

## Resolution No. 36037

Direct the Bureau of Planning to prepare an Ordinance with Zoning Code language that implements the alternative regulatory proposal for the portion of the West End north of SW Salmon Street and west of SW 11th Avenue. (Resolution).

WHEREAS, the "West End" is a term that describes the western edge of Portland's Downtown and extends from SW Ninth Avenue west to the I-405 Freeway, and from the northern edge of the Portland State University campus at SW Market Street north to West Burnside Street.

WHEREAS, the 1972 *Downtown Plan*, the 1980 *Comprehensive Plan*, the 1988 *Central City Plan*, and the 1995 *Downtown Community Association's Residential Plan* have all supported a predominantly residential character for the West End and have formed a policy framework for achieving this character.

WHEREAS, in Fall 1997, the Association for Portland Progress (APP) invited West End business and property owners, the Downtown Community Association, and public agencies to meet and discuss whether the West End was fulfilling its potential. A West End Steering Committee (WESC), composed of interested business and property owners, representatives of public agencies, and other members of the Downtown community, was formed to develop a revitalization plan.

WHEREAS, the *West End Vision Plan*, completed by the WESC in Summer 1999 and accepted by City Council in Fall 1999, identified a number of actions to attract new private investment to the West End. City Council directed the Bureau of Planning, in concert with other agencies and with the West End Advisory Committee (WEAC), to evaluate the proposed actions and make appropriate proposals for change to the Portland Planning Commission.

WHEREAS, following nine WEAC meetings and two public workshops, the Bureau of Planning published the *West End Proposal* in September 2000. The Portland Planning Commission considered the proposal in a public hearing on October 24, 2000. Following three working sessions, the Planning Commission voted on March 27, 2001 to forward its *West End Recommendation* to City Council.

WHEREAS, City Council considered the Planning Commission's *West End Recommendation* at a public hearing on June 21, 2001 and at a continued hearing on July 18, 2001. Much testimony focused on the portion of the district north and west of SW Salmon Street and SW 11th Avenue. A diversity of opinion was offered: Some voices advocated for a zone change, while others voiced concern for the existing character of and housing in the area. Council directed Bureau of Planning staff to develop an alternative regulatory strategy that took both concerns into account for the RX-zoned area bounded by SW Ninth and 14th


avenues and SW Salmon and West Burnside streets. This alternative strategy was first described to Council on September 26, 2001.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Portland, a municipal corporation of the State of Oregon, that the Bureau of Planning is directed to develop, and return with an Ordinance and implementing Zoning Code language, an alternative zoning proposal that retains the RX zone for the portion of the West End north and west of SW Salmon Street and SW 11th Avenue, with elements to include:

- a. Protection of housing. Sites in housing use will retain RX zone requirements, with a new Conditional Use process allowing opportunities for nonresidential redevelopment on these sites under limited circumstances.
- b. Incentives for infill development. Provisions will allow mapped "underdeveloped" sites to devote as much as 100 percent of floor area to Office or Retail Sales And Service uses. Other nonresidential uses will continue to be allowed through the Conditional Use process. Floor area ratio and building height provisions will award greater development potential to residential and mixed-use development than to purely commercial development on these sites.
- c. Incentives for the rehabilitation of existing buildings. Existing buildings with Office or Retail Sales And Service uses will become conforming development. A new Conditional Use process will allow opportunities for nonresidential redevelopment on these sites under limited circumstances.

BE IT FURTHER RESOLVED by the Council of the City of Portland, a municipal corporation of the State of Oregon, that conversion of building ground floors to Retail Sales and Service uses will be allowed throughout the West End, with limitations along the South Park Blocks frontages, if neither residential units nor square footage are diminished. Provisions will be made for active uses in selected areas.

Adopted by the Council, **OCT 18 2001**  
Mayor Vera Katz  
Graham Clark  
October 11, 2001

  
GARY BLACKMER  
Auditor of the City of Portland

By *Susan Parsons*  
Deputy

1252

Agenda No.

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Title

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INTRODUCED BY Mayor Vera Katz	Filed: <div style="text-align: center; font-size: 1.2em;">OCT 12 2001</div>
NOTED BY COMMISSIONER	Gary Blackmer Auditor of the City of Portland
Affairs	By:
Finance and Administration	Deputy
Safety	For Meeting of:
Utilities	Action Taken:
Works	<input type="checkbox"/> Amended
BUREAU APPROVAL	<input type="checkbox"/> Passed to 2nd Reading
Bureau: Planning	<input type="checkbox"/> Continued to:
Prepared by:                      Date: Graham Clark                      10/11/01	Budget Impact Review: <input type="checkbox"/> Completed <input checked="" type="checkbox"/> Not Required
Bureau Head:    Gil Kelley Director	

AGENDA		FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
				YEAS	NAYS
Consent	Regular <input checked="" type="checkbox"/>	Francesconi	Francesconi	✓	
NOTED BY		Hales	Hales	✓	
City Attorney		Saltzman	Saltzman	✓	
City Auditor		Sten	Sten	✓	
			Katz	✓	