

**CENTRALCITY**  
2035

## **Packet D: SE 11th/12th Ave Zoning and Height**

PSC Work Session 2 – 11/16/2016



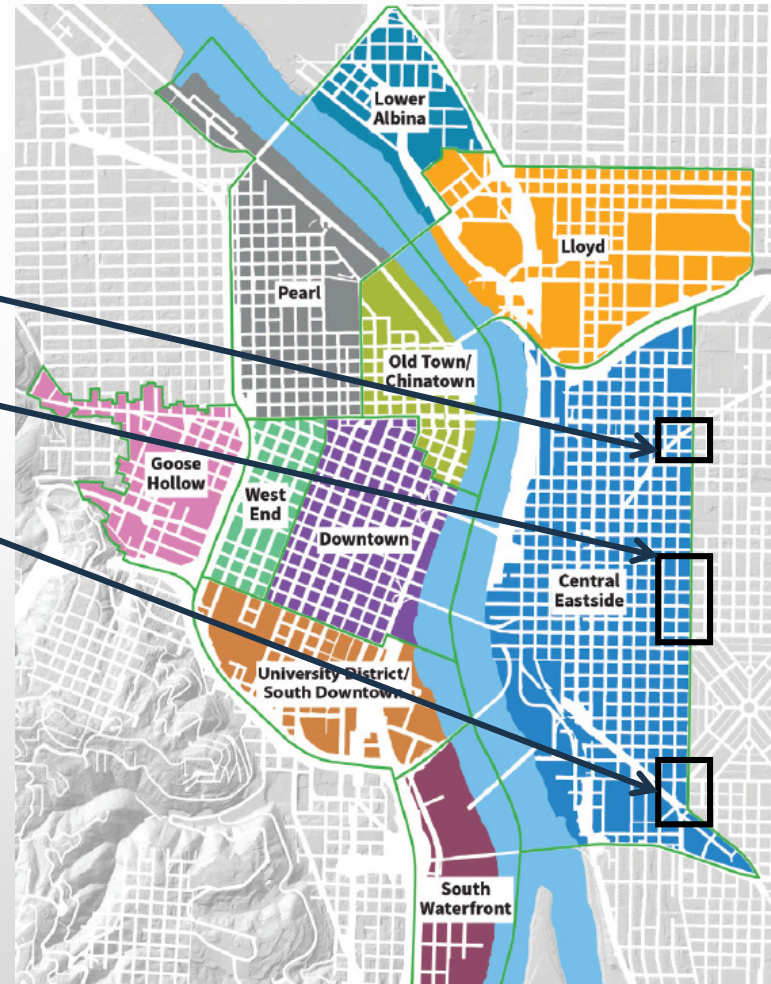
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*City of Portland, Oregon*  
Charlie Hales, Mayor • Susan Anderson, Director



# SE 11th/12th Corridor

- Comments and amendments for three areas:
  1. North end near Sandy Blvd
  2. Between Yamhill and Hawthorne
  3. South end between Division and Clinton



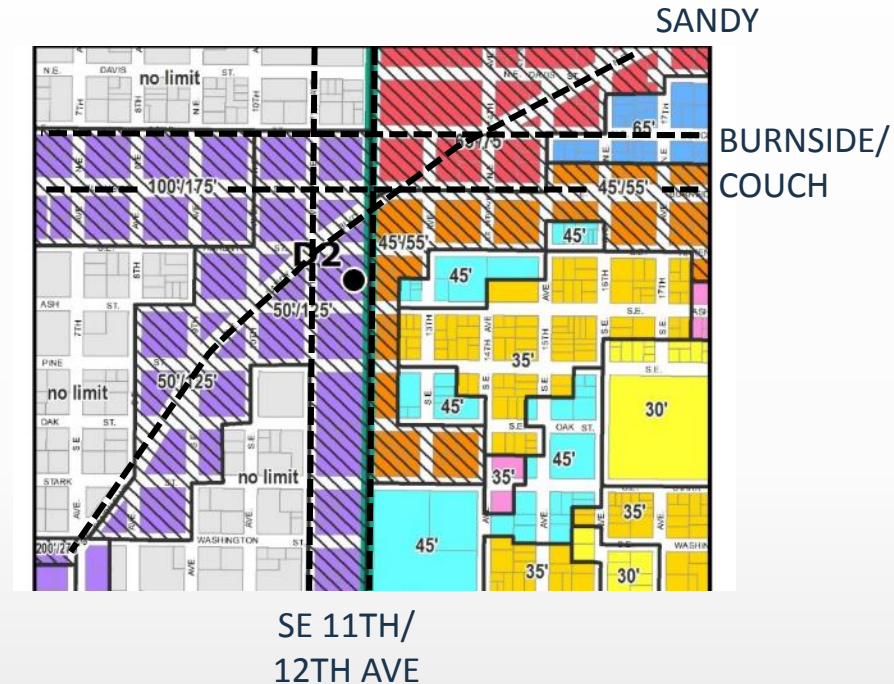


# Background



# 1. North End (D2)

- SE 11th/12th meets Sandy and Burnside
- Zoning and FAR/height have long supported more urban dense development here
- Area is currently undergoing significant change...





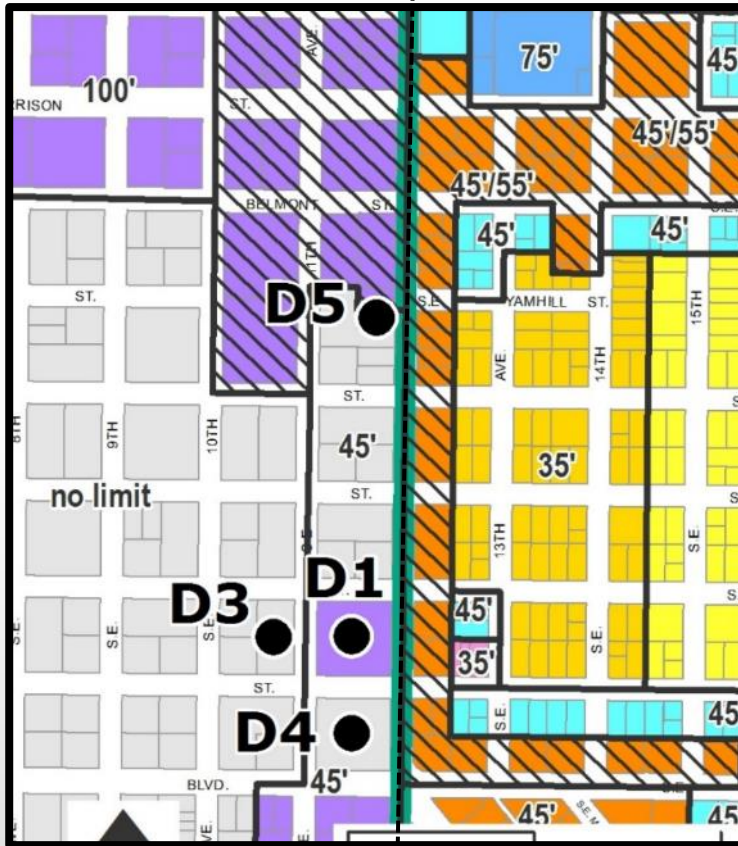
# 1. North End (D2)



## 2. Yamhill to Hawthorne (D1, D3, D4, D5)

## CC2035 Proposed Draft

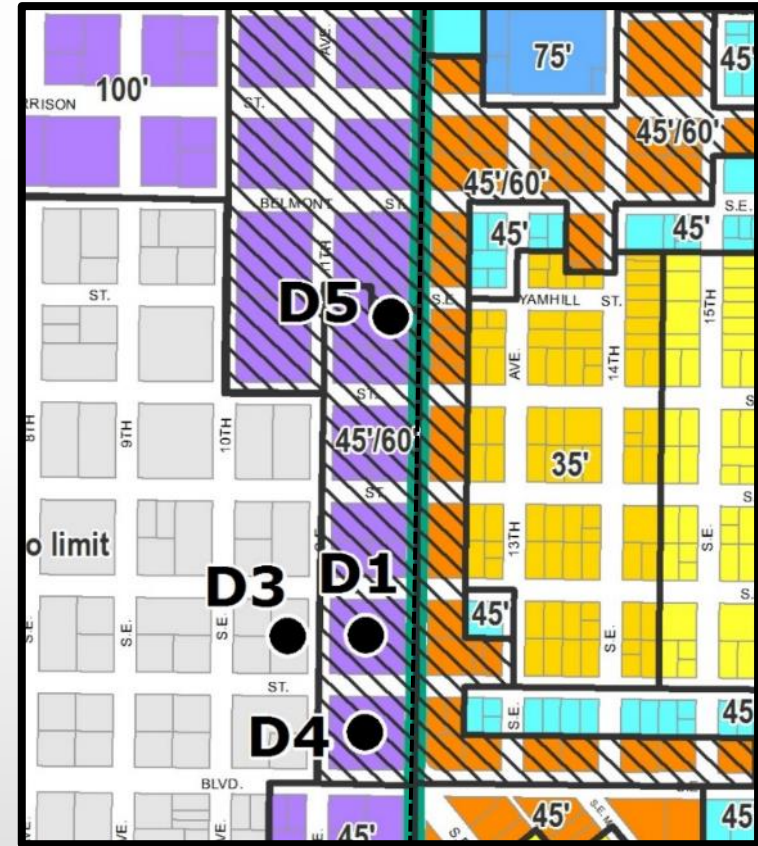
## MUZ Proposed Draft



Base: 45 feet  
No bonus height

## CC2035 Amendment

## MUZ Recommended Draft



Base: 45 feet  
Bonus: 60 feet

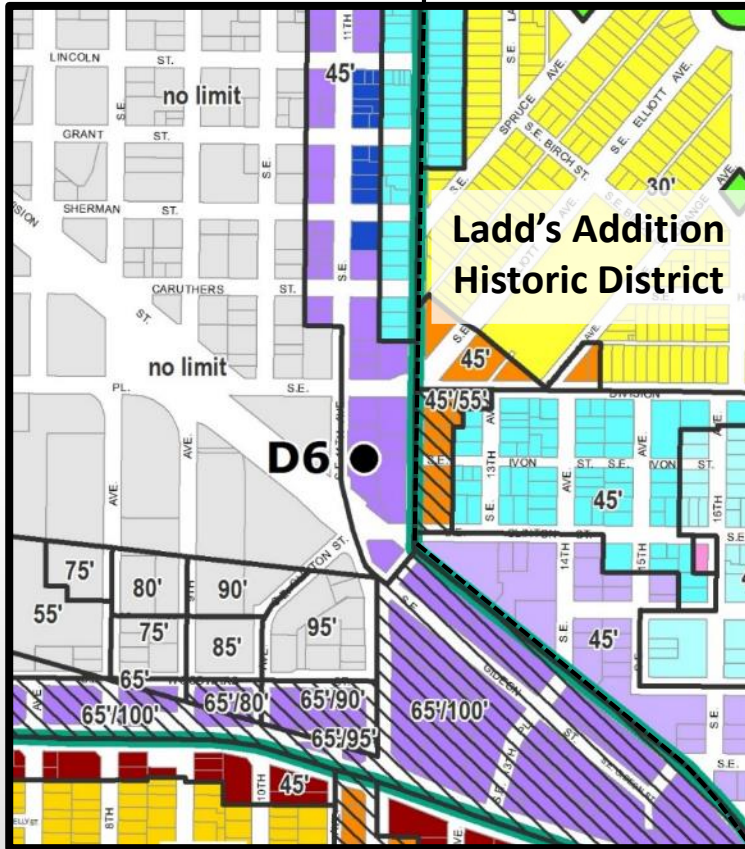
Base: 45 feet  
Bonus: 60 feet



# 3. South End (D6)

CC2035 Proposed Draft

MUZ Proposed Draft

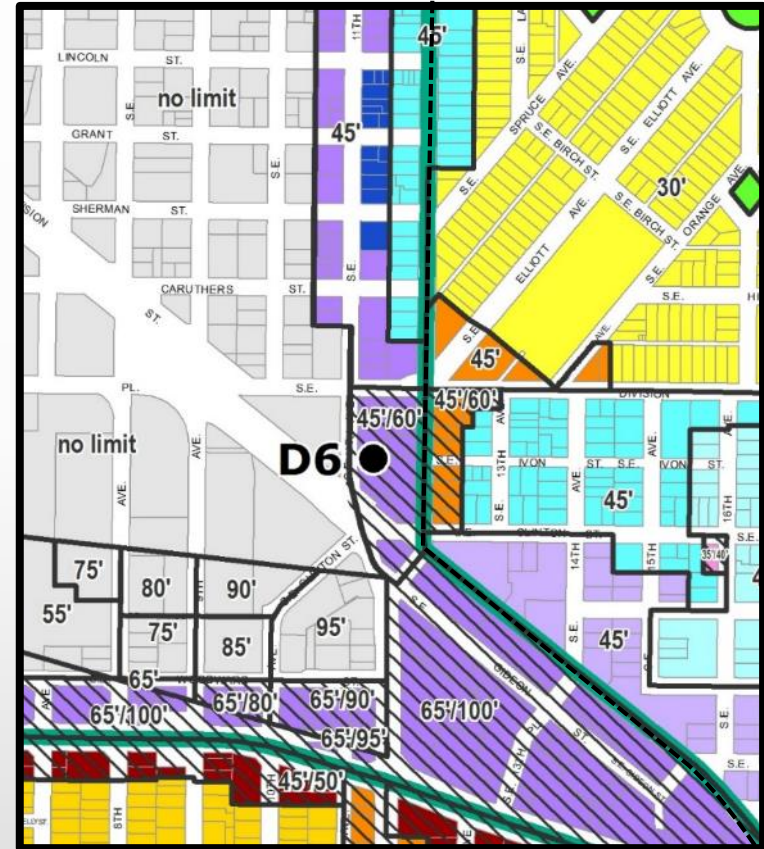


Base: 45 feet  
No bonus height

Base: 45 feet  
Bonus: 55 feet

CC2035 Amendment

MUZ Recommended Draft



Base: 45 feet  
Bonus: 60 feet

Base: 45 feet  
Bonus: 60 feet

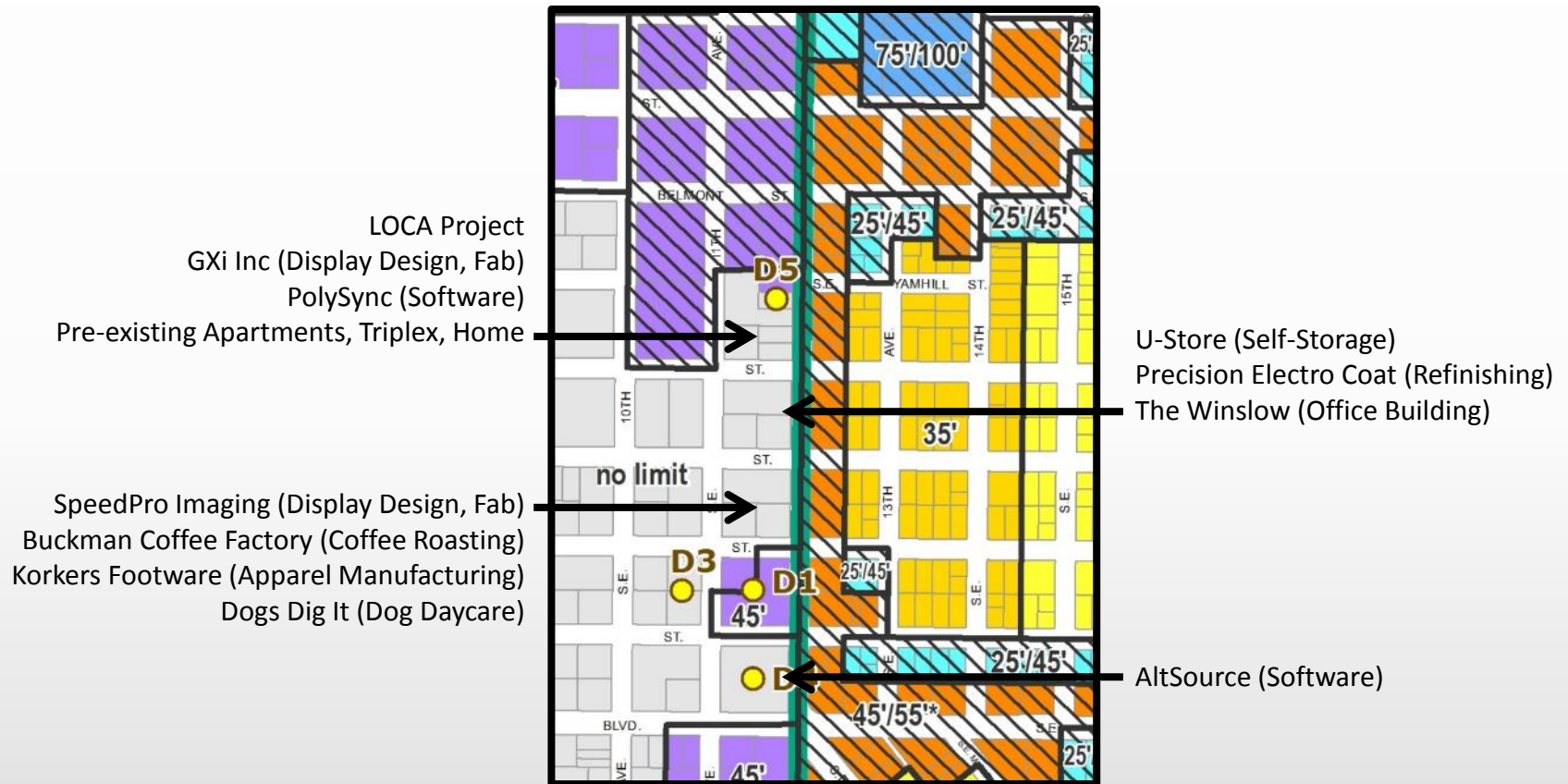


# Detailed Individual Requests





# Current Uses



# Individual requests

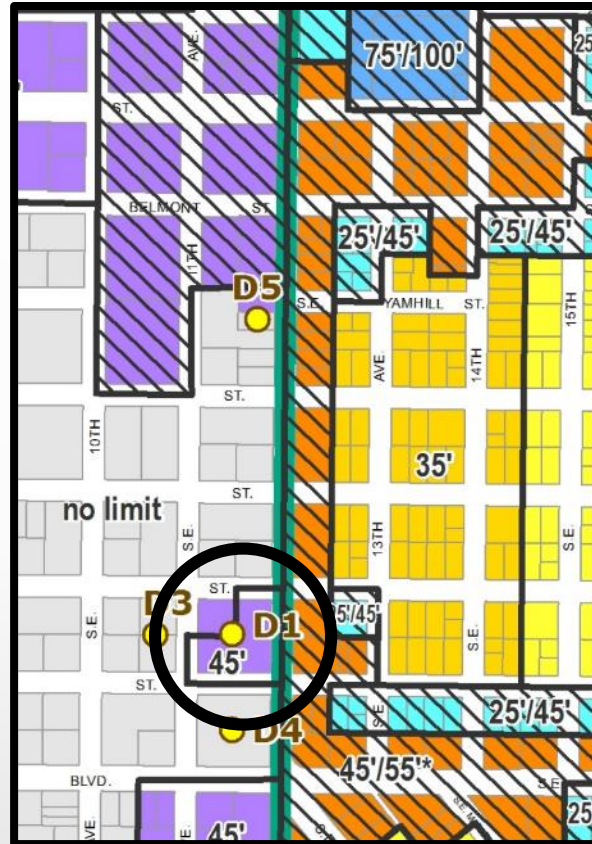
## D1

### Who testified?

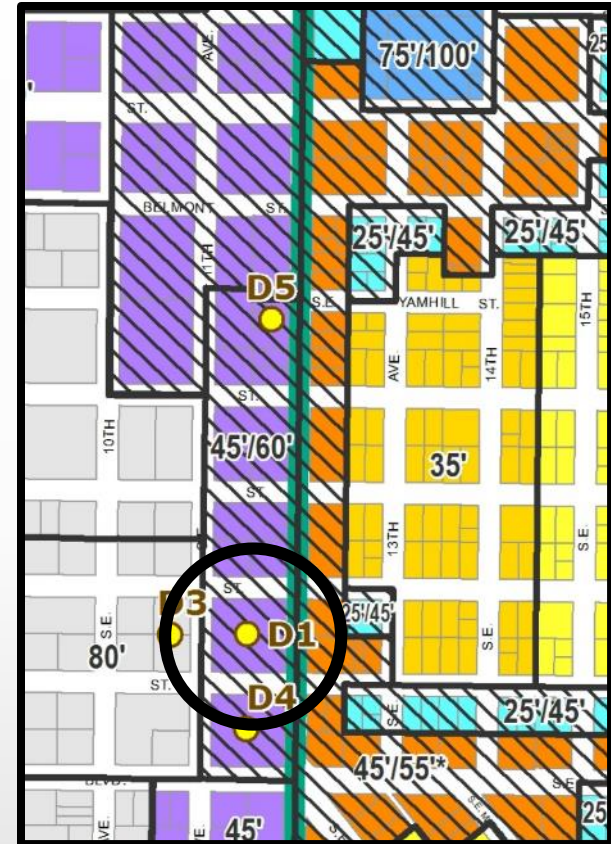
Brad Nase,  
Dean Alterman of  
Folawn, Alterman &  
Richardson LLP on  
behalf of George &  
Beverly Nase, and  
Bob Bowden

## Request: Set base height to 65 ft for block

Current Zoning + MUZ Proposal



Revised Proposal



**Staff recommendation:** Allow bonus height up to 60 ft from SE Yamhill to SE Hawthorne





# Individual requests

## D1

### Who testified?

Brad Nase,  
Dean Alterman of  
Folawn, Alterman &  
Richardson LLP on  
behalf of George &  
Beverly Nase, and  
Bob Bowden

**Request:** Set base height to 65 ft for block



**Staff recommendation:** Allow bonus height up to 60 ft from SE Yamhill to SE Hawthorne



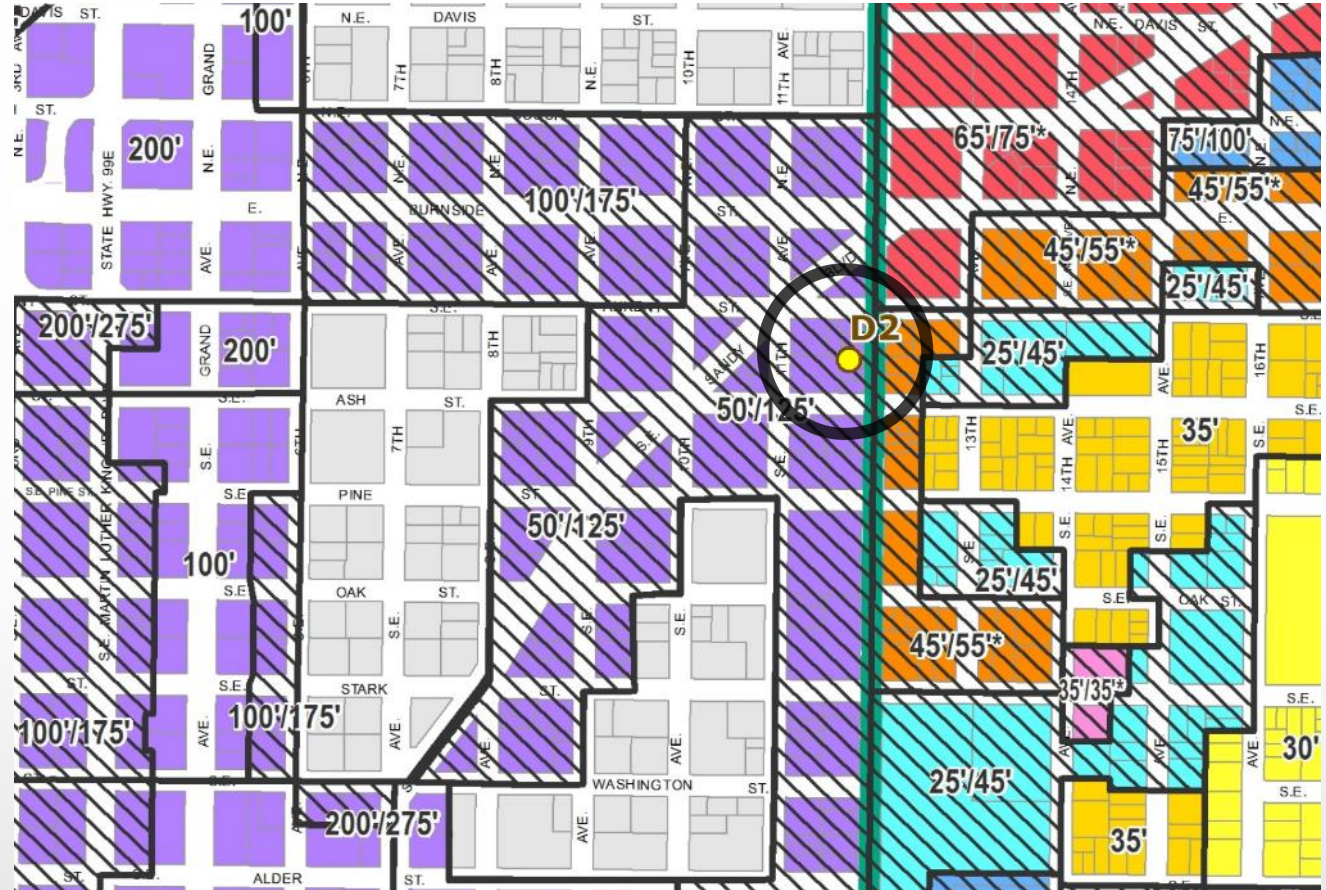
# Individual requests

D2

## Who testified?

Mary E Roberts and  
Michael J Beglan

**Request:** Set height to 45 ft for block, no bonus



**Staff recommendation:**  
Retain Proposed Draft version





# Individual requests

D3

## Who testified?

Brad Nase,  
Dean Alterman of  
Folawn, Alterman &  
Richardson LLP on  
behalf of George &  
Beverly Nase, and  
Bob Bowden

## Request: Rezone from IG1 to EX



**Staff recommendation:**  
Retain Proposed Draft version



# Individual requests

D3

## Who testified?

Brad Nase,  
Dean Alterman of  
Folawn, Alterman &  
Richardson LLP on  
behalf of George &  
Beverly Nase, and  
Bob Bowden

**Request:** Set height to 45 ft for block, no bonus



**Staff recommendation:**  
Retain Proposed Draft version



# Individual requests

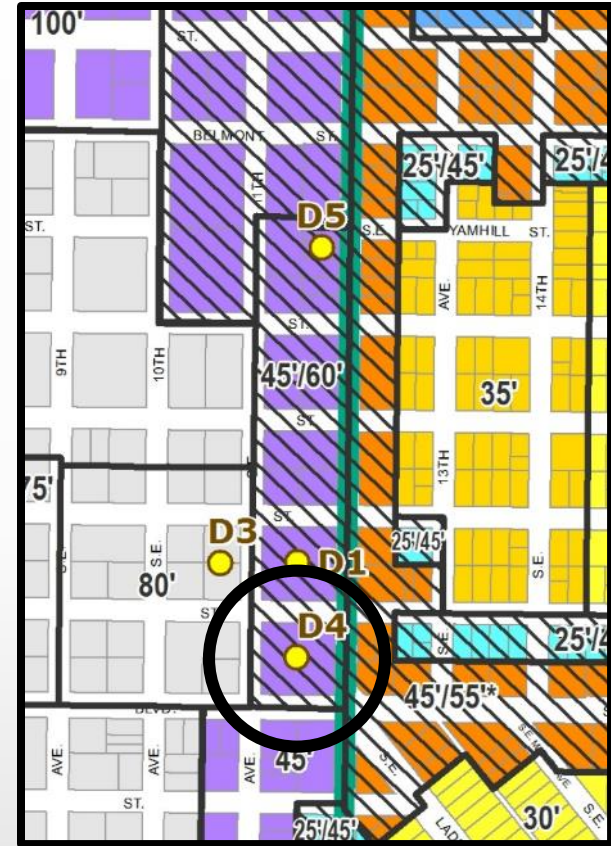
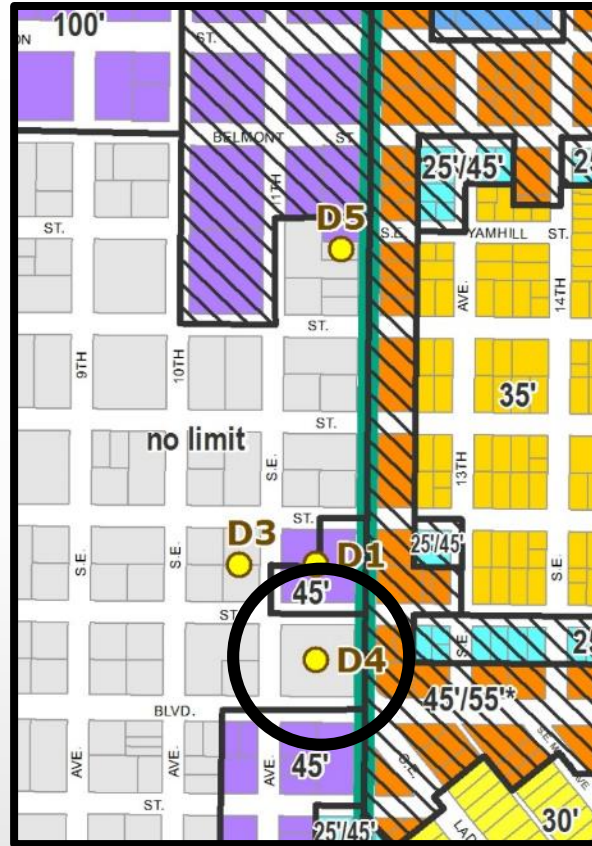
## D4

### Who testified?

Carrie A. Richter of Garvey, Shubert, Barer Law on behalf of MadAve, LLC, and Dave Moore, Tim Carroli, and Adam Oakley

**Request:** IG1 w/unlimited height or EX w/45 ft

Current Zoning + MUZ Proposal Revised Proposal



**Staff recommendation:** Rezone to EX with 45 ft base height, bonusable up to 60 ft



# Individual requests

D4

## Who testified?

Carrie A. Richter of Garvey, Shubert, Barer Law on behalf of MadAve, LLC, and Dave Moore, Tim Carroli, and Adam Oakley

**Request:** IG1 w/unlimited height or EX w/45 ft



**Staff recommendation:** Allow bonus height up to 60 ft from SE Yamhill to SE Hawthorne





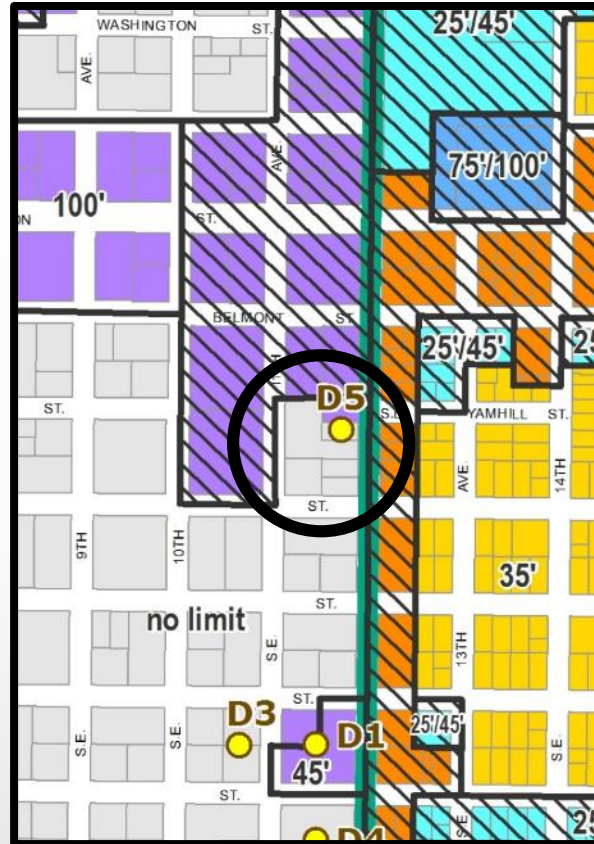
# Individual requests

D5

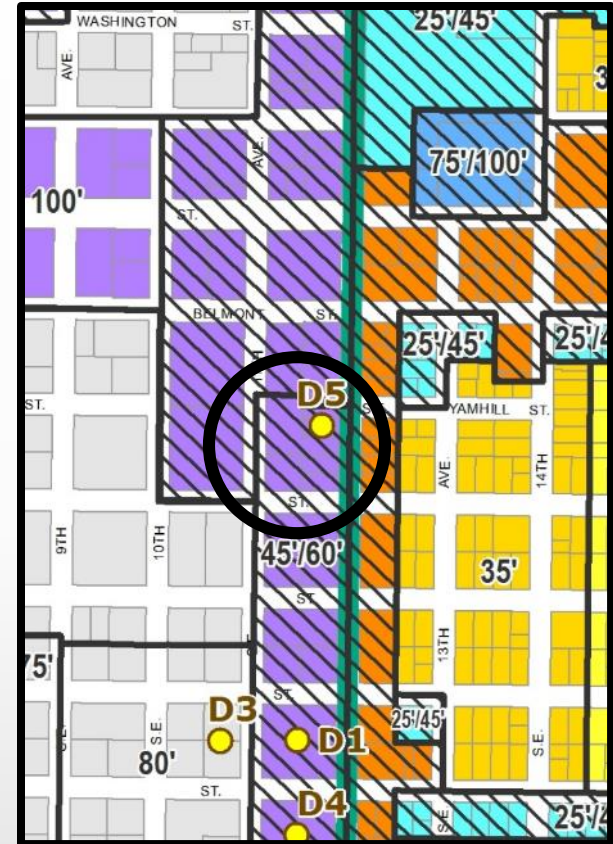
Who testified?  
Bhajan Kester

**Request:** Zoning that makes housing conforming

Current Zoning + MUZ Proposal



Revised Proposal



**Staff recommendation:** Rezone to EX (height would be 45'/60')



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# Individual requests

D5

Who testified?  
Bhajan Kester

**Request:** Zoning that makes housing conforming



**Staff recommendation:** Rezone to EX (height would be 45'/60')



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# Street Level Views for D2



# Individual requests

D2

## Who testified?

Mary E Roberts and Michael J Beglan

**Request:** Set height to 45 ft for block, no bonus



**Staff recommendation:**  
Retain Proposed Draft version



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# Individual requests

D2

**Vicinity:**  
View from SE 11th  
Ave and Ankeny

**Request:** Set height to 45 ft for block, no bonus



**Staff recommendation:**  
Retain Proposed Draft version



# Individual requests

D2

**Vicinity:**  
East of SE 12th

**Request:** Set height to 45 ft for block, no bonus

Current proposal with BDS  
to replace with 6-story building



**Staff recommendation:**  
Retain Proposed Draft version



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# Individual requests

D1

Vicinity:  
East of SE 12th

**Request:** Set height to 45 ft for block, no bonus



**Staff recommendation:**  
Retain Proposed Draft version



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