



Marianne Zarkin
LANDSCAPE ARCHITECTS

May 26, 2015

Planning and Sustainability Commission
City of Portland
1900 SW 4th Avenue
Portland, OR 97201

Dear Commissioners,

I am writing to you to express my opinions on the Proposed Land Use Concept for the Draft SE Quadrant Plan. The current plan show four blocks along the SE 11th/SE 12th couplet that are between SE Yamhill and SE Hawthorne Streets having IG1 zoning, while the remaining blocks in the couplet in this area are zoned EX. I feel that it is very important to rezone these blocks to match the surrounding properties.

My business is located in an industrial building at the corner of SE 11th and SE Taylor. The primary business in the building is light industrial in nature, with multiple trucks arriving daily for shipping and receiving from a loading dock on SE 11th Avenue. The neighborhood around us is changing rapidly due in part to the 'Goat Blocks' development across the street and adjacent to the this building to the north. This development will add hundreds of apartments and thousands of square feet of retail shopping to this industrial neighborhood. This project has been called an 'urban shopping mall.' Immediately behind our building is an apartment building, and one block to the east on SE 12th and Taylor is another new apartment building. This building will soon be surrounded by multi-family housing on three sides.

As the neighborhood evolves to residential/mixed use, it is becoming a challenge for any industrial business to thrive in this location due to increased bicycle and pedestrian traffic, reduced access for trucks for loading/unloading and limited on-street parking for customers. While the primary user of this building is already making plans to move, they hope to be able to find a tenant who will want to move into this neighborhood. While there are many companies who want to move to this soon-to-be lively residential and commercial neighborhood, unfortunately the nature of their business may not fit into the allowed uses for this IG1-zoned block. The current IG1 zoning restricts the use of this property to industrial, while the neighborhood is moving away from this historic use. For this property to remain a viable location to run a business, the zoning must change to keep up with the modifications to the neighborhood land uses.

Looking at the Proposed Land use Concept map it is clear that there are four blocks in the SE 11th/SE 12th couplet that stand out as having different zoning, forming an island of IG1 that is surrounded by EX. One block in particular stands out as being surrounded by EX and that is the one that my business is located – between SE Yamhill and SE Taylor. The proposed plan calls for these blocks between 11th and 12th to receive the EOS overlay, but this land use designation does not allow for enough versatility of use that may be required for businesses to continue to thrive once these hundreds of new residents flood the area.



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Looking at the proposed zoning map, and in consideration of these land use issues, it seems clear that the block between SE 11th/SE 12th and SE Yamhill and SE Taylor should be rezoned to EX. And it seems clear that all of the blocks in this couplet between SE 11th and SE 12th should have that same zoning designation.

Thank you for considering these issues. Please contact me if you have any questions.

Best regards,

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