

October 20, 2017

Attn: PSC Testimony, Map Refinement  
1900 SW Fourth Avenue, Suite 7100  
Portland, OR 97201

To The Planning and Sustainability Commission,

We are members of the Buckman community currently serving on the Buckman Community Association board. The BCA Board was not asked for a formal position on this issue.

As individuals, we write regarding the split-zoned property 2438—2450 SE Main St (property ID R326382). Changing the split-zone R5/R1 property to R2 seems mild and reasonable as a transition from the high-density development on SE 26th. Please also consider if the entire site should actually be R1 based on the existing site configuration. Please also consider changing the split from R1/R5 to R1/R2 to provide an intensity transition from development to the East.

### **Facts on the ground:**

The lot is 34,848 sq. ft. Approximately 12,000 sq. ft is zoned R1. The remaining (approx.) 23,000 sq. ft. are zoned R5. See the annotated image (Page 3) from [portlandmaps.com](http://portlandmaps.com).

There are 11 structures on the dead-end street SE Main St., East of SE 24th Ave. Four are single dwelling, the remaining seven (incl. those on this property) are 2—6 unit buildings.

It was challenging to reconcile the [portlandmaps.com](http://portlandmaps.com) images with the view on the street.

Upon inspection, the property appears to host 13 dwelling units spread across three buildings. Most appear a little run-down. None are architectural wonders, although the 5-plex in the SW corner of the property is visually interesting. Given it's location on the lot, I suspect there will be relatively little incentive to demolish this structure.

11 dwellings sit on the portion of the lot zoned R5. Only 2 units are sited in the R1-zoned area. On 34,848 sq. ft., R2 is the lowest intensity zone where existing development could conform.

### **Current development potential:**

If the entire site were razed today, the property owner appears to be entitled to 12 units in the R1 area and 4 detached houses on the R5 portion. If each detached house were built with an ADU, this would bring the total number of dwellings on the site to 20. However, since the high-density structures are on the R5 portion of the lot, a more likely development strategy would be to put 12 units on the R1 section and leave the other 11, bringing the total number of units to 23.

### **Future development potential:**

If the entire site is rezoned R2, current rules would limit the number of dwellings to 17.

**In terms of dwelling unit density, this proposal appears to be a net-downzoning.**

**Other relevant observations:**

The property has connectivity to both SE 25th Ave as well as SE Main St. From the map (attached), it is not hard to see how the owner might negotiate for pedestrian access with the properties to the East and South. Supporting modifications to the pedestrian master plan would also be appreciated.

Just two blocks to the South is SE Hawthorne Blvd, and this street carries the city's most frequent bus — the 14, which stops at SE 25th Ave.

This is a large lot with exceptional geographic location. Based on the lot characteristics (including size and boundaries) and the existing nearby development, the flexibility associated with a lot-spanning multi-dwelling zone makes a lot of sense.

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# Zoning/development map of SE Main St. East of SE 24th

