



Bureau of Planning and Sustainability

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MEMO

DATE: April 6, 2015

TO: Planning and Sustainability Commission

FROM: Deborah Stein, Principal Planner

CC: Susan Anderson, Director; Joe Zehnder, Chief Planner; Eric Engstrom, Principal Planner

SUBJECT: **Consent List: Map Changes**

Attached is a list of miscellaneous map change requests and staff recommendations for your consideration. These are grouped by relevant staff report (Centers and Corridors, Residential Densities, etc.) and by district. Staff proposes that you accept these recommendations by consent. If there are any individual items that you would like to discuss, please let staff know and we can add these onto your work session agenda for discussion.



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Consent List: Proposed Map Changes

April 6, 2015

Relevant Staff Report	District	Neighborhood	July 2014 Proposal	Location	Testimony	Who testified	Recommendation	Rationale
Centers and Corridors	E	Montavilla	None	Portland Nursery site at SE Division and SE 92nd	Apply MU designation to northern half of R1 properties in same ownership as adjacent MU properties.	Property owner	No change to proposed map.	MU designation should not bleed into residential area to south. Property owner has option of dedicating new street to access 92nd.
Centers and Corridors	E	Hazelwood	None	725 NE 100th (E of 205, N of Glisan)	Apply CX to RX property.	David Douglas School District	Apply CX designation as requested.	Area is appropriate for CX development.
Centers and Corridors	E	Hazelwood	GC to MU-N/MU-CC	11858 NE Halsey	Apply MU-CC to entire property (currently split between MU-N and MU-CC in proposal)	Property owner	Apply MU-CC as requested.	Avoid split-designation situation.
Centers and Corridors	E	Glenfair	None	15706 E Burnside	Apply MU to R1 property	Property owner	No change to proposed map.	Property is developed with SF home, not close to transit stop.
Centers and Corridors	NE	Eliot	None	E side of Williams between Sacramento and San Rafael	Apply MU designation to R1 properties not developed residential.	Eliot NA	Apply MU-UC as requested for all properties not developed residential	Rectifies nonconforming commercial uses, and allows greater options for vacant sites. Supports neighborhood testimony.
Centers and Corridors	NE	Eliot	ExD to MU-UC	443 NE Knott St	Apply R2.5 designation to EX property.	Eliot NA	No change to proposed map.	Existing commercial use in EX designation. Maintains existing border between EX and R.
Centers and Corridors	NE	Irvington	None	Area bounded approximately by NE 7th & NE 26th, NE Broadway & NE Tillamook.	Apply R2, R1, and MU-Neighborhood designations to areas currently designated R1, RH, and CS.	Irvington NA	No change to proposed map.	Area is rich in infrastructure, services, and close to central city. NE Quadrant process also already addressed part of this area. Needs full community involvement as well as planning analysis.
Centers and Corridors	NE	Eliot	IR to MU	Legacy-owned property on N Williams between Russell and	Apply MU-N or MU-CC to IC property.	Eliot NA and several individuals	No change to proposed map.	This designation is the result of master planning with Legacy; any change would require working with Legacy.
Centers and Corridors	NE	Sullivan's Gulch	RH and CO to CX	NE Multnomah and NE 21st	Both supporting and opposing.	Individuals (opposed), Sullivan's Gulch NA (supporting)	No change to proposed map.	Proposal was developed through NE Quadrant process, approved by City Council.
Centers and Corridors	NE	Irvington	EX to MU-UC	NE 8th between and Schuyler and Hancock	Apply RH designation to EX properties.	Individual	No change to proposed map.	Properties are not in residential use.
Centers and Corridors	NE	Sullivan's Gulch	None	South side of NE Weidler between 16th and 24th	Apply MU designation	Individuals	No change to proposed map.	This change would require more community outreach.
Centers and Corridors	SE	Woodstock	None	SE Woodstock Blvd between 40th and 50th	Apply MU designation to full blocks between Woodstock and parallel streets.	Woodstock NA, individuals, property owners	Apply MU designation as requested, except on the SE corner of 47th and Knight, which should be retained at R2.5 to match existing (recent) development.	Apply full block MU designation. Re-development over time, will address substandard parallel streets, SE Martins and SE Knight.
Centers and Corridors	SE	Richmond	Urban Commercial to MU-Neighborhood	4606 SE Division and 4622 SE Division	Apply MU designation to R1 property to match adjoining CM property in same ownership.	Property owner	Apply MU designation as requested.	Mitigate split site issue.
Centers and Corridors	SE	Montavilla	Neighborhood Commercial to MU-CC	7601 SE Division	Apply MU designation on entire property, currently split R2/CN2.	Individuals, property owner	Apply MU designation as requested.	Mitigate split site issue.

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Centers and Corridors	SE	SMILE	None	SE Linn between SE 10th and SE 16th	Apply R1 designation to triangle at W end of property, apply ME to R2.5 properties between 13th and 15th currently in substation use.	Staff	Apply R1 and ME designations as requested.	Match on-the-ground development
Centers and Corridors	SE	SMILE	Urban Commercial to MU-Neighborhood	SE 13th between SE Sherrett and SE Linn	Apply R2 designation to R2(UC) properties currently proposed for MU-N designation.	SMILE	Apply R1 designation to R1(UC) properties currently proposed for MU-N designation, excluding two properties designated CS and applying MU designation on one property currently designated EX.	Tacoma to the Sellwood Bridge has regional transportation constraints. R1 designation is appropriate. Keeping some mixed use opportunity is also appropriate.
Centers and Corridors	SE	Brooklyn Action Corps	None	1208 SE Boise and 4214 SE 12th Ave	Apply MU designation to R1 properties to match adjoining MU properties at 4207 and 4211 SE Milwaukie.	Property owner	No change to proposed map.	Request needs to be vetted with adjacent property owners and Brooklyn Action Corps.
Centers and Corridors	SE	North Tabor	None	5143 E Burnside	Apply MU designation on R1 properties	Property owner	No change to proposed map.	Property is between two nodes (50th and 53rd). Adding more MU is not warranted at this time.
Centers and Corridors	SE	Buckman	None	SE 14th between Alder and Morrison	Apply MU designation to RH property	Property owner (PPS)	No change to proposed map.	PPS should consult with Buckman Community Association in light of opposition to other proposals to add MU near Washington-Monroe.
Centers and Corridors	SE	Richmond/Mt Tabor	MU-Neighborhood	SE Division and SE 50th	Apply MU-UC designation along Division out to 50th, and on 50th between Hawthorne and Powell.	Individual	No change to proposed map.	SE 50th is a Neighborhood Corridor. Development is not appropriate at the Mixed Use-Urban Center intensity.
Centers and Corridors	SE	Foster-Powell	MU	SE Foster between SE 50th and SE 82nd.	The mixed use designation along Foster extends too far into the neighborhood.	Individual	No change to proposed map.	Issue requires more study.
Centers and Corridors	SE	Buckman	R1 to MU-UC	822 SE 15th	Remove property from proposed change to MU	Property owner, individuals, Buckman Community	Remove MU designation from the proposal	Because property is a Historic Landmark, commercial use is already allowed.
Centers and Corridors	W	Hillsdale	None	SW Barbur and SW 19 th	Apply R1 and CG designations on R2 and R1 properties in single ownership.	Property owner	Apply designations as requested.	Properties are located adjacent to Civic Corridor in an area with services and good access.
Centers and Corridors	W	South Portland	None	Vacant, triangular, City-owned site at SW Broadway and SW	Apply MU designation to RH property.	Individual	Apply MU designation as requested.	Under-sized and poorly situated for current housing designation; adjacent to other MU.
Centers and Corridors	W	South Portland	None	3141 and 3225 SW Barbur	Apply MU designation and zoning to two R1 properties in separate ownership.	Property owners	No change to proposed map.	No high capacity station area currently planned or called for by Barbur Concept Plan. Does not reinforce a nodal commercial pattern.
Centers and Corridors	W	Multnomah	None	4001-4007 SW Collins	Apply MU-UC or MU-CC to R1 property.	Property owner	No change to proposed map.	Future planning needed to address whole of West Portland Town Center. Changes would be more appropriate in context of that work.
Centers and Corridors	W	Sylvan Highlands/S W Hills	MU-D	5319 SW Westgate Dr	Apply MU-CC or MU-UC designation to MU-D property (currently zoned CO2)	Property owner	No change to proposed map.	Not in a proposed Urban Center or on a Civic Corridor. Highway 26 transportation infrastructure is congested and would not support more intensive designation over this large area.
Centers and Corridors	W	Northwest District	MU-UC/EX	NWDA area bounded approximately by NW Pettygrove, W Burnside, I-405 and NW 20 th .	Apply less-intense MU designation to area.	Northwest District Association	No change to proposed map.	The area is close to the urban core, rich with services and infrastructure. The MU-UC designation is appropriate.
Centers and Corridors	E	Lents	None	5904 SE 89th and 5843 SE 90th	Apply MU designation to two R1 properties	Property owner	Apply MU designation as requested.	Properties are surrounded by other MU properties; MU designation allows full-block MU development.

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Centers and Corridors (correction)	SE	Richmond	Urban Commercial to MU-Urban Center	SE Caruthers between 35th and 38th	Opposed to proposal due to desire to retain single-family-home character of area currently zoned R5(UC).	Richmond NA, many individuals and property owners	Change several properties around Caruthers and 37th from MU to R2.5. Change the western block on dead end to R2.5 (except 3616 SE Caruthers), but retain current proposal on eastern block.	This is a correction to #41 in the 1/14 Centers and Corridors staff report, reversing the directional description and also incorporating testimony in support of the original proposal from the owner of 3616 SE Caruthers, which is directly west of a CS-zoned property. Rectify the split-designation at 2346 SE 38th Ave from R2.5/UC to MU.
Misc	E	Hazelwood	None	1706 SE 130 th	Apply IC designation to R5 property	Property owner	No change to proposed map.	Not included in David Douglas HS campus plan.
Misc	NE	Eliot	EX to MU-UC	1828 NE 1st Ave	Apply R2.5 designation to EX property.	Eliot NA	No change to proposed map.	Property is not in Conservation District; building is not historic.
Misc	NE	Boise/Eliot	None	311 N Ivy	Apply ME designation on 3 R1 properties in single ownership	Property owner	No change to proposed map.	Inconsistent with surrounding designations/zoning.
Misc	SE	HAND	None	SE 15th between Taggart and Woodward	Apply R2 zoning to EG property.	HAND	Apply R2 designation as requested	Entire block is fully developed at R2 with one parcel at R1 density.
Misc	W	None	R5	Areas outside the City boundary and within the USB.	Adjust designations to R7 properties in areas where comparable zone to county zone is more like R7 or R10.	Individual	Correct designations for select West District properties from R5 to R10.	Designations should match current county zoning as closely as possible.
Misc	W	Multnomah	None	SW 27th and SW Nevada	Apply OS designation to R7/R5 property belonging to Water Bureau.	Individuals	No change to proposed map.	Area is not park-deficient and Water Bureau does not support change. Water tank on site is a basic utility, requiring a conditional use review under the OS designation to operate.
Misc	N	Cathedral Park	ME to R5	9539 N Decatur (northernmost property in proposed change area)	Retain ME designation on the property, removing the property from proposed change to R5.	Property owner	Remove properties from proposed change as requested.	Properties being used or planned to be used industrially.
Misc	E	Lents	None	4510 SE 96th	Apply R2.5 designation to OS property in private residential use to match adjacent proposal.	Staff	Apply R2.5 designation as recommended	Property in private residential use, should not be designated OS.
Misc	E	Parkrose Heights	None	NE 106th and NE Halsey, SW corner	Apply OS designation to PPR-owned CX property.	Individual	No change to proposed map.	PPR needs to agree to any new designation.
Misc	E	Centennial	None	SE Division, SE of 148th	Apply OS designation to PPR-owned R3 (R2) property.	Individual	No change to proposed map.	PPR needs to agree to any new designation.
Misc-OS	SE	SMILE/Buckman	None	"Sellwood Gap"	Metro owned "open space" parcels with residential designations (R along Springwater Corridor or MU in the Lone Fir example) - should be designated OS.	SMILE, Individuals	No change to proposed map.	Metro agreement would be needed to change the designation.
Misc-OS	W	Southwest Hills	None	SW Sam Jackson and SW Terwilliger Blvd	Apply OS designation to PPR-owned property, split-designated CG/R1.	Friends of Terwilliger	Apply OS designation as requested.	PPR agrees to designation change.
Residential Densities	E	Powellhurst-Gilbert	R2 to R5	4223 SE 136th	Remove R2 property from proposed change to R5	Staff	Remove property from proposal	Acknowledge existing residential development and avoid a nonconforming situation.

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Residential Densities	E	Pleasant Valley / Powellhurst-Gilbert	R2 to R5	13445 SE Foster	Retain R2 designation on Habitat for Humanity property, removing it from proposed change to R5.	Property owner	Remove properties and single property to the north from the proposal, leaving them at R2	Properties are located close to services, including park, and are contiguous with R2 area.
Residential Densities	E	Hazelwood	None	13801-13865 SE Stark, 14021 SE Stark, 14112-14134 SE Stark, 15220 SE Stark, 16000 SE Alder, 919-924 NE 91st	Apply R1 designation to multiple properties currently designated R2 and R3.	Property owner	No change to proposed map.	Spot zoning is not appropriate in these areas.
Residential Densities	N	Portsmouth	None	Adjacent to train tracks near N Lombard and N Macrum	Down-designate an assortment of properties - R2 to R5, R5 to OS.	University Park NA	No change to proposed map.	Similar designation/zoning patterns are found throughout N Portland.
Residential Densities	N	Portsmouth	None	N Lovely St between N Fortune and N Wall	Apply R5 to R2.5 properties	Individuals	No change to proposed map.	Many existing sites are built to R2.5 density already.
Residential Densities	N	East Columbia	None	NE Levee Rd (vicinity of NE 13th and NE Gertz)	Apply RF designation to IS properties	East Columbia NA, individuals	No change to proposed map.	Need to retain land now designated for Industrial Sanctuary.
Residential Densities	NE	Eliot	R2 to R2.5	306 NE Graham	Add property to adjacent proposal	Individual	Apply R2.5 to the property as requested	Consistent with surrounding designations.
Residential Densities	NE	Eliot	None	506 NE Russell St	Apply R1 designation on R2 property to allow owner to move a 5-plex there from neighboring lot.	Property owner	No change to proposed map.	Inconsistent with surrounding designations/zoning.
Residential Densities	NE	Concordia	None	Concordia: area bounded by NE 22nd & NE 33rd, NE Jarrett & NE Alberta	Apply R5 designation to entire area.	Concordia NA	No change to proposed map.	Area is rich in infrastructure, services. R2.5 designation is appropriate.
Residential Densities	NE	Eliot	None	NE 7th Ave between Thompson and Tillamook.	Apply R2.5 to R2 properties to protect historic buildings.	Individual	No change to proposed map.	Properties are in Irvington Historic District, which provides protection for historic buildings.
Residential Densities	NE	Eliot	R2 to R2.5	109 San Rafael	Remove property from proposal	Individual property owner; staff	Remove properties from proposal as requested, leaving them at R2.	Properties are not historic, built to R2 density.
Residential Densities	NE	Eliot	R2 to R1	310-322 NE Morris St	Erroneously changed on map to R1	Staff	Retain R2	Properties are not historic, built to R2 density.
Residential Densities	NE	Eliot	R2 to R1	435 NE Stanton St and vacant lot to east	Request to change to R1	Individual property owner	Retain current proposal for R1 and expand to cover 2 properties to the north in same situation.	Will provide buffer between R2 to east and MU to west, and creates opportunity for vacant lots.
Residential Densities	SE	Creston-Kenilworth	None	SE Holgate and SE 42nd	Change R2-designated property to R1	Staff	Apply R1 designation as recommended.	Fill in a gap within R1 area.
Residential Densities	SE	Brentwood-Darlington	R2.5 to R5	SE of 60th Pl and SE Duke	Remove R2.5 properties from proposed change to R5.	Staff	Remove R5 proposal.	Recent 2001 subdivision built at R2.5 density and two adjacent properties, close to park, community center and school.
Residential Densities	W	Maplewood	None	SW 45 th and SW Florida	Apply R1 designation to R7 properties.	Property owner	Apply R1 designation as requested; apply MU-Dispersed designation to adjacent R7 property abutting MU.	Properties are across from the SW Community Center, and close to other services, and transit. Improvements to sidewalks and infrastructure underway through a Local Improvement District project.

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Residential Densities	E	Hazelwood	None	Area bounded by NE Glisan, SE Stark, 140th and 143rd.	Apply R1 designation to R2 properties in Parkrose School District	Commissioner Gray	Apply R1 designation to R2 properties on south side of Burnside between 140th and 143rd	Provide opportunity for new affordable family-sized units within Parkrose SD boundaries.
Split Zone	E	Lents	None	10215 SE Foster	Apply EG to R7 property, to match adjoining property in same ownership.	Property owner	Apply EG designation as requested.	Property is land-locked, in long-term EG use.
Split Zone	NE	Eliot	None	2156 N Williams & 20 NE Thompson	Apply R1 designation to entirety of split R1/R2 site, and to R2 property in separate ownership wedged into north end of the site.	Property owners	Apply MU-UC designation to entirety of both properties.	Rectifies split-zoning at 2156 N Williams, and 20 NE Thompson is consistent with 2156 N Williams.
Split Zone	SE	SMILE	None	Properties around SE Harney/ SE 25th/ SE McLoughlin	Correct four split-zoned properties to CG, EG, and R1.	Staff	Apply ME and MU designations.	Mitigate split zone issue.
Split Zone	SE	Richmond	None	SE 33rd and SE Powell	Apply MU to entire site (zoned R1, split designation R1/CG).	Property owner	Correct split designation at 3355 SE Powell Blvd, but no change to 3415 SE Powell Blvd.	Conditional use is sufficient to meet needs of owner without pushing MU further into neighborhood.
Split Zone	W	Bridlemile	Apply R1 designation to entire property currently split-zoned CG/R5.	South of intersection of SW Shattuck and SW Beaverton-Hillsdale	Retain CG/R5 designation on property, removing it from R1 proposal.	Individual	No change to proposed map.	Property is already developed with 20-unit condo, and is close to Beaverton Hillsdale Hwy and transit.