

May 17, 2016
Comments from Dean Gisvold
ICA Land Use Chair

Corner lot at 15th and NE Brazee

Of the three changes made by the Mixed Use Zoning Report (Report), two are acceptable and one is not.

For nearby residents, this is a significant change in zoning. The 2035 comp plan amends the R-5 zoning that has applied for decades to the 15,000 square foot property at the northeast corner of NE 15th and NE Brazee (the Property). All surrounding property retains the R-5 zoning designation, which predominates in the Irvington Historic District. The Comp Plan amendment makes this 15,000 sq foot property CM 1, which is a new mixed use zone designation. This means that the Property is commercially zoned and the Property loses its nonconforming status, which jeopardizes the Good Neighbor Agreement with the Hophouse Brew Pub. The Irvington Community Association and nearby neighbors oppose this change.

The Report, however, indicates that small commercial properties surrounded by single family zoning will retain the limitation on hours of use that such property enjoyed as a nonconforming use, **close by 11 pm and no morning activity until 6 am.**

But this limitation, as presently drafted, only applies to sites of 7,500 sq feet or less.

Thus, the ICA proposes that the threshold for this limitation found on page 69 of the Report, Section 33.130.100 B 2 c be amended to 15,000 sq feet.

In the alternative, if this amendment is not made, the ICA proposes that the proposed up zoning for the Property be eliminated from the Comp Plan map, such that the zoning remains an R-5 zone.

One other alternative not discussed by the ICA, but came to mind as I was preparing this testimony, is that if staff and the PSC have any heartburn over these proposals, you could narrow the scope of the change by making the 15,000 sq foot threshold apply only to properties located in historic or conversation districts. This narrowing was used in other part of the Report, such as the application of bonuses to properties in historic districts.

I have attached several pictures of the Property and surrounding houses, plus a copy of the City's zoning maps for this area.

Dean Gisvold, ICA Board member and ICA land use chair
2225 NE 15th Ave, 97212
Irvington resident

dpg\ica\mixed use zone\testimony



The 3 businesses and parking lot from
Rozace



Parking lot of property from 15th Ave



Houses north of Property on 15th

House immediately east of Property ↴

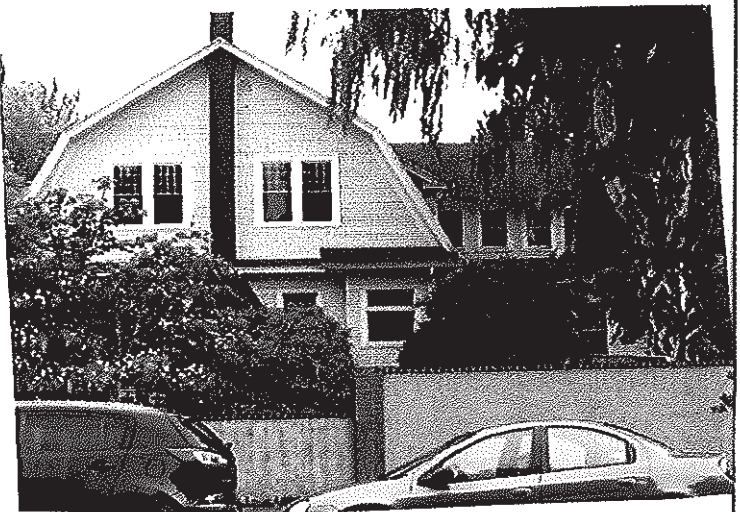


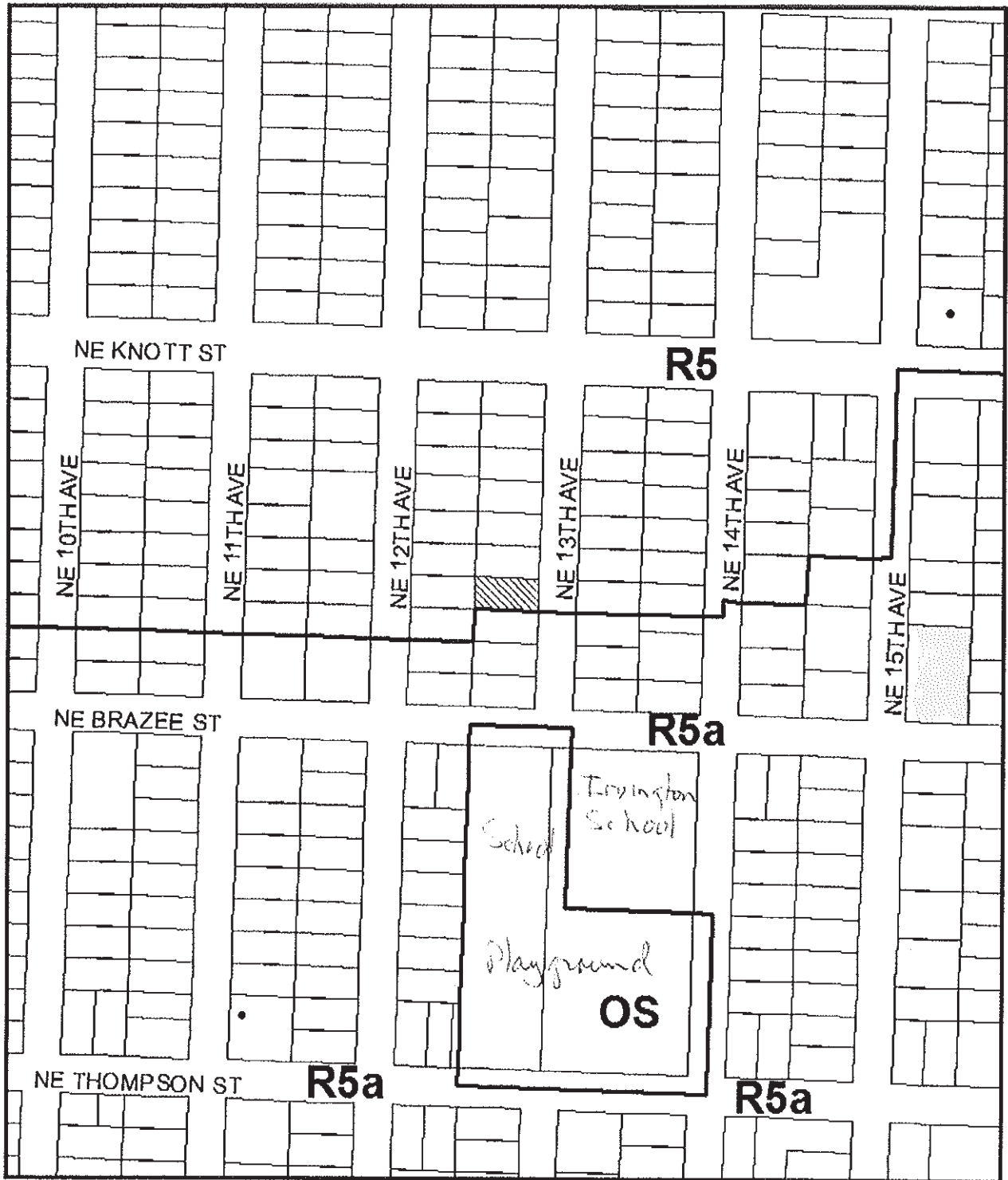
Houses west of Property on 15th



Houses south of Property on Pinazee

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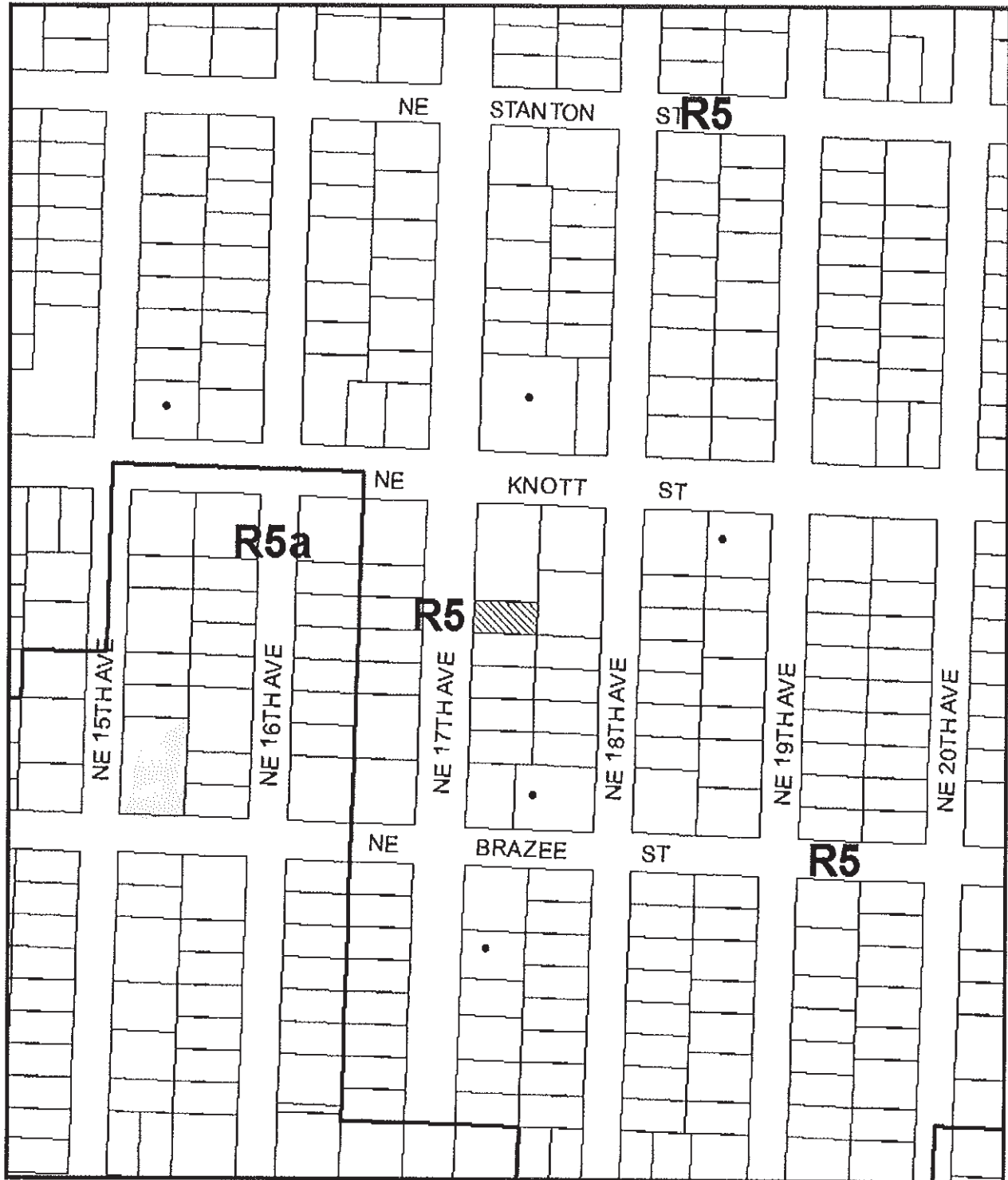
ZONING



This site lies within the:
IRVINGTON HISTORIC DISTRICT

- Site
- Historic Landmark

File No. LU 15-255518 HR
 1/4 Section 2731
 Scale 1 inch = 200 feet
 State_Id 1N1E26BD 17900
 Exhibit B (Oct 27, 2015)



ZONING



-  Site
-  Historic Landmark

This site lies within the:
IRVINGTON HISTORIC DISTRICT

File No. LU 16-107530 HR
 1/4 Section 2732
 Scale 1 inch = 200 feet
 State_Jd 1N1E26AC 15600
 Exhibit B (Feb 12, 2016)