



# 2035 Comprehensive Plan Map Refinement Project

Council Session  
May 2, 2018



Bureau of Planning and Sustainability  
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# Council Session

## Council actions for today:

- Council deliberation/vote to move to the second reading for Amendments #12, #17, #19 and #53; and new Amendments #54 and #55 based on testimony.
- Council vote to accept a substitute ordinance and exhibits and move to the second reading on May 24, 2018.

# Testimony on Council Amendments #12, #17, #19 and #53

116 items of testimony received between April 25 and April 30

- Amendment #12 - 0 items of testimony
- Amendment #17 - 4 items of testimony
- Amendment #19 - 109 items of testimony
- Amendment #53 - 76 items of testimony (overlap with #19)
- Non-Amendment related - 2 items of testimony

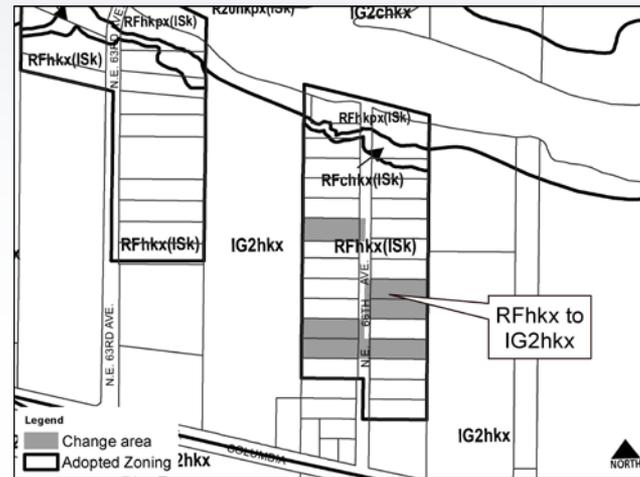
# Commissioner Fritz: #12

## 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).

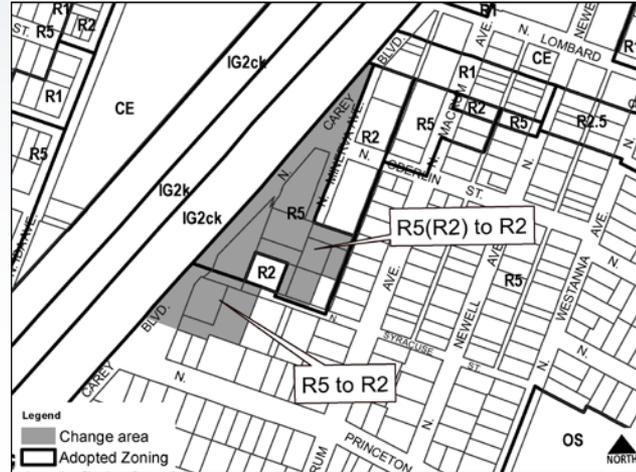


# Mayor Wheeler: #17

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: #17



Entering site from south, looking north towards Lombard St. Sequoia to right (2<sup>nd</sup> tree behind the front-most tree). Railroad “cut” to left.



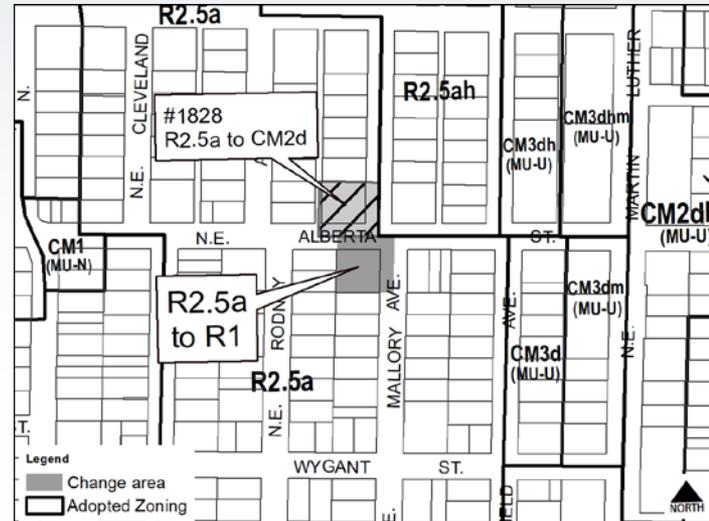
Looking south; Railroad “cut” is to the right (west).

# Commissioner Eudaly: #19

## Option #1

126 NE Alberta St, 126 WI/ NE Alberta St

- **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

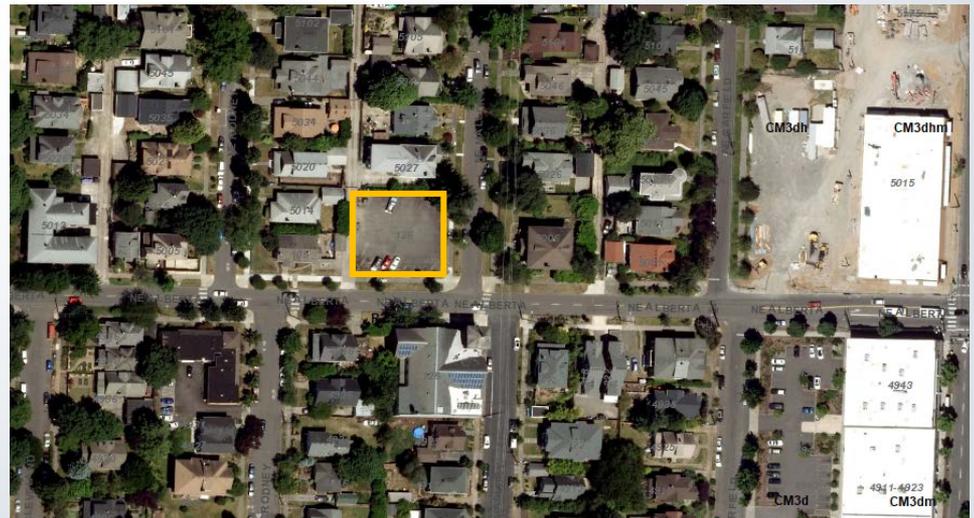
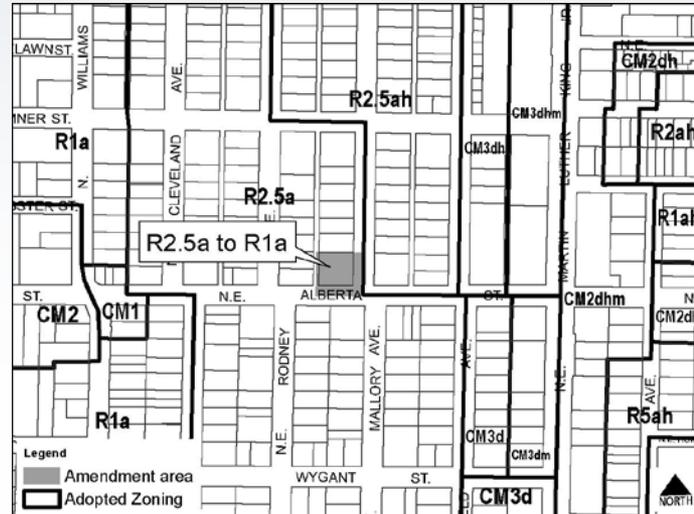


# Commissioner Eudaly: #19

## Option #2 (PSC Recommendation and the Default)

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

## Option #3 (Fritz's amendment to Amendment 19)

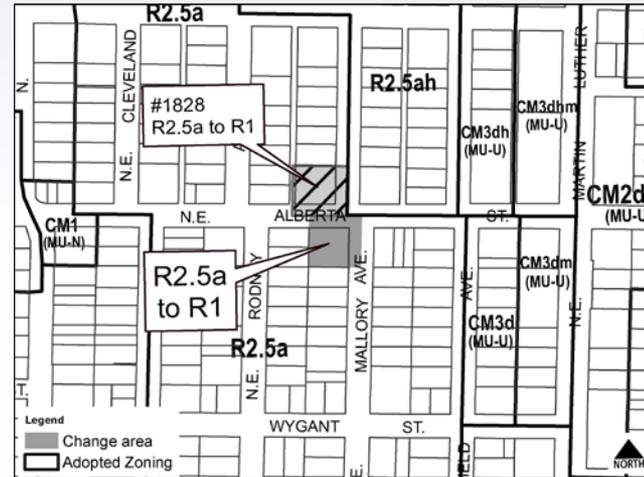
126 NE Alberta St, 126 WI/ NE Alberta St

### ■ Comp Plan:

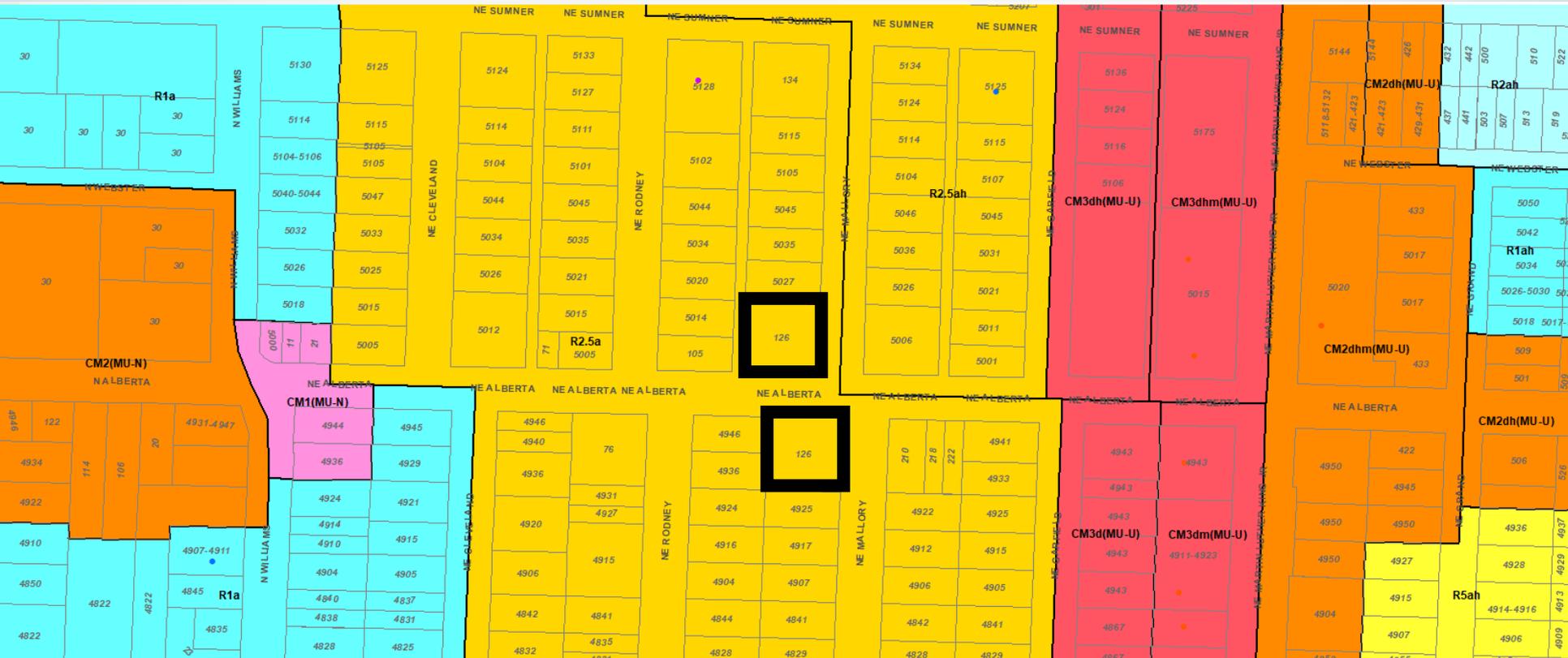
- Single-Dwelling 2,500 to **Multi-Dwelling 1,000** for parking lot
- Single-Dwelling 2,500 to **Multi-Dwelling 1,000** for church

### ■ Zoning:

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



# Commissioner Eudaly: #19



# 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**

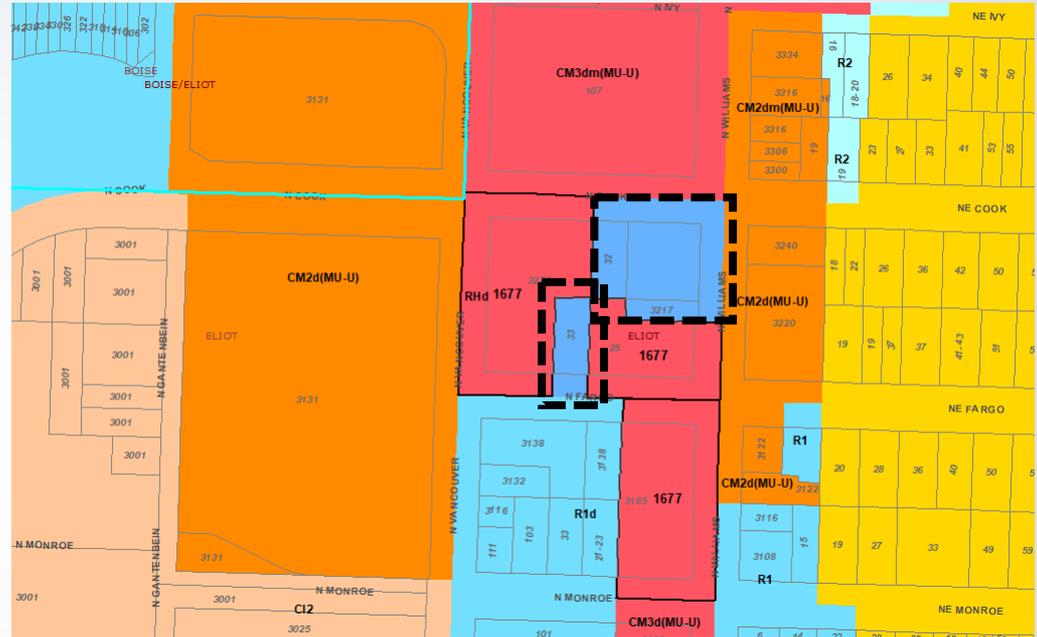


# Mayor Wheeler: #54

33 N FARGO ST, 3217 N  
WILLIAMS AVE, N COOK & N  
WILLIAMS AVE, 32 N COOK ST

- **Comp Plan:** High Density Residential to Mixed Use-Urban Center (MU-U)
- **Zoning:** RHd to CM3d

**Rationale for Amendment:**  
Remainder of block has been changed through Map Refinement project to CM3d (MU-U). Request came in via Council testimony.





# Next steps

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