-Dwelling 5,000, Multi-Dwelling 2,000 to Multi-Dwelling 2,000 <b>Zoning:</b> R5ah, R2ah to R2ah	Applying the R2 zone will rectify the split-zoned nature of the site.	Support.	<input type="checkbox"/>
44	BPS (March 13 staff memo)	TECHNICAL MAP CHANGE ADDITION	<b>SE McLoughlin Blvd Right-of-Way, north of SE Tacoma St</b> Eastmoreland/Ardenwald-Johnson Creek Neighborhoods <b>Comp Plan:</b> Single-Dwelling 5,000 to Open Space and Mixed Use-Neighborhood (MU-N) <b>Zoning:</b> R5ad to OS, CEd	Applying the OS and CEd zones will clean up the right-of-way zoning and its' relationship to the surrounding zoning pattern.	Support.	<input type="checkbox"/>
45	BPS (March 26 staff memo)	TECHNICAL MAP CHANGE ADDITION	<b>6234 N GREELEY AVE</b> Arbor Lodge Neighborhood <b>Comp Plan:</b> Single-Dwelling 5,000 to Mixed Use-Dispersed (MU-D) <b>Zoning:</b> R5a to CR	Applying the CR zone acknowledges the 1951 medical office building and use with the Commercial Residential (CR) zoning.	Support.	<input type="checkbox"/>



#	Source	CATEGORY Page #/ Reference	Discussion Item/Proposed Amendment	Rationale for Proposed Amendment	BPS Recommendation	Discuss?
46	BPS (March 26 staff memo)	TECHNICAL MAP CHANGE ADDITION	<b>7015 N GREELEY AVE</b> Arbor Lodge Neighborhood <b>Comp Plan:</b> Single-Dwelling 5,000 to Mixed Use-Dispersed (MU-D) <b>Zoning:</b> R5a to CR	Applying the CR zone acknowledges the 1923 commercial building and use since 1945 with the Commercial Residential (CR) zoning.	Support.	<input type="checkbox"/>
47	BPS (March 26 staff memo)	TECHNICAL MAP CHANGE ADDITION	<b>1501 N HAYDEN ISLAND DR (on the southern portion of the site)</b> Hayden Island Neighborhood <b>Comp Plan:</b> Multi-Dwelling 2,000 to Mixed Use-Neighborhood (MU-N) <b>Zoning:</b> R2hx to CEhx	Applying the CEhx zone acknowledges the portion of the property that contains a RV park with the Commercial Employment (CE) zoning.	Support.	<input type="checkbox"/>
48	BPS (March 26 staff memo)	TECHNICAL MAP CHANGE ADDITION	<b>14125 SE DIVISION ST (R236430, R236459)</b> Hazelwood Neighborhood <b>Comp Plan:</b> Multi-Dwelling 3,000 to Mixed Use-Corridor (MU-C) <b>Zoning:</b> R3a to CM1	Applying the CM1 zone addresses two interior lots zoned R3 between CM1 zoning to the west and CM2 zoning to the east, an inappropriate zoning pattern along a Civic Corridor. The properties to the east of this site were recently adopted with CM2 zoning in the 2035 Comprehensive Plan.	Support.	<input type="checkbox"/>
49	BPS (March 26 staff memo)	TECHNICAL MAP CHANGE ADDITION	<b>2405 SE 142ND AVE, 2435 SE 142ND AVE, 2443 SE 142ND AVE</b> Hazelwood Neighborhood <b>Comp Plan:</b> Mixed Use-Neighborhood (MU-N) to Mixed Use-Corridor (MU-C) <b>Zoning:</b> No change	Applying the MU-N designation rectifies a Comprehensive Plan Map designation that is not appropriate on SE Division, a Civic Corridor in this location.	Support.	<input type="checkbox"/>
50	BPS (March 26 staff memo)	TECHNICAL MAP CHANGE ADDITION	<b>9243 NE GLISAN ST, 506 NE 92ND AVE, 9253 NE GLISAN ST</b> Montavilla Neighborhood <b>Comp Plan:</b> Multi-Dwelling 1,000 to Mixed Use-Neighborhood (MU-N) <b>Zoning:</b> R1a to CM1	Applying the CM1 zone acknowledges the following: a nonconforming medical office building and use circa 1926, a vacant lot under the same ownership and a 1,219-sq. ft. tax lot containing a nonconforming billboard and single-family residence with a home occupation, with the Commercial Mixed Use-1 (CM1) zoning.	Support.	<input type="checkbox"/>

#	Source	CATEGORY Page #/ Reference	Discussion Item/Proposed Amendment	Rationale for Proposed Amendment	BPS Recommendation	Discuss?
51	BPS (March 26 staff memo)	TECHNICAL MAP CHANGE ADDITION	<b>9252 NE GLISAN ST, 9270 WI/ NE GLISAN ST (R156171 only)</b> Montavilla Neighborhood <b>Comp Plan:</b> Single-Dwelling 2,500 to Mixed Use-Neighborhood (MU-N) <b>Zoning:</b> R2.5a to CM1	Applying the CM1 zone acknowledges the following: a nonconforming restaurant and tavern commercial building circa 1928 and a heating oil distribution use with the Commercial Mixed Use-1 (CM1) zoning. Commercial zoning is appropriate at 9270 WI/ NE Glisan St (R156171) and not the southern two tax lots that make up the ownership, which extend into the residential area.	Support.	<input type="checkbox"/>
52	BPS (March 26 staff memo)	TECHNICAL MAP CHANGE ADDITION	<b>3140 NE BROADWAY</b> Sullivan’s Gulch Neighborhood <b>Comp Plan:</b> No change <b>Zoning:</b> R1, CM2d to CM2d	Applying CM2d zoning will rectify the split-zoned nature of the site.	Support.	<input type="checkbox"/>

**Item 329: Amend the 2035 Comprehensive Plan Map****EUDALY AMENDMENT**

For Map Change #1828, extend the R1 map change to include Alberta Abbey, and change the zoning of the surface parking lot at 126 WI/NE Alberta St. to CM2.

**Bureau of Planning and Sustainability**

Innovation. Collaboration. Practical Solutions.

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## MEMO

**DATE:** March 26, 2018

**TO:** Portland City Council

**FROM:** Marty Stockton, Project Manager and SE District Liaison

**CC:** Susan Anderson, Director  
Joe Zehnder, Chief Planner  
Eric Engstrom, Principal Planner

**SUBJECT:** **Memo #3:** Map Refinement Project – staff recommendations on initial amendments, new map change requests and modifications to recommended map changes, technical map change additions and a complete listing of testimony

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On Wednesday, March 14, the Portland City Council held a public hearing on the Recommended Draft of the Map Refinement Project. Over 30 people testified in person. Council extended the deadline for written testimony until 8:00 a.m. on Monday, March 19, 2018. After the hearing Council asked staff to provide recommendations for each new request and to call out where there were any policy or other considerations council needed to weigh as part of the decision.

A City Council session on the Map Refinement Project is scheduled for Wednesday, April 4 at 2:15 p.m. Commissioners may introduce new amendments until that date and during this Council session. A final vote on the Map Refinement Project is anticipated on May 24, 2018. The map changes will go into effect on May 24, 2018.

In addition to the March 8 and March 13 staff memos, this third memo provides Portland City Council with a summary of, and staff recommendations on, initial amendments, new map change requests and modifications to recommended map changes. This memo also includes technical map change additions for Council consideration. Attachment A of this memo also provides information on testimony received since February 5, 2018 as follows:

- Table 1: The complete listing of all written testimony received on the Recommended Draft between the dates of February 5 and through 8:00 a.m. on March 19, 2018.



- Table 2: The complete listing of all in person testimony received at the Portland City Council public hearing on March 14, 2018.
- Table 3: Bureau testimony received on the Recommended Draft between the dates of February 5 and through 8:00 a.m. on March 19, 2018.

## Summary of Initial Amendments, New Map Change Requests and Modifications to Recommended Map Changes

Following are summaries, including staff recommendations, of initial amendments, new map change requests and modifications to recommended map changes. Commissioners may introduce new amendments.

### A. Initial Amendments

As of March 14, three Commissioner-sponsored amendments have been announced for Council deliberation and a tentative vote at the April 4<sup>th</sup> session.

#### Commissioner Nick Fish

1. *4404 SE Umatilla St (R274996, R274997), 8821 SE Lambert St (R154076, R146078, R154078, R578700), 8609 SE Lambert St, 8715 SE Lambert St, No site address (R154077), 15440 SE Martins Rd, 4305 SE Harney St, No site address (R275457, R275458), No site address (R314285), 1313-1315 NE Gertz Rd, No site address (R305703, R305707, R305710, R305714, R305716, R305717, R305718), No site address (R674938, R674937, R674939), 4215 SE Tenino St, multiple neighborhoods citywide*

A map change request from several residential zones to Open Space (OS) was received by the property owner, Bureau of Environmental Services (BES), to update public property inventory (the environmental zoning would not change, nor the plan district).

**Staff recommendation: Support these map changes from residential zoning to OS retaining any environmental zoning or plan districts.**

2. *424 NE 22nd Ave and 2307 NE Flanders St, Kerns Neighborhood (SE Portland District)*

A map change request from R1 to CM3d(MU-U) was received from Albertina Kerr for two of the three tax lots that make up the site. One of the properties contains Albertina Kerr's primary office building and it a designated Historic Landmark zoned CM3d. The other two properties are a surface parking lot and a small thrift shop zoned R1.

**Staff recommendation: Support the map change from R1 to CM3d(MU-U).**



This action will address the split-zoned nature of the site, acknowledge the thrift shop, a nonconforming commercial use, and facilitate redevelopment of this eastern portion of the site.

Commissioner Amanda Fritz

3. *NW Thurman Connection to Willamette Greenway Trail along NW 15th, Northwest District (West District); East Delta Park Connection to Marine Drive, Kenton Neighborhood (North District)*

A map change request to add two regional trail segments to the zoning map was received from the property owner, Portland Parks & Recreation, to update public property inventory (the environmental zoning would not change, nor the plan district).

**Staff recommendation: Support a map change to add two regional trail segments.**

**B. New Map Change Requests**

The new map change requests summarized below will need to become a Commissioner-sponsored amendment to be included in the April 4th Council session for deliberation and a tentative vote. If they are not put forth as an amendment, then the new request does not move forward in the Map Refinement Project.

1. *6416 N Greeley Ave (R306663, R306662, R306661), Arbor Lodge Neighborhood (North District)*

A map change request from R5 to CM1 (MU-D) was received from the property owner. The three tax lots in the same ownership directly abuts CM1 zoning to the north and CM1 zoning across N Greeley Ave.

**Staff recommendation: Support a map change from R5 to CM1(MU-D).** This action will facilitate the expansion of a commercial mixed-use node along N Greeley Ave and create a more balanced commercial mixed-use zoning pattern on either side of N Greeley Ave at this node.

2. *6631 N Syracuse St (R227668, R227676, R227675, R227674, R227672, R227669, R227667, R227670, R227673, R307521, R307522), University Park Neighborhood (North District)*

A zone and map change request from R5 to R2 was received from the Portland Housing Bureau (PHB). Portland Water Bureau (PWB) owns 11 parcels totaling roughly three acres. Some of the parcels have a street address of 6631 N Syracuse St, but the site is commonly referred to as "Carey Blvd." PWB advertised the property as surplus in accordance with City

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policy. PHB expressed interest in acquiring the property. The two bureaus have agreed in principal to the acquisition/transfer and intend to execute it in early 2018. The entire property is currently zoned R5, however, roughly two-thirds of the area has a Multi-Dwelling 2,000 Comprehensive Plan Map designation. The site is adjacent to lots zoned and developed to the R2 density to the north.

**Staff recommendation: Support a zone and map change from R5 to R2.** This action will facilitate redevelopment of a site providing needed affordable housing.

3. *5020 NE Martin Luther King Blvd, 433 NE Alberta St, 433 WI/ NE Alberta St, 5017 NE Grand Ave, 5017 N/ NE Grand Ave, King Neighborhood (NE District)*

A zone change request from CM2d to CM3d was received from the property owner for the property located at 5020 NE Martin Luther King Blvd, on the northeast side of MLK and NE Alberta St. The neighboring properties are also included in this request, encompassing the full block, which will soon be under a common ownership.

CM3d zoning already extends along the west side of MLK and NE Alberta St. The intersection of MLK & Alberta is one of the more significant intersections in North/Northeast Portland. The major intersections to the north (MLK & Killingsworth) and south (MLK & Prescott) have adopted zoning designation of CM3d. The subject block is located within the boundaries of the King Neighborhood Association (KNA), which submitted testimony in support of this request.

**Staff recommendation: Support a zone change from CM2d to CM3d.** This action will facilitate a potential full block redevelopment at a key intersection. The increase in Floor Area Ratio (FAR) will provide opportunities for market rate and affordable housing and commercial spaces in an area with good access to public transit and neighborhood amenities and services.

4. *4404 NE Holman St, Cully Neighborhood (NE District)*

A zone change request from R10h (R5) to R5h, in compliance with the Comprehensive Plan Map designation of Single-Dwelling 5,000, was received from the property owner. The site is adjacent to lots zoned and developed to the R5h density to the east.

**Staff recommendation: Support a zone change from R10h to R5h.** This action will facilitate development of a vacant site and provide opportunities for single-dwelling housing in an area transitioning to slightly higher densities.



5. *6505-6509 NE 66th Ave, 6416 NE 66th Ave (R317281, R317282), 6401 NE 66th Ave, 6350 NE 66th Ave, 6349 NE 66th Ave, Cully Neighborhood (NE District)*

A zone change request from RFhkx (IS) to IG2hkx, in compliance with the Comprehensive Plan Map designation of Industrial Sanctuary, was received from both property owners and/or owner occupants. These properties abut IG2hkx zoning to the west or east depending on which side of NE 66th Ave they are located. The resulting zoning pattern is irregular, but it matches existing land uses, like many commercial corridors.

**Staff recommendation: Support a zone change from RFhkx to IG2hkx.** This action will increase industrial land supply and support middle-wage job growth, implementing 2035 Comprehensive Plan policies.

6. *5505 SE 28th Avenue (R328279, R328278), Reed Neighborhood (SE District)*

A map change request from IG1 and R2 to IG1 and CM1(MU-D) was received jointly from the property owner, onsite business owner and potential business owner. The existing fruit and vegetable store, Berry Good Produce, is currently operating as a non-conforming commercial use on a revocable permit, which goes back to 1949 within three generations of the family.

**Staff recommendation: Support a map change from R2 to CM1(MU-D) on just the R2 zoned portion of the site; retaining the IG1 zoning on the western portion of the site.** This action will acknowledge the nonconforming commercial use with a commercial mixed-use zone.

7. *2374 SW Vermont St (R330092 portion of the site only), Hillsdale Neighborhood (West District)*

A map change request from R7 to R2 was received jointly from the Greater Portland Bible Church and Habitat for Humanity Portland/Metro East. This site is adjacent to lots zoned and developed to the R2 intensity to the north and east.

**Staff recommendation: Support a map change from R7 to R2, retaining the conservation "c" overlay zone where mapped.** This action will facilitate multi-dwelling development with an affordable housing developer in a high opportunity area with good access to transit and services.

8. *10840 SW 55th Ave and 10810 SW 55<sup>th</sup> Ave, Crestwood Neighborhood (West District)*

A map change request from R10 to R7 was received from the property owners. Both lots are vacant today and have a site size between 6,400 and 6,800 square feet. Current zoning regulations do not allow R10 lots with under 10,000 square feet of site area to be





developed. Consequently, under current zoning these lots could not be developed with houses today. These two sole vacant sites are in a small pocket of R10 zoning (1.5 blocks), with a large area zoned R7 to the southwest of them and the I-5 corridor to the east.

**Staff recommendation: Support a map change from R10 to R7 for the whole of West Portland Park, Block 1 (on which 10840 SW 55th Ave and 10810 SW 55<sup>th</sup> Ave are located).**

Any existing environmental overlays will continue to apply as mapped today. This action could allow these lots to be developed with single-dwelling development.

9. *2169 NW Thurman St, Northwest District (West District)*

A zone change request from IG1(MU-U) to CM3d/CM3dm in compliance with the Comprehensive Plan Map designation of Mixed Use – Urban Center (MU-U) was received from property owner XPO Logistics (formerly Conway). This site was part of the Conway Master Plan approved in 2012 and has been approved to develop within the master plan's timeframe of 10 years with CM3 level mixed use development. The site is directly north of an area with adopted CM3d zoning. Transportation issues associated with future re-development of this site were addressed as part of the master plan process which considered the collective impacts of full build out and addressed mitigation for developing the master planned area.

**Staff recommendation: Support a zone change from IG1 to CM3d and CM3dm.**

## C. Modifications Requested to PSC Recommendations

Note that staff will generally not make recommendations counter to PSC recommendations, but may expand a map change recommendation based on new information. The modifications to PSC recommendations summarized below will need to become a Commissioner-sponsored amendment to be included in the April 4th Council session for deliberation and a tentative vote. If they are not put forth as an amendment, then the modification does not move forward in the Map Refinement Project.

1. *815 N Fremont St and 705 N Fremont St, Boise Neighborhood (NE District)*

The PSC recommends the map change from CM2d to CM3d on these sites. 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. Four individuals testified in opposition to the CM3d recommendation.

**Staff recommendation: Do not change. Retain Map Change #1799 as previously recommended.**



2. *4337 NE Prescott St, Cully Neighborhood in the NE Portland District*

The PSC recommends the map change from Multi-Dwelling 3,000 to Mixed Use – Neighborhood, but retain the R3 zoning. The property is developed with three detached houses. During the 2035 Comprehensive Plan process, the two abutting properties in the same ownership were changed to Mixed Use – Neighborhood and the zoning to CM1. The 42nd Avenue NPI supported the proposal.

The property owner subsequently requested to include this property in the change, but after the Comprehensive Plan Map was adopted in June 2016. Council, in this process, has received testimony from the property owner requesting all three properties go to CM2 and for the adjacent property to east to be included.

**Staff recommendation: Do not change. Retain Map Change #1686 as previously recommended.**

3. *126 NE Alberta St, 126 WI/ NE Alberta St, King Neighborhood (NE District)*

The PSC recommends the map change from R2.5a to R1 on the surface parking lot at 126 WI/ NE Alberta St. At the Council hearing, the property owner requested CM2 zoning for both the surface parking lot and the church building directly across NE Alberta St to the south to facilitate with the development of the surface parking lot into an affordable housing and commercial space mixed use building, and a 28,000-sq ft. community arts hub in the Alberta Abbey (former church building).

A considerable amount of testimony was also received from surprised neighbors in opposition to the CM2 request. Neighborhood testimony cited concerns that introducing CM2 here on this R2.5 residentially zoned stretch of NE Alberta would be out-of-scale, adjacent streets are narrow on Garfield, Mallory, Rodney and Cleveland and that the R1 or CM1 are more appropriate zones to request. They also pointed out that the CM2 zone may put the Alberta Abbey at risk for demolition and redevelopment if this property were to change hands.

**Staff recommendation: Do not change the PSC recommended map change of R2.5 to R1 but expand Map Change #1828 to include the Alberta Abbey church building at 126 NE Alberta St.**

Staff does not support CM2 for either tax lot at this location. On the church site, the CM2 zoning may place the potentially historic church building at risk of demolition without historic resource protections, like a Local Conservation Landmark designation. With the proposed R1 zone, the property owner could benefit from use of Historic Preservation



Incentives review (Portland Zoning Code 33.445.610), which allows transfer of development rights and some nonresidential uses.

On the parking lot, the PSC recommended R1 zone will allow development of multi-dwelling housing. In the Better Housing by Design Project, draft code for the R1 or new RM2 zone will allow will allow the same maximum height of 45-feet, but a bonus FAR of up to 2.25 to 1 is provided to projects with affordable housing or from FAR transfers from sites where historic buildings are being preserved. The new RM2 zone will also allow small-scale commercial uses on major corridors; NE Alberta is a Neighborhood Corridor at this location.

4. *2438-2450 SE Main St, Buckman Neighborhood (SE District)*

The PSC recommends the map change from R5 and R1 to R2 on this split-zoned, nonconforming residential property. At City Council, a few community members from the larger SE Portland community testified in support for a map change, but encouraged Council to consider R1 instead of R2. At the PSC, there were several pieces of testimony in opposition to this map change.

Staff supports the R2 to address the split-zoned situation and acknowledge the nonconforming residential development on the property, which is adjacent to single-dwelling zoning to the north, south and west and R1 zoning to the east. This property is on a sloped portion SE Main St and at a dead-end.

**Staff recommendation: Do not change. Retain Map Change #1777 as previously recommended.**

5. *147 W/ NW 19th Ave (R140878), 1807 NW Davis St, Northwest District (West District)*

The PSC recommends the 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. Before Council, testimony was received on 1807 NW Davis Street to be added to the CM3d recommendation from the adjacent property and business owners of Dougherty Dental PC in collaboration with the Trinity Cathedral redevelopment plans.

**Staff recommendation: Expand Map Change #1821 from RH to CM3d(MU-U) to include 1807 NW Davis St.** This action will acknowledge the nonconforming dental office use with commercial mixed-use zone.

6. *2525 W/ NW St Helens Rd, 2425 NW St Helens Rd, Northwest District (West District)*



The PSC recommends the removal of the Buffer “b” overlay zone in employment and industrial zones citywide. Council received testimony specific to these two addresses from residential neighbors objecting to removal of the “b” overlay zone. The “b” overlay was applied to these sites in 1991. An Environmental Conservation “c” overlay zone was applied in 1993, largely overlapping the “b” overlay area.

A large part of the sites at 2525 WI/ NW St Helens Rd and 2425 NW St Helens Rd is very steep, forested slope. These steeply sloped areas abut residential properties above the sites. While the “b” overlay on a forested slope creates the impression or expectation that it protects the underlying area as open space, the regulations do not consider or protect slope, tree preservation or other natural features. On these sites the “b” overlay, which is approximately 100 feet wide behind the existing building at the site, sets a 10 to 20-foot landscaped building setback from property lines that abut residential zones. In this case it is applicable mostly along the rear property line. The “b” does not limit grading or tree removal. In contrast, the overlapping environment conservation “c” overlay would require environmental review for development, grading or removal of native trees outside of a transition zone (potentially 25 feet wide), implementing discretionary criteria to avoid, minimize and mitigate impacts on natural resources. The “c” overlay is widely applied on the steep, residentially or industrially zoned slopes in this area. Another key requirement related to the “b” overlay is that it prohibits exterior work activities within the whole “b” overlay area. In this case the “c” overlay also prohibits exterior work activities.

Although it appears clear that the “b” does not provide all the protections that the residential neighbors expect, public testimony revealed a great deal of concern and confusion about how the “b” and the “c” overlay zones work individually and when mapped and applied together. Further work is merited on potentially refining the proposal and education in preparation for a future proposal to remove the “b” citywide.

**Staff recommendation: Do not make Map Change #1728 as previously recommended, nor the other map changes citywide where the “b” was proposed for removal. Retain all Buffer “b” overlay zones in employment and industrial zones for the time being.**

## Technical Map Change Additions

Since publication of the Recommended Draft, project staff has continued to monitor and coordinate with other bureaus on potential map changes that would align with the scope of this project. In addition to technical map changes noted in the March 8 and March 13 staff memos, Table 1 below also summarizes a short list of new technical map changes staff recommends for inclusion in the project. These would have been included in the Recommended Draft had they been identified earlier.



In the Council hearing on March 14, Mayor Wheeler included the technical map change additions included in the March 8 and March 13 staff memos, as a consent package item. In addition, staff is requesting that the technical map change additions included below in this March 26 staff memo also be included in the consent package.

**Table 1. Technical Map Change Additions**

Location	Neighborhood	Category and Rationale for adding in the Map Refinement Project	Description of Map Change(s)
6234 N Greeley Ave	Arbor Lodge	<b>Other technical and policy-related:</b> This property, a corner lot, contains a nonconforming medical office building and use since 1951. Inclusion in the Map Refinement Project will acknowledge the office building and use with the Commercial Residential (CR) zone.	<b>Comp Plan:</b> Single-Dwelling 5,000 to Mixed Use Dispersed (MU-D) <b>Zoning:</b> R5a to CR
7015 N Greeley Ave	Arbor Lodge	<b>Other technical and policy-related:</b> This property contains a nonconforming commercial building circa 1923 and use since 1945. Inclusion in the Map Refinement Project will acknowledge the commercial building and use with the Commercial Residential (CR) zone.	<b>Comp Plan:</b> Single-Dwelling 5,000 to Mixed Use Dispersed (MU-D) <b>Zoning:</b> R5a to CR
1503 N Hayden Island Dr (on the southern portion of the site as mapped)	Hayden Island	<b>Other technical and policy-related:</b> This portion of the property contains a RV park. Inclusion in the Map Refinement Project will acknowledge the existing RV parking and use with the Commercial Employment (CE) zone.	<b>Comp Plan:</b> Multi-Dwelling 2,000 to Mixed Use Neighborhood (MU-N) on the southern portion of the site as mapped <b>Zoning:</b> R2hx to CEhx on the southern portion of the site as mapped
14125 SE Division St (R236430, R236459)	Hazelwood	<b>Other technical and policy-related:</b> This residential property, two interior tax lots, is between CM1 zoning to the west and CM2 zoning to the east. The properties to the east of this site were recently adopted with CM2 zoning in the 2035 Comprehensive Plan. Inclusion in the Map Refinement	<b>Comp Plan:</b> Multi-Dwelling 3,000 to Mixed Use Civic Corridor (MU-C) <b>Zoning:</b> R3a to CM1



Location	Neighborhood	Category and Rationale for adding in the Map Refinement Project	Description of Map Change(s)
		Project will address this inappropriate zoning pattern along a Civic Corridor.	
2405 SE 142nd Ave, 2435 SE 142nd Ave, 2443 SE 142nd Ave	Hazelwood	<b>Other technical and policy-related:</b> These commercial properties, one owned by Human Solutions, have a Comprehensive Plan designation that is not appropriate on SE Division St, a Civic Corridor in this location. Inclusion in the Map Refinement Project will apply the appropriate mixed use Comprehensive Plan Map designation along a Civic Corridor.	<b>Comp Plan:</b> Mixed Use - Neighborhood (MU-N) to Mixed Use - Civic Corridor (MU-C)  <b>Zoning:</b> No change
9243 NE Glisan St, 506 NE 92nd Ave, 9253 NE Glisan St	Montavilla	<b>Other technical and policy-related:</b> Two of the tax lots contain nonconforming medical office building and use circa 1926 and a vacant lot under the same ownership. The third 1,219-sq ft. tax lot contains a nonconforming billboard and single-family residence with a home occupation. Inclusion in the Map Refinement Project will acknowledge the office building and use with the Commercial Mixed Use – 1 (CM1) zone.	<b>Comp Plan:</b> Multi-Dwelling 1,000 to Mixed Use Neighborhood (MU-N)  <b>Zoning:</b> R1a to CM1
9252 NE Glisan St, 9270 WI/ NE Glisan St (R156171 only)	Montavilla	<b>Other technical and policy-related:</b> The property at 9252 NE Glisan St contains a restaurant and tavern commercial building circa 1928. The property at 9270 WI/ NE Glisan St contains a heating oil distribution use. Commercial zoning is appropriate at 9270 WI/ NE Glisan St (R156171 only) and not the southern two tax lots that make up the ownership, which extend into the residential area. Inclusion in the Map Refinement Project will acknowledge the office building and use with the Commercial Mixed Use – 1 (CM1) zone.	<b>Comp Plan:</b> Single-Dwelling 2,500 to Mixed Use Neighborhood (MU-N)  <b>Zoning:</b> R2.5a to CM1
3140 NE Broadway	Sullivan's Gulch	<b>Other technical and policy-related:</b> This property is split-zoned on the zoning map and the R1 portion of the site is developed with a surface parking lot for the office/retail building. Inclusion in the Map Refinement Project will rectify the split-zoned nature of this site and bring the	<b>Comp Plan:</b> No change  <b>Zoning:</b> R1, CM2d to CM2d



Location	Neighborhood	Category and Rationale for adding in the Map Refinement Project	Description of Map Change(s)
		zoning into compliance with the Mixed Use-Urban Center (MU-U) Comprehensive Plan Map designation.	



## Attachment A. Testimony on the Recommended Draft received between Monday, February 5 and 8:00 a.m. on Monday, March 19, 2018

New testimony received after the March 13 staff memo is in **bold** for both Tables 1 and 3. To search for and view testimony, please visit the website: [www.portlandmaps.com/bps/testimony](http://www.portlandmaps.com/bps/testimony) and search by Testimony/Comment ID # as shown in the fifth column below.

**Table 1: Written Public Testimony**

Change #	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
N/A	6416 N Greeley Ave (R306663, R306662, R306661)	Arbor Lodge	March 13, 2018	#25087	Palmer O’Peterson and Kristine Bickel	New Request
<b>N/A</b>	<b>3587 NE Prescott St</b>	<b>Beaumont-Wilshire</b>	<b>March 14, 2018</b>	<b>#25106</b>	<b>Jason Leonard</b>	<b>New Request (March 13th staff memo)</b>
#1799	815 and 705 N Fremont St	Boise	Feb. 15, 2018	#25018	David and Aviva Nash	Oppose
#1777	2438-2450 SE Main St	Buckman	March 12, 2018	#25081	Doug Klotz	Support with Modification
<b>#1777</b>	<b>2438-2450 SE Main St</b>	<b>Buckman</b>	<b>March 14, 2018</b>	<b>#25104</b>	<b>Sam Noble</b>	<b>Support with Modification</b>
N/A	10840 SW 55TH Ave and West Portland Park, Block 1	Crestwood	March 8, 2018	#25072	Dean Vanderbush and Gina Vanderbush	New Request
N/A	10840 SW 55TH Ave and West Portland Park, Block 1	Crestwood	March 12, 2018	#25075	Errki Ojala	Support of New Request
N/A	10840 SW 55TH Ave	Crestwood	March 8, 2018	#25076	Gina Vanderbush	Support of New Request
<b>#1686</b>	<b>4337 NE Prescott St</b>	<b>Cully</b>	<b>March 14, 2018</b>	<b>#25103</b>	<b>Eric Bohne</b>	<b>Support with Modification</b>
<b>N/A</b>	<b>6416 NE 66th Ave (R31781, R31782), 6444 NE 66th Ave, 6350 NE 66th Ave, 6401 NE 66th Ave, 6349 NE 66th Ave</b>	<b>Cully</b>	<b>March 18, 2018</b>	<b>#27144</b>	<b>Dina Rindos, Craig Caudle, Margot CK Harman, Ervind M Farder</b>	<b>New Request</b>
N/A	5505 SE 28th Avenue (R328279, R328278)	Eastmoreland/Reed	March 3, 2018	#25055	Gary N. Okamoto	New Request
<b>N/A</b>	<b>2374 SW Vermont St (R330092 only)</b>	<b>Hillsdale</b>	<b>March 14, 2018</b>	<b>#25101</b>	<b>John Brunton, Elder, Greater Portland Bible Church</b>	<b>New Request</b>





Change #	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
					<b>Steve Messinetti, President and CEO, Habitat for Humanity Portland/Metro East</b>	
#1717	4265-4275 NE Halsey St, 4325 NE Halsey St, 4400 NE Broadway, 1511 NE 45th Ave	Hollywood	March 8, 2018	#25063	Jessica Engelman	Support
#1717, #1800	#1717 (and related item #1800): 4265-4275 NE Halsey St, 4325 NE Halsey St, 4400 NE Broadway, 1511 NE 45th Ave	Hollywood	March 12, 2018	#25080	Doug Klotz	Support
#1717, #1800, #1777	#1717 (and related item #1800): 4265-4275 NE Halsey St, 4325 NE Halsey St, 4400 NE Broadway, 1511 NE 45th Ave #1777: 2438-2450 SE Main St	Hollywood and Buckman	March 18, 2018	#27150	Tim Davis	Support
N/A	424 NE 22nd Ave and 2307 NE Flanders St	Kerns	Feb. 12, 2018	#25017	Jeff Carr, Chief Executive Officer, Albertina Kerr	New Request
#1828	126 WI/ NE Alberta Street	King	Feb. 22, 2018	#25021	Jacquie Walton	Oppose or *Other
#1828	126 NE Alberta St, 126 WI/ NE Alberta Street	King	March 15, 2018	#26139	Rich Rodgers	Support with Modification
#1828	126 NE Alberta St, 126 WI/ NE Alberta Street	King	March 17, 2018	#25112	Jacquie Walton	Oppose or *Other
#1828	126 NE Alberta St, 126 WI/ NE Alberta Street	King	March 17, 2018	#25116	Evan Heidtmann	Support
#1828	126 NE Alberta St, 126 WI/ NE Alberta Street	King	March 17, 2018	#25143	Jacquie Walton	Oppose Modification
#1828	126 NE Alberta St, 126 WI/ NE Alberta Street	King	March 17, 2018	#25144	Lesley Spector	Oppose Modification
#1828	126 NE Alberta St, 126 WI/ NE Alberta Street	King	March 17, 2018	#27139	Barbara Wickham	*Other
#1828	126 NE Alberta St, 126 WI/ NE Alberta Street	King	March 17, 2018	#27140	Linda Zumoff	Oppose Modification



Change #	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
#1828	126 NE Alberta St, 126 WI/ NE Alberta Street	King	March 17, 2018	#27140	Kelly Moehling	*Other
#1828	126 NE Alberta St, 126 WI/ NE Alberta Street	King	March 18, 2018	#27141	Jacquie Walton	Oppose Modification
#1828	126 NE Alberta St, 126 WI/ NE Alberta Street	King	March 18, 2018	#27154	Cheri Folsom	Oppose Modification
#1828	126 NE Alberta St, 126 WI/ NE Alberta Street	King	March 18, 2018	#27145	Ursula A. Kienbaum	Oppose Modification
#1828	126 NE Alberta St, 126 WI/ NE Alberta Street	King	March 18, 2018	#27146	James Jardee-Borquist	Oppose
#1828	126 NE Alberta St, 126 WI/ NE Alberta Street	King	March 18, 2018	#27147	Jennifer Jardee-Borquist	Oppose Modification
#1828	126 NE Alberta St, 126 WI/ NE Alberta Street	King	March 18, 2018	#27148	John Kim	Oppose Modification
#1828	126 NE Alberta St, 126 WI/ NE Alberta Street	King	March 19, 2018	#25139	John Kim	Oppose Modification
#1828	126 NE Alberta St, 126 WI/ NE Alberta Street	King	March 19, 2018	#27153	Dawn DelCastillo	Oppose
#1839	112 NE Killingsworth Street	King	Feb. 27, 2018	#25025	Sara Gates	*Other
#1839	112 NE Killingsworth Street	King	March 14, 2018	#25111	Nick Haas	Support
N/A	5020 NE Martin Luther King Blvd, 433 NE Alberta St, 433 WI/ NE Alberta St, 5017 NE Grand Ave, 5017 N/ NE Grand Ave	King	March 8, 2018	#25059	Meron Alemseghed	New Request
N/A	5020 NE Martin Luther King Blvd, 433 NE Alberta St, 433 WI/ NE Alberta St, 5017 NE Grand Ave, 5017 N/ NE Grand Ave	King	March 8, 2018	#25060	Andrew Neerman, Land Use Chair, King Neighborhood Association	Support of New Request
#1809	9811 SE Foster Road	Lents	Feb. 14, 2018	#25019	Brett Schwartz	Support
#1646	344 SE 52nd Ave	Mt Tabor	March 7, 2018	#25061	John Early and Laura Bender and **17 petitioners	Oppose
#1662	511 SE 60th Ave	Mt Tabor	March 13, 2018	#25096	Daniel Rich, President, West Tabor Subdivision Association (WTSA)	*Other
#1662	511 SE 60th Ave	Mt Tabor	March 13, 2018	#25098	Jonathan Pulvers	Support



Change #	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
#1662	511 SE 60th Ave	Mt Tabor	March 13, 2018	#25099	Sam Noble	Support
#1662	511 SE 60th Ave	Mt Tabor	March 14, 2018	#25100	Debra Monzon	Support
#1662	511 SE 60th Ave	Mt Tabor	March 14, 2018	#25138	Stephanie Stewart, Mt Tabor Neighborhood Association (MTNA)	Support and *Other
#1662	511 SE 60th Ave	Mt Tabor	March 18, 2018	#27149	Tad Everhart	*Other
#1818	536 NE 76th Avenue	Montavilla	Feb. 22, 2018	#25022	Nghia Bui, Minh Bui, Nga Bui, and Thanh Bui, Bui Natural Tofu	Support
#1724 (deactivated)	2525 NW Lovejoy St	Northwest District	March 19, 2018	#27151	Dana L. Krawczuk, Stoel Rives LLP	Modification to Prior Request
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	March 8, 2018	#25062	Roma Barman	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	March 8, 2018	#25071	Sara Oakland	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	March 13, 2018	#25086	Sabina Wohlfeiler	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	March 13, 2018	#25092	Linda Gretsch McKim-Bell	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	March 13, 2018	#25093	Peggy Reid	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	March 13, 2018	#25094	Betsy Wright	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	March 13, 2018	#25095	Roma Barman	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	March 13, 2018	#25097	Alon Raab	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	March 14, 2018	#25088	Silas Beebe	Oppose



Change #	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	March 14, 2018	#25102	Spencer and Jane Beebe	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	March 14, 2018	#25105	Ana Kennedy	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	March 14, 2018	#25107	Silas Beebe	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	March 14, 2018	#25109	Tom and Judy Fawkes	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	March 14, 2018	#25110	Janet and John Sherman	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	March 14, 2018	#27152	Irene Taylor Brodsky, Sally Taylor and Paul Taylor	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	March 14, 2018	#26140	Christy Marten	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	March 15, 2018	#26145	Sam Beebe	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	March 18, 2018	#27142	Stu Smucker	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	March 18, 2018	#27143	Silas Beebe and 17 petitioners	Oppose
#1821	147 WI/ NW 19th Avenue	Northwest District	Feb. 20, 2018	#25020	James Scanlon	*Other
#1821	147 WI/ NW 19th Avenue	Northwest District	March 13, 2018	#25085	Stephen Allen	*Other
N/A	1809 NW Davis St	Northwest District	March 7, 2018	#25056	John Dougherty and Scott Dougherty, Dougherty Dental PC	New Request
N/A	2169 NW Thurman St	Northwest District	March 12, 2018	#25082	Dana L. Krawczuk, Stoel Rives LLP	New Request
#25054	Pearl District and citywide	Pearl District	March 2, 2018	#25054	Martha Van Dyke	*Other



Change #	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
#1683	5024 NE Fremont Street	Rose City Park	Feb. 23, 2018	#25026	Rick A. Peterson, Blair J. Peterson and Jason Peterson	Support
#1683	5024 NE Fremont Street	Rose City Park	March 3, 2018	#25052	Emily Courtage and Andrew Dyke	Oppose
#1633, #1657, #1658, #1812	Multiple map changes in the Sellwood-Moreland neighborhood.	Sellwood-Moreland	Feb. 23, 2018	#25023	Joel Leib, President, Sellwood-Moreland Improvement League (SMILE)	Support with Modification and *Other
#1658	5205 SE 18th Ave, 5209 SE 18th Ave	Sellwood-Moreland	March 13, 2018	#25084	Ross Kelley	Support with Modification
#1812	1817 SE Insley St and properties included in #1812	Sellwood-Moreland	March 18, 2018	#25137	Steve Szigethy	Support
#1689	9515 and 9525 N Lombard Street	St Johns	Feb. 7, 2018	#25016	Rachel Hill	Support
#1848	9130 N Lombard Street	St Johns	Feb. 21, 2018	#25024	Christopher Roesing	Oppose or Support with Modification
#1848	9130 N Lombard Street	St Johns	March 14, 2018	#25089	Christopher Roesing	Oppose or Support with Modification
N/A	<ul style="list-style-type: none"> <li>• NE Glisan from 60<sup>th</sup> to Gateway District</li> <li>• SE Stark from SE 72<sup>nd</sup> to Gateway District</li> <li>• SE 82<sup>nd</sup>, the Cascade Highway, from NE Glisan south to City boundary</li> <li>• Complete the Southwest Community Plan</li> </ul>	Multiple	March 15, 2018	#26142	Barry Smith	New Request

\*Testimony categorized as "other" is either comments and/or comments or questions with no clear position taken by the testifier.

\*\*Only 17 petitions were received and/or valid with the required mailing address provided.



In-person public testimony provided at the March 14, 2018 Council Hearing will be made available in the BPS Public Testimony Reader. When available, please visit the website:

[www.portlandmaps.com/bps/testimony](http://www.portlandmaps.com/bps/testimony) and search by Testimony/Comment ID # as shown in the fifth column below. In the meantime, please view the March 14, 2018 PM Session:

<https://www.portlandoregon.gov/video/player/?tab=council>.

**Table 2: In-Person Public Testimony Provided at the March 14, 2018 Council Hearing**

Change #	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
#1799	815 and 705 N Fremont St	Boise	March 14, 2018	TBD	David Cole	Oppose
#1717, #1800, #1777	#1717 (and related item #1800): 4265-4275 NE Halsey St, 4325 NE Halsey St, 4400 NE Broadway, 1511 NE 45th Ave #1777: 2438-2450 SE Main St	Hollywood, Buckman	March 14, 2018	TBD	Doug Klotz	Support (#1717 and #1800), Support with Modification (#1777)
N/A	4404 NE Holman St	Cully	March 14, 2018	TBD	Django Amerson	New Request
N/A	4404 NE Holman St	Cully	March 14, 2018	TBD	Jeffrey Clair	Support of New Request
N/A	2169 NW Thurman St	Northwest District	March 14, 2018	TBD	Dana L. Krawczuk, Stoel Rives LLP	New Request
#1825	2435 SW 5th Ave (Terwilliger Plaza)	Homestead	March 14, 2018	TBD	Robert Johnson	Support
#1799	815 and 705 N Fremont St	Boise	March 14, 2018	TBD	John Ross	Oppose
N/A	2374 SW Vermont St (R330092 portion of the site only)	Hillsdale	March 14, 2018	TBD	John Brunton, Greater Portland Bible Church	New Request
N/A	2374 SW Vermont St (R330092 portion of the site only)	Hillsdale	March 14, 2018	TBD	Samuel Eckhart, Habitat for Humanity Portland/Metro East	Support of New Request
N/A	10840 SW 55TH Ave and West Portland Park, Block 1	Crestwood	March 14, 2018	TBD	Dean Vanderbush	New Request
N/A	10840 SW 55TH Ave and West Portland Park, Block 1	Crestwood	March 14, 2018	TBD	Gina Vanderbush	Support of New Request
N/A	6416 N Greeley Ave (R306663, R306662, R306661)	Arbor Lodge	March 14, 2018	TBD	Lou Montgomery	New Request



Change #	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
N/A	1809 NW Davis St	Northwest District	March 14, 2018	TBD	Scott Dougherty, Dougherty Dental PC	New Request
N/A	1809 NW Davis St	Northwest District	March 14, 2018	TBD	Scott Dougherty	Support (#1821) with Modification
N/A	5505 SE 28th Avenue (R328279, R328278)	Eastmoreland/Reed	March 14, 2018	TBD	Gary N. Okamoto	New Request
N/A	5505 SE 28th Avenue (R328279, R328278)	Eastmoreland/Reed	March 14, 2018	TBD	Gary Daniels	Support of New Request
N/A	5505 SE 28th Avenue (R328279, R328278)	Eastmoreland/Reed	March 14, 2018	TBD	Julie Cantonwine	Support of New Request
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	March 14, 2018	TBD	Mac Smith	Oppose
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	March 14, 2018	TBD	Penelope Smith	Oppose
N/A	3587 NE Prescott St	Beaumont-Wilshire	March 14, 2018	TBD	Jason Leonard	New Request (March 13th staff memo)
N/A	424 NE 22nd Avenue and 2307 NE Flanders Street	Kerns	March 14, 2018	TBD	Jeff Carr, Chief Executive Officer, Albertina Kerr	New Request
#1828	126 NE Alberta St, 126 WI/ NE Alberta St	King	March 14, 2018	TBD	Rich Rodgers	Support with Modification
#1799	815 and 705 N Fremont St	Boise	March 14, 2018	TBD	Larisa Zimmerman	Oppose
#1654	1135 SE 80th Ave	Montavilla	March 14, 2018	TBD	Mel Hafsos	Support
#1848	9131 N Lombard St	St Johns	March 14, 2018	TBD	Christopher Roesing	Oppose
#1717, #1800,	#1717 (and related item #1800): 4265-4275 NE Halsey St, 4325 NE Halsey St, 4400 NE Broadway, 1511 NE 45th Ave	Hollywood	March 14, 2018	TBD	Miles Sisk	Support
N/A	<ul style="list-style-type: none"> <li>NE Glisan from 60<sup>th</sup> to Gateway District</li> <li>SE Stark from SE 72<sup>nd</sup> to Gateway District</li> </ul>	Multiple	March 14, 2018	TBD	Barry Smith	New Request



Change #	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
	<ul style="list-style-type: none"> <li>SE 82<sup>nd</sup>, the Cascade Highway, from NE Glisan south to City boundary</li> <li>Complete the Southwest Community Plan</li> </ul>					
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	March 14, 2018	TBD	Silas Beebe	Oppose
#1821	147 WI/ NW 19th Avenue	Northwest District	March 14, 2018	TBD	Doug Capps	Support
#1821	147 WI/ NW 19th Avenue	Northwest District	March 14, 2018	TBD	Ross Cornelius	Support
N/A	10840 SW 55th Ave and West Portland Park, Block 1	Crestwood	March 14, 2018	TBD	Errki Ojala	Support of New Request
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	March 14, 2018	TBD	Stu Smucker	Oppose
#1622, #1777	#1622: 511 SE 60th Ave, #1777: 2438-2450 SE Main St	Mt Tabor, Buckman	March 14, 2018	TBD	Sam Noble	Support (#1622), Support with Modification (#1777)
#1622	511 SE 60th Ave	Mt Tabor	March 14, 2018	TBD	Tad Everhart	Support
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	March 14, 2018	TBD	Christyne Marten	Oppose

**Table 3: Bureau Testimony**

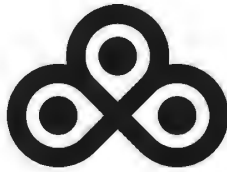
Change #	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
N/A, #1741	<ol style="list-style-type: none"> <li>NW Thurman Connection to Willamette Greenway Trail along NW 15<sup>th</sup> (425 feet of trail).</li> <li>East Delta Park Connection to</li> </ol>	Multiple and Multnomah	March 9, 2018	#25074	Brett Horner, Parks & Trails Planning Manager, Portland Parks and Recreation	New Request and Support





Change #	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
	Marine Drive (1,300 feet of trail). 3. 6732 SW 42nd Ave					
N/A	4404 SE Umatilla St (R274996, R274998), 8821 SE Lambert St (R154076, R146078, R154078, R578700), 8609 SE Lambert St, 8715 SE Lambert St, No site address (R154077), 15400 SE Martins Rd, 4305 SE Harney St, No site address (R275457, R275458), No site address (R314285), 1313-1315 NE Gertz Rd, No site address (R305703, R305707, R305710, R305714, R305716, R305717, R305718), No site address (R674938, R674937, R674939), 4215 SE Tenino St	Multiple	March 9, 2018	#25078	Michael Jordon, Director, Bureau of Environmental Services	New Request
N/A	6631 N Syracuse St (R227668, R227676, R227675, R227674, R227672, R227669, R227667, R227670, R227673, R307521, R307522)	University Park	March 14, 2018	#26141	Karl Dinkelspiel, Portland Housing Bureau	New Request





**Bureau of Planning and Sustainability**  
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## MEMO

**DATE:** March 13, 2018

**TO:** Portland City Council

**FROM:** Marty Stockton, Project Manager and SE District Liaison

**CC:** Susan Anderson, Director  
Joe Zehnder, Chief Planner  
Eric Engstrom, Principal Planner

**SUBJECT:** **Memo #2 for March 14, 2018 Council Hearing:** Map Refinement Project – technical map change additions and testimony

In addition to the March 8 staff memo, this second memo continues to include technical map change additions for Council consideration. Also, in Attachment A, a table continues listing all the written testimony received on the Recommended Draft between the dates of February 5 and through 5:00 p.m. on March 13, 2018.

### Technical Map Change Additions

Since publication of the Recommended Draft, project staff has continued to monitor and coordinate with other bureaus on potential map changes that would align with the scope of this project. In addition to technical map changes noted in the March 8 staff memo, Table 1 below also summarizes a short list of new technical map changes staff recommends for inclusion in the project. These would have been included in the Recommended Draft had they been identified earlier.

**Table 1. Technical Map Change Additions**

Location	Neighborhood	Category and Rationale for adding in the Map Refinement Project	Description of Map Change(s)
3587 NE Prescott St	Beaumont-Wilshire	<b>Other technical and policy-related:</b> This property, a corner lot, contains a nonconforming commercial building and use since the 1925. Inclusion in the Map	<b>Comp Plan:</b> Single-Dwelling 5,000 to



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Location	Neighborhood	Category and Rationale for adding in the Map Refinement Project	Description of Map Change(s)
		Refinement Project would acknowledge the commercial building and use with the Commercial Residential (CR) zoning.	Mixed Use Dispersed (MU-D)  <b>Zoning:</b> R5ah to CRh
5520 NE 22nd Ave, 2216 NE Killingsworth St, 2230-2234 NE Killingsworth St	Concordia	<b>Other technical and policy-related:</b> These properties are split-zoned. Inclusion in the Map Refinement Project would rectify the split-zoned nature of these sites.	<b>Comp Plan:</b> Single-Dwelling 2,500, Multi-Dwelling 2,000 to Multi-Dwelling 2,00  <b>Zoning:</b> R2.5ah, R2ah to R2ah
5520 NE 36th Ave	Concordia	<b>Other technical and policy-related:</b> This property is split-zoned. Inclusion in the Map Refinement Project would rectify the split-zoned nature of the site.	<b>Comp Plan:</b> Single-Dwelling 5,000, Multi-Dwelling 2,000 to Multi-Dwelling 2,00  <b>Zoning:</b> R5ah, R2ah to R2ah
SE McLoughlin Blvd Right-of-Way, north of SE Tacoma St	Eastmoreland/Ardenwald Johnson Creek	<b>Other technical and policy-related:</b> This R5ad right-of-way has no logic to the adjacent zoning pattern of Open Space (OS) and Commercial Employment (CE). Inclusion in the Map Refinement Project would clean up the right-of-way zoning and its' relationship to the surrounding zoning pattern.	<b>Comp Plan:</b> Single-Dwelling 5,000 to Open Space and Mixed Use-Neighborhood (MU-N)  <b>Zoning:</b> R5ad to OS, CE



## Attachment A. Testimony on the Recommended Draft received between February 5 and through 5:00 p.m. on March 13, 2018

New testimony received after the March 8 staff memo is in **bold** for both Tables 1 and 2. To search for and view testimony, please visit the website: [www.portlandmaps.com/bps/testimony](http://www.portlandmaps.com/bps/testimony) and search by Testimony/Comment ID # as shown in the fifth column below.

**Table 1: Public Testimony**

Change #	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
N/A	<b>6416 N Greeley Ave (R306663, R306662, R306661)</b>	<b>Arbor Lodge</b>	<b>March 13, 2018</b>	<b>#25087</b>	<b>Palmer O’Peterson and Kristine Bickel</b>	<b>New Request</b>
#1799	815 and 705 N Fremont St	Boise	Feb. 15, 2018	#25018	David and Aviva Nash	Oppose
<b>#1777</b>	<b>2438-2450 SE MAIN ST</b>	<b>Buckman</b>	<b>March 12, 2018</b>	<b>#25081</b>	<b>Doug Klotz</b>	<b>Support with Modification</b>
N/A	<b>10840 SW 55TH Ave and West Portland Park, Block 1</b>	<b>Crestwood</b>	<b>March 8, 2018</b>	<b>#25072</b>	<b>Dean Vanderbush and Gina Vanderbush</b>	<b>New Request</b>
N/A	<b>10840 SW 55TH Ave and West Portland Park, Block 1</b>	<b>Crestwood</b>	<b>March 12, 2018</b>	<b>#25075</b>	<b>Errki Ojala</b>	<b>Support of New Request</b>
N/A	<b>10840 SW 55TH Ave</b>	<b>Crestwood</b>	<b>March 8, 2018</b>	<b>#25076</b>	<b>Gina Vanderbush</b>	<b>Support of New Request</b>
N/A	5505 SE 28th Avenue (R328279, R328278)	Eastmoreland/Reed	March 3, 2018	#25055	Gary N. Okamoto	New Request
#1717	4265-4275 NE Halsey St, 4325 NE Halsey St, 4400 NE Broadway, 1511 NE 45th Ave	Hollywood	March 8, 2018	#25063	Jessica Engelman	Support
<b>#1717, #1800</b>	<b>#1717 (and related item #1800): 4265-4275 NE Halsey St, 4325 NE Halsey St, 4400 NE Broadway, 1511 NE 45th Ave</b>	<b>Hollywood</b>	<b>March 12, 2018</b>	<b>#25080</b>	<b>Doug Klotz</b>	<b>Support</b>
N/A	424 NE 22nd Avenue and 2307 NE Flanders Street	Kerns	Feb. 12, 2018	#25017	Jeff Carr, Chief Executive Officer, Albertina Kerr	New Request
#1828	126 W/ NE Alberta Street	King	Feb. 22, 2018	#25021	Jacque Walton	Oppose or *Other
#1839	112 NE Killingsworth Street	King	Feb. 27, 2018	#25025	Sara Gates	*Other
N/A	5020 NE Martin Luther King Blvd, 433 NE	King	March 8, 2018	#25059	Meron Alemseghed	New Request



Change #	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
	Alberta St, 433 WI/ NE Alberta St, 5017 NE Grand Ave, 5017 N/ NE Grand Ave					
N/A	5020 NE Martin Luther King Blvd, 433 NE Alberta St, 433 WI/ NE Alberta St, 5017 NE Grand Ave, 5017 N/ NE Grand Ave	King	March 8, 2018	#25060	Andrew Neerman, Land Use Chair, King Neighborhood Association	Support of New Request
#1809	9811 SE Foster Road	Lents	Feb. 14, 2018	#25019	Brett Schwartz	Support
#1646	344 SE 52nd Ave	Mt Tabor	March 7, 2018	#25061	John Early and Laura Bender and <b>**17 petitioners</b>	Oppose
#1818	536 NE 76th Avenue	Montavilla	Feb. 22, 2018	#25022	Nghia Bui, Minh Bui, Nga Bui, and Thanh Bui, Bui Natural Tofu	Support
#1728	2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd	Northwest District	March 8, 2018	#25062	Roma Barman	Oppose
#1728	<b>2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd</b>	<b>Northwest District</b>	<b>March 8, 2018</b>	<b>#25071</b>	<b>Sara Oakland</b>	<b>Oppose</b>
#1728	<b>2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd</b>	<b>Northwest District</b>	<b>March 13, 2018</b>	<b>#25086</b>	<b>Sabina Wohlfeiler</b>	<b>Oppose</b>
#1821	147 WI/ NW 19th Avenue	Northwest District	Feb. 20, 2018	#25020	James Scanlon	*Other
#1821	<b>147 WI/ NW 19th Avenue</b>	<b>Northwest District</b>	<b>March 13, 2018</b>	<b>#25085</b>	<b>Stephen Allen</b>	<b>*Other</b>
N/A	1809 NW Davis St	Northwest District	March 7, 2018	#25056	John Dougherty and Scott Dougherty, Dougherty Dental PC	New Request
N/A	<b>2169 NW Thurman St</b>	<b>Northwest District</b>	<b>March 12, 2018</b>	<b>#25082</b>	<b>Dana Krawczuk, Stoel Rives LLP</b>	<b>New Request</b>
#25054	Pearl District and citywide	Pearl District	March 2, 2018	#25054	Martha Van Dyke	*Other
#1683	5024 NE Fremont Street	Rose City Park	Feb. 23, 2018	#25026	Rick A. Peterson, Blair J. Peterson and Jason Peterson	Support
#1683	5024 NE Fremont Street	Rose City Park	March 3, 2018	#25052	Emily Courtneage and Andrew Dyke	Oppose



Change #	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
#1633, #1657, #1658, #1812	Multiple map changes in the Sellwood-Moreland neighborhood.	Sellwood-Moreland	Feb. 23, 2018	#25023	Joel Leib, President, Sellwood-Moreland Improvement League (SMILE)	Support with Modification and *Other
#1658	5205 SE 18th Ave, 5209 SE 18th Ave	Sellwood-Moreland	March 13, 2018	#25084	Ross Kelley	Support with Modification
#1689	9515 and 9525 N Lombard Street	St Johns	Feb. 7, 2018	#25016	Rachel Hill	Support
#1848	9130 N Lombard Street	St Johns	Feb. 21, 2018	#25024	Christopher Roesing	Oppose or Support with Modification

\*Testimony categorized as "other" is either comments and/or questions with no clear position taken by the testifier.

\*\*Only 17 petitions were received and/or valid with the required mailing address provided.

**Table 2: Bureau Testimony**

Change #	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
N/A, #1741	1. NW Thurman Connection to Willamette Greenway Trail along NW 15 <sup>th</sup> (425 feet of trail). 2. East Delta Park Connection to Marine Drive (1,300 feet of trail). 3. 6732 SW 42nd Ave	Multiple and Multnomah	March 9, 2018	#25074	Brett Horner, Parks & Trails Planning Manager, Portland Parks and Recreation	New Request and Support
N/A	4404 SE Umatilla St (R274996, R274998), 8821 SE Lambert St (R154076, R146078, R154078, R578700), 8609 SE Lambert St, 8715 SE Lambert St, No site address (R154077), 15400 SE Martins Rd, 4305 SE Harney St, No site address (R275457,	Multiple	March 9, 2018		Michael Jordon, Director, Bureau of Environmental Services	New Request



Change #	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
	R275458), No site address (R314285), 1313-1315 NE Gertz Rd, No site address (R305703, R305707, R305710, R305714, R305716, R305717, R305718), No site address (R674938, R674937, R674939), 4215 SE Tenino St					





Commissioner Nick Fish  
City of Portland

188960

*Fish 1*  
*3-14 moved Fish*  
*2nd Saltzman*  
*Vote not called*

**DATE:** 3/14/2018

**TO:** City Council

**FROM:** Commissioner Nick Fish

**CC:** Marty Stockton, Program Manager; Eric Engstrom, Principle Planner;  
Susan Anderson, Director

**RE:** Agenda #257 – Comprehensive Plan Map Refinement Project

In support of the Bureau of Environmental Service's letter dated March 9, 2018, I request that the base zoning on the following properties be changed as follows:

Address	Property ID	Requested Map Change
4404 SE Umatilla Street	R274996, R274997	Change base zone and Comp Plan designation from R5 to OS
8821 SE Lambert Street	R154076, R146078, R154078, R578700	Change base zone and Comp Plan designation from R7 to OS
8609 SE Lambert	R154080	Change base zone and Comp Plan designation from R7 to OS
8715 SE Lambert	R154079	Change base zone and Comp Plan designation from R7 to OS
No address	R154077	Change base zone and Comp Plan



		designation from R7 to OS
15440 SE Martins Road	R282532	Change base zone and Comp Plan designation from R20 to OS
4305 SE Harney	R274987	Change base zone and Comp Plan designation from R5 to OS
No address	R275457, R275458	Change base zone and Comp Plan designation from R10 to OS
No address	R314285	Change base zone and Comp Plan designation from R10 to OS
1315-1315 NE Gertz	R171693	Change base zone and Comp Plan designation from R10 to OS
No address	R305703, R305707, R305710, R305714, R305716, R305717, R305718	Change base zone and Comp Plan designation from R20 to OS
No address	R674938, R674937, R674939	Change base zone and Comp Plan designation from R7 to OS
4215 SE Tenino	R274946	Change base zone and Comp Plan designation from R5 to OS



CITY OF

**PORTLAND, OREGON****Amanda Fritz, Commissioner**

1221 SW Fourth Avenue, Suite 220

Portland, Oregon 97204

(503) 823-3008

amanda@portlandoregon.gov

March 14, 2018

To: City Council

From: Commissioner Fritz

CC: Marty Stockton, Project Manager, Eric Engstrom, Principal Planner; Susan Anderson, Director

RE: Agenda #257 – Comprehensive Plan Map Refinement Project

In support of Portland Parks & Recreation's letter dated March 9, I request that the following regional trail segments be added to the Comprehensive Plan map:

1. NW Thurman connection to Willamette Greenway Trail along NW 15<sup>th</sup> (approximately 425 feet of trail)
2. East Delta Park Connection to Marine Drive Trail (approximately 1,300 feet of trail)

3/14/18 AF moved  
TW ZML  
VOTE MAP 3/14/18



# PORTLAND PARKS & RECREATION™

Healthy Parks, Healthy Portland

VIA E-MAIL TO [cpmaprefinement@portlandoregon.gov](mailto:cpmaprefinement@portlandoregon.gov)

March 9, 2018

City of Portland Planning and Sustainability Commission and BPS Staff  
1900 SW 4<sup>th</sup> Ave., Suite 7100  
Portland, OR 97201

RE: Map Refinement Project, requested changes

Commissioners and staff:

Portland Parks & Recreation would like to request that the following regional trail segments be added to the Comprehensive Plan map (maps attached):

1. NW Thurman Connection to Willamette Greenway Trail along NW 15<sup>th</sup>. This is approximately 425 feet of trail.
2. East Delta Park Connection to Marine Drive Trail. This is approximately 1,300 feet of trail.

These two changes were requested of the Planning & Sustainability Commission in October 2017 but apparently and accidentally were not acted on or included in their list of recommended revisions.

In addition to the trail revisions, we wish to have the property at 6732 SW 42<sup>nd</sup> Ave rezoned from Residential (R7) to Open Space (OS). This property is directly adjacent to Gabriel Park, was very recently purchased by Portland Parks & Recreation, and will become part of Gabriel Park, and needs to reflect the Park's OS zoning.

Sincerely,

Brett Horner  
Parks & Trails Planning Manager  
Portland Parks & Recreation

Attachments

Administration  
1120 S.W. 5th Ave., Suite 1302  
Portland, OR 97204  
Tel: (503) 823-7529 | Fax: (503) 823-6007

**PORTLANDPARKS.ORG**  
Amanda Fritz, Commissioner  
Mike Abbate, Director



*Sustaining a healthy park and recreation system to make Portland a great place to live, work and play.*

# Region Trail Connection NW Thurman to the Willamette River





# Region Trail Connection East Delta Park to Marine Dr. Trail





6732 SW 42ND AVE



188960

REZONE FROM R7 TO OS



# PORTLAND PARKS & RECREATION™

Healthy Parks, Healthy Portland

October 23, 2017

City of Portland Planning and Sustainability Commission  
1900 SW 4<sup>th</sup> Ave., Suite 7100  
Portland, OR 97201

RE: Map Refinement Project, requested changes

Commissioners:

Portland Parks & Recreation would like to request that the following regional trail segments be added to the Comprehensive Plan map (maps attached):

1. NW Thurman Connection to Willamette Greenway Trail along NW 15<sup>th</sup>. This is approximately 425 feet of trail.
2. East Delta Park Connection to Marine Drive Trail. This is approximately 210 feet of trail.

Sincerely,

Brett Horner  
Planning and Trails Manager  
Portland Parks & Recreation

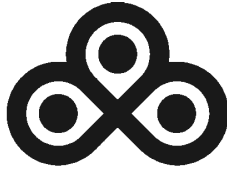
Attachments

Administration  
1120 S W 5th Ave., Suite 1302  
Portland, OR 97204  
Tel (503) 823-7529 | Fax (503) 823 6007

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Amanda Fritz, Commissioner  
Mike Abbate, Director



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---

## MEMO

**DATE:** March 8, 2018  
**TO:** Portland City Council  
**FROM:** Marty Stockton, Project Manager and SE District Liaison  
**CC:** Susan Anderson, Director  
Joe Zehnder, Chief Planner  
Eric Engstrom, Principal Planner  
**SUBJECT:** **March 14, 2018 Council Hearing:** Map Refinement Project – technical map change additions, errata and testimony

---

On February 5, 2018, the Recommended Draft of the Map Refinement Project was published for the Portland City Council consideration. Following the publication of the Recommended Draft:

- Community members were invited to submit their written testimony to Council beginning on February 5 until March 14, or in person at a public hearing on March 14, 2018.
- Public notices were mailed starting on February 16 to affected property owners and occupants, occupants within 100-feet of the subject map change recommendations, as well as recognized organizations, interested parties, etc.

Council will consider public testimony at a work session tentatively scheduled for April 4. Project staff will aim to finish any needed substitute ordinance or replacement exhibits by the end of April, so that Council is able to make motions on the amendments/substitutes on May 9. The final reading is scheduled for May 24. The Map Refinement Project will have a June 25, 2018 effective date.

This memo includes technical map change additions and errata for Council consideration. In Attachment A, a table includes a listing of testimony received on the Recommended Draft between the dates of February 5 and March 8, 2018.

### Technical Map Change Additions

Since publication of the Recommended Draft, project staff has continued to monitor and coordinate with other bureaus on potential map changes that would align with the scope of this project. Table 1



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below summarizes the short list of new technical map changes staff recommends for inclusion in the project. These would have been included in the Recommended Draft had they been identified earlier.

**Table 1. Technical Map Change Additions**

Location	Neighborhood	Category and Rationale for adding in the Map Refinement Project	Description of Map Change(s)
4910 SW 45th Ave	Bridlemile	<b>Other technical and policy-related:</b> This property is split-zoned. Inclusion in the Map Refinement Project would rectify the split-zoned nature of the site.	<b>Comp Plan:</b> Single-Dwelling 5,000, Multi-Dwelling 2,000 to Multi-Dwelling 2,000  <b>Zoning:</b> R5p, R2 to R2p, R2
1522-1524 SE Belmont St	Buckman	<b>Other technical and policy-related:</b> This property is split-zoned. Inclusion in the Map Refinement Project would rectify the split-zoned nature of the site.	<b>Comp Plan:</b> Single-Dwelling 2,500, Multi-Dwelling 1,000 to Multi-Dwelling 1,00  <b>Zoning:</b> R2.5, R1 to R1
15615 SE Division St	Centennial	<b>Other technical and policy-related:</b> This property is split-zoned. Inclusion in the Map Refinement Project would rectify the split-zoned nature of the site.	<b>Comp Plan:</b> Multi-Dwelling 3,000, Mixed Use Civic Corridor (MU-C) to Mixed Use Civic Corridor (MU-C)  <b>Zoning:</b> R3a, CM1 to CM1
15400 SE Powell Blvd	Centennial	<b>Other technical and policy-related:</b> This property, a corner lot, contains a nonconforming commercial building and use since the 1950s. Inclusion in the Map Refinement Project would acknowledge the commercial building and use with the Commercial Residential (CR) zoning.	<b>Comp Plan:</b> Single-Dwelling 5,000 to Mixed Use Dispersed (MU-D)  <b>Zoning:</b> R5a to CR
5308 NE 30th Ave	Concordia	<b>Other technical and policy-related:</b> This property, a corner lot, contains a nonconforming commercial building circa 1912. A nonconforming situation review was done in 1997. Inclusion in the Map Refinement Project would acknowledge the commercial building with the Commercial Residential (CR) zoning.	<b>Comp Plan:</b> Single-Dwelling 2,500 to Mixed Use Dispersed (MU-D)  <b>Zoning:</b> R2.5ah to CRh



Location	Neighborhood	Category and Rationale for adding in the Map Refinement Project	Description of Map Change(s)
2935 N Vancouver Ave	Eliot	<b>Other technical and policy-related:</b> This Emanuel Hospital property is split-zoned with the mapped Albina Community Plan District on the northern portion of the tax lot. This is a mistake that was made on the mylar maps due to the tax lot lines being drawn in the wrong location. Intent was that the Albina Community Plan District boundary follow the north side of tax lot 1N1E27AC 200. Inclusion in the Map Refinement Project would rectify the split-zoned nature of the site.	<b>Comp Plan:</b> No change  <b>Zoning:</b> Move the Albina Community Plan District boundary to the north side of tax lot 1N1E27AC 200.
5303 SW Dosch Rd	Hillsdale	<b>Other technical and policy-related:</b> This property is split-zoned. Inclusion in the Map Refinement Project would rectify the split-zoned nature of the site.	<b>Comp Plan:</b> Single-Dwelling 10,000, Single-Dwelling 7,000 to Single-Dwelling 7,000  <b>Zoning:</b> R10, R7 to R7
326-334 SW Hamilton St	Homestead	<b>Other technical and policy-related:</b> This property is split-zoned. Inclusion in the Map Refinement Project would rectify the split-zoned nature of the site.	<b>Comp Plan:</b> Single-Dwelling 5,000, Multi-Dwelling 2,000 to Multi-Dwelling 2,00  <b>Zoning:</b> R5, R2 to R2
2929 N Russet St	Kenton	<b>Other technical and policy-related:</b> This property, a corner lot, contains a nonconforming commercial building circa 1910. A 2017 BDS public registry confirmed nonconforming status. Inclusion in the Map Refinement Project would acknowledge the commercial building with the Commercial Mixed Use – 1 (CM1) zoning.	<b>Comp Plan:</b> Multi-Dwelling 2,000 to Mixed Use Dispersed (MU-D)  <b>Zoning:</b> R2a to CM1
2911 N Russet St	Kenton	<b>Other technical and policy-related:</b> This property is split-zoned. Inclusion in the Map Refinement Project would rectify the split-zoned nature of the site.	<b>Comp Plan:</b> Single-Dwelling 5,000, Multi-Dwelling 2,000 to Multi-Dwelling 2,00  <b>Zoning:</b> R5a, R2a to R2a
1705 SE 36th Ave, 1708 SE 36th Ave	Richmond	<b>Other technical and policy-related:</b> These properties are split-zoned. Inclusion in the Map	<b>Comp Plan:</b> Single-Dwelling 5,00 and Single-



Location	Neighborhood	Category and Rationale for adding in the Map Refinement Project	Description of Map Change(s)
		Refinement Project would rectify the split-zoned nature of the sites.	Dwelling 2,500 to Single-Dwelling 2,500  <b>Zoning:</b> R5, R2.5 to R2.5
5240 NE 89th Ave	Sumner	<b>Other technical and policy-related:</b> Inclusion in the Map Refinement Project would match the zoning to the existing Comprehensive Plan Map designation of Multi-Dwelling 1,000. The existing development includes five, one-story buildings total with three duplex structures and one single-family house for 10-units.	<b>Comp Plan:</b> No change  <b>Zoning:</b> R7h to R1
Quarter-Section Map 3155	Sunnyside	<b>Other technical and policy-related:</b> There is a 10-foot Commercial Buffer Overlay and Zone Line (33.410.040A) reference on Quarter-Section Map 3155 to a code section that was deleted in the Adopted 2035 Comprehensive Plan. This buffer rules were added to SE Belmont Street in 1995. Staff used a different mapping technique: squiggly lines, instead of the Buffer “b” overlay. The “b” overlay was removed in all commercial zones in December 2016, as the commercial mixed use base zones were improved with buffer-type standards. Staff want to remove the squiggly lines and code reference to a code section that has been deleted.	<b>Comp Plan:</b> No change  <b>Zoning:</b> Removal of a code reference on Quarter-Section Map 3155, which was deleted in the 2035 Comprehensive Plan
4825 N/ SE Woodstock Blvd, 4937 WI/ SE Woodstock Blvd	Woodstock	<b>Other technical and policy-related:</b> These properties are split-zoned sites. Inclusion in the Map Refinement Project would rectify the split-zoned nature of the two sites.	<b>Comp Plan:</b> No change  <b>Zoning:</b> R2.5 to CM2

## Errata

Since initial publication of this document, minor errors have been discovered that should be corrected before the public hearing on March 14. These are instances where staff incorrectly described or mapped a recommended map change or another aspect of the Recommended Draft that needs to be corrected. Table 2 provides a summary of the errors and corrections needed.



**Table 2. Staff Recommended Errata Corrections**

Location	Neighborhood	Description of Errata	Description of Map Change(s)
4337 NE Prescott (Map Change #1686)	Cully	This property, in error, was omitted from inclusion into the 42 <sup>nd</sup> /Killingsworth Neighborhood Center boundary.	<b>Comp Plan:</b> Multi-Dwelling 3,000 to Mixed Use – Neighborhood (MU-N) and inclusion into the 42 <sup>nd</sup> /Killingsworth Neighborhood Center boundary  <b>Zoning:</b> No change
402 NE 156th Ave, 408 NE 156th Ave, 357 NE 157th Ave, 401 NE 157th Ave	Glenfair	These four properties were changed from R2.5 to R2 in the 2035 Comprehensive Plan. The “d” overlay should be added to match the surrounding R2adh zoning pattern.	<b>Comp Plan:</b> No change  <b>Zoning:</b> Adding the Design “d” overlay
Several properties included in Map Change #1220	Hazelwood	These R5a(R2) areas are surrounded by R2ad. The “d” overlay should be added to match the surrounding R2ad zoning pattern if/when these properties are rezoned to R2 in the future.	<b>Comp Plan:</b> Multi-Dwelling 2,000 with a future Design “d” Comprehensive Plan overlay  <b>Zoning:</b> No change
12959 E Burnside St, 13125 W/ E Burnside St	Hazelwood	These R5a(R2) properties are surrounded by R2ad. The “d” overlay should be added to match the surrounding R2ad zoning pattern if/when these properties are rezoned to R2 in the future.	<b>Comp Plan:</b> Multi-Dwelling 2,000 with a future Design “d” Comprehensive Plan overlay  <b>Zoning:</b> No change
SEC/ 101st & SE Market St (R159234)	Hazelwood	This Portland Adventist Medical Center property was changed from CO2 and IRd to CI2d in the 2035 Comprehensive Plan. The “d” overlay should be added to the northwest portion of the tax lot to match the surrounding CI2d zoning pattern of the medical institution.	<b>Comp Plan:</b> No change  <b>Zoning:</b> Adding the Design “d” overlay

Per testimony received by the Sellwood-Moreland Improvement League (SMILE) dated February 23, 2018, the following corrections to page 85 of the Recommended Draft are to be acknowledged into the public record:



- Three testimony items by Steve Szigethy: Although Mr. Szigethy was a member of the SMILE Board of Directors, his testimony was on behalf of himself, not SMILE. Please delete SMILE as the organization he represents.
- SMILE testimony by Joel Leib and David Schoellhamer: These testimonies were identical and supported the Discussion Draft with one exception. The oral testimony by David Schoellhamer should be “support with modification” not “oppose”.



## Attachment A. Testimony on the Recommended Draft received between February 5 and March 8, 2018

To search for and view testimony, please visit the website: [www.portlandmaps.com/bps/testimony](http://www.portlandmaps.com/bps/testimony) and search by Testimony/Comment ID # as shown in the fifth column below.

**Table 1: Public Testimony**

Change #	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
#1799	815 and 705 N Fremont St	Boise	Feb. 15, 2018	#25018	David and Aviva Nash	Oppose
N/A	5505 SE 28th Avenue (R328279, R328278)	Eastmoreland/Reed	March 3, 2018	#25055	Gary N. Okamoto	New Request
#1717	4265-4275 NE Halsey St, 4325 NE Halsey St, 4400 NE Broadway, 1511 NE 45th Ave	Hollywood	March 8, 2018		Jessica Engelman	Support
N/A	424 NE 22nd Avenue and 2307 NE Flanders Street	Kerns	Feb. 12, 2018	#25017	Jeff Carr, Chief Executive Officer, Albertina Kerr	New Request
#1828	126 WI/ NE Alberta Street	King	Feb. 22, 2018	#25021	Jacquie Walton	Oppose or *Other
#1839	112 NE Killingsworth Street	King	Feb. 27, 2018	#25025	Sara Gates	*Other
N/A	5020 NE Martin Luther King Blvd, 433 NE Alberta St, 433 WI/ NE Alberta St, 5017 NE Grand Ave, 5017 N/ NE Grand Ave	King	March 8, 2018	#25059	Meron Alemseghed	New Request
N/A	5020 NE Martin Luther King Blvd, 433 NE Alberta St, 433 WI/ NE Alberta St, 5017 NE Grand Ave, 5017 N/ NE Grand Ave	King	March 8, 2018	#25060	Andrew Neerman, Land Use Chair, King Neighborhood Association	Support of New Request
#1809	9811 SE Foster Road	Lents	Feb. 14, 2018	#25019	Brett Schwartz	Support
#1646	344 SE 52nd Ave	Mt Tabor	March 7, 2018	#25061	John Early and Laura Bender	Oppose
#1818	536 NE 76th Avenue	Montavilla	Feb. 22, 2018	#25022	Nghia Bui, Minh Bui, Nga Bui, and Thanh Bui, Bui Natural Tofu	Support
#1728	2425 NW St Helens Rd	Northwest District	March 8, 2018	#25062	Roma Barman	Oppose



Change #	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
#1821	147 W/ NW 19th Avenue	Northwest District	Feb. 20, 2018	#25020	James Scanlon	*Other
N/A	1809 NW Davis St	Northwest District	March 7, 2018	#25056	John Dougherty and Scott Dougherty, Dougherty Dental PC	New Request
#25054	Pearl District and citywide	Pearl District	March 2, 2018	#25054	Martha Van Dyke	*Other
#1683	5024 NE Fremont Street	Rose City Park	Feb. 23, 2018	#25026	Rick A. Peterson, Blair J. Peterson and Jason Peterson	Support
#1683	5024 NE Fremont Street	Rose City Park	March 3, 2018	#25052	Emily Courtnage and Andrew Dyke	Oppose
#1633, #1657, #1658, #1812	Multiple map changes in the Sellwood-Moreland neighborhood.	Sellwood-Moreland	Feb. 23, 2018	#25023	Joel Leib, President, Sellwood-Moreland Improvement League (SMILE)	Support with Modification and *Other
#1689	9515 and 9525 N Lombard Street	St Johns	Feb. 7, 2018	#25016	Rachel Hill	Support
#1848	9130 N Lombard Street	St Johns	Feb. 21, 2018	#25024	Christopher Roesing	Oppose or Support with Modification

\*Testimony categorized as “other” is either comments and/or questions with no clear position taken by the testifier.





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

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Teresa St Martin

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 51<sup>th</sup> 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.



188960

- 2525 W/ 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.

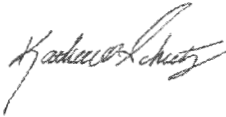
**Recommendations**

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

