

**REVISED Decision Table D. SE 11th/12th Avenue Height and Zoning**

At the hearings, the PSC received testimony from owners of properties along SE 11th and 12th Avenues in the Central Eastside. Some sought zone changes from IG1 to EX, some of which staff supports. Other testifiers sought varying adjustments in height, some increases, some decreases. Staff supports maintaining a consistent approach on height along the corridor, rather than a parcel by parcel approach.

**Substantial changes from the September 27th draft decision table:**

- Buckman Community Association comments have been incorporated into the table (D2 and D4). These were inadvertently left off.
- Staff propose amendment D6 to resolve a height-related inconsistency at the south end of the corridor.
- Map D1 has been updated to show different stages of the MUZ proposal east of SE 12th Ave and removal of the Salmon Springs view corridor heights per PSC direction on 9/26. Map D2 shows amendment D6 area.

**Contents of Decision Packet D: SE 11th/12th Avenue**

- Decision Table D
- Maps D1 and D2

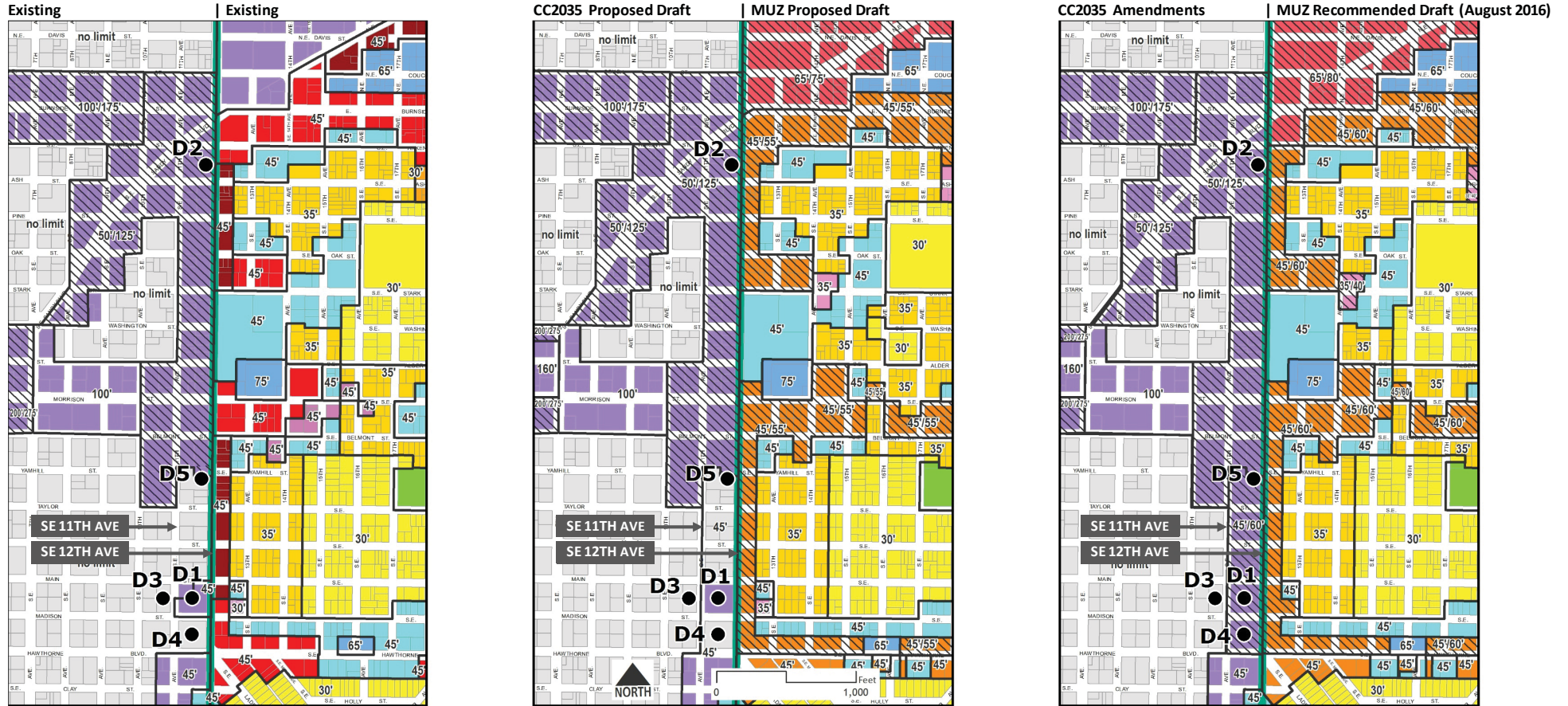
**Items Marked for PSC Discussion:**

- None

Ref #	Comment #	Commenter(s)	Topic	Proposed draft	Request(s)	Staff recommendation	Staff rationale	Discuss?	PSC decision
D1 and Map D1	20704, 20948,	Brad Nase Dean Alterman- Folawn, Alterman & Richardson LLP; on behalf of George & Beverly Nase	Height	<b>Area:</b> NW quarter of the block between SE 11th, 12th, Main and Madison.  <b>Base Height:</b> NW quarter of block has 65-foot height limit; rest of block has 45-foot height limit.  <b>Bonus Height:</b> None  <b>Reference:</b> Vol 2A1, Map 510-3 Proposed Base Heights (pg. 329) and Map 510-4 Proposed Bonus Heights (pg. 335)	<b>Base Height:</b> Expand 65-foot height limit to full block because a portion of the existing building is taller than 45 feet.	<b>Base Height:</b> Maintain 45-foot maximum height for entire block.  <b>Bonus Height:</b> Allow bonus height up to 60 feet.	<ul style="list-style-type: none"> <li>• The Proposed Draft CC2035 Plan includes a proposal from the SE Quadrant Plan to set a 45-foot height limit on five blocks between Yamhill and Hawthorne to step down to the more residential area east of SE 12th Ave.</li> <li>• Since that time, the Recommended Draft Mixed Use Zones Plan proposed heights of 60 feet on blocks to the east of SE 12th, so staff proposes increasing height on this property to match.</li> <li>• Staff’s analysis shows the tallest portion of the existing building is 46 feet tall, so the combination of a 45-foot base height and 60-foot bonus height seem consistent with the existing development.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec.  <input type="checkbox"/> Other
	21007,	Dean Alterman; on behalf of George & Beverly Nase							
	21009	Bob Bowden							
D2 and Map D1	20336, 20406, 20993	Mary E Roberts/Michael J Beglan Mary E Roberts, Susan Lindsay on behalf the Buckman Community Association	Height	<b>Area:</b> Block between SE 11 <sup>th</sup> and 12 <sup>th</sup> , between SE Ankeny and SE Ash.  <b>Base Height:</b> 50 feet  <b>Bonus Height:</b> 125 feet  <b>Reference:</b> Vol 2A1, Map 510-3 Proposed Base Heights (pg. 327) and Map 510-4 Proposed Bonus Heights (pg. 333)	<b>Base Height:</b> 45 feet.  <b>Bonus Height:</b> No bonus.  Reduce height allowances to protect older homes on this block. These restrictions are similar to those on portions of SE 11th/12th Avenues adjacent to the Ladd’s Addition Historic District.	<b>Retain Proposed Draft version</b>	<ul style="list-style-type: none"> <li>• This is an area where the SE 11th/12th Ave corridor meets two other urban corridors: Sandy Blvd and Burnside/Couch. Zoning, FAR and height allowances in this area were set decades ago to create a dense urban environment.</li> <li>• This area is undergoing significant change. On adjacent blocks, one 6-story apartment structure was built in 2013, 6-story and 4-story buildings are currently under construction, and another 6-story project is currently proposed on a portion of the block where the reduced heights are requested.</li> <li>• As such, staff cannot support reducing heights for preservation purposes in this location without the context of a historic district or landmark status.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec.  <input type="checkbox"/> Other

Ref #	Comment #	Commenter(s)	Topic	Proposed draft	Request(s)	Staff recommendation	Staff rationale	Discuss?	PSC decision
D3 and Map D1	20290, 20948,  21007,  21008, 21009	Bradford Nase Dean Alterman- Folawn, Alterman & Richardson LLP; on behalf of George & Beverly Nase Dean Alterman; on behalf of George & Beverly Nase George Nase Bob Bowden	Zoning	<b>Area:</b> Two properties covering the eastern half of the block between SE 10th, 11th, Madison, and Main (one address is 1031 SE Madison).  <b>Proposed Zoning:</b> IG1, with expansion of industrial office allowance.  <b>Reference:</b> Vol 2A1, Proposed Zoning Map (pg. 468)	<b>Zoning:</b> EX or other "more flexible zoning" for these parcels to allow for more jobs and the creation of affordable housing.	<b>Retain Proposed Draft version</b>	<ul style="list-style-type: none"> <li>There is nothing distinguishing this property from others on the Madison/Hawthorne corridor proposed to retain IG1.</li> <li>All IG1 zoned properties in the Central Eastside will gain significant flexibility by the existing proposal without degrading the Industrial Sanctuary Policy.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec.  <input type="checkbox"/> Other
D4 and Map D1	20905,  21059, 21060, 21061, 20993	Carrie A. Richter- Garvey, Shubert, Barer Law; on behalf of MadAve, LLC Dave Moore Tim Carroli Adam Oakley, Susan Lindsay on behalf the Buckman Community Association	Zoning, height	<b>Area:</b> Full block at 1120 SE Madison Ave (between SE 11th, 12th, Hawthorne and Madison).  <b>Base Height:</b> 45 feet.  <b>Bonus Height:</b> No bonus.  <b>References:</b> Vol 2A1, Proposed Zoning Map (pg. 468), Map 510-3 Proposed Base Heights (pg. 329) and Map 510-4 Proposed Bonus Heights (pg. 335)	<u>Request 1 (MadAve et al.)</u> <b>Zoning:</b> IG1 or EX  <b>Base Height:</b> Unlimited height if they keep their IG1 zoning, or 45 feet height if they are given EX.  <u>Request 2 (Buckman)</u> <b>Zoning:</b> IG1  <b>Base Height:</b> 45 feet.	<b>New proposal:</b> For the four IG1 zoned blocks between SE Yamhill and SE Hawthorne: <ul style="list-style-type: none"> <li>Rezone to EX.</li> <li>Retain 45-foot base height and allow bonus height up to 60 feet.</li> </ul>	<ul style="list-style-type: none"> <li>There are only four blocks in the East 11th/12th corridor between NE Couch and SE Clinton Streets that are not zoned EX, RH or R1, so rezoning would be consistent with surrounding zoning while meeting the needs of the property owner.</li> <li>A no height limit approach would be dramatically different from how height is addressed throughout the rest of the corridor and is not recommended.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec.  <input type="checkbox"/> Other
D5 and Map D1	20983	Bhajan Kester	Zoning	<b>Area:</b> 1007 SE 12th Ave.  <b>Zoning:</b> IG1  <b>References:</b> Vol 2A1, Proposed Zoning Map (pg. 468)	<b>Zoning:</b> EX or another zone that makes pre-existing homes in conformance with the Zoning Code.	<b>New proposal:</b> For the four IG1 zoned blocks between SE Yamhill and SE Hawthorne: <ul style="list-style-type: none"> <li>Rezone to EX.</li> </ul> <b>Note:</b> No action is needed if the staff recommendation for D4 is supported.	<ul style="list-style-type: none"> <li>There are only four blocks in the East 11th/12th corridor between NE Couch and SE Clinton Streets that are not zoned EX, RH or R1, so rezoning would be consistent with surrounding zoning while meeting the needs of the property owner.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec.  <input type="checkbox"/> Other
D6 and Map D2	N/A	Staff	Height	<b>Area:</b> Double block area at south end of the corridor (between SE 11th, 12th, Division and Clinton).  <b>Base Height:</b> 45 feet.  <b>Bonus Height:</b> No bonus.  <b>References:</b> Vol 2A1, Map 510-3 Proposed Base Heights (pg. 329) and Map 510-4 Proposed Bonus Heights (pg. 335)	<b>No request received</b>	<b>New proposal:</b> Add the option for 15 feet of bonus height to this area.	<ul style="list-style-type: none"> <li>Adding bonus height would be consistent with the general approach being pursued for the corridor which allows for up to 60 feet of height or more on all EX zoned blocks that are not adjacent to the Ladd's Addition Historic District.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/> Support staff rec.  <input type="checkbox"/> Other

Map D1: Revised SE 11th and 12th Height and Zoning Proposal – North of Hawthorne



Legend

- Amendment Request
- ▭ Central City Plan Boundary
- ▨ Bonus Height Area
- ▭ Proposed Zoning
- ▭ Open Space (OS)
- ▭ Single Dwelling Residential 5,000 (R5)
- ▭ Single Dwelling Residential 2,500 (R2.5)

- ▭ Low Density Multi-Dwelling Residential 2,000 (R2)
- ▭ Medium Density Multi-Dwelling Residential 1,000 (R1)
- ▭ High Density Multi-Dwelling Residential (RH)
- ▭ Central Multi-Dwelling Residential (RX)
- ▭ Commercial Residential (CR)
- ▭ Commercial Mixed Use 1 (CM1)
- ▭ Commercial Mixed Use 2 (CM2)
- ▭ Commercial Mixed Use 3 (CM3)
- ▭ Commercial Employment (CE)
- ▭ General Employment 1 (EG1)
- ▭ Central Employment (EX)
- ▭ General Industrial 1 (IG1)

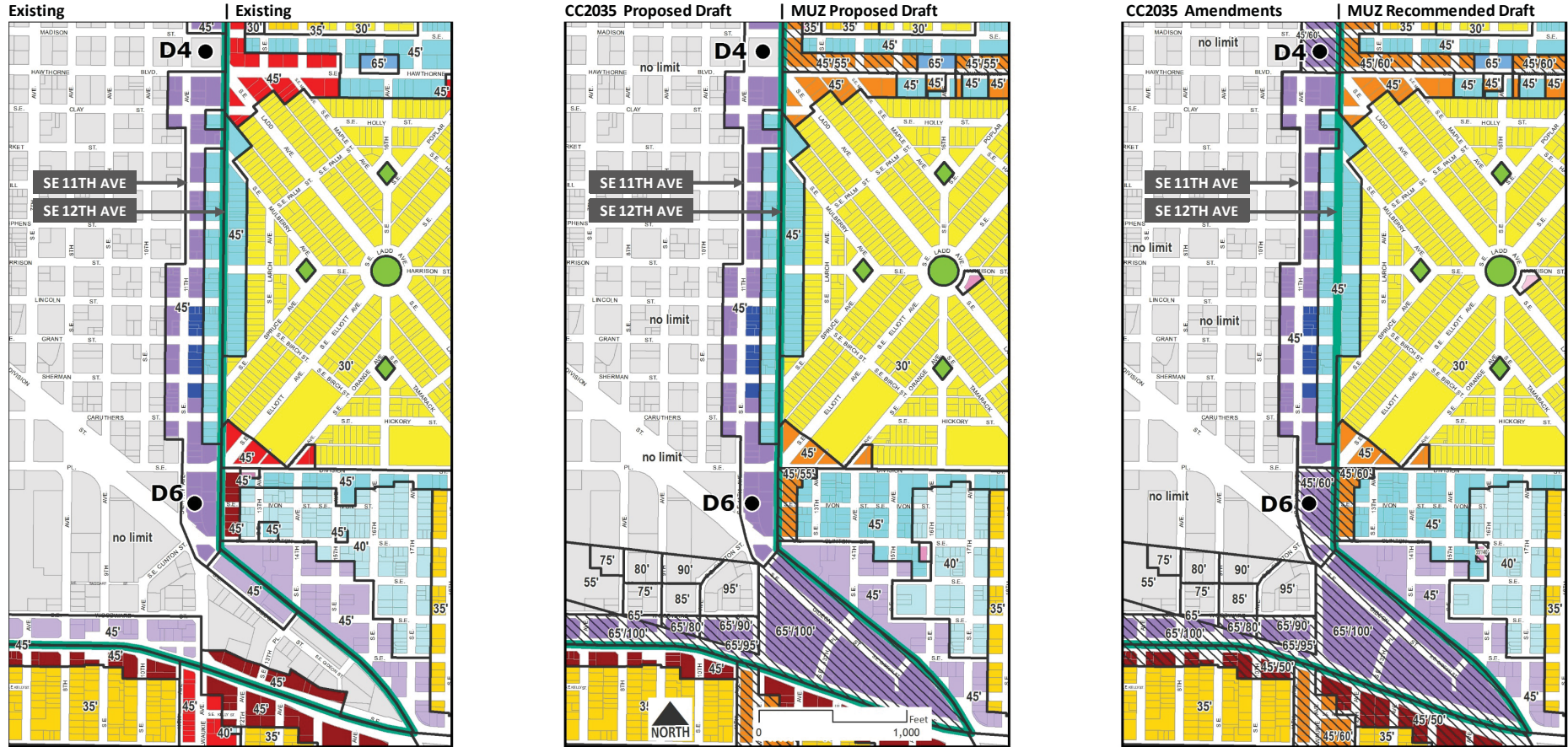


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Map D2: Revised SE 11th and 12th Height and Zoning Proposal – South of Hawthorne



Legend

- Amendment Request
- ▭ Central City Plan Boundary
- ▨ Bonus Height Area
- ▭ Proposed Zoning
- ▭ Open Space (OS)
- ▭ Single Dwelling Residential 5,000 (R5)
- ▭ Single Dwelling Residential 2,500 (R2.5)

- ▭ Low Density Multi-Dwelling Residential 2,000 (R2)
- ▭ Medium Density Multi-Dwelling Residential 1,000 (R1)
- ▭ High Density Multi-Dwelling Residential (RH)
- ▭ Central Multi-Dwelling Residential (RX)
- ▭ Commercial Residential (CR)
- ▭ Commercial Mixed Use 1 (CM1)
- ▭ Commercial Mixed Use 2 (CM2)
- ▭ Commercial Employment (CE)
- ▭ General Employment 1 (EG1)
- ▭ Central Employment (EX)
- ▭ General Industrial 1 (IG1)
- ▭ Heavy Industrial (IH)



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