



Bureau of Planning and Sustainability

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## MEMO

**DATE:** May 1, 2015

**TO:** Planning and Sustainability Commission

**FROM:** Eric Engstrom, Principal Planner  
Deborah Stein, Principal Planner

**CC:** Susan Anderson, Director

**SUBJECT:** Comprehensive Plan Update Final Consent Lists

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The Commission set a deadline of March 13 for written public testimony on the Proposed Comprehensive Plan. Since then, staff and commissioners have been reading testimony and identifying additional changes in response to that testimony. Attached are three lists of staff-recommended changes for your consideration:

- Policy changes (Chapters 1-10 and the CSP)
- Miscellaneous land use map changes
- Updated map changes related to the nonconforming use issue

These lists include recommendations that stem from testimony arriving after your earlier work sessions in January through March. Some items may relate to earlier topics that you have already discussed, and some may be new issues. The nonconforming uses list reflects staff's reevaluation of each nonconforming use situation, applying the "framework for recommendations" that you affirmed on March 24.

The PSC may endorse these changes without further discussion, or commissioners may choose to pull items from these consent lists – building an additional list of things you wish to discuss as a group.

Please identify any items you wish to discuss from this list by end of day May 15. Staff will review those items with the Commission at the May 26 work session.



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Reference Number	Issue	Who	What	Rationale	Discuss?
1	Chapter 1, Policy 1.21	Rose City Park N.A., Mt. Scott-Arleta N.A	Add a centers and corridors reference to new Policy 1.21 (Relationship to area-specific plans): "Use area-specific plans to provide additional detail or refinements applicable at a smaller geographic scale, such as <u>centers and corridors</u> , within the context of the overall Plan.	Clarity.	
2	Chapter 2, Intro	Anti-Displacement Coalition	Language can be improved in the Chapter 2 introduction to put greater emphasis on those potentially adversely impacted by a decision, culturally relevant outreach, accountability, and making connections to evaluation and mitigation policy.	Consistency with Portland Plan emphasis on equity.	
3	Chapter 2, New Policy	Staff - Central City 2035 team	Inclusive participation in Central City planning. Recognizing the Central City's unique role as the region's transportation hub and center for jobs, services, entertainment, and civic and cultural institutions, design public processes to engage a wide range of stakeholders beyond Central City residents, including employees, employers, social service providers, students and visitors, as well as regional tourism, institutional, recreation and transportation representatives, as appropriate.	Consistency with CC2035. Highlight need for broader swath of stakeholders, including regional interests like tourism, transportation, and institutions and employers that attract people because of their proximity to the Central City – insert after Policy 2.25.	
4	Chapter 2, Policy 2.1	Staff	<u>District coalitions, neighborhood associations and business district</u> associations as local experts and channels for place-based projects.	Clarity.	
5	Chapter 2, Policy 2.13	Staff	Community <del>involvement</del> <u>Program Manual Engagement Workbook</u> . Create, maintain, and actively implement a community <del>involvement</del> <u>program manual engagement workbook</u> that details how to conduct community involvement for land use projects and decisions.	Workbook better conveys how it will be used.	
6	Chapter 2, Policy 2.2	Staff	Work with <u>district coalitions, neighborhood associations and business district</u> associations to increase diversity and to help them reflect the diversity of the people and institutions they serve.	Clarity.	
7	Chapter 3 Policy 3.20	Staff - Central City 2035 team	Policy 3.20 Transportation Hub. Enhance the Central City as the region's transportation hub and optimize regional access to the Central City's as well as the movement of people and goods among key destinations.	Consistency with CC2035. Highlight movement within Central City to access key destinations, in addition to access to Central City from outside	

Reference Number	Issue	Who	What	Rationale	Discuss?
8	Chapter 3, Design and Development, and/or in the General Development Principles in Chapter 4.	Anti-Displacement Coalition, Jade District, APANO, Living Cully, OPAL, PAALF, 1000 Friends of Oregon.	Add policy to support wider use of Community Benefits Agreements as part of major investments and legislative land use decisions.	Policy gap.	
9	Chapter 3, Eastern Neighborhood Pattern Areas	David Hampsten	In last sentence of first introductory paragraph, add a reference to gaps in pedestrian and bicycle infrastructure and connectivity, and to “wide corridor rights-of-way”. In Policy 3.84, add a reference to public views of stands of tall trees, especially Douglas firs. In Policy 3.86, add a reference to enhancing access to regional centers, town centers and to employment areas.	Reflects character of community.	
10	Chapter 3, GP3-10, Introduction	Staff - Central City 2035 team	The Central City serves as the region’s premier center with jobs, services, and civic and cultural institutions that support the entire city and region. It includes attractions, amenities and institutions not found anywhere else in the city or region, such as Portland State University, the Oregon Convention Center, the Vera Katz Eastbank Esplanade, Rose Quarter Facilities, Providence Park, the Portland 5 Center for the Arts, Tom McCall Waterfront Park, Pioneer Square, Portland Art Museum and the region’s Transit Mall.	Consistency with CC2035. Use examples whose names are less likely to change.	
11	Chapter 3, New Policy	Staff - Central City 2035 team	Model Urban Center. Advance the Central City as a living laboratory that demonstrates how the design and function of a dense urban center can provide equitable benefits to human health, the natural environment and the local economy. Insert after proposed Role of the Central City policy, before Policy 3.18	Recognizing the unique role the Central City plays in providing a model and laboratory for the design and function of dense urban center.	
12	Chapter 3, New Policy	Staff - Central City 2035 team	Role of the Central City. Encourage continued growth and investment in the Central City, recognizing its unique role as the region’s premier center for jobs, services, and civic and cultural institutions that support the entire city and region. Insert before Policy 3.18.	Consistency with CC2035. Describes the role of the Central City that mirrors other Centers language and reflects content of introductory paragraph .	
13	Chapter 3, Policy 3.3 – Equitable development	Anti-Displacement Coalition	The concept of impact mitigation should be added to that policy.	Respond to displacement pressures.	

Reference Number	Issue	Who	What	Rationale	Discuss?
14	Chapter 3, Policy 3.65.	Jeanne Galick	Add a reference in Policy 3.65 (River Access) to the Willamette Greenway Trail.	Clarity.	
15	Chapter 3, Policy 3.71	Staff	3.71 Willamette Greenway. Maintain multi-objective plans and regulations to guide development, infrastructure investments, and natural resource protection and enhancement with and along the Willamette Greenway.	Policy gap.	
16	Chapter 3, Policy 3.83	David Hampsten	Revise Eastern Neighborhoods Pattern Area - Eastern Neighborhoods buttes and skyline. Enhance... buttes and stands of tall trees, especially Douglas Firs.	Reflects area character.	
17	Chapter 4, New Policy	PBEM	Add policy language on reducing natural hazard risks to critical public facilities, including the harbor. Locate these in 4.60 – 4.62.	Policy gap.	
18	Chapter 4, New policy	Sunnyside N. A., Richmond N.A., SEUL, Division Design Initiative, Buckman N.A., HAND	Add a reference to design review in in places with the Mixed Use - Urban Center map designation. Provide opportunities for community input into the design of development in centers and corridors.	Provide greater design quality in high growth areas.	
19	Chapter 4, Policy 4.10	PBEM	Fire Prevention and life safety. Add a reference to seismic safety.	Policy gap.	
20	Chapter 4, policy 4.14	Individual	Resource efficient and healthy residential design and development. Edit this policy to clarify the cross references.	Refers to policies in the housing chapter, but this is not clear.	
21	Chapter 4, Policy 4.28	Staff	Delete “noise” from policy 4.28 Air Quality, and create a separate policy relating to noise.	Clarity	
22	Chapter 4, Policy 4.28	Staff	Elevate 4.28 sub-policies by making them their own policies. Generalize them so that they will guide planning and investments, as well as review of new developments.	Clarity	
23	Chapter 4, Policy 4.28	Staff	Move Policy 4.28c Industrial edge to be its own policy in the Transitions Section.	Clarity	
24	Chapter 4, Policy 4.28	Staff	Retain “Off-site impacts” policy as a single policy providing guidance relating to development sites. Add “light pollution” to list of impacts. Amend to say Use land use and other regulations to limit and mitigate public health impacts such as odor, noise, light pollution, air pollutants, and vibration that the use or development of a site may have on adjacent residential or institutional uses and on significant fish and wildlife habitat areas.	Clarity	

Reference Number	Issue	Who	What	Rationale	Discuss?
25	Chapter 4, Policy 4.36	Mike Warwick, Eliot N.A.	Add reference in Policy 4.36 (Historic and cultural resource protection) to historic districts: "Encourage the protection and restoration of historic buildings, places and districts that contribute.....").	Clarity	
26	Chapter 4, Policy 4.48	Staff	Move Policy 4.48 (Prioritize reuse) to Residential Areas section and put stronger emphasis on affordability.	Connect this issue to loss of affordable housing.	
27	Chapter 4, Policy 4.61	PBEM	Reducing natural hazards and climate change risks and impacts. Limit development in or near areas prone to natural hazards <del>where</del> <del>practicable</del> , using the most current hazard and climate change-related information and maps.	Unnecessary qualifier. Policy may still be balanced with other policies.	
28	Chapter 4, Policy 4.62	PBEM	Disaster <del>recovery</del> <u>resilient design</u> .	Clarity	
29	Chapter 4, Policy 4.64	PBEM	Planning and disaster recovery. Facilitate effective disaster recovery by providing recommended updates to land use designations and development codes, <del>as warranted</del> , in preparation for natural disasters.	Unnecessary qualifier. Policy may still be balanced with other policies.	
30	Chapter 4, Transitions and Off Site Impacts section	Staff	Separate Transitions and Offsite impacts into two sections and elevate sub-policies into separate policies.	Clarity	
31	Chapter 5, Health and Safety section	Staff	Amend sub heading "Health and safety" to "Health, safety & <u>well-being</u> "	Acknowledge broader intent.	
32	Chapter 5, New Policy.	Various Individuals and groups concerned with evictions.	Add a policy that can cover the "well-being" aspect as it applies to issues of no- cause evictions and rental inspections. Enhance renter well-being through education, expansion of enhanced inspections and support of regulations and incentives that further housing stability.	Provide policy support for stronger protections while straying within the level of detail appropriate for the Comprehensive Plan.	
33	Chapter 5, New Policy.	Anti-Displacement Coalition	Add an explicit policy that sets up a numerical target for preservation and production of regulated affordable housing along with mechanism for tracking the supply and performance.	Accountability	
34	Chapter 5, New Policy.	Staff - Central City 2035 team	Central City Affordable Housing. Encourage the preservation and production of affordable housing in the Central City, taking advantage of the area's unique concentration of active transportation access, jobs, open spaces and supportive services and amenities. Insert after Policy 5.27.	Recognizing the unique role the Central City plays in providing affordable housing.	

Reference Number	Issue	Who	What	Rationale	Discuss?
35	Chapter 5, New Policy.	Anti-Displacement Coalition	Policy 5.15 (Involuntary displacement) includes a mention of land trusts. The land banking topic could be expanded into a separate policy.	Added emphasis on this potential tool, which based on testimony received seems to have broad community support.	
36	Chapter 5, Policies 5.36, 5.27, 5.3.	Anti-Displacement Coalition	Add a more direct reference to exploring regulatory requirements. These policies already provide a broad basis to use tools like inclusionary zoning, if legal. Say this more directly.	Clarity	
37	Chapter 5, Policy 5.11, 5.24, 5.34-5.36	Anti-Displacement Coalition	Add "permanently affordable" language in one or more of these policies.	Clarity.	
38	Chapter 5, Policy 5.28, Affordable Housing Resources	Anti-Displacement Coalition	Add value capture mechanisms in a list of examples in this policy.	Additional tool.	
39	Chapter 5, Policy 5.39	Staff	The list of possible unit types should include 'Permanent Supportive Housing'; all other listed possibilities are transitional or temporary.	Policy gap.	
40	Chapter 5, Policy 5.41	Various	Revise Policy 5.41 (Housing quality) by separating hazardous materials that are actually well regulated and do not fit with the action verb "encourage" and add a policy that can cover regulated materials like lead, asbestos and radon. Require safe and healthy housing free of hazardous materials such as lead, asbestos and radon. Encourage housing that provides high indoor air quality, access to sunlight and outdoor spaces, and is protected from noise, pests, and hazardous environmental conditions.	Respond to testimony that pointed out that we do regulate some of these topics, and the word require is appropriate in that context.	
41	Chapter 6, Policy 6.12	Portland Business Alliance, NAIOP	Revise Policy 6.12 (Land supply) to address the practicality of sites for intended uses.	Strengthen prime industrial retention and land supply policies (e.g., "no net loss," requiring offsets, and meeting shortfalls before increasing them).	
42	Chapter 6, Policy 6.48.	Riverside Golf Club	Revise Policy 6.48 on golf course reuse to clarify its application to sites that property owners make available for reuse.	Riverside Golf Club objected to the proposed map change/policy and continues to urge a policy language change to acknowledge property owners discretion in reuse.	

Reference Number	Issue	Who	What	Rationale	Discuss?
43	Chapter 6, Policy 6.54.	Portland Community College, Providence Hospital, and Lewis & Clark College	Add policy direction to address coordination with institutions in zoning transition to provide land supply that is practical for development and intended uses.	Respond to concerns about cost of transition to new zoning.	
44	Chapter 7, new cross reference	Staff	Cross reference to Chapter 4 Transitions and off-site impacts in Chapter 7.	Clarity	
45	Chapter 7, policy 7.25 (now in Chapter 4)	Staff	Amend Policy 7.25 (moved to Ch 4 - Hazards to wildlife). Encourage building, lighting, site, and infrastructure design and practices..."	Policy gap.	
46	Chapter 7, Policy 7.32	Staff	Elevate policy 7.32 Coordinated stormwater management, by moving to Chapter 8. Incorporate the following amendments: Coordinate transportation and stormwater system planning and investments, especially in areas with unimproved or substandard rights of way, to improve water quality, pedestrian safety, and enhance neighborhood livability.	Eliminating "pedestrian" is a response to Keith Liden, who suggested adding bicyclists. We could also add vehicle drivers and wildlife, so best to use broad/inclusive term.	
47	Chapter 7, Policy 7.39	Staff	Move Policy 7.39 Flood protection coordination to Chapter 8 floodplain management section.	Will elevate policy and make it citywide – links well with other policies in that section.	
48	Chapter 7, Policy 7.40	PBEM	Move Policy 7.40 (Columbia River Watershed flood protection and restoration) to the section "Improving environmental quality and preventing degradation – integrate into habitat connectivity policy.	Better placement of policy - citywide issue.	
49	Chapter 7, Policy 7.46	Port	Delete reference to "grasslands" in Policy 7.46 (Willamette Watershed sensitive habitats).	The Natural Resources Inventory identifies no habitats supporting grassland associated species in the Willamette Watershed so the term should be deleted in this policy only.	
50	Chapter 8, New Policy	TEG, SW Trails, Commissioner Houck	New trail policies in Public Facilities Chapter.	Balances transportation and other functions of trails. Acknowledges that they are Multi-purpose.	
51	Chapter 8, Policy 8.39 Stormwater Mgmt	Staff	Move policy 8.39 to after 8.35 and amend title to "Stormwater management function."	Clarifies that management is an intended ROW function.	



Reference Number	Issue	Who	What	Rationale	Discuss?
52	Chapter 8, Policy 8.4, Interagency Coordination	Individual	Amend school district bullet to "and <u>park, trail, and recreational facilities</u> "	More accurately captures coordination and partnerships.	
53	Chapter 8, Policy 8.41	Individual	Add "... <u>design, development, improvement...</u> "	Expand to include all phases of facility management.	
54	Chapter 8, Policy 8.42	Individual	Replace "and along corridors..." with "Civic Corridors"	Clarify and consistency with the Urban Design Framework.	
55	Chapter 8, Policy 8.7, Internal Coordination	Staff	Add, "... <u>public facilities and services, including land acquisition, among...</u> "	Clarity.	
56	Chapter 8, Policy 8.82, Enterprise Facilities	Staff	Combine Policy 8.82 with Policy 8.81 (Specialized recreation facilities) and edit language for clarity.	Clarity. Enterprise facilities are a subset of specialized recreational facilities that are operated on a financial self-sufficiency model. The current policy structure is confusing and implies they are a unique facility type.	
57	Chapter 9, Goal 9.G	Staff	Move safety to the top of our goals. Add "vision zero" language?	Further emphasis - alignment with PBOT strategic plan.	
58	Chapter 9, New policy	Staff	Add a policy referencing the role of Citywide Programs in achieving system and local goals.	Alignment with TSP project list approach.	
59	Chapter 9, New policy	ODOT	Add language, or a new policy, referencing development of alternative mobility targets in identified corridors, and to review and potentially replace Portland's LOS standards.	Outcome of TSP coordination work with ODOT	
60	Chapter 9, New policy	Staff	Add policy that indicates we have or will have a Central City MMA. Refer to a new MMA Map.	Facilitate anticipated MMA with CC2035.	
61	Chapter 9, New policy	NWDA, Cully, Woodlawn	Diesel particulates/trucks/trains. When considering land use and public facilities that will increase truck or train traffic, encourage reduction of diesel particulates. Put into Chapter 4. - near 4.28	Policy gap. Response to recurring concern in testimony.	
62	Chapter 9, New policy.	Staff	Move Airport Futures policy bundle to Chapter 9.	These policies more logically fit into transportation.	



Reference Number	Issue	Who	What	Rationale	Discuss?
63	Chapter 9, Parking Management section	PBOT staff	Parking policy changes: Refine text to emphasize reducing parking demand. Add or refine parking policy supporting occupancy thresholds triggering stronger parking management tools to reduce demand. Reference integrating parking management and TDM, including linking substantive increases in off-street parking supply within centers and corridors to transportation demand management. Add policy discouraging subsidizing parking prices and costs.	Respond to parking project work and related discuss/feedback/testimony.	
64	Chapter 9, Policy 9.16	Various individuals	Wildlife and stormwater integration into design policy.	Policy gap.	
65	Chapter 9, Policy 9.1	NWDA	Clarify that UDF classifications, such as Civic and Neighborhood Corridors, will relate to TSP street design classifications. Also, whether center designations should be accompanied by TSP pedestrian district designations.	Clarity	
66	Chapter 9, Policy 9.46	Staff, ODOT	Refine development of multimodal traffic impact analysis and mitigation. Add policy encouraging new development to contribute proportionate share to mitigate multimodal impacts. Link development mitigation to Transportation & Parking Demand Management.	Align with outcome of recent DLCD grant to study possible methods of assessing system completeness and allocating proportional shares of cost.	
67	Chapter 9, Policy 9.47	TEG, Port, Freight Committee	Add language to Policy 9.47, Regional congestion management, prioritizing freight and transit mobility.	Address concerns related to regional flow of traffic.	
68	Chapter 9, Policy 9.51	Beaumont-Wilshire N.A.	Add statement linking higher-density development and no/low parking allowances to locations with frequent transit service.	This linkage is provided in existing code and in the Urban Design Direction, but more specific policy backing provides long term direction.	
69	Chapter 9, Policy 9.56	PBOT staff	Add policy requiring Transportation Demand Management for new development over certain thresholds.	Consistency with mixed use and institutional project direction.	
70	Chapter 9, Policy 9.58	Staff	Minor changes to Policy 9.58 to more closely align with the results of the new TSP project evaluation and prioritization process.	Alignment with TSP project list approach.	
71	Citywide Systems Plan – Chapter 1	Staff	Update the Community Involvement section (pages 11-12) to reflect community involvement for the Proposed Draft	Update to reflect process to date.	
72	Citywide Systems Plan – Chapter 10	PF&R	Add language identifying need for a PF&R maintenance, logistics and training facility.	Acknowledge additional facility needs not currently addressed in plan.	
73	Citywide Systems Plan – Chapter 10	Fire and Rescue	Clarify that new fire and rescue stations may be necessary to accommodate growth or to meet response time and response reliability service levels. Replace “fire stations” with “Fire & Rescue stations”	Clarity, accuracy.	

Reference Number	Issue	Who	What	Rationale	Discuss?
74	Citywide Systems Plan – Chapter 4	Staff	Add a summary of system levels of service for sanitary sewer, stormwater, water, parks and recreation	Compiling levels of service in one location in this citywide chapter will improve usability of the plan	
75	Citywide Systems Plan – Chapter 4	Staff	Update Investment Strategy Summary for the Bureau of Transportation (page 55) to reflect the Proposed Transportation Project List	Consistency.	
76	Citywide Systems Plan – Chapter 5	Staff	Update Chapter 5: Goals and Policies to reflect updated Comprehensive Plan Chapters 8: Public Facilities and Chapter 9: Transportation.	Consistency – Chapter 5 of the CSP includes verbatim copies of Comp Plan Chapters 8 and 9 for reference.	
77	Citywide Systems Plan – Chapter 7	Staff	Add Levels of Service section to Chapter 7, Portland Water Bureau.	To resolve gap and improve consistency between system chapters – BES and PP&R chapters include a section that identifies levels of service.	
78	Citywide Systems Plan – Chapter 9	PP&R	Amend final bullet under Recommended System Improvements, page 231, to add “...in accordance with the Greater Forest Park Conservation Initiative”.	Acknowledges role of partnership effort in Forest Park management.	
79	Glossary	Neighborhood Associations	Add Neighborhood Associations, Business Associations, and District Coalitions with a reference to City Code 3.96.020.B, C, D. Add Recognized Organizations consistent with City code definitions.	Responsive to neighborhood association role in City’s outreach and involvement programs.	
80	Glossary	Staff	Check for generic use of “infrastructure”, “capital project”, and “capital improvement” or “capital investment” and replace with “public facility (improvement or investment)” for consistency, as appropriate. Define “public facility” in the glossary.	Clarity and consistency in word usage.	
81	Intro, Guiding Principles	Anti-Displacement Coalition	Inject affordability deeper into the guiding principles at the beginning of the plan. Add policy to support wider use of Community Benefits Agreements as part of major investments and legislative land use decisions.	Equity is firmly established as one of those guiding principles, but the principles may be stronger if affordability is more clearly established as a central issue.	
82	List of Significant Projects; CSP Investment Strategy (App. A)	Staff	Update List of Significant Projects and CSP Investment Strategy (Appendix A) to reflect the Proposed Transportation Project List	Consistency.	

Reference Number	July 2014 Proposal	Location	Testimony	Who Testified	Recommendation	Rationale	Discuss?
<b>Centers and Corridors</b>							
1	None	NE 32nd and NE Halsey	Correct designation from IS to MU-Urban Center.	Staff	Apply Mu-Urban Center designation.	Rectify mapping error	
2	None	5116 SE Duke St	Apply MU-Dispersed designation to R2 property	Property owner	Apply MU-Dispersed designation as requested.	Extend existing MU area to create a contiguous node.	
3	CS to MU Civic Corridor	204 NE 79th and adjoining property to north	Apply R2.5 designation to two CS properties facing 79th.	Staff	Apply R2.5 designation.	Mixed use is not appropriate on this site. Properties are not in commercial use, not located on a corner or on a major street, and are surrounded on three sides by R2.5.	
4	R1 to MU-Urban Center (since revised)	1420-1436 SE Clinton St.	Original proposal was removed from this and other properties in response to testimony. New testimony requests MU-Urban Center designation for one R1 property.	Property owner	No change to <u>revised</u> proposal (remove July proposal, retaining R1, <u>except</u> on nonconforming property at 1532-1540 SE Clinton).	R1 designation retains sufficient flexibility in density. No need for more mixed use in this area.	
5	None	Multiple properties: 13308 SE Stark, 16205 SE Brooklyn, 15336 SE Division	Apply MU-Civic Corridor designation to 3 properties (currently designated R3, R7, and R2) in residential use.	Property owner	No change to July 2014 proposal. Retain current designations.	All listed properties are built residential, adjacent to residential.	
6	None	415 SE 108th Ave.	Apply MU-Civic Corridor designation to R2.5 property.	Property owner	No change to July 2014 proposal. Retain current designation.	Property is built residential; no compelling reason to expand the MU in this area.	
7	EX to Mixed Use-Civic Corridor	6435 NE Grand	Apply residential zoning to 4 EX properties on Grand, currently developed with single-family houses.	Property owner	No change to July 2014 proposal.	Proposed MU designation supports future full-block development on a Civic Corridor, and retains equivalent to current designation.	

Reference Number	July 2014 Proposal	Location	Testimony	Who Testified	Recommendation	Rationale	Discuss?
8	None	1323 SE Spokane	Apply MU-Neighborhood designation to R2.5 property	Property owner	No change to July 2014 proposal. Retain current designation.	Mixed use should not extend further into the neighborhood.	
9	None	606-612 NE 72nd Avenue	Apply MU designation to property with existing nonconforming 4-plex	Property owner	No change to July 2014 proposal. Retain current designation.	Consideration of changes here should be part of a more focused planning effort addressing residential density in this area.	
10	MU-Dispersed	Multiple: 16152 NE Sandy, 10350 SE Holgate, 907-917 SW Gibbs, 1817 SW Skyline Blvd, 825 SE 60th and adjoining parcel	Apply higher MU designation to properties currently designated MU-Dispersed.	Property owner	No change to July 2014 proposal. Retain current designations.	All listed properties are located at small, dispersed nodes. Mixed Use Neighborhood would not be appropriate.	
<b>Revisions to April 6th Consent List</b>							
11	R2.5 to MU-UC	NE Multnomah and NE 21st, east side	Apply Mixed Use-Dispersed designation to R2.5 properties on E side of 21st at Multnomah.	Staff	(Corrected text) Apply MU-Dispersed designation.	(Corrected text) Proposed designation reflects lower-density context east of 21st.	
12	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 July 2014 proposal. Retain current designations.	(Corrected text) Similar designation/zoning patterns are found throughout N Portland. Water Bureau does not support down-designation of its property in this area.	
13	None	N Lovely St between N Fortune and N Wall	Apply R5 to R2.5 properties.	Individuals	No change to July 2014 proposal. Retain current designation.	(Corrected text) Similar designation/zoning patterns are found throughout N Portland.	

Reference Number	July 2014 Proposal	Location	Testimony	Who Testified	Recommendation	Rationale	Discuss?
<b>Miscellaneous</b>							
14	None	Kaiser, N to Failing	Apply IC designation to IR properties in current Kaiser ownership.	Staff	Apply IC designation.	Acknowledge current development and ownership.	
15	None	N Failing to N Skidmore, between N Interstate and I-5	Apply designations matching current zoning to IR residential properties.	Staff	Apply EX and R1 designations.	Acknowledge reduced campus boundary.	
16	None	3333 and 3335 NE Marine Dr	Apply IS designation to two properties designated RF.	Property owners	Apply IS designation as requested.	Properties are in commercial use. Uses are river-dependent and surrounded by IS.	
17	IR to IC	Concordia College	Apply R5 designation to IR property, removing it from IC.	Property owner	Apply R5 designation as requested.	Property owner preference; removing property retains rational boundary lines.	
18	CS to IC	PCC Cascade	Apply MU designation to two CS properties (R22618 and R226136), removing them from IC proposal.	Property owner	Apply MU-CC designation as requested, and also to adjacent CS property not in PCC ownership.	Property owner preference; removing property retains rational boundary lines.	
19	IR to IC	PCC Cascade	Apply MU-UC designation to IR properties on south side of Killingsworth from Missouri to Borthwick.	Staff	Apply MU-UC designation.	Mixed Use designation offers sufficient flexibility for institutional owners.	
20	EX to IC	SE Main and SE 96th, SE corner (R332431)	Apply EX designation to EX property, removing it from IC proposal.	Staff	Remove proposed IC designation, retaining EX designation.	Property is now developed with commercial use.	
21	RH to IC	Legacy Good Samaritan	Apply RH designation to two properties (R198609 and R198607), removing them from Legacy Good Samaritan IC designation area.	Staff	Apply RH designation.	Rectify mapping error.	

Reference Number	July 2014 Proposal	Location	Testimony	Who Testified	Recommendation	Rationale	Discuss?
<b>Residential Density</b>							
22	None	3930 SE Francis St.	Apply R1 designation to R5(R2.5)property	Staff	Apply R1 designation.	Match on-the-ground development.	
23	CO/CG to R3	3710 NE 122nd Ave	Revise proposal from R3 to R7 or R5	Many individuals; Argay NA	No change to July 2014 proposal.	Requested change is paired with request to eliminate ME proposal; site is between 122nd & new park; R3 is appropriate here.	
24	None	8738 W/SE 19th	Apply RH designation to R2.5 property.	Property owner	No change to July 2014 proposal. Retain current designation.	Property is more than 1/4 mile from transit. RH is not appropriate for neighborhood context.	
25	None	6141 SW Canyon Ct	Apply R2 designation to R20 property.	Property owner	No change to July 2014 proposal. Retain current designation.	This site is not in a proposed center or corridor and transit options are limited. Although there are some commercial services within ¼ mile, the transportation infrastructure is congested and any changes merit consideration of a broader, more cohesive area.	
26	None	NW Irving and NW 17th	Apply R1 designation to all individually listed landmark single family homes from NW Irving to NW Burnside between NW 17th and NW 19th.	Property owners (some supporting, some opposing)	No change to July 2014 proposal. Retain current designation.	This area is very close to the central city. These properties are not necessarily unique in the context of the broader historic district. Consideration of any map refinements here would require a more intensive analysis of the district with extensive public process and evaluation of tradeoffs, in light of proximity to the Central City, high quality transit and an abundance of services and amenities.	

Reference Number	July 2014 Proposal	Location	Testimony	Who Testified	Recommendation	Rationale	Discuss?
<b>Split Zone</b>							
27	None	4125 SE Holgate	Apply MU-D designation to entire property currently split designated CN1/R2.5	Staff	Apply MU-D designation to entire property currently split designated CN1/R2.5.	Mitigate split zone situation.	
28	None	3842-3854 SE Morrison	Apply MU-UC designation to three R1 properties in same ownership.	Property owner	Apply MU-UC designation as requested.	Mitigate split-designated ownership.	
29	RH to CS; RH to R5	5515 SE Milwaukie	Apply MU-N designation to entirety of ownership which would be split-designated R5/MU by proposal.	Staff	Apply MU designation.	Correct boundary of proposals to correct split site (ownership) issue with original proposal.	
30	None	954 SE 45th	Apply R2 or R2.5 designation to entire property currently split designated and split-zoned R2/R2.5.	Property owner	Apply R2.5 designation as requested.	Match on-the-ground development.	
31	None	918-932 SE 50th Ave; 5024 SE Belmont St; 5034 SE	Apply R2 designation to split-designated R5/R2 properties.	Staff	Apply R2 designation.	Mitigate split ownership situation, match on-the-ground development.	
32	None	2816-2838 E Burnside	Apply MU designation to R2.5 property in same ownership as adjacent CS properties.	Staff	Apply MU-UC designation.	Property is in same ownership as adjacent properties. Applying MU designation allows future full-block development and is consistent with Neighborhood Center status.	
33	None	2815 SW Barbur (former YMCA site)	Apply MU-UC designation to the entire property currently split-designated and split-zoned CN2/R1.	Staff	Apply MU-UC designation to entire property.	Small, 2,500 ft sq area at southeast corner of site. R1 is a remnant of historic residential use.	



**Consent List: Proposed Map Changes Related to Nonconforming Uses**

**May 1, 2015**

Reference Number	July 2014 proposal	Neighborhood	Location	Testimony	Who testified	Recommendation	Rationale	Discuss?
1	None	Pleasant Valley	6729 SE 162nd Ave	Apply MU designation to R10 property.	Property owner	No change to July proposal.	Environmental factors	
2	R10 to R20	Pleasant Valley	16211 SE Foster Rd (Lakeside Gardens)	Apply MU designation to R10 property.	Property owner	No change to July proposal.	Environmental factors	
3	None	Brentwood - Darlington	6912-6926 SE 52nd Ave	Do not change designation of R5 property in commercial use, adjacent to a CN2 node. Property was recommended for MU-Dispersed designation in 1/27 worksession staff report.	Brentwood-Darlington NA	No change to July proposal. Property will remain at R5 designation.	Not located on a corridor, commercial node is not yet developed to capacity.	
4	None	Kenton	2627-2619 N Lombard St	Apply MU designation to R1 property.	Individual	Apply MU-Civic Corridor as requested.	Located on Civic Corridor, bus line, across the street from other MU.	
5	None	Lents	9647 SE Harold	Apply MU designation to R5 property in nonconforming commercial use.	Individual	Apply MU-Dispersed designation as requested.	Property fills gap for neighborhood, is located within walking distance of light rail.	
6	None	Irvington	2518 NE 15th Ave	Apply MU designation to R5 property.	Staff	Apply MU-Dispersed designation.	Corner lot, frequent transit, 1/4 mile from bikeway, fills neighborhood gap.	
7	R5 to MU-Dispersed Park	Rose City	Halsey and 53rd	Testimony both in support of and opposition to original proposal.	Individual (supporting), property owner (supporting)	Retain proposal for the corner property currently in commercial use. Remove proposal for adjacent vacant lot.	Property fills gap for neighborhood, corner lot, located on transit line and major north-south bikeway at signalized intersection.	
8	None	Richmond	2005-2007 SE 50th	Apply MU designation to R1 property in nonconforming commercial use	Individual	Apply MU-Neighborhood designation as requested.	Located on neighborhood corridor, frequent transit line, corner lot, less than 1/4 mile to bike facility	

**Consent List: Proposed Map Changes Related to Nonconforming Uses**

**May 1, 2015**

Reference Number	July 2014 proposal	Neighborhood	Location	Testimony	Who testified	Recommendation	Rationale	Discuss?
9	None	Kerns	304 SE 28th Ave	Apply MU designation to R5 property,	Individual	Apply MU-Dispersed designation.	Located on neighborhood corridor, bikeway, 1/4 mile from transit, on corner.	
10	None	South Tabor	6204 SE Division	Apply MU designation to R2 property in nonconforming commercial use	Staff	Apply MU-Neighborhood designation as requested.	Located on neighborhood corridor and transit line, corner lot. 1/4 mile from bike facility.	
11	None	Richmond	4039 SE Clinton	Apply MU designation to R2.5 property in nonconforming use.	Individual	Apply MU-Dispersed designation as requested.	Located on a bikeway, corner lot, less than 1/4 mile from 2 frequent transit lines.	
12	None	Richmond	3400 SE Clinton St	Apply MU designation to R2.5 property in nonconforming use.	Individual	Apply MU-Dispersed designation as requested.	Located on a bikeway, corner lot, less than 1/4 mile from frequent transit lines.	
13	None	North Tabor	6011 NE Oregon St	Apply MU designation to R1 property in nonconforming use.	Staff	Apply MU-Dispersed designation.	Located within 1/4 mile of the 60th MAX Station and 2 bus lines, corner lot.	
14	None	South Tabor	2914 SE 52nd Ave	Apply MU designation to R2.5 property in nonconforming commercial use.	Individual	Apply MU-Dispersed designation as requested.	Located on a bikeway and a bus line, less than 1/4 mile to frequent transit, corner lot.	
15	R5 to MU-Dispersed	Goose Hollow	SW Main btw Claire and King	Remove proposed MU-Dispersed designation from properties, leaving them R5.	Property owner, individuals	Apply R2 designation to R5 properties.	MU proposal modified because not within a gap area or center, nor on a corridor. R2 allows use of Historic Preservation Incentive Review to legalize long standing office uses in contributing residential structures, and provides flexibility for residential uses. R2 is also an appropriate transition zone here.	

**Consent List: Proposed Map Changes Related to Nonconforming Uses**

**May 1, 2015**

Reference Number	July 2014 proposal	Neighborhood	Location	Testimony	Who testified	Recommendation	Rationale	Discuss?
16	None	Hosford Abernethy	3029 SE 21st Ave and 2021 SE Tibbetts	Apply MU designation to R2.5 properties in nonconforming commercial use.	Individual	Apply MU-Dispersed designation as requested.	Located less than 1/4 mile to bikeway and frequent transit, corner lot.	
17	None	Hazelwood	13809 SE Division St	Apply MU designation to R3 property in nonconforming use.	Division-Midway Alliance	Apply MU-Civic Corridor designation as requested.	Located on Civic Corridor, frequent transit line, adjacent to and across the street from other MU.	
18	None	Lents	8710 SE Powell (DMV, entire block)	Apply MU designation to R1 property.	Staff	Apply MU-Neighborhood designation.	Meets "Clear Path to Yes" criteria.	
19	None	Hazelwood	13429 SE Division St	Apply MU designation to R1 property in nonconforming use.	Division-Midway Alliance	Apply MU-Civic Corridor designation as requested.	Meets "Clear Path to Yes" criteria.	
20	None	Hazelwood	13717 SE Division St	Apply MU designation to R3 property in nonconforming use.	Division-Midway Alliance	Apply MU-Civic Corridor designation as requested.	Meets "Clear Path to Yes" criteria.	
21	None	Hazelwood	14011 SE Division St	Apply MU designation to R3 property in nonconforming use.	Division-Midway Alliance	Apply MU-Civic Corridor designation as requested.	Meets "Clear Path to Yes" criteria.	
22	None	Centennial	14229 SE Division St	Apply MU designation to R2 property in nonconforming use.	Division-Midway Alliance	Apply MU-Civic Corridor designation as requested.	Meets "Clear Path to Yes" criteria.	
23	None	Hazelwood	2446 SE 141st Ave	Apply MU designation to R3 property in nonconforming use.	Division-Midway Alliance	Apply MU-Civic Corridor designation as requested.	Meets "Clear Path to Yes" criteria.	
24	None	Boise Eliot	N Vancouver and N Ivy	Apply MU designation to R1 property.	Staff	Apply MU-Urban Center designation.	Meets "Clear Path to Yes" criteria.	

**Consent List: Proposed Map Changes Related to Nonconforming Uses**

**May 1, 2015**

Reference Number	July 2014 proposal	Neighborhood	Location	Testimony	Who testified	Recommendation	Rationale	Discuss?
25	None	Rose City Park	4714 and 4730 NE Fremont St, 3436 NE 47th, and 3436 NE 48th	Apply MU designation to R2 properties, some in nonconforming use.	Property owners	Apply MU-Neighborhood designation to the three properties on the block of NE Fremont between 47th and 48th.	Corner properties meet "Clear Path to Yes" criteria. Center property is included to make a continuous block.	
26	None	Concordia	6310-6316 NE 33rd	Apply MU designation to R5 property in nonconforming commercial use.	Individual	Apply MU-Dispersed designation as requested.	Meets "Clear Path to Yes" criteria.	
27	None	Woodlawn	7036 NE MLK and block	Apply MU designation to R1 property.	Property owner	Apply MU-Civic Corridor designation as requested, extended to entire block. <i>(Note that this is a change from previous recommendation)</i>	Meets "Clear Path to Yes" criteria. Extension to entire block includes several nonconforming uses and vacant lots, no residential properties.	
28	None	Cully	4911 NE 82nd	Apply MU designation to R2 property in nonconforming use.	Individual	Apply MU-Dispersed designation as requested.	Meets "Clear Path to Yes" criteria.	
29	None	Buckman	1808 SE Belmont	Apply MU to R2.5 property in nonconforming commercial use.	Property owner	Apply MU-UC designation as requested.	Meets "Clear Path to Yes" criteria.	
30	UC to MU-UC	Sunnyside	1038 SE Cesar Chavez Blvd, 3906 SE Yamhill St, 3906 W/ SE Yamhill St, 3912 SE Yamhill St	Apply MU designation to split-zoned R1/R2.5 site in community service use. All parcels are in Multnomah County ownership (Belmont Library).	Property owner	Apply MU-Urban Center designation as requested.	Meets "Clear Path to Yes" criteria.	

**Consent List: Proposed Map Changes Related to Nonconforming Uses**

**May 1, 2015**

Reference Number	July 2014 proposal	Neighborhood	Location	Testimony	Who testified	Recommendation	Rationale	Discuss?
31	None	South Tabor	7910-7916 SE Division St 7916 W/ SE Division St, 7940 SE Division St, 7940 W/ SE Division St	Apply MU designation to R1 properties in nonconforming commercial use.	Property owner	Apply MU-Neighborhood designation as requested.	Meets "Clear Path to Yes" criteria.	
32	None	Richmond	3838-3848 SE Franklin	Apply MU to R2.5 property in nonconforming commercial use.	Individual	Apply MU-Civic Corridor designation as requested.	Meets "Clear Path to Yes" criteria.	
33	None	Buckman	SE 24th and SE Ankeny	Apply MU designation to R2.5 and R1 properties in nonconforming commercial use.	Multiple property owners	Apply MU-Urban Center designation as requested.	Meets "Clear Path to Yes" criteria.	
34	None	North Tabor	Burnside between 57th and 58th, north side	Apply MU designation to R1 properties.	Individual	Apply MU-Neighborhood designation as requested to only 5711 E Burnside.	Meets "Clear Path to Yes" criteria.	
35	None	South Tabor	6327 SE Powell Blvd	Apply MU designation to R1 property in nonconforming commercial use.	Property owner	Apply MU-Civic Corridor designation as requested.	Meets "Clear Path to Yes" criteria.	
36	None	South Tabor	5705 SE Powell Blvd; 5705 W/ SE Powell Blvd	Apply MU designation to R1 property in nonconforming commercial use.	Property owner	Apply MU-Civic Corridor designation as requested.	Meets "Clear Path to Yes" criteria.	
37	None	Kerns	2802 SE Ankeny St	Apply MU designation to R2.5 property in nonconforming commercial use.	Property owner, tenants	Apply MU-Urban Center designation as requested.	Meets "Clear Path to Yes" criteria.	

**Consent List: Proposed Map Changes Related to Nonconforming Uses**

**May 1, 2015**

Reference Number	July 2014 proposal	Neighborhood	Location	Testimony	Who testified	Recommendation	Rationale	Discuss?
38	None	Mt Scott - Arleta	5243 SE 77th Ave, 7531-7629 SE Steele St	Apply MU designation to R1 property in nonconforming commercial use, and to adjacent split R1/CG property.	Staff	Apply MU-Civic Corridor designation.	Meets "Clear Path to Yes" criteria, mitigates split zoning situation	
39	None	Richmond	2306 SE Cesar E Chavez Blvd	Apply MU designation to R1 property in nonconforming commercial use.	Individual	Apply MU-Urban Center designation as requested.	Meets "Clear Path to Yes" criteria.	
40	R1 to MU-Urban Center	Buckman	1403-1415 SE Stark	Property owner testified in support of both original proposal and additional staff recommendation to add adjacent property. The Buckman Community Association and individuals testified in opposition to both the original and revised proposals.	Property owner, Buckman NA, individuals	Retain July proposal; do not add the two adjacent parcels requested by the property owner.	Corner property included in July proposal meets "Clear Path to Yes" criteria. Adjacent property does not.	
41	None	Richmond	3235 SE Cesar Chavez	Apply MU designation to R5 property in nonconforming commercial use.	Individual	Apply MU-Urban Center designation as requested.	Meets "Clear Path to Yes" criteria.	
42	None	Multnomah Village	3011 SW Canby	Apply MU designation to R5 property in nonconforming commercial use.	Individual	Apply MU-Neighborhood designation as requested.	Meets "Clear Path to Yes" criteria.	
43	None	North Tabor	6235-6241 E Burnside	Apply MU designation to R2 property in nonconforming commercial use.	North Tabor NA	Apply MU-Dispersed as requested to both properties.	Meets "Clear Path to Yes" criteria.	