

PORTLAND NURSERY

September 3, 2014

Planning and Sustainability Commission
1900 SW 4th Avenue
Portland, Oregon 97201-5380

RE: Portland comprehensive Plan Map update, 5050 SE Stark St.

Who we are: Portland Nursery is a family-owned garden center with two Southeast Portland locations, both approximately five acres. In 1980, we purchased Portland Wholesale Nursery and began operations at 5050 SE Stark St. The Division site was established by Jeibmann Greenhouses in 1926. In 1991, we purchased the 9000 SE Division property, which was neglected, and returned it to a thriving property.

This past spring Portland Nursery employed over 100 people, primarily full time and predominantly Portland residents. This year we are number 24 on the list of Top 50 Independent Garden Centers.

What we mean to Portland: Portland Nursery is known for vast plant selection, highly educated staff, and a commitment to community.

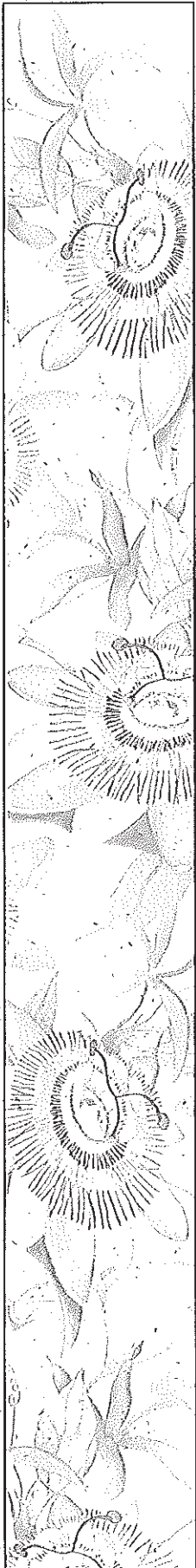
We provide Portland residents with the opportunity to plant diverse landscapes, and source the majority of the plants locally. Because of the selection we offer, we fill a niche within city limits that small garden centers and big box stores do not fill.

We pride ourselves on our efforts to support the community. In 2013, Portland Nursery made donations to over 400 schools and community organizations. These donations range from seeds and vegetable starts for school gardening programs, to hosting Impact Northwest's annual fund raising dinner and auction. We provide Portland residents with over 200 free gardening classes each year.

Celebrating 100 years! | www.portlandnursery.com

5050 SE Stark | Portland, OR 97215 | TEL (503) 231-5050 | FAX (503) 231-7123

9000 SE Division | Portland, OR 97266 | TEL (503) 788-9000 | FAX (503) 788-9002



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Our Annual Apple Tasting is a free community event currently in its 27th year; and has become a well-known Portland tradition.

What we need: Portland Nursery has been part of Portland for over 100 years. The city has grown up around us, and over the years zoning laws changes have blocked necessary upgrades to our business.

Our Stark Street property (Tax Lots 1300, 1200, and 1201) is split across the middle; commercial zoning covers the parking lot on the north side, and residential covers the remainder, including the store building and sales yard. The property is under a single ownership. The southern residential designated half is accessible only by a 20 foot unimproved right-of-way where our neighbors have planted their gardens. The south side is adjacent to a large school.

In 1991, zoning changes discontinued conditional uses on R-zoned property for retail garden centers. We became non-conforming, unable to update and improve our facilities.

We are a successful commercial operation and an irreplaceable asset providing Horticultural Diversity to the City of Roses; our business cannot prosper with split zoning, please make our property one designation, Mixed Use – Neighborhood.

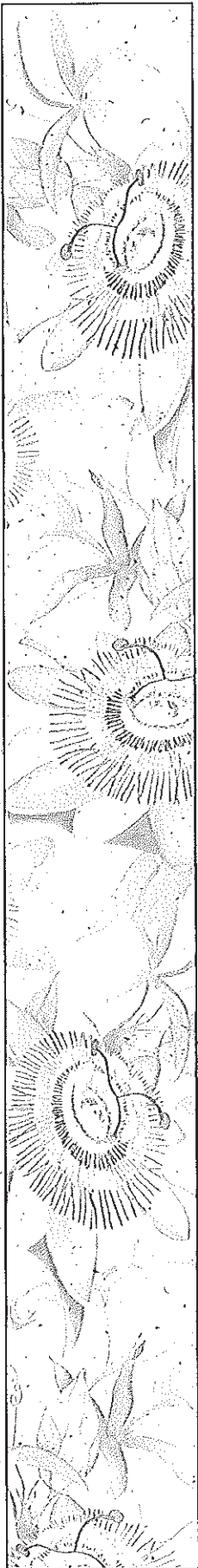
Thank you for your time and consideration,

The Portland Nursery Family – Jon Denney, Carol Finney, Sara Ori and Jill Denney

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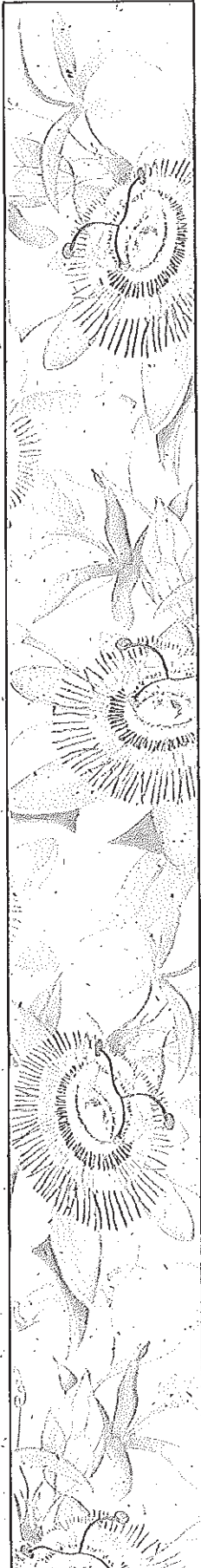
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What we need: The commercial zoning at our Division location has worked well on most of the site. We are non-conforming on the remaining portion currently used for our nursery. This needs to be rectified.

We need to plan for our future growth as an urban agriculture center. To do this, we would request Mixed Use Civic Corridor on the following adjoining tax lots that we own (Tax Lots: 2200, 2300, 2400 and 2500 and our neighbor Tax Lot 2100).

We need to make our nursery accessible from 92nd Ave to ease traffic flow and reduce conflicts at our Division Street entrance.

We own Tax Lots, 3300, 3200, 3100, 3000 and 4200 across Clinton to the south. The property is close to a new MAX Light Rail and needs to be developed at a density that supports the growth of surrounding residential land and commercial services. The current designation is Low Density Multi-Dwelling. We request that it be converted to High Density Multi-Dwelling.

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