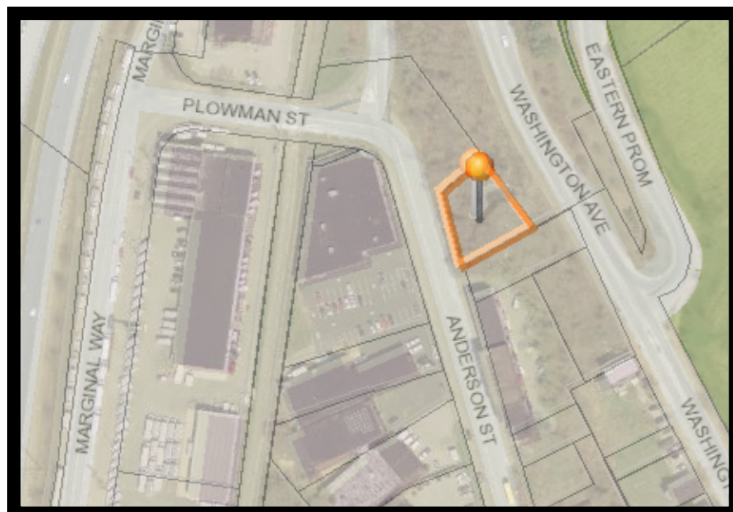


The vacant parcel at 233 Anderson is currently located in *both* the IL-b and B1-b zones. We are requesting a Zone Map Amendment in order to bring our entire site into the B1-b Zone. In keeping with the Planning Board’s thoughtful approach of evaluating surrounding parcels when considering any zone change, we have graphically included the adjacent, City-owned parcel located to the northwest of 233 Andersen Street in our proposal. By including the adjacent parcel, a cleaner, more regular IL-b and B1-b delineation is achieved.

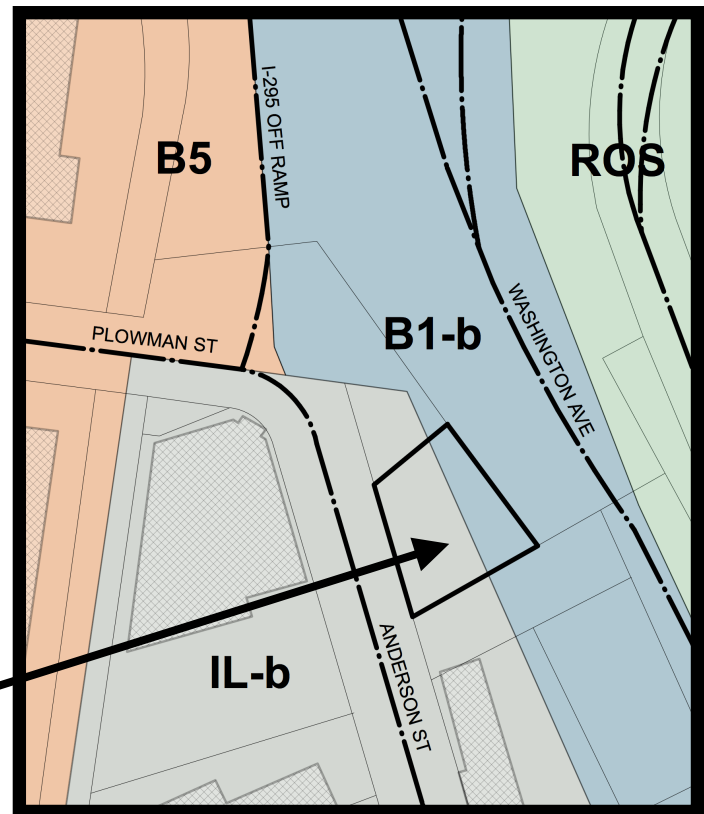
233 Anderson Street is noted in the graphic below with an orange pin. The orange outline represents the 233 Anderson Street parcel, CBL #10-A-40. The lot is near the corner of Anderson and Plowman Streets, just south of the foot of the Southbound I-295 off-ramp at Exit 8, and “below” Washington Avenue.



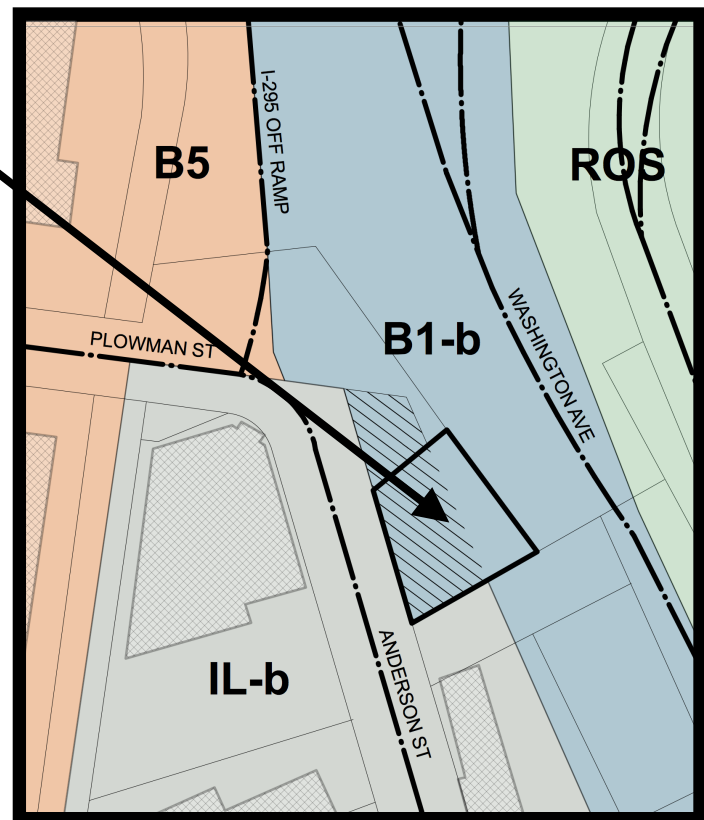
This area of East Bayside is at the confluence of the IL-b, B1-b, and B5 zones, adjacent to the ROS. While the entire area of Bayside is ripe for a thorough zoning review, the parcel at 233 Andersen Street is a bit more straightforward in its logical zoning solution.

The line of demarcation between the two zones on the parcel (IL-b and B1-b) runs parallel to Washington Avenue, with the IL-b zone extending along Anderson Avenue for only an additional 81' +/- (over City-owned property) before transitioning to the adjacent B5 zone. The B5 zone is within 125' of the parcel, which allows mixed commercial use, including multi-family residential. The B1-b zone allows mixed commercial use, including multi-family residential. A chart of allowed uses is included on the following page.

**EXISTING ZONE MAP**  
Split IL-b & B1-b Zones

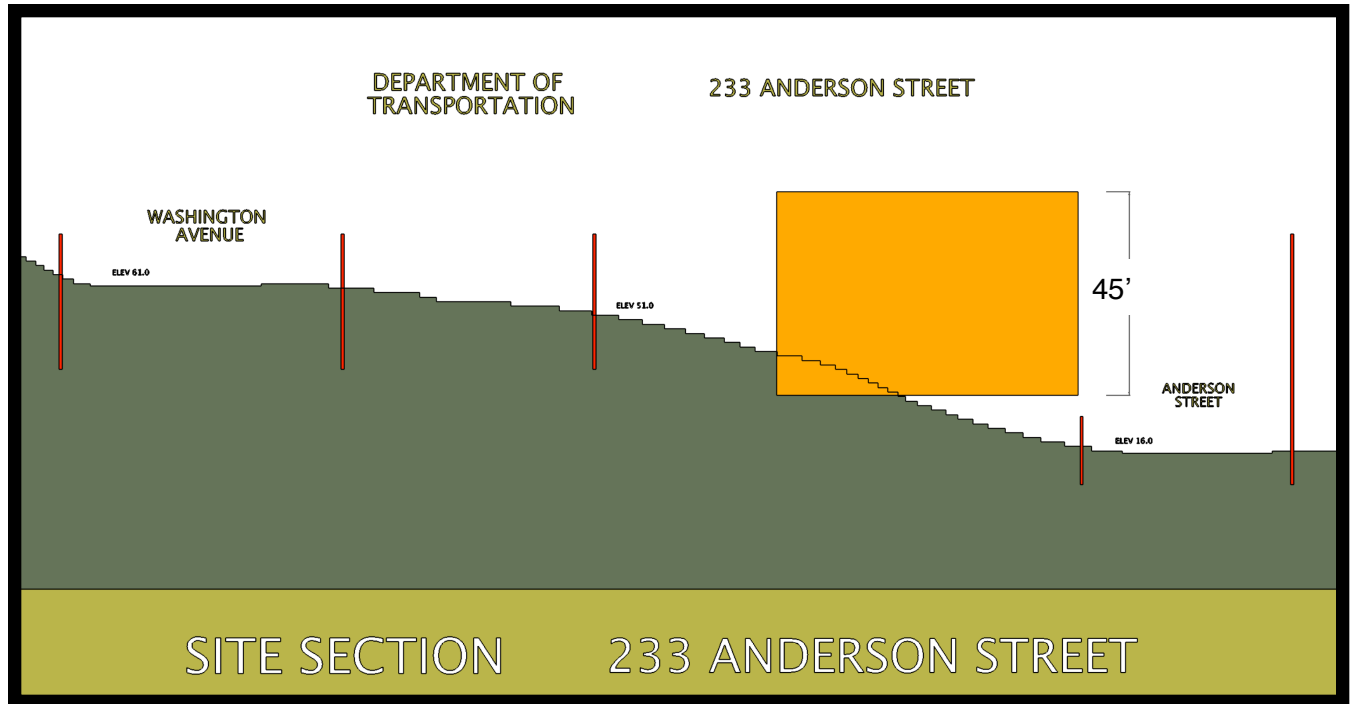


**PROPOSED ZONE MAP**  
Change to Single B1-b Zone



The hatched light blue area is the proposed zone map change for the parcel at 233 Andersen Street and the adjacent City-owned parcel. Of course, we are only proposing the map amendment for the parcel of which we have right, title, or interest, but felt it prudent to illustrate the potential area that the Planning Board is likely to consider, particularly because it is City-owned land.

233 Anderson Street has a relatively imposing slope over the entire length of the parcel that significantly limits the ability of the site to be developed as currently zoned, particularly with a grade difference in excess of 35' in the downhill, IL-b zone. The elevation at the property line along Anderson Street is approximately 16' and steadily climbs up to 58' at the rear property line. For reference, a 45' building height is shown for scale in the graphic of a typical section through the site, below.



The specific purpose of the IL-b Zone, as stated in the Ordinance is “to provide areas in which low impact industrial uses and limited other uses serving employees and residents of the surrounding neighborhood will be compatible with adjacent residential uses, will provide a buffer between residential neighborhoods and the I-M or I-H industrial zones, or will stand alone as a smaller scale industrial district”. Although we concur that the purpose of IL-b zone is laudable, its application on this specific site is incongruous with its intent, particularly as it relates to the dimensional requirements as stated in Section 14-234.

The dimensional standards of the IL-b zone are most problematic as they relate to pavement setback from the lot boundaries, as it pushes the required site circulation deeper into the site, and deeper into the hill. The site currently zoned IL-b averages approximately 60' deep; a 15' pavement setback from the lot boundary restricts vehicular circulation dramatically, while limiting the (likely single story) building footprint even more so. These dimensional restrictions simply prohibit the development intent of the IL-b zone on this site.

The dimensional standards vary little between the B1-b and IL-b zones, with the important exception of the pavement setback:

Applicable Dimensional Standards	B1-b	IL-b
Maximum Impervious Surface Ratio	90%	100%
<b>Maximum Building Height</b>	<b>45'</b>	<b>45'</b>
Minimum Side Yard	None	None
Rear Yard	None	None
Front Yard	None	None
Maximum Front Yard	10'	n/a
Pavement Setback	n/a	15'
Minimum Lot Area per Dwelling Unit	435 sf	n/a

The proposed map amendment from IL-b to B1-b for the lower portion of the site along Anderson Street has little impact on the likely allowable uses of the site, with the obvious exception of residential use—which is already allowed on the rear portion of the site. The following chart compares allowable uses between the IL-b and the B1-b, with restrictions or conditions noted with an asterisk and specifically prohibited uses in the IL-b Zone noted in red.

Given the size and slope of the site at 233 Anderson Street, many of the permitted uses in the IL-b Zone would not be feasible. Below is the same chart of uses, simplified to illustrate the *most likely uses* for the parcel, with the proposed map amendment.

**MOST PROBABLE USES  
Due to Site Constraints, Slope, & Location**

Permitted Uses	B1-b	IL-b
<b>Multifamily housing</b>	✓	☐
Live/work spaces	✓	☐
General business & professional offices*	✓	☐
Personal Services (per 14-47)	✓	☐
Offices of building tradesmen	✓	✓
General retail establishments*	✓	☐
Beverage dealers*	✓	☐
Artists' Studios	✓	✓
Restaurants on ground floor*	✓	☐
Accessory uses	☐	✓
Bakeries, breweries, distilleries, commercial kitchens w/ minor retail	☐	✓
Research and development	☐	✓
<b>Uses prohibited in IL-b are noted in Red.</b>		
* with restrictions or conditions		

Permitted Uses	B1-b	IL-b
<b>1- and 2-family homes</b>	✓	☐
<b>Multifamily housing</b>	✓	☐
Live/work spaces	✓	☐
General business & professional offices*	✓	☐
Personal Services (per 14-47)	✓	☐
Offices of building tradesmen	✓	✓
General retail establishments*	✓	☐
Beverage dealers*	✓	☐
Artists' Studios	✓	✓
Restaurants on ground floor*	✓	☐
Lodging Houses	✓	☐
Utility Substations	✓	✓
Day Care facilities	✓	✓
Accessory uses (per 14-404)	✓	☐
Accessory uses	☐	✓
Municipal Offices	✓	☐
Bed & Breakfasts*	✓	☐
Hostels	✓	☐
Places of religious assembly <10,000 sf	✓	✓
Institutional: Schools (pre-k - 12)	✓	☐
Neighborhood Center	✓	☐
Clinic < 3,000 sf	✓	☐
Wind energy systems	✓	✓
Bakeries, breweries, distilleries, commercial kitchens w/ minor retail	☐	✓
Research and development	☐	✓
Indoor amusement and recreation centers	☐	✓
Plant & Tree Nurseries, including recycling	☐	✓
Lumber Yards	☐	✓
Repair Services, excluding motor vehicle repair	☐	✓
Daries	☐	✓
Dog Training	☐	✓
Intermodal transportation facilities	☐	✓
Marinas	☐	✓
Distribution centers, warehouses, & wholesale businesses <10,000 sf	☐	✓
Back Office uses	☐	✓
Registered medical marijuana cultivation facility	☐	✓
Neighborhood Center	☐	✓
Street vendors (food trucks)*	☐	✓
<b>Concert Hall</b>	☐	☐
<b>Banquet Facility</b>	☐	☐
<b>Office Uses (other than back offices or accessory to permitted use)</b>	☐	☐
<b>Intense Industrial Use</b>	☐	☐
<b>Uses prohibited in IL-b are noted in Red.</b>		
* with restrictions or conditions		

In closing, the proposed map amendment from a split B1-b/IL-b to a single, B1-b site allows the property to be appropriately developed in concert with the stated objectives of the newly adopted Comprehensive Plan. Our goal is to provide an active commercial use in the base of the building with 12 residential units above. The exact use and size of the commercial spaces is yet to be determined, as is the precise number of live/work units and apartments in the above residential use. The overarching goal is to provide generously sized two-bedroom units, live/work units, and on-site parking, all within the confines of the B1-b Zone dimensional standards and a powerful design worthy of this newly enlivened neighborhood. We firmly believe that the proposed map amendment is in keeping with Portland's Comprehensive Plan and takes great steps in moving us toward the livable City we envision for 2030.

The following are some highlights relating to Portland's Plan:



### Equitable

This proposal is reasonable and **equitable** because the map change does not try to maximize the build ability of the site by requesting the nearby B-5 Zone—it simply brings a physically challenging site completely under one zone and maintains and supports the fabric of the existing East Bayside Neighborhood.



### Sustainable

The proposed building, when reviewed during Site Plan Review, will demonstrate our commitment to planning for sea level rise and smart growth. Zone changes of this type are **sustainable** and logical, enabling our City to grow wisely, properly developing vacant land that has environmental challenges.



### Dynamic

While the site is not in an Historic District, it does have a significant visual presence at the base of Munjoy Hill. We hope to present an interesting architectural design during Site Plan Review that becomes a **dynamic** part of the lively neighborhood, with nearby access to the Portland Trails System.



### Secure

Views of Back Cove will be shared by the proposed residential units, as well as the commercial space(s) at the base of the building. Along with long water and mountain views will come views of the developing Bayside Area. The vibrancy of the area will be visible from the security of well-appointed apartments, at over 1,000 square feet per unit, providing much-needed larger-format housing on the peninsula.

The livability and walkability of the area cannot be overstated. An engaged community of active residents and commercial users provides a **secure** neighborhood unparalleled in its activity and safety.



### Authentic

**Authentic** materials will be used in the building, with particular consideration given to the expression of the materials throughout the facades.

With nearly direct access to I-295, steps from Metro and Breez, and the upcoming bike shares, this site is inextricably **connected** to the City of Portland and specifically, to the East Bayside Neighborhood.



### Connected

**Community Engagement** - On August 22, 2017, we met with the East Bayside Neighborhood Association to ask what the neighborhood would like to see developed. Now, we look forward to discussing this you.