

July 11, 2016

Planning and Sustainability Commission

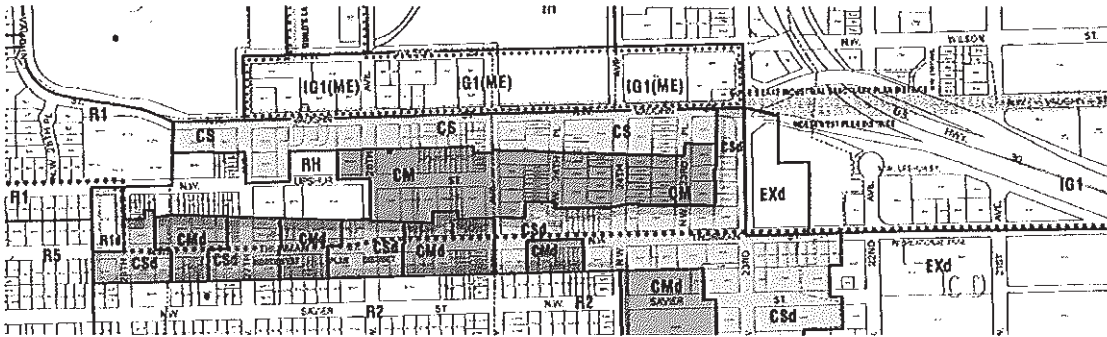
Re: Composite Zoning Map

The NWDA Planning Committee has been participating and providing testimony on the Early Implementation Projects of Employment Zoning, Campus Institutional Zoning and Mixed Use Zoning. Several of the comments we have made have been reflected in the plan, but a few have not. In order to be consistent with our Northwest District Policy Plan adopted November 5th 2003, we request the following changes.

1. Thurman-Vaughn Subarea of the Northwest District Plan

Current Zoning is a mixture of CS and CM with a d overlay for Thurman development.

The Zoning Map proposes this whole area be zoned as CM2.



NW District Policy in the Thurman-Vaughn Subarea

Enhance this mixed-use subarea by emphasizing housing along NW Upshur and NW Thurman Streets and commercial uses on the south side of NW Vaughn Street and in nodes at intersections along NW Thurman Street.

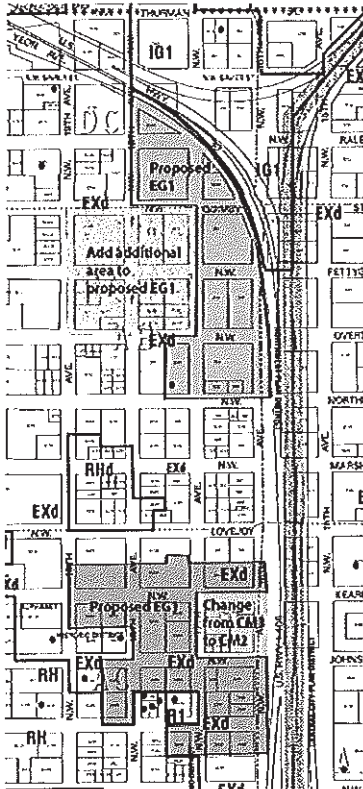
Thurman-Vaughn Subarea Objectives

- A. Enhance NW Thurman Street as a neighborhood-oriented main street that is primarily residential, with commercial uses clustered at intersections.
- B. Emphasize residential and live/work opportunities on NW Upshur Street.
- C. Encourage development on the south side of NW Vaughn Street that includes a continuous frontage of commercial buildings, unifies the streetscape, and supports both the mixed-use area to the south and the industrial sanctuary to the north.

In the NWDA testimony for the Mixed Use Zoning we requested that the areas currently zoned CM would become CM1 while the CS become CM2 in support of the policy.

We request the areas currently designated CM be changed to CM1 with a d Overlay. Areas currently CS can remain CM2 as shown on the map.

2. Eastern Edge Subarea of the Northwest District Plan



Area is currently zoned Employment EX.

The Zoning Map proposes some of this area as EG1.

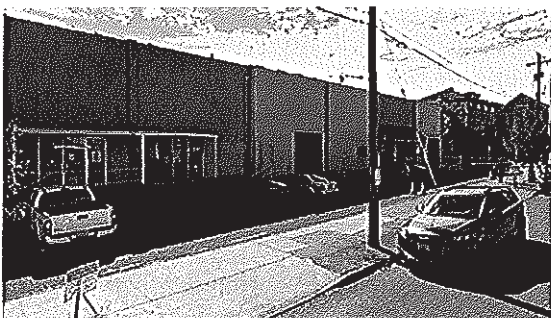
NW District Policy in the Thurman-Vaughn Subarea

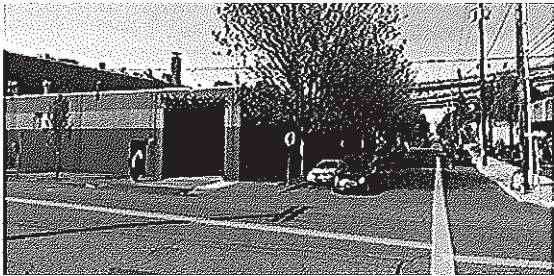
Foster the development of the Eastern Edge as a transition between the more urban Central City and the Northwest District.

Eastern Edge Objectives

- A. Support the established mixed-use urban character of this subarea.
- B. Encourage the location of businesses that serve local needs along NW 18th and NW 19th Avenues.
- C. Foster the establishment and growth of firms that provide living-wage jobs in this subarea.
- D. Protect existing housing from conversion to other uses.
- E. Protect existing industrial firms in the subarea from being forced to relocate out of the area.
- F. Increase multi-modal connectivity between the Central City and the Eastern Edge.

In our testimony for the Mixed Use Zoning, NWDA testified in support of the areas shown for EG1 rather than CM3 to support the existing industries in the area, several of which have been lost to high density residential development. In the area shown in yellow there are several light industrial or service jobs that we want to also see protected. These include Cascade Rubber, Parr Lumber, ARC Printing, two machine shops, creative office space and others.





We request the area identified above in yellow be added to the area proposed as EG1.

In addition, in order to be compatible with the character of the EG1 area in the southern portion of the Eastern Edge and adjacent to the Alhabet Historic District, the block between NW Kearney & Johnson, and NW 16th and 17th should be zoned CM2 instead of CM3 as shown on the map. The block consists of several houses that are not protected by the Historic District and would be more vulnerable to demolition.



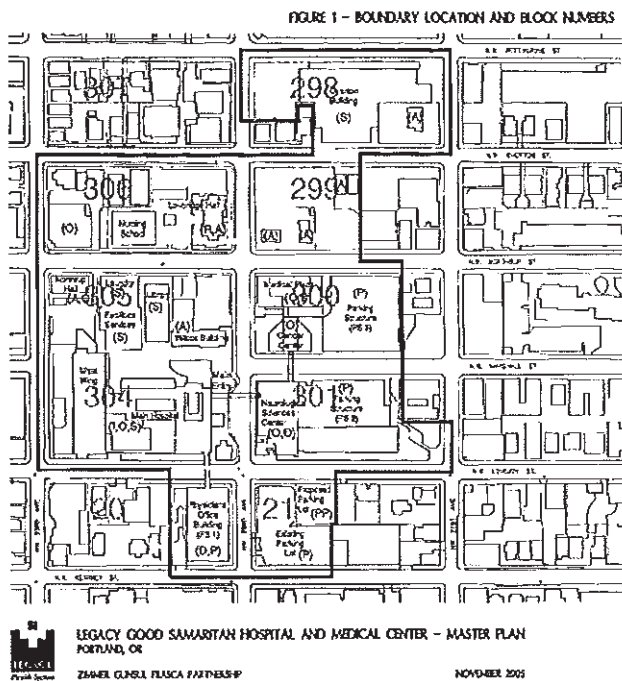
We request the area identified above in light red be zoned CM2 not CM3 as shown on the Composite Zoning Map.

3. Campus Institutional Zoning of the Northwest District Plan

The Good Samaritan Hospital complex in Northwest District is different from the other Institutional Zoning areas. It is integrated with the surrounding neighborhood through a street grid pattern. We believe that the area should continue to be managed through a Conditional Use Master Plan but new code does not allow that after 2023.

Northwest Plan District

Since Good Samaritan Hospital has been regulated through a CUMP, there is no code language in the NW Plan District reflecting uses or development standards for the area specific to the Hospital. If Campus Institutional Zoning is placed on the Good Samaritan Hospital area and no CUMP is required, we need to amend the Plan District code to be specific to the area needs.



We request the Good Samaritan Hospital complex be removed from Institutional Zoning.

Additional testimony is being provided by Wendy Chung, another NWDA Planning Committee member regarding Comp Plan Policy:

Policy 4.49 Resolution of conflicts in historic districts. Adopt and periodically update design guidelines for unique historic districts. Refine base zoning in historic districts to take into account the character of the historic resources in the district.

Mixed Use Zone CM3 as shown on the Composite Zoning Map is not appropriate within the Historic Alphabet District.

Sincerely,

A handwritten signature in cursive script that reads "Karen Karlsson". The signature is written in black ink and has a fluid, connected style.

Karen Karlsson

NWDA President and Member of the Planning Committee

