



# 2035 Comprehensive Plan Map Refinement Project

Council Session  
April 25, 2018



Bureau of Planning and Sustainability  
Innovation. Collaboration. Practical Solutions.



# Council Session

- **April 25:** Council deliberation/vote to move to the second reading



# Testimony on Council Amendments

235 items of testimony received between April 4 and April 24

- 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



# **Council Amendments: New Map Changes ITEMS 1-18**



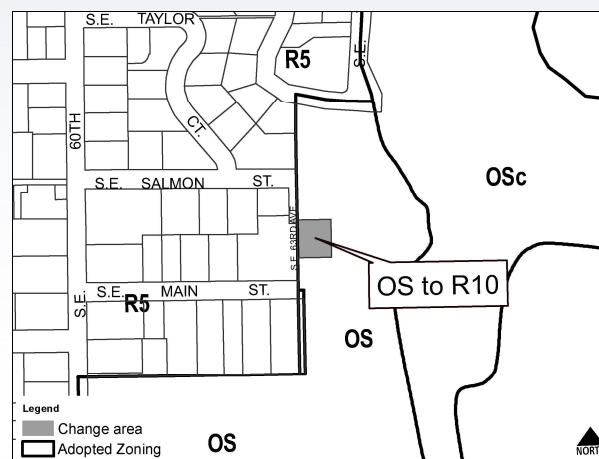


# Commissioner Fritz: #9

## RETRACTED

1226 SE 63rd Ave

- **Comp Plan:** Open Space to Single-Dwelling 10,000
- **Zoning:** OS to R10



### Rationale for Amendments:

Applying the R10 zone will acknowledge the existing single-family house that is tenant-occupied on the property. The 9,000-sq. ft. lot needs to reflect its current use, which is residential, not open space. Open space and park use are allowed in residential zones.



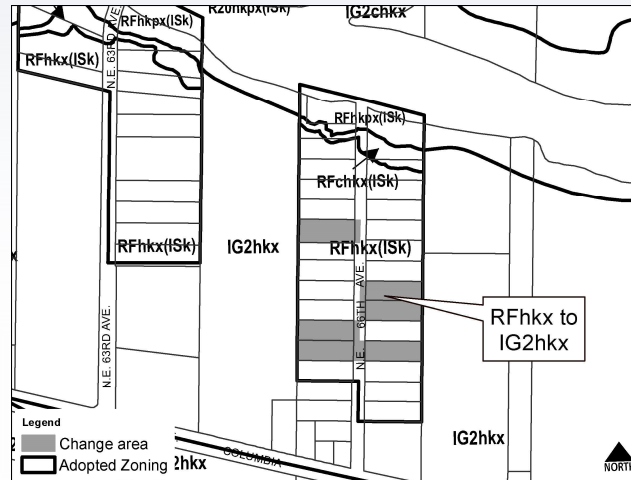
# Commissioner Fritz: #12

## ADD PROPERTY AT 6444 NE 66th Ave (R317283)

NE 66th Ave properties, north of Columbia Blvd in the Cully Neighborhood

- **Comp Plan:** No change
- **Zoning:** RFhkx to IG2hkx

**Rationale for Amendments:**  
Applying the IG2hkx zone in compliance with the Comp Plan Map designation of Industrial Sanctuary (IS).



# **Council Amendments: Modifications to PSC Recommended Map Changes**







# Commissioner Eudaly: #19

## Version #2 (PSC Recommendation)

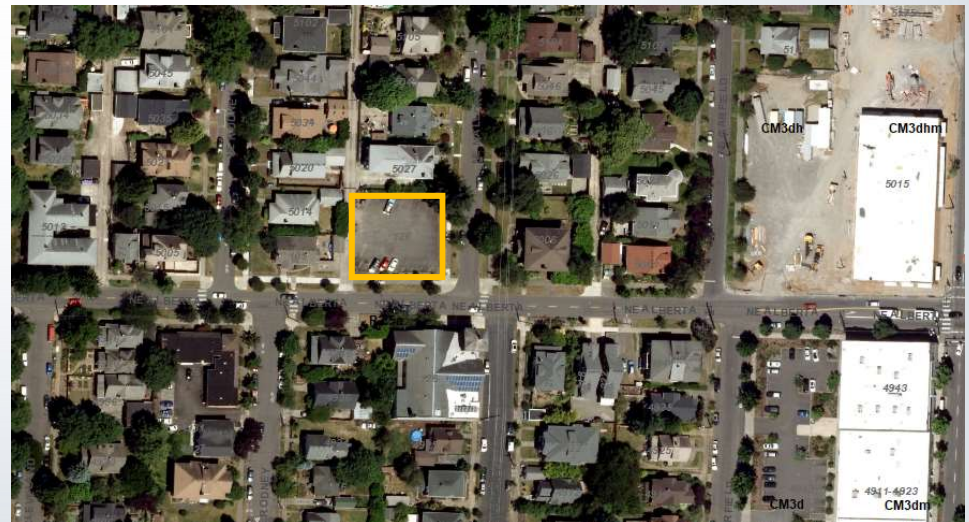
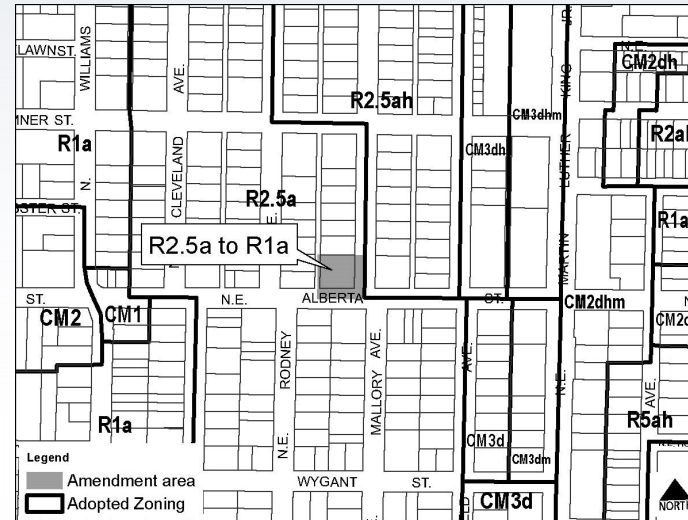
126 NE Alberta St, 126 WI/ NE  
Alberta St

### ■ Comp Plan:

- Single-Dwelling 2,500 to **Multi-Dwelling 1,000** for parking lot
- Single-Dwelling 2,500 to **No Change** for church

### ■ Zoning:

- R2.5a to **R1** for parking lot
- R2.5a to **No Change** for church



# Commissioner Eudaly: #19

## Version #3

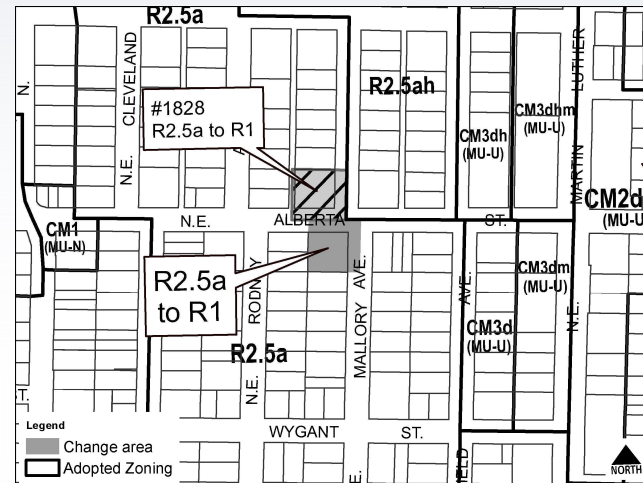
126 NE Alberta St, 126 WI/ NE Alberta St

### ■ Comp Plan:

- Single-Dwelling 2,500 to Multi-Dwelling 1,000 for parking lot
- Single-Dwelling 2,500 to Multi-Dwelling 1,000 for church

### ■ Zoning:

- R2.5a to R1 for parking lot
- R2.5a to R1 for church





[illegible]

# Commissioner Eudaly: #19

105 NE Alberta St  
(immediately west of parking lot)



Parking lot at 126 WI/ NE Alberta St



4946 NE Rodney St (immediately west of church)



Alberta Abbey church building at 126 NE Alberta St





# Commissioner Eudaly: #53

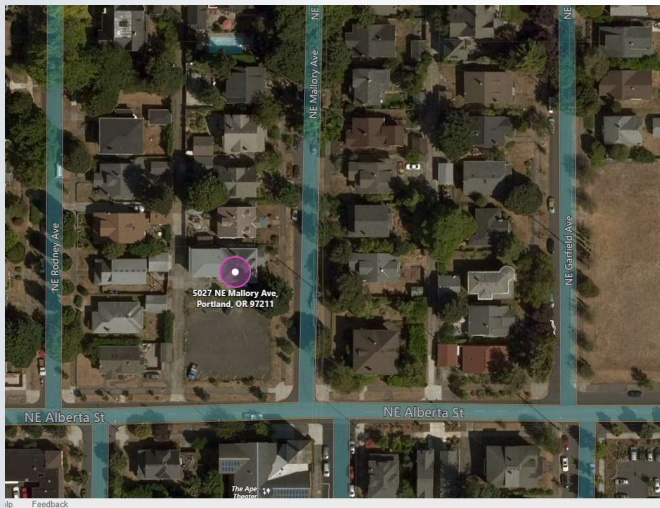
5027 NE Mallory St

- **Comp Plan:**

- Single-Dwelling 2,500 to **Multi-Dwelling 1,000**

**Zoning:**

- R2.5a to **R1**



# Next steps

- **May 24:** Council second reading/final vote



# Additional Slides



# Commissioner Eudaly: #1-3

- 919 N Cook St - EXd to CM3d
- 6261 N Cecelia St - EG2 to R2
- 4250 S/ NE Portland Hwy - R10 to R5

**Rationale for Amendments:** Reconciliation of land use and zoning maps with Bureau of development Services land use reviews and approvals that occurred after the adopted 2035 Comprehensive Plan.



# Commissioner Fish: #4

**Bureau of Environmental Services (BES) multiple sites citywide**

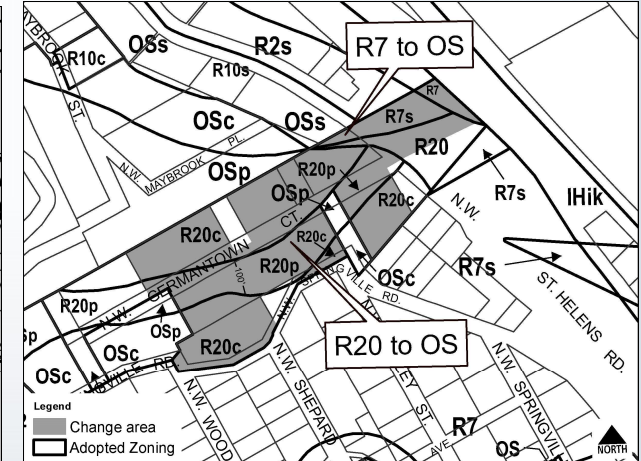
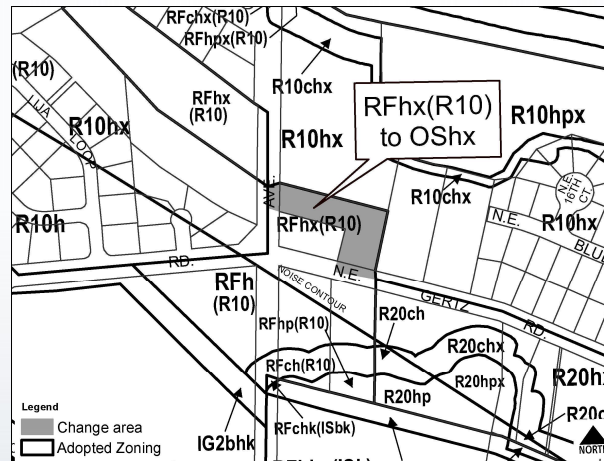
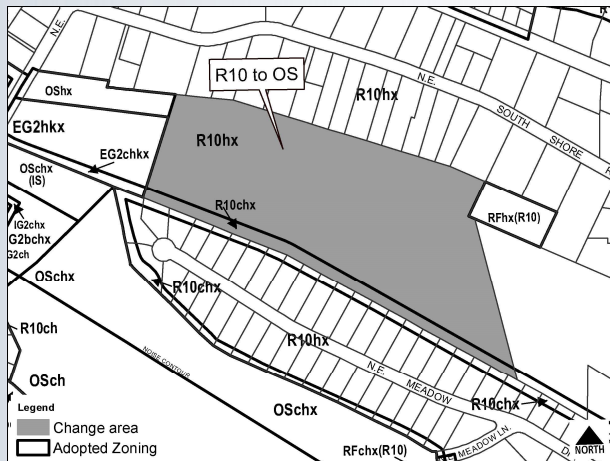
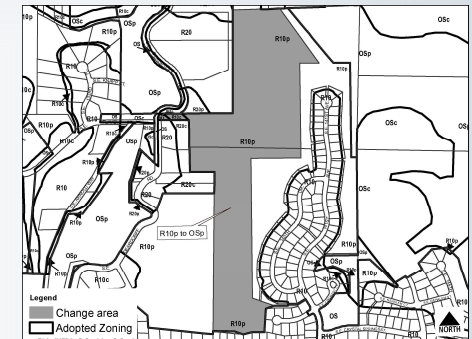
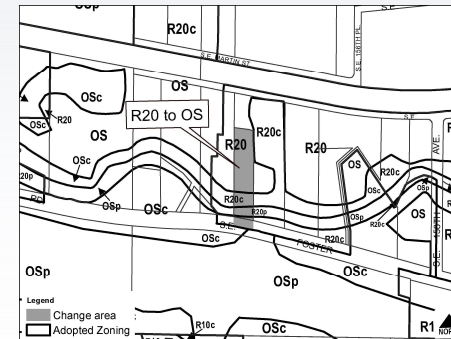
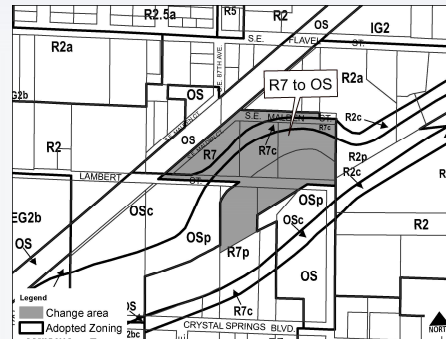
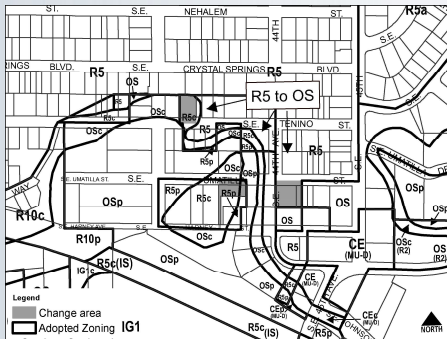
- **Comp Plan:** Various residential designations to Open Space
- **Zoning:** Various residential zones to OS

**Rationale for Amendments:** Applying Open Space (OS) zoning for BES to update their public property inventory (environmental zoning would not change, nor the plan district).





# Commissioner Fish: #4 (continued)

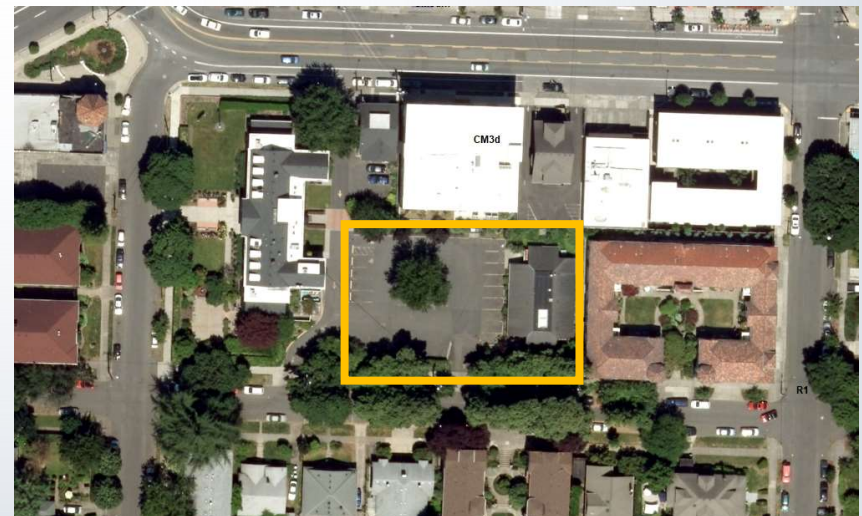
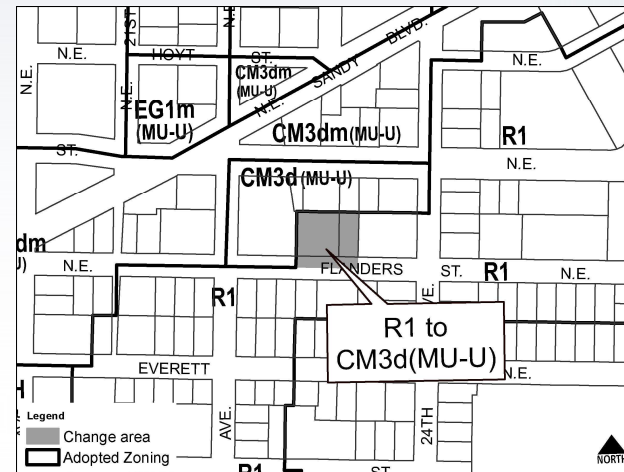


# Commissioner Fish: #5

424 NE 22nd Ave, 2307 NE  
Flanders St (Albertina Kerr site)

- **Comp Plan:** Multi-Dwelling 1,000 to Mixed Use-Urban Center (MU-U)
- **Zoning:** R1 to CM3d

**Rationale for Amendments:**  
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.

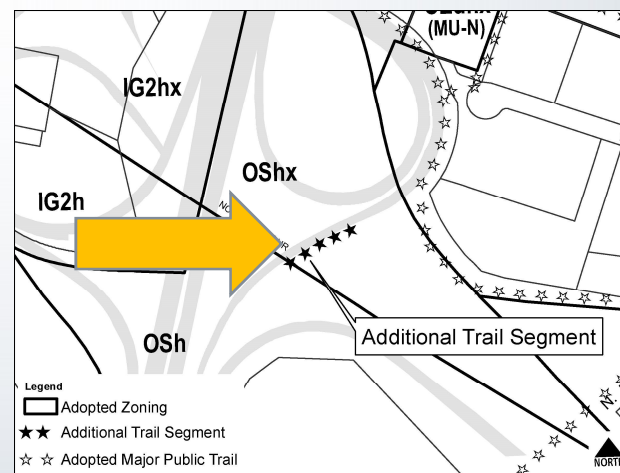
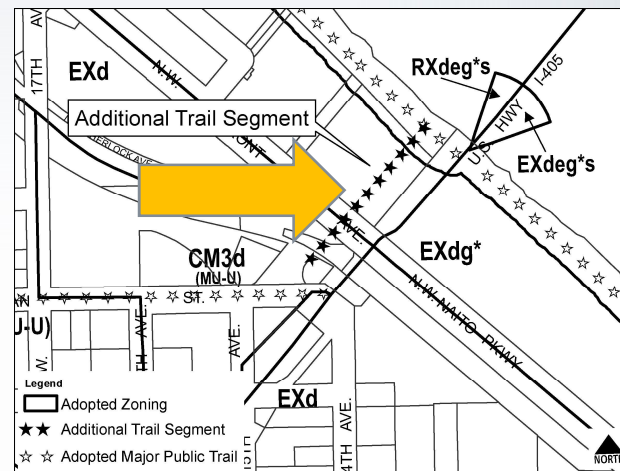


# Commissioner Fritz: #6

- NW Thurman Connection to Willamette Greenway Trail along NW 15th
- East Delta Park Connection to Marine Drive

## Rationale for Amendments:

Applying the two regional trail segments to the zoning map for Portland Parks & Recreation (PP&R) will complete mapped trail alignments.





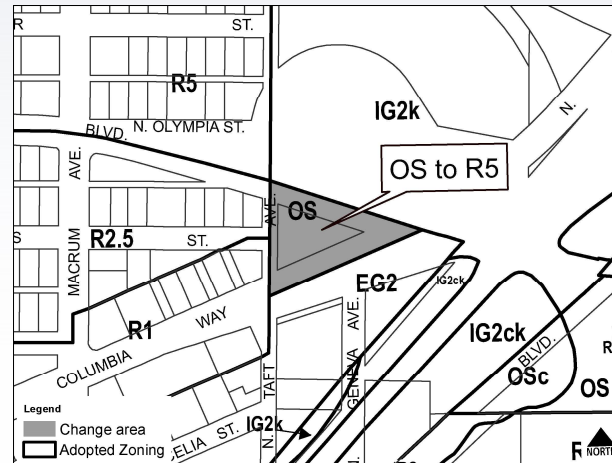
# Commissioner Fritz: #7

## 6111 N Columbia Blvd

- **Comp Plan:** Open Space to Single-Dwelling 5,000
- **Zoning:** OS to R5

### Rationale for Amendments:

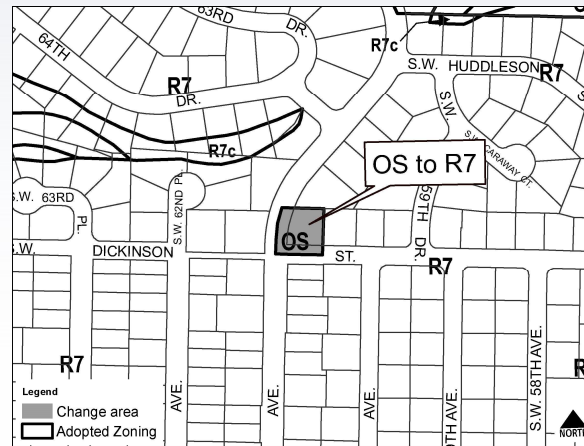
Applying the R5 zone will facilitate single-dwelling development of the site. The small parcel is not suited for park development and there is adequate park service in this area from nearby Northgate and George Parks.



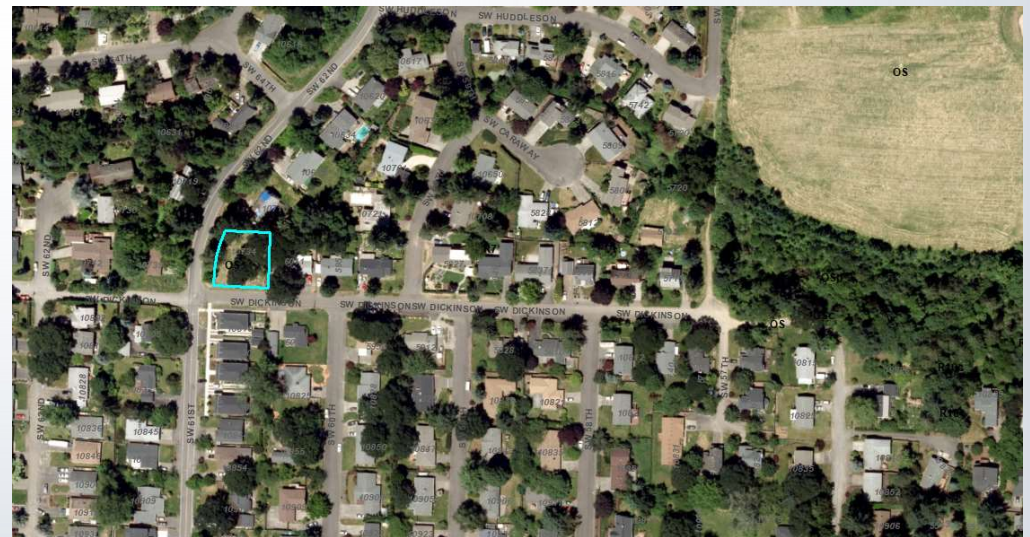
# Commissioner Fritz: #8

10734 SW 62nd Dr

- **Comp Plan:** Open Space to Single-Dwelling 7,000
- **Zoning:** OS to R7



**Rationale for Amendments:**  
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.

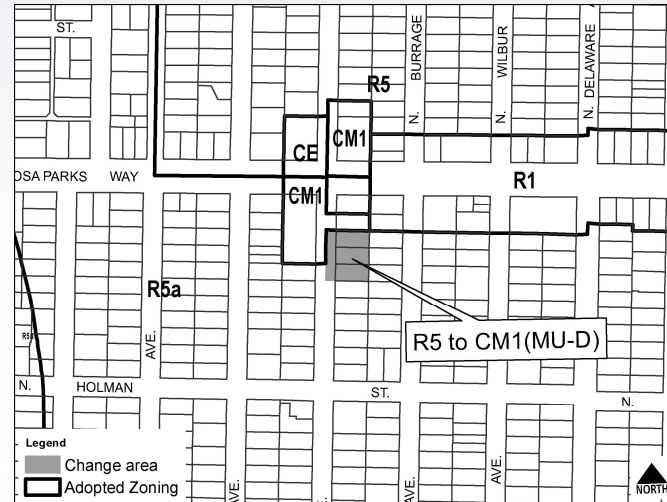


# Commissioner Fritz: #10

## 6416 N Greeley Ave

- **Comp Plan:** Single-Dwelling 5,000 to Mixed Use-Dispersed (MU-D)
- **Zoning:** R5 to CM1

**Rationale for Amendments:**  
Applying the CM1 zone will facilitate the expansion of a commercial mixed-use node along N Greeley Ave.



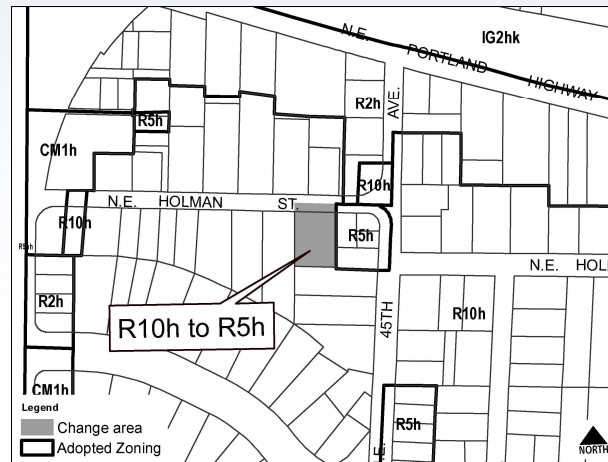


# Commissioner Fritz: #11

4404 NE Holman St

- **Comp Plan:** No change
- **Zoning:** R10h to R5h

**Rationale for Amendments:**  
Applying the R5 zone in compliance with the Comp Plan Map designation.



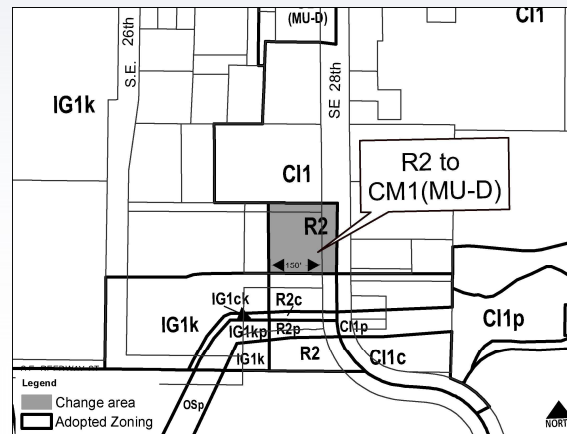
# Commissioner Fritz: #13

5505 SE 28th Ave

- **Comp Plan:** Multi-Dwelling 2,000 to Mixed Use-Dispersed (MU-D)
- **Zoning:** R2 to CM1

## Rationale for Amendments:

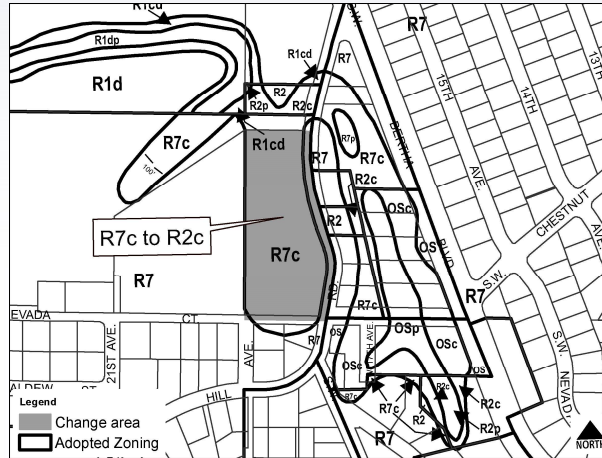
Applying the CM1 zone will acknowledge the nonconforming commercial use with a commercial mixed-use zone.



# Commissioner Fritz: #14

2374 SW Vermont St

- **Comp Plan:** Single-Dwelling 7,000 to Multi-Dwelling 2,000
- **Zoning:** R7 to R2



**Rationale for Amendment:**  
Applying the R2 zone will facilitate multi-dwelling development with an affordable housing developer. Retain environmental zones where mapped.



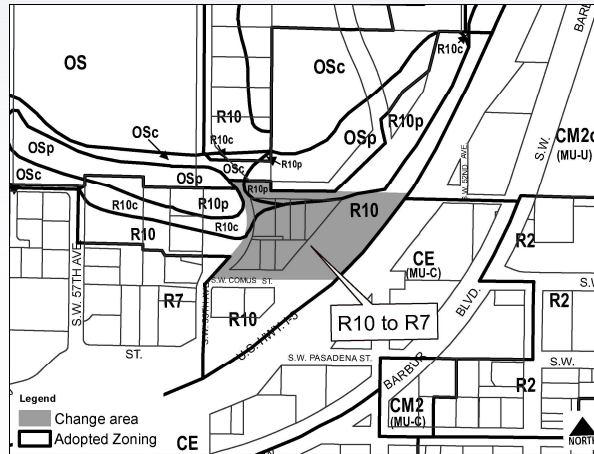


# Commissioner Fritz: #15

West Portland Park, Block 1  
(on which 10840 SW 55th Ave  
and 10810 SW 55th Ave are  
located)

- **Comp Plan:** Single-Dwelling 10,000 to Single-Dwelling 7,000
- **Zoning:** R10 to R7

**Rationale for Amendment:**  
Applying the R7 zone will allow  
these lots to be developed with  
single-dwelling development.

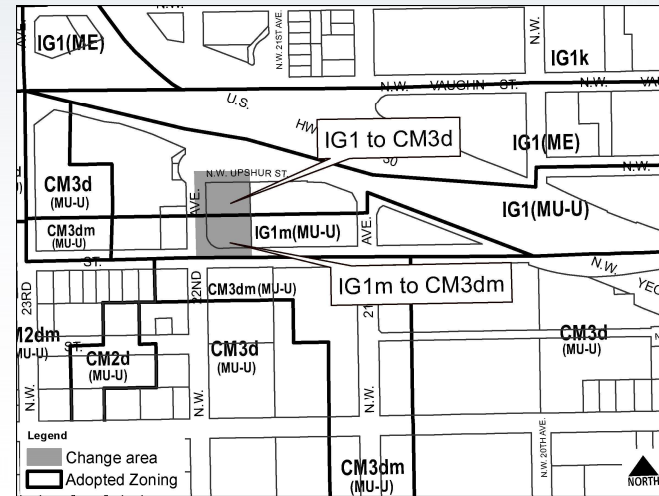


# Commissioner Fritz: #16

2169 NW Thurman St

- **Comp Plan:** No change
- **Zoning:** IG1, IG1m to CM3d and CM3dm

**Rationale for Amendment:**  
Applying the CM3d and CM3dm zones in compliance with the Comp Plan Map designation.



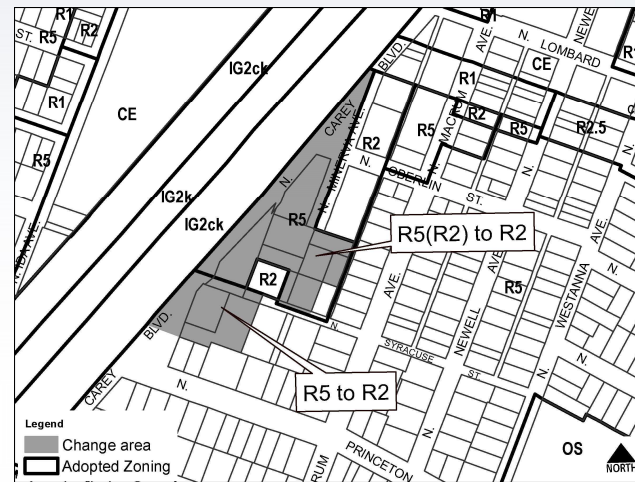


# Mayor Wheeler: #17

Portland Housing Bureau (PHB)  
site on N Syracuse St

- **Comp Plan:** No change; Single-Dwelling 5,000 to Multi-Dwelling 2,000
- **Zoning:** R5 to R2

**Rationale for Amendment:**  
Applying the R2 zone in compliance with the Comp Plan Map and map change to R2 will facilitate redevelopment of a site providing needed affordable housing.

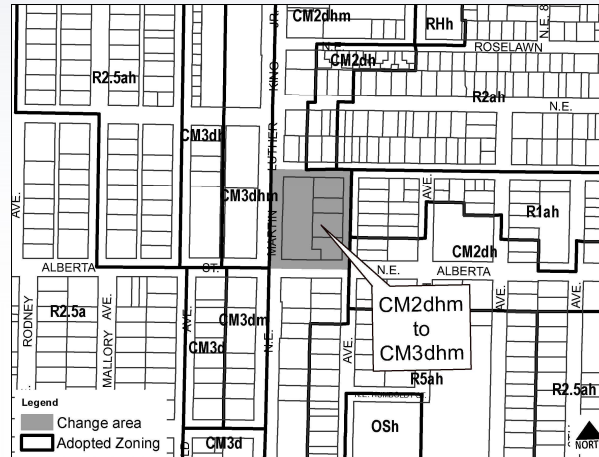


# Mayor Wheeler: #18

5020 NE Martin Luther King Blvd,  
433 NE Alberta St, 433 WI/ NE  
Alberta St, 5017 NE Grand Ave,  
5017 N/ NE Grand Ave

- **Comp Plan:** No change
- **Zoning:** CM2dhm to CM3dhm

**Rationale for Amendment:**  
Applying the CM3dhm zone in compliance with the Comp Plan Map designation of Mixed Use-Urban Center (MU-U) will facilitate a potential full block redevelopment at a key intersection.

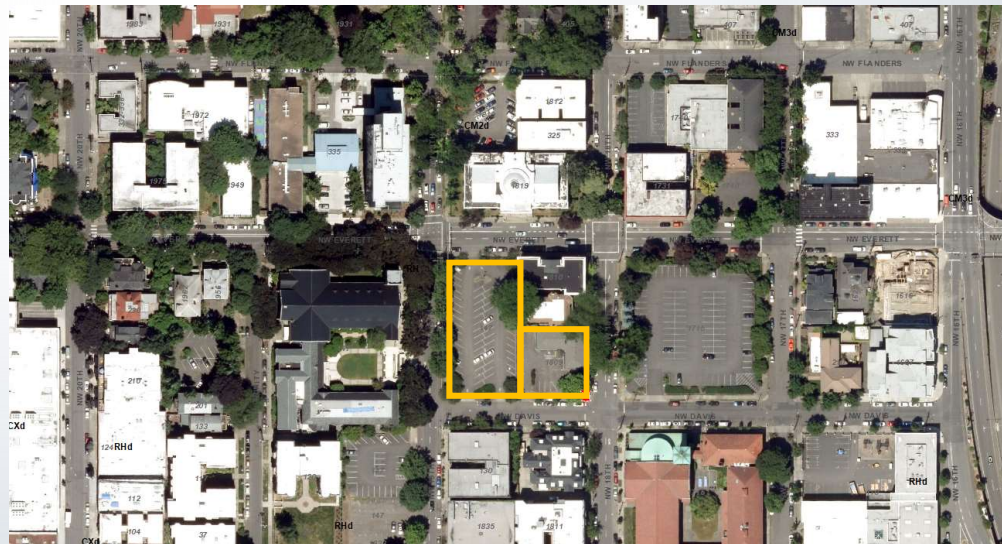
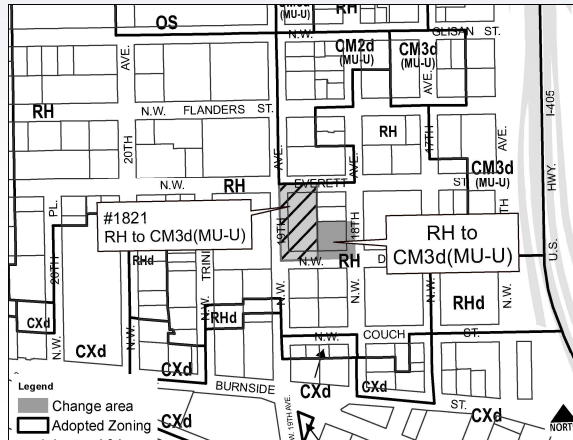




# Commissioner Fritz: #20

**147 WI/ NW 19th Ave, 1807  
NW Davis St**

- **Comp Plan:** High Density Residential to Mixed Use-Urban Center (MU-U)
  - **Zoning:** 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.



# Commissioner Fritz: #20

**Parking lot at 147 WI/ NW 19th Ave**



**Dental office at 1807 NW Davis St**

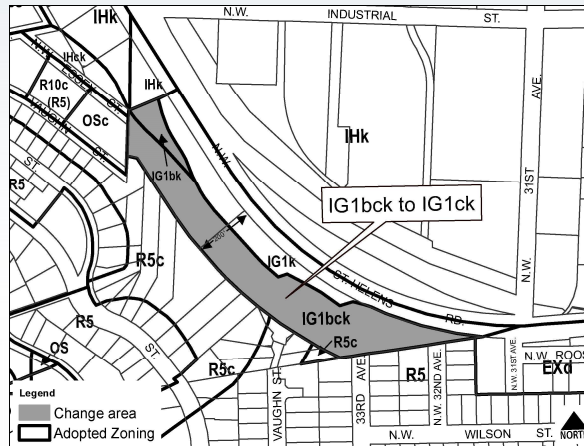




# Commissioner Fritz: #21

2525 WI/ NW St Helens Rd,  
2425 NW St Helens Rd

- **Comp Plan:** No change
  - **Zoning:** Retain the Buffer “b” Overlay zone
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.
  2. Staff now recommends retaining the Buffer “b” Overlay zone where mapped on employment and industrial zoned areas.



# Buffer Overlay Zone

The map displays the following information:

- Urban Service Boundary:** Indicated by a dashed black line.
- Remove Buffer Zone (b):** Represented by blue shaded areas.
- Removed Buffer Zone (b) - adopted:** Represented by red shaded areas.
- Open Space (OS):** Light green shading.
- Single Family Residential Zones:** Yellow shading.
- Multi-Dwelling Residential Zones:** Light blue shading.
- Institutional Zones:** Orange shading.
- Commercial Zones:** Pink shading.
- General Employment 1 (EG1):** Light purple shading.
- General Employment 2 (EG2):** Medium purple shading.
- Central Employment (EX):** Dark purple shading.
- Industrial Zones:** Grey shading.

Geographic features include the Columbia River, Hayden Island, Government Island, International Airport, and major roads like I-5, I-84, US 30, and various local streets such as Mill Plain Blvd, Lewis & Clark Hwy, Sandy Blvd, Division St, Foster Rd, Macadam Ave, and Sunnyside Rd. Neighboring cities like Vancouver, Beaverton, Hillsdale, Tigard, Milwaukie, Happy Valley, and Sunnyvale are also labeled.

City of Portland, Oregon//Bureau of Planning &amp; Sustainability//Geographic Information System



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City of Portland, Oregon  
Tad Winkler, Mayor • Susan Anderson, Director



# **Council Amendments #22-43: Consent Package (Minor Technical Map Change Additions and Errata)**



# Process update

- Recommended Draft
  - 117 public testimony items (Feb. 5 - Mar. 19)
- Commissioner Fritz requests that **Council accept written testimony** on amendments that are moved/seconded on April 4 (today)
- If Council directs, send testimony to:  
[cpmaprefinement@portlandoregon.gov](mailto:cpmaprefinement@portlandoregon.gov)

