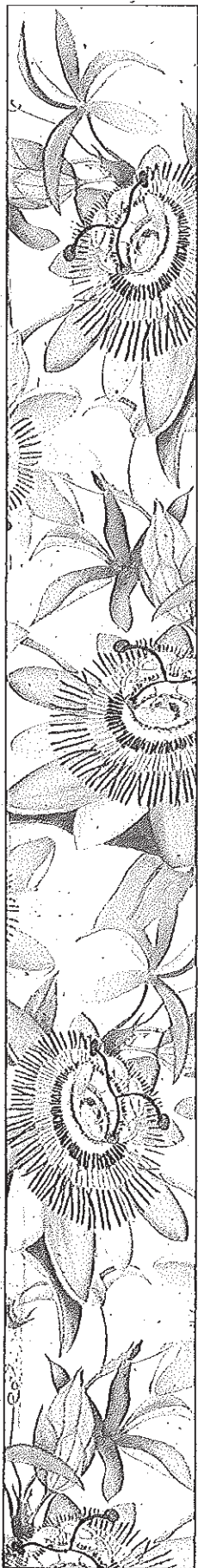


PORTLAND NURSERY

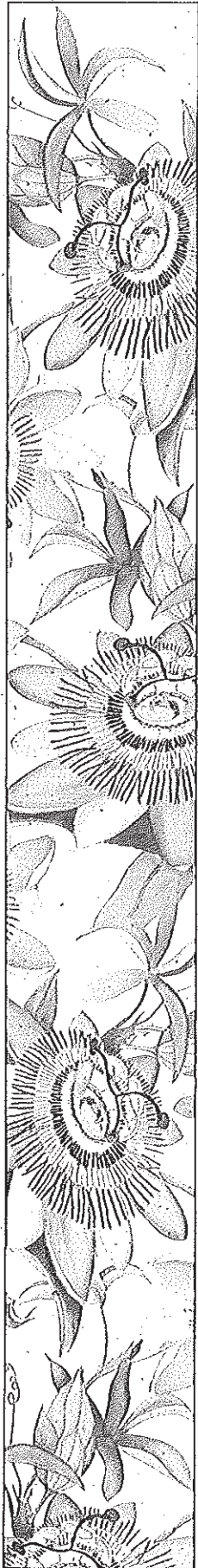


www.portlandnursery.com

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

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.

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PORTLAND NURSERY

September 3, 2014
Portland Nursery
Portland Comprehensive Plan Update
Testimony

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.**

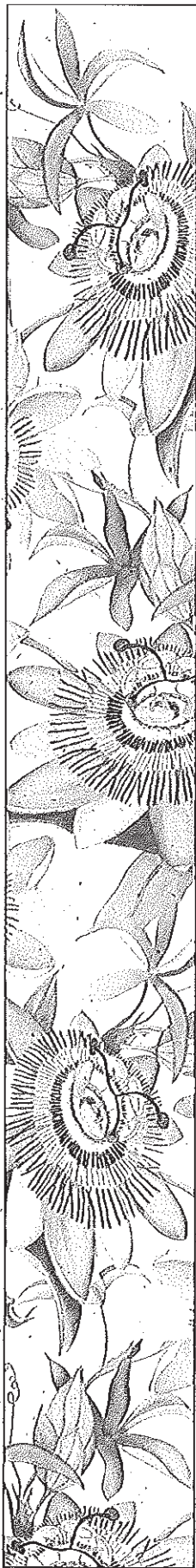
Thank you for your time and consideration,

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

www.portlandnursery.com

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



October 10, 2014

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

RE: Portland Nursery
9000 SE Division
5050 SE Stark

Urban agriculture and the enhancement the urban ecology are two of the most critical challenges and opportunities facing our cities. People are returning to urban areas and intensifying activities. A healthy ecology within requires an intensification of nature as well.

Portland Nursery is a unique asset and cannot be replicated within the dense urban fabric because of Portland's zoning and property ownership patterns.

My letter speaks to both the Division and Stark Street Nurseries. As a personal note, I grew up as a very small child in a nursery in Palo Alto, California with my step grandfather Nicki who was a nurseryman emigrated from England.

DIVISION

The staff proposal is an excellent beginning. The nursery would like to expand to and we present scenarios for expansion. The property deemed unnecessary for expansion should be designated for a higher residential density then the staff proposed for two reasons.

- (1) Proximity to the light rail and proposed high volume transit from Gresham to Portland.
- (2) The property is under a single ownership near a mixed use corridor and provides density without destabilizing single family neighborhoods.

STARK

The stark nursery is problematic. The nursery exists in a tight residential setting. The nursery provides canopy, a private park like setting, close access for neighbors to acquire unique plants, and an alternative to corporate provision of a much more limited selection of seeds, gardening equipment, plants, shrubs, and trees.

The nursery needs to grow, restore, and improve without constant land use approvals and the associated extreme costs.

We propose a designation that would result in the Neighborhood Commercial like zone for the entire property.

Peter Finley Fry
Portland Planning and Sustainability Commission
Portland Nursery

October 10, 2014

The staff has proposed a split zone on the property that violates the city's policy to not split zone a property and makes the nursery a non-conforming use.

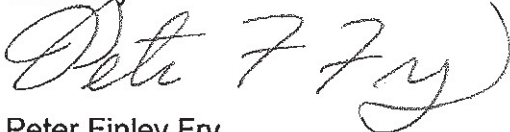
The staff has handicapped the property for fear that the nursery would go away and a large commercial invader would replace the nursery. The Portland Nursery will never go away because the nursery is at the center of the market where no new nurseries will ever exist. The policy and desire of Portland's citizens is to improve the ecology, not degrade it.

The split zoning creates a situation where the residential property behind the commercial can never be developed without destroying the nursery as the residential area has no access to the street system without creating a new street through what is now the nursery.

No commercial use would want to locate in a tight residential fabric with only one frontage. Commercial uses need two frontages as is illustrated by Walgreens on Stark and Cesar Chaves and Fred Meyer on Hawthorne and Cesar Chaves.

The fear of an unforeseen consequence if unfounded and would be blocked by the City of Portland in the very unlikely event that it would be attempted.

Sincerely



Peter Finley Fry

Cc Marty Stockton, Planner
Bureau of Planning and Sustainability



OREGON
ASSOCIATION OF
NURSERIES

29751
SW Town Center
Loop W

Wilsonville, OR
97070

Phone
503.682.5089

Toll-Free
1.800.342.6401

Fax
503.682.5099

Web
www.oan.org

October 8, 2014

Andre Baugh, Chair
City of Portland, Planning and Sustainability Commission
1900 SW 4th Ave, Suite 7100
Portland, Oregon 97201

Dear Mr. Baugh:

I am writing in support of one of our most innovative and sustainable members, Portland Nursery, and your deliberation of zoning requirements for their operation in the City of Portland. I am grateful for this opportunity to provide some information for the planning and sustainability commission's consideration.

It my understanding that the commission is reviewing the zoning regarding the property owned by Portland Nursery. I would like to give input on the importance of Portland Nursery continuing business within the city limits of Portland.

Portland Nursery supplies many Portland residents with diverse plant material that is otherwise limited, unless citizens drove outside of the city limits. Its acreage and size provides the community a local source of high quality plants, when taken home adds to the beauty and livability of our neighborhoods. Portland Nursery supports the local economy by buying over 95% of their products from within a 100 mile radius. They are one of the largest independent retail nurseries in the state, and therefore support many of our small wholesale growers.

I have been out to visit this operation on many occasions and appreciate the fact that we have a family, locally-owned business that attracts environmentally-conscious customers. They are also a good sized employer – with 70 full-time staff with a peak of over 100 full-time employees in high season, many of which have worked at Portland Nursery for over a decade. They hire smart, committed people who share their knowledge with the community. Because of the size of Portland Nursery, it is extremely unlikely that another local garden center would have the resources necessary to operate at the rate Portland Nursery does. A commercial piece of property their size would be far and few between within city limits, not to mention that the horticulture industry is not an easy business to start. Our industry is both urban and rural and it is my view that Portland Nursery provides easy access to city residents to utilize all modes of transportation

Education within the horticulture industry is one that should be fostered, Portland Nursery has always held education as a top priority, for this reason they have supported education in many facets. They donate to over 400 local schools and non-profit organizations each year, employ a full-time Community Outreach Coordinator and have played an active role in getting gardens into Portland schools.

Portland Nursery is truly an asset to Portland, one that will not easily be replaced. I would respectfully ask you and the members of the Planning and Sustainability Commission to provide this community leader, economic and environmental steward of the city, the designation they need to be a viable business. Thank you and hope you believe, like we do, that economic vitality can go hand in hand with sustainability and long-term environmental health.

Warm regards,

Jeff Stone, Executive Director
Oregon Association of Nurseries
29751 SW Town Center Loop, West
Wilsonville, Oregon 97070

Our Goals Align with Your Goals

Here are some of the goals listed in the City of Portland Bureau of Planning and Sustainability 2011-2013 Strategic Plan:

<p><u>Support local purchasing, resolve barriers to urban food production</u>, access and distribution in the zoning code, and establish metrics to serve as indicators of the regional food system.</p>	<ul style="list-style-type: none"> • The vast majority of our plant material is <u>sourced within 100 mile radius</u>. • We have sold <u>310,312 vegetable and herb starts and 151,025 seed packets to Portland residents</u> so far this year, encouraging urban food production.
<p>Serve as a <u>liaison to farmers' markets</u>, assist businesses in sourcing food locally, and <u>provide gardening and other food-related classes</u> for residents.</p>	<ul style="list-style-type: none"> • We offer <u>220 free gardening classes</u> per year. • We cover everything from vegetable garden basics to living roofs to tree pruning.
<p>Staff the Portland/Multnomah Food Policy Council, which advises the City and County on policy and programs to <u>strengthen the local food system</u>.</p>	<ul style="list-style-type: none"> • We <u>donate to over 400 local schools and non-profit organizations</u> each year, encouraging local food programs and education.
<p>Lead a multi-bureau effort to consolidate, modernize and streamline the City Code related to trees. Adopt new regulations and a <u>plan for education and technical assistance to preserve tree canopy and promote planting of additional trees</u> on public and private property.</p>	<ul style="list-style-type: none"> • We carry a large and <u>diverse selection of trees</u>, we actively promote the City's Treebate Program, and have been told we are one of your most successful partners. • Year to date we have sold <u>3,839 trees to Portland residents</u> and 7,713 native plants.
<p>To create and enhance a vibrant city, BPS combines the disciplines of planning and sustainability to advance Portland's diverse and <u>distinct neighborhoods</u>, promote a prosperous and <u>low-carbon economy</u>, and help ensure that people and the <u>natural environment</u> are healthy and integrated into the cityscape.</p>	<ul style="list-style-type: none"> • We feel <u>we have contributed to the distinct landscapes</u> in SE Portland. • Being in the city limits <u>reduces carbon emissions</u>, by reducing the need to travel to the outskirts to find a diverse plant offering.

5050 SE STARK ST - MT. TABOR - PORTLAND

[Explorer](#) | [Property](#) | [Maps](#) | [Projects](#) | [Crime](#) | [Census](#) | [Environmental](#) | [Transportation](#)

[Summary](#) | [Benchmarks](#) | [Businesses](#) | [Elevation](#) | [Fire](#) | [Hazard](#) | [Photo](#) | [Property](#) | [Tax Map](#) | [UGB](#) | [USB](#) | [Walkability](#) | [Zoning](#) | [Zip Code](#) | [Public Art](#)

Aerial Photo

2012 / '11 / '10 / '09 / '08 / '07 / '06 / '05 / '04 / '03 / '02 / '01 6" / 2' / 4' / 10' / 20' Streets: **On** Lots: **On** Dot: **On**



0 |-----| 200 FT

City of Portland, Corporate GIS

10/28/2014

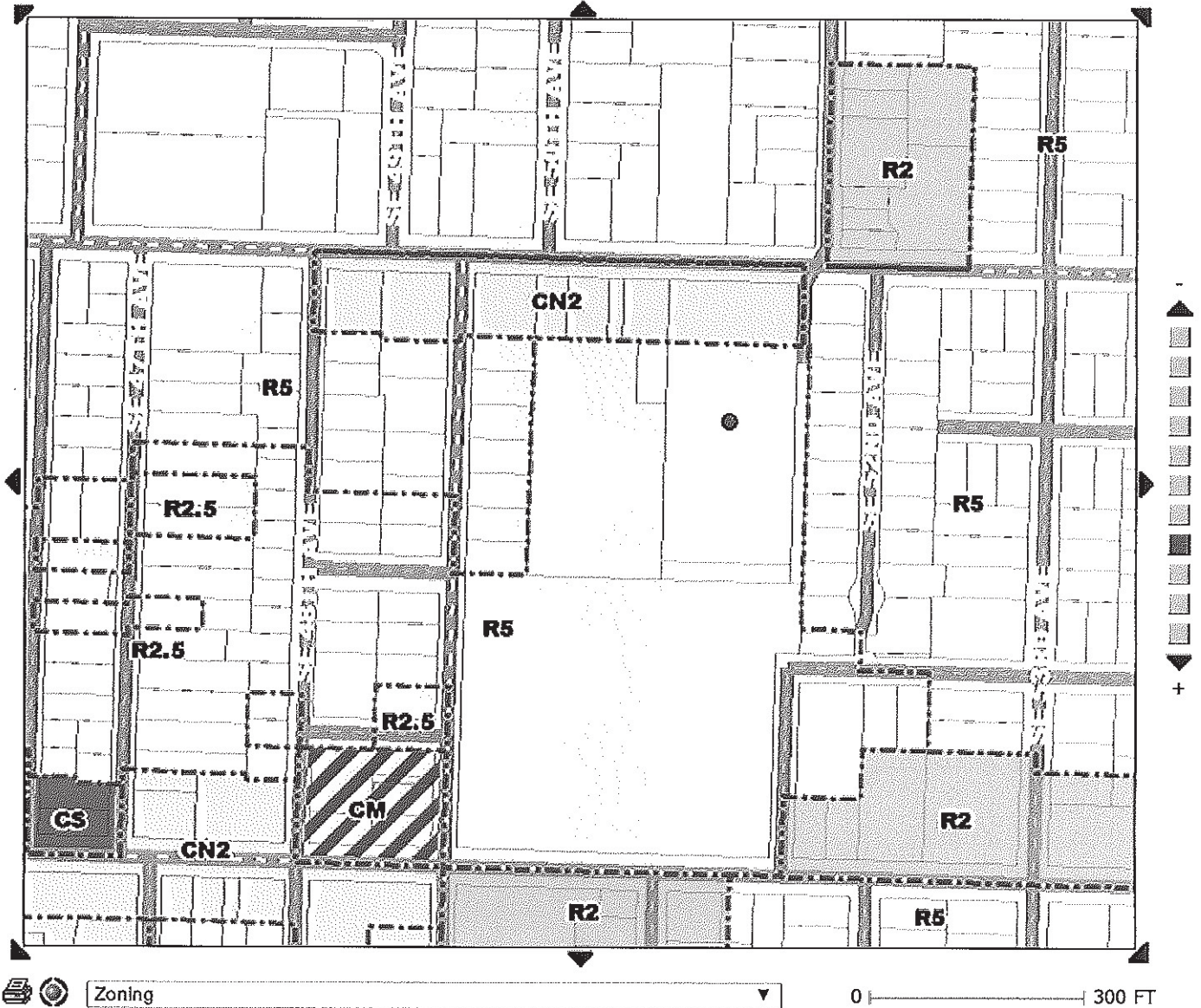
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5050 SE STARK ST - MT. TABOR
- PORTLAND

Explore the area, view different themes

Zoning Detail

Long -122.61084 Lat 45.51856



City of Portland, Corporate GIS

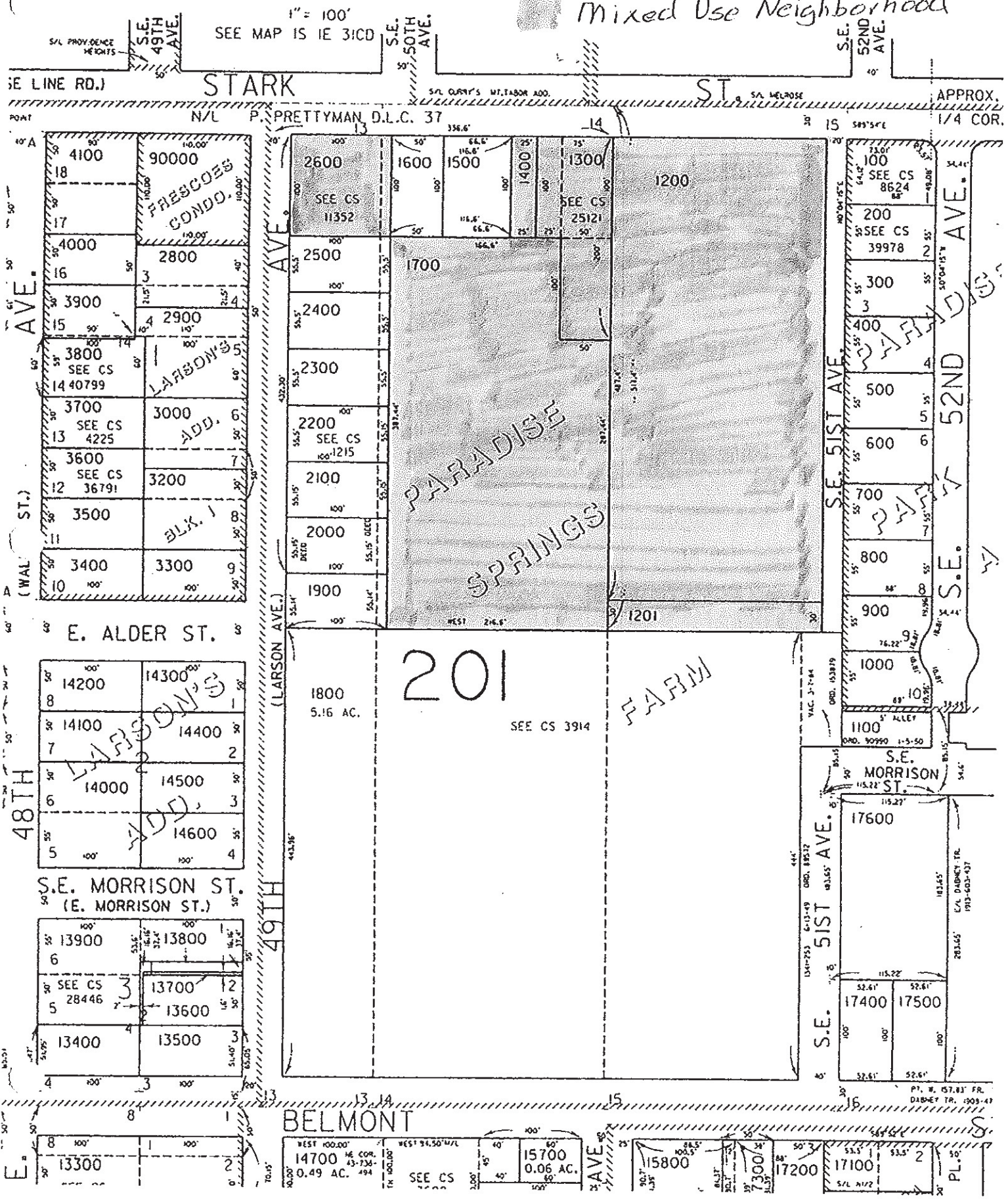
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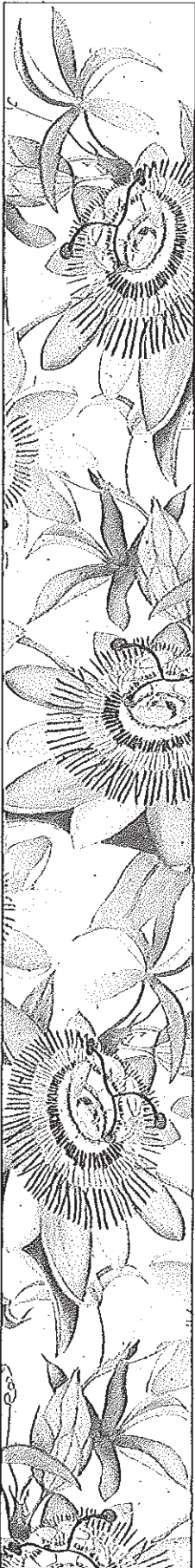
Portland Nursery 5050SE Stark

NE1/4 NW1/4 SEC. 6 T.1S. R.2E. W.M.
 MULTNOMAH COUNTY

Mixed Use Neighborhood



PORTLAND NURSERY



Portland Nursery Commitment to Mt Tabor Neighborhood

Mission: Enable Portland Nursery to thrive within the surrounding residential neighborhood without unforeseen consequences.

Portland Nursery Needs: Portland Nursery needs flexible commercial zoning on the entire property to allow nursery operation. The zoning needs to be consistent on the property because the south side is an integral part of the nursery's operation and is now non-conforming.

An ownership should not be split zoned. The south part cannot be developed because it is essentially land locked with a single 20 foot right-of-way to Stark, which is being used by neighborhood residents for backyard gardens.

Unforeseen Consequence: If Portland Nursery were ever to move or cease operations, they would leave behind a large commercial property abutting homes and a school.

Solution: Establish Commercial Neighborhood 2 on entire property.

Steps:

- 1) Comprehensive Plan change to Mixed Use Neighborhood for entire property.
- 2) Apply Commercial Neighborhood 2 (or similar new zone) to entire property.

www.portlandnursery.com

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796-
7700

Dec 17, 1991

Cary Pinard
Rm. 1002
1120 SW 5th
Portland, OR 97204

Dear Cary,

As we discussed on the phone, we as nurserymen can foresee a problem with the zoning changes effective January 1, 1991.

Our understanding from the permit center is that conditional uses are no longer allowed on R zoned property for retail nurseries; moreover restrictions and cost of zone changes make them virtually impossible. Although for the most part we see the changes as being an overall benefit for Portland Nursery. We feel it is a mistake and potentially damaging for the livability of the city. By this I mean existing nurseries in Portland, of which I can only think of Portland Nursery, Portland Greenhouse, Seven Dees on Powell, and for a limited time Kasch's on Tacoma, will be the only full line nurseries in the city. The new zoning will make it impossible for any new quality horticultural operations to locate or expand in the city of Portland.

Without the conditional use provision, none of the above mentioned nurseries would exist. They all have commercial frontage and adjoining residentially zoned sales area, with a conditional use or grandfather clause. Without the space for full line nurseries, the result will be:

- 1) color spots selling only the most common, high turn varieties.
- 2) reduced or no tree and shrub availability
- 3) reduction of variety in all plants that make the city landscape more livable

We as a company feel proud to be positive influence on the cleanliness and livability of Portland. There is no reason that flexibility should be written out of the city code to not allow the possibility for us to expand and prosper in Portland. The city can always say no to a conditional use. But with strong neighborhood support that we and many other nurseries have enjoyed as positive

contributors to the community, there is no reason to write an unconditional no in the code.

We do not want our next move or expansion to be outside the city, however, with this change in zoning, the city is forcing us to consider that in our planing.

We need your help to keep Portland the "CITY OF ROSES" in "THE NURSERY STATE". We can't rack, stack or pegboard plants the same as other retailers display their inventories. Our inventory is forced to be less space intensive and therefore less competitive for commercial space.

The retail nursery is a viable and necessary industry inside our city limits. Lets not keep driving it out into the EFU zones in the country. Lets keep Portland a center for urban horticulture.

Please do contact me if you have any questions.
Thank You.

Sincerely,
Portland Nursery
Portland Greenhouse

Jon J. Denney, President



CITY OF
PORTLAND, OREGON
BUREAU OF PLANNING

Mildred A. Schwab, Commissioner
Terry D. Sandblast, Director
621 S.W. Alder
Portland, Oregon 97205
(503) 248-4253

Code Administration 248-4250

Land Use 248-4260

Transportation Planning 248-4254

July 17, 1981

Mr. Jon J. Denney
Portland Wholesale Nursery
5050 S.E. Stark Street
Portland, Oregon 97215

Dear Mr. Denney:

You have asked me whether the terms of previous conditional-use approvals for Portland Wholesale Nursery at 5050 SE Stark Street permit you to sell nursery stock and supplies at retail as well as wholesale. My answer is "yes".

I have reviewed the history of conditional uses and other city actions on this property since 1959 and find that the question of retail versus wholesale operation has never been an issue. At various times in the past, the property has been described in conditional-use reports as being either a retail or wholesale nursery, but those conditional-use applications were for added greenhouses, lathhouses and, in one case, a warehouse. The warehouse was not permitted, since it was interpreted to be an industrial use which properly belonged in a manufacturing zone.

I find that the retail sales of nursery products has been a historic use of the site and, as far as I can determine, has not been challenged. It can, therefore, be reinstated as an intrinsic part of a nursery operation.

Sincerely,

Frank N. Frost, Chief Planner
Code Administration

FNF:ht

cc: David Beckman, Bureau of Buildings

Operations

- Hi, I am Sara Ori, Portland Nursery is my family's company. I know you have a difficult task in front of you, so thank you very much for your time today.
- Portland Nursery is a family owned business operating out of two SE Portland locations at 50th and Stark and 90th and Division, both approximately 5 acres.
- Portland Nursery is known for vast plant selection, highly educated staff, and a commitment to community.
- Approximately 95% of our plants are sourced within a 100 mile radius, supporting a local economy. We are the largest retail customer of many specialty nurseries and keep them in business.
- We provide Portland residents the opportunity to plant diverse landscapes. Because of our selection, we fill a niche within city limits that small garden centers and big box stores do not fill.
- Positions at Portland Nursery are highly sought after with hundreds of applications per open position. We employ over 100 full-time employees during high season and 70 full-time in our slow season.
- We offer a positive work environment with good health benefits and 401k matching program. Our average staff tenure is 10.35 years.
- We strive to be good neighbors, and keep noise to a minimum. This is easy for us, as our hours are currently 9am-6pm. During our peak season our hours are 8am-8pm on weekends.
- We have a positive impact on the surrounding area and are loved within the community.
- I believe that the beautifully mature landscapes make Mt. Tabor a sought after neighborhood and are in part due to Portland Nursery's presence in the neighborhood's heart.
- We take pride in being sources of horticultural education to our community.
- We employ a full time community outreach director, giving us an ongoing presence in our community.

Community

Hi - My name is Carol Finney. I'm one of the 4 family members who own Portland Nursery. Thank you for this opportunity to voice our concerns regarding the Draft Comprehensive Plan.

Our two nurseries are jewels within the city. We provide beautiful, privately maintained open spaces and a great, close-in shopping experience for Portland's extensive gardening community

In addition, the nursery gives back to the community.

We annually contribute to more than 400 schools and organizations.

- including a venue for non-profit organizations' fund raising events like Impact Northwest whose auction raised \$138,000 and Mt. Tabor Middle School's annual auction where they raise tens of thousands..
- We also contribute cash and in-kind support of other organizations' fund raising efforts. These groups include Zenger Farms, Sauvie Island Center, Growing Gardens, Friends of Portland Community Gardens and a long list of garden clubs.
- This year we celebrate 30 years of OPB programming support. That makes us their longest running sponsor.
- We offer over 200 free or low cost classes on everything from raised bed gardening to wreath making and cooking demonstrations with a focus on seasonal fruits and vegetables.
- This year we celebrated our 27th Apple Tasting Festival. This is a free event that gives the community an opportunity to taste over 50 varieties of Oregon grown apples and pears while enjoying local live music, cider press demonstrations and several kid specific activities. During the week we hosted Seniors day and school field trips brought over 1300 children.

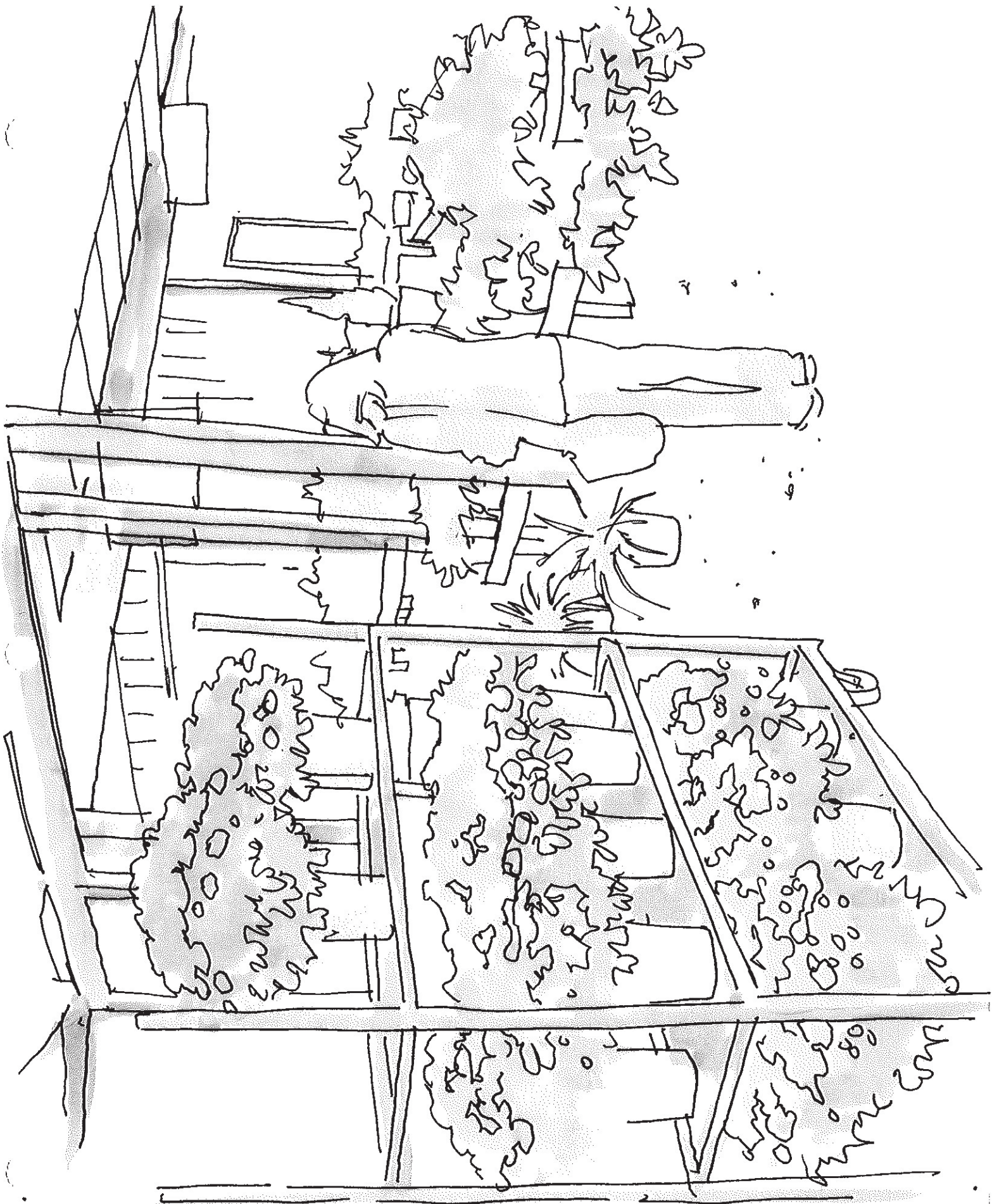
Our community involvement results in area school kids growing their own fresh food and flowers, often for the first time. Gardening projects that are integrated into school curriculums enhance Math, Science and Language learning. Children also learn lessons in responsibility and care, communication and other social skills in sharing gardening space with others. They also reap the healthful benefits of getting outdoors and being physically active.

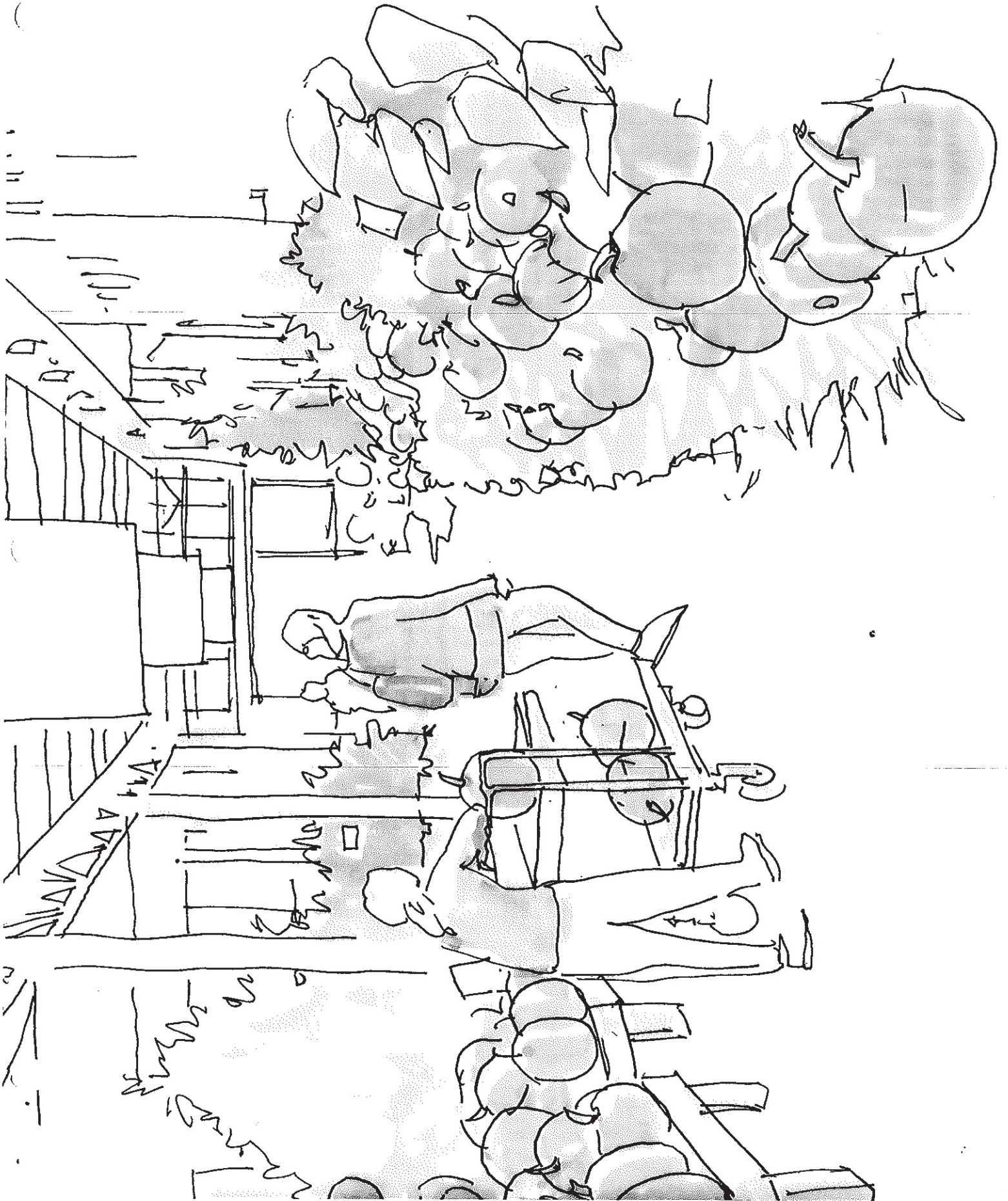
We want to continue to support our community and we need your help. Please consider how your decision about the zoning of Portland Nursery 's 2 locations will impact our efforts.

Future

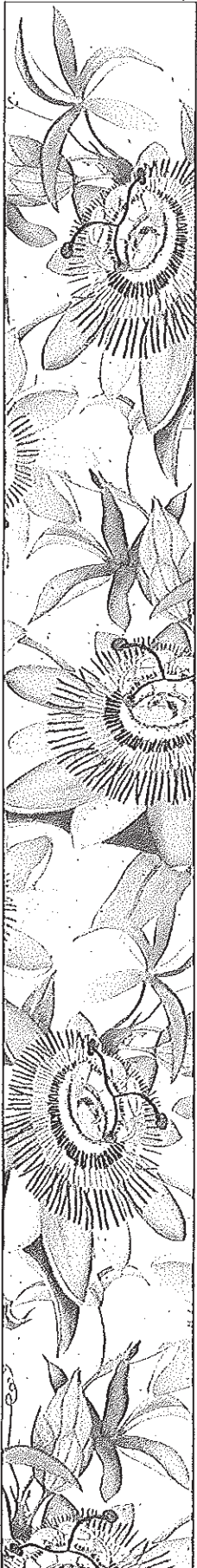
- My name is Jill Denney and I sincerely appreciate that you are here today to help us solve this complicated problem around the future of Portland Nursery.
- Our Stark building is old and tired. It has a growing number of occupants and needs to be improved to accommodate our employees and customers.
- The building we currently have is not functional, not large enough and has safety concerns.
- **With the proper zoning we plan to:**
 - Make more office space, increase parking and add a larger classroom to accommodate our increase in attendance.
 - Build a store that has a more inviting configuration, by moving up the greenhouses and attaching them to the building. Allowing customers to shop without venturing long distances in the rain.
 - If we are not able to make the necessary renovations, we cannot continue as a business.
- **Our goals for the future are to:**
 - Expand community outreach, education and workshops for adults and children.
 - Excite younger generations about urban agriculture to help keep Oregon green!
- As a family and a business, we want to continue to be in and support this beautiful and lively community, we need your help.
- Please understand how your decision about the zoning of Portland Nursery will impact our community.







PORTLAND NURSERY



September 3, 2014

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

RE: Portland comprehensive Plan Map update, 9000 SE Division 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.

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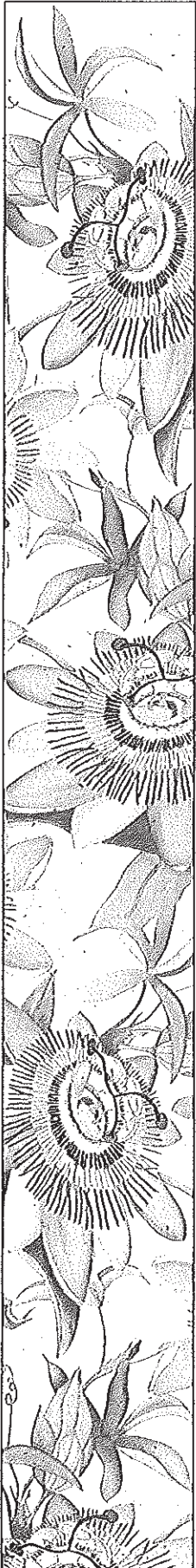
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PORTLAND NURSERY

September 3, 2014
Portland Nursery
Portland Comprehensive Plan Map update
Testimony



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 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.**

Thank you for your time and consideration,

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

www.portlandnursery.com

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October 10, 2014

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

RE: Portland Nursery
9000 SE Division
5050 SE Stark

Urban agriculture and the enhancement the urban ecology are two of the most critical challenges and opportunities facing our cities. People are returning to urban areas and intensifying activities. A healthy ecology within requires an intensification of nature as well.

Portland Nursery is a unique asset and cannot be replicated within the dense urban fabric because of Portland's zoning and property ownership patterns.

My letter speaks to both the Division and Stark Street Nurseries. As a personal note, I grew up as a very small child in a nursery in Palo Alto, California with my step grandfather Nicki who was a nurseryman emigrated from England.

DIVISION

The staff proposal is an excellent beginning. The nursery would like to expand to and we present scenarios for expansion. The property deemed unnecessary for expansion should be designated for a higher residential density then the staff proposed for two reasons.

- (1) Proximity to the light rail and proposed high volume transit from Gresham to Portland.
- (2) The property is under a single ownership near a mixed use corridor and provides density without destabilizing single family neighborhoods.

STARK

The stark nursery is problematic. The nursery exists in a tight residential setting. The nursery provides canopy, a private park like setting, close access for neighbors to acquire unique plants, and an alternative to corporate provision of a much more limited selection of seeds, gardening equipment, plants, shrubs, and trees.

The nursery needs to grow, restore, and improve without constant land use approvals and the associated extreme costs.

We propose a designation that would result in the Neighborhood Commercial like zone for the entire property.

Peter Finley Fry
Portland Planning and Sustainability Commission
Portland Nursery

October 10, 2014

The staff has proposed a split zone on the property that violates the city's policy to not split zone a property and makes the nursery a non-conforming use.

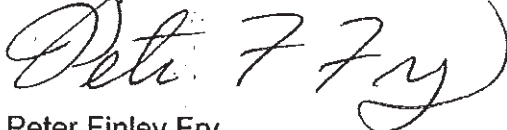
The staff has handicapped the property for fear that the nursery would go away and a large commercial invader would replace the nursery. The Portland Nursery will never go away because the nursery is at the center of the market where no new nurseries will ever exist. The policy and desire of Portland's citizens is to improve the ecology, not degrade it.

The split zoning creates a situation where the residential property behind the commercial can never be developed without destroying the nursery as the residential area has no access to the street system without creating a new street through what is now the nursery.

No commercial use would want to locate in a tight residential fabric with only one frontage. Commercial uses need two frontages as is illustrated by Walgreens on Stark and Cesar Chaves and Fred Meyer on Hawthorne and Cesar Chaves.

The fear of an unforeseen consequence if unfounded and would be blocked by the City of Portland in the very unlikely event that it would be attempted.

Sincerely

A handwritten signature in cursive script that reads "Peter Finley Fry". The signature is written in black ink and is positioned above the printed name.

Peter Finley Fry

Cc Marty Stockton, Planner
Bureau of Planning and Sustainability



OREGON
ASSOCIATION OF
NURSERIES

29751
SW Town Center
Loop W

Wilsonville, OR
97070

Phone
503.682.5089

Toll-Free
1.800.342.6401

Fax
503.682.5099

Web
www.oan.org

October 8, 2014

Andre Baugh, Chair
City of Portland, Planning and Sustainability Commission
1900 SW 4th Ave, Suite 7100
Portland, Oregon 97201

Dear Mr. Baugh:

I am writing in support of one of our most innovative and sustainable members, Portland Nursery, and your deliberation of zoning requirements for their operation in the City of Portland. I am grateful for this opportunity to provide some information for the planning and sustainability commission's consideration.

It my understanding that the commission is reviewing the zoning regarding the property owned by Portland Nursery. I would like to give input on the importance of Portland Nursery continuing business within the city limits of Portland.

Portland Nursery supplies many Portland residents with diverse plant material that is otherwise limited, unless citizens drove outside of the city limits. Its acreage and size provides the community a local source of high quality plants, when taken home adds to the beauty and livability of our neighborhoods. Portland Nursery supports the local economy by buying over 95% of their products from within a 100 mile radius. They are one of the largest independent retail nurseries in the state, and therefore support many of our small wholesale growers.

I have been out to visit this operation on many occasions and appreciate the fact that we have a family, locally-owned business that attracts environmentally-conscious customers. They are also a good sized employer – with 70 full-time staff with a peak of over 100 full-time employees in high season, many of which have worked at Portland Nursery for over a decade. They hire smart, committed people who share their knowledge with the community. Because of the size of Portland Nursery, it is extremely unlikely that another local garden center would have the resources necessary to operate at the rate Portland Nursery does. A commercial piece of property their size would be far and few between within city limits, not to mention that the horticulture industry is not an easy business to start. Our industry is both urban and rural and it is my view that Portland Nursery provides easy access to city residents to utilize all modes of transportation

Education within the horticulture industry is one that should be fostered, Portland Nursery has always held education as a top priority, for this reason they have supported education in many facets. They donate to over 400 local schools and non-profit organizations each year, employ a full-time Community Outreach Coordinator and have played an active role in getting gardens into Portland schools.

Portland Nursery is truly an asset to Portland, one that will not easily be replaced. I would respectfully ask you and the members of the Planning and Sustainability Commission to provide this community leader, economic and environmental steward of the city, the designation they need to be a viable business. Thank you and hope you believe, like we do, that economic vitality can go hand in hand with sustainability and long-term environmental health.

Warm regards,

Jeff Stone, Executive Director
Oregon Association of Nurseries
29751 SW Town Center Loop, West
Wilsonville, Oregon 97070

Our Goals Align with Your Goals

Here are some of the goals listed in the City of Portland Bureau of Planning and Sustainability 2011-2013 Strategic Plan:

<p><u>Support local purchasing, resolve barriers to urban food production</u>, access and distribution in the zoning code, and establish metrics to serve as indicators of the regional food system.</p>	<ul style="list-style-type: none"> • The vast majority of our plant material is <u>sourced within 100 mile radius</u>. • We have sold <u>310,312 vegetable and herb starts and 151,025 seed packets to Portland residents</u> so far this year, encouraging urban food production.
<p>Serve as a <u>liaison to farmers' markets</u>, assist businesses in sourcing food locally, and <u>provide gardening and other food-related classes</u> for residents.</p>	<ul style="list-style-type: none"> • We offer <u>220 free gardening classes</u> per year. • We cover everything from vegetable garden basics to living roofs to tree pruning.
<p>Staff the Portland/Multnomah Food Policy Council, which advises the City and County on policy and programs to <u>strengthen the local food system</u>.</p>	<ul style="list-style-type: none"> • We <u>donate to over 400 local schools and non-profit organizations</u> each year, encouraging local food programs and education.
<p>Lead a multi-bureau effort to consolidate, modernize and streamline the City Code related to trees. Adopt new regulations and a <u>plan for education and technical assistance to preserve tree canopy and promote planting of additional trees</u> on public and private property.</p>	<ul style="list-style-type: none"> • We carry a large and <u>diverse selection of trees</u>, we actively promote the City's Treebate Program, and have been told we are one of your most successful partners. • Year to date we have sold <u>3,839 trees to Portland residents</u> and 7,713 native plants.
<p>To create and enhance a vibrant city, BPS combines the disciplines of planning and sustainability to advance Portland's diverse and <u>distinct neighborhoods</u>, promote a prosperous and <u>low-carbon economy</u>, and help ensure that people and the <u>natural environment</u> are healthy and integrated into the cityscape.</p>	<ul style="list-style-type: none"> • We feel <u>we have contributed to the distinct landscapes</u> in SE Portland. • Being in the city limits <u>reduces carbon emissions</u>, by reducing the need to travel to the outskirts to find a diverse plant offering.

9029 SE CLINTON ST - POWELLHURST-GILBERT - PORTLAND

[Explorer](#) | [Property](#) | **Maps** | [Projects](#) | [Crime](#) | [Census](#) | [Environmental](#) | [Transportation](#)

[Summary](#) | [Benchmarks](#) | [Businesses](#) | [Elevation](#) | [Fire](#) | [Hazard](#) | **Photo** | [Property](#) | [Tax Map](#) | [UGB](#) | [USB](#) | [Walkability](#) | [Zoning](#) | [Zip Code](#) | [Public Art](#)

Aerial Photo

2012 / '11 / '10 / '09 / '08 / '07 / '06 / '05 / '04 / '03 / '02 / '01 6" / 2' / 4' / 10' / 20' Streets: **On** Lots: **On** Dot: **Off**



0 |-----| 200 FT

City of Portland, Corporate GIS

10/28/2014

THE GIS APPLICATIONS ACCESSED THROUGH THIS WEB SITE PROVIDE A VISUAL DISPLAY OF DATA FOR YOUR CONVENIENCE. EVERY REASONABLE EFFORT HAS BEEN MADE TO ASSURE THE ACCURACY OF THE MAPS AND ASSOCIATED DATA. THE CITY OF PORTLAND MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, SEQUENCE, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE DATA PROVIDED HEREIN. THE USER OF THESE APPLICATIONS SHOULD NOT RELY ON THE DATA PROVIDED HEREIN FOR ANY REASON. THE CITY OF PORTLAND EXPLICITLY DISCLAIMS ANY REPRESENTATIONS AND WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY DECISIONS MADE OR ACTIONS TAKEN OR NOT TAKEN BY THE USER OF THE APPLICATIONS IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER. FOR UPDATED INFORMATION ABOUT THE MAP DATA ON PORTLANDMAPS PLEASE REFER TO [CITY'S METADATA](#). FOR QUESTIONS ABOUT ASSESSMENT INFORMATION PLEASE CONTACT THE COUNTY ASSESSORS OFFICE IN YOUR COUNTY.

**9000 SE DIVISION ST -
POWELLHURST-GILBERT - PORTLAND**

[Explorer](#) | [Property](#) | [Maps](#) | [Projects](#) | [Crime](#) | [Census](#) | [Environmental](#) | [Transportation](#)

Explore the area, view different themes

Zoning Detail

Long -122.57093 Lat 45.50396



City of Portland, Corporate GIS

10/28/2014

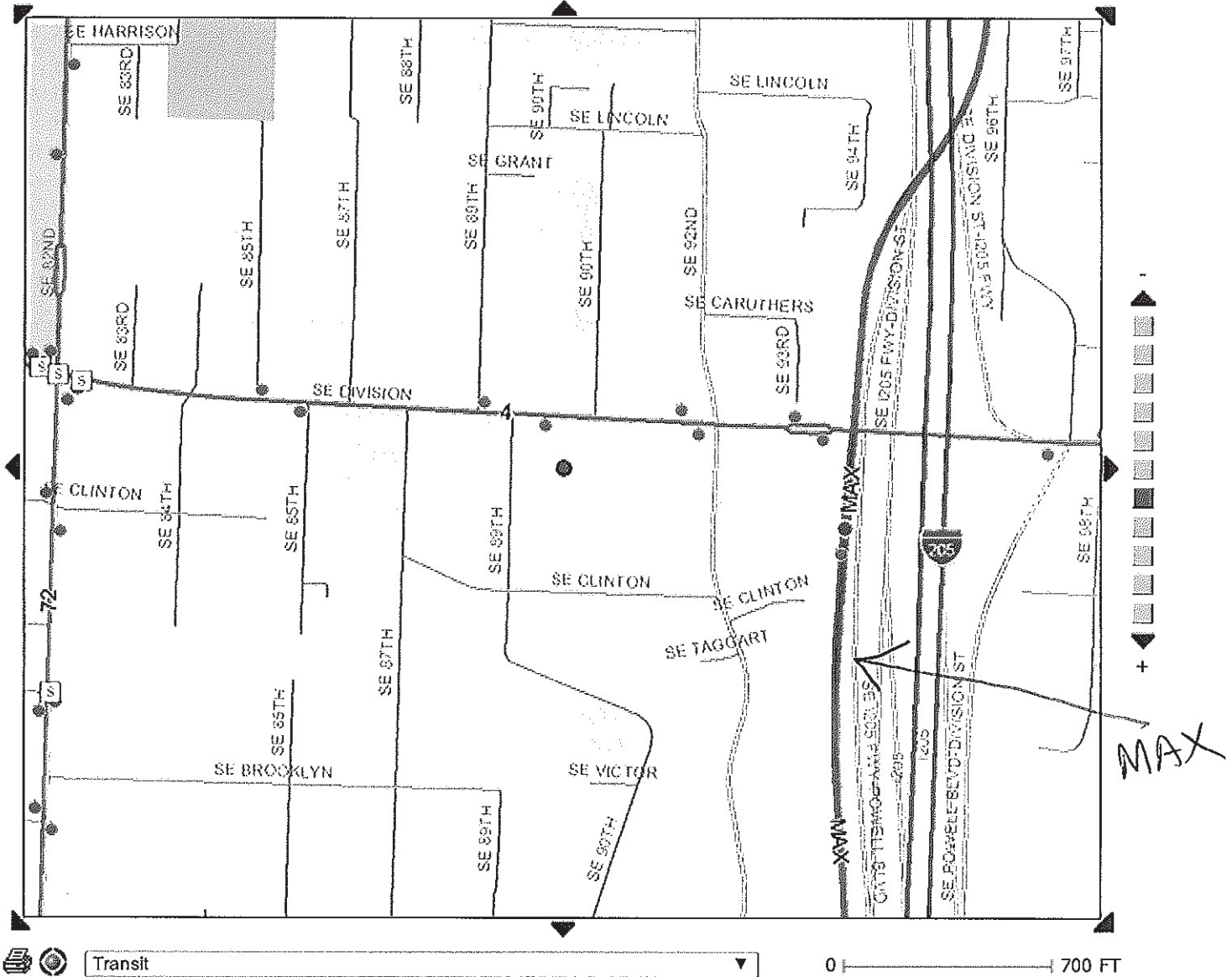
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9000 SE DIVISION ST - POWELLHURST-GILBERT - PORTLAND

Explore the area, view different themes

Transit Detail

Long -122.57093 Lat 45.50396



Portland Nursery 9000 S.E. Division
NE 1/4 NW 1/4 SEC. 9 T.1S. R.2E. W.M.

MULTNOMAH COUNTY

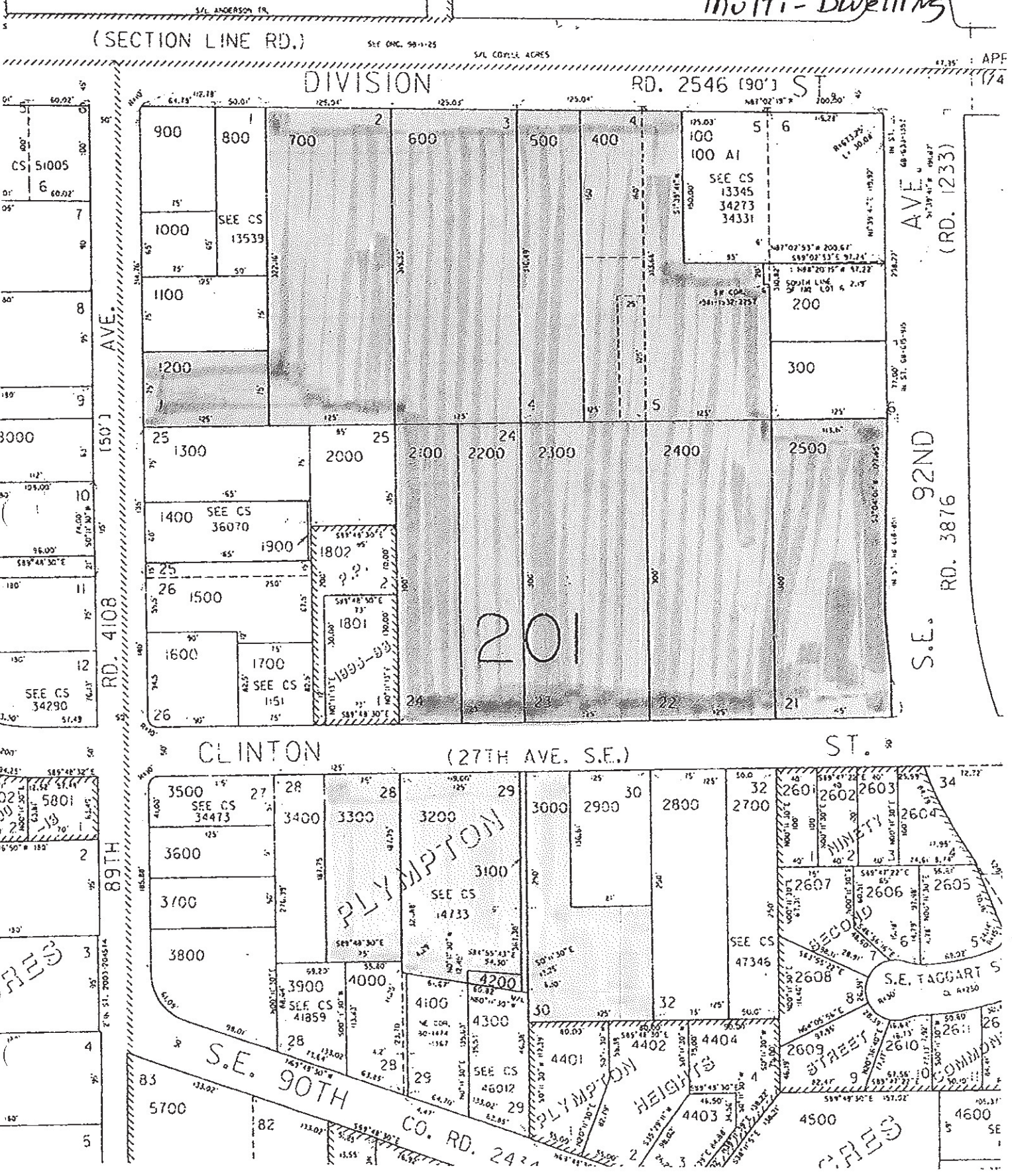
1" = 100'

Scenario #1

Mixed Use Corridor

High-Density Multi-Dwelling

SEE MAP IS 2E 4C0



Operations

- Hi, I am Sara Ori, Portland Nursery is my family's company. I know you have a difficult task in front of you, so thank you very much for your time today.
- Portland Nursery is a family owned business operating out of two SE Portland locations at 50th and Stark and 90th and Division, both approximately 5 acres.
- Portland Nursery is known for vast plant selection, highly educated staff, and a commitment to community.
- Approximately 95% of our plants are sourced within a 100 mile radius, supporting a local economy. We are the largest retail customer of many specialty nurseries and keep them in business.
- We provide Portland residents the opportunity to plant diverse landscapes. Because of our selection, we fill a niche within city limits that small garden centers and big box stores do not fill.
- Positions at Portland Nursery are highly sought after with hundreds of applications per open position. We employ over 100 full-time employees during high season and 70 full-time in our slow season.
- We offer a positive work environment with good health benefits and 401k matching program. Our average staff tenure is 10.35 years.
- We strive to be good neighbors, and keep noise to a minimum. This is easy for us, as our hours are currently 9am-6pm. During our peak season our hours are 8am-8pm on weekends.
- We have a positive impact on the surrounding area and are loved within the community.
- I believe that the beautifully mature landscapes make Mt. Tabor a sought after neighborhood and are in part due to Portland Nursery's presence in the neighborhood's heart.
- We take pride in being sources of horticultural education to our community.
- We employ a full time community outreach director, giving us an ongoing presence in our community.

Community

Hi - My name is Carol Finney. I'm one of the 4 family members who own Portland Nursery. Thank you for this opportunity to voice our concerns regarding the Draft Comprehensive Plan.

Our two nurseries are jewels within the city. We provide beautiful, privately maintained open spaces and a great, close-in shopping experience for Portland's extensive gardening community

In addition, the nursery gives back to the community.

We annually contribute to more than 400 schools and organizations.

- including a venue for non-profit organizations' fund raising events like Impact Northwest whose auction raised \$138,000 and Mt. Tabor Middle School's annual auction where they raise tens of thousands..
- We also contribute cash and in-kind support of other organizations' fund raising efforts. These groups include Zenger Farms, Sauvie Island Center, Growing Gardens, Friends of Portland Community Gardens and a long list of garden clubs.
- This year we celebrate 30 years of OPB programming support. That makes us their longest running sponsor.
- We offer over 200 free or low cost classes on everything from raised bed gardening to wreath making and cooking demonstrations with a focus on seasonal fruits and vegetables.
- This year we celebrated our 27th Apple Tasting Festival. This is a free event that gives the community an opportunity to taste over 50 varieties of Oregon grown apples and pears while enjoying local live music, cider press demonstrations and several kid specific activities. During the week we hosted Seniors day and school field trips brought over 1300 children.

Our community involvement results in area school kids growing their own fresh food and flowers, often for the first time. Gardening projects that are integrated into school curriculums enhance Math, Science and Language learning. Children also learn lessons in responsibility and care, communication and other social skills in sharing gardening space with others. They also reap the healthful benefits of getting outdoors and being physically active.

We want to continue to support our community and we need your help. Please consider how your decision about the zoning of Portland Nursery 's 2 locations will impact our efforts.

Future

- My name is Jill Denney and I sincerely appreciate that you are here today to help us solve this complicated problem around the future of Portland Nursery.
- Our Stark building is old and tired. It has a growing number of occupants and needs to be improved to accommodate our employees and customers.
- The building we currently have is not functional, not large enough and has safety concerns.
- **With the proper zoning we plan to:**
 - Make more office space, increase parking and add a larger classroom to accommodate our increase in attendance.
 - Build a store that has a more inviting configuration, by moving up the greenhouses and attaching them to the building. Allowing customers to shop without venturing long distances in the rain.
 - If we are not able to make the necessary renovations, we cannot continue as a business.
- **Our goals for the future are to:**
 - Expand community outreach, education and workshops for adults and children.
 - Excite younger generations about urban agriculture to help keep Oregon green!
- As a family and a business, we want to continue to be in and support this beautiful and lively community, we need your help.
- Please understand how your decision about the zoning of Portland Nursery will impact our community.



CITY OF

PORTLAND, OREGON

BUREAU OF BUILDINGS

1120 S.W. 5th Avenue
Portland, Oregon 97204-1992
Mailing Address: P.O. Box 8120
Portland, Oregon 97207-8120
(503) 796-7300
FAX: (503) 796-6983

February 26, 1991

Jeibman Greenhouses, Inc
9000 SE Division
Portland OR 97266

RE: Zoning Violation -- Vacant lot N/2610 SE 89th Avenue

Dear Sirs:

In response to a neighborhood complaint I examined your premises at the subject address recently and verified that you are storing piping, lumber, and scrap materials on the subject lot and other adjacent R3 zoned properties located south and west of your commercially-zoned greenhouses. (See enclosed map.) All this is in non-compliance with Planning and Zoning Sections of the Code of the City of Portland.

Exterior storage is classed as an industrial use and is prohibited in R3 zones (see PCC Section 33.120.100 (Table 120-1)).

While the City has no desire to restrict or inhibit your rights in property, we must require that you adhere to applicable code requirements established to protect the rights of your neighbors. Accordingly, it will be necessary for you to complete corrective action within thirty (30) days of this letter, either abating the violation or showing cause to the Bureau of Buildings why it cannot be done.

Failure to complete corrective action within the time specified above may necessitate referring the matter to the Code Hearings Officer, who is empowered to bring legal action on behalf of the city and has the discretion of levying fines of up to \$500 a day for violations of the Municipal Code.

Please call the Code Compliance section, telephone 796-7326, between the hours of 8:00-10:30 a.m., and 3:30-4:30 p.m., daily.

Yours truly,

Wallace B. Benson

Wallace B. Benson
Field Representative

Note: As a public record, this notice must be made available upon request. We have had requests for these records from private consultants who may contact you to offer their services to help resolve the City Code issues or

Jeikman Greenhouses, Inc
February 26, 1991
Page 2

Violations we have identified. The Bureau of Buildings does not refer these individuals to you and makes no recommendation as to whether or not you should engage their services.

WBB:yc

cc: Sterling Bennett, Code Compliance Officer

inspb.jei



