



Office of Mayor Charlie Hales
City of Portland

April 28, 2016

Memorandum

TO: City Council Commissioners
FROM: Mayor Hales
CC: Susan Anderson, Director, Joe Zehnder, Chief Planner, Eric Engstrom, Principal Planner,
RE: Potential Additional Comp Plan Amendments and Refinements

As staff have reviewed the most recent Comprehensive Plan testimony, several additional changes and refinements have come to our attention. These potential amendments are in addition to those identified in My April 11th memo. I would like these further amendments considered.

1. **Middle housing (#P45).** In response to testimony from Tamara Deridder, staff have suggested a clarifying refinement to the middle housing policy. This amendment is intended to make it clear that no immediate zone changes are being made with this amendment, and the Council is directing staff to conduct a planning process to identify the appropriate places for middle housing, within the parameters specified.

Middle Housing. Enable and encourage development of middle housing. This includes multi-unit or clustered residential buildings that provide relatively smaller, less expensive units; more units; and a scale transition between the core of the mixed use center and surrounding single family areas. Where appropriate, apply zoning that would allow this within a quarter mile of designated centers, where appropriate, and within the Inner Ring around the Central City.

(Co-sponsored by Commissioner Novick)

2. **Historic resources definition (NEW).** One of the staff-recommended historical resources policy improvements was inadvertently omitted from the amendment report - a refined definition of historic resources, in the glossary. This amendment was identified in my April 11 memo, but the language was incomplete. Below is the corrected definition, which is supported by historic resources staff and the Landmarks Commission:

Historic resource: A structure, place, or object that has a relationship to events or conditions of the human past. Historic resources may be significant for architectural, historical, and cultural reasons. Examples include historic landmarks, conservation

landmarks, historic districts, conservation districts, and structures or objects that are identified as contributing to the historic significance of a district, including resources that are listed in the National Register of Historic places. Rank I, II, and III sStructures, places, and objects that are included in historic inventories are potential historic resources.

(Co-sponsored by Commissioner Fritz)

3. **Rossi Farm (#F72).** Change 3839 NE 122nd (1N2E22DD 400) to be entirely Mixed Use - Civic Corridor, and 11800 NE Saver (1N2E22DD 201) to be R3 rather than R7. This change would provide a site that is better suited for grocery store development in the future.

(Co-sponsored by Fish, Fritz)

4. **Metro (NEW).** On April 20th Metro provided testimony requesting adjustment of land use designations on several Metro-owned parcels. In response to that testimony, I would like to propose the following changes:

No.	Parcel	Current Designation	Recommended Designation	Amendment
1	Marine Drive Parcels (1N2E14CB 900, and 1N2E15A 100)	RF	OS	RF
2	Sellwood Riverfront Park (1S1E22A 1000 and 1S1E22DA 100)	RF	OS	RF
3	Mitchel Creek Natural Area (1S2E25A 00102)	R10	OS	R10
4	Fanno Creek Natural Area (1S1E17BC 1000, 1S1E17BC 1100, 1S1E17BC 800, 1S1E17BC 900)	R10	OS	R10

5. **PepsiCo (#M49).** PepsiCo has requested a revision to return their site at 2505 NE Pacific (1N1E36BC 12000) to Mixed Use. This request is based on the policy amendment #P103, which enables a site to have mixed use comp plan designation while retaining employment zoning for the short term. As a result, I am withdrawing amendment #M49.

6. **Mount Hood Community College site in Parkrose (NEW).** It has come to my attention through testimony that MHCC owns property at the SE corner of NE 102nd and Prescott (1N2E22CB 1700 and 1N2E22CB 1800). The property is designated residential, but is adjacent to a MHCC facility across the street, within the City of Maywood Park. I would like to propose designating that property Mixed Use - Dispersed, to facilitate further development of MHCC facilities at that location. Because only a small area extends into the City of Portland, this designation would be more appropriate than the Campus designation.
7. **Google (NEW).** I have been informed of a change that could facilitate Google Fiber installation: A wedge of ODOT property on N. Fargo (1N1E27BA 6800). I propose that this property be designated Mixed Employment.
8. **Boise/Fremont (#M42).** Amendment #M42 had contemplated designating a stretch of N Fremont to Mixed Use, between Vancouver and Mississippi. In light of testimony received in this item, I would like to offer an amendment to scale-back the proposal to change a smaller number of parcels: 705 N FREMONT ST (1N1E27BA 200), 311 WI/N IVY ST (1N1E27AB 3100), and the parcels at the corner with N Gantenbein (1N1E27AB 2901, 1N1E27AB 2902)
9. **Correction (#B2).** BPS staff has identified a mistake in the mapping of amendment #B2. The amendments should have been for 412 SE 108th, not 341 SE 109th. The amendment was a change from R2.5 to Mixed Use.
10. **Hayden Island Bridge Clarification.** In the TSP amendment list, I would like to clarify the project description for the Hayden Island Bridge to read as follows: “Design and construct an arterial bridge from Expo Center to East Hayden Island”.