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July 11th, 2016

Updesignation in mixed-use zones: a critical value-capture & anti-displacement tool

Dear Portland Planning & Sustainability Commission,

1000 Friends of Oregon writes to urge you to consider updesignation – changing a parcel's Comprehensive Plan designation without modifying the underlying zoning, typically on the condition that developers give back in some way to the surrounding community – as a core density-promotion strategy in the Mixed Use Zones project, as opposed to the current emphasis on upzoning to allow density by right.

The reality is that our city has precious few tools to promote density while ensuring that the benefits of that density accrue to existing communities in ways which prevent residential and commercial displacement. Updesignation gives the City a way to do just that; as we face the likelihood of explosive population growth in our city over the next decades while experiencing an unprecedented housing crisis, we must protect every tool in our toolbox.

Retaining updesignation as a tool also furthers several of the Anti-Displacement PDX (ADPDX) policy goals built into the City's new Comprehensive Plan. First, updesignation is a form of value-capture, allowing existing residents to share in the benefits that density brings, particularly absent a general citywide community-benefits agreement for new development. Second, by building updesignation into the Mixed Use Zones project, we ensure that there are at least some anti-displacement provisions proactively included on the front end.

We urge the Planning & Sustainability Commission to focus on updesignation as a value-capture tool instead of simply upzoning to promote density.

Respectfully submitted,

Andrew Riley
Community Engagement Coordinator
1000 Friends of Oregon
andrew@friends.org
Office: (503) 497-1000 ext. 129
Cell: (503) 936-9430

From: [Elizabeth Adams](#)
To: [Planning and Sustainability Commission](#)
Subject: "Testimony on Composite Zoning Map Update"
Date: Monday, July 11, 2016 11:14:25 PM

Dear Committee,

I am in agreement with the Rose City Park Neighborhood Association in requesting postponement of the rezoning of the 60th Ave. Sta. Area. In the future, if rezoning is under consideration, appropriateness of any rezoning should be reassessed.

Thank you very much for working on this issue.

Regards,
Elizabeth Adams
1817 NE 54th Ave
Portland, OR 97213

From: [Peter Collins](#)
To: [Planning and Sustainability Commission; Stark, Nan](#)
Subject: Zoning change request for 3436 NE 47th Ave
Date: Tuesday, July 12, 2016 10:00:10 AM

Dear Commissioners

I am requesting that my property located at 3436 NE 47th Ave be rezoned so that the entire block between Ne 47 and NE 48th along the south side of Fremont is one commercial zone.

It does not make sense to rezoned the double lot which is a non conforming use while the two remaining homes remain residential.

That section of Fremont would look very strange with half the block commercial (4 story building) and then two small residential houses.

I would like my house to be rezoned in the update of the comp plan to reflect the zoning change that is being applied to the non conforming use (so CM).

Please let me know if you have any questions

Thanks

Peter Collins

3436 NE 47th Ave

Portland, OR 97213

Sent from my iPhone

From: [BPS Comprehensive Plan Testimony](#)
To: [Planning and Sustainability Commission](#)
Subject: FW: Zoning Map Testimony
Date: Tuesday, July 12, 2016 10:41:28 AM

From: Terry Dublinski-Milton [mailto:terry.dublinski@gmail.com]
Sent: Tuesday, July 12, 2016 10:02 AM
To: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>
Subject: Zoning Map Testimony

To Whom it May Concern,

As we are in a housing crises, our household believes that the recommended comprehensive upzoning of the entire city should be done.

Every strategy to increase housing supply should be used including

Encouraging The missing middle
Eliminating single family zone in all transit communities thus allowing duplexing everywhere, tri-plexing on comers
Second ADUs

Specifically, all the R1 and R2 around the 60 th MAX station should be implemented immediately. Affordable housing should be included in the mixed use buildings.

The blocks between 53 Rd and 58 th on the NORTH side of NE Glisan should be zoned for whole block developments minimally 7 stories, preferably 10.

Our property at the below address we have requested R1. If it is not given, as we butt up to a mixed use zone and other R1 properties, we will require clear legal reasons as to why not.

Thank you for your work,

Terry Dublinski-Milton and Krystofer Dublinski-Milton
6111 East Burnside Portland 97215
503 867 7723



801 NE 21st Avenue
Portland, Oregon 97232
Phone: 503-234-7526
E-Mail: jfrank@sunshinedairyfoods.com
Web: www.sunshinedairyfoods.com

July 8, 2016

Bureau of Planning and Sustainability
City of Portland, Oregon
1900 SW 4th Avenue
Suite 7100
Portland, Oregon 97201

Dear Planning and Sustainability Commissioners:

I am writing in regards to four properties (State ID: 1N2E33BB 2100, 1N1E35AD 1302, 1N1E35AD 1301, 1N1E35AD 2400) currently zoned CG, EXd, EXd, and EXd, respectively. The properties are owned by Karamanos Holdings, Inc. the parent company of Sunshine Dairy Foods. The purpose of this letter is threefold. First, I would like to paint the picture of who Sunshine is and its history. Second, I hope to describe some of Sunshine's relevant strategic plans as they relate to the proposed land use and proposed zoning initiatives in front of this Commission. Third, I would like to provide our recommendation for adjustments to the proposed zoning map.

With that said, Sunshine Dairy Foods was founded in Oregon on May 17, 1935; 81 years ago. Sunshine has continued its storied tradition of producing and serving the highest quality dairy products to local food service customers, food manufacturer partners, retailers and co-packing partners. The company has built its business around producing the highest quality, best tasting, and natural dairy products. Sunshine's products are produced at two separate facilities, both located in Portland, and products are generally distributed out of a leased facility in Clackamas.

With 81 years of history in Portland, Sunshine has become a large local employer and has given back to its community in a number of ways. Sunshine's dedication is to its hundreds of Portland-area consumers, thousands of hours of volunteer work by its employees and owners, tens of thousands of dollars in donated products to local charities and food banks, and community support through over 100 living-wage jobs. The history of Sunshine has helped to craft and solidify Portland's unique spirit.

Sunshine is unique in Portland because we use a cold bowl separation process for our fluid milk products that may take longer, but results in superior products since the milk is only heated at the pasteurization step. The taste is clean and fresh, never over processed. Sunshine's growing number of chefs, café owners, bakeries, hospitals, retailers and consumers who are concerned about the quality and source of their ingredients continue to choose Sunshine.

We have concerns about the proposed zoning changes affecting our properties. Like most, if not all, private businesses, Sunshine is subject to many separate and powerful market influences: Commodity prices for fluid milk, labor markets, macro-economic trends, and consumer tastes and preferences, just to name a few. Historically, the close-in location of Sunshine was a tremendous asset for us and was a major competitive advantage that allowed us to serve our food service customers better than anyone else. As the city grows and the market changes, this value will increasingly be offset by the inconvenience of operating a dairy processing facility within a densely populated area mixed with housing and other commercial enterprises. The surrounding area has grown in intensification with commercial and residential uses. These uses increasingly create conflict with Sunshine dairy's operation. As some point, the area will simply not allow the operation of an employment use in its midst.

Our facilities in Portland handle five to seven tanker trucks of raw milk and 12 or more semi-truck loads of product in and out every day. It is our long-term plan to consolidate facilities and re-locate the operation to a manufacturing and distribution friendly location within Portland. This is not a plan that can be executed within a year or two. It is a long-term plan that will unfold over the course of ten to fifteen years. This will leave the properties vacant and in a condition that is not their highest and best use. In this scenario, the properties will need to be re-developed and converted into neighborhood-consistent developments and not used by another dairy or similar enterprise.

The EXD zoning allows us to operate the dairy and not foreclose the ultimate redevelopment of the site consistent with the surrounding neighborhood.

This location zoned EG1 for the 2035 plan is inconsistent to the newly adopted Portland Comprehensive Plan Goals and Objectives. The Comprehensive plan describes the zone as "typically in a low-rise, flex-space development pattern". "Residential uses are not allowed ... to limit the proximity of residents to truck traffic and other impacts." The development uses surrounding this proposed General Employment zone are commercial and residential uses that will be adversely impacted by a low-rise and truck generating employment use. These surrounding uses also adversely impact the operation of Sunshine dairy and would be the primary reason the dairy is forced out of the site despite the underlying zoning.

The application of general employment at this location is completely inconsistent with the surrounding land use patterns and creates conflicts between the closely proximate zones.

Employment uses need to be in an industrial park, campus, or sanctuary to ensure proximity of compatible uses, synergy between businesses, and the public's ability to provide appropriate and cost effective infra-structure

The location as EG1 violates the Transportation Element as it is located on a secondary neighborhood collector, limited offsite parking, difficult for truck maneuvering, and remotely located from arterials and the interstate system.

The EXd and CM3 allow outright a wide range of residential and retail use. The EG1 zone prohibits residential and limits retail making existing and future similar uses of the property non-conforming or prohibited. The current zoning allows an entitlement of intensity for traffic, sewer, water, and other services. The General Employment changes that service entitlement without any analysis of impact on the subject property or surrounding uses. The property developed as residential has a much

different service impact than a property limited to employment uses. For example, residential uses do not generate truck traffic.

The property owner could request a zone change back to the CM3 (similar to the EXd). The applicant would have to prove that services exist for the change in intensity; services that did exist in 2016 for the property designated EXd. A prudent property owner would immediately request the quasi-judicial zone change in conformance with the Comprehensive Plan before the surrounding growth in intensification consumed all the available services.

The General Employment zone was processed in the Employment/Industrial project not the Commercial/Mixed Use project. The application of an employment zone in the Commercial/Mixed Use project entirely lacks the process of the Employment/Industrial project. The misapplication of the general employment zone is an extremely probable outcome.

Finally, and with all of that in mind, we respectfully request the following changes to the proposed zoning changes. Please, keep in mind that our recommendation is for the three close-in properties: 1N1E35AD 1302, 1N1E35AD 1301, and 1N1E35AD 2400.

- 1) Consistent zoning for all adjacent properties.
- 2) A zone with the same entitlements as the existing EXd zone.

We appreciate your consideration of our request and recommendation. We look forward to your response.

Sincerely,



Jason Frank
Executive Vice President
Karamanos Holdings, Inc.

July 8, 2016

Portland Planning and Sustainability Commission
City of Portland
1900 SW Fourth Avenue #7100
Portland, OR 97201

Re: Request for CE Zoning at 5810 N. Lombard

Dear Chair Schultz and Commissioners:

I own property at 5810 N. Lombard. This letter is to request that the property be zoned CE instead of CM2. Please make this letter a part of the record.

This site is currently developed with an existing, multi-tenant commercial building with parking between the building and the street to accommodate automobile traffic from the adjacent traffic street, a District Collector. Please understand that the area is not yet ready to develop to urban densities, so the zoning should not be CM2, but should be CE as the most similar zone to the current CG zoning. I attach an aerial photo to show the existing development.

For the reasons set out above, please zone the property at 5810 N Lombard CE.

Respectfully submitted,

Timothy J. Secolo

From: [Mark Haines](#)
To: [Planning and Sustainability Commission](#)
Subject: 1435 NE 62nd Ave
Date: Tuesday, July 12, 2016 9:23:47 AM

Hi there,

My name is Mark Haines. I own the house at 1435 NE 62ND AVE and noticed the comp plan shows our property as being re-zoned to commercial mixed use yet the zoning plan shows us remaining at R2. I'd like to see the zone plan match the comp plan now so we can close the awkward gap between the two commercial zones that surround our property.

Thank you,
Mark Haines

From: [Jan Holibaugh](#)
To: [PDX Comp Plan](#)
Cc: [Lee Buhler](#); [Planning and Sustainability Commission](#)
Subject: Proposed zoning changes for 04 Hamilton Street
Date: Monday, July 11, 2016 10:47:44 PM

To the PSC:

I have received the mailer informing me that my property at **04 Hamilton Street** is no longer being considered for a zoning change and **I would like to strongly request that the decision be reconsidered. I want my house to be zoned Mixed Use/Commercial now.**

1) There are only TWO houses in the two blocks between Barbur and Corbett that are not presently zoned Mixed Use/Commercial - mine being one of them. My house at 04 Hamilton is off the corner of Barbur and across from the Swan Island Market and is considered one of the busiest corners in Portland - especially during rush hour. The residential zoning of my house is puzzling and impractical because all of the other houses and townhouses in this two block area are commercially zoned and not on this very busy corner like mine.

2) I had discussions last year with a staff person who agreed that this review of the neighborhood and zoning for the future is the perfect time to CORRECT this zoning glitch. I was required to request this change in writing and check with my neighbors regarding their feelings for my house being zoned like the rest of the street, and they all were supportive of it. They didn't understand the discrepancy in zoning either.

3) Two years ago I was contacted by a Portland staff person who was working on the proposal for light rail down Barbur who told me that my corner would be the ideal one to put the transit stop at. Whether or not this will happen, it is an indication of the amount of traffic around my street corner.

I do not understand why my house is not being brought in to Mixed Use/Commercial Zoning like the rest of the street. I see no reason why this should not be rectified. Please consider my request. I am perplexed because I thought this request was taken care of last year.

Thank you,

Jan Holibaugh
04 Hamilton Street
Portland, Or.

503-490-1884

From: [Joy Jaquillard](#)
To: [Planning and Sustainability Commission](#)
Subject: Against Rezoning of the 60th Ave. Station Area to Comprehensive Plan Density
Date: Tuesday, July 12, 2016 12:04:53 AM

We can't keep adding density without preparing for it. Earlier hearings led to the conclusion that increasing density in this area with the then-existing infrastructure would make the area more unsafe for pedestrians. The infrastructure hasn't changed; the results of the hearing should not change.

Joy Jaquillard
2725 NE Cesar E Chavez Blvd
Portland, OR 97212

Doug Klotz
 1908 SE 35th Place
 Portland, Or 97214

July 12, 2016

Katherine Schultz, Chair
 Portland Planning and Sustainability Commission
 1900 SW Fourth Ave.
 Portland, OR 97201

Re: Composite Zoning Map

Dear Ms. Schultz and Commissioners:

Here are my thoughts on the **Composite Zoning Map**:

1. Areas where CM-1 should be changed to CM-2. (Formerly areas of Low-Rise Commercial)

It is my understanding that this is a “zoning” issue, and thus open for testimony at this time. The following areas, which are now listed as CM-1 on the Composite Zoning Map, should be changed to CM-2 to reflect their location in the heart of Neighborhood Centers, to allow greater residential and commercial density where it is needed the most.

- A. NE Alberta (NE 17th to 19th)
- B. Roseway area (NE Sandy from NE 67th to 70th, and Fremont and NE Sandy, from NE 71st to 73rd, as well as properties just north of Sandy on NE 73rd)
- C. Parkrose (NE Sandy from NE 105th to 108th)
- D. Kerns (NE 28th from Burnside to Davis)
- E. SE Belmont (SE Belmont from SE 33rd to approx. 36th, and SE Yamhill from SE 34th to 35th.)
- F. SE Hawthorne (SE Hawthorne from SE 35th Ave. to SE 38th, and SE Clay from SE 37th to 38th)
- G. SE Division (SE Division from SE 35th Ave. to SE 38th)
- H. SE Foster (SE Foster from SE 63rd to approx 68th)
- I. SE Woodstock (SE Woodstock from SE 44th to 47th, including one property on SE Martins St.)
- J. Montavilla (SE Stark from SE 78th to approx 82nd)
- K. Sellwood (SE 13th from SE Harney to Nehalem)
- L. Moreland (SE Milwaukie from Claybourne to Rural, SE 16th from Glenwood to Rural, and SE Bybee from approx. 15th to 17th)
- M. Multnomah Village (SW Capitol Hwy from SE 34th to 37th, SW Troy from 34th to 37th, Multnomah Blvd. from 36th to 37th)

2. Other areas where zone should be changed from CM-1 to CM-2

NE 28th from Davis to Everett, both sides. This would be a one block gap in the CM-2 zoning along 28th. There are 3 residences and 4 commercial or mixed use buildings here. It makes sense to zone this block CM-2 for continuity with the rest of the 28th corridor, rather than CM-1.

SE Milwaukie Ave. from Center to Holgate, and SE Holgate from SE 12th to Milwaukie. Since no zoning is being changed right at the 17th and Holgate Max Station, Milwaukie Ave. is the closest opportunity for Transit-Oriented Development, to maximize the public investment in the Max line. I realize that the neighborhood supported CM-1, but think CM-2 is more appropriate here.

3. Upzoning from R-5 to R-2.5 in compliance with Comp. Plan Designation

I support the upzoning of R-5 to R-2.5 wherever it is proposed. This change will help add needed density near Centers and Corridors. A lot of this occurs near SE Division, Hawthorne, Cesar Chavez Blvd. and Powell Blvd., and is in ideal locations for new growth.

4. Upzoning from R-5 to R-1 in compliance with Comp. Plan Designation

I support the upzoning of R-5 to R-1 wherever it is proposed. This will confirm the multifamily zoning along Corridors such as SE Cesar Chavez, where it makes the most sense.

5. More Appropriate zoning in Upzoned Areas near Hawthorne and Chavez node:

I support an increase in proposed zoning, to encourage higher density near this important transit node and in the Hawthorne Neighborhood Center. While CM-2 is the goal, I think even CM-1 would be an improvement over what is proposed.

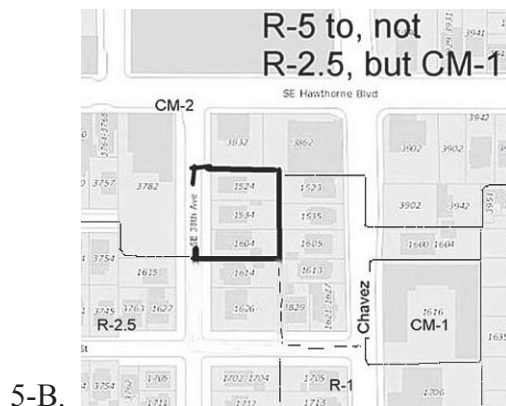
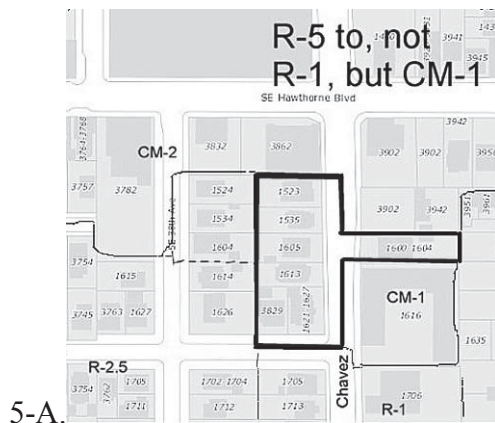
5-A. Area with MU-UC and R-5 Zoning which are being upzoned to R-1. These lots, on Chavez south of Hawthorne, were Designated NC, and will be MU-UC. R-1 zoning is proposed. To facilitate more density near the Chavez/Hawthorne node, they should be zoned at least CM-1, which matches the old NC designation, rather than the residential-only R-1 designation. CM-1 also matches the adjacent large properties on Chavez.

1523-1727 SE Chavez, and 3829 SE Market, as well as 1600-1604 SE Chavez.

5-B Area with MU-UC and R-5 Zoning which area being upzoned to R-2.5

These lots on the east side of 38th Ave. south of Hawthorne, were also NC, and will be MU-UC. They are currently R-5 and are being upzoned to R-2.5. Instead, they should be zoned at least CM-1, the closest equivalent to the NC designation they formerly had, to help add to the density at the Chavez/Hawthorne node. (I also support zoning the parking lot of the Wells Fargo Bank at 3782 Hawthorne as CM-2, as proposed)

1524 to 1604 SE 38th Ave.



Summary:

I understand the staff philosophy of incremental change, but would argue that leaving some properties with a lower classification for the 20 years until the next update, will actually result in new development that is underbuilt for these important nodes and corridors. I believe now is the time to adopt the denser zones, to guide fast-moving development pressures to the result desired.

Thank you.

Sincerely,

Doug Klotz

From: [lee](#)
To: [Planning and Sustainability Commission](#)
Cc: [Jan Holibaugh](#)
Subject: 018 SW Hamilton
Date: Monday, July 11, 2016 10:48:37 PM

I own the property at 018 SW Hamilton. This property is designated to change to mixed use in the comprehensive plan. I think the property should be changed to mixed use now. My house and my neighbor's house are the only properties on the block not zoned commercial. My property and my neighbor's adjacent to a major transit stop at Hamilton and Barbur. It does not make sense to keep this property residential.

Lee Buhler

NNEBA

N/NE Business Association



The Soul of Portland

Headquarters Address: 311 N Ivy Street
Portland, Oregon 97227

Phone: 503-841-5032

Website: www.NNEBAportland.org

Mailing Address:

PO Box 11565
Portland, Oregon 97211

July 5, 2016

Dear Planning and Sustainability Commission:

We are writing to you with regards to your upcoming meeting to review recommended changes for the citywide zoning map.

In particular we would like to advocate on behalf of supporting the changing of the zoning from R1 to CM2 for the property located at 311 North Ivy/Freemont (97212). This support would match the support of what City Council has already approved.

Alem Gebrehiwot, has been a long standing property owner and community developer/supporter in the North/Northeast Business Association district for several decades. He continues to work with the business and residential neighbors to bring progress and improvement with equity and diverse lenses.

We support this zone change with confidence that it will also work to meet one of the City's current strategies of assisting in the "creation of wealth for disadvantage and minority communities." Alem has demonstrated time and again his willingness to work with others in an inclusive matter, ie donating land to Parks and Rec for use as the Boisie Elliott community Garden along with many other contributions.

Thank you for considering our request of this support. We appreciate your commitment to our City's development and thank you for your service.

Sincerely,

Kenneth Doswell

Kenneth Doswell, NNEBA Chair

From: [Rick Peterson](#)
To: [Planning and Sustainability Commission](#)
Subject: Central City 2035 Comprehensive Plan
Date: Monday, July 11, 2016 7:46:01 PM

Petition for Zoning Change for 3 tax lots

- 1) 3430 NE 50th Ave., 97213
- 2) Vacant lot on 50th & NE Fremont St.,
97213

Both parcels are designated as CM1 according to the 2035 Comprehensive Plan, and we are requesting that the zoning be changed on both parcels to CM1.

- 3) 5024 NE Fremont St., 97213

This parcel is currently zoned R-2 and we are requesting a zoning change to CM1, because we would like to develop all three properties as one project. If this parcel were to stay as currently R-2 zoned and developed into 2 units, it would require additional driveways on Fremont, which already has a nearby bus stop, a crosswalk, and is a transit corridor. To access this property as currently zoned would be unsafe and not practical, due to the high volume of vehicle and pedestrian traffic. I hope you will take these concerns seriously when you make your decision.

Thank you for your consideration of these matters.

Rick A. Peterson
Blair J. Peterson
Jason M. Peterson
Sara J. Peterson

Phone contact 971-276-2734

From: vskryha@aol.com
To: [Planning and Sustainability Commission](#)
Subject: Testimony on Composite Zoning Proposal
Date: Tuesday, July 12, 2016 8:28:23 AM

Planning and Sustainability Commissioners:

I am a property owner in the Eastern Edge of the Northwest Plan District, also in the Alphabet Historic District. I served as a member of the Mixed Use Zones Policy Advisory Committee and appreciate your consideration of zoning adjustments.

I urge support of the NWDA Planning Committee's position that the proposed CM3 zoning in the Alphabet Historic District be rezoned to CM2. NWDA members have carefully analyzed the impact of proposed mixed use zone changes with respect to the district plan, historic preservation and maintenance of employment concerns in the neighborhood.

The requested CM2 zoning is consistent with Comp Plan Policy 4.49 which directs that base zoning in historic districts be refined to take into account the character of the historic resources. The Northwest District Plan and Alphabet Historic District guidelines outline desired characteristics for the Eastern Edge area more consistent with CM2 zoning.

Maintaining and expanding zoning supportive of businesses that provide employment and community amenities is also important. Please consider NWDA's proposed changes that will retain traditional employment areas and historic character in the eastern portion of the Northwest District.

Thank you,

Vicki Skryha
1728 NW Hoyt Street
Portland, OR 97209

From: [BRIGHTMAN Darrin W * DAS](#)
To: [Cole, John; Planning and Sustainability Commission](#)
Subject: Testimony for PSC July 12 Composite Zoning Map Hearing
Date: Tuesday, July 12, 2016 1:11:29 PM
Attachments: [das-testimony-cm2_201607121255.pdf](#)

Hello!

The attached letter is testimony in reference to the composite zoning map.

The Oregon Department of Administrative Services owns a block bounded by Albina, Vancouver, Webster, and Williams. This block has a proposed zoning of CM1. DAS requests that it be zoned CM2.

Neighbors immediately to the south across Albina have requested that their properties, also proposed to be zoned CM1, be zoned CM2. DAS has no objection to their request.

The letter provides more detail.

Please contact me if there is any further information you need, and please add me to the email contact list for this project.

Thank you!

[Darrin Brightman](#), AICP, OPMA
Real Estate Project Manager
Real Estate Services
Oregon Department of Administrative Services
1225 Ferry Street SE, U100
Salem, OR 97301-4281
Tel: 503-373-7065
Fax: 503-373-7210

My Email address is now Darrin.W.Brightman@oregon.gov.

Please update your records. Thank you.



Oregon

Kate Brown, Governor

Department of Administrative Services
Enterprise Asset Management – Administration Office
1225 Ferry Street SE
Salem, OR 97301-4281
PHONE: 503-378-2865
FAX: 503-373-7210

July 12, 2016

Planning and Sustainability Commission
c/o City of Portland Bureau of Planning and Sustainability
1900 SW 4th Avenue, Suite 7100
Portland, OR 97201

Re: Mixed Use Zones Testimony

Members of the Commission:

The Oregon Department of Administrative Services (DAS) owns the block bounded by North Webster Street, North Williams Street, North Alberta Street, and North Vancouver Avenue. The property consists of four contiguous parcels with the address of 30 North Webster Street:

Property ID	Legal Description	Area
R298052	WALNUT PK, BLOCK 20, LOT 7-9	15,900 SF
R298051	WALNUT PK, BLOCK 20, S 45' OF E 40' OF LOT 5, S 45' OF LOT 6	4,050 SF
R298050	WALNUT PK, BLOCK 20, LOT 4, LOT 5 EXC S 45' OF E 40', LOT 6 EXC S 45'	10,950 SF
R298049	WALNUT PK, BLOCK 20, LOT 1-3&10-12	29,180 SF

The block currently carries CN2 zoning. Under the 2035 Comprehensive Plan Update, this block and surrounding area are designated Neighborhood Mixed Use, with a proposed CM1 zone.

DAS fully supports the comprehensive plan designation.

The property includes a full block face frontage along North Vancouver Avenue, which is home to higher density development than permitted under CM1 zoning. Neighbors on the northern half of the block south of the DAS-owned parcels (fronting on Vancouver, Alberta, and Williams) have requested CM2 zoning be applied to their properties.

DAS requests that the CM2 zone be applied to the DAS block and has no objection to the neighbors' request for CM2 zoning for their parcels.

Sincerely,

Shannon Ryan
Administrator



July 8, 2016

Attention: Composite Zoning Proposal Testimony
Planning and Sustainability Commission (PSC)
City of Portland Bureau of Planning and Sustainability
1900 SW 4th Avenue, Suite 7100
Portland, OR 97201-5380

Re: **Proposed zone changes at 1208 SE Boise Street & 4214 SE 12th Avenue**

Dear Planning and Sustainability Commission Members:

As part of the City's Comprehensive Plan update, my landlord Jerry Baker and I submitted testimony requesting a commercial plan designation on the two parcels located at 1208 SE Boise Street & 4214 SE 12th Avenue. This would allow for property line adjustments to separate the two residential structures from the lower, eastern portions of the rear yards which are partially paved and utilized by the adjoining commercial properties for parking and storage. As a result, Commissioners Fritz and Saltzman sponsored a change to *Mixed Use - Neighborhood* during the Council hearings on the Comprehensive Plan amendments. This plan designation was proposed to be implemented with the Commercial Employment (CE) zone.

Having recently met with the Brooklyn Action Corps (BAC) regarding our businesses and this site, I've learned of their concerns regarding the four-story buildings that would be allowed in the CE zone and their preference for the Commercial Mixed Use 1 (CM1) zone, which would only allow 3-story buildings. As my primary interest is in completing the property line adjustment rather than replacing the existing houses, we have explored other options with the BAC and with staff from the Bureau of Planning and Sustainability (BPS) and Bureau of Development Services. BPS planner Marty Stockton recently suggested that the City could impose two separate zoning designations on the properties, with the west portion (containing the houses) zoned CM1 and the east portion (containing a retaining wall and the paved commercial area) zoned CE. Then, once the new zoning is in effect, we could complete the property line adjustments as the lower portion of the properties would then have the same base zone as abutting commercial property to the east.

The BAC and I support this approach and would request that the PSC recommend this change to the City Council. The attached diagram illustrates the approximate location of the two proposed zone designations on these properties. At this time we do not have the survey data necessary to determine the precise location of the zoning boundary that would allow the property line adjustment. However, I propose to hire a surveyor in the coming months and to coordinate with BPS staff to define the zoning boundary alignment prior to the City Council hearing in October.

This approach will protect my business interests, support jobs in southeast Portland, and provide transition between the CE zone and residential properties to the west. Thank you for your consideration and your support.

Sincerely,

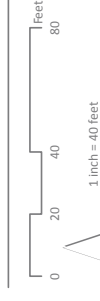
Matt Thomas
Townshend's Tea Company
Brew Dr. Kombucha

Enclosure: Zone Change Concept Diagram, dated 7/8/16

Zone Change Concept Diagram Portland, Oregon

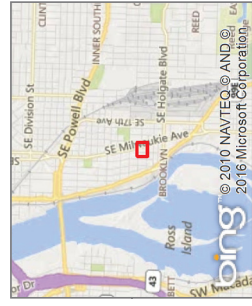
LEGEND

- Existing CG zone to be changed to CE zone
- Proposed CE zone
- Proposed CM1 zone



CONTRACOR PRODUCTIONS
MAD & HARKIN, Oregon North
Landscape Contractors
Aug 2014

Map Created by BIM
File Zone Change Concept
Project No. 14-00272-00



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