

Proposed resolution for the area along SE 13th Ave. between SE Sherrett St. and SE Linn St.

Background. The draft Portland Comprehensive Plan designates this area as Mixed Use - Neighborhood, the definition of which is:

This designation promotes mixed-use development in neighborhood centers and along neighborhood corridors to preserve or cultivate locally serving commercial areas with a storefront character. This designation is intended for areas where urban public services, generally including complete local street networks and access to frequent transit, are available or planned, and development constraints do not exist.

This portion of SE 13th Ave. fails to meet his definition for several reasons:

It is not in a neighborhood center nor along a neighborhood corridor. The proposed neighborhood center ends at SE Sherrett Street.

It is not in a commercial area. 17 of the 19 buildings along the street are residences — two apartment buildings and 15 single family homes. Of the two buildings which are not residential, one is a machine shop and the other is a small storefront type building which was reportedly once a neighborhood grocery store and has most recently been used as an office building. None are currently retail stores.

All of the surrounding properties are single or multi family residences except for the PGE substation at SE Linn and 13th.

The primary street through the designated area, SE 13th Avenue, ends one block south of Linn St. It does not intersect any other commercial street, only residential streets primarily lined with single family homes. There is a bus line which runs only north along the street about once every 40 minutes; it is not a frequent transit line.

This is not where growth should be centered. Sellwood Moreland is unlike other close-in SE neighborhoods in that it has more than one commercial street. There are about 2.7 miles of Mixed Use-Neighborhood in Sellwood Moreland. In addition to the two neighborhood centers, Sellwood and Westmoreland, these include the north entrance to the neighborhood, SE Milwaukie Ave, the neighborhood's most affordable pocket, where most neighbors would welcome a more vibrant commercial presence than currently exists; SE Tacoma, which heads east to the Tacoma light rail station and is currently seeing some development at the node of SE 17th Ave; and SE 17th Ave., south of Tacoma, which has some commercial use and is also slowly becoming more developed.

Except for cut-through traffic, the streets in the southern strip of 13th are primarily used by local residents heading from their homes to the centers of the neighborhood or elsewhere. The existing commercial corridors have quite enough room for commercial development to serve the increase in density projected for the neighborhood. These existing commercial centers and corridors are where growth should be centered.

The most appropriate designation of this area would be for the primary existing use, residential.

Resolution. The Board of Directors of the Sellwood Moreland Improvement League resolves that the proposed designation in the Portland Comprehensive Plan of the area along SE 13th Ave. between SE Sherrett and SE Linn Streets be designated for medium density residential use, Multi-Dwelling-2000, with one exception. The exception would be that the two corner properties on SE 13th Ave. on the north side of Linn Street (1237 SE Linn and 1309 SE Linn) would be designated as Multi-Dwelling-1000 to reflect the current uses of the properties as apartment buildings.