

Recommendations per RTF/ICSC participants Bob LeFeber of Commercial Realty Advisors, Joe Angel of Pacific Star, McDonald's, Albertsons/Safeway, Dutch Bros Coffee, and Fred Meyer Stores. The recommendations are based on a review of the existing built environment, TSP traffic classifications, and the locational criteria of the CE Zone. These state that the CE zone is "...intended for sites along corridors with a Neighborhood Collector or higher traffic classification, especially along civic corridors that are also Major Truck Streets or Priority Truck Streets..." and is appropriate on "...a site that is currently developed in an auto-oriented manner and urban scale development is not economically feasible."

### **Recommended CE Areas**

- 1) N Richmond and Ivanhoe: The Safeway property at the SEC should be CE.
- 2) N Lombard, between Tyler and Polk: The Grocery Outlet and Dollar Tree should be CE zoning.
- 3) The Hayden Meadows Shopping Center: This area is currently proposed to be EG2, but was redeveloped with a number of large retail stores (Lowe's, Dick's, Walmart) and serves North Portland & Vancouver residents as well as travelers along the I-5 corridor. CE is most appropriate for the current use, and the area is anticipated to remain serving this purpose.
- 4) N Lombard and Interstate: The Fred Meyer at the SEC, and the NEC and SWC corners should all be CE. The SWC has a very successful gas station.
- 5) NE Ainsworth and MLK Blvd: At the SEC of Ainsworth you have a Safeway that should be CE, a Walgreen at the NEC that has a drive-thru. The NWC & SWC corner also have drive-throughs.
- 6) NE Killingsworth & 33rd Ave: At the SEC is a very successful New Seasons. These should be rezoned to CE so they can be rebuilt if necessary.
- 7) NE Killingsworth & 42nd Ave: The NEC and the SEC should be zoned CE. There is a former grocery store on the NEC currently owned by PCC that could redevelop one day.
- 8) NE Cully and 57th: The Albertsons should be CE.
- 9) NE Fremont and Sandy: The Safeway at the SWC should be CE.
- 10) NE Schuyler and 33rd: At the NWC is a QFC. This should be rezoned to CE so they can be rebuilt if necessary.
- 11) SE Hawthorne and 39th Ave: Fred Meyer is at the NWC. This site unlikely to be torn down given its success, but could be rebuilt.
- 12) Burnside and 55th Ave: The SEC where QFC is should be CE.
- 13) NE Glisan and 67th Ave: The Fred Meyer at the NWC should be CE.
- 14) SE Stark and 82nd Ave: The McDonalds at the NWC & gas station at the SWC should be CE.
- 15) Burnside and 82nd Ave: The SWC has an old Safeway that was re-tenanted by an Asian market called Hong Phat. The CE zoning should continue to Ash.
- 16) NE Halsey and 102nd Ave: The McDonald's at the NEC should be CE.
- 17) NE Glisan to SE Stark and 122nd Ave: At the SW Corner of 122nd and Glisan, where Safeway is located and the former Target has been re-tenanted, should be CE. Going South, on the Eastside of 122nd there are a number of car dealerships that are more likely to redevelop with CE zoning. At the corners of Stark and 122nd there are old shopping centers including a gas station, bank and Burgerville right on the corners. Part of this is CE, but all 4 corners should all be CE.
- 18) SE Stark and 148th Ave: There are old shopping centers that can be redeveloped at this corner. While the land was not CG before, it would be easier to redevelop as CE
- 19) SE Stark and 162nd Ave: The old shopping center at the SW corner of Stark with Perry's Dollar Store and neighboring automotive uses should be CE.

- 20) SE Powell Blvd and 39th Ave: At the corner of Powell you have Safeway at the SEC and the NEC is redeveloping to accommodate Natural Grocers. Both corners should be CE.
- 21) SE Schiller St and 39th Ave: A very successful Trader Joes is at the NWC with Schiller, this area should be CE.
- 22) SE Woodstock Blvd. between 43rd and 46th: The Bi-Mart and Safeway should be CE zoned. It appears that the frontage of these lots may be CMSO too.
- 23) SE Foster Rd and 67th Ave: The old shopping center at the SEC of 67th and Foster that used to have a grocery store should be CE down to 70th.
- 24) SE Powell Blvd and 82nd Ave: The 4 corners of 82nd and Powell should all be zoned CE. There are a number of drive-throughs and the large shopping center on the NW corner recently had a vacant grocery store that was just re-tenanted with WinCo.
- 25) SE Foster RD and 82nd Ave: The 4 corners should also be zoned CE and the CMSO overlay removed. There is a Fred Meyer at the NWC, Big 5 at the NEC (former Safeway) and several drive-throughs and gas stations in the area.
- 26) SE Division and 122nd Ave: Where there are a number of older shopping centers, all of this should be CE. The largest center at the SW Corner is a well-maintained larger center with a Rite Aid and a closed Albertsons that was recently re-tenanted with a Grocery Outlet. The center also has a Burger King. The NEC has a gas station. These are appropriate for this node in this area and far more likely to be improved and re-tenanted with CE zoning.
- 27) SE Division and 136th Ave: There are Dutch Bros and Dairy Queen drive-throughs on the SEC and a Drive in Diner on the SWC of the intersection that should be zoned CE.
- 28) SW Capital Hwy and Barbur Blvd: There is a Barbur Foods, Walgreens, an auto service center, gas station, McDonalds and other auto oriented uses. This area should be CE and the CMSO overlay removed.
- 29) SW Barbur Blvd and Multnomah Blvd: The Safeway should be CE.
- 30) SW Barbur Blvd and Bertha Blvd: The Fred Meyer should be CE.

### **CMSO Removal Recommendations**

- A) N Richmond and Ivanhoe: The CMSO within the proposed CE next to the Safeway at N Richmond and Ivanhoe should be removed.
- B) NE Killingsworth & 42nd Ave: The NEC and the SEC should be zoned CE. There is a former grocery store on the NEC currently owned by PCC that could redevelop one day. The CMSO within this CE should be removed.
- C) NE Cully and 57th: The CMSO should be removed around the Albertsons on this corner.
- D) NE Freemont and Sandy: The CMSO should be removed at the Safeway located on the SWC.
- E) SE Hawthorne and 39th Ave: The CMSO should be removed over the Fred Meyer at the NWC.
- F) SE Powell Blvd and 39th Ave: At the corner of Powell you have Safeway at the SEC and the NEC is redeveloping to accommodate Natural Grocers. The CMSO should be removed over both of these corners.
- G) SE Woodstock Blvd between 43rd and 46th: The frontage of the Bi-Mart and Safeway in this area both have a CMSO overlay that should be removed.
- H) SE Foster Rd and 82nd Ave: The CMSO overlay should be removed for all four corners of this intersection. There is a Fred Meyer at the NWC, Big 5 at the NEC (former Safeway) and several drive-throughs and gas stations in the area.

- I) NE Glisan and 122nd Ave: At the SW Corner of 122nd and Glisan, where Safeway is located and the former Target has been re-tenanted, this area should have the CMSO overlay removed.
- J) SE Stark St and 122nd Ave: The CMSO should be removed at the corners of Stark and 122nd, where there are old shopping centers including a gas station, bank and Burgerville right on the corners.
- K) SE Division St and 122nd Ave: Where there are a number of older shopping centers, all of this should have the CMSO overlay removed. The largest center at the SW Corner is a well-maintained larger center with a Rite Aid and a closed Albertsons that was recently re-tenanted with a Grocery Outlet. The center also has a Burger King. The NEC has a gas station. These are appropriate for this node in this area and far more likely to be improved and re-tenanted with CE zoning.
- L) SE Stark St and 148th Ave: The CMSO overlay should be removed over this intersection. There are old shopping centers that can be redeveloped at this corner.
- M) SE Stark St and 162nd Ave: The proposed CMSO dropped for the old shopping center at the SW corner of Stark with Perry's Dollar Store and neighboring automotive uses.
- N) SE Division St and 162nd Ave: The intersection is proposed to be CE around the Ross, Rite Aid, Regal properties and other corners, but there is a proposed CMSO overlay. The overlay should be removed.
- O) SW Capital Hwy and Barbur Blvd: There is a Barbur Foods, Walgreens, an auto service center, gas station, McDonalds and other auto oriented uses. This area should have the CMSO overlay removed.

# CE ZONE & NON-CMSO RECOMMENDATIONS Portland, Oregon

## LEGEND

- Recommendation of CE Areas
- Recommendation of CMSO removals
- Proposed Street
- Current Zones
- OS (if not hatch, changing to other comp plan design)
- Traffic Classifications
- Regional Thoroughway
- Major City Traffic Street
- Traffic Access Street
- District Collector
- Neighborhood Collector
- Freight Classifications
- Major Truck Street
- Priority Truck Street

33.130.030.D:  
The Commercial Employment (CE) zone is a medium-scale zone intended for sites along corridors with a Neighborhood Collector or higher traffic classification, especially along civic corridors that are generally not categorized in designated centers, except on a site that is currently developed in an auto-oriented manner and urban scale development is not economically feasible...

