

Zone Change Requests from Central Eastside Property Owners (5/14/2015)

Staff have received requests for changes to the base zone or for application of the Employment Opportunity Subarea to the parcels listed in the table below and shown on the attached map. Also attached is a table summarizing the allowed uses for each zone designation. Employment Opportunity Subarea (EOS) is a provision applied on top of base General Industrial (IG1) zone. Open Space (OS) is not referenced on the attached table, but is described at the bottom of this document.

Address	Owners	Existing Zoning	Request
1003 SE 9TH AVE	MOUNTAINVALE LLC	IG1	EOS
1108 SE 9TH AVE	FORGE WORKS LLC, NAI NORRIS BEGGS & SIMPSON	IG1	EOS or EXd
1020 SE 11TH AVE	GXI INC ATTN: BRIAN SCOTT	IG1	EXd
1138 SE 10TH AVE	PEIN INVESTMENT GROUP LLC	IG1	EOS or EXd
1036 SE TAYLOR ST	PEIN INVESTMENT GROUP LLC, REDMOND, MICHAEL	IG1	EOS or EXd
820 SE TAYLOR ST	THE REDD LLC & KELLER, KEITH P TR & KELLER, MARY A TR	IG1	EOS
831 SE SALMON ST	THE REDD LLC & KELLER, KEITH P TR & KELLER, MARY A TR	IG1	EOS
1905 SE 10TH AVE	NORPAC OFFICES LLC	IG1	EOS
SE M L KING BLVD	BBB ENTERPRISES LLC	OS	EXd
1010 SE 11TH AVE	BELMONT INVESTMENTS II LLC	IG1	EXd
110-118 SE 8TH AVE	POLLEN LLC	IG1	EOS

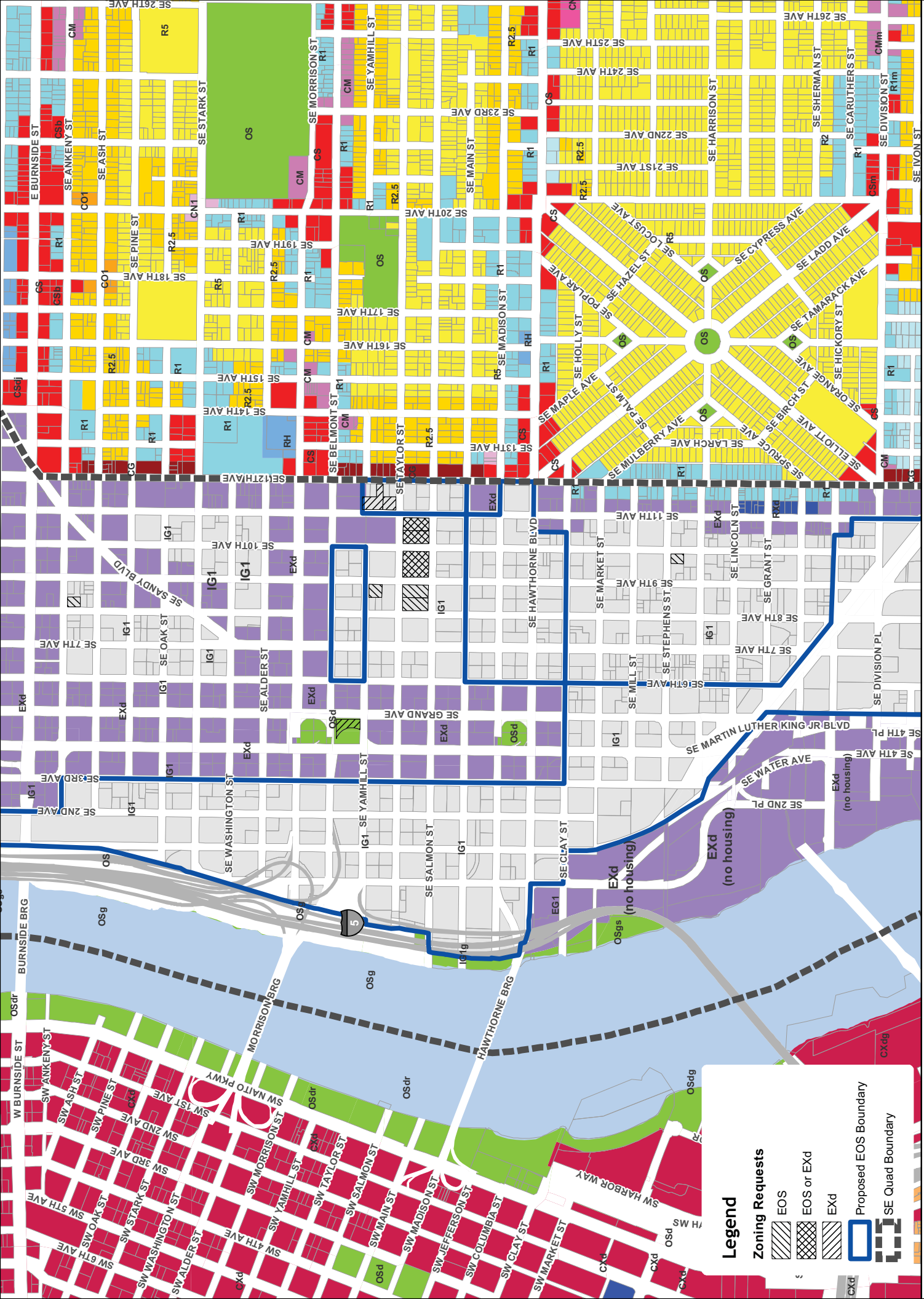
Open Space Zone (OS)

The Open Space zone is intended to preserve and enhance public and private open, natural, and improved park and recreational areas identified in the Comprehensive Plan. These areas serve many functions including:

- Providing opportunities for outdoor recreation;
- Providing contrasts to the built environment;
- Preserving scenic qualities;
- Protecting sensitive or fragile environmental areas;
- Enhancing and protecting the values and functions of trees and the urban forest;
- Preserving the capacity and water quality of the stormwater drainage system; and
- Providing pedestrian and bicycle transportation connections.

Summary of Existing Allowed Uses in the Central Eastside (5/14/2015)

Use Category	Industrial Zones			Employment Zones		
	IH 4.8% of the CES. Located south of Caruthers, west of Grand to the river.	IG1 64.8% of the CES.	IG1 in EOS 12.6% of the CES. 19.5% of IG1 zone. Mostly located between Water and 3rd from Burnside to the UP rail.	EG1 & EG2 5.5% of the CES. Located around OMSI and fronting Powell at the Clinton Triangle.	EX 22.2% of the CES. Primarily located along the main street corridors in the northern half of the district and along SE 12th Ave.	
Industrial Wholesale sales, warehouse and freight movement, industrial services, manufacturing and production except for the manufacture of goods primarily for sale on-site.	Allowed	Allowed	Allowed	Allowed	Allowed	
Industrial Office Software and internet content development, computer design and programming, graphic and industrial design, engineers, architects, television, audio, or video studios and broadcasting, scientific and technical services, medical and dental labs.	Limited 4 Office or Retail uses per site, up to 3,000 SF per use	Limited 1 Office or Retail use per site, up to 3,000 SF	Allowed 60,000 SF per site Conditional Use: Up to additional 60,000 SF	Allowed 1:1 FAR per site	Allowed	
Traditional Office Lawyers, accountants, bank HQs, real estate agents, sales offices, government offices, medical and dental clinics.	Limited 4 Office or Retail uses per site, up to 3,000 SF per use	Limited 1 Office or Retail use per site, up to 3,000 SF Conditional Use: Up to additional 20,000 SF	Allowed 5,000 SF per site Conditional Use: Up to additional 60,000 SF	Allowed 1:1 FAR per site	Allowed	
Retail Sales and Service Sale, lease or rent of new/used products to the general public, providing personal services, or entertainment. Examples include stores selling art supplies, bicycles, clothing, electronics, furniture, groceries; branch banks, urgency medical care, photographic studios, personal care services, veterinarians; restaurants, cafes, bars; consumer goods repair shops.	Limited 4 Office or Retail uses per site, up to 3,000 SF per use	Limited 1 Office or Retail use per site, up to 3,000 SF Conditional Use: Up to additional 20,000 SF	Allowed 5,000 SF per site	Allowed 60,000 SF or 1:1 FAR per site	Allowed	
Residential Housing such as apartments or condos.	Not allowed	Not allowed	Not allowed	Conditional use	Allowed Incentivized through building height and FAR bonuses	



Legend

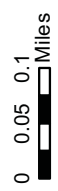
- Zoning Requests
- EOS
- EOS or EXd
- EXd
- Proposed EOS Boundary
- SE Quad Boundary

May 13, 2015

City of Portland, Oregon | Bureau of Planning and Sustainability | Geographic Information Systems

The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.

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