

March 11, 2015

City of Portland  
Attention: Planning and Sustainability Commission (PSC)  
1900 SW 4th Avenue, Suite 7100  
Portland, OR 97201-5380

Re: **Additional comments on July 2014 Draft 2035 Comprehensive Plan**

Dear Planning and Sustainability Commission Members:

This letter supplements my prior letter dated October 29, 2014 with comments on the City's Comprehensive Plan update project. The purpose of this correspondence is to request that the City change the comprehensive plan (and zoning) designation for the properties at 1208 SE Boise Street and 4214 SE 12<sup>th</sup> Avenue from residential to commercial to match the existing commercial designation of our adjoining properties at 4207 and 4211-4245 SE Milwaukie Avenue (see location map below).



Our research of the property's history demonstrates that all four properties shared C2 General Commercial zoning through 1980 (see enclosed excerpts from the October 1, 1979 citywide zoning map and the 1980 quarter section zoning map). The zoning was subsequently changed to residential when the City adopted the 1980 Comprehensive Plan. In 2007, the City granted a Measure 37 claim for the parcels fronting on Milwaukie Avenue and approved a zone change from R1 (R1,000 Medium Density Multi-Dwelling Residential) to CG (General Commercial) for these two sites. Unfortunately, the zone change at that time did not encompass the Boise Street and 12<sup>th</sup> Avenue parcels even though the eastern portions of the rear yards of those sites (below the retaining wall shown on the map) are partially paved and utilized by our adjoining commercial properties for parking and storage.

Having consistent zoning across all four of our properties would allow for property line adjustments not currently permitted due to the differing base zones of the western and eastern parcels. This would also open up the possibility of utilizing the Boise Street and 12<sup>th</sup> Avenue parcels for expansion of Townshend's Tea Company, Brew Dr. Kombucha, and Thomas & Sons Distillery, the successful business affiliates leasing our Milwaukie Avenue parcels. Generally, the expansion would free up existing office space for production use that could create more jobs for our community.

Implementing a commercial plan designation for 1208 SE Boise Street and 4214 SE 12<sup>th</sup> Avenue would reflect the historical commercial intent of the properties and existing conditions of the paved area while supporting the City's *neighborhood corridor* and *inner ring district* urban design objectives of the Comprehensive Plan update. We would request that you incorporate our proposed changes into the citywide updates to the comprehensive plan.

Thank you for your consideration.

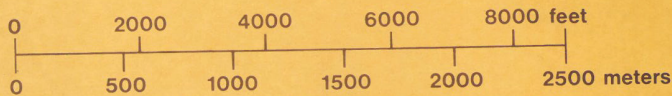
Sincerely,

Jerry Baker  
15819 NW Fair Acres Drive  
Vancouver, WA 98685

Enclosures:      October 1, 1979 City of Portland zoning map excerpts  
                         December 31, 1980 Quarter Section Zoning Map 3431

# City of Portland

Prepared by the Bureau of Planning  
PORTLAND, OREGON      OCTOBER 1, 1979



## SUMMARY OF PORTLAND ZONING CODE:

(Effective 7-1-59 and revised to 10-1-79)

### FARM AND FOREST ZONE

**FF** Single family dwellings incidental to farm and forest use are permitted on lots at least 2 acres in area.

### SINGLE FAMILY RESIDENTIAL ZONES

**R20** 20,000 sq. ft. minimum lot area.

**R10** 10,000 sq. ft. minimum lot area.

**R7** 7,000 sq. ft. minimum lot area.

**R5** 5,000 sq. ft. minimum lot area.

### APARTMENT ZONES

**A2.5** 5,000 sq. ft. minimum lot area, one unit per 2,500 sq. ft. Allows single family houses, duplexes and apartments.

**A1** 5,000 sq. ft. minimum lot area. This medium density apartment zone allows single family homes, duplexes and apartments. Density is determined by lot area.

**A0** 5,000 sq. ft. minimum lot area. Density on lots 8,000 sq. ft. or larger is determined by ratio of gross floor area to lot area.

**AX** New downtown apartment zone.

### COMMERCIAL ZONES

**C5** Limited commercial zone. Allows commercial parks such as small medical clinics (10,000 sq. ft. maximum lot area), professional offices (on sites between 10,000 sq. ft. and 5 acres in size), and campus-like research facilities (on sites over 5 acres). Residences are prohibited.

**C4** Local commercial zone. 4,000 sq. ft. maximum floor area limit per establishment. Allows convenience stores that serve the immediate neighborhood. Residential development is governed by **A2.5** or **A1** zone regulations.

**C2** General commercial zone. Allows all types of retail and service establishments. Certain "heavy commercial" uses are limited in size; the sale of used autos is prohibited. Residential development is governed by **A1** or **A0** zone regulations.

**C1** Central business zone. Allows high-rise commercial buildings in the downtown area. The limit on building height is limited by a 12:1 floor area to site area ratio. Residential development is also permitted.

### INDUSTRIAL ZONES

**M4** Limited industrial zone. Allows industrial parks on sites of at least 10 acres.

**M3** Light industrial zone. Allows specific low-impact industries that must be conducted within enclosed buildings, as well as commercial uses. A floor area limit of 10,000 sq. ft. is imposed on industrial uses and some commercial uses within 400 ft. of any **R** or **A2.5** zone. Residential development is governed by **A1** or **A0** zone regulations.

**M2** General industrial zone. Allows all industrial activities except heavy industry. New residences are prohibited.

**M1** Heavy industrial zone. Allows all industrial uses. Those that may pose a threat to public health or safety must be approved through public hearing. New residences are prohibited.

**MX** New downtown manufacturing zone.

The following "overlay" zones may be superimposed on the above zones:

**B** = Buffer; **L** = Aircraft Landing; **S** = Signboard Control; **D** = Design; **P** = Parking; **V** = Variable Density; **Z** = Downtown Development Zone.

See Title 33, Portland Municipal code, for more specific information.



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