



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

December 27, 2006

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Portland Plan Amendment
DLCD File Number 003-05



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: January 10, 2007

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Meg Fernekees, DLCD Regional Representative
Nicholas Starin, City of Portland

<paa> ya/

Notice of Adoption

THIS FORM MUST BE MAILED TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

In person electronic mailed

DEPT OF

DEC 21 2006

**LAND CONSERVATION
AND DEVELOPMENT**
For DLCD Use Only

Jurisdiction: **City of Portland**

Local file number: **N/A**

Date of Adoption: **12/13/2006**

Date Mailed: **12/20/06**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Select one** Date: **4/20/2006**

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

The Central Eastside Industrial Zoning Project: creates an "Industrial Office" land use subcategory and allows such industrial-compatible uses in the General Industrial 1 zone in a portion of the Central Eastside Subdistrict of the Central City (Employment Opportunity Subarea); establishes conditional use approval criteria for office uses in the Employment Opportunity Subarea; Limits allowances for retail uses in the Employment Opportunity Subarea.

Does the Adoption differ from proposal? Please select one

Substantially the same. Boundary of area where amendments apply was revised.

Plan Map Changed from: **N/A**

to: **N/A**

Zone Map Changed from: **N/A**

to: **N/A**

Location: **N/A**

Acres Involved: **N/A**

Specify Density: Previous: **N/A**

New: **N/A**

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

DLCD #003-05(14286)

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

City of Portland

Local Contact: **Nicholas Starin**

Phone: (503) 823-5837 Extension:

Address: 1900 SW 4th Ave.

Fax Number: 503-823-7800

City: **Portland**

Zip: 97213-

E-mail Address: nstarin@ci.portland.or.us

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO Complete Copies (documents and maps) of the Adopted Amendment to:
ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540
2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: webserver.lcd.state.or.us. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing mara.ulloa@state.or.us.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to mara.ulloa@state.or.us - ATTENTION: PLAN AMENDMENT SPECIALIST.

ORDINANCE No. 180667 AS AMENDED

Create classification of Industrial Office and allow such offices in a portion of the Central Eastside (Ordinance; amend Title 33)

The City of Portland ordains:

Section 1. The Council finds:

General Findings

1. In 2002, the Portland Development Commission (PDC), working with other City bureaus and Central Eastside stakeholders, created the Central Eastside Development Opportunity Strategy (DOS) whose broad goal was to stimulate economic development and increase employment in the Central Eastside, targeting the southwestern portion of the district. The Development Opportunity Strategy was adopted by PDC Resolution No. 5856 and City Council Resolution No. 36082
2. The Development Opportunity Strategy recommended a wide array of implementation measures intended to: encourage a creative mix of employment-dense businesses; facilitate infill development and redevelopment of existing underutilized structures; and foster a unique and vital inner-urban employment and industrial area.
3. The Development Opportunity Strategy also called for exploring possible changes to land use regulations in order to increase flexibility for office and employment-dense land uses.
4. In the last four years, PDC, City bureaus, the Central Eastside Industrial Council (CEIC), neighborhood organizations, and businesses have been implementing various elements of the development strategy. In addition, the CEIC has been developing a Vision for the district that calls for an evolutionary approach to change—encouraging cutting-edge employment-dense “new urban industry” that is compatible with more traditional industrial uses in the Central Eastside.
5. The Central Eastside Industrial Zoning Project is a collaborative effort that follows-up on specific recommendations of the CEIC Vision and the DOS report to evaluate the Central Eastside’s industrial zoning regulations, and amend them where appropriate in support of the vision and development strategy.
6. A fundamental objective of the development strategy is to “capture more employment intensive business and progressive types of jobs emerging in our regional, national and global economy.” In order to help achieve that objective, two concurrent and related studies were undertaken: 1) a market analysis to help understand underlying economic factors and better define the desired business types (conducted by ECO Northwest); and 2) a zoning analysis to identify any barriers the existing zoning regulations present to desired businesses and development activity. The zoning study was conducted by the Bureau of Planning and is attached to this ordinance as *Exhibit B: Central Eastside Industrial Zoning Study, December 2003.*
7. The Zoning Code amendments contained in *Exhibit A: Central Eastside Industrial Zoning Project Planning Commission Recommendation*, advance the objectives of the Central Eastside Development Opportunity Strategy and CEIC Vision, build upon the findings of the Central Eastside Industrial Zoning Study and market analysis, and incorporate input from stakeholders, including the project advisory group (Central Eastside Working Group).

8. On April 7, 2005 notice of the proposed action was mailed to the Department of Land Conservation and Development in compliance with the post-acknowledgement review process required by OAR 660-18-020.
9. On May 24, 2005, the Planning Commission held a hearing on the proposal. Staff from the Bureau of Planning presented the proposal, and public testimony was received. The Commission voted unanimously to forward the proposal with amendments to City Council.
10. On December 7, 2006, City Council held a hearing on the Planning Commission recommendation. Staff from the Bureau of Planning presented the proposal, and public testimony was received.
11. The amendments implement, support or are consistent with applicable Statewide Planning Goals, the Metro Urban Growth Management Functional Plan, the Portland Comprehensive Plan, the Central City Plan and neighborhood plans, as described in the findings below. Only the relevant and applicable goals, policies and objectives are addressed.

Findings on Statewide Planning Goals

12. State planning statutes require cities to adopt and amend comprehensive plans and land use regulations in compliance with state land use goals.
13. **Goal 1, Citizen Involvement**, requires provision of opportunities for citizens to be involved in all phases of the planning process. The preparation of these amendments has provided numerous opportunities for public involvement, including:
 - a) Bureau of Planning and Portland Development Commission project discussed project issues, findings and alternatives with the Central Eastside Development Opportunities Study Steering Committee on March 19, 2003, May 14, 2003 and September 24, 2003.
 - b) In 2004, Bureau of Planning and Portland Development Commission project staff organized the Central Eastside Working Group (CWG) to assist in identifying issues and evaluating and crafting alternative solutions. The CWG included representatives from the Central Eastside Industrial Council (CEIC), the Buckman and Hosford-Abernethy neighborhood associations, property owners, developers, and owners of businesses from computer and software firms to distribution and manufacturing. The CWG met on July 15, 2004, August 11, 2004, September 30, 2004, December, 21, 2004, and January 6, 2005.
 - c) Staff discussed project issues, alternatives and proposals at the Central Eastside Industrial Council Land Use Committee on several occasions, including meetings on June 3, 2003, March 1, 2005, and September 5, 2006.
 - d) Staff presented project issues, alternatives and proposals to the Portland Development Commission on January 14, 2004 and May 25, 2005, where the public was given an opportunity to testify. On these occasions, the Portland Development Commission expressed general support for the project's approach and proposed amendments.
 - e) Staff regularly briefed the Central Eastside Urban Renewal Area Advisory Council on project issues, alternatives and proposals at their scheduled meetings, throughout 2004 and 2005.
 - f) Staff discussed project issues, alternatives and proposals at the citywide River, Economy, and Industrial Advisory Group on March 20, 2003, October 10, 2003 and February 18, 2004

- g) Planning staff periodically met with and engaged in telephone and email exchanges with property owners, developers, members of the business community and other interested parties in regards to project goals and provisions.
 - h) On May 6, 2005, the BOP published the Central Eastside Zoning Project, Proposed Draft. The report was made available to the public, posted on the BOP web site, and mailed to all those who requested copies.
 - i) On May 10, the BOP hosted a public open house on the project. Staff provided background information, the full project report, summary materials and staff contact information. BOP staff explained the proposals, answered questions and accepted public comments and suggestions
 - j) On May 24, 2005, the Planning Commission held a hearing on the proposal and public testimony was received. A public notice for the hearing was mailed on May 5, 2005 to over 1,200 persons, businesses, and public agencies, including the project interested party list and property owners in the Central Eastside. In addition a "Measure 56" notice was sent on May 5, 2006 to 85 property owners potentially directed by the amendments.
 - k) On October 24, 2006 the Bureau of Planning published the Planning Commission's Recommendations on the Central Eastside Industrial Zoning Project. The recommended report was made available to the public and distributed to all those who requested a copy.
 - l) On December 7, 2006 the Portland City Council held a public hearing on the recommendation and public testimony was received. A public notice for the hearing was mailed on November 24, 2006 to all those who requested such notice.
14. **Goal 2, Land Use Planning**, requires the development of a process and policy framework that acts as a basis for all land use decisions and assures that decisions and actions are based on an understanding of the facts relevant to the decision. The amendments support this goal because the proposal was developed and reviewed through the process set out in Chapter 33.740 of the Portland Zoning Code, Legislative Procedures, and the process set out in State law. These procedures ensure that these amendments are evaluated against the Statewide Land Use Goals and the Goals and Policies of the Portland Comprehensive Plan.
15. **Goals 3 and 4, Agricultural Lands and Forest Lands**, requires the preservation and maintenance of the state's agricultural and forest lands, generally located outside of urban areas. The amendments are supportive of this goal because they support additional employment opportunities and the efficient use of land within an urbanized area, thereby reducing development pressure on agricultural and forest lands.
16. **Goal 6, Air, Water, and Land Resource Quality**, requires the maintenance and improvement of the quality of air, water, and land resources. The amendments support this goal because they will provide more employment opportunities in an area well-served by transit; this will reduce the need for employees to drive or to drive as far, and so will contribute to air quality. Increasing employment opportunities, encouraging infill development and more efficient use of existing buildings and infrastructure in the Central City also reduces development pressure on environmentally sensitive lands.
17. **Goal 9, Economic Development**, requires provision of adequate opportunities for a variety of economic activities vital to public health, welfare, and prosperity. The amendments support this goal because they respond to changes in the regional and global economy by addressing emerging types of production activities not currently well-addressed by the Portland Zoning Code. Some of

these growing sectors of production and business activity are sometimes referred to as "new industry," "new urban industry," or "digital production" include types of firms that might not be considered industrial uses in the traditional sense, such as printing, publishing, home improvement, remodeling and rehabilitation centers, and manufacturing of stone, clay, and glass items, including art. They also include businesses such as creative services, research and development, software development and other "high tech" and "knowledge-based" industries.

18. The project Zoning Code amendments make it easier for these kinds of businesses, which often have office-like characteristics, to locate in a part of the Central Eastside, which already has other characteristics and assets attractive to these emerging industry types, including proximity to the downtown, an eclectic urban character, and a stock of older buildings adaptable for varied tenant needs. The allowances for new business uses will help make redevelopment projects and rehabilitations more economically feasible and thus encourage development activity and job growth.
19. At the same time, the amendments protect established industrial activities from potentially conflicting uses by: distinguishing between desired new offices that have characteristics of industrial uses and traditional offices that are more likely to negatively impact industrial businesses; creating new conditional use review criteria for larger office uses; reducing opportunities for large retail uses; and limiting the new provisions to an area with an identified stock of older underutilized structures that are often obsolete for modern industrial activity.
20. These changes clarify regulations and increase the variety of economic activities that may legally occur in the Central Eastside. The proposal will increase employment opportunities in the area, while preserving those that currently exist.
21. **Goal 12, Transportation**, requires provision of a safe, convenient, and economic transportation system. The amendments support this goal because they will increase employment in the Central City, an area that is well-served by various modes and facilities of the regional transportation system and is proximate to high-density residential areas. They will support existing transit services and provide a base for future services, such as the extension of the Central City Streetcar and new Light Rail facilities, which are planned for the area.
22. The Transportation Planning Rule, adopted in 1991 and amended in 2005, implements Goal 12 and requires certain findings if the proposed zoning code amendments will significantly affect transportation system facilities. The Portland Office of Transportation analyzed the potential traffic impacts from increased employment in the expected from the amendments. The analysis found that the additional traffic is incremental and would not have an adverse impact to the area. The most impacted facility is the I-5 NB off ramp at SE Water Ave. Increased traffic from the amendments from would add little marginal impacts to the traffic operations on the ramp and at the intersection in planning year 2025. They will be disposed of through the street grid system in Central Eastside.
23. The amendments also support this goal for the reasons shown in the findings for Portland Comprehensive Plan Goal 6, Transportation, and its related policies and objectives.
24. **Goal 13, Energy Conservation**, requires development of a land use pattern that maximizes the conservation of energy based on sound economic principles. The amendments support this goal because they will increase employment in the Central City, where various infrastructure systems are already in place, including transportation facilities, water and sewer facilities, and other public and private utilities such as communications and energy provision facilities. By relying on existing infrastructure, energy is conserved. Further, the amendments will encourage re-use of existing buildings, and will increase employment in an area well-served by transit; both of these will conserve energy.

Findings on Metro Urban Growth Management Functional Plan

25. **Title 1, Requirements for Housing and Employment Accommodation**, requires that each jurisdiction contribute its fair share to increasing the development capacity of land within the Urban Growth Boundary. This requirement is to be generally implemented through citywide analysis based on calculated capacities from land use designations. The amendments are consistent with this title because they increase the employment capacity of the city. See also findings under Comprehensive Plan Goal 5 (Economic Development).
26. **Title 2, Regional Parking Policy**, regulates the amount of parking permitted by use for jurisdictions in the region. The amendments are consistent with this title because they will have no effect on the parking regulations for the Central Eastside.
27. **Title 3, Water Quality, Flood Management and Fish and Wildlife Conservation**, protects the public's health and safety by reducing flood and landslide hazards, controlling soil erosion and reducing water pollution by avoiding, limiting, or mitigating the impact of development on streams, rivers, wetlands, and floodplains. Title 3 implements the Statewide Land Use Goals 6 and 7. The amendments support this title for the reasons shown in the findings for the Statewide Land Use Goal 6 and Portland Comprehensive Plan Goal 8, Environment.
28. **Title 4, Industrial and Other Employment Areas**, limits new buildings for retail commercial uses, such as stores and restaurants, and retail and professional services, such as financial, insurance, real estate, legal, and medical and offices, in Employment, Industrial and Regionally Significant Industrial areas to those that are most likely to serve the needs of the area and not draw customers from a larger market area. The amendments are consistent with this title for the reasons below.
29. The amendments clarify and distinguish between Industrial Offices and Traditional Offices in the General Industrial 1 zone within the study area. They facilitate location of the former and restrict the latter, including retail and professional services limited in Industrial areas under Title 4. Industrial Offices share characteristics with Industrial uses, are less service-oriented and more production-oriented, generally supply goods and services to other businesses rather than the general public, and do not require customers or clients to the site.
30. Industrial Offices, such as software developers, computer designers and programmers, graphic and industrial designers, video and media studios, and scientific services, tend to be attracted to older inner-city districts with a distinct, layered urban character like the Central Eastside. Because their decisions to locate in "gritty" mixed industrial areas are consciously made, they make "good neighbors" for industrial businesses and are more likely to tolerate the industrial activities and conditions of the area.
31. The amendments protect existing and future industrial activities in the district by limiting the new provisions to an area with little vacant land and an identified stock of older underutilized structures that are often obsolete for modern industrial activity, avoiding changes in areas with a building stock well suited to continuing "traditional industrial use" (generally the area east of the MLK/Grand corridor) and by continuing to allow the full range of industrial uses currently allowed in the project area.
32. The amendments also protect industrial activities from negative impacts by limiting by-right allowances for Traditional Office uses to 5,000 square feet and requiring a conditional use review for Industrial Offices larger than 60,000 that will evaluate potential negative impacts to the area and its transportation system, including off-street parking and freight and truck movement.

33. The amendments slightly increase in the amount of Retail Sales and Service allowed per site, from 3,000 SF to 5,000 SF per site to better reflect Portland's typical block, lot and building patterns and the typical configuration of convenience retail that serves industrial uses and their employees. The amendments eliminate the existing conditional use review allowance for larger Retail Sales And Service uses, which have a greater potential negative impact on industrial and employment uses, and for which and an adequate supply of more appropriately zoned land is located nearby in the MLK/Grand commercial corridor and other areas.
34. The prohibition on most residential uses is retained, thus protecting industrial businesses from perhaps the most incompatible category of uses.
35. **Title 7, Affordable Housing**, ensures opportunities for affordable housing at all income levels, and calls for a choice of housing types. The amendments are consistent with this title because they make no changes to any housing regulations.

Findings on Portland's Comprehensive Plan Goals and Policies

36. **Goal 1, Metropolitan Coordination**, calls for the Comprehensive Plan to be coordinated with federal and state law and to support regional goals, objectives and plans. The amendments support this goal for the reasons stated in the findings for Statewide Planning Goal 2, Land Use Planning.
37. **Policy 1.1, Urban Growth Boundary**, calls for supporting the metropolitan urban growth boundary concept. The amendments support this policy by promoting increased employment, encouraging infill development and rehabilitation of existing structures, and efficient use of land within the Central City, the heart of the urbanized metropolitan area, and thereby reduce development pressure on resource lands and pressure to expand the urban growth boundary.
38. **Goal 2, Urban Development**, calls for maintaining Portland's role as the major regional employment and population center by expanding opportunities for housing and jobs, while retaining the character of established residential neighborhoods and business centers. The amendments support this policy by promoting increased employment, the rehabilitation of existing and historic structures, and efficient use of inner-city land. thereby supporting employment growth in a way that is sensitive to existing and desired urban character of the Central Eastside. The amendments respond to changes in the regional and global economy by promoting emerging types of production activities not currently well-addressed by the Portland Zoning Code, thereby making Portland an attractive place for new and expanding businesses. The allowances for new business uses will help make redevelopment projects and rehabilitations more economically feasible and thus encourage development activity and job growth. The amendments also support this goal for the reasons stated in the findings for Statewide Planning Goal 9, Economic Development.
39. **Policy 2.1, Population Growth**, calls for allowing for population growth in the existing city boundary and providing land use opportunities to accommodate future growth. The amendments are supportive of this policy because they increase employment opportunities in a Central City district well served by existing and planned transportation facilities and proximate to high-density residential and mixed-use areas, and thereby make those areas attractive for future residential growth and supportive of increased density.
40. **Policy 2.2, Urban Diversity** calls for a range of living environments and employment opportunities in order to attract and retain a stable and diverse population. The amendments support this policy by encouraging infill development and rehabilitation of existing and historic

buildings in an eclectic, diverse and unique district and by encouraging new kinds of business types that reflect ongoing changes in the economy and increase and diversify job opportunities.

41. **Policy 2.15, Living Closer to Work** calls for greater residential densities near major employment centers in order to reduce vehicle miles traveled and maintain air quality. The amendments support this policy for the reasons stated in the findings for Comprehensive Plan Policy 2.1 Population Growth and Statewide Planning Goal 6, Air, Water, and Land Resource Quality.
42. **Policy 2.14, Industrial Sanctuaries** calls for provision of industrial sanctuaries and encourages the growth industrial activities by preserving land for manufacturing. The amendments support this policy for the reasons below.
43. The amendments clarify and distinguish between Industrial Offices and Traditional Offices in the General Industrial 1 zone within the study area. They facilitate location of the former and restrict the latter, including professional services and office uses such as financial and legal services, real estate agents, sales offices, government offices, medical clinics. Industrial Offices share characteristics with Industrial uses, are less service-oriented and more production-oriented, generally supply goods and services to other businesses rather than the general public, and do not require customers or clients to the site.
44. Industrial Offices, including software developers, computer designers and programmers, graphic and industrial designers, video and media studios, and scientific services, tend to be attracted to older inner-city districts with a distinct, layered urban character like the Central Eastside. Because their decisions to locate in “gritty” mixed industrial areas are consciously made, they make “good neighbors” for industrial businesses and are more likely to tolerate the industrial activities and conditions of the area.
45. The amendments protect existing and future industrial activities in the district by limiting the new provisions to an area with an identified stock of older underutilized structures that are often obsolete for modern industrial activity, avoiding changes in areas with a building stock well suited to continuing “traditional industrial use” (generally the area east of the MLK/Grand corridor) and by continuing to allow the full range of industrial uses currently allowed in the project area.
46. The amendments also protect industrial activities from negative impacts by limiting by-right allowances for Traditional Office uses to 5,000 square feet and requiring a conditional use review for Industrial Offices larger than 60,000 that will evaluate potential negative impacts to the area and its transportation system, including off-street parking and freight and truck movement.
47. The amendments slightly increase in the amount of Retail Sales and Service allowed per site, from 3,000 SF to 5,000 SF per site to better reflect the typical configuration of convenience retail that serves industrial uses and their employees. The amendments eliminate the existing conditional use review allowance for larger Retail Sales And Service uses, which have a greater potential negative impact on industrial and employment uses, and for which an adequate supply of more appropriately zoned land is located nearby in the MLK/Grand commercial corridor and other areas.
48. The prohibition on most residential uses is retained, thus protecting industrial businesses from perhaps the most incompatible category of uses.
49. **Policy 2.19, Infill and Redevelopment** calls for encouraging infill and redevelopment in Portland and the Central City and as neighborhood infill in existing residential, commercial and industrial areas. The amendments support this policy by allowing new business uses that will help make infill and redevelopment projects and rehabilitations more economically feasible in a targeted portion of the Central City IG1 zone.

50. **Policy 2.20, Utilization of Vacant Land** calls for full utilization of existing vacant land. The amendments support this policy by allowing a broader range of land uses that will make development of vacant land in the project area more attractive.
51. **Goal 3, Neighborhoods**, calls for the preservation and reinforcement of the stability and diversity of the city's neighborhoods while allowing for increased density, attracting residents and businesses and insuring residential quality and economic vitality. The amendments support this goal by promoting increased employment, the rehabilitation of existing and historic structures, and efficient use of inner-city land that has long been devoted to commercial and industrial uses. They support employment growth in a way that responds to economic development imperatives, is sensitive to existing and desired urban character of the Central Eastside and reduces pressure to convert residential land to other uses. The amendments respond to changes in the regional and global economy by promoting emerging types of production activities not currently well-addressed by the Portland Zoning Code, thereby making Portland an attractive place for new and expanding businesses. The allowances for new business uses will help make redevelopment projects and rehabilitations more economically feasible and thus encourage development activity and job growth. The amendments also support this goal for the reasons stated in the findings for Statewide Planning Goal 9, Economic Development.
52. **Policy 3.4, Historic Preservation**, calls for preserving and retaining historic structures throughout the City. The amendments support this policy by allowing additional kinds of businesses and land uses thus expanding development options and making rehabilitation of older and historic buildings more economically feasible and attractive for owners. The amendments were designed and applied to an area particularly rich with older, often underutilized structures that are no longer attractive to modern heavy industry; they provide needed regulatory flexibility to allow those buildings attract a more diverse mix of tenants and help justify rehabilitation and renovation investments.
53. **Policy 3.5, Neighborhood Involvement** calls for involvement of residents and businesses in planning and decision-making. The amendments support this policy for the reasons stated in the findings for Statewide Planning Goals 1 and 2.
54. **Policy 3.6, Neighborhood Plan** calls for maintaining and enforcing neighborhood plans. The amendments support this policy for the reasons stated in the findings for the Buckman and Hosford-Abernethy Neighborhood Plans.
55. **Goal 4, Housing**, calls for enhancing Portland's vitality as a community at the center of the region's housing market by providing housing of different types, density, sizes, costs and locations that accommodates the needs, preferences, and financial capabilities of current and future households. The amendments are consistent with this goal for the reasons shown in the findings for Statewide Planning Goal 10, Metro Title 1 and Comprehensive Plan Goal 2.
56. **Goal 5, Economic Development**, calls for the promotion of a strong and diverse economy that provides a full range of employment and economic choices for individuals and families in all parts of the city. The amendments support this goal and its policies because they respond to changes in the regional and global economy by addressing emerging types of production activities not currently well-addressed by the Zoning Code, making Portland an attractive place for new and expanding businesses. The new provisions clarify regulations, support job growth and diversity, encourage development activity, and increase the variety of economic activities in the Central Eastside. The amendments also support this goal for the reasons stated in the findings for Statewide Planning Goal 9 and Comprehensive Plan Goal 2.
57. **Policy 5.1, Urban Development and Revitalization** calls for encouraging investment in development, redevelopment, rehabilitation and adaptive reuse of urban land for employment and

housing. The amendments support this policy by allowing additional kinds of businesses and land uses thus expanding development options and making rehabilitation of older and historic buildings more economically feasible and attractive for owners. The amendments were designed and applied to an area particularly rich with older, often underutilized structures that are no longer attractive to modern heavy industry; they provide needed regulatory flexibility to allow those buildings attract a more diverse mix of tenants and help justify rehabilitation and renovation investments.

58. **Policy 5.8, Diversity and Identity in Industrial Areas** and its objectives call for recognizing and promoting a variety of industrial areas in Portland through development regulations, which reflect the varied physical characteristics of the city's industrial areas; distinguishing between older developed industrial areas and newer, less developed areas; and support for mixed employment areas with a mix of industrial and commercial activities where potential land use conflicts are minimized through the use of development standards and by limiting conflicting types of development. The amendments support this policy for the reasons below.
59. The amendments respond to changes in the regional and global economy by addressing emerging types of production activities not currently well-addressed by the Portland Zoning Code. Some of these growing sectors of production and business activity are sometimes referred to as "new industry," "new urban industry," or "digital production" include types of firms that might not be considered industrial uses in the traditional sense, such as printing, publishing, home improvement, remodeling and rehabilitation centers, and manufacturing of stone, clay, and glass items, including art. They also include businesses such as creative services, research and development, software development and other "high tech" and "knowledge-based" industries.
60. The project Zoning Code amendments make it easier for these kinds of businesses, which often have office-like characteristics, to locate in a part of the Central Eastside, which already has other characteristics and assets attractive to these emerging industry types, including proximity to the downtown, an eclectic urban character, and a stock of older buildings adaptable for varied tenant needs. The allowances for new business uses will help make redevelopment projects and rehabilitations more economically feasible and thus encourage development activity and job growth.
61. At the same time, the amendments protect established industrial activities from potentially conflicting uses by: distinguishing between desired new offices that have characteristics of industrial uses and traditional offices that are more likely to negatively impact industrial businesses; creating new conditional use review criteria for larger office uses; reducing opportunities for large retail uses; and limiting the new provisions to an area with an identified stock of older underutilized structures that are often obsolete for modern industrial activity.
62. These changes clarify regulations and increase the variety of economic activities that may occur in the Central Eastside. The proposal will increase employment opportunities in the area, while preserving those that currently exist.
63. The amendments also support this policy for the reasons stated in the findings for Metro Title 4, Industrial and Other Employment Areas.
64. **Policy 5.11, Science and Technology Quarter**, calls for establishing a Science and Technology Quarter in the North Macadam area and recognizing its proximity to the Central Eastside Industrial Districts. The amendments support this policy by encouraging new economy jobs including creative services, research and development, and scientific services that support and complement the biomedical, bioengineering and bioscience industries of the Science and Technology Quarter.

65. **Goal 6, Transportation**, and its objectives call for developing a balanced, equitable, and efficient transportation system that provides a range of transportation choices; reinforces the livability of neighborhoods; supports a strong and diverse economy; reduces air, noise, and water pollution; and lessens reliance on the automobile while maintaining accessibility. The amendments support or are consistent with this goal and its objectives for the reasons below.
66. The amendments support increased employment in the Central City, an area that is well-served by various modes and facilities of the regional transportation system and is proximate to high-density residential areas. They will support existing transit services and provide a base for future services, such as the extension of the Central City Streetcar and new Light Rail facilities, which are planned for the area. These factors will help reduce reliance on the automobile and support efficiencies in the city's transportation systems.
67. Conditional use criteria for larger office uses explicitly evaluate the impacts on the transportation system, including: street designations and capacity, level of service or other performance measures; access to arterials; connectivity; transit availability; on-street parking impacts; access restrictions; neighborhood impacts; impacts on pedestrian, bicycle, and transit circulation; safety for all modes; impacts on truck and freight movement; and adequate transportation demand management strategies.
68. The Portland Office of Transportation analyzed the potential traffic impacts from increased employment expected from the amendments. The analysis found that the additional traffic is incremental and would not have an adverse impact to the area.
69. The resolution that accompanies this project directs the Portland Office of transportation to develop a scope of work and seek funding for a project to create a street plan that will guide changes in the street right-of-way system and provide for the access, loading and mobility needs of existing and anticipated new users in the Central Eastside Employment Opportunity Subarea.
70. Several current, ongoing and expected planning projects are addressing various aspects of the area's transportation needs as well as the overall performance of the transportation systems of the greater Central Eastside and the Central City, including the Freeway Loop Study, the Central City Plan Assessment Project and ongoing transportation system planning by the Office of Transportation.
71. Extensions of two major fixed-rail systems, the Portland Streetcar and the MAX light rail system, are planned for the Central Eastside and both are expected to have stops within or very close to the Employment Opportunity Subarea. The amendments support the efforts to complete those projects by increasing their potential service base. In turn the expanded transit options will help reduce potential traffic impacts from increased employment in the project area, create a more balanced transportation system, relieve congestion, reduce the need to expand regional and local automobile-oriented transportation facilities, and support development in the Central Eastside and the Central City.
72. The amendments also support or are consistent with this goal and its policies for the reasons shown in the findings for: Statewide Planning Goal 12, Transportation; Metro Title 4, Industrial and Other Employment Areas; Comprehensive Plan Goal 6, Transportation and its objectives; and Central City Plan Policy 4, Transportation and its further statements.
73. **Policy 6.12, Regional and City Travel Patterns** calls for supporting use of the street system consistent with various street classifications. The amendments are consistent with this policy because the potential additional traffic is incremental and would not have an adverse impact to the area's streets and should not lead to significant additional inappropriate use of streets. In addition, this project recommends future development of a street plan that will guide changes in

the street right-of-way system and provide for the access, loading and mobility needs of existing and anticipated new users in the Central Eastside Employment Opportunity Subarea.

74. **Policy 6.17, Coordinate Land Use and Transportation** calls for long-range transportation planning. The amendments are consistent with this policy because they were crafted by the Bureau of Planning in close consultation with the Bureau of Development Services and the Office of Transportation, as well as Central Eastside stakeholders, property owners and developers, to ensure their consistency with other planning efforts and objectives. In addition, this project recommends future development of a street plan that will guide changes in the street right-of-way system and provide for the access, loading and mobility needs of existing and anticipated new users in the Central Eastside Employment Opportunity Subarea.
75. **Policy 6.18, Adequacy of Transportation Facilities**, requires evaluation transportation impacts of land use planning and development actions. The amendments support this policy because the Portland Office of Transportation analyzed the potential traffic impacts of the amendments and found that the additional traffic is incremental and would not have an adverse impact to the area. In addition, larger office developments will be subject to conditional use review which will explicitly evaluate the impacts of proposals on the transportation system.
76. **Goal 7, Energy**, calls for promotion of a sustainable energy future by increasing energy efficiency in all sectors of the city. The amendments support this goal because for the reasons stated in the findings for Statewide Planning Goal 13.
77. **Goal 8, Environment**, calls for the maintenance and improvement of the quality of Portland's air, water, and land resources, as well as the protection of neighborhoods and business centers from noise pollution. The amendments support this goal because for the reasons stated in the findings for Statewide Planning Goals 3, 4, 6, and 13; and Urban Growth management Functional Plan Title 3.
78. **Goal 9, Citizen Involvement**, calls for improved methods and ongoing opportunities for citizen involvement in the land use decision-making process, and the implementation, review, and amendment of the Comprehensive Plan. The amendments support this goal for the reasons found in the findings for Statewide Planning Goal 1, Citizen Involvement.
79. **Goal 10, Plan Review and Administration**, calls for periodic review of the Comprehensive Plan, for implementation of the Plan, and addresses amendments to the Plan, to the Plan Map, and to the Zoning Code and Zoning Map. The amendments support this goal because the project reviewed and proposed changes to aspects of the Zoning Code and its implementation. The amendments support this goal for the reasons found in the findings for Statewide Planning Goals 1 and 2.
80. **Policy 10.6, Amendments to the Comprehensive Plan Goals, Policies, and Implementing Measures** requires that the Planning Commission has reviewed all proposed amendments to the Comprehensive Plan and Zoning Code. The amendments support this policy because the Planning Commission reviewed and recommended the amendments for adoption. The amendments also support this goal for the reasons found in the general findings and those for Statewide Planning Goal 1.
81. **Policy 10.9, Land Use Approval Criteria and Decisions** requires that the approval criteria that are stated with a specific land use review reflect the findings that must be made to approve the request. The amendments support this policy because the Conditional Use provisions for new office uses include clearly stated criteria that form the basis for decisions on applications.
82. **Policy 10.10, Amendments to the Zoning and Subdivision Regulations** requires amendments to the zoning and subdivision regulations to be clear, concise, and applicable to the broad range of

development situations faced by a growing, urban city. The amendments support this policy for the reasons below.

83. The amendments were crafted by the Bureau of Planning in close consultation with the Bureau of Development Services and the Office of Transportation, as well as Central Eastside stakeholders, property owners and developers, to ensure their clarity and utility.
84. The amendments respond to changing patterns in the regional and national economy and real estate development environments by allowing for emerging types of production activities not currently well-addressed by the Zoning Code. They will also help make redevelopment projects and rehabilitations more economically feasible in underutilized buildings, where current regulations have made new investments impractical.
85. The amount of Retail Sales and Service and Traditional Office uses allowed by right is increased from 3,000 SF to 5,000 SF per site to better reflect Portland's typical block, lot and building patterns and the typical configuration of convenience retail that serves industrial uses and their employees. These provisions, as well as the new allowances for Industrial Offices (including revised thresholds for triggering conditional use reviews) will facilitate new building configurations that accommodate smaller individual users and support the needs of small and emerging businesses.
86. The amendments simplify certain existing regulations, for instance by removing number-of-uses restrictions for non industrial uses and limiting them strictly by site.
87. Implementation of the new regulations will be assisted by a description of the new Industrial Office subcategory, including explication of their characteristics and a list of examples.
88. **Goal 11, Public Facilities** calls for provision of a timely, orderly and efficient arrangement of public facilities and services that support existing and planned land use patterns and densities. The amendments support this goal and its subgoals and policies because they increase employment and encourage development and redevelopment in the highly urbanized Central City, where urban infrastructure systems are well developed and are designed to accommodate the region's highest densities and facilities demands. The in-place infrastructure and service systems include transportation facilities, water and sewer facilities, waste management, public safety, recreation facilities and other public and private utilities such as communications and energy provision facilities. By relying on existing infrastructure and service systems in the center of the metropolitan area, an efficient land use pattern is encouraged, energy is conserved, and public resources are efficiently allocated. The amendments also support this goal for the reasons stated in the findings for: Statewide Planning Goals 2, 6, 12, and 13; Urban Growth Management Functional Plan Title 4; and Comprehensive Plan Goals 2, 6, and 7.
89. **Goal 12, Urban Design**, calls for enhancing Portland as a livable city, attractive in its setting and dynamic in its urban character by preserving its history and building a substantial legacy of quality private developments and public improvements for future generations. The amendments support this goal by encouraging new land uses that will help make investments in vacant urban land and in existing structures economically feasible. The amendments support this goal for the reasons stated in the findings for Comprehensive Plan Policy 3.4, Historic Preservation.
90. **Policy 12.2, Enhancing Variety** calls for promoting areas of special identity and character. The amendments support this policy by policy by promoting increased employment, development activity and the rehabilitation of existing and historic structures in a way that is sensitive to the existing and desired urban character of the Central Eastside. They encourage emerging business types, including software developers, computer designers and programmers, graphic and industrial designers, video and media studios, and scientific services, which tend to be attracted to older inner-city districts with a distinct, layered urban character like the Central Eastside.

Because their decisions to locate in “gritty” mixed industrial areas are consciously made, they will continue to support and enhance the area’s unique character.

91. **Policy 12.3, Historic Preservation**, calls for protecting significant historic resources. The amendments support this policy for the reasons stated in the findings for Comprehensive Plan Policy 3.4, Historic Preservation.

Findings on the Central City Plan

92. **Policy 1, Economic Development** calls for building upon the Central City as the economic heart of the region and guiding the Central City’s growth to foster the city’s prosperity and livability. The amendments support this goal because they respond to changes in the regional and global economy by addressing emerging types of production activities not currently well-addressed by the Portland Zoning Code. Some of these growing sectors of production and business activity are sometimes referred to as "new industry," "new urban industry," or "digital production" include types of firms that might not be considered industrial uses in the traditional sense, such as printing, publishing, home improvement, remodeling and rehabilitation centers, and manufacturing of stone, clay, and glass items, including art. They also include businesses such as creative services, research and development, software development and other “high tech” and “knowledge-based” industries.
93. The project Zoning Code amendments make it easier for these kinds of businesses, which often have office-like characteristics, to locate in a part of the Central Eastside, which already has other characteristics and assets attractive to these emerging industry types, including proximity to the downtown, an eclectic urban character, and a stock of older buildings adaptable for varied tenant needs. The allowances for new business uses will help make redevelopment projects and rehabilitations more economically feasible and thus encourage development activity and job growth.
94. At the same time, the amendments protect established industrial activities from potentially conflicting uses by: distinguishing between desired new offices that have characteristics of industrial uses and traditional offices that are more likely to negatively impact industrial businesses; creating new conditional use review criteria for larger office uses; reducing opportunities for large retail uses; and limiting the new provisions to an area with an identified stock of older underutilized structures that are often obsolete for modern industrial activity.
95. These changes clarify regulations and increase the variety of economic activities that may legally occur in the Central Eastside. The proposal will increase employment opportunities in the area, while preserving those that currently exist.
96. **Policy 1, Further Statement A** calls for fostering the development of at least 50,000 additional new jobs in the Central City by the year 2010. The amendments support this further statement because they respond to changes in the regional and global economy by addressing emerging types of production activities not currently well-addressed by the Zoning Code, making the project area an attractive place for new and expanding businesses. The new provisions clarify regulations, support job growth and diversity, encourage development activity, and increase the variety of economic activities in the Central Eastside. The amendments also support this further statement for the reasons stated in the findings for Statewide Planning Goal 9 and Comprehensive Plan Goal 2 and Policy 5.8.
97. **Policy 1, Further Statement B** calls for enhancing the Central City’s dominance in finance, government, professional services, culture, entertainment, and as a business headquarters location. The amendments support this further statement by making it easier for new and

emerging business types, such as high technology, creative services and scientific services to locate in a part of the Central Eastside, which already has other characteristics and assets attractive to these emerging industry types, including: proximity to the downtown; an eclectic urban character; and a stock of older buildings adaptable for varied tenant needs. The allowances for new business uses will help make redevelopment projects and rehabilitations more economically feasible and thus encourage development activity and job growth. The amendments also support this further statement for the reasons stated in the findings for Statewide Planning Goal 9 and Comprehensive Plan Goal 2 and Policy 5.8.

98. **Policy 1, Further Statement D** calls for supporting and maintaining manufacturing and distribution as significant components in the Central City economy. The amendments support this further statement for the reasons stated in the findings for Comprehensive Plan Goal 2 and Policies 2.14 and 5.8.
99. **Policy 1, Further Statement F** calls for supporting retention and expansion of existing businesses while attracting and encouraging new businesses in the Central City. The amendments support this further statement because they respond to changes in the regional and global economy by addressing emerging types of production activities not currently well-addressed by the Zoning Code, making Portland an attractive place for new and expanding businesses. The new provisions clarify regulations, support job growth and diversity, and increase the variety of economic activities in the Central Eastside and Central City. The amendments also support this further statement for the reasons stated in the findings for Statewide Planning Goal 9 and Comprehensive Plan Goal 2
100. **Policy 4, Transportation**, calls for improving accessibility to the Central City from the rest of the region, and expanding the Central City's ability to accommodate growth. This policy also calls for extending the light rail system, as well as actions that will maintain and improve other forms of transit and the street and highway system, while preserving and enhancing the city's livability. The amendments support this policy and its further statements for the reasons stated in the findings for Statewide Planning Goal 12 and Comprehensive Plan Goals 6 and Central City Plan Policy 1.
101. **Policy 7, Natural Environment** calls for improving the Central City's environment by reducing pollution, keeping the Central City clean and green, and providing opportunities to enjoy nature. amendments support this policy the reasons stated in the findings for Metro Title 3 and Statewide Planning Goal 6.
102. **Policy 11, Historic Preservation**, calls for preserving and enhancing the historically and architecturally important buildings and places and promoting the creation of our own legacy of the future. The amendments support this policy and its further statements for the reasons stated in the findings for Comprehensive Plan Policy 3.4, Historic Preservation.
103. **Policy 12, Further Statement D** calls for promoting formation of districts with district character. The amendments support this further statement by encouraging infill development and rehabilitation of existing and historic buildings in an eclectic, diverse and unique district. They encourage emerging business types, including software developers, computer designers and programmers, graphic and industrial designers, video and media studios, and scientific services, which tend to be attracted to older inner-city districts with a distinct, layered urban character like the Central Eastside. Because their decisions to locate in "gritty" mixed industrial areas are consciously made, they will continue to support and enhance the area's unique character.
104. **Policy 13, Plan Review** calls for periodic reviewing of the progress of the Central City Plan. The amendments support this policy for the reasons stated in the findings for Comprehensive Plan Goal 10.

105. **Policy 13, Further Statement B** calls for refining and revising the proposed implementation actions as circumstances change. The amendments implement this further statement because they are the product of a targeted evaluation of certain Central City plan district regulations, respond to changes in the regional and global economy, and address emerging types of production activities not currently well-addressed by the Zoning Code.
106. **Policy 20, Central Eastside** and its further statements call for preserving the Central Eastside as an industrial sanctuary, improving freeway access, strengthening the economy of the district as an industrial employment area, and preserving its historic buildings. The amendments support this policy for the reasons below.
107. The amendments clarify and distinguish between Industrial Offices and Traditional Offices in the General Industrial 1 zone within the study area. They facilitate location of the former and restrict the latter. Industrial Offices share characteristics with Industrial uses, are less service-oriented and more production-oriented, generally supply goods and services to other businesses rather than the general public, and do not require customers or clients to the site
108. The amendments facilitate location of emerging types of employment-dense production activities not currently well-addressed by the zoning regulations governing the district. They support job growth in an area long dedicated to employment and industry but which has a stock of underutilized buildings. The new regulations will facilitate rehabilitation of existing buildings and new development by making such developments more economically feasible, thus attracting investment and new businesses.
109. At the same time, the amendments protect established industrial activities from potentially conflicting uses by: distinguishing between desired new offices that have characteristics of industrial uses and traditional offices that are more likely to negatively impact industrial businesses; creating new conditional use review criteria for larger office uses; reducing opportunities for large retail uses; limiting the new provisions to an area with an identified stock of older underutilized structures that are often obsolete for modern industrial activity; avoiding changes in areas with a building stock well suited to continuing “traditional industrial use” (generally the area east of the MLK/Grand corridor); and continuing to allow the full range of industrial uses currently allowed in the project area.
110. The changes clarify regulations and increase the variety of economic activities that may legally occur in the Central Eastside. The proposal will increase employment opportunities in the area, while preserving those that currently exist.
111. The amendments also support or are consistent with this policy and its objectives for the reasons stated in the findings for Statewide Planning Goals 4 and 9 and Comprehensive Plan Policies 2.14 and 5.8.
112. **Policy 20, Further Statement A** calls for encouraging the formation of incubator industries in the district. The amendments implements this further statement by increasing the amount of Retail Sales and Service and Traditional Office uses allowed by right from 3,000 SF to 5,000 SF per site, to better reflect the district’s typical block, lot and building patterns and the typical configuration of small commercial uses that serve industrial uses and their employees. These provisions, as well as the new allowances for Industrial Offices (including revised thresholds for triggering conditional use reviews) will facilitate new building configurations that accommodate smaller individual users and support the needs of small and emerging businesses.
113. **Policy 20, Further Statement B** calls for reinforcing the district’s role as a distribution center. The amendments are consistent with this further statement because they do not restrict distribution uses and are targeted to an area with older, multi-story buildings that are not well suited to modern truck-oriented distribution.

- 114. **Policy 20, Further Statement D** calls for preserving buildings which are of historic and/or architectural significance. The amendments support this further statement for the reasons stated in the findings for Comprehensive Plan Policy 3.4, Historic Preservation.
- 115. **Policy 20, Further Statement E** calls for developing Union and Grand Avenues as the principal north-south connection and commercial spine in the district for transit and pedestrians. The amendments are consistent with this further statement because they do not apply in the MLK/Grand corridor and because they further restrict large retail uses in the project area, thus encouraging such uses to locate on those and other appropriate corridors.
- 116. **Policy 20, Further Statement F** calls for continuing implementation of the Central Eastside Economic Development Policy. The amendments are consistent with this further statement because they result from a collaborative effort that follows-up on recommendations from the Central Eastside Industrial Council and from the Central Eastside Development Opportunities Strategy. The amendments also support this further statement for the reasons stated in the general findings and the findings for Statewide Planning Goals 4 and 9 and Comprehensive Plan Policies 2.14 and 5.8.

Findings on the Buckman Neighborhood Plan

- 117. **Policy 1, Urban Design and Livability** and its objectives call for maintaining and improving the quality and urban character of Buckman's physical environment, attracting compatible development, and encouraging rehabilitation of existing properties. The amendments support this policy and its objectives by allowing additional land use types in a targeted area separated from residential districts, thus expanding development options and making rehabilitation of existing buildings more likely. The amendments also support this policy its objectives for the reasons shown in the findings for Buckman Neighborhood Plan Policy 4 and Comprehensive Plan Goals 3 and 12.
- 118. **Policy 4, Historic Preservation**, calls for celebrating Buckman's heritage and preserving its historic character. The amendments support this policy and its objectives by allowing additional kinds of businesses and land uses thus expanding development options and making rehabilitation of older and historic buildings more economically feasible and attractive for owners. The amendments were designed and applied to an area particularly rich with older, often underutilized structures that are no longer attractive to modern heavy industry; they provide needed regulatory flexibility to allow those buildings attract a more diverse mix of tenants and help justify rehabilitation and renovation investments.
- 119. **Policy 5, Transportation**, and its objectives calls for maintaining mobility through alternative modes and reduction of auto and truck impacts on Buckman and its residential areas. The amendments support this policy for the reasons shown in the findings for: Statewide Planning Goal 12, Transportation; Metro Title 4, Industrial and Other Employment Areas; Comprehensive Plan Goal 6, Transportation and its objectives; and Central City Plan Policy 4, Transportation and its further statements.
- 120. **Policy 7, Business**, calls for encouraging businesses that enhance the neighborhood and provide needed goods and services. The amendments support this policy for the reasons stated in the findings for Statewide Planning Goal 9 and Comprehensive Plan Policies 2.14 and 5.8.
- 121. **Objective 7.12** calls for supporting the Central City Plan's recommendations for the development of the Central Eastside Industrial District. The amendments support this objective for the reasons stated in the findings for the Central City Plan.

Findings on the Hosford-Abernethy Neighborhood Plan

122. **The Hosford-Abernethy Neighborhood Plan Goal** calls for building upon the historic sense of community and creating a better place to live, work, and prosper. The amendments support this goal by the amendments support this goal and its objectives by allowing additional land use types in a targeted area separated from residential districts, thus expanding development options and making rehabilitation of historic buildings more likely. The amendments also support this policy its objectives for the reasons shown in the findings for Comprehensive Plan Goals 3 and 12.
123. **Objective 4.10** encourages preservation, restoration and rehab of historic structures and areas that provide a special sense of identity. The amendments support this objective by allowing additional kinds of businesses and land uses in a targeted area and thus expanding development options and making rehabilitation of older and historic buildings more economically feasible and attractive for owners. The amendments were designed and applied to an area particularly rich with older, often underutilized structures that are no longer attractive to modern heavy industry; they provide needed regulatory flexibility to allow those buildings attract a more diverse mix of tenants and help justify rehabilitation and renovation investments.
124. **Policy 3, Transportation** and its objectives call for encouraging safe and efficient use of the transportation network which minimizes negative impacts on the livability and businesses. The amendments support this policy for the reasons shown in the findings for: Statewide Planning Goal 12, Transportation; Metro Title 4, Industrial and Other Employment Areas; Comprehensive Plan Goal 6, Transportation and its objectives; and Central City Plan Policy 4, Transportation and its further statements.
125. **Policy 5, Commercial/Industrial** and its objectives call for a supportive relationship between the neighborhood's residential and commercial/industrial interests. The amendments support this policy for the reasons stated in the findings for Metro Title 4 and Comprehensive Plan Policies 5.8 and 2.14.
126. **Objective 5.11** promotes the Central Eastside Industrial District as a gateway to the District. The amendments support this objective for the reasons stated in the findings for the Central City Plan.

NOW, THEREFORE, the Council directs:

- a. Exhibit A, *Central Eastside Industrial Zoning Project: Planning Commission Recommendation to the City Council*, dated October, 2006 is hereby adopted.
- b. Title 33, Planning and Zoning of the City Code, is hereby amended as shown in Section V of Exhibit A.
- c. The commentary in Exhibit A and in Exhibit B, *Central Eastside Industrial Zoning Study*, dated December 2003, is hereby adopted as legislative intent and as further findings.

Passed by the Council: December 13, 2006

Mayor Tom Potter
Prepared by: Nicholas Starin
Nov. 22, 2006

GARY BLACKMER
Auditor of the City of Portland
By /s/Susan Parsons

Deputy

BACKING SHEET INFORMATION

AGENDA NO. 1648, 1678-2006

ACTION TAKEN:

DECEMBER 7, 2006 PASSED TO SECOND READING AS AMENDED DECEMBER 13, 2006
AT 9:30 AM

ORDINANCE/RESOLUTION/COUNCIL DOCUMENT NO. 180667 AS AMENDED

COMMISSIONERS VOTED AS FOLLOWS:		
	YEAS	NAYS
ADAMS	X	
LEONARD	X	
SALTZMAN	X	
STEN	X	
POTTER	X	



CITY OF PORTLAND, OREGON
BUREAU OF
Planning

Tom Potter, Mayor
Gil Kelley, Director

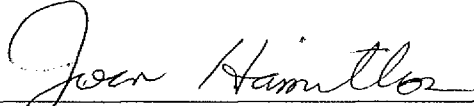
1900 S.W. 4th Ave., Ste. 4100
Portland, OR 97201-5380

Phone 503-823-7700
FAX 503-823-7800
TTY 503-823-6868
Email pdxplan@ci.portland.or.us
www.portlandonline.com/planning

CERTIFICATE OF MAILING

I hereby certify that on December 20, 2006 I mailed a correct copy of DLCD Notice of Adoption Form 2, regarding the Central Eastside Industrial Zoning Project, to the following persons by first class mail at the post office at Portland, Oregon.

Name	Address
Mara Ulloa Plan Amendment Specialist	DLCD 635 Capitol St NE, Suite 150 Salem OR 97301-2540
Planning Manager	Metro Planning Department Metro Community Development 600 NE Grand Ave Portland OR 97232-2736
Stuart Farmer	Multnomah County Land Use Planning 1600 SE 190 th Ste 116 Portland OR 97233


Name / Title Joan Hamilton

December 20, 2006
Date



CITY OF PORTLAND, OREGON
BUREAU OF

Planning

Tom Potter, Mayor

Gil Kelley, Director

1900 S.W. 4th Ave., Ste. 4100
Portland, OR 97201-5380

Phone 503-823-7700

FAX 503-823-7800

TTY 503-823-6868

Email pdxplan@ci.portland.or.us

www.portlandonline.com/planning

December 20, 2006

Mara Ulloa
Plan Amendment Specialist
Dept. of Land Conservation and Development
635 Capitol St NE, #150
Salem OR 97301-2540

Re: Form 2 - DLCDC Notice of Adoption, Central Eastside Zoning Project

Dear Ms Ulloa:

Enclosed are the following:

- ◆ Form 2, DLCDC Notice of Adoption
- ◆ Ordinance No. 180667, as amended, adopted on December 13, 2006
- ◆ *CD containing the following:*
 - ◆ Exhibit A, Central Eastside Zoning Project, Planning Commission Recommendation to the City Council
 - ◆ Exhibit B, Central Eastside Zoning Study
 - ◆ Memorandum dated Oct. 24, 2006, from Joe Zehnder to Portland City Council regarding proposed amendments
 - ◆ Map: Employment Opportunity Subarea: Proposed Amended Boundary Version #2, City Council 12/7/06

If you have questions about the documents, please call Nicholas Starin at 503-823-5837,

Sincerely,

Joan Hamilton
Management Assistant

Encl

C: Planning Manager, Metro Planning Department, Community Development
(printed copies)
Multnomah County Land Use Planning (printed copies)