

Project Contact Information

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Project Data

Owner: Self Enhancement, Inc. (SEI)

Address: 9801 NE 13th Avenue, Unit C, Portland, OR 97211

Project Summary

The subject property (referenced as parcel 1N1E2C00200, Property ID R314263) is located at 9801 NE 13th Avenue in northeast Portland. The site is a 6.48 acre property and is bordered by City owned Bureau of Environmental Services (BES) land on the west, private development (i.e., South Shore Acres Subdivision) on the north, NE 13th Avenue on the east and private development (i.e., Meadow Addition Subdivision) on the south.

The entire subject property is zoned **R10hxz** which comprises of a residential base zone with several overlay zones. This applicable base zone/overlay zones include:

- **R10:** 1 lot per 10,000 ft²
- **Aircraft Landing (h):** The Aircraft Landing (h) overlay zone provides safer operating conditions for aircraft in the vicinity of Portland International Airport by limiting the height of structures and vegetation.
- **Portland International Airport Noise Impact (x):** The Portland International Airport Noise Impact (x) overlay zone reduces the impact of aircraft noise on development within the noise impact area surrounding the Portland International Airport . The zone achieves this by limiting residential densities and by requiring noise insulation, noise disclosure statements, and noise easements.
- **Constrained Sites (z):** The Constrained Sites (z) overlay zone reduces development allowances on single dwelling zoned lots that have certain development constraints, such as natural resources or land hazards. These constraints make the lots less suited for additional dwelling units.

In addition, a small portion of the site along the southern boundary contains environmental overlay zone: This is defined as:

- **Environmental Conservation (c):** The Environmental Conservation overlay zone is applied wherever the City determines that significant resources and functional values are present.

Within the R-10 zone, a wide variety of attached and detached residential housing products are allowed . This include attached homes, duplexes, triplexes, fourplexes and multi-dwelling structures.

Given there is a considerable amount of land that is deemed “constrained”, the Owner will be pursuing a Planned Development (PD) with a concurrent Environmental Review (ER). The Planned Development regulations provide an opportunity for innovative and creative development that allows for additional housing types and uses and the transfer of density to different portions of a site. Through the Planned Development (PD) option, the City will allow 2x the maximum density or 56 units.

The proposed development will include the construction of forty nine (49) housing units erected in two (2) phases:

Phase I will include the development of 31 residential units consisting of the following:

- Twenty Four (24) townhouse units (six buildings containing four attached units each);
- Four (4) duplex units (2 buildings with 2 attached units each);
- Three (3) detached units;
- On-Site Parking (52 off street stalls);
- Site landscaping;
- Boardwalk/pathway system;
- Wetland restoration and enhancement; and
- NE 13th Avenue frontage improvements.

Phase II will include the development of 18 residential units consisting of the following:

- Four (4) townhouse units (one building containing four attached units);
- Six (6) duplex units (3 buildings with 2 attached units each);
- Eight (8) detached units;
- Community Building;
- On-Site Parking (43 off street stalls);
- Site landscaping;
- Boardwalk/pathway system; and
- Wetland restoration and enhancement.

This project will be processed through a type III procedure which includes a recommendation from the Director/Staff and a decision by the Hearings Officer.