



March 12, 2015

Portland Planning and Sustainability Commission
c/o Portland Bureau of Planning and Sustainability
1900 SW 4th Avenue, Suite 7100
Portland, OR 97201

Dear Commissioners:

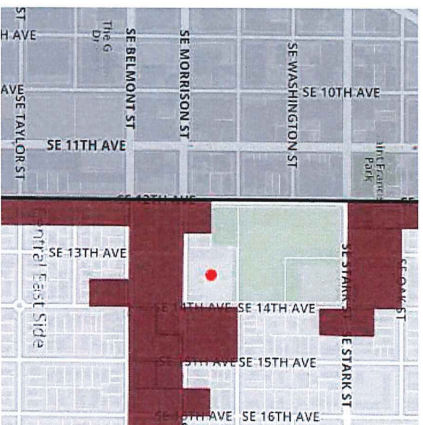
Portland Public Schools (PPS) asks that its property (R150599) near the intersection of SE 14th and SE Morrison be included in new Mixed Use zoning that implements the Comprehensive Plan Update.

Although this site is owned by PPS, it is not anticipated to be needed for educational purposes and has been declared “surplus” by the PPS Board of Education. The site is 57,182 square foot and zoned High-Density Multi-Dwelling Residential (RH) with an allowed 4:1 Floor Area Ratio and a height of 75 feet. At this location, the RH zoning doesn’t allow ground floor commercial uses.

The site is located on a block which directly abuts the Central City Plan District, is well-served by mass transit, and well-positioned to support neighborhood preservation efforts by concentrating new development on a “civic” corridor. Additionally, it is surrounded predominately by Commercial Storefront (CS) zoning and existing development in the vicinity is mixed-use.

PPS believes that Commercial Mixed Use 3 (CM3) zoning is appropriate for the site for the following locational reasons:

- on a civic corridor, close to the Central City;
- served by frequent-service transit;
- located in an area planned for more intense mixed-use development; and
- directly adjacent to proposed Mixed Use – Urban Center zoning by the Bureau of Planning and Sustainability (see graphic below, PPS property designated by red dot).



CM3 zoning will allow for redevelopment that better meets the intention of the Comprehensive Plan Update and better serves the neighborhood through a broad array of retail, service, and office uses that promote local

employment and housing opportunities and minimizes impacts to the historic residential fabric of Inner Southeast Portland.

PPS has not yet discussed this request with the Buckman Neighborhood Association, but intends to do so in the coming weeks. Thank you for taking the CM3 zoning request for PPS surplus property near SE 14th and SE Morrison under consideration.

Regards,



Sara King, AICP
Program Director – Planning and Asset Management
Portland Public Schools

CC: Joe Zehnder, Chief Planner, Bureau of Planning and Sustainability
Marty Stockton, District Liaison, Bureau of Planning and Sustainability
Tony Magliano, Chief Operation Officer, Portland Public Schools