

**From:** Justin Dollard [<mailto:jdollard@pps.net>]  
**Sent:** Tuesday, May 10, 2016 3:07 PM  
**To:** BPS Comprehensive Plan Testimony <[cputestimony@portlandoregon.gov](mailto:cputestimony@portlandoregon.gov)>  
**Cc:** Sara King <[sking1@pps.net](mailto:sking1@pps.net)>; Manning, Barry <[Barry.Manning@portlandoregon.gov](mailto:Barry.Manning@portlandoregon.gov)>  
**Subject:** Mixed Use Zones Project PPS Request to Change Zoning for R150599 Near SE 14th and SE Morrison

Date: May 10, 20

To: The City of Portland Planning and Sustainability Commission

From: Sara King, Director Planning and Asset Management, Portland Public Schools

RE: PPS Request to Change Zoning for R150599 Near SE 14th and SE Morrison

Dear Commissioners,

Portland Public Schools (PPS) requests a legislative zoning change for its property (R150599) near SE 14<sup>th</sup> and SE Morrison from High-Density Residential (HR) to Commercial Mixed Use 3 (CM3) through the Mixed-Use Zones Project.

CM3 zoning will allow for redevelopment that better meets the intention of the Comprehensive Plan Update and better serves the neighborhood through a broad array of retail, service, and office uses that promote local employment and housing opportunities and minimizes impacts to the historic residential fabric of Inner Southeast Portland.

CM3 zoning will reduce size, mass, and density of future development otherwise allowed by right under RH zoning (*please see development envelope analysis below*).

CM3 zoning will support the highest and best use of the site based on PPS market analysis (*available upon request*).

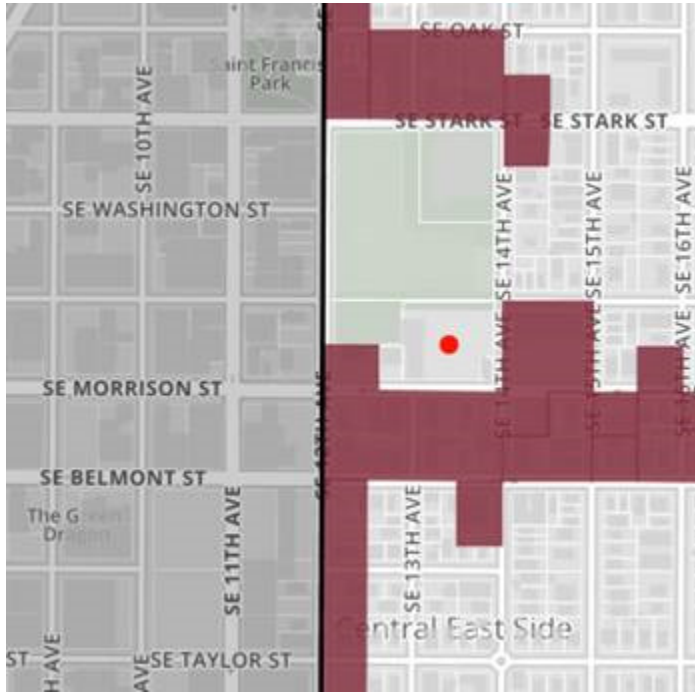
**Site Analysis:** The 57,182 square feet site is located on a block which directly abuts the Central City Plan District, is well-served by mass transit, and well-positioned to support neighborhood preservation efforts by concentrating new development on a “civic” corridor. The site is surrounded predominately by Commercial Storefront (CS) zoning and existing development in the vicinity is mixed-use. The site is within the Central Eastside Urban Renewal Area (*see URA map below*).

**Current Zoning Entitlements:** RH with an allowed 4:1 Floor Area Ratio (FAR) and a height of 75 feet (*see RH FAR map below*). Total allowed development is 228,728 SF. At this location, RH zoning does not allow ground floor retail or office uses.

**Proposed Zoning:** PPS believes that CM3 zoning is appropriate for the site for the following neighborhood and city level planning reasons:

- on a civic corridor, close to the Central City
- served by frequent-service transit
- located in an area planned for more intense mixed-use development

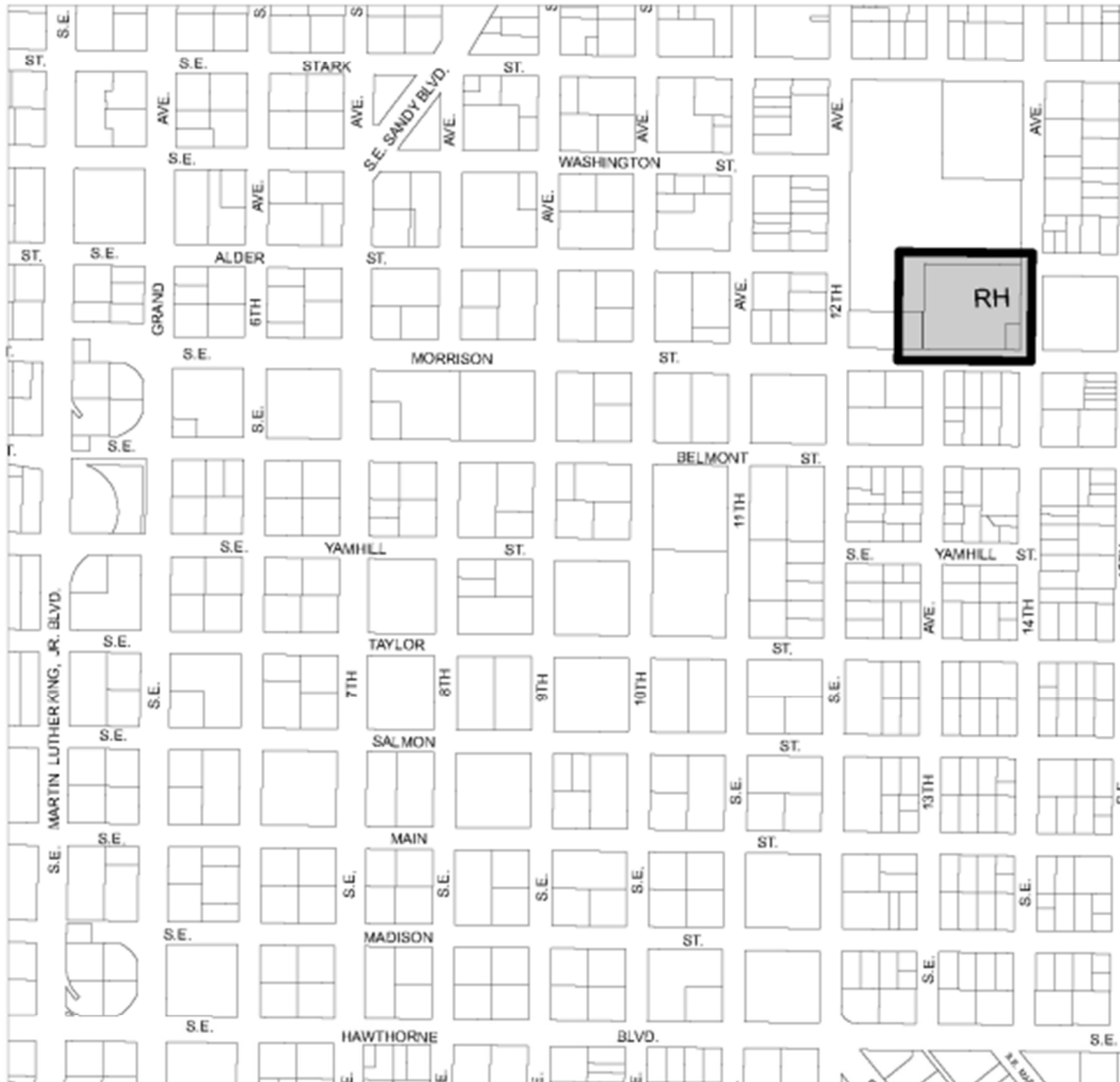
- directly adjacent to proposed Mixed Use – Urban Center zoning by the Bureau of Planning and Sustainability (*see graphic below, PPS property designated by red dot*)
- compatible with the recent adaptive reuse of the former PPS Washington High School into a mixed-use development




# RH Areas with Maximum FAR of 4:1

# Map 120-15

Map Revised January 1, 2015



- City Boundary
-  Boundary of Existing/Potential RH - Zoned Area

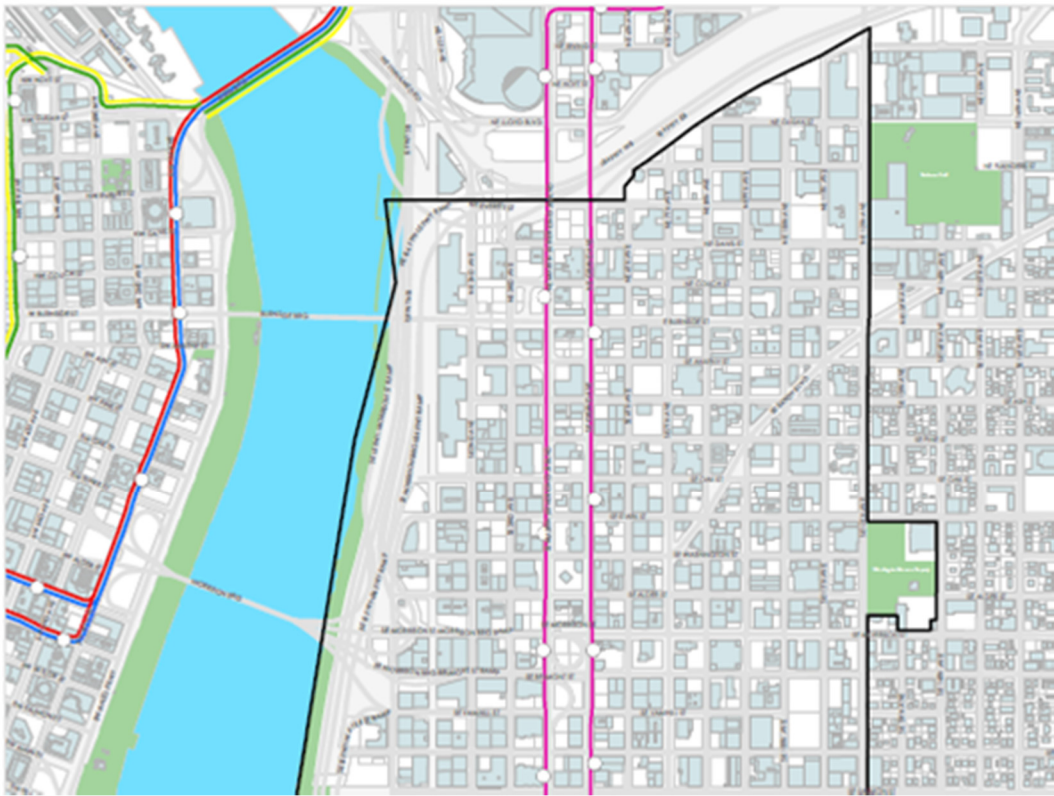
Quarter Section(s): 3131



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# CENTRAL EASTSIDE



### Zoning and Development Envelope Analysis RH versus CM3

Zone	RH	CM3	CM3 with Housing Bonus
Height	75 feet	65 feet	75 feet
Height Setback from Street	0	10 feet at 35 feet	10 feet at 35 feet
Height Setback from R1	0	10 feet at 35 feet	10 feet at 35 feet
FAR	4:1	3:1	4.5:1
Minimum Setbacks Front/Side/Rear	0/Varies up to 14 feet /Varies up to 14 feet	0/0/0	0/0/0
Coverage	85% of site area	100% of site area	100% of site area
Ground Floor Retail	No	Yes	Yes
Office	No	Yes	Yes



RH Development Allowed by Right at 4:1 FAR and 85% Building Coverage



CM3 Allowed by Right at 3:1 FAR and 100% Building Coverage



CM3 Allowed with Housing Bonus at 4.5:1 FAR and 100% Building Coverage

Please contact Justin Fallon Dollard, PPS Project Manager with questions or requests for additional information, [jdollard@pps.net](mailto:jdollard@pps.net) or 503-916-3998.

Regards,

Sara King AICP  
PPS Director of Planning and Asset Management