




City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

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April 19, 2011

MEMORANDUM

TO: Tony and Michelle Soter, Denis Schure, Robert Cochran, Ken Love and Marilyn Booth-Love, Alex and Juli Helser, Kevin Ebner, Bill Wright and Susan Johnston Wright, Blake and Mark Bruun

FROM: Mike Hayakawa, Supervising Planner, Planning and Zoning 

RE: Response to March 9, 2011, petition regarding development on SW Miles Place

Commissioner Dan Saltzman asked me to respond to your petition dated March 9, 2011, in which you ask the City of Portland to allow certain additions and improvements to existing residential development on SW Miles Place. Upon further review of the regulations and their legislative intent, this memorandum concludes that, under certain regulations, some of the revisions you would like to make to existing dwellings will be possible. Meanwhile, some procedural and substantive regulations will remain unchanged and must be adhered to, when designing these changes to your homes.

Zoning designations. All of the properties you own are zoned R5dgq (Single-Family Residential, 5,000 with design (d), greenway general (g), and river water quality (q) overlays. The properties are also located within the Macadam Plan District. While under the base zone, single dwellings are allowed by right, development is subject to the design and greenway overlay zones, in both the greenway setback areas (50 feet as measured from the top of the bank, which is located approximately where the sea wall is) and outside of the setback areas.

How building additions will be regulated. The following itemizes how changes to existing residences will be regulated:

- Interior remodels both within and outside of the greenway setback area that do not extend beyond the existing building footprint are allowed by right.
- Vertical additions both within and outside of the greenway setback area are allowed by right if the entire additions remain within the existing building footprint. Expansions of the building footprint outside of the greenway setback area are allowed by right.
- Any additions within the greenway setback area that extend beyond the existing building footprint are subject to Greenway Goal Exception and Greenway Review requirements.
- Additions that extend beyond the existing building footprint outside of the greenway setback area are allowed by right.

Meanwhile, all building additions will be subject to R5 base zone and Macadam Plan District regulations (height, setbacks, etc.) and must comply with either Community Design Standards (found in Chapter 33.218), or must be approved through Design Review (Type 2 procedure), demonstrating that the Macadam Corridor Design Guidelines are satisfied. Modifications to base zone or plan district rules may be processed concurrently with the Design Review. Regulations administered by other city agencies continue to apply. A building permit may be required for any of this work.

I may be reached at 503-823-7751 or at mike.hayakawa@portlandoregon.gov.

cc: Rebecca Esau, Planning Manager
Susan Anderson, Planning Director
Commissioner Dan Saltzman