

ORDINANCE No. 182192

*Amend the Comprehensive Plan Map designations and change zoning at 810 N. Fremont Street at the request of Mississippi Partners LLC (Ordinance; LU 06-118204 CP ZC)

The City of Portland ordains:

Section 1. Council finds:

1. The Applicant seeks, in the vicinity of 810 N. Fremont Street, the following:
 - a. a Comprehensive Plan Map Amendment from Industrial Sanctuary to Central Employment for property identified as State ID No. 1N1E27BA 03700 and described in Exhibit A to this Ordinance (the "Property"); and
 - b. a Zoning Map Amendment from IG1 (General Industrial) to EXd (Central Employment with a Design Overlay) for the Property.
2. An application complying with all requirements of Title 33, Planning and Zoning, of the Code of the City of Portland seeking amendment of the Comprehensive Plan Map and Zoning Map has been received with the proper fee for filing paid.
3. The Hearings Officer held a duly noticed public hearing on July 15, 2008, and a Recommendation was issued on July 24, 2008 (BDS File No. LU 06-118204 CP ZC). The Hearings Officer recommended approval of the requested Comprehensive Map Amendment and Zoning Map Amendment with conditions.
4. Based on the findings contained in the Recommendation of the Hearings Officer, the requested Comprehensive Plan Map Amendment and Zoning Map Amendment, are found to be in conformance with the Comprehensive Plan and relevant Title 33 approval criteria.

NOW THEREFORE, the Council directs:

- a. City Council adopts the facts, findings, conclusions and recommendations of the Hearings Officer in BDS File No. LU 06-118204 CP ZC.
- b. The Comprehensive Plan Map Amendment and Zoning Map Amendment for the Property, as described in Exhibit A, are approved as follows:
 1. a Comprehensive Plan Map Amendment from Industrial Sanctuary to Central Employment for the Property; and
 2. a Zoning Map Amendment from IG1 (General Industrial) to EXd (Central Employment with a Design Overlay) for the Property.

3. The Comprehensive Plan Map and Zoning Map amendments are subject to the conditions below. Any violation of these conditions shall be subject to the enforcement procedures in the City Code, but will not void the Comprehensive Plan Map and Zoning Map amendments:

- A. Development is limited to land use and trip rate allocations per Table 1 below. Total trips shall not exceed 70 a.m. peak hour trips. The applicant shall be responsible for providing an accounting of all square footages for each proposed use, as well as existing uses, and the conversion to trips for each building permit application, as noted in Condition B.

Land Use ²	Building Square Footage (GLA) / Other	Trip Rate ³
Office	1000 square feet	1.49 trips
Retail Sales and Service	1000 square feet	21.94 trips
Household Living	1 dwelling unit	0.51 trips
Vehicle Repair	1000 square feet	2.94 trips
Industrial Categories	1000 square feet	0.73 trips
Community Service	1000 square feet	1.06 trips
Day Care	1000 square feet	12.79 trips

¹The building square footage or dwelling units shall be converted to trips and compared to the maximum established. The established trip rates for these land use categories shall not be altered.

²Per Zoning Code chapter 33.920, Description of Use Categories

³All trip rates in this table are based on the highest ITE Trip Generation, 7th Edition rates for uses in each category.

- B. In addition to documenting compliance with applicable Zoning Code requirements, all building permit applications submitted for new development/redevelopment shall include:
1. A description of the proposed development, with floor area or dwelling unit calculations by land use category;
 2. The resulting new trips generated by the proposed development, using Table 1 - Land Use and Trip Rate Allocations from Condition A;
 3. The calculated number of trips generated by any existing development, using Table 1 - Land Use and Trip Rate Allocations from Condition A;
 4. Confirmation that the proposed use trips plus existing use trips fall within the trip thresholds in Table 1 - Land Use and Trip Rate Allocations from Condition A.
- C. Future redevelopment plans that include residential units must meet the following requirements: Plans for all units must include security features that comply with

items 1 through 6 of the Residential Security Recommendations of the Portland Police Bureau. In addition, exterior lights that comply with the lighting standards of the Crime Prevention Division of the Portland Police Bureau must be provided. Development plans must be certified by the Crime Prevention Division of the Portland Police Bureau as complying with these provisions.

Section 2. The Council declares an emergency exists because there should be no delay in the beneficial use of the above-described properties; therefore, this ordinance shall be in force and effect from and after its passage by the Council.

Passed by the Council: SEP 10 2008
Introduced by City Auditor Gary Blackmer
Gregory J. Frank/cb
August 26, 2008

GARY BLACKMER
Auditor of the City of Portland
By *Susan Parsons*
Deputy

EXHIBIT A

Lots 1, 2, 3, and 4, Block 1, COOK'S ADDITION TO ALBINA, in the City of Portland, County of Multnomah, State of Oregon.

EXCEPTING THEREFROM that portion of Lots 3 and 4, described as follows:

Beginning at the Southwest corner of Lot 3; thence North along the West boundary of said lot 0.62 feet; thence East in a straight line to a point on the East boundary of Lot 4 lying 0.67 feet North of the Southeast corner of said lot; thence South along the East boundary of Lot 4 to the Southeast corner thereof; thence West along the South boundaries of Lots 3 and 4 to the point of beginning.