

To: Planning and Sustainability Commission
Re: Nonconforming commercial needing redesignating

Dear Commissioners:

Here are two properties at the corner of SE Cesar Chavez and SE Franklin that should be looked at for a Comp Plan designation and zone change during the Comprehensive Plan update:



3848 SE Franklin, on the SW corner, was built in 1960. It's a sort of general office use, with three units facing Franklin. It's been general fully rented in my memory. It's zoned R-2.5 as is the house south of it. The rest of the stretch from there to Powell is R-1 and CG.

3235 SE Cesar Chavez, on the NW corner, built in 1913 (or later modified) as a store with residential over it, has had a spotty commercial use. Apparently it's residential above. There's a yoga studio occupying all of the ground floor now, I believe. Zoned R-5 with Comp Plan designation R 2.5.

Both of these properties form a small commercial node, with the notable amenity of a pedestrian crossing of Chavez at Franklin. They are close enough to Powell to serve as an extension of that commercial district. As such, I would think they could be at least Mixed Use - Neighborhood, if not Mixed Use - Urban Center, like the node at Chavez and Lincoln to the north or like Powell to the south. They're too close to Powell to really be Mixed Use-Dispersed.

It's worth noting that Powell and Chavez is likely going to be a station area on the Powell/Division High Capacity Transit corridor. Also worth noting that one of the rare signalized pedestrian crossings of Cesar Chavez is at Franklin, giving this corner more utility as a commercial site.

Hope this is useful.

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