

LAND FOR SALE

IDEAL DEVELOPMENT OPPORTUNITY IN PORTLAND

14650 E Burnside St, Portland, OR 97233



OFFERING SUMMARY

SALE PRICE:	\$768,000
LOT SIZE:	9,030 SF
ZONING:	Residential Multi-Dwelling 3 (RM3)
MAX BUILD HEIGHT	100 FT
MARKET:	Portland
PRICE / SF:	\$85.05

PROPERTY OVERVIEW

Rare 0.2 acres available for development on busy East Burnside Street. Zoned RM3, up to 64 units can be built on this parcel. The property lies across the street from a Max Blue Line stop, and in close proximity to the I-84 and I-205 interchange. David Douglas High School and Glenfair Elementary are within easy walking distance making for the perfect multifamily or mixed use building. Big box retail, grocery stores, restaurants, and childcare services are all within a short drive.

PROPERTY HIGHLIGHTS

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KELLERWILLIAMS, REALTY

16365 Boones Ferry Rd, Lake Oswego, OR 97035
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RM3 USES TABLE

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Residential Multi-Dwelling 3 (RM3)

This property is zoned Residential Multi-Dwelling 3 (RM3). The following are the Allowed Uses and Limited/Conditional Uses that the City would accept for the future owner of this property.

The RM3 zone is a medium to high density multi-dwelling zone applied near the Central City, and in centers, station areas, and along civic corridors that are served by frequent transit and are close to commercial services. It is intended for compact, urban development with a high percentage of building coverage and a strong building orientation to the pedestrian environment of streets. This zone is intended for areas where the established residential character includes landscaped front setbacks. Allowed housing is characterized by mid-rise buildings up to six stories tall. The Design overlay zone is applied to this zone.

To learn more about this zoning, visit:

<https://www.portlandmaps.com/bps/zoning/#/zones/base/RM3>

Specific allowable uses include the following:

Allowed	Limited/Conditional
Household Living	Retail Sales And Service
Group Living	Office
Parks And Open Areas	Basic Utilities
	Community Service
	Schools
	Colleges
	Medical Centers
	Religious Institutions
	Daycare
	Agriculture

SITE ANALYSIS AND ZONING REVIEW

14650 E Burnside St, Portland, OR 97233



Site Analysis and Zoning Review

This report and analysis is based on McGuirl Designs and Architecture's reading of the published codes. For a more in depth analysis, the city of Portland offers an Early Assistance review process, in which they will provide a full report from all the city development branches. Branches such as the Portland Bureau of Transportation can have significant impacts on project opportunities due to Right-of-Way dedications and Capital Improvement requirements. This report has been prepared by a private design firm not associated with the City of Portland and does not constitute any official rulings made by the jurisdiction. Additionally, our Design Analysis' have been conducted based on the current property configuration without surveys.

Permit Information:

No observable Land Use permits that may impact this study.

Zoning Information:

- **BASE ZONE:**
RM3 – Residential Multi-Dwelling 3
RM3 - The RM3 zone is a medium- to high-density multi-dwelling zone applied near the Central City, and in centers, station areas, and along civic corridors. Housing is characterized by a high percentage of building coverage, with building setbacks that provide a green street frontage. Allowed housing is characterized by mid-rise buildings, typically from 3 to 6 stories.
- **OVERLAY:**
d – Design
- **COMP PLAN:**
MD-U - Multi-Dwelling - Urban Center
- **HISTORIC DISTRICT:**
n/a
- **CONSERVATION DISTRICT:**
n/a
- **PLAN DISTRICT:**
EC - East Corridor
- **NATURAL RESOURCE MANAGEMENT DISTRICT:**
n/a
- **URBAN RENEWAL:**
n/a
- **PUBLIC TRANSPORTATION:**
MAX Blue Line located within proximity of site.
- **UTILITIES:**
Water Availability: Water meter observed on Burnside. Unable to identify location and size of water main
Sewer Availability: Burnside has an 8" main with an existing lateral connected to the property.

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Power Availability: Burnside has overhead power in front of the property and it appears to have a 3-phase main with a single phase local. Please note that power lines require clearances from people and buildings during construction and after construction, which may directly impact the building layout.

Capital Improvement Projects:

No observable capital improvement projects are underway at this time directly adjacent to the property.

Right-Of-Way Information:

E Burnside St

- Classifications:
 - Transit: Regional/Major
 - Traffic: Neighborhood Collector
 - Emergency: Secondary
 - Street Design: Neighborhood Main St
 - Bicycle Class: Major City
 - Bicycle District: No
 - Pedestrian Class: Major City Walkway
 - Pedestrian District: Yes
 - Freight Class: Local Service

Overall Width: 100FT (per Quarter Section)

Pedestrian Corridor Width/Configuration: ~8FT Width with a maybe a Curb Tight configuration. (fully concrete).

Possibly a 7FT dedication will be required to obtain a 15FT corridor.

Zoning Information:

- **BASE ZONE: RM3 – RESIDENTIAL MULTI-DWELLING 3**
 - Maximum Floor Area Ratio: 2:1 (18,060 SF)
 - w/ Bonus FAR: 4:1 (36,120 SF)
 - Maximum Building Height: 65FT
 - Maximum Building Coverage: 85% (7,080 SF)
 - (max building coverage is determined after dedications have been made.)
 - Setbacks:
 - North (street): 10FT
 - West: 5/10FT ⁽¹⁾
 - East: 5/10FT ⁽¹⁾
 - South: 5/10FT ⁽¹⁾

(1) 5FT for buildings up to 55FT in height. 10FT for buildings over 55FT in height.
- **PLAN DISTRICT: EC – EAST CORRIDOR**

Maximum Floor Area Ratio: 4:1 (36,120 SF)
Maximum Building Height: 100FT

SITE ANALYSIS AND ZONING REVIEW

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Design Options:

BASE OPTION: BUILDING MAXIMIZED WITH AFFORDABLE HOUSING

This scenario assumes the following:

- Vehicular entrance (loading zone) off of Burnside, with a turn table configuration
- Multi-family lobby/entrance on Burnside
- Upper Floors area consists of all multi-family units

Assumed Stories Above Grade: 5

Assumed Stories below Grade: 1

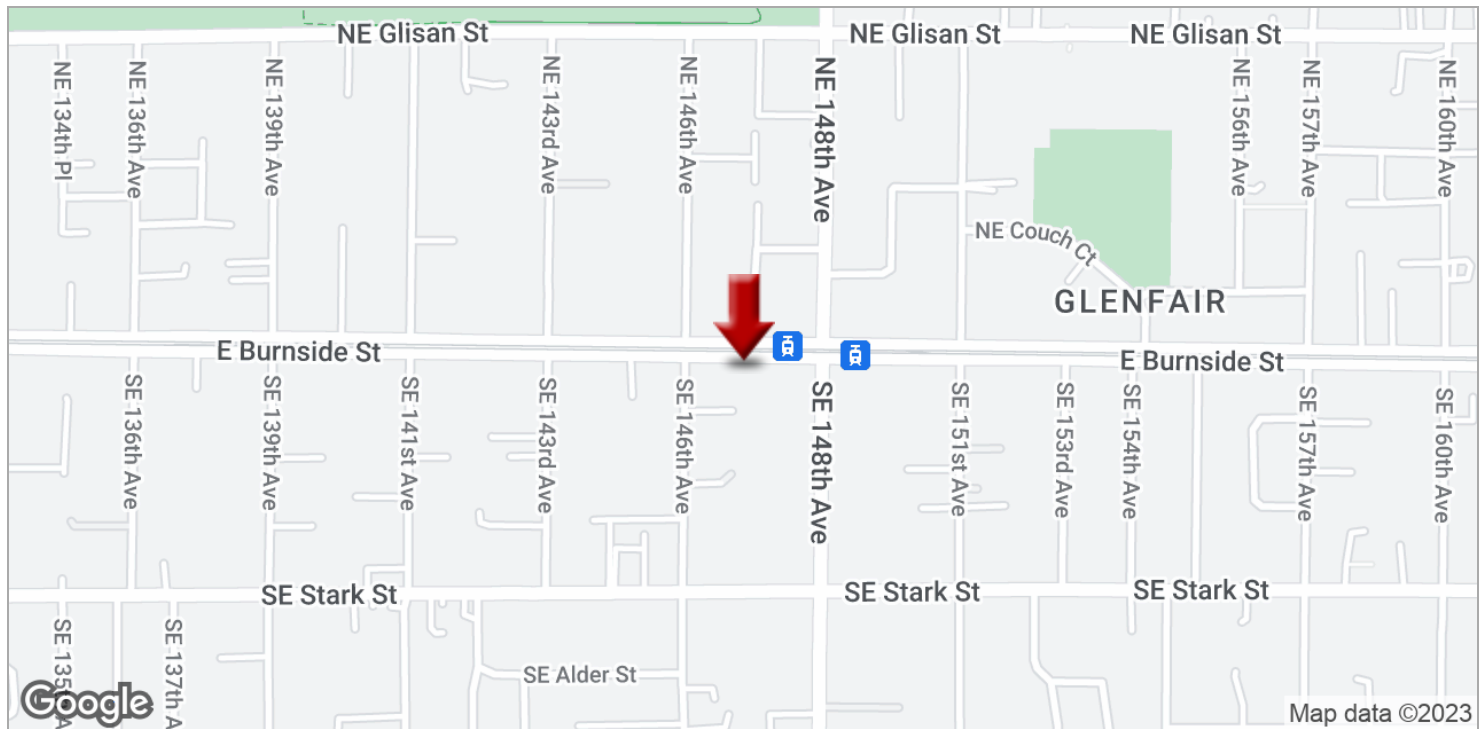
Total Building SF: 38,340 GSF

Dwelling Units: ~64 Units

Qty of Loading Zones: 1

LOCATION MAPS

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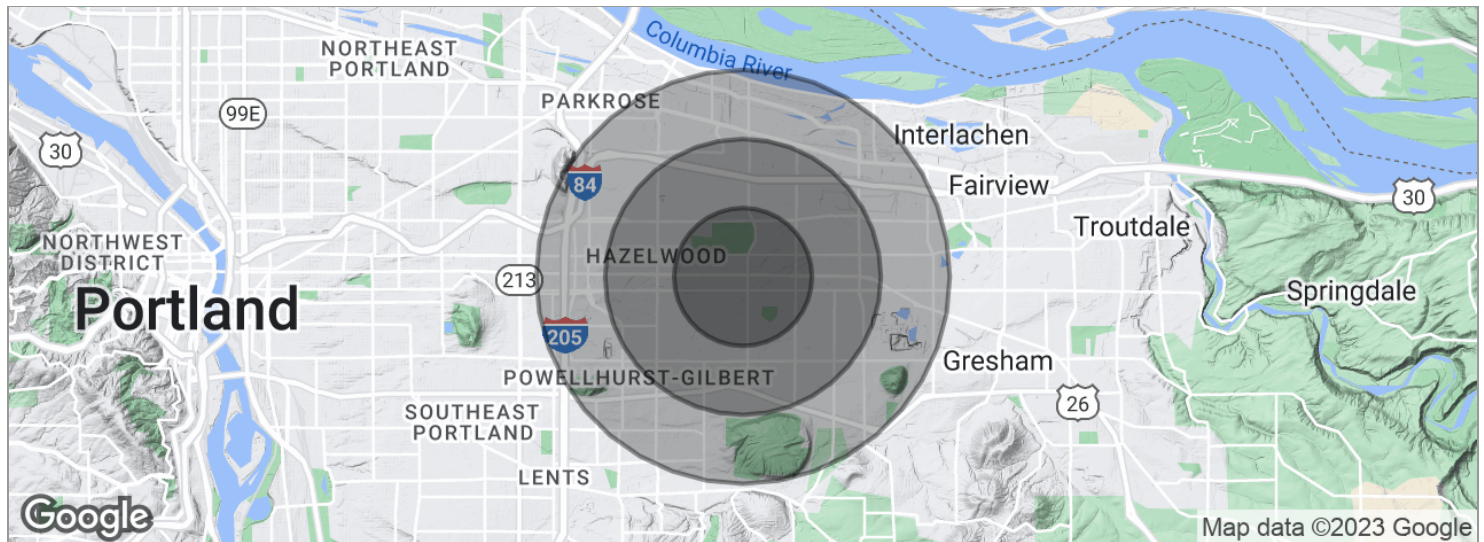
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DEMOGRAPHICS

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POPULATION	1 MILE	2 MILES	3 MILES
Total population	20,565	80,861	154,638
Median age	32.4	34.3	34.4
Median age (male)	33.7	35.0	34.9
Median age (Female)	31.7	34.0	34.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	7,643	29,996	57,352
# of persons per HH	2.7	2.7	2.7
Average HH income	\$48,662	\$52,852	\$52,158
Average house value	\$239,934	\$231,533	\$225,443

* Demographic data derived from 2020 ACS - US Census

RETAILER MAP

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PORTLAND, OR

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