



Bureau of Planning and Sustainability

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MEMO

DATE: March 8, 2018

TO: Portland City Council

FROM: Marty Stockton, Project Manager and SE District Liaison

CC: Susan Anderson, Director
Joe Zehnder, Chief Planner
Eric Engstrom, Principal Planner

SUBJECT: **March 14, 2018 Council Hearing:** Map Refinement Project – technical map change additions, errata and testimony

On February 5, 2018, the Recommended Draft of the Map Refinement Project was published for the Portland City Council consideration. Following the publication of the Recommended Draft:

- Community members were invited to submit their written testimony to Council beginning on February 5 until March 14, or in person at a public hearing on March 14, 2018.
- Public notices were mailed starting on February 16 to affected property owners and occupants, occupants within 100-feet of the subject map change recommendations, as well as recognized organizations, interested parties, etc.

Council will consider public testimony at a work session tentatively scheduled for April 4. Project staff will aim to finish any needed substitute ordinance or replacement exhibits by the end of April, so that Council is able to make motions on the amendments/substitutes on May 9. The final reading is scheduled for May 24. The Map Refinement Project will have a June 25, 2018 effective date.

This memo includes technical map change additions and errata for Council consideration. In Attachment A, a table includes a listing of testimony received on the Recommended Draft between the dates of February 5 and March 8, 2018.

Technical Map Change Additions

Since publication of the Recommended Draft, project staff has continued to monitor and coordinate with other bureaus on potential map changes that would align with the scope of this project. Table 1



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below summarizes the short list of new technical map changes staff recommends for inclusion in the project. These would have been included in the Recommended Draft had they been identified earlier.

Table 1. Technical Map Change Additions

Location	Neighborhood	Category and Rationale for adding in the Map Refinement Project	Description of Map Change(s)
4910 SW 45th Ave	Bridlemile	Other technical and policy-related: This property is split-zoned. Inclusion in the Map Refinement Project would rectify the split-zoned nature of the site.	Comp Plan: Single-Dwelling 5,000, Multi-Dwelling 2,000 to Multi-Dwelling 2,000 Zoning: R5p, R2 to R2p, R2
1522-1524 SE Belmont St	Buckman	Other technical and policy-related: This property is split-zoned. Inclusion in the Map Refinement Project would rectify the split-zoned nature of the site.	Comp Plan: Single-Dwelling 2,500, Multi-Dwelling 1,000 to Multi-Dwelling 1,00 Zoning: R2.5, R1 to R1
15615 SE Division St	Centennial	Other technical and policy-related: This property is split-zoned. Inclusion in the Map Refinement Project would rectify the split-zoned nature of the site.	Comp Plan: Multi-Dwelling 3,000, Mixed Use Civic Corridor (MU-C) to Mixed Use Civic Corridor (MU-C) Zoning: R3a, CM1 to CM1
15400 SE Powell Blvd	Centennial	Other technical and policy-related: This property, a corner lot, contains a nonconforming commercial building and use since the 1950s. Inclusion in the Map Refinement Project would acknowledge the commercial building and use with the Commercial Residential (CR) zoning.	Comp Plan: Single-Dwelling 5,000 to Mixed Use Dispersed (MU-D) Zoning: R5a to CR
5308 NE 30th Ave	Concordia	Other technical and policy-related: This property, a corner lot, contains a nonconforming commercial building circa 1912. A nonconforming situation review was done in 1997. Inclusion in the Map Refinement Project would acknowledge the commercial building with the Commercial Residential (CR) zoning.	Comp Plan: Single-Dwelling 2,500 to Mixed Use Dispersed (MU-D) Zoning: R2.5ah to CRh



Location	Neighborhood	Category and Rationale for adding in the Map Refinement Project	Description of Map Change(s)
2935 N Vancouver Ave	Eliot	Other technical and policy-related: This Emanuel Hospital property is split-zoned with the mapped Albina Community Plan District on the northern portion of the tax lot. This is a mistake that was made on the mylar maps due to the tax lot lines being drawn in the wrong location. Intent was that the Albina Community Plan District boundary follow the north side of tax lot 1N1E27AC 200. Inclusion in the Map Refinement Project would rectify the split-zoned nature of the site.	Comp Plan: No change Zoning: Move the Albina Community Plan District boundary to the north side of tax lot 1N1E27AC 200.
5303 SW Dosch Rd	Hillsdale	Other technical and policy-related: This property is split-zoned. Inclusion in the Map Refinement Project would rectify the split-zoned nature of the site.	Comp Plan: Single-Dwelling 10,000, Single-Dwelling 7,000 to Single-Dwelling 7,000 Zoning: R10, R7 to R7
326-334 SW Hamilton St	Homestead	Other technical and policy-related: This property is split-zoned. Inclusion in the Map Refinement Project would rectify the split-zoned nature of the site.	Comp Plan: Single-Dwelling 5,000, Multi-Dwelling 2,000 to Multi-Dwelling 2,00 Zoning: R5, R2 to R2
2929 N Russet St	Kenton	Other technical and policy-related: This property, a corner lot, contains a nonconforming commercial building circa 1910. A 2017 BDS public registry confirmed nonconforming status. Inclusion in the Map Refinement Project would acknowledge the commercial building with the Commercial Mixed Use – 1 (CM1) zoning.	Comp Plan: Multi-Dwelling 2,000 to Mixed Use Dispersed (MU-D) Zoning: R2a to CM1
2911 N Russet St	Kenton	Other technical and policy-related: This property is split-zoned. Inclusion in the Map Refinement Project would rectify the split-zoned nature of the site.	Comp Plan: Single-Dwelling 5,000, Multi-Dwelling 2,000 to Multi-Dwelling 2,00 Zoning: R5a, R2a to R2a
1705 SE 36th Ave, 1708 SE 36th Ave	Richmond	Other technical and policy-related: These properties are split-zoned. Inclusion in the Map	Comp Plan: Single-Dwelling 5,00 and Single-



Location	Neighborhood	Category and Rationale for adding in the Map Refinement Project	Description of Map Change(s)
		Refinement Project would rectify the split-zoned nature of the sites.	Dwelling 2,500 to Single-Dwelling 2,500 Zoning: R5, R2.5 to R2.5
5240 NE 89th Ave	Sumner	Other technical and policy-related: Inclusion in the Map Refinement Project would match the zoning to the existing Comprehensive Plan Map designation of Multi-Dwelling 1,000. The existing development includes five, one-story buildings total with three duplex structures and one single-family house for 10-units.	Comp Plan: No change Zoning: R7h to R1
Quarter-Section Map 3155	Sunnyside	Other technical and policy-related: There is a 10-foot Commercial Buffer Overlay and Zone Line (33.410.040A) reference on Quarter-Section Map 3155 to a code section that was deleted in the Adopted 2035 Comprehensive Plan. This buffer rules were added to SE Belmont Street in 1995. Staff used a different mapping technique: squiggly lines, instead of the Buffer “b” overlay. The “b” overlay was removed in all commercial zones in December 2016, as the commercial mixed use base zones were improved with buffer-type standards. Staff want to remove the squiggly lines and code reference to a code section that has been deleted.	Comp Plan: No change Zoning: Removal of a code reference on Quarter-Section Map 3155, which was deleted in the 2035 Comprehensive Plan
4825 N/ SE Woodstock Blvd, 4937 W/ SE Woodstock Blvd	Woodstock	Other technical and policy-related: These properties are split-zoned sites. Inclusion in the Map Refinement Project would rectify the split-zoned nature of the two sites.	Comp Plan: No change Zoning: R2.5 to CM2

Errata

Since initial publication of this document, minor errors have been discovered that should be corrected before the public hearing on March 14. These are instances where staff incorrectly described or mapped a recommended map change or another aspect of the Recommended Draft that needs to be corrected. Table 2 provides a summary of the errors and corrections needed.



Table 2. Staff Recommended Errata Corrections

Location	Neighborhood	Description of Errata	Description of Map Change(s)
4337 NE Prescott (Map Change #1686)	Cully	This property, in error, was omitted from inclusion into the 42 nd /Killingsworth Neighborhood Center boundary.	Comp Plan: Multi-Dwelling 3,000 to Mixed Use – Neighborhood (MU-N) and inclusion into the 42 nd /Killingsworth Neighborhood Center boundary Zoning: No change
402 NE 156th Ave, 408 NE 156th Ave, 357 NE 157th Ave, 401 NE 157th Ave	Glenfair	These four properties were changed from R2.5 to R2 in the 2035 Comprehensive Plan. The “d” overlay should be added to match the surrounding R2adh zoning pattern.	Comp Plan: No change Zoning: Adding the Design “d” overlay
Several properties included in Map Change #1220	Hazelwood	These R5a(R2) areas are surrounded by R2ad. The “d” overlay should be added to match the surrounding R2ad zoning pattern if/when these properties are rezoned to R2 in the future.	Comp Plan: Multi-Dwelling 2,000 with a future Design “d” Comprehensive Plan overlay Zoning: No change
12959 E Burnside St, 13125 W/ E Burnside St	Hazelwood	These R5a(R2) properties are surrounded by R2ad. The “d” overlay should be added to match the surrounding R2ad zoning pattern if/when these properties are rezoned to R2 in the future.	Comp Plan: Multi-Dwelling 2,000 with a future Design “d” Comprehensive Plan overlay Zoning: No change
SEC/ 101st & SE Market St (R159234)	Hazelwood	This Portland Adventist Medical Center property was changed from CO2 and IRd to CI2d in the 2035 Comprehensive Plan. The “d” overlay should be added to the northwest portion of the tax lot to match the surrounding CI2d zoning pattern of the medical institution.	Comp Plan: No change Zoning: Adding the Design “d” overlay

Per testimony received by the Sellwood-Moreland Improvement League (SMILE) dated February 23, 2018, the following corrections to page 85 of the Recommended Draft are to be acknowledged into the public record:



- Three testimony items by Steve Szigethy: Although Mr. Szigethy was a member of the SMILE Board of Directors, his testimony was on behalf of himself, not SMILE. Please delete SMILE as the organization he represents.
- SMILE testimony by Joel Leib and David Schoellhamer: These testimonies were identical and supported the Discussion Draft with one exception. The oral testimony by David Schoellhamer should be “support with modification” not “oppose”.



Attachment A. Testimony on the Recommended Draft received between February 5 and March 8, 2018

To search for and view testimony, please visit the website: www.portlandmaps.com/bps/testimony and search by Testimony/Comment ID # as shown in the fifth column below.

Table 1: Public Testimony

Change #	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
#1799	815 and 705 N Fremont St	Boise	Feb. 15, 2018	#25018	David and Aviva Nash	Oppose
N/A	5505 SE 28th Avenue (R328279, R328278)	Eastmoreland/Reed	March 3, 2018	#25055	Gary N. Okamoto	New Request
#1717	4265-4275 NE Halsey St, 4325 NE Halsey St, 4400 NE Broadway, 1511 NE 45th Ave	Hollywood	March 8, 2018		Jessica Engelman	Support
N/A	424 NE 22nd Avenue and 2307 NE Flanders Street	Kerns	Feb. 12, 2018	#25017	Jeff Carr, Chief Executive Officer, Albertina Kerr	New Request
#1828	126 WI/ NE Alberta Street	King	Feb. 22, 2018	#25021	Jacquie Walton	Oppose or *Other
#1839	112 NE Killingsworth Street	King	Feb. 27, 2018	#25025	Sara Gates	*Other
N/A	5020 NE Martin Luther King Blvd, 433 NE Alberta St, 433 WI/ NE Alberta St, 5017 NE Grand Ave, 5017 N/ NE Grand Ave	King	March 8, 2018	#25059	Meron Alemseghed	New Request
N/A	5020 NE Martin Luther King Blvd, 433 NE Alberta St, 433 WI/ NE Alberta St, 5017 NE Grand Ave, 5017 N/ NE Grand Ave	King	March 8, 2018	#25060	Andrew Neerman, Land Use Chair, King Neighborhood Association	Support of New Request
#1809	9811 SE Foster Road	Lents	Feb. 14, 2018	#25019	Brett Schwartz	Support
#1646	344 SE 52nd Ave	Mt Tabor	March 7, 2018	#25061	John Early and Laura Bender	Oppose
#1818	536 NE 76th Avenue	Montavilla	Feb. 22, 2018	#25022	Nghia Bui, Minh Bui, Nga Bui, and Thanh Bui, Bui Natural Tofu	Support
#1728	2425 NW St Helens Rd	Northwest District	March 8, 2018	#25062	Roma Barman	Oppose



Change #	Location of proposed map change	Neighborhood	Date	Testimony /Comment ID #	Person/Organization	Position
#1821	147 W/ NW 19th Avenue	Northwest District	Feb. 20, 2018	#25020	James Scanlon	*Other
N/A	1809 NW Davis St	Northwest District	March 7, 2018	#25056	John Dougherty and Scott Dougherty, Dougherty Dental PC	New Request
#25054	Pearl District and citywide	Pearl District	March 2, 2018	#25054	Martha Van Dyke	*Other
#1683	5024 NE Fremont Street	Rose City Park	Feb. 23, 2018	#25026	Rick A. Peterson, Blair J. Peterson and Jason Peterson	Support
#1683	5024 NE Fremont Street	Rose City Park	March 3, 2018	#25052	Emily Courtnage and Andrew Dyke	Oppose
#1633, #1657, #1658, #1812	Multiple map changes in the Sellwood-Moreland neighborhood.	Sellwood-Moreland	Feb. 23, 2018	#25023	Joel Leib, President, Sellwood-Moreland Improvement League (SMILE)	Support with Modification and *Other
#1689	9515 and 9525 N Lombard Street	St Johns	Feb. 7, 2018	#25016	Rachel Hill	Support
#1848	9130 N Lombard Street	St Johns	Feb. 21, 2018	#25024	Christopher Roesing	Oppose or Support with Modification

*Testimony categorized as “other” is either comments and/or questions with no clear position taken by the testifier.

