



Bureau of Planning and Sustainability

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MEMO

DATE: March 13, 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: **Memo #2 for March 14, 2018 Council Hearing:** Map Refinement Project – technical map change additions and testimony

In addition to the March 8 staff memo, this second memo continues to include technical map change additions for Council consideration. Also, in Attachment A, a table continues listing all the written testimony received on the Recommended Draft between the dates of February 5 and through 5:00 p.m. on March 13, 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. In addition to technical map changes noted in the March 8 staff memo, Table 1 below also summarizes a 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) |
|---------------------|-------------------|---|--|
| 3587 NE Prescott St | Beaumont-Wilshire | Other technical and policy-related: This property, a corner lot, contains a nonconforming commercial building and use since the 1925. Inclusion in the Map | Comp Plan: Single-Dwelling 5,000 to |



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| Location | Neighborhood | Category and Rationale for adding in the Map Refinement Project | Description of Map Change(s) |
|--|--------------------------------------|--|---|
| | | Refinement Project would acknowledge the commercial building and use with the Commercial Residential (CR) zoning. | Mixed Use Dispersed (MU-D) Zoning: R5ah to CRh |
| 5520 NE 22nd Ave, 2216 NE Killingsworth St, 2230-2234 NE Killingsworth St | Concordia | Other technical and policy-related: These properties are split-zoned. Inclusion in the Map Refinement Project would rectify the split-zoned nature of these sites. | Comp Plan: Single-Dwelling 2,500, Multi-Dwelling 2,000 to Multi-Dwelling 2,00 Zoning: R2.5ah, R2ah to R2ah |
| 5520 NE 36th Ave | Concordia | 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: R5ah, R2ah to R2ah |
| SE McLoughlin Blvd Right-of-Way, north of SE Tacoma St | Eastmoreland/Ardenwald Johnson Creek | Other technical and policy-related: This R5ad right-of-way has no logic to the adjacent zoning pattern of Open Space (OS) and Commercial Employment (CE). Inclusion in the Map Refinement Project would clean up the right-of-way zoning and its' relationship to the surrounding zoning pattern. | Comp Plan: Single-Dwelling 5,000 to Open Space and Mixed Use-Neighborhood (MU-N) Zoning: R5ad to OS, CED |



Attachment A. Testimony on the Recommended Draft received between February 5 and through 5:00 p.m. on March 13, 2018

New testimony received after the March 8 staff memo is in **bold** for both Tables 1 and 2. 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 |
|---------------------|--|--------------------|-----------------------|-------------------------|--|----------------------------------|
| N/A | 6416 N Greeley Ave (R306663, R306662, R306661) | Arbor Lodge | March 13, 2018 | #25087 | Palmer O’Peterson and Kristine Bickel | New Request |
| #1799 | 815 and 705 N Fremont St | Boise | Feb. 15, 2018 | #25018 | David and Aviva Nash | Oppose |
| #1777 | 2438-2450 SE MAIN ST | Buckman | March 12, 2018 | #25081 | Doug Klotz | Support with Modification |
| N/A | 10840 SW 55TH Ave and West Portland Park, Block 1 | Crestwood | March 8, 2018 | #25072 | Dean Vanderbush and Gina Vanderbush | New Request |
| N/A | 10840 SW 55TH Ave and West Portland Park, Block 1 | Crestwood | March 12, 2018 | #25075 | Errki Ojala | Support of New Request |
| N/A | 10840 SW 55TH Ave | Crestwood | March 8, 2018 | #25076 | Gina Vanderbush | Support of New Request |
| 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 | #25063 | Jessica Engelman | Support |
| #1717, #1800 | #1717 (and related item #1800): 4265-4275 NE Halsey St, 4325 NE Halsey St, 4400 NE Broadway, 1511 NE 45th Ave | Hollywood | March 12, 2018 | #25080 | Doug Klotz | 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 W/ NE Alberta Street | King | Feb. 22, 2018 | #25021 | Jacque 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 | King | March 8, 2018 | #25059 | Meron Alemseghed | New Request |



| Change # | Location of proposed map change | Neighborhood | Date | Testimony /Comment ID # | Person/Organization | Position |
|----------|---|-------------------------------|---------------------------|-------------------------|--|---------------------------|
| | Alberta St, 433 WI/ NE Alberta St, 5017 NE Grand Ave, 5017 N/ NE Grand Ave | | | | | |
| 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 and **17 petitioners | 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, 2525 WI/ NW St Helens Rd | Northwest District | March 8, 2018 | #25062 | Roma Barman | Oppose |
| #1728 | 2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd | Northwest District | March 8, 2018 | #25071 | Sara Oakland | Oppose |
| #1728 | 2425 NW St Helens Rd, 2525 WI/ NW St Helens Rd | Northwest District | March 13, 2018 | #25086 | Sabina Wohlfeiler | Oppose |
| #1821 | 147 WI/ NW 19th Avenue | Northwest District | Feb. 20, 2018 | #25020 | James Scanlon | *Other |
| #1821 | 147 WI/ NW 19th Avenue | Northwest District | March 13, 2018 | #25085 | Stephen Allen | *Other |
| N/A | 1809 NW Davis St | Northwest District | March 7, 2018 | #25056 | John Dougherty and Scott Dougherty, Dougherty Dental PC | New Request |
| N/A | 2169 NW Thurman St | Northwest District | March 12, 2018 | #25082 | Dana Krawczuk, Stoel Rives LLP | 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 |



| Change # | Location of proposed map change | Neighborhood | Date | Testimony /Comment ID # | Person/Organization | Position |
|----------------------------|---|-------------------|----------------|-------------------------|--|--------------------------------------|
| #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 |
| #1658 | 5205 SE 18th Ave, 5209 SE 18th Ave | Sellwood-Moreland | March 13, 2018 | #25084 | Ross Kelley | Support with Modification |
| #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.

**Only 17 petitions were received and/or valid with the required mailing address provided.

Table 2: Bureau Testimony

| Change # | Location of proposed map change | Neighborhood | Date | Testimony /Comment ID # | Person/Organization | Position |
|------------|---|------------------------|---------------|-------------------------|--|-------------------------|
| N/A, #1741 | <ol style="list-style-type: none"> NW Thurman Connection to Willamette Greenway Trail along NW 15th (425 feet of trail). East Delta Park Connection to Marine Drive (1,300 feet of trail). 6732 SW 42nd Ave | Multiple and Multnomah | March 9, 2018 | #25074 | Brett Horner, Parks & Trails Planning Manager, Portland Parks and Recreation | New Request and Support |
| N/A | <p>4404 SE Umatilla St (R274996, R274998), 8821 SE Lambert St (R154076, R146078, R154078, R578700), 8609 SE Lambert St, 8715 SE Lambert St, No site address (R154077), 15400 SE Martins Rd, 4305 SE Harney St, No site address (R275457,</p> | Multiple | March 9, 2018 | | Michael Jordon, Director, Bureau of Environmental Services | New Request |



| Change # | Location of proposed map change | Neighborhood | Date | Testimony /Comment ID # | Person/Organization | Position |
|----------|---|--------------|------|-------------------------|---------------------|----------|
| | R275458), No site address (R314285), 1313-1315 NE Gertz Rd, No site address (R305703, R305707, R305710, R305714, R305716, R305717, R305718), No site address (R674938, R674937, R674939), 4215 SE Tenino St | | | | | |

