

Way Lee General Contractor, Inc.

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October 23, 2015

City of Portland, Oregon
Bureau of Planning and Sustainability
1900 SW 4th Ave., Suite 7100
Portland, Oregon 97201-5380

RE: I-Zone Overlay

Dear Bureau of Planning:

Our family has owned property and operated businesses for over 50 years in the Reed Industrial Area bounded by SE Holgate, 28th Avenue, the East Moreland Golf Course, and the train tracks. I have enclosed an aerial photo for reference. There is no need for the proposed I-Overlay Zone proposed for areas the City considers Prime Industrial land. The area is fully developed for industrial use. There is no danger of outdoor activities, golf courses, or Home Depot setting up shop here.

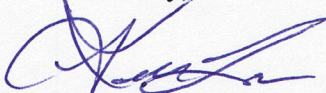
One restriction in the I-Zone proposal is puzzling. NW Self Storage happens to be our neighbor and complements our industrial neighborhood. Additional self-storage competitors would not harm the neighborhood. The City should provide a reason why self-storage facilities threaten the industrial zone.

Instead of more restrictions, our industrial zone needs an overlay to allow more small scale exceptions. For example, it would be nice to have a small pod with four or five food carts rather than one here and another three blocks away because each address is limited to only one cart--if any. I doubt more than one pod could survive in our neighborhood, but there is a demand for one that could be supported by the industrial business in the neighborhood. The City needs to demonstrate why one of the uses it touts nationally as a livability feature should not be allowed in industrial areas. Certainly, people who work in our area should be afforded some of the same amenities that people who work in the downtown area have in abundance.

If you study the enclosed City hand out map of our industrial neighborhood (highlighted in orange) which also includes areas on both sides of the train tracks all the way to Powell Blvd, it is clear we are just a tiny island industrial zone in the City that is disconnected from all the major transportation routes except heavy rail. Other than Wayne Dalton Overhead Doors which has been located here for several decades, our neighborhood is not attractive to large industrial businesses. It is difficult for container trucks and heavy transport rigs to get in and out of our area, because of the surrounding streets and traffic outside our industrial zone. The I-Overlay may be needed in NW, NE, and North Portland, but it isn't needed here.

Please exclude our area from the I-Overlay zone. Our neighborhood is attractive to smaller industrial businesses that don't need these restrictions. If anything, we should be afforded the same overlay that has been given the Central Eastside District.

Sincerely,



Ken Lee

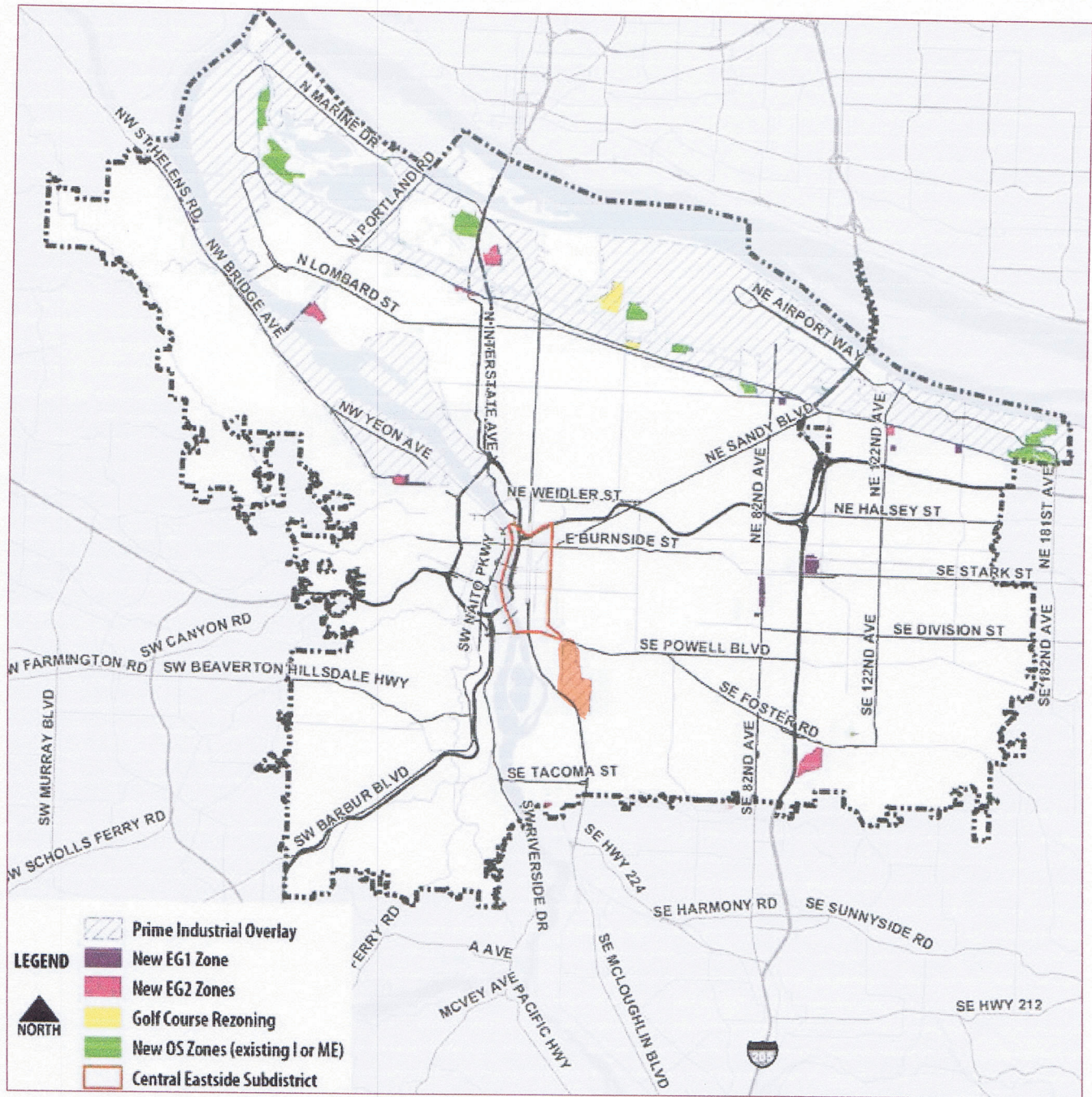
Aerial Photo

2013 / '12 / '11 / '10 / '09 / '08 / '07 / '06 / '05 / '04 / '03 / '02 / '016" / 2' / 4' / 10' / 20' Streets: OnLots: OffDot: On



0' 1700 FT

Preliminary Zoning Map Concepts



Project Schedule

Milestone	Public Engagement • Comments/Testimony
Winter 2014/Spring 2015 Prepare concept proposals and evaluate options	Stakeholder focus groups • Inter-agency review • Public outreach
Summer 2015 Discussion Draft review and refinement	Public review of Zoning Map and code amendments • Open houses • Inter-agency review • The public may provide comments to staff, who will use feedback to develop the Proposed Draft
Summer/Fall 2015 Proposed Draft review and refinement	Public hearing at Planning and Sustainability Commission • The public may testify in person or in writing to the PSC
Winter 2015–16 Adoption of plan	Public hearing at City Council • The public may testify in person or in writing to City Council



NOTICE OF A PROPOSED ZONING CODE AND/OR MAP CHANGE THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES

What does this mean for me?

You received this notice because a new zone and/or new zoning code language is proposed for your property. This may affect the permissible uses of your property as well as other properties with the same zone. These changes may affect the value of your property.

One of the properties that may be affected is your property at:

State ID #:

A new Prime Industrial Land zoning overlay ('I') is proposed on your property, which has a base zone of:

Your base zone is not proposed to change. The proposed 'I' overlay would reclassify parks and open areas as a Limited/Conditional Use, limit commercial outdoor recreation to no more than 20,000 square feet, prohibit self-service storage and major event entertainment uses, and prohibit future quasi-judicial Comprehensive Plan Map amendments.

Other zoning regulations also apply to this property that are not proposed to change at this time. For more information, please refer to www.portlandmaps.com or call 503-823-0195.

Why are these changes proposed?

The City of Portland is updating its Comprehensive Plan, a 20-year plan for the development of the city. You may have received a letter last year about proposed Comprehensive Plan changes to the designation of your property. This zoning proposal is the next step to carry out that plan.

How can I learn more about this proposal?

1. **View the interactive Map App** at www.portlandmaps.com/bps/mapapp on any computer, tablet or smart phone and click on the **Employment Zoning proposal**. All Multnomah County libraries have public access computers. Type the property address to see proposed Comprehensive Plan map designations and zoning changes that may affect your property.
2. **Attend an information session** (brief presentation and Q&A) **or drop in to chat with City staff at a location near you** (staff will answer your questions one-on-one).
 - **Information sessions and drop-in hours:** Check online at www.portlandoregon.gov/bps/58191 or call 503-823-0195 for a schedule.
 - **¿Español? Spanish language drop-in hours:** Tuesday, October 27, 2015, 4:30 – 7:30 p.m. at Midland Library. ¿Desea que le respondan sus preguntas en español? Un representante encargado de planificación que habla español mantendrá el "horario de oficina" el día martes 27 de octubre de 2015, desde las 4:30 p.m. hasta las 7:30 p.m., en la biblioteca Midland Library ubicada en 805 SE 122nd Ave., para responder a sus preguntas acerca de esta correspondencia, el Plan Integral y los cambios de zonificación. Si no puede venir durante el horario de oficina, nos complacerá poder responder sus preguntas por teléfono. Comuníquese con el 503-823-0195 y solicite un intérprete.
3. **Ask City staff a question.** We are happy to help. Call 503-823-0195 or email us at pdxcompplan@portlandoregon.gov.

The Bureau of Planning and Sustainability is committed to providing equal access to information and hearings. If you need special accommodation, translation or interpretation please call 503-823-7700, the City's TTY at 503-823-6868, or the Oregon Relay Service at 711.

How can I provide feedback to decision-makers?

You may testify about proposed changes to the Planning and Sustainability Commission (PSC) in the following ways:

Testify in person at the PSC public hearing.

You may speak for 2 minutes to the Commission, and your testimony will be added to the public record.

PSC Employment Zoning Project Public Hearing

Tuesday, October 27, 2015 at 3:00 p.m.
1900 SW 4th Avenue, Room 2500, Portland, OR

To confirm the time and date, check the PSC calendar at www.portlandoregon.gov/bps/35452

Testify in writing between now and October 27, 2015.

You must provide your full name and mailing address.

- **Email:** psc@portlandoregon.gov with subject line "PSC Employment Zones Testimony"
- **U.S. Mail:** Portland Planning and Sustainability Commission, Employment Zones Testimony, 1900 SW 4th Ave., Suite 7100, Portland OR 97201
- **Map App:** www.portlandmaps.com/bps/mapapp, click on the "comments" form and provide your testimony

