

FROM: George Diamond and Nicholas Diamond

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PLANNING BUREAU

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Portland Planning and Sustainability Commission  
c/o Ms. Marty Stockton, Southeast District Liaison  
Bureau of Planning and Sustainability  
1900 SW 4<sup>th</sup> Avenue, Suite 7000  
Portland, Oregon 97201

Subject Property: 7601 SE Division Street (1S2E05DC 2400)

Dear Chair Baugh and Fellow Commissioners:

George N Diamond and Nicholas G. Diamond (Diamond) has a contract to purchase this 0.92-acre site at the corner of SE 76<sup>th</sup> Avenue/SE Division Street. The purpose of this letter is to request specific Comprehensive Plan and Zoning designations for the site on the final Comprehensive Plan Map that the Bureau of Planning and Sustainability (BPS) will be submitting for the Commission's review this summer.

Currently, the site has a split-zone designation, Neighborhood Commercial (CN) 2 on the southern  $\frac{3}{4}$  and Multi-Dwelling Residential 2,000 (R2) on the northern  $\frac{1}{4}$  of the parcel. This split-zoning is an artifact of a 1989 quasi-judicial Comprehensive Plan/Zone Change (Ordinance 162165) that conditioned the site's sole use as an accessory parking lot to the Kaiser Permanente Clinic at 7705 SE Division Street, one block to the east; the latter facility was sold to Portland Community College (PCC/Southeast (SE) in 2011 and was recently demolished. The intent was to permit the parking lot to occupy the southern portion of the site, which required re-zoning of the site to a commercial designation, but left the upper  $\frac{1}{4}$  as a buffer to the R2-zoned property to the north. As the narrow configuration of remaining R2-zoned property does not lend itself to residential development, the current split-zoning would not permit full and flexible redevelopment of the site now that Kaiser Permanente has abandoned its use.

Diamond request had two components:

- **Remove the split-zoning situation.** It is our understanding that the Bureau of Planning and Sustainability (BPS) has been directed to address the split-zoning issue on hundreds of properties as part of the Comprehensive Plan Update and want to insure that this site is included in this review.
- **Adopt the more intense CM2 rather than the CM1 zoning designation.** According to the Mixed Use Zone Project: Preliminary Zoning Concept (BPS, 11/5/14), the proposed conversion of the CN1/2 zones is to the least-intense proposed Commercial Mixed-Use (CM) 1 zone. However, SE Division Street in this location is designated as a Major Transit Priority Street, City Bikeway and City Walkway. Moreover, the Powell-Division Transportation Project currently is underway to determine the route for high-capacity transit between Gresham and Downtown Portland along the SE Division Street/SE Powell Boulevard Corridor. The point at which the new route transitions from SE Division Street to SE Powell Boulevard still is under consideration, but could run adjacent to the site before turning southward. For these reasons, BPS is considering the more intense CM2 zoning for the site. Given that the site is one block west of

PCC/SE and surrounded by moderate-intensity zoned properties – R2, R1 and CO1 – the higher CM designation is warranted.

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Thank you for the Commission's consideration in this matter.

Sincerely,



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