

To: Planning and Sustainability Commission

Re: Two neighborhood sites where corner stores are nonconforming in residential zones.

Dear Commissioners:

I submit here two sites which have a history of commercial use, and are currently zoned R-2.5. I believe these should both be redesignated Mixed Use-neighborhood in the Comprehensive Plan Update, and zoned for the appropriate Mixed Use zone, when those are developed.

The first one is the corner store (with residential above?), at SE 34th and Clinton. The address is **3400 SE Clinton**. It's zoned R 2.5 along with the surrounding blocks. The building is from 1914, and was probably always a store. Currently it's the "Clinton Market and Growler Fill Station". (Very good selection) This is on the old Clinton St. streetcar line.



The second one, is right down the street, at the corner of 41st and Clinton. This was the end of the Clinton Street streetcar line. With recent paving work on Clinton, you could see the tracks were still there, ending abruptly at 41st. The conductor reversed the trolley pole, and the car headed back to town. The building, at **4039 SE Clinton**, is from 1933. I believe the streetcar was still running then. The site is zoned R2.5 like the surrounding lots. The current tenant, "Area 41", an antique and collectable store, has been there for several years.



Here the owner is repainting his sign.

I hope this is useful information to you.

Sincerely

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