

09 January 2015

Portland Planning Commission
c/o Marty Stockton, Southeast District Liaison
marty.stockton@portlandoregon.gov
City of Portland Bureau of Planning and Sustainability
1900 SW 4th Avenue | Suite 7100
Portland, OR 97201

RE: City of Portland Draft Comprehensive Plan
5143 E Burnside Street, North Tabor, Portland

Dear Commissioners:

Thank you for taking this request into consideration as part of updating the City of Portland Comprehensive Plan. We would also like to thank Marty Stockton for discussing the pending updates with us. As land owners and potential future developers of the property at 5143 East Burnside Street, we would like to provide comments and recommendations for the Comprehensive Plan as it relates to our site and our neighborhood.

Our interest is for the Comprehensive Plan to encourage development that will enhance the long term interests and identity of our area. Although our recommendations are specific to our property, we believe our recommendations may also be appropriate for adjacent properties to the east and west of ours along East Burnside Street.

Existing and Future (Draft Comprehensive Plan) Zoning Designation of property:

Our property at 5143 East Burnside Street consists of 22,176 SF of land located on the north side of East Burnside Street at Northeast 52nd Avenue. The property includes a single family residence and studio apartment that are beyond their useful life. The current zoning designation is Multi-Dwelling Residential R1. The current and Draft Comprehensive Plan designation is also R-1. The R-1 classification is a low density multi-dwelling zone that allows 43 units per acre or more depending on amenity bonuses.

The properties fronting East Burnside Street from Northeast 53rd Avenue to Northeast 61st Avenue are predominantly zoned General Commercial (CG). This CG zone classification generally allows auto-accommodating commercial development with a full range of local and regional retail and service businesses. These properties are slated under the Draft Comprehensive Plan to change to the Commercial Mixed-Use 2 medium scale (CM2) designation. We understand that this new designation is intended to encourage construction of projects including ground floor commercial space with residential development above to a maximum height of 35' - 55'.

The properties fronting East Burnside Street at Northeast 47th Avenue are currently zoned Neighborhood Commercial 2 (CN2). These properties are slated under the Draft Comprehensive Plan to change to the Commercial Mixed-Use 1 small scale (CM1) designation.

Our Proposed Zoning and Comprehensive Plan Designation: (see attached exhibit)

As part of the updates to the Comprehensive Plan we propose to include the property at 5143 East Burnside Street along with the others to the east on East Burnside in the new Commercial Mixed-Use 2 (CM2) Comprehensive Plan designation. This CM2 designation encourages mixed-use, pedestrian focused, transit oriented, and medium density development. It is our intent that mixed-use development be allowed on our site including ground floor commercial space and multi-family residential with a 45' or greater height limit similar to the current CS zoning designation.

Explanation in Support of Proposal:

The Commercial Mixed-Use 2 (CM2) Comprehensive Plan designation we propose for our site is similar to the mixed-use designation that is already currently proposed for nearby properties to the east of our site.

East Burnside Street near Southeast 52nd is classified as a District Collector, Transit Access Street, City Walkway, Community Main Street, and City Bikeway path. A zoning classification that allows mixed-use development with 45' or greater height limit on our site would reinforce this pedestrian focus of East Burnside Street and would be consistent with the Mixed-Use zoning we propose.

There is a precedent for successful medium scale mixed-use commercial and residential development on properties fronting the other nearby major east-west streets in the southeast neighborhood including Southeast Hawthorne Street, Southeast Belmont Street, and Southeast Division Street. Similar to these other major east-west street, East Burnside Street near Southeast 52nd Avenue is classified as a Neighborhood Corridor in the Urban Design Framework. We are proposing the same zoning classification for our site to allow future development of similar character.

Pedestrian focused development on our property will allow construction of a building that fronts the sidewalks directly with the opportunity to help establish the character and identity of the immediate neighborhood.

A four story or greater allowance will allow medium scale development along East Burnside. A mixed-use development will provide retail, service, and business amenities in close proximity to the residential neighborhood. This proximity and higher density will reduce the need for automobile transportation and will encourage public transit, biking and walking.

Thank you very much for considering our proposal. Please keep us informed of opportunities to continue to participate in the conversation regarding the future of our site and neighborhood.

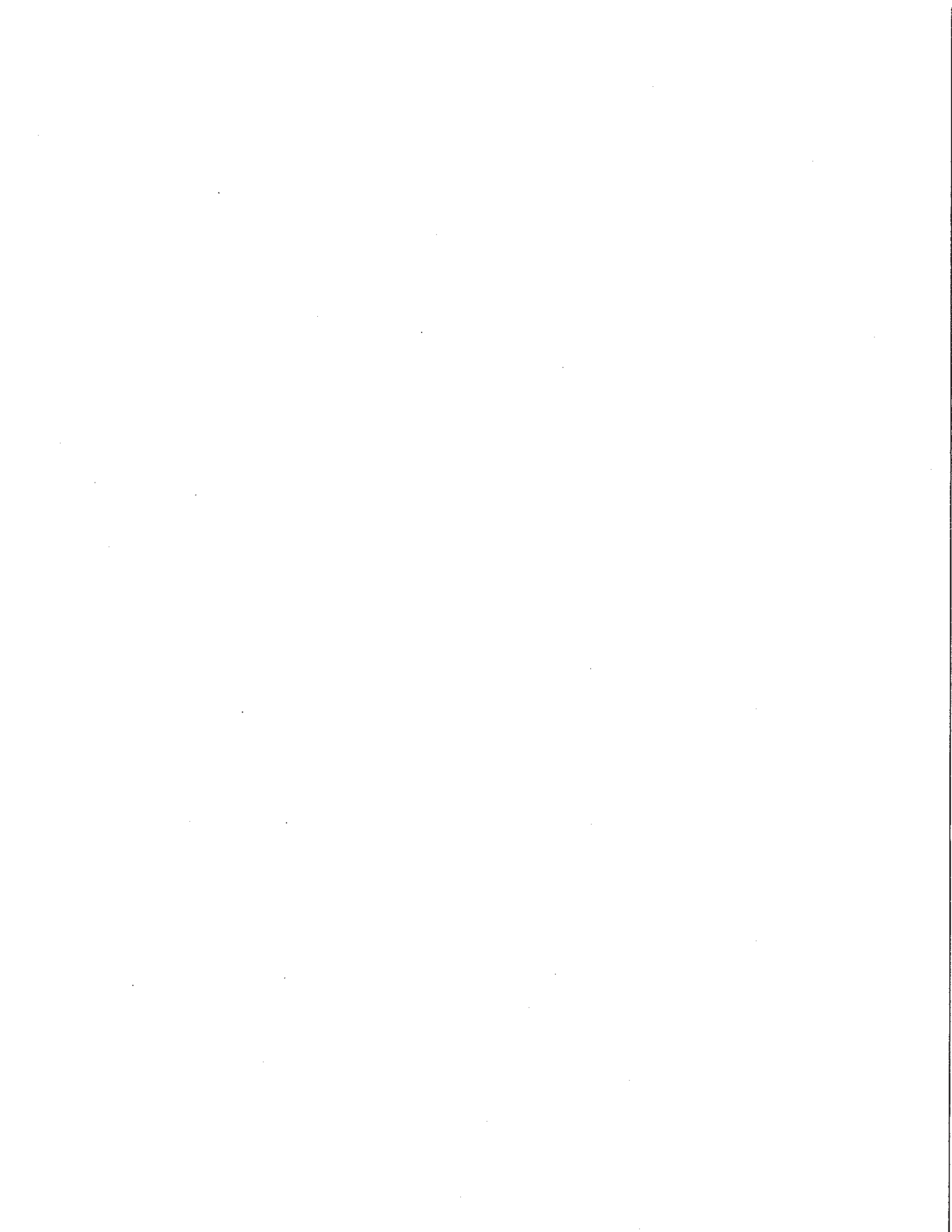
Sincerely,

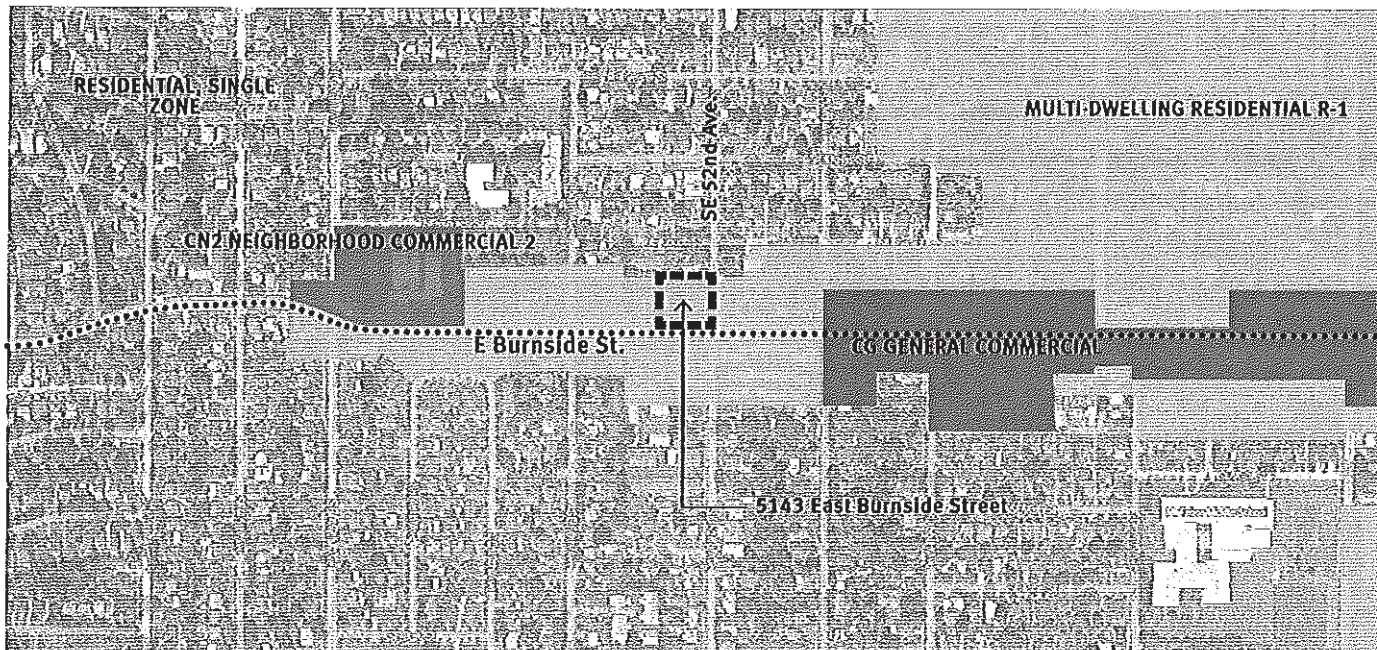


Omid Nabipoor
Cirrus Properties

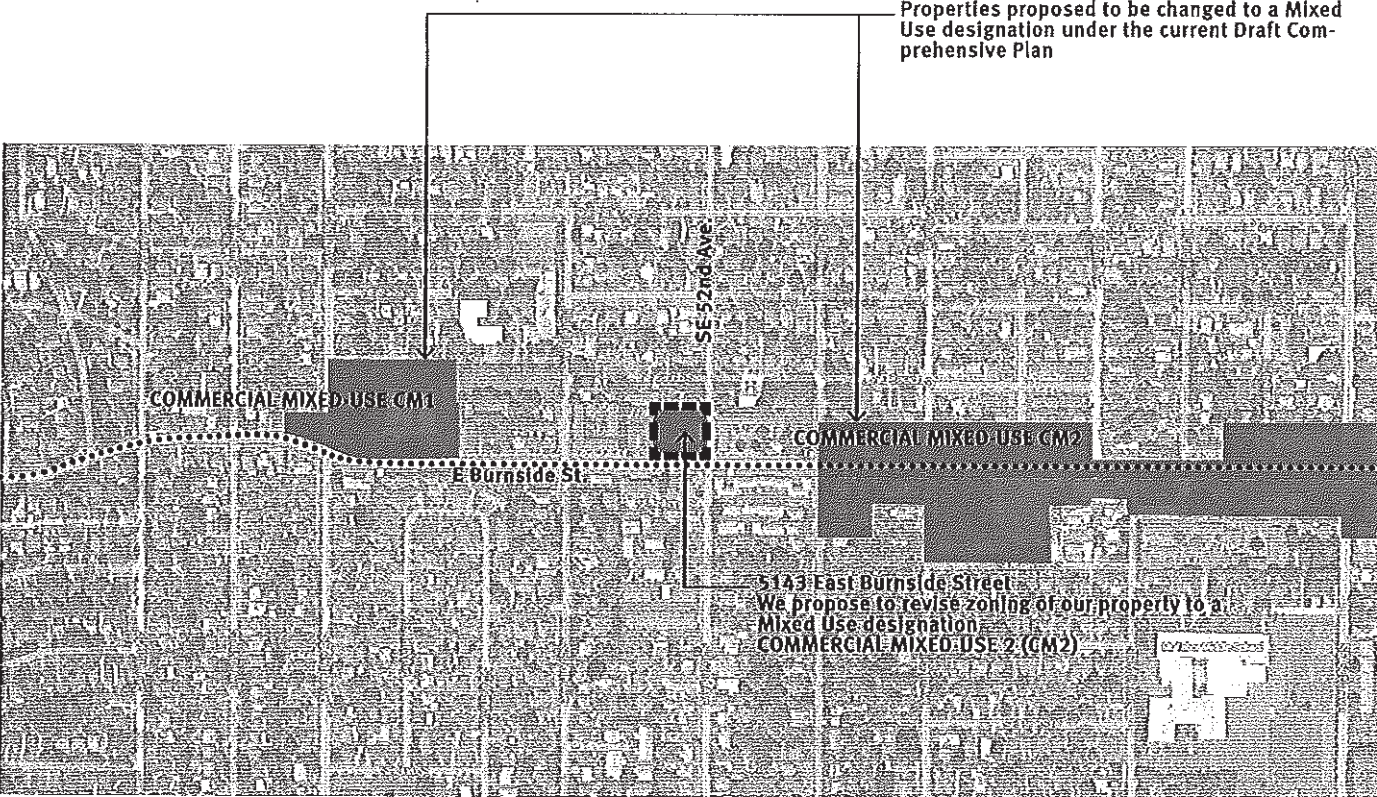
3511 NE TILLAMOOK ST
97212

Enclosures: Exhibit A
cc: Beth Sanders, NTNA, Chair, bethcsanders@gmail.com
Terry Dublinski, NTNA, Land Use and Transportation Committee,
terry.dublinski@gmail.com
Hennebery Eddy Architects





EXISTING ZONING



OUR PROPOSED ZONING AND DRAFT COMPREHENSIVE PLAN DESIGNATIONS

Current Draft Comprehensive Plan highlighting only the proposed revisions under review by the Commission. Our proposed update for our site is noted.



