

August 15, 2014

Planning and Sustainability Commission
1900 SW 4th Avenue
Portland, OR 97201-5380

RE: Comprehensive Plan Map Request
3519-3531 W/SE Division Street
State ID: 1S1E01DC 11600

We request that the Mixed Use Civic Corridor designation be extended over the adjacent parking lot to the property at 3519-3531 SE Division Street.

The structure was originally built in 1925 (84 years ago). The parking lot has been associated with the building since that time. The parking area is a legally established non-conforming use.

We intend to build an extension to the building into the parking lot that will reduce the impact on the surrounding residential uses and allow a small family owned business to expand.

Please find enclosed the notes about the property from the owner, maps, aerials showing historic use, ownership documents showing continuous use, and support from the Richmond neighborhood.

The owner has restored the building into a vibrant part of the neighborhood. The change in designation will allow completion of the renovation.

Sincerely,

Peter Finley Fry, Planning Consultant

Cc Reed Dow, owner
Tom Monroe, tenant, Southeast Wine Collective.

Date 8/9/2014

Notes about the property at 3525 and 3219 SE Division

This building was originally permitted for building on 4-3-1925. The back of the building (North) was built as a garage for auto repair and in the front was retail stores. The vacant area in the back of the auto repair was used as parking and storage.

In 1945 Eastside rug and furniture cleaning moved into the building and continue to use the back area for parking and loading.

1961 Murray Dow (my dad) moved into the building and used the building as a rug cleaning plant. Subsequently my dad purchased the building in approximately 1970.

All this time the parking lot and storage area was gravel. In 1981 we received a permit to pave the lot. In the order to get the permit we had to give up the back northwest section of land to the city (see map) this permit was a revocable permit.

The lot continued to be used to support the cleaning business
Trucks, storage containers and dumpsters.

After the death of both my mother and father I purchase the building from the estate and sold the cleaning business. The new owners moved to a new location.

In that the building was not rentable in its current condition I decided in 2011 to remodeled building and upgraded the parking lot.

We received from the city a Nonconforming use for the parking lot on 5/15/2012

At the present time it seems appropriate to the rezone this parking area in that its use from 1925 to the present has been a commercial use.

I would to enclose all or a portion of the parking area into a building consistent with the CS zoning that would remove any adverse impacts on the surrounding neighborhood.

The proposal was presented to the neighborhood association who voted to support it.



Reed Dow
Dry Rental Properties, LLC
26828 Maple Valley Black Diamond RD SE
Suite 299
Maple Valley WA 98038

425-310-7247
reed@reeddow.com

**2425 SE 35TH PL - RICHMOND -
PORTLAND**

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Aerial Photo

['12](#) / ['11](#) / ['10](#) / ['09](#) / ['08](#) / ['07](#) / ['06](#) / ['05](#) / **2004** / ['03](#) / ['02](#) / ['01](#) [6"](#) / [2'](#) / [4'](#) / [10'](#) / [20'](#) Streets: [Off](#) Lots: [Off](#) Dot: [On](#)



City of Portland, Corporate GIS

8/8/2014

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Aerial Photo

2012 / '11 / '10 / '09 / '08 / '07 / '06 / '05 / '04 / '03 / '02 / '01 6" / 2' / 4' / 10' / 20' Streets: **Off** Lots: **Off** Dot: **On**



0 |-----| 50 FT

City of Portland, Corporate GIS

8/8/2014

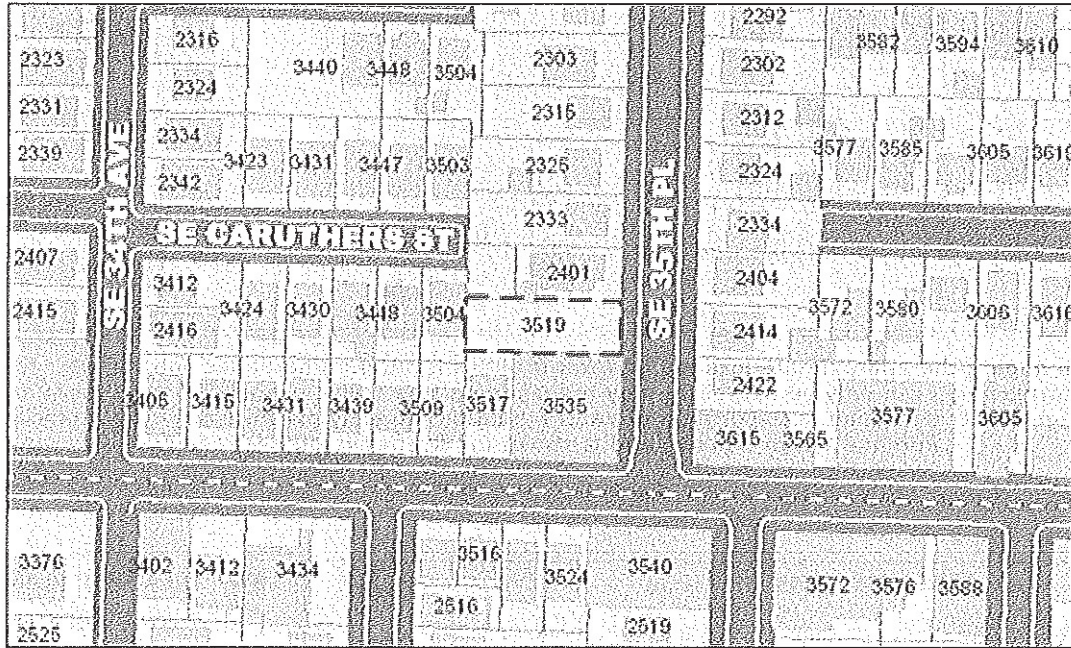
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3519 SE DIVISION ST - RICHMOND - PORTLAND

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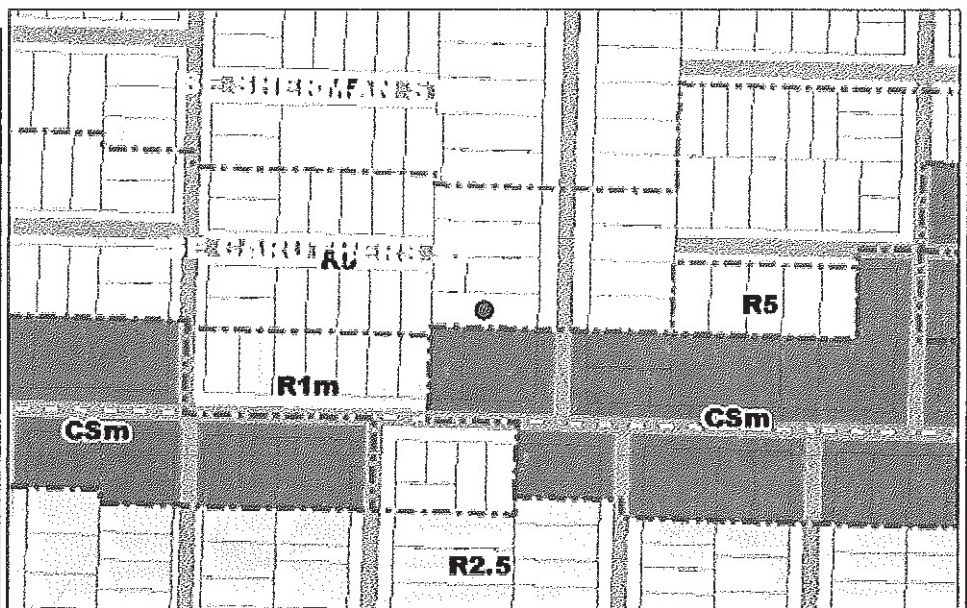
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Property & Location



Zoning

Property	
Zone	R5
Description	Residential 5,000
Overlay	
Comp Plan	R2.5
Comp Plan Overlay	
Historic District	
Conservation District	
Plan District	
NRMP District	
Urban Renewal District	n/a
Zoning Map	3234



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SW 1/4 SE 1/4 SEC. 1 T. 15. S. R. 1 E. W. 1 M. MULTNOMAH COUNTY

IS 1E IDC PORTLAND

CANCELLED NO. 9500 13200 23000

SEE MAP IS 1E DB

APPROX. 1/16 COR.



SEE MAP IS 1E KD

SEE MAP IS 1E 100

SEE MAP IS 1E 124B

IS 1E IDC PORTLAND

Richmond Neighborhood Association meeting

Monday, 2-10-14

Waverly Church

3300 SE Woodward, Portland Or

Minutes by Doug Klotz

Chaired by: Jeff Cropp

Board members in attendance:

Bonnie Bray, Doug Klotz, Cyd Manro, Cliff Hutchinson, Judah Gold-Markel, Jonathan King, Elizabeth Varga, (Julie Fitzwater present but not voting), Heather Flint-Chatto, Jeff Cropp

Board members not in attendance: Allen Field, Jordan Lanz,

Others in attendance:

Pam Birkel, Dave Currie, Don Gavitte, Marsha Hanchrow, Diana Foss, Ty Durbrow, Guy Bryant, Dick Park, Julie Dow, Bernard Koser, Neeley Wells, Sally Joughin, Dennis and Amy Whitworth, Linda Ralley, Tom Kishel, Rolando Apuilizan of PPS, Steve Olson of DOWA-IBI Group, Matthew Machado and Liz Mahon of PBOT, Kenneth Ulappa, Lisa Pickert, Denise Hare, Justin Belk, Taylor Gibson, Mark Zahner.

Meeting began at 7:05, with introductions. Adoption of December minutes is postponed until April.

Announcements: Jeff Cropp announced that next month's RNA meeting will be a candidate's forum, with candidates invited for the Multnomah County District 1 race, and the House District 42 race.

Bonnie Brae announced that Art Walk this year will be March 1 and 2.

Rolando Aquilizan from PPS and Steve Olson from DOWA/IBI architecture explained plans for rebuilding of Franklin H.S., to take place in 2015-2016. The school will be closed, and students will attend Marshall H.S. for the two years. The central historic buildings will remain. Some newer structures will be removed and new buildings will be sited to complement the historic central structure. Capacity will increase from 1500 to 1700 students.

Developer Guy Bryant described and showed rough plans for his 2-unit project at 1525 SE 35th Place. The existing 1895 house will be removed. Some urged him to engage the Rebuilding Center to salvage the framing lumber and other features of the house. Bryant said the "rowhouse"-style building would have garages in front, but tucked down under the front of the units. It is in a Transition zone, and will draw design influence from the nearby commercial as well as the adjacent residential buildings.

Two property owners sought RNA support for zone changes to take place as part of the Comprehensive Plan Update:

Reed Dow described the zone change for which he seeks RNA support. His property is at 2425 SE 35th Place, the parking lot north of the SE Wine Collective. He proposes the zone on parking lot at north end to be changed from R-5 to CS, to match the associated building. This would allow construction of a one-story building to enclose the wine and grape storage now taking place on the parking lot. After discussion [redacted] moved, and [redacted] seconded, that the board support this, but ask city to put some lower height limit on project. The vote was 6-3 in support. In favor were, Bonnie, Doug, Cyd, Jeff, Jonathan, , Heather. Opposed were Judah, Julie, and Cliff.

Pamela Birkel asked for support for a change of zoning on her property at 5134 SE Division, from R-1 to CS for the lot, at the corner of 52nd and Division. The change would allow more units to be built, and make the property more valuable. Many neighbors objected to the increased number of units that would be allowed, and parking it would bring (1 neighbor stated she had a petition with 20 names opposing the zone change) . Some board members noted that this was the right place to put such mixed-use buildings. Sean moved that the neighborhood support the change to CS. Doug seconded. The motion failed, 4-5. In favor were Sean, Cyd, Doug, Julie. Opposed were Bonnie, Jeff, Jonathan, Judah and Cliff. A second motion, by Heather, seconded by Judah, proposed the Board support instead a change from R-1 to CN-1. This passed 7-2, with Heather, Doug, Jonathan, Cyd, Bonnie, Judah and Julie in favor, and Sean and Cliff opposed.

Liz Mahon, PBOT: Gave update on Division Streetscape construction

Matthew Machado of PBOT, described PBOT's studies of two streets:
SE 32nd Ave between Division and Clinton. No traffic control change called for at this time
SE 34th Ave. between Division and Clinton. Did not support the proposed one-way with contra-flow bike lane at this time. PBOT would restudy after completion of Division Streetscape. Mark Zahner and Jeff Cropp spoke of the safety issues for bicyclists with the current configuration.

Heather passed out paper write-in ballots to vote on RNA representatives to Design on Division project. Elected from RNA Board: Heather Flint-Chatto, Sean Barnett, Cyd Manro. The three received 10, 7 and 7 votes respectively. Judah received 4. This meant the stated plan to select 2 representatives and an alternate did not work. In post-meeting discussion, Heather suggested Sean and Cyd both attend, with one vote between them. Elected for Richmond neighborhood at-large representative: Debbie Hochhalter (not in attendance, but had sent in a statement of interest and resume). She received 7 votes, with Justin Belk 2, and Linda Ralley 1 vote.

Meeting adjourned at 9:30 PM

From: Cole, John Andrew [<mailto:John.Cole@portlandoregon.gov>]
Sent: Monday, January 27, 2014 3:45 PM
To: Reed
Subject: RE: 3525 Se Division parking lot

No additional paperwork is necessary. It would be helpful for you if the neighborhood association was willing to send me a note that they support the request.

City staff will be reviewing all zone change requests over the coming Spring

John

From: Reed [<mailto:reed@reeddow.com>]
Sent: Monday, January 27, 2014 3:39 PM
To: Cole, John Andrew
Subject: 3525 Se Division parking lot

Hi Mr. Cole,

Peter and I are scheduled to talk to the SE neighborhood group on February 10th. They have been very supportive of the zoning change in informal talks.

We will have them update you on the results of the meeting.

Are there any other steps or paper work, I should be doing with the City at this time?

Sincerely,

Reed Dow

[360-356-6257](tel:360-356-6257)