

**NOTICE OF PROPOSED ZONING CODE, ZONING MAP,  
AND COMPREHENSIVE PLAN MAP CHANGES THAT MAY  
AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY  
AND OTHER PROPERTIES**

**You will receive a notice for each property that you own that may be affected by a proposed code change. Therefore, if you own multiple properties you may receive more than one notice.**

M56-BHD1-2019

FIRST ORTHODOX PRESBYTERIAN CHURCH  
8245 NE FREMONT ST.  
PORTLAND, OR 97220-5147

**FORWARDING SERVICE REQUESTED**

## Notice of Zoning Code, Zoning Map Comprehensive Plan Policy and Map Changes

City of Portland, Oregon  
Bureau of Planning and Sustainability  
1900 SW 4th Avenue, Suite 7100  
Portland, Oregon 97201-5380  
P514



PRSR STD  
US POSTAGE  
PAID  
PORTLAND OR  
PERMIT NO 653

This is a public notice about proposed land use changes that may affect your property. For more information, call 503-823-7700 and ask for an interpreter.

Este es un anuncio público sobre los cambios al aprovechamiento del terreno que pueden afectar a su propiedad. Para obtener más información, comuníquese con el 503-823-7700 y solicite un intérprete.

这是一则关于可能影响您的财产的拟定土地使用变更的公共通知。如需更多信息，请致电 503-823-7700 并要求提供一名译员。

Đây là một thông báo công khai về các thay đổi trong việc sử dụng đất được đề xuất mà có thể gây tác động đến tài sản của quý vị. Để biết thêm thông tin, vui lòng gọi điện thoại đến số 503-823-7700 và yêu cầu một thông dịch viên ngôn ngữ.

Это публичное извещение о предлагаемых изменениях порядка землепользования, которые могут повлиять на принадлежащую вам собственность. Для того, чтобы получить более подробные сведения, позвоните по тел. 503-823-7700 и попросите соединить вас с устным переводчиком.

Kanî waa ogaysiis dadwayne oo ku saabsan isticmaal dhuleed oo la soo jeediyay oo laga yaabo in uu raad ku yeesho hantidada. Wixii macluumaad dheeraad ah, wac 503-823-7700 waxaanaad codsataa turjubaan.

このお知らせは、提案されている土地利用の変更を公に通知するものです。この変更は、あなたの所有地に影響を及ぼす可能性があります。詳細については、503-823-7700 までお電話のうえ、通訳をください。

ນີ້​គឺ​ជា​ການ​ສາ​ທາ​ລະ​ນະ​អំ​ពី​ការ​ប្រែ​ប្រួល​ក្នុង​ការ​ប្រើ​ប្រាស់​ដី​ដែល​អាច​ប៉ះ​ពាល់​ដល់​សម្បត្តិ​របស់​អ្នក​បាន។ ប្រសិន​បើ​អ្នក​ត្រូវ​ការ​ព័ត៌​មាន​បន្ថែម​ទៀត ទូរស័ព្ទ​ទៅ​លេខ​ទូរស័ព្ទ​តាម​លេខ​៥០៣-៨២៣-៧៧០០ ដើម្បី​សុំ​ឲ្យ​មាន​អ្នក​បក​ប្រែ​សម្រាប់​អ្នក។

Prezenta este o notificare publică referitoare la propuse schimbări ale regulilor de folosire a terenurilor care vă pot afecta proprietatea. Pentru informații suplimentare, sunați la 503-823-7700 și solicitați un traducător.

Le pyblichne novdomlenennya pro zapromovanani zminy u vykorystannni zemli, yak mozhut vplynuty na vasu nerukhomist. Shob otrymaty podatkovy informatsiyu, zatshefuyte z perekladachem.

503-823-7700

The Bureau of Planning and Sustainability is committed to providing equal access to information and hearings. If you need special accommodation, translation or interpretation please call 503-823-7700, the City's TTY at 503-823-6868, or the Oregon Relay Service at 711.

# NOTICE OF PROPOSED ZONING CODE, ZONING MAP, AND COMPREHENSIVE PLAN MAP CHANGES THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES

## What does this mean for me?

You are receiving this notice because Portland City Council is considering proposed Zoning Code, Zoning Map, and Comprehensive Plan Map changes which, if adopted may affect the permissible uses of your property as well as other properties with the same map designation. These changes, in turn, may affect the value of your property.

One of the properties that may be affected is your property at:	8245 NE Fremont Street
State ID #:	1N2E21CC 5900
Current Comprehensive Plan Map designation for this property is:	R1; MU-C
Proposed Comprehensive Plan Map designation for this property is:	MD-C; MU-C
The current base and overlay zone(s) for this property is (are):	R2h
The proposed base and overlay zone(s) for this property is (are):	RM1h

The Better Housing by Design project is updating the City’s multi-dwelling Zoning Code regulations to be consistent with the new 2035 Comprehensive Plan goals and policies. The proposed Zoning Code amendments in the Better Housing by Design Recommended Draft include changes to allowed development intensities and standards, permit daycare uses, and provide new development bonuses for projects with affordable housing.

The proposals include a revised set of multi-dwelling zones with new names and related changes to the Zoning Map and Comprehensive Plan Map and designations. **For this property, the proposals replace the current R2 zone with the new RM1 zone. The new RM1 zone allows a similar scale to the R2 zone (two to three stories), but provides more flexibility for the number of housing units within this scale.** Both the current and proposed zones allow low-rise, multi-dwelling development. The proposals primarily affect new development and do not require changes to existing development. The change to the Comprehensive Plan Map designation is primarily a name change.

## How can I learn more about this proposed change?

- 1. Map App:** [www.portlandmaps.com/bps/mapapp](http://www.portlandmaps.com/bps/mapapp)  
Type in the property address to see proposed changes proposed for your property.
- 2. Visit the Better Housing by Design project website at:** [www.portlandoregon.gov/bps/betterhousing](http://www.portlandoregon.gov/bps/betterhousing)  
The proposed amendments are in the Better Housing by Design Recommended Draft.
- 3. Ask City staff a question.** Call 503-823-4203 or email us at [betterhousing@portlandoregon.gov](mailto:betterhousing@portlandoregon.gov)



## How can I comment on the proposal?

You may testify to City Council on the Recommended Draft amendments in the following ways:

Testify in person at the City Council public hearing	Testify in writing between September 4 and October 2, 2019
<p>You may speak for three minutes to City Council, and your testimony will be added to the public record.</p> <p><b>Wednesday, October 2, 2019, at 3 p.m.</b> Council Chambers at City Hall 1221 SW 4th Ave, Portland, Oregon</p> <p>To confirm the date, time and location, check the Council agenda at <a href="http://www.portlandoregon.gov/auditor/26997">www.portlandoregon.gov/auditor/26997</a>.</p> <div><p><i>If you need special accommodation, translation or interpretation, please call 503-823-4085 by September 25, 2019.</i></p></div>	<p>You must provide your full name and mailing address.</p> <ul style="list-style-type: none"><li><b>Map App:</b> <a href="http://www.portlandmaps.com/bps/mapapp">www.portlandmaps.com/bps/mapapp</a> Select <b>Better Housing by Design</b> and follow the instructions to testify. <i>Testifying in the Map App is as easy as sending an email. Once your testimony is submitted, you can read it in real time.</i></li><li><b>U.S. Mail:</b> City Council Better Housing by Design Testimony 1900 SW 4th Avenue, Room 130, Portland, Oregon 97204</li></ul>

All testimony to City Council is considered public record, and testifiers’ name, address and any other information included in the testimony may be posted on the website.



The Bureau of Planning and Sustainability is committed to providing equal access to information and hearings. If you need special accommodation, translation or interpretation please call 503-823-7700, the City's TTY at 503-823-6868, or the Oregon Relay Service at 711.

This is a public notice about proposed land use changes that may affect your property. For more information, call 503-823-7700 and ask for an interpreter.

Este es un anuncio público sobre los cambios al aprovechamiento del terreno que puedan afectar a su propiedad. Para obtener más información, comuníquese con el 503-823-7700 y solicite un intérprete.

这是一则关于可能影响您的财产的拟定土地使用变更的公共通知。如需更多信息，请致电 503-823-7700 并要求提供一名译员。

Bây là một thông báo công khai về các thay đổi trong việc sử dụng đất được đề xuất mà có thể gây tác động đến tài sản của quý vị. Để biết thêm thông tin, vui lòng gọi điện thoại đến số 503-823-7700 và yêu cầu một thông dịch viên ngôn ngữ.

Kani waa ogaayis dadweyne oo ku saabsan isticmaal dhileed oo la soo jeediyayo laga yaabo in uu raad ku yeesho hantidaada. Wixii macaamada dheeraad ah, wac 503-823-7700 waxaanaad codsataa turjubaan.

このお知らせは、提案されている土地利用の変更を公に通知するものです。この変更は、あなたの所有地に影響を及ぼす可能性があります。詳細については、503-823-7700 までお電話のうえ、通訳をご要請ください。

Prezentă este o notificare publică referitoare la propusele schimbări ale regulilor de folosire a terenurilor care vă pot afecta proprietatea.

Pentru informații suplimentare, sunați la 503-823-7700 și solicitați un traducător.

Le p'gybrienne pov'nomennia pro zapropo novani z'mini y vikorishtanni zemli, yki mozhut vplinit na vashu neyukhomyist. Llob otrimati podatkovy informatsiyu, zatrebnoyite na nomer 503-823-7700 i poprosit porovorit z perekladachem.



City of Portland, Oregon  
Bureau of Planning and Sustainability  
1900 SW 4th Avenue, Suite 7100  
Portland, Oregon 97201-5380  
P514

Notice of Zoning Code, Zoning Map  
Comprehensive Plan Policy and Map Changes  
FORWARDING SERVICE REQUESTED

ROSA VILLAS, LOT 20 LLC  
3175 NE FREMONT ST.  
PORTLAND, OR 97220

PRSRT STD  
US POSTAGE  
PAID  
PORTLAND OR  
PERMIT NO 653

# NOTICE OF PROPOSED ZONING CODE, ZONING MAP, AND COMPREHENSIVE PLAN MAP CHANGES THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES

You will receive a notice for each property that you own that may be affected by a proposed code change. Therefore, if you own multiple properties you may receive more than one notice.

M56-BHD1-2019

# NOTICE OF PROPOSED ZONING CODE, ZONING MAP, AND COMPREHENSIVE PLAN MAP CHANGES THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES

## What does this mean for me?

You are receiving this notice because Portland City Council is considering proposed Zoning Code, Zoning Map, and Comprehensive Plan Map changes which, if adopted may affect the permissible uses of your property as well as other properties with the same map designation. These changes, in turn, may affect the value of your property.

One of the properties that may be affected is your property at:	8249-8301 NE Beech Street
State ID #:	1N2E21CC 9100
Current Comprehensive Plan Map designation for this property is:	R1
Proposed Comprehensive Plan Map designation for this property is:	MD-C
The current base and overlay zone(s) for this property is (are):	R2h
The proposed base and overlay zone(s) for this property is (are):	RM1h

The Better Housing by Design project is updating the City’s multi-dwelling Zoning Code regulations to be consistent with the new 2035 Comprehensive Plan goals and policies. The proposed Zoning Code amendments in the Better Housing by Design Recommended Draft include changes to allowed development intensities and standards, permit daycare uses, and provide new development bonuses for projects with affordable housing.

The proposals include a revised set of multi-dwelling zones with new names and related changes to the Zoning Map and Comprehensive Plan Map and designations. **For this property, the proposals replace the current R2 zone with the new RM1 zone. The new RM1 zone allows a similar scale to the R2 zone (two to three stories), but provides more flexibility for the number of housing units within this scale.** Both the current and proposed zones allow low-rise, multi-dwelling development. The proposals primarily affect new development and do not require changes to existing development. The change to the Comprehensive Plan Map designation is primarily a name change.

## How can I learn more about this proposed change?

1. **Map App:** [www.portlandmaps.com/bps/mapapp](http://www.portlandmaps.com/bps/mapapp)

Type in the property address to see proposed changes proposed for your property.
2. **Visit the Better Housing by Design project website at:** [www.portlandoregon.gov/bps/betterhousing](http://www.portlandoregon.gov/bps/betterhousing)

The proposed amendments are in the Better Housing by Design Recommended Draft.
3. **Ask City staff a question.** Call 503-823-4203 or email us at [betterhousing@portlandoregon.gov](mailto:betterhousing@portlandoregon.gov)



## How can I comment on the proposal?

You may testify to City Council on the Recommended Draft amendments in the following ways:

Testify in person at the City Council public hearing	Testify in writing between September 4 and October 2, 2019
<p>You may speak for three minutes to City Council, and your testimony will be added to the public record.</p> <p><b>Wednesday, October 2, 2019, at 3 p.m.</b> Council Chambers at City Hall 1221 SW 4th Ave, Portland, Oregon</p> <p>To confirm the date, time and location, check the Council agenda at <a href="http://www.portlandoregon.gov/auditor/26997">www.portlandoregon.gov/auditor/26997</a>.</p> <div><div>If you need special accommodation, translation or interpretation, please call 503-823-4085 by September 25, 2019.</div></div>	<p>You must provide your full name and mailing address.</p> <ul style="list-style-type: none"><li><b>Map App:</b> <a href="http://www.portlandmaps.com/bps/mapapp">www.portlandmaps.com/bps/mapapp</a> Select <b>Better Housing by Design</b> and follow the instructions to testify. <i>Testifying in the Map App is as easy as sending an email. Once your testimony is submitted, you can read it in real time.</i></li><li><b>U.S. Mail:</b> City Council Better Housing by Design Testimony 1900 SW 4th Avenue, Room 130, Portland, Oregon 97204</li></ul>

All testimony to City Council is considered public record, and testers’ name, address and any other information included in the testimony may be posted on the website.

