

DRAFT Mayor Hales List 3/11/2016

This is a preliminary list and subject to change

This list was compiled by BPS staff in order to track requested amendments in a consistent format, as we understand them. We believe this reflects each commissioner's intent or interest, but the wording below should be cited as a BPS staff summary, and not quoted as the commissioners words. Some commissioners have provided additional materials and details not included in this summary.

No.	Amendment	Description	Kind
1	Errata	Acknowledge/accept changes in the Errata Memo published by BPS on November 13, 2015	Policy, Projects and Map
2	BPS List of Minor Map Corrections	A collection of about 120 minor (property-specific) map amendments collected by BPS District Liaisons - primarily issues that arose after the PSC Recommendation, but where the request is generally consistent with direction provided by the PSC. This includes further corrections to address split zoned properties, nonconforming density, and nonconforming uses.	Map
3	EOA Forecast	Modify the Recommended EOA to acknowledge a medium commodity forecast rather than a low forecast.	Supporting Doc
4	Other City Attorney Items	Other policy refinement related to the scope of the Comprehensive Plan. Consider removing policies that are beyond the scope of what a Comprehensive Plan can govern.	Policy
5	Middle housing	Consider map changes (or direction for future map refinement), with the goal of creating more land for smaller scale and potentially more affordable wood frame infill such as plexes, attached housing, townhouses, etc. This could include added R2 or R2.5 designations near centers or corridors.	Map
6	Hayden Island Access	Modify the Unconstrained List in the TSP to include a new bridge that provides local street access to Hayden Island independent of the CRC Project.	Project List
7	Streetcar	Add several potential streetcar extensions to the Unconstrained List in the TSP, at request of Portland Streetcar Inc.	Project List
8	Figure 3-1 and 3-2	Change Beaverton Hillsdale Highway designation from Civic Corridor to Neighborhood Corridor - SWNI request (on Figure 3.1 and 3.2)	Policy
9	Figure 3-1 and 3-3	Restore the Neighborhood Center designation to Hayden Island and make corresponding changes to the land use map.	Policy
10	Policies 3.3c and 8.32	Refine Community Benefits language in Chapters 3 and 8 to address implementing bureau and City Attorney concern.	Policy
11	New Chapter 4 Policy	Site development policy for large sites in East Portland, related to street connectivity.	Policy
12	Policies 4.27 and 4.45 to 4	Consider refinement of historic preservation policy in response to NWDA/Wendy Chung and Restore Oregon testimony.	Policy
13	Policy 8.48	Street vacations. Amend policy related to street right of way vacations to reference an expanded list of considerations, including community uses in the right of way (Policy 8.42).	Policy
14	Figure 8-2	Several changes to Figure 8-2, Future Public Trail Alignments.	Policy

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15	New Chapter 9 Policy	Consider additional large site street connectivity and street plan policy.	Policy
16	Policy 9.57	Parking Policy. Refine language to provide for adequate but not excessive off-street parking with new development.	Policy
17	Policy 10.1.16	Clarify that the Mixed Use Urban Center designation will generally be accompanied by a design overlay.	Policy
18	Figure 10-1	Several technical corrections to Figure 10-1, to better address existing manufacturing uses in the Mixed Use designations.	Policy
19	SW Barbur 5th to 14th	Change the Mixed Use designations on Barber between 5th and 14th to Urban center, rather than Civic Corridor. This corresponds to the segment within the recommended Town Center boundary.	Map
20	SW Gibbs	Consider extending the Mixed Use designation 1 block westward on SW Gibbs, on Maquam Hill, and consider Neighborhood Mixed Use designation here.	Map
21	1101-1115 NE 21st Ave	Change from Mixed Use back to RH.	Map
22	1421 SE Stark	Change to Mixed Use Urban Center to match abutting lot in same ownership.	Map
23	3905 SE Main	Change this and the abutting Parcel to Mixed Use Civic Corridor.	Map
24	4008 NE MLK	Re-designate this site (including 4003 and 4009 NE Grand) from residential to Mixed Use - Urban Center. MESO (Micro Enterprise Services of Oregon) would like to expand offices here.	Map
25	4545 SW California - St Lu	Change from R7 to MU-Dispersed and R1, facilitate potential affordable housing development.	Map
26	5308 N commercial	Re-designate this site from R1 to Mixed Use - Urban Center. Historic Building owned by McMenamins has potential for a future hotel use. The site is located in a recommended Town Center.	Map
27	56th and Sandy	Change 2537 NE 56th and 5540 NE Sandy to Mixed Use Civic Corridor	Map
28	60th/Belmont	Change this node from Dispersed to Neighborhood Mixed Use due to larger scale adjacent buildings.	Map
29	72 and Woodstock	Change a portion of the block northeast of the corner of SE 72nd and Woodstock from Residential to Mixed Use - Neighborhood (7224, 7234, and 7244 SE Knight).	Map
30	9100/9200 Block of N. Lor	Change 9130, 9131, 9221, and 9222 N LOMBARD ST back to R1	Map
31	Adidas campus	Change the Adidas campus from Mixed Use to Mixed Employment - 5055, 5060, 5115 N Greeley Avenue (R307566, R211379, R211376). Map #1027.	Map

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32	Bertha and Cap Hill Rd	Change this site at 6824 Capital Hill Rd and 1660 SW Bertha from R7 to R1.	Map
33	Broadmoor Golf Course	Add Industrial Sanctuary designation on a portion of the site.	Map
34	Riverside Golf Club	Remove industrial designation	Map
35	Brummel request	Consider map changes in the vicinity of SE 17th and Tacoma, and SE 17th and Sherrett. Add R1 and Mixed Use to several parcels.	Map
36	City Bible Church	Remove Institutional Campus designation from this site at 9200 NE Fremont, return to R7(R2).	Map
37	College of Natural Medicin	Re-designate this site from a mix of residential and employment to Institutional Campus	Map
38	ESCO in Northwest Portlan	Re-designate site to Mixed Employment, along with abutting sites. Direct BPS to include only the existing ME designated area in the Task 5 zoning map package. ESCO and others would need to request quasi-judicial change to the rest when a specific proposal is ready.	Map
39	Fremont at 48th and 50th	Change 3436 NE 48th and 3430 NE 50th to Mixed Use - Neighborhood.	Map
40	Human Solutions site	Supporting Human Solution, Inc.'s (HSI's) request to establish a Mixed Use at 2405 SE 142nd Ave	Map
41	Lone Fir OS Correction	Change the SW corner of the Lone Fir Cemetery from Mixed Use to Open Space (parcels 1S1E02 102 and 1S1E02AA 11900)	Map
42	N Fremont between Vancouver and Mississippi	Consider request from property owners for expanded Mixed Use along this corridor.	Map
43	NE 28th	Change several properties from residential to Mixed Use - 200-210, 211, 216, 223, 224, 230, 231-233 NE 28th. Many are existing commercial uses.	Map
44	NE 57th	Add Mixed Use Neighborhood on NE 57th from Fremont to Cully - request from NPI	Map
45	NE 60th Ave	Reconfigure the RH designation north of the 60th Ave Max Station in Rose City park to be more linear, following NE 60th. This is a tentative amendment request pending neighborhood and property owner discussion.	Map
46	North of Sandy	Consider retaining CX designation in a small area abutting the Central City, near NE 16th and Irving.	Map

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47	NW 29th/Roosevelt	Change 2135 S/ NW 29th Ave and portion of 2135 NW 29th to R2	Map
48	Park properties at 92nd and Powell	Change 3306, 3318, 3332 SE 92nd to Mixed Use Neighborhood.	Map
49	PepsiCo	Change the Pepsi block at 27th and Sandy from Mixed Use to Mixed Employment	Map
50	Portland Nursery - 92nd	Extend mixed use designation south where Nursery operations already exist; extend east to 92nd. Expand request for R1 designation, retain R2 zone.	Map
51	R2.5 Ardenwald	Remove the R2.5 designation from a section of Ardenwald, bounded by SE Tenino, SE Chavez, Springwater Corridor, and 45th.	Map
52	SE 17th and Holgate	Change 3717, 4235, and 4421 SE 17th, and 1612, 1639 SE Holgate from Mixed Use - Dispersed to Mixed Employment	Map
53	SE 17th and Pardee	Change 1611 and 1621 SE PARDEE ST from Mixed Use - Dispersed to Mixed Employment.	Map
54	SE Belmont	Extend Urban Center designation from 42nd to 49th	Map
55	SE Division	Extend Urban Center designation from 44th to 51st	Map
56	Springwater OS	Change the Springwater Corridor between 9th and 13th to OS.	Map

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57	SW First	Change designation of SW First from Hooker to Gibbs from Civic Corridor to Neighborhood Corridor - SWNI request. Leave parcels with direct frontage on Naito as Civic Corridor.	Map
58	SW Main at St. Clair	Return to R5 designation and direct staff to consider code refinement to preserve option for existing offices to continue	Map
59	Sylvan EG	Change several commercial properties at the Sylvan Interchange from Mixed Use to Mixed Employment.	Map
60	Terwilliger Plaza	Designate entire site as RH, rather than being split-zoned with both residential and mixed use.	Map
61	Trimet Green Line stations	MAX stations abutting the I-205 right of way are currently designated OS, as is the I-205 corridor. Consider changing the designation at the station platforms to Mixed Use or Employment to facilitate additional active use at these stations.	Map
62	Weidler 17st to 21st	Change the area between 17st and 21st on the north side of Wielder to RH (Map change area #796)	Map
63	Weidler 21st to 24th	Change the area between 21st and 24th on the north side of Wielder to R1 (Map change area #797)	Map
64	Montgomery Park	Retain existing EXd to retain greater flexibility for future development.	Map
65	3410 N Williams & 19 NE Ivy St	Change from RXd to Mixed Use - UC to allow for ground floor retail	Map
66	School district coordination with PP&R	PP&R should work together to accommodate school site/facility needs in response to growth forecasts	Policy
67	4609-4615 NE HOYT ST	Retain R1 on this hospital-owned residential property, rather than the new Campus designation.	Map
68	Post Office near Rossi Farm	Change from Mixed Use Civic Corridor to Mixed Employment	Map
69	Green line, Gateway platform	Change to CX to match abutting zoning in Gateway 3/1 update: the Main St Park & Ride is included in the record, has the same CP & zone as Gateway	Map
70	Hayden Island/ Jantzen Be	Change to Mixed Use-Neighborhood - this implements the policy change in Figures 3-1 and 3-3, noted above.	Map
71	RH properties at 60th Avenue MAX Station	Change from RH to R1	Map
72	SEIU testimony	Consider refinement to Policy 3.3, Equitable development in response to SEIU suggestions.	Policy
73	Drive-throughs	New policy. Prohibit drive through facilities in centers in order to support a pedestrian-oriented environment and reduce conflicts between automobiles and pedestrians and bicyclists	Policy
74	Eastmoreland	Down-designate the Eastmoreland Plan District from R5 to R7.	Map
75	Eastmoreland R2.5	Down-designate R 2.5 areas within the Eastmoreland Neighborhood to R5.	Map
76	100th and Pacific	Change from RX to CX: 10050 NE PACIFIC ST, 811 and 837 NE 102ND AVE.	Map

DRAFT Fritz List

3/18/2016

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This list was compiled by BPS staff in order to track requested amendments in a consistent format, as we understand them. We believe this reflects each commissioner's intent or interest, but the wording below should be cited as a BPS staff summary, and not quoted as the commissioners words. Some commissioners have provided additional materials and details not included in this summary.

No.	Amendment	Description	Kind
1	Verb Choices	Consider alternatives to this "ensure," "prevent," and "enhance" in some policies where legal and/or financial limitations may prevent the City from actualizing assurances.	Policy
2	"Neighborhood Associations" and "Business Associations"	Throughout document, capitalize these terms.	Policy
3	Policy 1.10.c	Clarify that there are other factors considered in a zoning map amendment, including adequacy of services as described in Policy 10.3 and 10.4.	Policy
4	Policy 1.17	Clarify that the CIC is overseeing "land use planning," not all outreach on behalf of the City.	Policy
5	Chapter 2 Intro page GP 2-2	In paragraph 2, modify sentence that reads "Particular efforts must be made to improve services for and <u>participation by</u> people of color, immigrant and refugee communities ... (etc.)"	Policy
6	Goal 2A	Change the reference to neighborhoods and businesses to neighborhood associations and business associations. Add sentence which reads "Partnerships with historically under-served and under-represented communities must be paired with the City's neighborhood organizations to create a robust and inclusive community involvement system that continues to build on the foundation of vibrant Neighborhood Associations and Business Associations.	Policy
7	Chapter 2 terminology	Improve consistency of language when referring to "plans, policy, investment and development decisions" (or similar) throughout the chapter.	Policy
8	GP2-8	In environmental justice introduction, paragraph 3, modify to read "...Sovereign tribes, Native American <u>communities</u> , African American and other historically marginalized communities have been disproportionately impacted..."	Policy
9	Intro on page GP2-10	Add "...resulting in improved decisions" to the end of the first paragraph of the introduction.	Policy
10	New policy on GP2-11	Add a policy emphasizing the need for the City to budget sufficient resources for the Community Involvement Program.	Policy
11	Intro on page GP2-12	Correct typo - "Under- <u>r</u> epresented"	Policy
12	Policy 2.1.b	Identify "African Americans and other historically marginalized communities" in this list.	Policy

13	Policy 2.1.c	Add reference to watershed councils as an example of a place-based organization	Policy
14	Policy 2.1.[new sub]	Add reference to people experiencing disabilities	Policy
15	Policy 2.8	Modify text to read "Maintain <u>two-way</u> channels of communication..."	Policy
16	Policy 2.11	Support City Attorney amendment to consolidate Open Data policy.	Policy
17	Policy 2.19	Modify text to read "...and provide feedback to City staff on community involvement processes for individual planning and <u>associated</u> investment projects, before, during, and at the conclusion of these processes."	Policy
18	Policy 2.37	Add "or exceeding" federal regulations.	Policy
19	Intro on page GP 3-11	Add City Hall to list of Central City attractions	Policy
20	Policies 3.3c and 8.32	Refine Community Benefits language in Chapters 3 and 8 to address implementing bureau and City Attorney concern.	Policy
21	Policy 3.31	Clarify what "better" means - vibrant and attractive	Policy
22	Policy 3.33	Clarify by referring to "sufficient zoning <u>capacity</u> "	Policy
23	Policies 3.85 and 6.35	Consider using "industrial sanctuary" term in this policy. Is it necessary to have this policy in two places?	Policy
24	Policy 3.103	Add "Develop pedestrian-oriented greenways" to first sentence and specify that one of the purposes of enhancement is to "increase safety."	Policy
25	Intro of Design with Nature on page GP4-13	Add "wildfire" before "flooding risks"	Policy
26	Policy 4.8	Add "while preserving pedestrian access" to end of first sentence	Policy
27	Policy 5.34	Reword to acknowledge barriers may need to be addressed to promote the production on affordable housing.	Policy
28	Policy 5.26	Support both of City Attorney amendment options regarding funding plan for affordable housing.	Policy
29	Policy 5.45	Amend language to acknowledge existing homelessness.	Policy
30	Policies 6.55 and 6.56	Add two new policies directly below Policy 6.54, "Neighborhood buffers," to address neighborhood park use and community and regional park use.	Policy
31	Policy 6.15	Annexation policy related to employment lands. Delete this policy.	Policy
32	Policy 7.11	Amend urban forest policy to reflect Forestry Commission testimony.	Policy
33	Policy 7.12	Add "remove infestations" after "invasive plants"	Policy
34	Policy 7.16	Clarify wording to "and use" current..., rather than "using"	Policy
35	Policy 7.28	Clarify language at end to specify "when aggregate resources are developed."	Policy
36	Policies 8.40 and 8.41	Add new policy in between 8.40 and 8.41 to address parking for different types of vehicles.	Policy
37	Policy 8.42	Add "food production" to the list of community uses in the right of way	Policy
38	Policy 8.43	Amend policy to restrict size of signage.	

39	Policy 8.48	Street vacations. Amend policy related to street right of way vacations to reference an expanded list of considerations, including community uses in the right of way (Policies 8.39-8.43).	Policy
40	Policy 8.91	Change "balance" to "considers"	Policy
41	Policy 8.93	Amend recreational trails policy.	Policy
42	Policy 8.97	Clarify special recreational facilities by replacing existing 8.97 with three new policies that address PIR, golf, and other specialized recreational facilities.	Policy
43	Policy 8.103	Clarify to allow " <u>meets or exceeds</u> minimum established service levels."	Policy
44	Policies 8.99 - 8.106	Consolidate this Public safety and emergency response section to eliminate policies that are not relevant to a Comprehensive Plan.	Policy
45	Chapter 9 intro on page GP9-1	Add to fifth bullet to read: Guide the location and design of new street, <u>pedestrian, bicycle, and trail</u> infrastructure.	Policy
46	Goal 9A	Vision Zero. Refine language with more specific mention of achieving zero traffic-related fatalities and serious injuries.	Policy
47	Policy 9.15	Amend to promote both street and trail alignments.	
48	Policy 9.16	Pedestrian transportation policy. Amend language to add reference to trips within neighborhoods.	Policy
49	Policies 9.16 - 9.18	Add new pedestrian policy to provide facilities that enhance pedestrian enjoyment, such as shelters, garbage containers, benches, etc. in the right of way.	Policy
50	Chapter 9 intro for System Management GP9-14	Add "trails" to list after rails and before sidewalks.	Policy
51	New Policy	Add new policy between 9.25 and 9.26, to consider funding strategies that improve access to and equity in transit service, such as raising metro-wide funding to improve service and decrease or eliminate user fees/fares.	Policy
52	Policy 9.27	Add California (or San Diego to maintain congruency with other cities listed) to intercity transfer list	Policy
53	Policy 9.57	Parking Policy. Refine language to provide for adequate but not excessive off-street parking with new development.	Policy
54	Policy 10.4b	Add a reference to an appropriate level of community engagement in discretionary decisions.	Policy
55	"plans and investments"	Amend the definition to more clearly identify the kinds of associated investments that are included.	Policy
56	Glossary	Definition of Neighborhoods: Modify last sentence to read "The term "neighborhoods" may, but is not always intended to, refer to specific neighborhood association geographies."	Policy
57	SW First	Change designation of SW First from Hooker to Gibbs from Civic Corridor to Neighborhood Corridor - SWNI request. Leave parcels with direct frontage on Naito as Civic Corridor.	Map
58	Beaverton Hillsdale Highway	Change designation from Civic Corridor to Neighborhood Corridor - SWNI request	Map
59	Riverside Golf Club	Remove industrial designation - revert to OS	Map
60	Fremont at 48th	Change 3436 NE 48th to Mixed Use Neighborhood	Map

61	Terwilliger Plaza	Designate entire site as RH, rather than being split-zoned with both residential and mixed use.	Map
63	SW Gibbs/Marquam Hill	Extend Mixed Use designation 1 block west to 12th	Map
64	SE 51st and Hawthorne	Change the segment east of SE 50th to Mixed Use Neighborhood and direct staff to use CM1 as zone.	Map
65	SE Boise and 12th	Change 1208 SE Boise and 4214 SE 12th to Neighborhood Mixed Use.	Map
66	Lone Fir OS Correction	Change the SW corner of the Lone Fir Cemetery from Mixed Use to Open Space (parcels 1S1E02 102 and 1S1E02AA 11900 + 11901)	Map
67	College of Natural Medicine	Re-designate this site from a mix of residential and employment to Institutional Campus	Map
68	Portland Nursery	Extend mixed use designation where Nursery operations already exist; extend to 92nd. Expand request for R1 designation, retain R2 zone.	Map
69	Buckman Neighborhood	Consider using current Comp Plan/Zoning and remove nonconforming uses.	Map
70	University Park	Supportive of request to change zoning from commercial to residential R5 on five properties on N. Willamette. 6858, 6846, 6838, 6832, 6822 N. Willamette	Map
71	Space Age Fuel	Support request to not designate Mixed Use until Mixed Use Zones project amendments are considered	Map
72	SE Caruthers between 35th PL and 38th/38th Ave. and Cesar Chavez Blvd.	Support request to retain existing and proposed MU-UC zoning	Map
73	SW Dolph	30th and Dolph - change NW corner of intersection to R1.	Map
74	56th and Sandy	Change 2537 NE 56th and 5540 NE Sandy to Mixed Use Civic Corridor	Map
75	Rossi Farm	Supports change from Mixed Employment to Mixed Use - Civic Corridor	Map
76	NE 62nd and Davis	6133, 6134, 6150, and 6151 NE Davis; 21-25, 35, 105, 115, and 215 NE 62nd. Change from R5 to R2.	Map
77	2815 SW Barbur	Change from Mixed Use Urban Center to Mixed Use Neighborhood	Map
78	Policy 5.36	Consider language to ensure replacement of manufactured homes within a manufactured home park does not trigger nonconforming upgrades.	Policy
79	John's Landing/SW Macadam	Request for discussion on building heights in John's Landing near Macadam	Policy

DRAFT Fish List

2/26/2016

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No.	Amendment	Description	Kind
1	Policies 3.3c and 8.32	Refine Community Benefits language in Chapters 3 and 8 to address implementing bureau and City Attorney concern.	Policy
2	Other City Attorney Items	Other policy refinement related to the scope of the Comprehensive Plan. Consider removing policies that are beyond the scope of what a Comprehensive Plan can govern.	Policy
3	Policy 6.64.	Home based business policy. Consider policy changes to support greater flexibility for home-based business. Provide policy direction to address the code issue related to businesses in ADUs.	Policy
4	Age-Friendly City	Respond to testimony to strengthen age-friendly city policies.	Policy

DRAFT Novick List

3/4/2016

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No.	Amendment	Description	Kind
1	EOA Forecast	Modify the Recommended EOA to acknowledge a medium commodity forecast rather than a low forecast.	Supporting Doc
2	TSP Project List	Changes needed to the list of TSP projects. The Bureau of Transportation has compiled a list of changes to the draft TSP. This list will be discussed at the February 23 work session	Project List
3	Middle density housing	Consider map changes (or direction for future map refinement), with the goal of creating more land for smaller scale and potentially more affordable wood frame infill such as plexes, attached housing, townhouses, etc. This could include added R2 or R2.5 designations near centers or corridors. Interested in opportunities for increased housing near parks. Interested in strategies to address neighborhood concerns about density through selective downzoning or providing neighborhood input about where (and how many) tall multifamily buildings will be able to locate.	Map
4	Policy 6.64.	Home based business policy. Consider policy changes to support greater flexibility for home-based business. Provide policy direction to address the code issue related to businesses in ADUs.	Policy
5	Policy 8.48	Street vacations. Amend policy related to street right of way vacations to reference an expanded list of considerations, including community uses in the right of way (Policy 8.42).	Policy
6	Figure 8-2	Refine alignments of select future trails identified in the plan.	Policy
7	Policy 9.50	MMA Policy. Technical amendment to refine language at ODOT request.	Policy
8	Policy 9.6	Transportation strategy policy. Refine policy language related to ADA. The Bureau of Transportation prefers to eliminate the ADA language from the Transportation Strategy policy, and add a new policy specifically focused on ADA access to the transportation network.	Policy
9	SW Gibbs	Consider extending the Mixed Use designation 1 block westward on SW Gibbs, on Maquam Hill.	Map
10	17th/Insley	Eliminate down-designations in the vicinity of SE 17th and Insley.	Map

11	4001-4007 SW Collins Street, near Barbur Transit Center	Change from R1 to Mixed Use Urban Center, and include within the West Portland Town Center.	Map
12	4008 NE MLK	Re-designate this site (including 4003 and 4009 NE Grand) from residential to Mixed Use - Urban Center. MESO (Micro Enterprise Services of Oregon) would like to expand offices here.	Map
13	60th/Belmont	Change this node from Dispersed to Neighborhood Mixed Use due to larger scale adjacent buildings.	Map
14	6141 SW Canyon Court	Rezone 6141 SW Canyon Court R5 from the existing R20.	Map
15	822 SE 15th	Extend Commercial FAR-based zoning to 822 SE 15 th Ave.	Map
16	Broadmoor Golf Course	Add Industrial Sanctuary designation on a portion of the site.	Map
17	College of Natural Medicine	Re-designate this site from a mix of residential and employment to Institutional Campus	Map
18	ESCO in Northwest Portland	Re-designate site to Mixed Employment, along with abutting sites. Direct BPS to include only the existing ME designated area in the Task 5 zoning map package. ESCO and others would need to request quasi-judicial change to the rest when a specific proposal is ready.	Map
19	Fremont at 48th	Change 3436 NE 48th to Mixed Use -Neighborhood.	Map
20	Portland Nursery	Re-zone as Commercial the portion of Portland Nursery's SE 90 th and Division property that is used for the nursery's existing operations.	Map
21	Rossi Farm	Consider removing the Mixed Employment designation from the Rossi Farm site, and replace with Mixed Use or Multifamily zoning.	Map
22	SE Belmont (42nd to 49th)	Extend Urban Center designation from 42nd to 49th	Map
23	SE Division (44th to 51st)	Extend Urban Center designation from 44th to 51st	Map
24	South of Westmoreland Park	Consider changing an area at the south end of Westmoreland Park from R5 to R2 - near SE Nehalem and 23rd	Map
25	5640, 5620-24, 5606 NE Killingsworth	Change from R3 to R2	Map
26	NE 62nd and Davis	6133, 6134, 6150, and 6151 NE Davis; 21-25, 35, 105, 115, and 215 NE 62nd. Change from R5 to R2.	Map
27	SEIU testimony	Consider refinement to Policy 3.3, Equitable development in response to SEIU suggestions.	Policy
28	3410 N Williams & 19 NE Ivy St	Change from RXd to Mixed Use - UC to allow for ground floor retail	Map
29	Buckman	Remove proposed map changes # 62 in response to Buckman neighborhood testimony	Map

30	Buckman	Remove proposed map changes #348 in response to Buckman neighborhood testimony	Map
31	Buckman	Remove proposed map changes #928 in response to Buckman neighborhood testimony	Map
32	Policy 6.57	Amend Policy 6.57 to add emphasis on collaboration with Campus Institutions on Transportation and Parking Demand Management.	Policy

DRAFT Saltzman List

3/1/16

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2	Figure 8-2	Several changes to Figure 8-2, Future Public Trail Alignments.	Policy
3	Policies 3.3c and 8.32	Refine Community Benefits language in Chapters 3 and 8 to address implementing bureau and City Attorney concern.	Policy
4	New Chapter 4 policy	Consider policy in response to Brandon Spencer-Hartle of Restore Oregon.	Policy
5	Middle housing	Consider map changes (or direction for future map refinement), with the goal of creating more land for smaller scale and potentially more affordable wood frame infill such as plexes, attached housing, townhouses, etc. This could include added R2 or R2.5 designations near centers or corridors.	Map
6	Human Solutions site	Supporting Human Solution, Inc.'s (HSI's) request to establish a Mixed Use at 2405 SE 142nd Ave.	Map
7	Montgomery Park	Discuss possibility of retaining EX zoning or some Mixed Use on Montgomery Park site	Map
8	Portland Nursery	consider map changes at both Portland Nursery sites - 5050 SE Stark and 9026 SE Division.	Map
9	Kmart site at 122nd/Sandy	Consider Mixed Use Civic Corridor on this site.	Map
10	Riverside and Broadmoor Golf Courses	Consider removing Industrial Sanctuary designation from Riverside and adding to Broadmoor.	Map
11	N Freemont	Consider adding additional Mixed Use along Freemont between N Vancouver and N Mississippi.	Map
12	17th/Insley	Reconsider down-designations in the vicinity of SE 17th and Insley.	Map
13	SE Boise and 12th	Change 1208 SE Boise and 4214 SE 12th to Neighborhood Mixed Use.	Map
14	NE 60th Ave	Reconfigure the RH designation north of the 60th Ave Max Station in Rose City park to be more linear, following NE 60th. This is a tentative amendment request pending neighborhood and property owner discussion.	Map
15	3309 N Mississippi	Resolve split zoning on this site near Mississippi and Freemont - consider applying Mixed Use to the entire ownership.	Map

16	Lewis & Clark College at Lower Boones Ferry & SW Terwilliger	include in Campus Institutional designation	Map
17	Amend policy 4.79	Affordable Grocery/Retail Policies: Consider refinements of grocery store (policy 4.79) and new retail policy to support an adequate supply of retail sites for affordable grocery stores in response to Retail Task Force testimony.	Policy
18	4335 SW HUMPHREY BLVD	Retain R10 rather than down-designation to R20.	Map
19	SEIU testimony	Consider refinement to Policy 3.3, Equitable development in response to SEIU suggestions.	Policy
20	Buckman	Remove proposed map changes # 62 in response to Buckman neighborhood testimony	Map
21	Buckman	Remove proposed map changes #348 in response to Buckman neighborhood testimony	Map
22	Buckman	Remove proposed map changes #928 in response to Buckman neighborhood testimony	Map

DRAFT BPS Staff Misc. List

2/27/2016

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No.	Address	Tax lot	District	Description
1	15706 E Burnside	R217944	E	Change from R1 to Mixed Use Dispersed
2	341 SE 109th	R320059	E	Change from R2.5 to Mixed Use Civic Corridor.
3	750 SE 122nd	R331915	E	Change from R3 to Mixed Use Civic Corridor
4	6251 SE 136th	R201411	E	Change this property back to R2.
5	13909 - 13923 SE Stark	R109514	E	Nonconforming use - change from R1 to Mixed Use Civic Corridor
6	16955 SE Division	R337923	E	Nonconforming use - change from R3 to Mixed Use Civic Corridor
7	1027 NE 122nd	R119999	E	Nonconforming use - change to Mixed Use Civic Corridor.
8	9 NE 120th	R175182	E	Nonconforming use - change to Mixed Use Civic Corridor.
9	1610-1620 & 1706 SE 130th	R143957, R143955	E	Nonconforming use in R7 & IR. Daycare use - change to Mixed Use Dispersed
10	12661 SE Powell	R334288	E	Nonconforming use. Change from R2 to Mixed Use Neighborhood.
11	10310 NE Glisan	R319822	E	Nonconforming use. Change from R2 to Mixed Use Urban Center.
12	12105 NE Prescott	R318479	E	Russellville Grange - change to Mixed Use Civic Corridor.
13	8535 w/SE Powell	R193449	E	Same owner as prop to west - change to Mixed Use Civic Corridor.
14	10504 WI NW St Helens Rd. in Linnton	R496306	N	Change from Industrial Sanctuary to Mixed Employment.
15	Columbia/Hurst	R292782, R292781	N	Change several Union Pacific parcels near Columbia and Hurst to Industrial Sanctuary.
16	6840 N MARINE DR	R325198	N	Rectifying minor split-zoned situation on Port property designated OS.
17	10048 N Edison St	R227228, R323786	N	Retain split zone per property owner request.
18	716 NE Marine Dr	R314250	N	Split zone - Institutional Campus.
19	9453 N St Louis	R228766	N	Split zone. Change to R1
20	9445 N St Louis	R228765	N	Split zone. Change to R2.
21	1602-1620 NE 84TH AVE	R251427	NE	10-plex in R2.5 on 20,000 sq ft lot. Change to R2.
22	2626 NE Dekum	R190887	NE	Change from IC to Mixed Use Neighborhood
23	4736 and 4752 NE Going	R317837, R318046	NE	Change from R5 to R3
24	216 and 301 NE Knott	R504990, R102193	NE	Library property in Eliot. Change to Mixed Use Urban Center.
25	313 NE Morris St	R308752	NE	New development already built. Change entire site to RH to reflect new development built to RH density
26	4210 NE Shaver	R125686	NE	Nonconforming density - change to R2
27	5324 NE Hassalo	R251036	NE	Split zone - change to R5
28	5408 NE Hassalo	R251037	NE	Split zone - change to R5
29	5418-5420 NE HASSALO ST	R251038	NE	Split zone - change to R5

30	7931 NE Halsey	R170398	NE	Split zone. Change to Mixed Employment.
31	2901 WI/E Burnside	R177752 R177753	SE	Split Zone. Change to Mixed Use Urban Center
32	5920 NE Glisan	R296824	SE	Split Zone. Change to Mixed Use Neighborhood.
33	2646 NE Glisan	R313684	SE	Split Zone. Change to Mixed Use Urban Center
34	5933 NE Flanders	R296835	SE	Change to Mixed Use Neighborhood
36	8406 NE Knott St	R211205	NE	Subdivision of 4-plexes on 5400 sq ft lots. Change from EG to R1.
37	5905 NE Halsey St etc.	R279335	NE	All properties in this node should have been Mixed Use Neighborhood with exception of R274296 (now in record 77). Record #75.
38	5421 SE JOHNSON CREEK BLVD	C232931	SE	1 acre SFR - IG2. Change to R7.
39	2832 WI/ SE 50TH AVE	R206010	SE	1,000 sq ft ME/EG1 tract owned by adjacent R2/R1 property. It appears if mechanical equipment for the triplex is on this tract. Change to R1.
40	BES property	R572943, R572942, R274995, R274994, R158236, R158234	SE	BES property. 4420 and 4436 SE Umatilla, 8317 SE 45th, ERROL HTS, BLOCK 40, ERROL HTS, BLOCK 37
41	SE 51st and Hawthorne	multiple	SE	Change several properties east of 50th to Mixed Use Neighborhood. 5029, 5030, 5043, 5048, 5051, 5105 SE Hawthorne.
42	715 SE 62nd Ave	R114528	SE	Change to R5.
43-1	2903-2919 SE CLAY ST	R124889	SE	Nonconforming residential density - (9-20 units on a 14,000 sq. ft. site exceeds R2.5). Change to R1.
43	2929-2935 SE CLAY ST	R326648	SE	Duplex surrounded by nonconforming residential properties. Change to R1.
44	1521-1523 SE 30TH AVE	R326389	SE	Duplex surrounded by nonconforming residential properties. Change to R1.
45	16111 SE Foster Rd	R532508	E	New property acquired by BES, wants to change to OS
46	1605-1607 SE 21ST AVE	R138024	SE	Nonconforming residential density - (duplex surrounded by Nonconforming residential properties). Change to R1
47	1535 SE 29TH AVE	R124894	SE	Nonconforming residential density - (9-20 units on a 15,400 sq. ft. site exceeds R2.5). Change to R1.
48	1404-1422 SE 29TH AVE	R147509 R598701	SE	Nonconforming residential density (9-20 units on a 16,100 sq. ft. site exceeds R2.5). Change to R1.
49	421-425 NE 66TH AVE	R227079	SE	Nonconforming residential density (duplex abutting 433 NE 66th). Change to R2.
50	1023-1039 SE 21ST AVE	R131563	SE	Nonconforming residential density (four-plex on 5,000 sq. ft. site exceeds R2.5). Change to R1.
51	1402-1420 SE 28TH AVE	R147514	SE	Nonconforming residential density - R2.5 to R1 (9-20 units on a 10,000 sq. ft. site exceeds R2.5)
52	4020-4030 SE PARDEE ST	R182707	SE	Nonconforming residential density (18 units on 29,700 sq. ft. site adjacent to R2(R1)). Change to R1.

53	4117-4123 SE LONG ST	R113260	SE	Nonconforming residential density (4-plex on 5,250 sq. ft. site adjacent to R2). Change to R2.
54	1521 SE 21ST AVE	R138026	SE	Nonconforming residential density (5-8 units on 5,000 sq. ft. site exceeds R2). Change to R1.
55	1611-1619 SE 21ST AVE	R138023	SE	Nonconforming residential density (5-8 units on a 5,000 sq. ft. site exceeds R2). Change to R1.
56	2007-2027 SE TAYLOR ST	R130832	SE	Nonconforming residential density (9-20 units on 11,600 sq. ft. site exceeds R2.5). Change to R1.
57	2128 SE HAWTHORNE BLVD	R138028	SE	Nonconforming residential density (density exceeds R1). Change to RH.
58	Condo adjacent to 2128 SE Hawthorne	R569797	SE	Nonconforming residential density (density exceeds R1). Change to RH.
59	1533-1539 SE 21ST AVE	R138025	SE	Nonconforming residential density (four-plex on 5,000 sq. ft. site exceeds R2). Change to R1.
60	2005 SE TAYLOR ST	R130833	SE	Nonconforming residential density (tri-plex on 4,300 sq. ft. site exceeds R2.5). Change to R1.
61	4109-4119 SE MORRISON ST	R134867	SE	Nonconforming residential density of 24-units. Existing map change to R2 isn't appropriate. Should be R1 to meet minimum density for the site.
62	1529-1549 SE 30TH AVE	R326390	SE	Nonconforming residential density- R2.5 to R1 (9-20 units on a 11,000 sq. ft. site exceeds R2.5)
63	2052 SE HAWTHORNE BLVD	R138027	SE	Nonconforming residential density residential - Change R2 to RH
64	2904 SE HAWTHORNE BLVD	R124888	SE	Nonconforming residential density/split zone - R1/R2.5 (9-20 units on a 15,372 sq. ft. site exceeds R2.5). Change to R1.
65	520-536 NE 72ND AVE	R119354	SE	Nonconforming residential density/split zone - UC/R5 to MU-N with CM2 zone
66	7131-7145 WI/ NE GLISAN ST	R119344	SE	Nonconforming residential density/split zone - UC/R5. Change to Mixed Use Neighborhood.
67	433 NE 66TH AVE	R227078	SE	Nonconforming residential density/split zone R5/R2. Change to R2 (duplex)
68	6219 SE POWELL BLVD	R133884	SE	Nonconforming use -Change to Mixed Use Civic Corridor.
69	2613 SE 47th	R310174	SE	Portland Parks - Change to OS.
70	6136 SE DUKE ST 6140 SE DUKE ST 6144 SE DUKE ST 6148 SE DUKE ST 6529 SE 62ND AVE 6539 SE 62ND AVE 6525 SE 62ND AVE 6521 SE 62ND AVE 6509 SE 62ND AVE	R606873	SE	Remain R2.5 per recent LUR history
71	2913 NE Stark	R126057	SE	Revert northern edge of parcel to R2.5.
72	30th and Alder	multiple	SE	Several properties in assisted living facility ownership - 3027, 3033, 3039, 3051, and 3059 SE Alder Ct., and 3120 SE Stark. Change to R2.
73	2508 NE EVERETT ST	R158622	SE	Split zone - R2.5/ME - Da Vinci Middle School (PPS). Change to R2.5.
74	111 NE 28TH AVE	R316845	SE	Split zone - R2.5/ME. COCA-COLA CO. Change to Mixed Employment.
75	4050 SE GLADSTONE ST	R212596	SE	Split zone - R2/R1. Change to R1
76	4104 SE GLADSTONE ST	R212597	SE	Split zone - R2/R1. Change to R1

77	50th and Bush	R215125, R298324	SE	Split zone - R2.5/R5. Change to R2.5. 5020 SE BUSH ST 3909 SE 51ST AVE
78	50th and Bush (2)	R215124, R215114, R215113, R215115, R215108, R215109, R215110	SE	Small parcels - Change to R2.5. 5010, 5015, 5025 SE BUSH ST; 3734 SE 50TH AVE; 5018, 5024 , 5030 SE RHONE ST
79	2641-2649 SE 51ST AVE	R241367	SE	Split zone - R2/R1. Change to R1
80	603 SE 48TH AVE	R202073	SE	Split zone - R2.5/R5. Change to R2.5
81	305 SE 61ST AVE	R251962	SE	Split zone - R5/R2. Change to R5
82	4406 SE 50TH AVE 4411 SE 51ST AVE 4404 SE 51ST AVE	R206060 R206051 R206040 (Creston- Kenilworth)	SE	Split zone - R5/R2.5. Change to R2.5
83	71st and Division	R148455, R148452, R313755, R313756, R313757	SE	Split Zone. 7061, 7075-7077, 7083-8085, 7101-7103 SE Division; and 2342 SE 70th. Change to R2.
84	6148 SE Holgate	R204708	SE	Split zone and NCU. Change to Mixed Use Civic Corridor.
85	2500 SE Tacoma	ROW	SE	Right of way area west of 2500 WI/ SE TACOMA ST. Change to Mixed Use - Neighborhood.
86	1226 and 1214 SE Cora	R271266 R271267	SE	Undo down-designation - Revert to R1.
87	1411 SE 30TH AVE	R598701	SE	Nonconforming residential density (condo building). Change to R1.
88	Moreland Lane	multiple	SE	The block in the vicinity of SE Moreland Lane - Change to R7.
89	2250 NW Flanders	R216387	W	Change from RH to Mixed Use - Urban Center
90	10801 SW 65th	W264604	W	City boundary property within USB not captured earlier - Designate R7.
91	4055 SW Garden Home	R104021	W	Parcel of R7 surrounded by R2. Change to R2.
92	10040, 10046, 10048 SW 25th	R154150, R667268, R667267	W	Remove the down-designation here, change back to R10
93	11744 and 11826 SW Boones Ferry Rd	R331507, R331583	W	Revert to R10.
94	SW Humphrey	R327025	W	Revert to R10. Isolated vacant lot. May otherwise be rendered unbuildable.
95	west of/owned by- 6955 SW Garden home	R219668	W	Sliver of R1. Split building/ownership. Correct to make entire ownership Mixed Use -Dispersed.
96	6955 SW GARDEN HOME RD	R219310	W	Zoned Commerical. Recommended map incorrectly shows as R1, correct to Mixed Use -Dispersed
97	3935 SE LINCOLN ST	R212005, R212014, R212015, R212053	SE	Split zone R5/R1. Change to R2.5. Includes 3935, 3934 SE Lincoln, and 3927 and 3930 SE Grant

98	Chavez and Grant	R277816, R162620, R162621	SE	Split zone R5/R1. Change to R1. Includes 2123, 2137, 2145 SE CESAR E CHAVEZ BLVD
99	No address	State ID 12E30AB04900	SE	City of Portland owned property. Change from Industrial Sanctuary to Open Space (Clackamas Co ID 68759) - used as a BES stormwater facility.
100	No address	State ID 12E30AB03200	SE	City of Portland owned property. Change from Residential to Open Space (Clackamas County ID 68580) - used as a BES stormwater facility.
101	Waverly Country Club 1100 SE Waverly Dr	State ID 11E26 00100; Clackamas Co ID 16137	SE	Has no designation today. Designate as Open Space. It's being added to Portland's USB, is being used as a golf course, and is served by Portland sewer.
102	underwater area west of State ID: 11E26 00100	NA	SE	Designate as Open Space
103	NE Buffalo St	R317474, R317491, R317578, R317426	NE	Return to IG - private property incorrectly designated OS
104	Elk Rock Island	C225364	SE	Remove Elk Island from USB
105	Central City	multiple	CC	Edit Central City "Centers" boundary to correct location.
106	N Omaha greenway	ROW	N	Change to OS
107	7000 SE MILWAUKIE AVE 1667 E/ SE BYBEE BLVD	R303672 R303660 R303661	SE	Split zone and nonconforming use - Change to Mixed Use - Neighborhood.
108	6723 SE 16TH AVE	R134490	SE	Nonconforming use - Sellwood Post Office on SE Bybee and 16th. Change to Mixed Use - Neighborhood
109	6125 SE 52ND AVE	R208768	SE	Split zone and nonconforming use - Change to Mixed Use - Neighborhood - Goodwill parking lot
110	5439 SE TOLMAN ST 5430 SE TOLMAN ST 5433 SE HENRY ST 5430 SE HENRY ST 5429 SE DUKE ST	R221632 R221645 R557347 R221593 R221600	SE	Split designation of R5/R2.5. Change to R2.5.
111	1522 SE 21ST AVE	R138029	SE	Split designation of R2/R2.5. Change to R2.5.
112	7337-7419 SE DIVISION ST		SE	Split designation of R1/R2.5. Change to R1.
113	4503-4515 N Interstate	R158268	N	Split designaion. Change to Mixed Use - Urban Center.
114	No situs--just NW of the sylvan interchange	ROW	W	R2 area in middle of ROW, should be Mixed Use - Dispersed
115	5605 SE 111 th	R167701	E	Split zone - change to Mixed Employment
116	Dunthorpe area, near Iron Mountain Blvd.	multiple	W	R20 for possible Urban Services Boundary expansion

117	Jade Opportunity Area, SE 84th & Clinton	multiple	E	Change Comp Plan to R1, retain zoning
118	Concordia, south of NE Lombard near NE 22nd	multiple	NE	Change R2.5 designation to R5