

Discussion Items and Proposed Amendments to the Map Refinement Project Proposed Draft

This list contains discussion items and amendments proposed by the Planning and Sustainability Commission (PSC). BPS staff have also recommended some amendments based on public testimony and discussions with other bureaus.

Amendments are organized by page number, if applicable, within the Map Refinement Project Proposed Draft for each map change category: A) PSC identified sites for further refinement; B) Reconciliation of Bureau of Development Services (BDS) land use reviews between January 2013 and August 2017; C) Reconciliation of nonconforming development, as appropriate, coordinated and/or reviewed by BDS between January 2013 and August 2017; D) Technical and Policy Priority; and E) Errata.

Note to Commissioners: Under the “Discuss” column, a check mark indicates items PSC members have identified for discussion or for which staff recommends discussion. Please let us know before or during PSC proceedings if there are additional items you wish to discuss. Other items will be considered consent unless Commissioners specifically ask to discuss them.

A. PSC IDENTIFIED SITES FOR FURTHER REFINEMENT

#	Source	CATEGORY Page #/ Reference	Discussion Item/Proposed Amendment	Rationale for Proposed Amendment	BPS Recommendation	Discuss?
1	Brian Dapp, Barry Smith, Homestead NA	PSC Identified Sites for Further Refinement	Marquam Hill Commercial Node Homestead Comp Plan: Mixed Use Dispersed to Mixed Use Neighborhood and High Density Residential Zoning: CM1 to CM2, RH	No amendment proposed.	Staff supports the Proposed Draft map changes in conjunction with the related code changes recommended in the Code Reconciliation Project.	<input type="checkbox"/>
2	Trinity Episcopal Cathedral	PSC Identified Sites for Further Refinement	147 WI/ NW 19TH AVE (R140878) Northwest District Comp Plan: High Density Residential to Mixed Use Urban Center (MU-U) Zoning: RH to CM3d	Applying the CM3 zone would allow redevelopment of a half-block surface parking lot into a commercial mixed-use building in an urban center. Staff notes that the Design “d” overlay zone is paired with the requested CM3 zone within the Mixed Use – Urban Center designation.	Support. Trinity also suggested the idea that a master plan be required through the regulations in the NW Plan District for Trinity’s campus. Staff recommends further exploration of any code changes necessary to require a master plan for this site as well as further conversations with the NW District Association to examine the benefits of application of this provision.	<input checked="" type="checkbox"/>

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3	Daryl Garner	PSC Identified Sites for Further Refinement	4306-4308 N GANTENBEIN AVE (R130855, R680753, R680752) Humboldt Neighborhood Comp Plan: Single-Dwelling 2,500 to Multi-Dwelling 1,000 Zoning: R2.5a to R1a	Applying the R1 zone would allow re-development of a 37,000-sq. ft. vacant property to a higher density and wider range of housing types than the existing single-dwelling zone.	Support. BPS staff did not support the initial request of CM2 zoning for two reasons: 1) Skidmore is not a commercial corridor and there is adequate mixed-use zoning along the N Vancouver and N Williams corridors; and 2) this property owner is not currently involved with the Portland Housing Bureau for a potential affordable housing project at this site.	<input checked="" type="checkbox"/>
4	Community Development Partners	PSC Identified Sites for Further Refinement	126 WI/ NE ALBERTA ST (R298093) King Neighborhood Comp Plan: Single-Dwelling 2,500 to Multi-Dwelling 1,000 Zoning: R2.5a to R1a	Applying the R1 zone would allow re-development of a 9,600-sq. ft. surface parking lot to a higher density and wider range of housing types than the existing single-dwelling zone.	Support. BPS staff did not support the initial request of CM2 zoning for two-reasons: 1) Alberta is not a commercial corridor at this location; there is mixed use zoning at the node at N Alberta St, between N Vancouver and N Williams avenues, and along the NE Martin Luther King, Jr. corridor two blocks to the east; and 2) this organization is not currently involved with the Portland Housing Bureau about a potential affordable housing project at this site.	<input checked="" type="checkbox"/>

B. RECONCILIATION OF BUREAU OF DEVELOPMENT SERVICES LAND USE REVIEWS BETWEEN JANUARY 2013 AND AUGUST 2017

#	Source	TOPIC Page #/ Reference	Discussion Item/Proposed Amendment	Rationale for Proposed Amendment	BPS Recommendation	Discuss?
5	BDS, BPS (Oct 12 staff memo)	BDS LAND USE REVIEWS p. 14	2025 SE TAGGART ST Hosford-Abernethy Neighborhood Comp Plan: No change Zoning: R2.5 to CM1	Applying the CM1 zone will reconcile a BDS land use review submitted on September 1, 2017. LU 17-234208 ZC – Approval of a zone change from R2.5 to CN1 in compliance with the Comprehensive Plan Map. Inclusion in the Map Refinement Project is necessary to reconcile the difference between the existing CN1 and post-2018 CM1 zones.	Support.	<input type="checkbox"/>

C. RECONCILIATION OF NONCONFORMING DEVELOPMENT COORDINATED AND/OR REVIEWED BY BUREAU OF DEVELOPMENT SERVICES BETWEEN JANUARY 2013 AND AUGUST 2017

#	Source	CATEGORY Page #/ Reference	Discussion Item/Proposed Amendment	Rationale for Proposed Amendment	BPS Recommendation	Discuss?
6	BPS	NONCONFORMING DEVELOPMENT p. 15	479 NW 18TH AVE Northwest District Comp Plan: No change Zoning: CM2d to CM3d	Applying the CM3d zone will reconcile the following BDS activity: #15-194028 CO – Construct new five-story hostel building with 21 sleeping units, basement level includes storage, mechanical room, laundry room, restroom and housekeeping area; main floor includes lobby area and café with seating; levels 2-4 include hostel units and restrooms; fifth floor is a private residence.	Support.	<input type="checkbox"/>
7	BPS	NONCONFORMING DEVELOPMENT p. 15	1834 NW 25TH AVE Northwest District Comp Plan: No change Zoning: CM1 to CM2	Applying the CM2 zone will reconcile the following BDS activity: #16-283489 CO – Construct new five-story, 30-unit apartment building with no parking.	Support.	<input type="checkbox"/>
8	BPS	NONCONFORMING DEVELOPMENT p. 15	905 NW 17TH AVE Northwest District Comp Plan: No change Zoning: EG1 to CM3d	Applying the CM3d zone will reconcile the following BDS activity: 1) LU 16-220412 DZM -- ½-block (23,000 SF) 6-story apartment building located in the Northwest Plan District. 2) #17-143886 CO – New 6 story apartment building with 124 units, 1 level below grade parking, Retail on ground floor.	Support.	<input type="checkbox"/>
9	Joshua Scott of KOZ Development, BPS	NONCONFORMING DEVELOPMENT p. 15	4708 NE SANDY BLVD, 2351 NE 51ST AVE, 5036 WI/ NE SAND BLVD, 2305 NE 51ST AVE Rose City Park Neighborhood Comp Plan: No change Zoning: CEEd to CM3d	Applying the CM3d zone will reconcile the following BDS activity: 1) LU 17-246191 DZM -- New construction of mixed use building with 114 residential apartments over commercial space. 2) #17-169659 CO – Construct new 6-story, 85-unit apartment building; ground floor shell only; with onsite parking.	Support. BPS also recommends a map change from CEEd to CM2d for the commercial mixed-use area along the north and south sides of NE Sandy Blvd, between NE 47 th Ave and NE 51 st Ave to acknowledge the transition to a more pedestrian-oriented environment.	<input checked="" type="checkbox"/>

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10	BPS (Oct 12 staff memo)	NONCONFORMING DEVELOPMENT p. 15	5350 SE 18TH AVE, 1731 SE INSLEY ST Sellwood-Moreland Neighborhood Comp Plan: Single-Dwelling 2,500 to Multi-Dwelling 1,000 Zoning: R2.5a to R1d	Applying the R1 zone will reconcile the following BDS activity: #14-245947 CO – Construct three-story apartment building, 18-units, six per floor.	Support. BPS also recommends including 1731 SE Insley St into the R1d map change proposal to avoid a spot zone. Additionally, 5236 SE 18th Ave, has contacted the Sellwood-Moreland Improvement League (SMILE) per the Neighborhood Contact Requirements for a proposed development of 18-units. This area north of SE Insley St, between mid-block of SE 17th Ave to SE 19th Avenue, could be discussed by the PSC for a map change from R2.5ad to R1d. The existing zoning is RHd.	<input checked="" type="checkbox"/>
11	SMILE, Steve Szigethy	NONCONFORMING DEVELOPMENT p. 15, #1658	5301-5313 SE 19TH AVE Sellwood-Moreland Neighborhood Comp Plan: Single-Dwelling 2,500 to Multi-Dwelling – 1,000 Zoning: R2.5a to R1d	Modifying Map Change #1658 for this property in the Proposed Draft from RHd to R1d more accurately address that there is no BDS activity for this site and acknowledge the existing density. While this property was included in a larger group of properties retaining the RHd zone pre-adoption of 2035 Comprehensive Plan, this property does not meet the nonconforming development category as it has no associated early assistance, building permit and/or land use review. This property is also nonconforming to the adopted R2.5a zone as it is currently developed with a duplex and triplex structures.	Support. Staff further supports recommendations to the Code Reconciliation Project, amending Map 120-18 RH Areas with Maximum FAR of 4:1 as follows: <ul style="list-style-type: none"> ▪ Delete the property 5301-5313 SE 19TH AVE from the map. 	<input checked="" type="checkbox"/>

D. TECHNICAL AND POLICY PRIORITY

#	Source	CATEGORY Page #/ Reference	Discussion Item/Proposed Amendment	Rationale for Proposed Amendment	BPS Recommendation	Discuss?
12	Multiple testifiers, BPS	TECHNICAL AND POLICY PRIORITY p. 17	815 N FREMONT ST, 705 N FREMONT ST Boise Neighborhood Comp Plan: No change Zoning: CM2ad to CM3d for 815 N Fremont St; CM2ad to CM2d for 705 N Fremont St	Applying the CM3d zone increases development options for this site, adjacent to CM3 zoning to the west and south. The mixed-use zoning will require setbacks and step-downs in height to the adjacent R2-zoned property. Staff notes that the Design “d” overlay zone is paired with the requested CM3 zone within the Mixed Use – Urban Center designation.	Staff supports the requested change to CM3d for 815 N Fremont St, and retaining the existing CM2d zoning while removing the “a” overlay for 705 N Fremont St. The adjacent lots to the west and to the south have adopted zoning of CM3. Fremont is slated to be upgraded to a Neighborhood Collector. Staff recommends the proposed CM3d zoning as currently included in the Proposed Draft as Map Change #1799.	<input checked="" type="checkbox"/>
13	BPS (October 12, 2017 staff memo)	TECHNICAL AND POLICY PRIORITY p. 17	1460 SE 16TH AVE Buckman Neighborhood Comp Plan: Multi-Dwelling 1,000 and High Density Residential to High Density Residential Zoning: R1, RH to RH	Applying the RH zone would rectify the split-zoned nature of the property and nonconforming development, a 71-unit, elderly and disabled housing complex (six-stories). This property is owned by Northwest Housing Alternatives, an affordable housing provider.	Support.	<input type="checkbox"/>
14	BPS (October 12, 2017 staff memo)	TECHNICAL AND POLICY PRIORITY p. 17	8706 N BRADFORD ST Cathedral Park Neighborhood Comp Plan: No change Zoning: Remove the Greenway River Industrial “i” overlay zone, add the Greenway River Recreational “r” and Greenway River Water Quality “q” overlay zones and add the St Johns Plan District	Property changed from IHi to OS in the 2035 Comprehensive Plan. This property is owned by Portland Parks & Recreation. This map change is both a bureau coordinated effort and a cleanup of the overlay and Plan District mapping. The transition from the “i” overlay to the “r”, “q” and St Johns Plan District represent property transitioning from industrial to open space.	Support	<input type="checkbox"/>
15	BPS (October 12, 2017 staff memo)	TECHNICAL AND POLICY PRIORITY p. 17	2903 NE PRESCOTT ST Concordia Neighborhood Comp Plan: Single-Dwelling 5,00 to Mixed Use-Dispersed (MU-D) Zoning: R5h to CRh	Applying the CRh zone acknowledges this property, a corner lot, which contains a nonconforming commercial building and use.	Support.	<input type="checkbox"/>

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16	BPS	TECHNICAL AND POLICY PRIORITY p. 17	312 NE COOK ST, 307 NE FARGO ST, 311 NE MONROE ST Eliot Neighborhood Comp Plan: No change Zoning: R2.5 to R2.5a	Applying the Alternative Design Density “a” overlay zone is consistent with the larger R2.5 zoned area in the vicinity.	Support.	<input type="checkbox"/>
17	BPS	TECHNICAL AND POLICY PRIORITY p. 17	431 NE COOK ST, 435 NE COOK ST, 439 NE COOK ST Eliot Neighborhood Comp Plan: No change Zoning: R2 to R2a	Applying the Alternative Design Density “a” overlay zone is consistent with the larger R2 zoned area in the vicinity.	Support.	<input type="checkbox"/>
18	PHB, BPS (October 12, 2017 staff memo)	TECHNICAL AND POLICY PRIORITY p. 17	2600 N WILLIAMS AVE Eliot Neighborhood Comp Plan: Multi-Dwelling 1,000 to Mixed Use-Urban Center (MU-U) Zoning: R1 to CM3d	Applying the CM3 zone increases affordable housing capacity. Portland Housing Bureau (PHB) owns the property, and while has no plans for redevelopment in the near term, is requesting the CM3 zone. Currently, Quad, Inc. has a lease till 2030. Staff notes that the Design “d” overlay zone is paired with the requested CM3 zone within the Mixed Use – Urban Center designation.	Support.	<input type="checkbox"/>
19	BPS (October 12, 2017 staff memo)	TECHNICAL AND POLICY PRIORITY p. 17	2858 N WILLIAMS AVE Eliot Neighborhood Comp Plan: Multi-dwelling 1,000 to Mixed Use – Urban Center Zoning: R1 to CM2d	Applying the CM2d zone acknowledges the commercial building and use on this property since the 1970s.	Support.	<input type="checkbox"/>
20	BPS	TECHNICAL AND POLICY PRIORITY p. 17	8012-8036 SE RAYMOND ST Foster-Powell Neighborhood Comp Plan: Multi-Dwelling 2,000 to Multi-Dwelling 1,000 Zoning: R2a to R1a	Applying the R1 zone will acknowledge the nonconforming residential development owned by ROSE Community Development, an affordable housing provider. The site contains 19 units. The existing R2a zone would allow a range of 11 to 13-units. Inclusion in the Map Refinement Project would resolve the nonconforming development status. This property is adjacent to R1a zoning to the west, CE zoning to the east and CM3 zoning to the south.	Support.	<input type="checkbox"/>

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21	Cascadia Behavioral Healthcare, Inc.	TECHNICAL AND POLICY PRIORITY p. 17	10010 SE ANKENY ST, 10060 SE ANKENY ST Hazelwood Neighborhood Comp Plan: No change Zoning: No change	Applying the EXd or CM3d will allow the following development proposal: 1) a mixed-use building with a clinic and four or five-stories with 59-74 units of affordable housing; and 2) a four-story affordable housing apartment building with 50-units that would also be mixed use in nature. Cascadia Behavioral Healthcare, Inc. has an executed Purchase and Sales Agreement for the property.	Staff does not support. Following the 2035 Comprehensive Plan employment goals and policies, BPS changed the zoning from EX to EG1 to meet employment land supply needs and to increase opportunities for living wage jobs in East Portland. Nonprofit organizations will not increase the tax base, which could undercut the tax increment financing for the Gateway Urban Renewal District. There are other sites, zoned residential and commercial mixed-use in the larger Gateway District that could be available.	<input checked="" type="checkbox"/>
22	Central City Concern, BPS	TECHNICAL AND POLICY PRIORITY p. 17	11950 E BURNSIDE ST (R293779, R293782) Hazelwood Neighborhood Comp Plan: High Density Residential to Mixed Use-Urban Center (MU-U) Zoning: RH to CM3d	Applying the CM2d zone will rectify the split-zoned nature of the site. The two tax lots are owned by Central City Concern, an affordable housing and service provider.	Support.	<input type="checkbox"/>
23	Jeff Bachrach, Chris Smith, Eli Spevak, BPS	TECHNICAL AND POLICY PRIORITY p. 17	4400 NE BROADWAY ST, 4265-4275 NE HALSEY ST Hollywood Neighborhood Comp Plan: Central Residential to High Density Residential Zoning: RXd to RH	Retain Map Change #1717 (RXd to RH zone) will respond to testimony on concerns relating to reducing development capacity near the Hollywood MAX Station. On the Hollywood Plan District Maximum Heights Map 536-2, these properties have a 100-foot maximum building height.	Support. Staff further supports recommendations to the Code Reconciliation Project, amending Map 120-12 RH Areas with Maximum FAR of 4:1 as follows: <ul style="list-style-type: none"> ▪ West of NE 45th Ave – Include the RH zoned properties 	<input checked="" type="checkbox"/>
24	Jeff Bachrach, Chris Smith, Eli Spevak, BPS (October 12, 2017 staff memo)	TECHNICAL AND POLICY PRIORITY p. 17	4325, 4341 and 4353 NE HALSEY ST, 1511 NE 45TH AVE, 1510 NE 45TH AVE, 1524-1526 NE 45TH AVE, 1532, 1542, 1604, 1614 NE 45TH AVE Hollywood Neighborhood Comp Plan: No change Zoning: No change	Deactivating Map Change #1800 (RH to R1 zone) will respond to testimony on concerns relating to reducing development capacity near the Hollywood MAX Station. On the Hollywood Plan District Maximum Heights Map 536-2, these properties west of NE 45th Avenue, have a 100-foot maximum building height.	Support. Staff further supports recommendations to the Code Reconciliation Project, amending Map 120-12 RH Areas with Maximum FAR of 4:1 as follows: <ul style="list-style-type: none"> ▪ West of NE 45th Ave – Include the RH zoned properties ▪ East of NE 45th Ave: Delete the RH zoned properties 	<input checked="" type="checkbox"/>

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25	Terwilliger Plaza, BPS	TECHNICAL AND POLICY PRIORITY p. 17	2435 SW 5TH AVE Homestead Neighborhood Comp Plan: Mixed Use-Urban Center (MU-U) to High Density Residential Zoning: CM2d to RH	Applying the RH zone will rectify the split-zoned nature of this site. The southeast corner of Block 26 (R128705) is the remaining CM2d zoned property on a RH zoned block. Terwilliger Plaza, a nonprofit Continuing Care Retirement Community, now has a signed purchase agreement to acquire the 3,900-sq. ft. lot and requests the entire site/block be under a single zone: RH.	Support.	<input type="checkbox"/>
26	PP&R, BPS (October 12, 2017 staff memo)	TECHNICAL AND POLICY PRIORITY p. 17	SW Marquam Hill Rd. south of SW Gaines (R247127) Homestead Neighborhood Comp Plan: Single-Dwelling 7,000 to Open Space Zoning: R7 to OS	Applying the OS zone acknowledges this property is owned by Portland Parks and Recreation (PP&R) and is considered part of Marquam Hill Park. PP&R concurs that this site should be designated and zoned to Open Space to reflect its current and future use.	Support.	<input type="checkbox"/>
27	BPS	TECHNICAL AND POLICY PRIORITY p. 17	2312-2314 SE BROOKLYN ST Hosford-Abernethy Neighborhood Comp Plan: Single-Dwelling 5,000, Single-Dwelling 2,500 to Single-Dwelling 2,500 Zoning: R5, R2.5 to R2.5	Applying the R2.5 zone will rectify the split-zoned nature of the property and nonconforming development, an interior lot duplex.	Support.	<input type="checkbox"/>
28	BPS	TECHNICAL AND POLICY PRIORITY p. 17	2815-2821 SE 27TH AVE, 2828-2830 SE 27TH AVE, 2814 SE 28TH AVE Hosford-Abernethy Neighborhood Comp Plan: Single-Dwelling 5,000, Single-Dwelling 2,500 to Single-Dwelling 2,500 Zoning: R5, R2.5 to R2.5	Applying the R2.5 zone rectifies the split-zoned nature of these properties. Inclusion will also bring the nonconforming development at 2815-2821 SE 27th Ave, a four-plex, closer to conformance.	Support.	<input type="checkbox"/>
29	David Aris, BPS (October 12, 2017 staff memo)	TECHNICAL AND POLICY PRIORITY p. 17	853-857 N PRESCOTT ST Humboldt Neighborhood Comp Plan: No change Zoning: R2.5 to CM2	Applying the CM2 zone acknowledges the existing nonconforming commercial building and use. The Comprehensive Plan map designation of Mixed Use-Neighborhood (MU-N) was recently changed when the 2035 Comprehensive Plan update was adopted, but the CM2 zone was omitted in error.	Support.	<input type="checkbox"/>

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30	PCRI	TECHNICAL AND POLICY PRIORITY p. 17	5029-5031 NE 7TH AVE King Neighborhood Comp Plan: Multi-Dwelling 1,000 to Mixed Use- Urban Center (MU-U) Zoning: R1 to CM2d	Apply the CM2d zone to support Portland Community Reinvestment Initiative (PCRI), an affordable housing provider, additional affordable housing and/or commercial space along this corridor. This property is one lot off of the Alberta corridor with adjacent property wrapping the western property line with adopted CM2 zoning.	Support.	<input type="checkbox"/>
31	BPS	TECHNICAL AND POLICY PRIORITY p. 17	112 NE KILLINGSWORTH ST King Neighborhood Comp Plan: No change Zoning: CM1 to CE	Applying the CE zone acknowledges the existing exterior storage for vehicle repair use.	Support.	<input type="checkbox"/>
32	BPS	TECHNICAL AND POLICY PRIORITY p. 17	5404 NE MALLORY AVE King Neighborhood Comp Plan: Single-Dwelling 2,500, Multi-Dwelling 1,000 to Single-Dwelling 2,500 Zoning: R2.5ah, R1ah to R2.5ah	Applying the R2.5 zone rectifies the split-zoned nature of the property. The northern portion of the property has a remnant 15-feet of R1 zoning. The City-owned property immediately to the north had R1ah zoning before going to OSh.	Support.	<input type="checkbox"/>
33	Brett Schwartz, BPS	TECHNICAL AND POLICY PRIORITY p. 17	9811 SE Foster Rd Lents Neighborhood Comp Plan: Mixed Employment to Mixed Use- Urban Center (MU-U) Zoning: EG2 to CM3d	Applying the CM3d zone will acknowledge the existing single-dwelling. The 5,680-sq. ft. property is currently zoned EXd. In the 2035 Comprehensive Plan, the EG2 zone was adopted, which would make household living a nonconforming use. To avoid the creation of a nonconforming use, strategic rezoning of properties with housing occurred in the 2035 Comprehensive Plan and is recommended here.	Support.	<input type="checkbox"/>
34	BPS	TECHNICAL AND POLICY PRIORITY p. 17	7102 SE TERRACE TRAILS DR, 10813 SE HENDERSON ST, 10821 SE HENDERSON ST, 10839 SE HENDERSON ST Lents Neighborhood Comp Plan: Open Space, Single-Dwelling 7,000 to Single-Dwelling 7,000 Zoning: OS, R7 to R7	Applying the R7 zone rectifies the split-zoned nature of these properties. Open Space (OS) zoning is limited to publicly owned properties.	Support.	<input type="checkbox"/>

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35	BPS	TECHNICAL AND POLICY PRIORITY p. 17	4510-4522 SW VERMONT ST Maplewood Neighborhood Comp Plan: Multi-Dwelling 1,000 and Mixed Use- Dispersed (MU-D) to Mixed Use-Dispersed (MU-D) Zoning: R1, CM1 to CM1	Applying the CM1 zone rectifies the split-zoned nature of the property.	Support.	<input type="checkbox"/>
36	BPS	TECHNICAL AND POLICY PRIORITY p. 17	5224 SE 72ND AVE, 5214 WI/ SE 72ND AVE Mt Scott-Arleta Neighborhood Comp Plan: Multi-Dwelling 2,000, Multi-Dwelling 1,000 and Mixed Use-Civic Corridor (MU-C) to Multi-Dwelling 1,000 Zoning: R2a, R1a, CM2 to R1a	Applying the R1a zone will rectify the split-zoned nature of the site.	Support.	<input type="checkbox"/>
37	PSC Nghia Bui, Minh Bui, Nga Bui and Thanh Bui of Bui Tofu	TECHNICAL AND POLICY PRIORITY p. 17	536 NE 76TH AVE Montavilla Neighborhood Comp Plan: Single-Dwelling 5,000 to Mixed Use- Neighborhood (MU-N) Zoning: R5a to CM2	Applying the CM2 will rectify the split-zoned nature of the site, which is made up of two tax lots under the same ownership. Expanding commercial mixed-use zoning north from NE Glisan is mitigated by the Bread of Life Christian Church property, directly north, at 550 NE 76th Ave.	Support.	<input type="checkbox"/>
38	BPS (October 12, 2017 staff memo)	TECHNICAL AND POLICY PRIORITY p. 17	222 SE 86TH AVE Montavilla Neighborhood Comp Plan: Single Dwelling 5,000 and Single- Dwelling 2,500 to Single-Dwelling 2,500 Zoning: R5, R2.5a to R2.5a	Applying the R2.5a zone rectifies the split-zoned nature of the property; approximately 10-feet of the northern portion of the property in the R5 zone with the majority in the R2.5a zone.	Support.	<input type="checkbox"/>
39	BPS (October 12, 2017 staff memo)	TECHNICAL AND POLICY PRIORITY p. 17	9308 E BURNSIDE ST, 27 SE 94TH AVE, 45 SE 94TH AVE, 55 SE 94TH AVE, 105 SE 94TH AVE, 119 SE 94TH AVE, 135 SE 94TH AVE, 141 SE 94TH AVE, 205 SE 94TH AVE, 219 SE 94TH AVE Montavilla Neighborhood Comp Plan: Single Dwelling 5,000 and Single- Dwelling 2,500 to Single-Dwelling 2,500 Zoning: R5, R2.5a to R2.5a	Applying the R2.5a zone rectifies the split-zoned nature of these properties; approximately 29- to 31-feet of the western and rear portions of eight of the nine properties in the R5 zone with the majority in the R2.5a zone. The property at 9308 E Burnside St is split with the western and side yard portion in the R5 zone.	Support.	<input type="checkbox"/>

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40	PSC, Willamette Heights residents	TECHNICAL AND POLICY PRIORITY p. 17	2525 WI/ NW ST HELENS RD, 2425 NW ST HELENS RD Northwest District Association Comp Plan: No change Zoning: IG1bcl to IG1cl	No amendment proposed.	Staff supports the change to remove the buffer “b” overlay in this location and citywide. No change is proposed to the Environmental Conservation “c” overlay zone. No change is proposed to the Prime Industrial “l” overlay zone; although there may be a change in symbology from “l” to “k” in the Code Reconciliation Project. The Code Reconciliation Project proposes changes to zoning code for setbacks and exterior work/display standards in the Industrial zones. Changes to standards that will better support the removal of the ‘b’ overlay should be discussed as part of the Code Reconciliation Project.	<input checked="" type="checkbox"/>
41	BPS	TECHNICAL AND POLICY PRIORITY	OREGON DEPARTMENT OF TRANSPORTATION RIGHT OF WAY Parkrose Heights & Woodland Park Neighborhood Comp Plan: R7 to Open Space Zoning: R7 to Open Space	Applying the Open Space (OS) zone rectifies the split-zoned nature of these properties. Open Space (OS) zoning is limited to publicly owned properties.	Support.	<input type="checkbox"/>
42	BPS (October 12, 2017 staff memo)	TECHNICAL AND POLICY PRIORITY p. 17	N COLUMBIA BLVD (R292781 and R292782) Portsmouth Neighborhood Comp Plan: No change Zoning: IG2 to IG2l	Applying the Prime Industrial “l” overlay zone corrects a map error. Properties changed from R7 to IG2 in the 2035 Comprehensive Plan. They are owned by Union Pacific and are part of the Penn Junction, which is a railroad intersection.	Support. There may be a change in symbology from “l” to “k” in the Code Reconciliation Project.	<input type="checkbox"/>
43	BPS (October 12, 2017 staff memo)	TECHNICAL AND POLICY PRIORITY p. 17	9833 N CLARENDON AVE Portsmouth Neighborhood Comp Plan: Single-Dwelling 5,000 and Multi-dwelling 2,000 to Single-Dwelling 5,000 Zoning: R5, R2 to R5	Applying the R5 zone rectifies the split-zoned nature of this property.	Support.	<input type="checkbox"/>
44	PCRI	TECHNICAL AND POLICY PRIORITY p. 17	9131 N LOMBARD ST St Johns Neighborhood Comp Plan: Multi-Dwelling 1,000 to Mixed Use-Civic Corridor (MU-C) Zoning: R1 to CM2	Apply the CM2 zone to support Portland Community Reinvestment Initiative (PCRI), an affordable housing provider, additional affordable housing and/or commercial space along this corridor.	Support.	<input type="checkbox"/>

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45	BPS	TECHNICAL AND POLICY PRIORITY p. 17	UNION PACIFIC RAILROAD COMPANY (R490234) St Johns Neighborhood Comp Plan: Zoning: RF to IG2	Applying the IG2 zone allows potential expansion of the Barnes Yard railroad line. The parcel is owned by Union Pacific and part of the Barnes Yard site. The surrounding parcels owned by Metro (St Johns Landfill and Smith & Bybee Lakes) were changed from RF to OS in the new comp plan, but this remnant RF parcel was left out. All but a small corner of the parcel is in the p-zone and undevelopable, but that corner could inadvertently complicate potential track expansion that follows straight lines. Barnes Yard is one of the few rail yards in Portland where expansion has been proposed. Like the adjacent Metro property, there is no housing or agriculture on the parcel so RF does not fit.	Support.	<input type="checkbox"/>

E. ERRATA

#	Source	CATEGORY Page #/ Reference	Discussion Item/Proposed Amendment	Rationale for Proposed Amendment	BPS Recommendation	Discuss?
46	BPS (Oct 12 staff memo)	N/A	2505 NE Pacific St, 2627 NE Sandy Blvd Kerns Neighborhood Comp Plan: No change Zoning: EG1 to CM3d m	The Centers Main Street "m" overlay zone was incorrectly added in the Proposed Draft narrative and will need to be omitted; otherwise the site was correctly mapped.	Support.	<input type="checkbox"/>
47	BPS (Oct 12 staff memo)	N/A	4400 NE Broadway, 4325, 4341, 4353 NE Halsey St, 4265-4275 NE Halsey St, 1511 NE 45th Ave See related Item #23 above.	The properties with text strike-throughs in the address column were mistakenly included, but are correctly included in map change #1800.	Support.	<input type="checkbox"/>