

PORTLAND CITY PLANNING COMMISSION

424 S.W. MAIN STREET
PORTLAND, OREGON 97204
228-6141 EXT. 296

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LLOYD T. KEEFE, Planning Director
DALE D. CANNADY, Assistant Director

March 16, 1970

City Council
Portland, Oregon

Subject: Eighth Amendment to Urban Renewal Plan for
South Auditorium Project.

Gentlemen:

The City Planning Commission, at its February 17, 1970 meeting, voted to recommend approval of the Eighth Amendment to the South Auditorium Urban Renewal Project Plan as proposed by the Portland Development Commission.

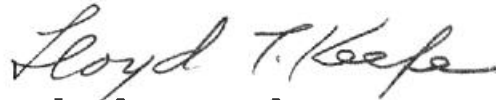
This proposed amendment to area II deletes apartment uses, increases permitted densities and modifies parking and loading requirements, and modifies sign regulations to read similar to the present S Zone Code.

1. The deletion of apartment uses is appropriate since the four major arterials, Market, Clay, Jefferson and Columbia are heavy traffic carriers that make the area less than advantageous for residential purposes.
2. The revision of minimum lot size, depth and width; the removal of setbacks; the lot coverage; maximum floor area, height and seismic resistance requirements are all compatible with the present C1 zone designation and represent an improvement to the plan.
3. The off-street parking requirement is amended to conform to the more restrictive M3 zone requirement but applies to the area as a whole rather than to individual parcels. This method is far superior in that it encourages consolidated parking and allows that parking to occur at the periphery.

March 16, 1970

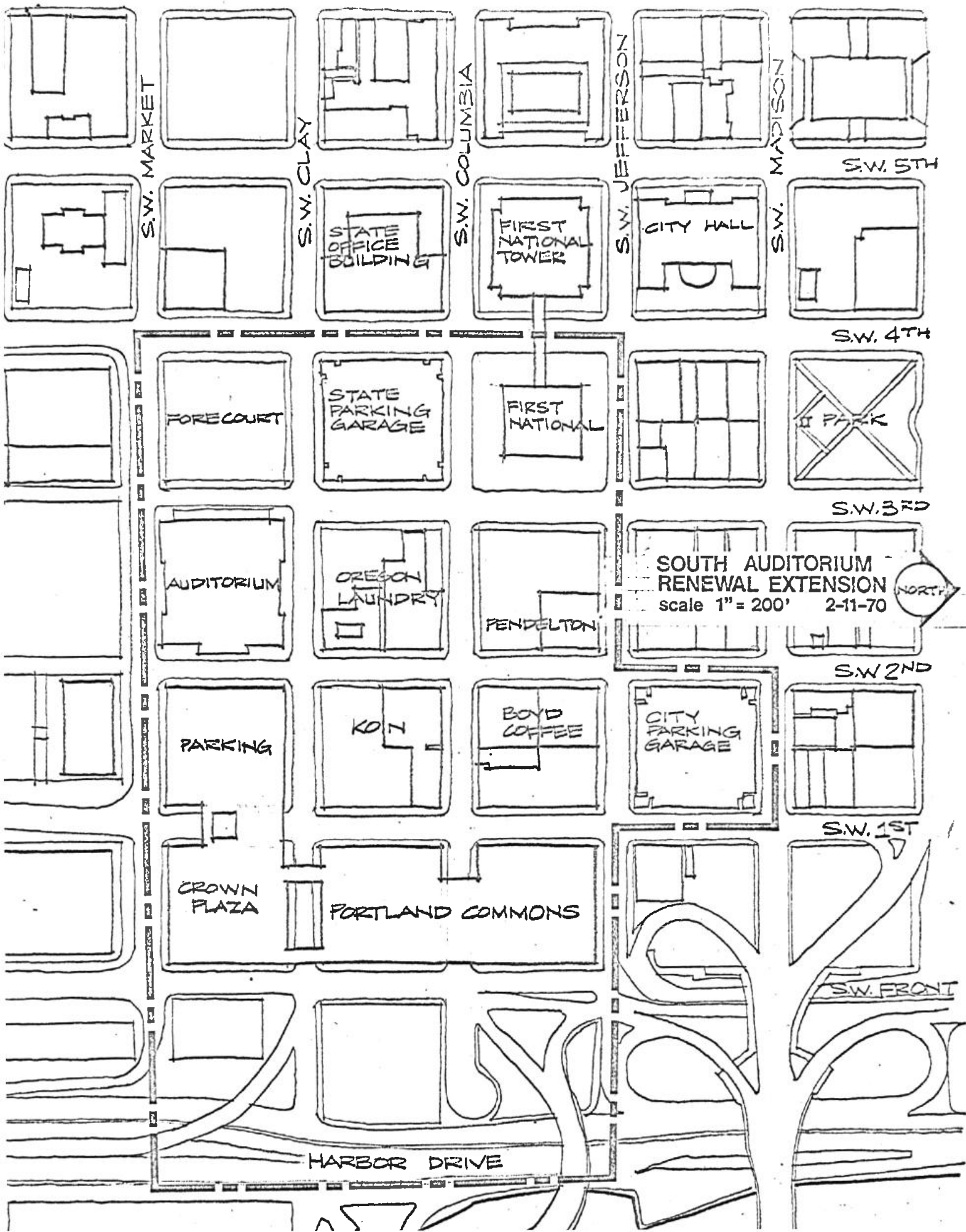
4. The off-street loading requirement is also amended to conform to the more restrictive M3 zone requirement in that it adopts, generally the figures of the present zoning code. Both the parking and loading requirements are, in addition, amended to read "subject to the approval of the City Planning Commission and the City Traffic Engineer."
5. The sign regulations have been amended to conform to present S Zone regulations and are subject to design review by qualified consultants.
6. On and off site improvements, such as landscaping, paving, street trees, are included in the proposed amendment as well as required design review of proposed development.

Respectfully submitted,



Lloyd T. Keefe
Planning Director

REL/ag



1036

Report of the City Planning Commission on Eighth Amendment
to Urban Renewal Plan for South Auditorium Project; recommending
approval.

MAR 25 1970
ADOPTED

THE COMMISSIONERS VOTED AS FOLLOWS		
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Filed MAR 19 1970

RAY SMITH

Auditor of the CITY OF PORTLAND

By *George Yerhous*
Deputy