

**From:** Dean P. Gisvold [mailto:deang@mcewengisvold.com]

**Sent:** Monday, April 11, 2016 4:44 PM

**To:** Planning and Sustainability Commission <psc@portlandoregon.gov>

**Cc:** Stein, Deborah <Deborah.Stein@portlandoregon.gov>; Stark, Nan <Nan.Stark@portlandoregon.gov>; Barb Christopher <barbfc@comcast.net>; Bob Dobrich <bobedh@me.com>; Dean P. Gisvold <deang@mcewengisvold.com>; Donald Wood <bendoreg@msn.com>; Ed Abrahamson <endanseur@comcast.net>; James Heuer <jsheuer@easystreet.net>; Jeff Jones <jcjones@pacifier.com>; Jim Barta <jim.barta@yahoo.com>; Meryl Logue <meryllogue@comcast.net>; Mickey Bishop <mikefbishop@gmail.com>; Nathan Corser <nathan.corser@ch2m.com>; Nikki Johnston <ndjz@yahoo.com>; Peter O'Neil <peteroneil@cbseal.com>; Sean <saetas@me.com>; Stephen Doubleday <stephendoubleday@me.com>; Steven Cole <stevencole86@gmail.com>; Tiffanie Shakespeare <tshakesp@gmail.com>; William Archer <archerwilliam26@gmail.com>

**Subject:** Residential and Open Space Zoning Map Update

Planning and Sustainability Commission

The ICA Land Use Committee and the ICA Board understand that the [Residential and Open Space Zoning Map Update](#) (Project) is the place to proposed the following zoning amendment regarding the RH zoning in the Irvington Historic District (District) that is not included in the Central City Plan.

The change below was first raised during the comment period on the 2035 Comp Plan, but was not made part of the amendment package submitted recently by the City Council, its staff, and BPS. However, the issue below is very important to the District and is the focus of these comments. We asked that you enter them into the record and take the action requested.

The current zoning of RH in the District that is not covered by the Central City Plan is found between NE 7<sup>th</sup> and NE 15<sup>th</sup> and NE Schuyler and NE Hancock.

**1. We request that this RH area be rezoned to R-1, which has a height limit of 45 feet under the current code.**

This change would be consistent with the changes we requested for the Central City portion of the District, which is 7<sup>th</sup> to 16<sup>th</sup> and Broadway to Schuyler. The two areas are adjoining. The changes requested for Central City Plan were

2. Please amend Map 510-2 (map 1 of 2) page 343, volume 1 of the CCPlan to show an FAR of 2 to 1 rather than the proposed 4 to 1.
3. Please amend Map 510-3 (map 1 of 3), page 347, volume 1 of the CCPlan to show a maximum height of 50 feet rather than the proposed 75 feet.
4. Please amend Map 510-4 (map 1 of 3), page 353, volume 1 of the CCPlan to show a maximum height, including eligible height increases, of 50 feet rather than the proposed 75 feet.

**Rationale for Changes:**

The above changes (1 through 4) will make the FAR and height limitations in the Broadway area compatible with the Irvington Historic District, and especially the criteria used to evaluate new

construction. These changes will assure that new construction will be compatible with the transition to the residential portion of the neighborhood. These changes should also reduce conflicts between neighbors and developers, and the developers will know what to expect in terms of mass, scale, and size.

As noted in prior staff memos, there is more than enough density capacity in the current zoning to handle the growth anticipated between 2015 and 2035, **even before the changes contemplated by the Comp Plan and CCPlan take effect.**

Since all of the historic districts comprise only 3 percent of the property in the Comp Plan area, the above changes are in fact de minimis.

These changes better reflect and are justified by the proposed policies regarding historic preservation.

Dean Gisvold  
ICA Land Use Chair and Board Member

**Dean P. Gisvold | Attorney at Law | Senior Partner**

**McEWEN GISVOLD LLP - EST. 1886**

1600 Standard Plaza, 1100 SW Sixth Avenue, Portland, Oregon 97204

Direct: 503-412-3548 | Office: 503-226-7321 | Fax: 503-243-2687

Email: [deang@mcewengisvold.com](mailto:deang@mcewengisvold.com)

Website: <http://www.mcewengisvold.com>