

River Plan / North Reach

Responses to comments on the Proposed Draft

February 24, 2009

TOPIC: Base Zone

1. BRIEF SUMMARY OF PUBLIC COMMENTS ON THE TOPIC: Comments related to the base zone topic request that River Plan forward a zone change for the McCormick Baxter site so the University of Portland can purchase and reuse the site, and express support for the recommendation that redevelopment in Linnton be focused in existing commercially zoned areas, rather than the industrial waterfront property.

2. STAFF PROPOSED AMENDMENTS IN RESPONSE TO COMMENTS

a. Amendments for Discussion with Planning Commission

Staff proposes amendments as outlined below. Related comments and responses are attached.

Amendment 1: River Plan staff propose that the McCormick Baxter property be rezoned from Heavy Industrial IH to General Employment EG2 through the River Plan / North Reach. Staff originally recommended that the zone change be delayed until a citywide economic opportunities analysis is finished as part of the Portland Plan. However, guidance received from DLCDC staff states, "an economic opportunities analysis is not mandatory for every major plan update. Under the provisions of the Goal 9 rule, the City could rely on existing plans and analyses based on findings that address all the applicable Goals which weigh their provisions appropriately."
RELATED COMMENTS: #14, #356

Amendment 2: Move the boundary of the base zones on several lots in the Baltimore Wood subdistrict in order to eliminate split zoning. Adjust the boundary of the Baltimore Woods subdistrict to align with the adjusted base zone boundary.
RELATED COMMENTS: staff initiated amendment

b. Minor Amendments

No minor amendments are proposed.

c. Technical Amendments

No technical amendments are proposed.

3. COMMENTS THAT DO NOT REQUIRE AMENDMENTS

Comments and responses are attached.



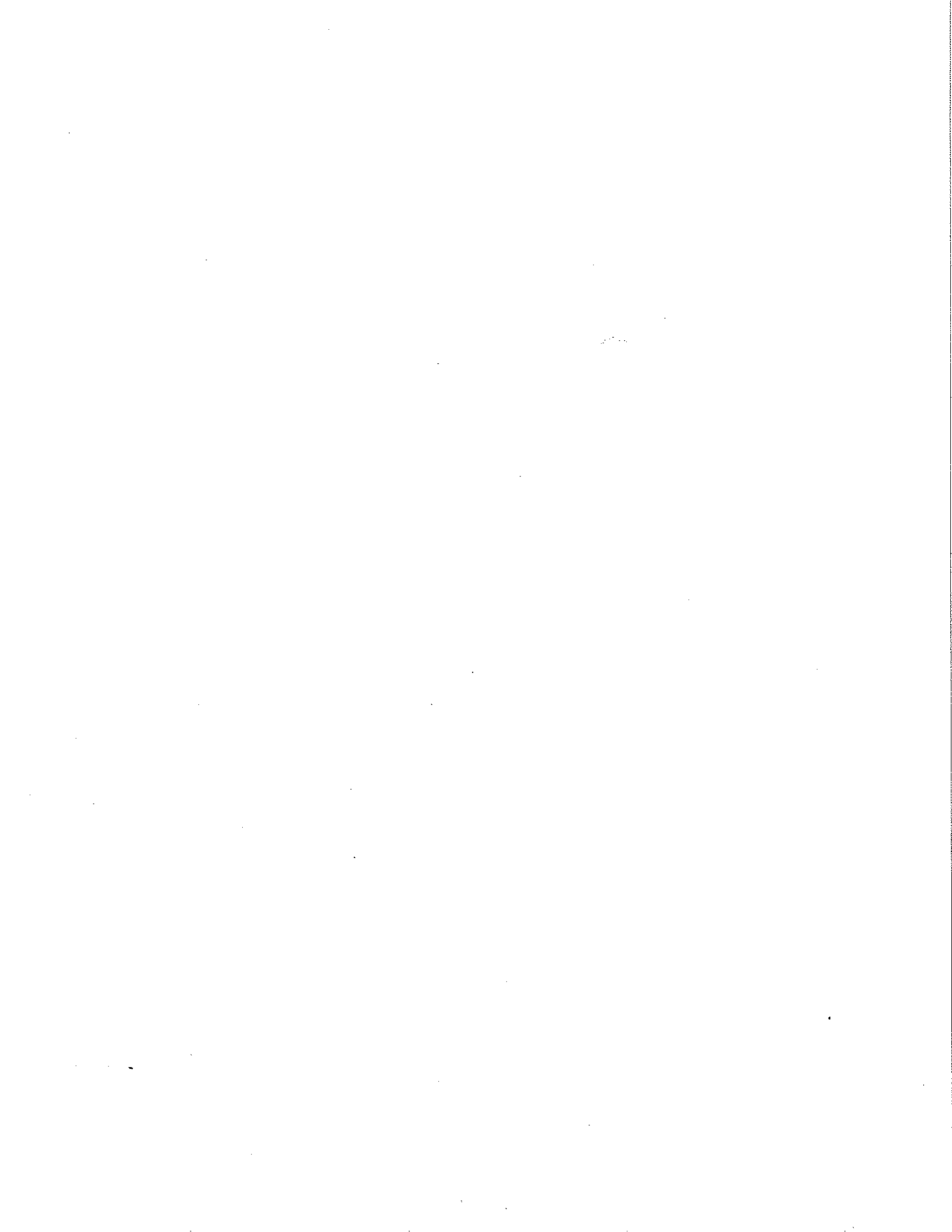
**2. a. PUBLIC COMMENTS RELATED TO AMENDMENTS FOR
DISCUSSION WITH PLANNING COMMISSION**

Report of River Plan Comments

<u>Topic 1:</u>	Base Zone	<u>Topic 2:</u>	All	<u>Topic 3:</u>	All	<u>Comment Type:</u>	Major policy
<u>Comment ID:</u>	All	<u>Staff Entered:</u>	All	<u>Commentor:</u>	All	<u>Hearing Date:</u>	All
<u>Geo Area:</u>	All	<u>Volume:</u>	All	<u>Document Edited?:</u>	All	<u>TOC Section:</u>	All
<u>Staff Assigned:</u>	All	<u>Comment Addressed?:</u>	All	<u>Individual Review:</u>	All		

Topic 1: Base Zone

<u>Comment ID:</u>	14	<u>Commentor:</u>	University of Portland
<u>Comment:</u>	<p>McCormick and Baxter Zone Change - UP urges the Planning Commission to add a zone change for the McCormick & Baxter property (M&B) to the River Plan draft. UP hopes to purchase M&B by the end of 2009 and potentially could begin using it for campus recreational uses during 2010. Until the City changes M&B from industrial to employment zoning, UP cannot use or even plan for use of the property. College uses are prohibited in the IH zone. With the changes adopted by RICAP 4, a quasi-judicial zone change is prohibited. The River Plan is a broad legislative look at the future of the North Reach and, as such, is a uniquely appropriate vehicle for implementing the vision for M&B that the City reached long ago.</p>		
<u>Response:</u>	<p>River Plan staff propose rezoning the McCormick Baxter property from Heavy Industrial IH to General Employment EG2. Staff will amend the document to remove action agenda item RC3 on page 66, and modify the recommendation on page 49 to propose the zone change.</p>		
<u>Comment ID:</u>	356	<u>Commentor:</u>	University of Portland - Renee France
<u>Comment:</u>	<p>The University's attention has shifted more acutely to the neighboring McCormick and Baxter site (now that the purchase of Triangle Park is complete) and there is a heightened sense of urgency in getting the rezoning of that site from heavy industrial to employment to allow the University's use of that property. Adopting the zone change as part of the River Plan is really the best and most efficient and effective way to make certain that amendment is completed in a timely manner. The city has already conducted the planning work necessary to support the rezoning on that site.</p>		
<u>Response:</u>	<p>River Plan staff recommend that the McCormick Baxter property be rezoned from IH to EG2.</p>		



3. PUBLIC COMMENTS THAT DO NOT REQUIRE AMENDMENTS

Report of River Plan Comments

<u>Topic 1:</u>	Base Zone	<u>Topic 2:</u>	All	<u>Topic 3:</u>	All	<u>Comment Type:</u>	No edit required
<u>Comment ID:</u>	All	<u>Staff Entered:</u>	All	<u>Commentor:</u>	All	<u>Hearing Date:</u>	All
<u>Geo Area:</u>	All	<u>Volume:</u>	All	<u>Comment Addressed?:</u>	All	<u>TOC Section:</u>	All
<u>Staff Assigned:</u>	All	<u>Comment Addressed?:</u>	All	<u>Document Edited?:</u>	All	<u>Individual Review:</u>	All

Topic 1: Base Zone

<u>Comment ID:</u>	202	<u>Commentor:</u>	Kinder Morgan, BP, NuStar - Phil Grillo
<u>Comment:</u>	Support focus of redevelopment in Linnnton within existing commercially-zoned areas - We have always supported the desire of Linnnton residents to improve their commercial center, and have continually expressed our desire to see those efforts focused on the existing commercially-zoned areas in Linnnton, rather than on the industrially-zoned areas along the waterfront.		
<u>Response:</u>	Thank you for your comment.		

