



Montgomery Park Area Plan

Proposed Draft

Volume 4: Amendments to Guild's Lake Industrial Sanctuary Plan and Northwest District Plan

April 15, 2024



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How to read this document:

This document includes proposed amendments to the Guild’s Lake Industrial Sanctuary Plan (2001) and Northwest District Plan (2003) that are a result of the proposed Montgomery Park Area Plan (MPAP). This report and the amendments include an overview context statement for each plan, as well as specific text and map amendments for each plan.

The context statement, and specific text and/or map amendments are shown on odd numbered pages. Where amendments to the text of a plan is proposed, the language to be **added** is underlined and the language to be **deleted** is shown in ~~striketrough~~.

Commentary that explains the purpose and/or intent of the amendment is shown on the preceding even-numbered page.

Commentary

Section 1: Amendments to the Guild's Lake Industrial Sanctuary Plan

The "Context and Intent" statement describes why the MPAP includes amendments to the Guild's Lake Industrial Sanctuary plan. The statement provides context and discusses relevant policy considerations for the proposed amendments.

Section 1: Guild’s Lake Industrial Sanctuary Plan - Amendments

Context and Intent

The MPAP geography covers the area bounded by NW Nicolai Street to the north, NW Vaughn Street to the south, and Highway 30 to the east. Shifting work trends and large vacant or underutilized sites present an opportunity to re-envision much of the area as a more intensely developed mixed-use and transit-oriented district close to the Central City with an emphasis on the development of employment space and affordable housing within the plan area. New housing and jobs near the Central City and the thriving Northwest District connected by a high-quality transit investment supports key City policies around employment, equity, housing needs, and climate resilience.

The Guild’s Lake Industrial Sanctuary Plan (GLIS), adopted in 2001, included a directive to add a transition subdistrict with the adoption of the Northwest District Plan in 2003. The subdistrict amendment adopted with the Northwest District Plan resulted in Subdistrict B of the Guild’s Lake Industrial Sanctuary Plan District in the City of Portland zoning code. This subdistrict added use-specific regulations and development standards with the goal of incentivizing development of general employment type uses and limiting conflicts between residential and industrial uses. The 2035 Comprehensive Plan (2018) update further emphasized the employment and transition focus of the area by amending the Comprehensive Plan Map designations from “Industrial Sanctuary” to “Mixed-Employment” on many properties in the MPAP.

The MPAP is a further evolution and refinement of the employment and transition focus of the area. By removing this area from the GLIS plan boundary, the MPAP can employ a modern set of regulatory tools to manage conflicts between the industrial uses in GLIS and the dense mix of uses to the south. The MPAP also allows for the area to meet a broader set of Comprehensive Plan goals related to employment, housing, transit-oriented development, and equitable development. The MPAP retains an employment-only buffer along the southern side of NW Nicolai Street. The Vaughn-Nicolai Plan District in the zoning code includes setback and noise mitigation provisions, non-residential use requirements and affordable commercial space requirements that serve to create a more gradual and active transition from the dense, mixed-use, residential Northwest District and the industrial and employment uses in Guild’s Lake.

The MPAP amends the GLIS plan boundary to remove areas where the current GLIS boundary overlaps with the proposed MPAP plan area, but does not amend GLIS policies or objectives. Specific amendments to the GLIS plan listed by page number can be found on the following pages.

Commentary

Summary of Guild's Lake Industrial Sanctuary Plan Amendments

This table summarizes the proposed amendments to the Guild's Lake Industrial Sanctuary Plan.

Amendments to the Guild’s Lake Industrial Sanctuary Plan

The Montgomery Park Area Plan (MPAP), adopted on [to be determined], amended elements of the Guild’s Lake Industrial Sanctuary Plan. These amendments consist primarily of map changes, removing the portions of the MPAP plan area previously within the Guild’s Lake Industrial Sanctuary plan area. In addition to the map changes, the MPAP removes text references to the amended geographies where necessary.

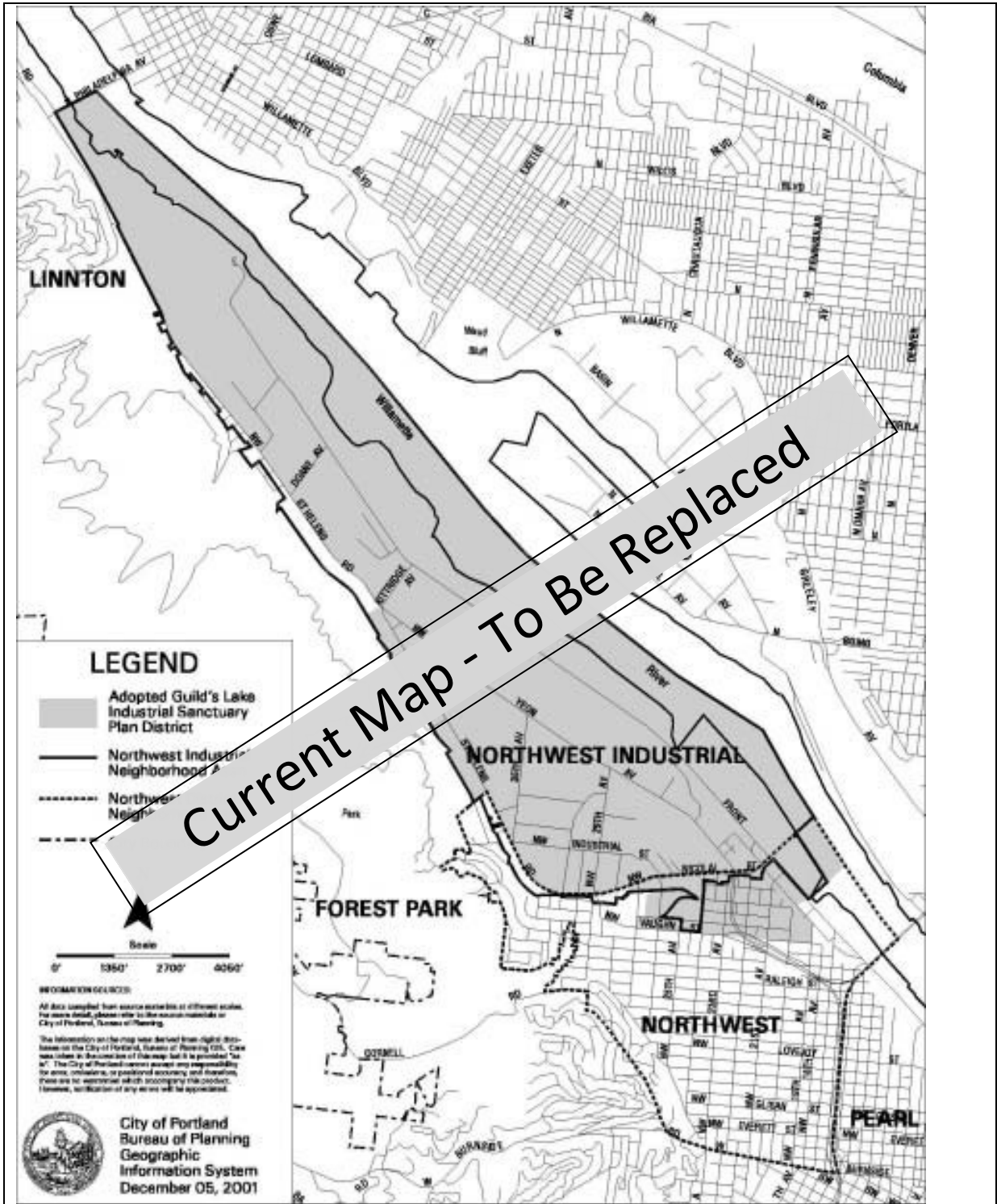
Pg. #	Section Title	Commentary
2	Introduction	Map 1: Guild’s Lake Industrial Sanctuary. Amends the plan boundary of the GLIS to align with NW Nicolai Street, removing all overlaps with the MPAP plan area.
3	Introduction	A footnote is added to the text description of GLIS to clarify that Map 1 was amended with adoption of the MPAP.
12	Scope of the Guild’s Lake Industrial Sanctuary Plan	Removes reference to Vaughn Street as the southern boundary of the GLIS to reflect adoption of the zone changes associated with adoption of the MPAP.

Commentary

Map 1: Guild's Lake Industrial Sanctuary, Page 2.

Deletes the current Map 1 to reflect amended plan boundary.

Map 1: Guild's Lake Industrial Sanctuary, Page 2

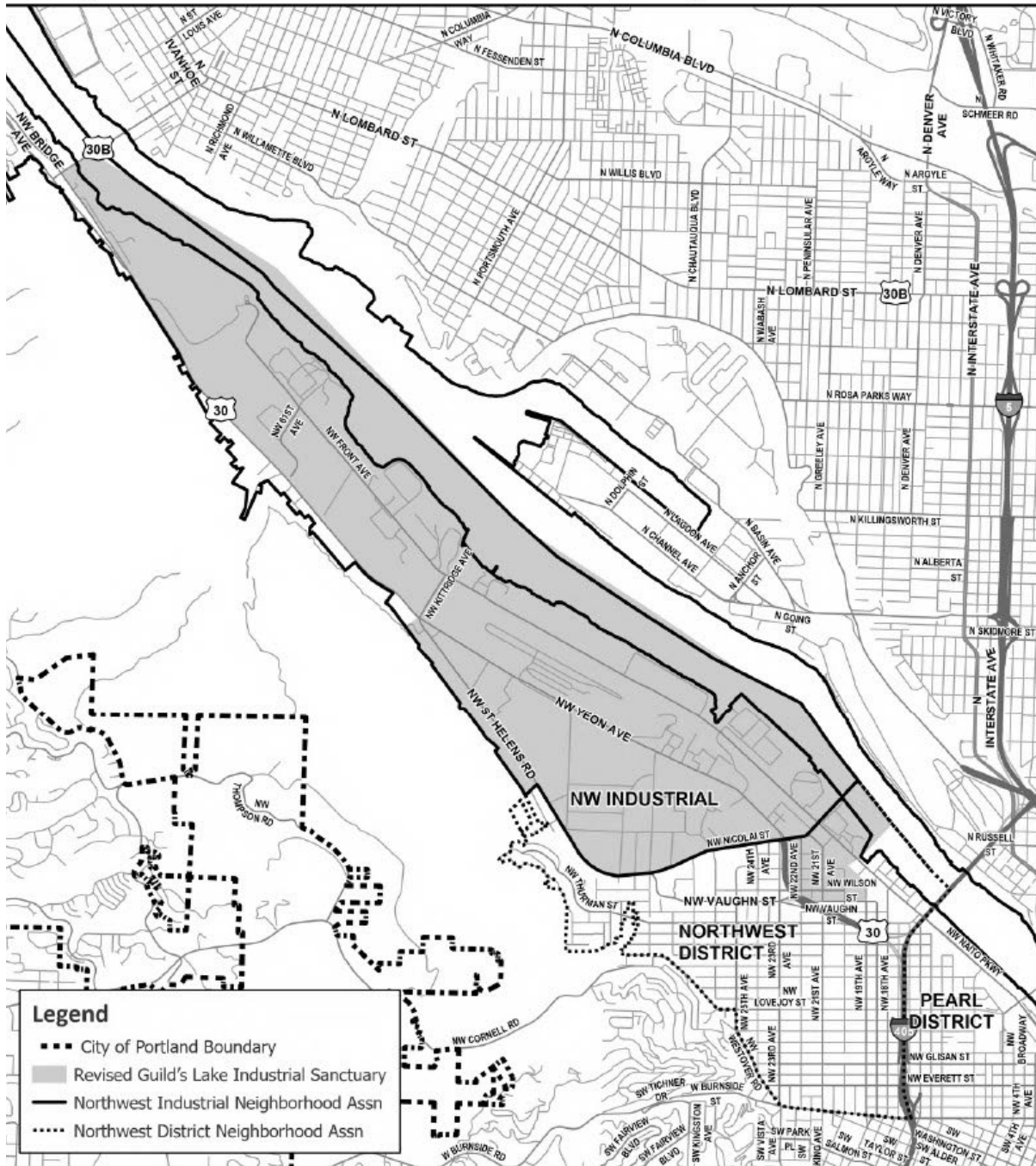


Commentary

Map 1: Guild's Lake Industrial Sanctuary, Page 2.

Replace Map 1. Amends the plan boundary of the Guild's Lake Industrial Sanctuary Plan boundary to align with NW Nicolai Street, removing all overlaps with the MPAP plan area.

Map 1: Guild's Lake Industrial Sanctuary



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Commentary

Guild's Lake Industrial Sanctuary Introduction, Page 3.

Amendment adds footnote #2 specifying that Map 1: Guild's Lake Plan District was amended as part of the MPAP.

Guild’s Lake Industrial Sanctuary Plan Introduction, Pg. 3

The Guild’s Lake Industrial Sanctuary (GLIS) is located between Forest Park in the West Hills and the Willamette River. It includes portions of two Portland neighborhood associations: most of the Northwest Industrial Neighborhood Association (NINA), and a part of the Northwest District Association (NWDA). The GLIS contains the majority of the industrially zoned land in Northwest Portland and is one of the few remaining large urban industrial districts in the United States.¹ The GLIS boundary is shown on Map 1, opposite page.²

The Guild's Lake Industrial Sanctuary area forms an important part of Portland's overall "Industrial Sanctuary," where land is preserved for long-term industrial use. Manufacturing, distribution and other industrial activities have occurred in the GLIS since the late nineteenth century. Over many decades, public and private investments in infrastructure such as marine, rail and highway facilities, as well as investments in industrial physical plants, have made it one of the premier heavy industrial districts in the Pacific Northwest. Industrial businesses continue to thrive in the district, providing well-paying jobs and contributing to the region's economy. However, because of its proximity to mixed-use and residential neighborhoods and the central city, the Guild’s Lake Industrial Sanctuary is particularly vulnerable to pressure for redevelopment to nonindustrial uses.

Importance of Industry and Portland’s Industrial Sanctuary Policy

Industrial activity is critical to the economy of the city and the region. Industry provides direct economic benefits, such as jobs and local tax revenues generated by industrial firms. It also has a number of indirect and induced benefits as well, known as “multiplier effects.” These include jobs created to support industrial activity, such as insurance and financial services, and the complex cycles of spending and re_spending created by linkages between firms and industries. Multiplier effects result in the creation of jobs, income and wealth beyond that which is created by a firm or industry viewed in isolation. Industrial activity such as manufacturing and shipping often has greater economic multiplier effects than other sectors of the economy, such as retail trade or government services. As such, industry is vitally important to the city’s economic health.

Industrial businesses are generally more land-intensive compared to other businesses, such as retail sales or business services. Industrial land uses can also be hard to site because they are often associated with impacts such as noise, odors and 24-hour activity that can negatively affect nearby nonindustrial areas. Land suitable for industrial uses is thus a valuable and finite resource within the city. A recent study indicates a region-wide shortage of readily developable industrial land that could constrain job growth within seven to ten years.³ Any loss of industrial land therefore represents the loss of an irreplaceable component of the city's economy.

¹ “Urban” refers to the fact that this industrial area is located relatively close to Portland’s urban core and adjacent to high-density residential and mixed-use districts.

² Amended with adopted Montgomery Park Area Plan, 2024

³ Otak, Inc. et al, *Regional Industrial Land Study for the Portland-Vancouver Metropolitan Area*, December 1999

Commentary

Scope of the Guild's Lake Industrial Sanctuary Plan, Page 12

Amendment removes text reference to Vaughn Street as the southern boundary of the Guild's Lake Industrial Sanctuary to reflect the amended plan area and adoption of the zone changes approved as part of the MPAP.

Guild's Lake Industrial Sanctuary Plan

Scope of the Guild's Lake Industrial Sanctuary Plan, Pg. 12

Scope of the Guild's Lake Industrial Sanctuary Plan

This plan pertains to the area designated as the Guild's Lake Industrial Sanctuary plan district (see Map 1). The boundary of the GLIS plan district reflects the Northwest Industrial Sanctuary Working Group's (SWG) agreement regarding the boundaries for industrial lands in Northwest Portland. ~~It includes most of the Northwest Industrial Neighborhood Association's area and a portion of the Northwest District Association between NW Nicolai and NW Vaughn Streets. The GLIS's southern boundary (essentially NW Vaughn Street and the US 30 ramp structure) provides the so-called "steel curtain barrier," which separates long term industrial land from current and future nonindustrial land.~~

-

City Council adoption of the *GLIS Plan* with its special plan district regulations is a major step in defining the relationship between industrial and nonindustrial lands in Northwest Portland. The Bureau of Planning is also working with the community to transition the industrially zoned land south of NW Vaughn Street into other employment, commercial, residential or mixed-use zoning as part of the *Northwest Area Plan* process, which is scheduled for adoption in early 2003.

Commentary

Section 2: Amendments to the Northwest District Plan

The "Context and Intent" section clarifies why amendments to the Northwest District Plan are needed and which sections of the Northwest District Plan are proposed to be amended with adoption of the MPAP.

Section 2: Northwest District Plan Amendments

Context and Intent

The MPAP geography covers the area bounded by NW Nicolai Street to the north, NW Vaughn Street to the south, and Highway 30 to the east. Shifting work trends and large vacant or underutilized sites present an opportunity to re-envision much of the area as a more intensely developed mixed-use and transit-oriented district close to the Central City with an emphasis on the development of employment space and affordable housing within the plan area. New housing and jobs near the Central City and the thriving Northwest District connected by a high-quality transit investment supports key City policies around employment, equity, housing needs, and climate resilience.

The Northwest District Plan area currently includes portions of the proposed Montgomery Park Area Plan geography, including the historic Montgomery Park building site. To avoid overlap and conflicts between the two plans, the MPAP proposes amendments to the Northwest District Plan removing the areas of overlap from the Northwest District Plan boundary. The Northwest District plan area includes urban character areas that will no longer to apply to properties North of the Vaughn/Wardway corridor. The MPAP proposes a new urban design concept and character statement that will apply to the portions of the MPAP formerly within the Northwest District Plan boundaries.

The MPAP amends the Northwest District Plan such that the Northwest District Plan's northern boundary is the Vaughn/Wardway corridor. The overlapping Northwest District Plan subareas and subdistricts are clipped such that the existing subareas and subdistrict guidance and regulations applies only to properties located south of the Vaughn/Wardway corridor. Where necessary, the MPAP amends conflicting text references to areas currently within the Northwest District Plan area to be removed with the adoption of the MPAP. No other changes to Northwest District Plan policies, guidelines, or plan objectives are proposed.

Commentary

Summary of Northwest District Plan Amendments

This table summarizes the amendments to the Northwest District Plan.

Summary of Northwest District Plan Amendments

The Montgomery Park Area Plan (MPAP), adopted on ____, amended elements of the Northwest District Plan in order to remove potential conflicts between the two plans. These amendments consist primarily of map changes, removing the portions of the MPAP plan area previously within the Northwest District plan area. In addition to the map changes, the MPAP removes text references to the amended geographies and revises text related to Northwest District plan subareas and subdistricts to be amended with adoption of the MPAP where necessary.

Pg. #	Section Title	Commentary
A-1	Boundaries	An amendment to the Northwest District Plan Boundary text removing the portions of the Northwest District also within the Guild’s Lake Industrial Sanctuary Plan from the plan boundary. This edit is necessary because adoption of the MPAP removes all overlap between the MPAP and the GLIS/NW District plan geographies.
A-2	Boundaries	An amendment to Map 1: Northwest Planning Boundaries. Amends the northern boundary of the Northwest District Plan to align with the Vaughn/Wardway corridor, removing the portion of the Northwest District plan area that overlaps with the MPAP plan area.
A-4	Boundaries	An amendment to Map 3: NWDA and Adopted Plan Boundaries. There are three amendments to this map: <ul style="list-style-type: none"> • Removes the “portion of the NWDA within the GLIS” map layer from the map. • Amends the GLIS plan boundary to remove the existing portion of the GLIS that overlaps with the MPAP plan area. • Adds a new legend item showing the MPAP plan area.
C-3	Urban Design Concept Elements	Amends the “Vaughn Corridor” description to remove a reference to “the industrial uses of the Guild’s Lake Industrial Sanctuary to the North” of Vaughn Street, as the referenced area will now be part of the MPAP plan area.
C-6	Urban Design Concept Elements	Amends the “Vaughn Transitional Corridor” description to remove references to Vaughn Street’s role as “the seam between the GLIS and the residential and mixed-use neighborhood to the south.” The amendment clarifies that the MPAP will create a new mixed-use area to the North of Vaughn Street. A footnote is added noting that this section was amended as part of the MPAP adoption.
C-15	Northwest District Desired Characteristics and Traditions	An amendment to Map 4: Urban Character Areas. This amendment redraws Subarea E (Vaughn Corridor) on the map so that its Northern boundary follows the Vaughn/Wardway corridor, removing the MPAP plan area from the Northwest District.
C-23	Urban Character Area E: Vaughn Corridor	Amends the description of the Vaughn Corridor to remove references to Vaughn Street as “the interface between the industrial operations of the industrial area and the residential and mixed-use area to the South.” The amendment clarifies the intent for a new mixed-use district directly to the North of Vaughn Street.
E-3	Relationship to Land Use Review	Map 5: Northwest District Plan Area and Subarea Boundaries. Amends the boundary of Subarea C to remove the area within the MPAP plan area, aligning the northern border of Subarea C with the Vaughn/Wardway corridor.
E-4	Relationship to Land Use Review	Map 6: Main Streets and Streetcar Corridor. Amends the Northwest District Plan boundary to remove the existing area within the MPAP plan area, aligning the northern boundary of the Northwest District plan with the Vaughn/Wardway corridor.
E-69	Policy 15: Thurman-Vaughn Subarea	Amends paragraph describing Vaughn Street to include references to the MPAP. The amendment removes the existing statement of recognition that Vaughn Street acts as a boundary between the mixed-use area south of Vaughn and the industrial area north of Vaughn to reflect the expansion of the existing mixed-use area to north of Vaughn Street as part of the adoption of the MPAP.

Commentary

Boundaries, Page A-1

An amendment to the Northwest District Plan Boundary text removing the portions of the Northwest District also within the Guild's Lake Industrial Sanctuary Plan from the plan boundary. This edit is necessary because adoption of the MPAP removes all overlap between the MPAP and the GLIS/Northwest District plan geographies.

Northwest District Plan Boundaries, Page A-1

Boundaries

Three major boundary areas are referenced in this report. These boundaries are shown on Map 1 and explained below. Area neighborhood association boundaries are shown on Map 2. Map 3 shows the relationship between the Northwest District Neighborhood Association boundary and relevant adopted plan boundaries.

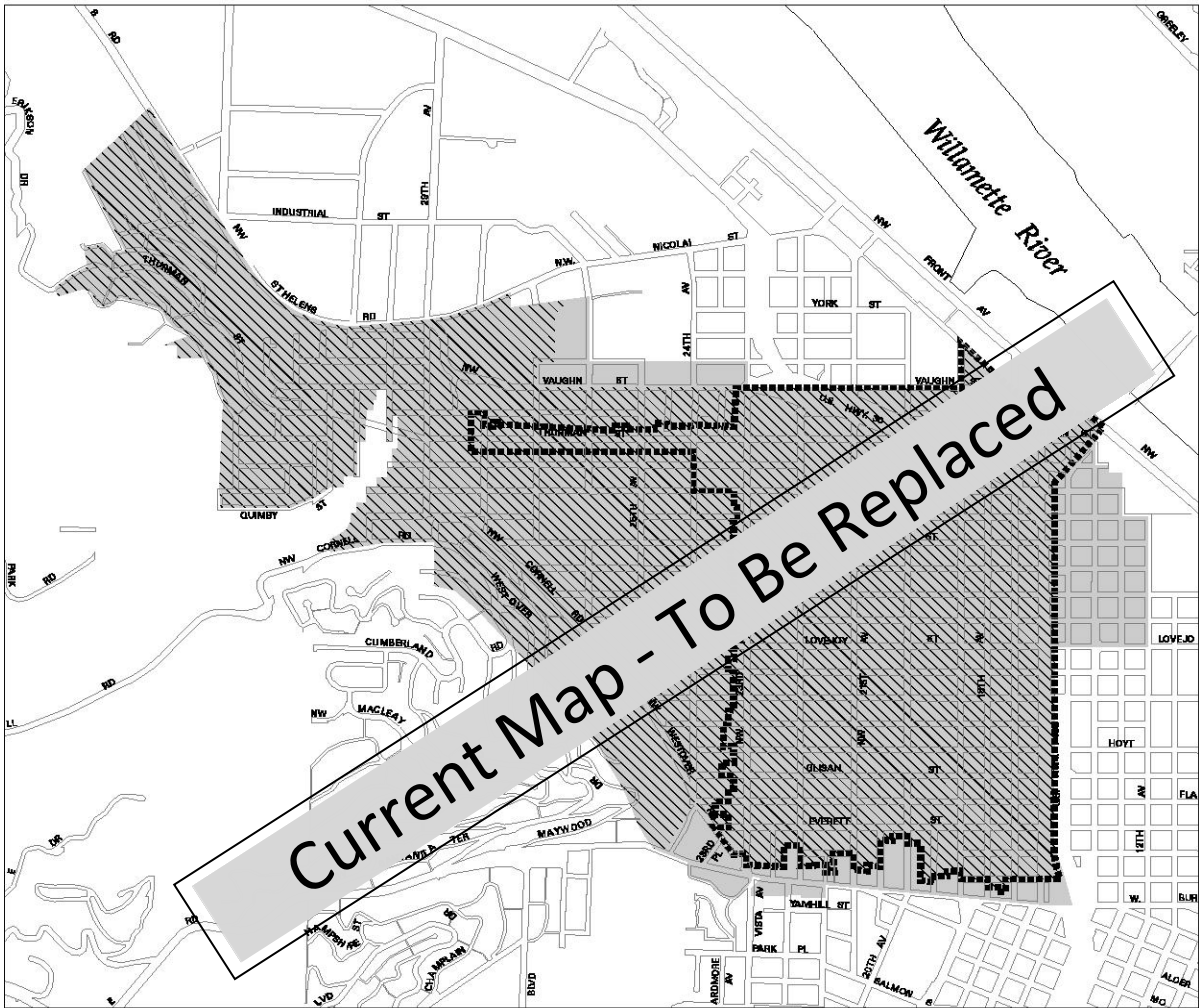
The **Northwest Study Area** is generally bounded on the south by West Burnside Street, on the north by NW Vaughn Street and NW St. Helens Road, on the east by the I-405 freeway and on the west by the Hillside neighborhood and Forest Park. The study area is the broadest boundary used in the planning process and much of the background research and public outreach for the plan encompassed this larger area. Portions of the study area are covered by other adopted plans and are governed by the adopted *Northwest District Plan*. Proposals arising out of the Northwest District Planning process for these areas (including the *Guild's Lake Industrial Sanctuary Plan* area and the *Central City Plan* area) are affected through amendments to those plans.

The **Northwest District Plan** boundary defines the area where the vision, policies, and objectives of this plan apply. It generally corresponds to the Northwest District neighborhood, except for those portions are within ~~the Guild's Lake Industrial Sanctuary (north of NW Vaughn Street) and the Central City (west of I-405 and along West Burnside Street) plan areas.~~ The *Northwest District Plan* proposes some changes in these other areas, but they are excluded from the "Northwest District Plan Area" in order to avoid confusion and potential conflict between overlapping policies and regulations.

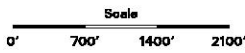
Commentary

Map 1, Northwest Planning Boundaries, Page A-2.
Deletes the existing Map 1.

Map 1, Northwest Planning Boundaries, Page A-2






Northwest Planning Boundaries



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April 11, 2003

LEGEND

-  Northwest Study Area
-  Northwest District Plan Boundary
-  Recommended Northwest Plan District Boundary

INFORMATION SOURCES:

Topo: Originally produced by Oregon Dept. of Revenue. Modified and updated by Multnomah County Assessment & Taxation and Portland Dept. of Transportation. Updated through Jan. 2003. Accuracy - +/- 3 feet.

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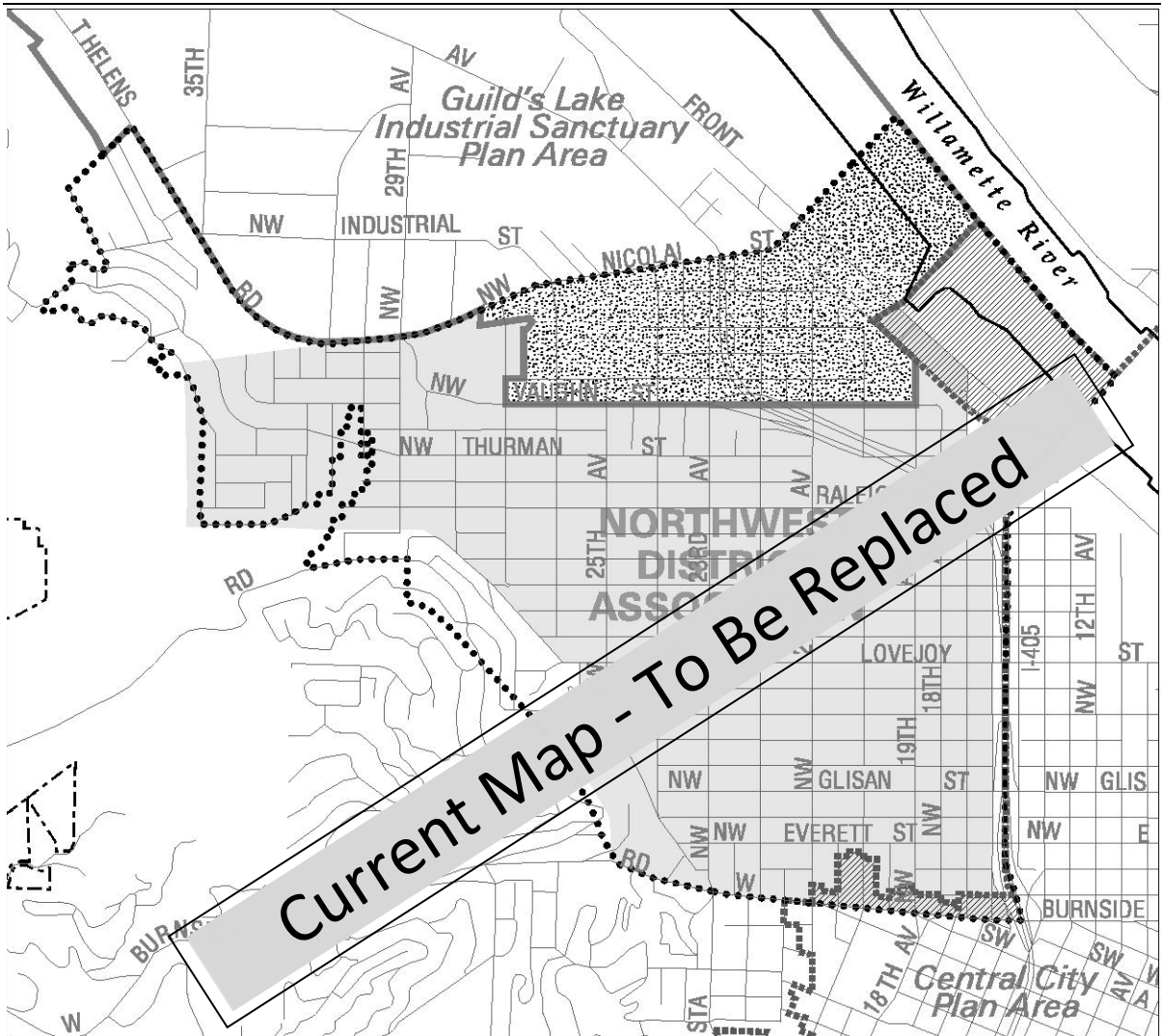
Map 1, Northwest Planning Boundaries, Page A-2.

Replaces Map 1. Amends the northern boundary of the Northwest District Plan to align with the Vaughn/Wardway corridor, removing the portion of the Northwest District Plan area that overlaps with the MPAP plan area.








Commentary

Map 3: NWDA and Adopted Plan Boundaries, Page A-4
Deletes existing Map 3.

Map 3: NWDA and Adopted Plan Boundaries, Page A-4



LEGEND

-  Portion of NWDA within Central City Plan Area
-  Portion of NWDA within Guild's Lake I. S. Plan Area
-  Northwest District Policy Plan Area(1977)
-  Northwest District Association Boundary (NWDA)
-  Guild's Lake Industrial Sanctuary Plan Boundary
-  Central City Plan Boundary
-  City Boundary

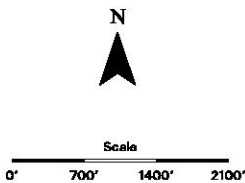
INFORMATION SOURCES:

Street Centerlines:
 U.S. Census Bureau TIGER data, registered to taxlots under contract to Metro. Updated by Metro through Jan., 1999.

Neighborhood Association Boundaries:
 Originally digitized by Portland Department of Transportation. Updated by Bureau of Planning for Office of Neighborhood Involvement, June 2001. Registered to taxlot base maps.

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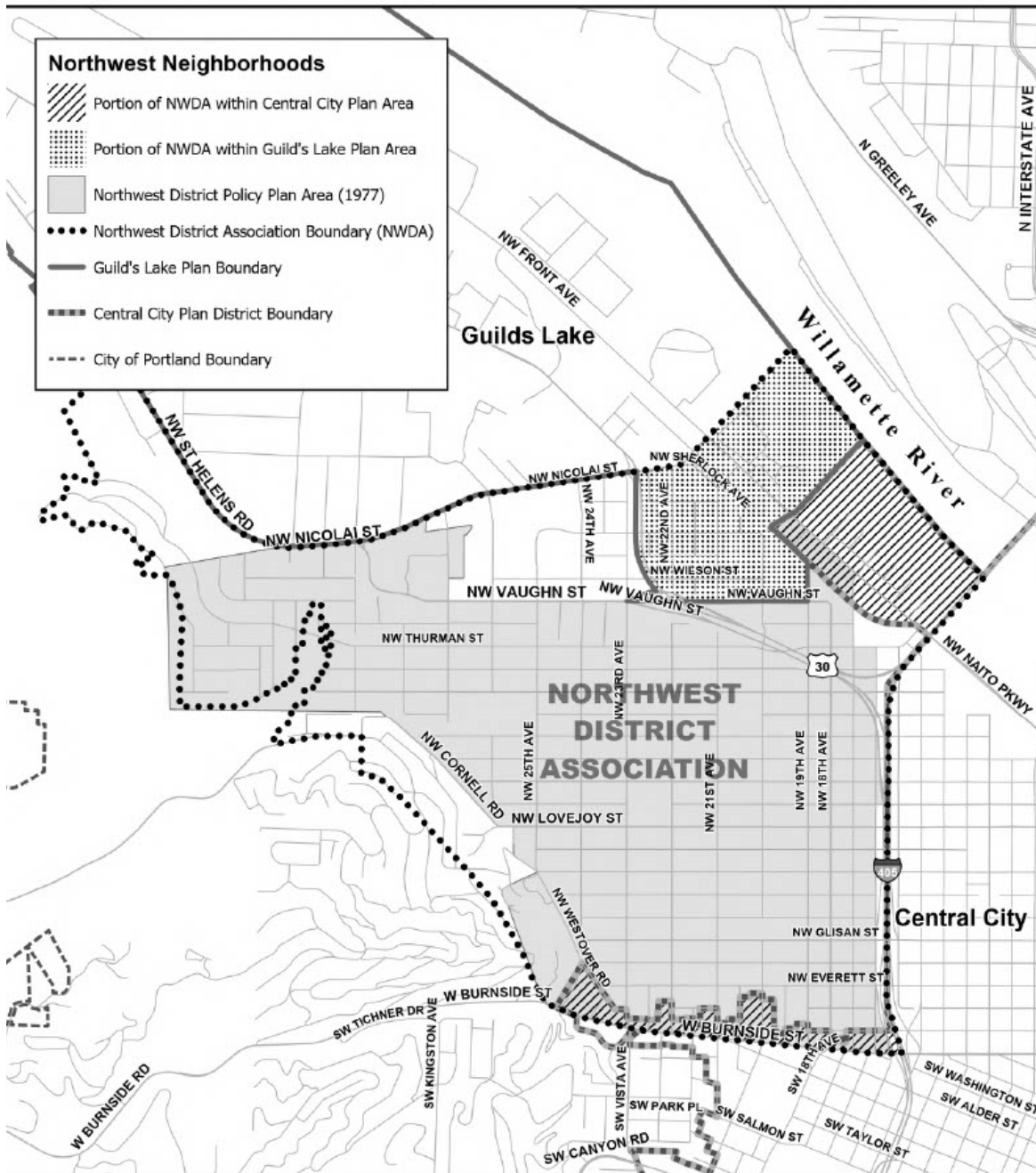
Commentary

Map 3: NWDA and Adopted Plan Boundaries, Page A-4

Replace Map 3: NWDA and Adopted Plan Boundaries. Amends Map 3 to accomplish the following:

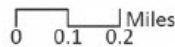
- Removes the "portion of the NWDA within the Guild's Lake Industrial Sanctuary" map layer from the map.
- Amends the Guild's Lake Industrial Sanctuary plan boundary to remove the existing portion of the Guild's Lake Industrial Sanctuary that overlaps with the MPAP plan area.
- Adds a new legend item showing the MPAP plan area.

Map 3: NWDA and Adopted Plan Boundaries



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Commentary

Urban Design Concept Elements, Page C-3

Amends the "Vaughn Corridor" description to remove a reference to "the industrial uses of the Guild's Lake Industrial Sanctuary to the North" of Vaughn Street, as the referenced area will now be part of the MPAP plan area.

Northwest District Plan

Urban Design Concept Elements, Page C-3

The Urban Design Concept identifies community features that are to be preserved and enhanced, as well as new improvements and development patterns that will contribute to realizing the community's vision for the next 20 years. Key elements of the Urban Design Concept, which the *Northwest District Plan* will help implement and support, are as follows:

- **Established Residential Areas:** Preservation of the character of the community's historic residential core, including the Alphabet Historic District. Future growth is primarily directed to mixed-use areas, rather than to established residential areas.
- **Transition Subarea:** Providing for future growth that builds on the character and assets of the Northwest District by allowing parts of the district to transition from existing industrial uses to redevelopment as vibrant mixed-use areas.
- **Main Streets:** Enhancement of the role of the area's main streets (particularly NW 21st and NW 23rd Avenues, as well as West Burnside Street) as the pedestrian-oriented, commercial "backbones" of the Northwest District.
- **Vaughn Corridor:** Improvement of this corridor as a seam between the residential and mixed-use parts of the Northwest District and ~~the industrial uses of the Guild's Lake Industrial Sanctuary~~ the mixed-use and industrial areas to the north.

Commentary

Vaughn Transitional Corridor, Page C-6

Amends the "Vaughn Corridor" description to remove a reference to "the industrial uses of the Guild's Lake Industrial Sanctuary to the North" of Vaughn Street, as the referenced area will now be part of the MPAP plan area.

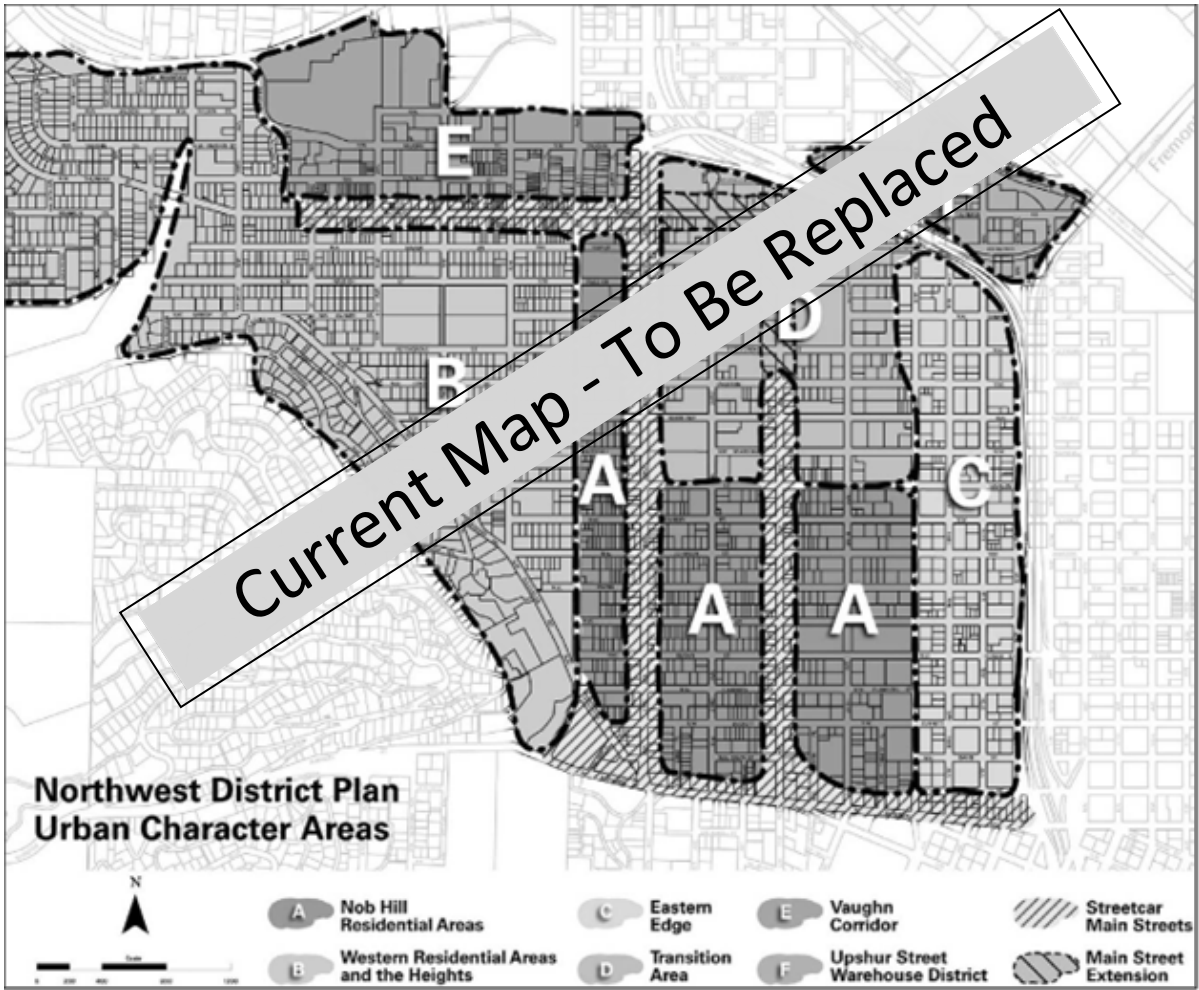
Northwest District Plan Vaughn Transitional Corridor, Page C-6

NW Vaughn Street is a seam that both separates and connects the ~~Guild's Lake Industrial Sanctuary and the residential and~~ mixed-use neighborhood to the south with the emerging mixed-use area to the north. ~~City policies have contributed to its serving as a stable boundary for the Industrial Sanctuary. New development has been oriented to employment and commercial uses that have limited negative impacts on nearby residences and industrial operations.~~ The north side of NW Vaughn Street is characterized ~~primarily~~ by uses that are compatible or synergistic with industrial businesses in a mixed use setting. Development on both sides of NW Vaughn Street has contributed to an attractive, unified streetscape.

Commentary

Map 4: Urban Character Areas, Page C-15
Deletes Current Map 4.

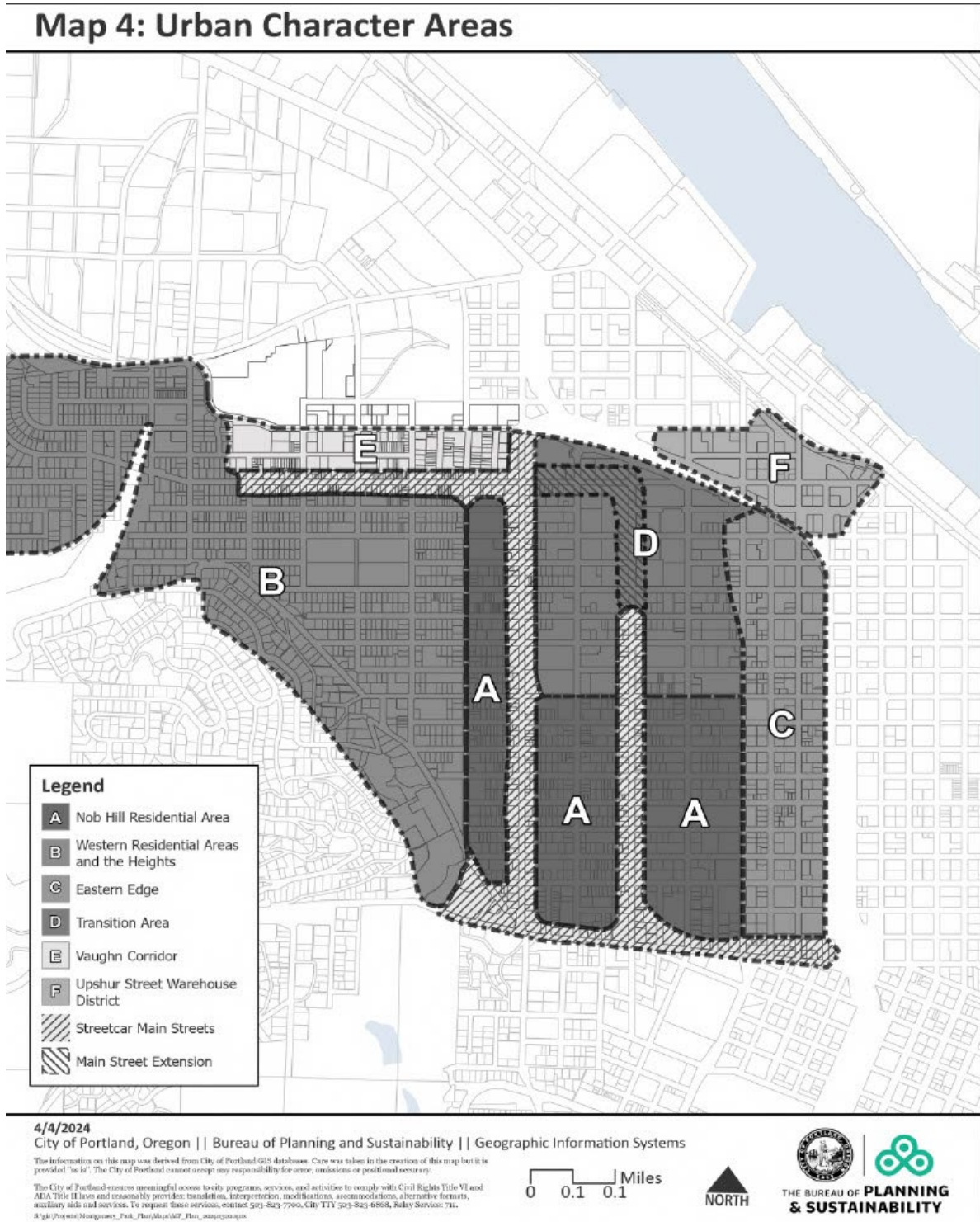
Map 4: Urban Character Area, Page C-15



Commentary

Map 4 Urban Character Areas, Page C-15

Replace Map 4: Urban Character Areas. Amends Map 4 to redraw Subarea E (Vaughn Corridor) on the map so that its Northern boundary follows the Vaughn/Wardway corridor, removing the MPAP plan area from the Northwest District.



Commentary

Urban Character Area E: Vaughn Corridor, Page C-23

Amends the description of the Vaughn Corridor to remove references to Vaughn Street as “the interface between the industrial operations of the industrial area and the residential and mixed-use area to the South.” The amendment clarifies the intent for a new mixed-use district directly to the North of Vaughn Street

Northwest District Plan

Urban Character Area E: Vaughn Corridor, Page C-23

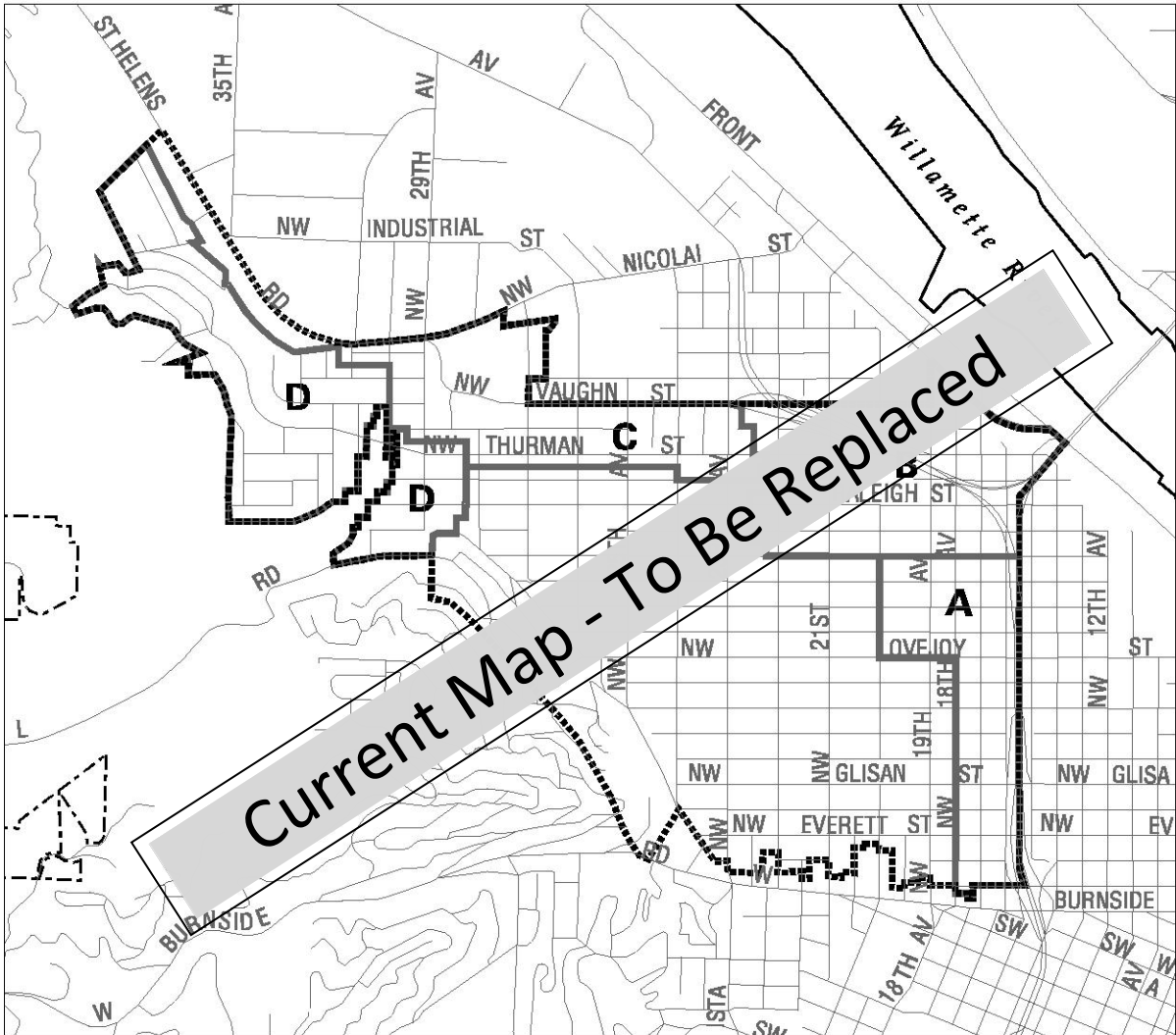
Urban Character Area E: Vaughn Corridor

The Vaughn Corridor, like the Eastern Edge, is an “edge” area characterized by a great variety of architecture and development patterns. NW Vaughn Street is a busy traffic arterial that serves both the Northwest District’s mixed-use areas and the Guild’s Lake Industrial area. It also serves as the interface between ~~the industrial operations of the industrial area and~~ the residential and mixed-use neighborhood to the south and the emerging mixed-use and employment area to the north. The corridor’s architectural diversity reflects the historically dynamic, changing relationship between industrial, employment, and residential uses in the area.

Commentary

Map 5: Northwest District Plan Area and Subarea Boundaries.
Deletes existing Map 5.

Map 5: Northwest District Plan Area and Subarea Boundaries, Page E-3



Northwest District Plan Subareas



Scale
0' 725' 1450' 2175'



City of Portland
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April 11, 2003

LEGEND

- Northwest District Plan
- A** Eastern Edge Subarea
- B** Transition Subarea
- C** Thurman-Vaughn Subarea
- D** Willamette Heights Subarea
- City Boundary

INFORMATION SOURCES:

Street Centerlines:
U.S. Census Bureau TIGER data, registered to taxlots
under contract to Metro. Updated by Metro through
Jan., 1999.

All data compiled from source materials at different scales.
For more detail, please refer to the source materials or
City of Portland, Bureau of Planning.

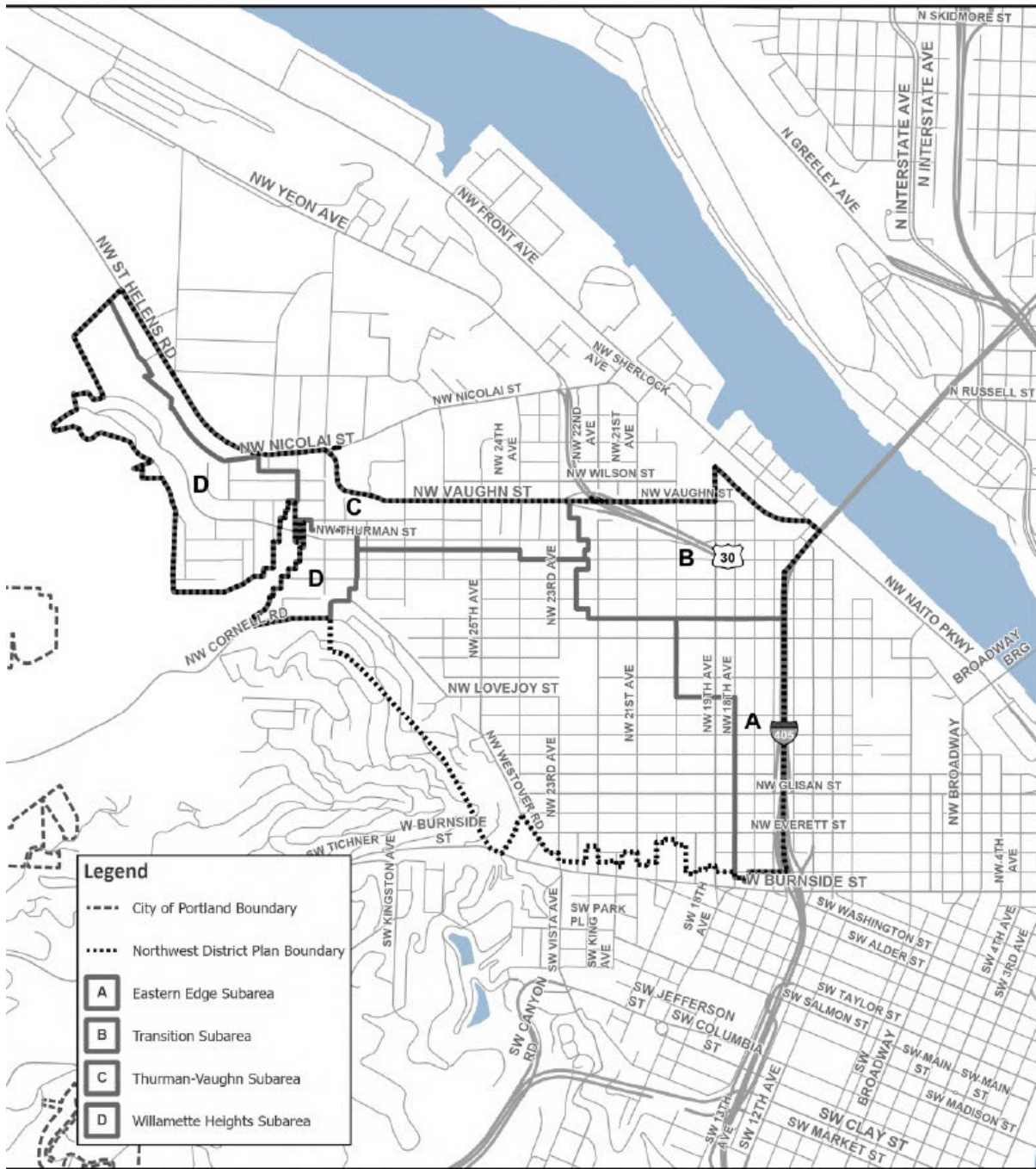
The information on the map was derived from digital data-
bases on the City of Portland, Bureau of Planning GIS. Care
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there are no warranties which accompany this product.
However, notification of any errors will be appreciated.

Commentary

Map 5: Northwest District Plan Area and Subarea Boundaries.

Replaces Map 5, Northwest District Plan Area and Subarea Boundaries. Amends the boundary of Subarea C to remove the area within the MPAP plan area, aligning the northern border of Subarea C with the Vaughn/Wardway corridor.

Map 5: Northwest District Plan Area and Subarea Boundaries

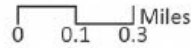


4/4/2024

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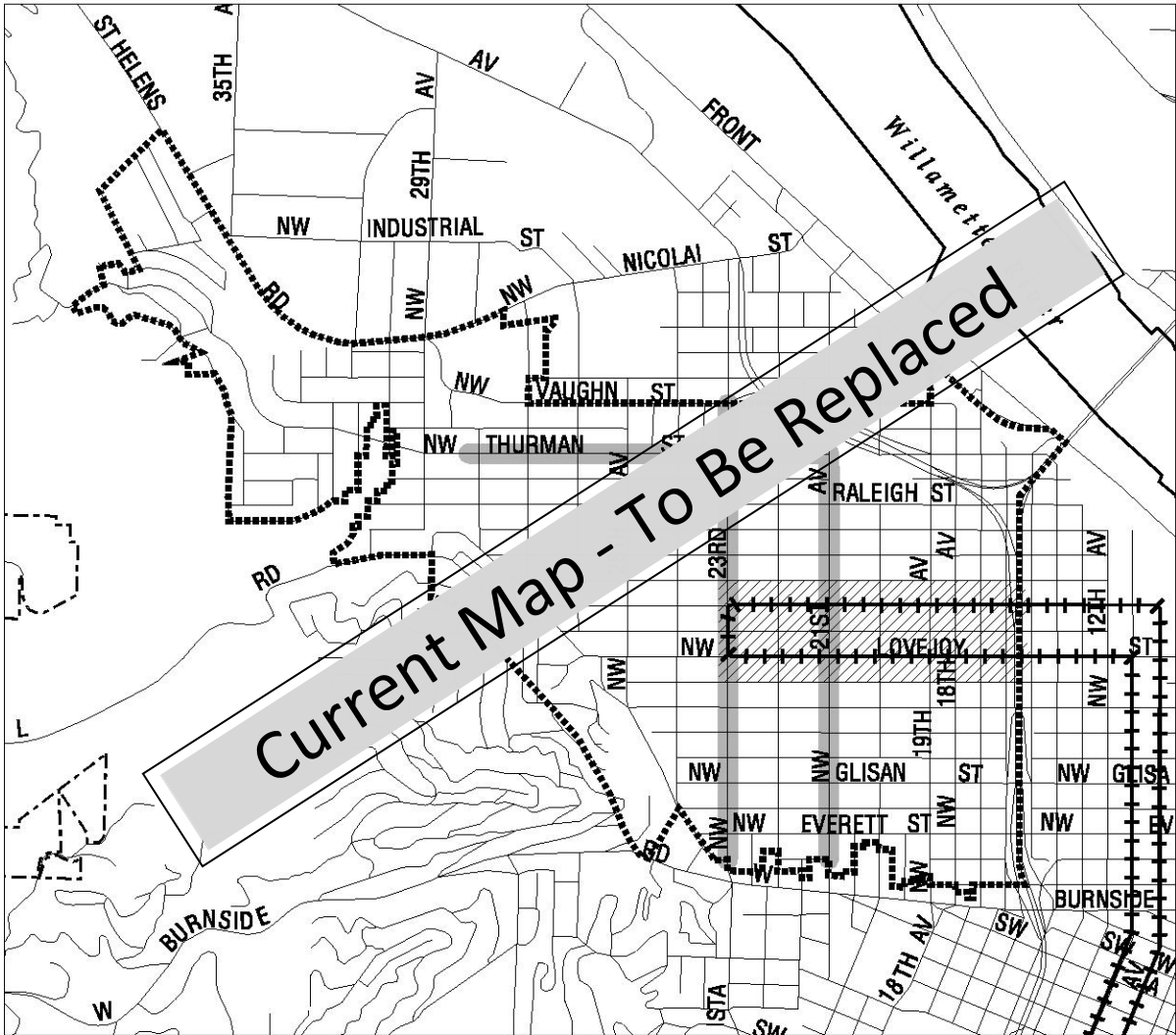
THE BUREAU OF **PLANNING & SUSTAINABILITY**

Commentary

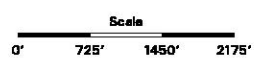
Map 6: Main Streets and Streetcar Corridor. Page E-4

Deletes existing Map 6.

Map 6: Main Streets and Streetcar Corridor, Page E-4



Main Streets and Streetcar Corridor



City of Portland
Bureau of Planning
Geographic
Information System
April 11, 2003

LEGEND

- Northwest District Plan
- Main Streets *
- //// Streetcar Corridor
- ++++ Streetcar Alignment
- City Boundary

INFORMATION SOURCES:
Street Centerlines:
U.S. Census Bureau TIGER data, registered to taxlots
under contract to Metro. Updated by Metro through
Jan., 1999.
* Note: Terminology corresponds to Metro's 2040
Growth Concept "Main Street" designation.

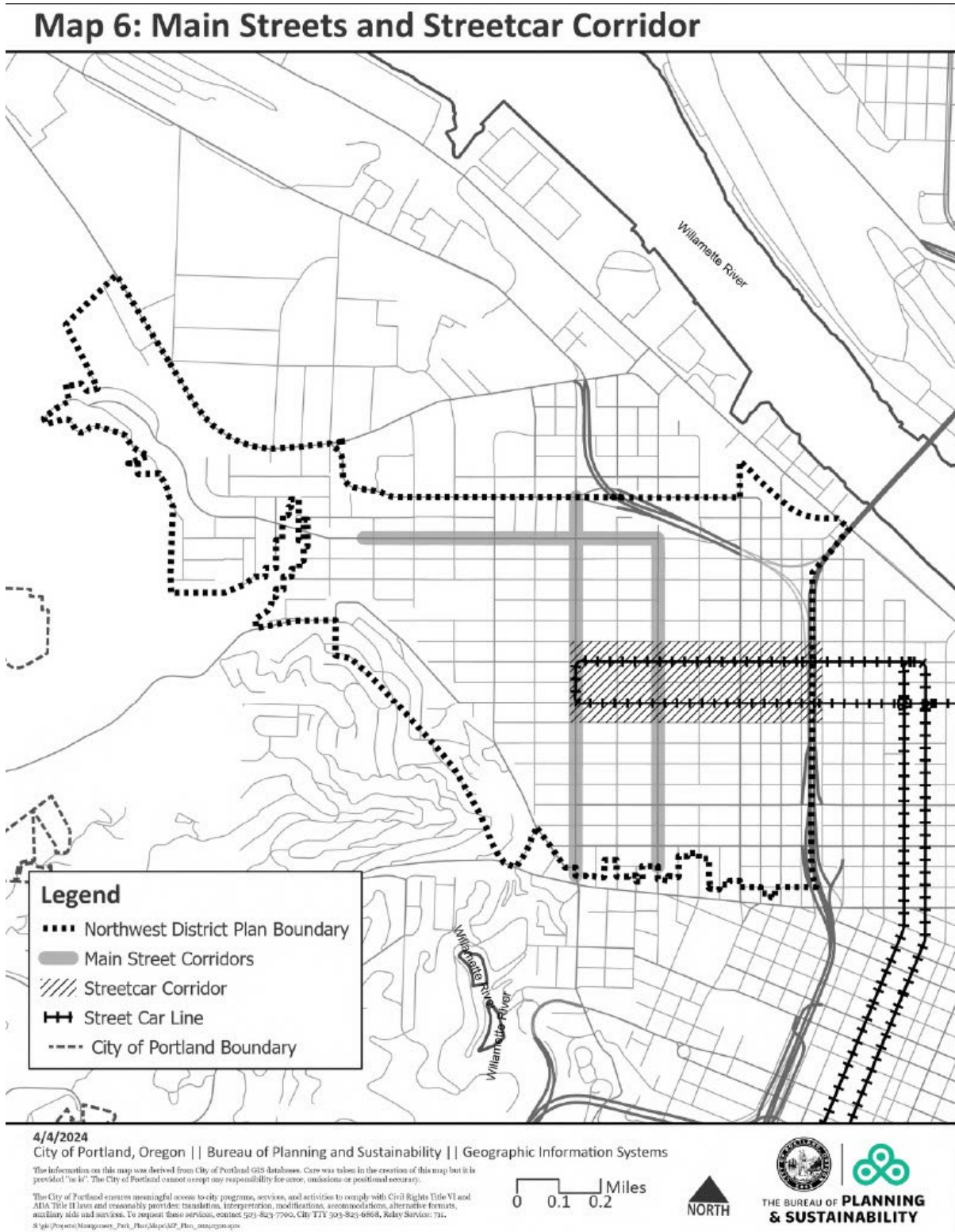
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Commentary

Map 6: Main Streets and Streetcar Corridor. Page E-4

Replace Map 6, Main Streets and Streetcar Corridor. Amends the Northwest District Plan boundary to remove the existing area within the MPAP plan area, aligning the northern boundary of the Northwest District plan with the Vaughn/Wardway corridor.



Commentary

Policy 15: Thurman-Vaughn Subarea, Page E-69

Amends paragraph describing Vaughn Street to include references to the MPAP. The amendment removes the existing statement of recognition that Vaughn Street acts as a boundary between the mixed-use area south of Vaughn and the industrial area north of Vaughn to reflect the expansion of the existing mixed-use area to north of Vaughn Street as part of the adoption of the MPAP. Adds footnote specifying that the paragraph was amended with adoption of the MPAP.

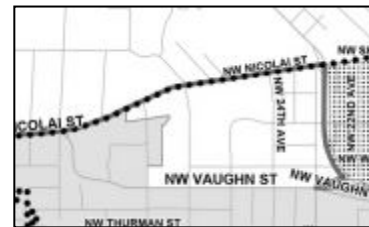
Northwest District Plan

Policy 15- Thurman-Vaughn Subarea, Page E-69

Discussion

The Thurman-Vaughn Subarea Policy intends to retain the established pattern of residential and commercial development, while acknowledging the subarea's proximity to the Industrial Sanctuary. NW Thurman Street east of NW 28th Avenue is a designated main street with both neighborhood commercial and residential development. Many needed neighborhood services are found here, including a grocery store and Friendly House community center. In addition, the new Northwest branch of the Multnomah County Library at NW Thurman and NW 23rd Avenue attracts people to the subarea. The policy seeks to enhance the pedestrian environment of the main street and overall subarea, through pedestrian safety and transit service improvements.

The subarea contains a mix of older and newer housing, including a number of live-work units. The older units include clusters of modest housing built before World War 1 that are remnants of the working class "Slabtown" neighborhood. Some of the newer units are built as rowhouses. This plan includes *Comprehensive Plan map* changes for a number of properties along NW Thurman Street to encourage residential uses between commercial nodes and along the south side of NW Vaugh Street.



~~The NW Vaughn Street corridor, has, in the past, been a dividing corridor between the mixed-use neighborhood to the south and the industrial area to the North. NW Vaughn Street carries traffic from the I-405 freeway to destinations to the north and west, including Montgomery Park, a major office development. This plan recognizes the difference between the north and south sides of NW Vaughn Street and the potential conflicts that can occur between residential and industrial uses. The plan includes zoning changes that encourage a continuous frontage of commercial buildings along the south side of NW Vaughn Street. New development along the south side of NW Vaughn Street will be encouraged to provide design elements that unify the streetscape and establish a more attractive corridor. The "Guild's Lake Industrial Sanctuary Plan Amendments" chapter of this document includes amendments for a five block area on the north side of NW Vaughn Street that complement the provisions applied along the south side of the street. The Montgomery Park Area Plan (MPAP), includes changes that extend mixed-use land use designations and zoning to the area between Vaughn and Nicolai. The MPAP changes include development and design requirements and guidelines that will help unify the streetscape on NW Vaughn⁴.~~

⁴ Amended with the adoption of the Montgomery Park Area Plan, ____ 2024.

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