

Location:

Rose City Block 156, Lot 1 (4730 NE Fremont St.) Property owners: John & Deborah Field
Rose City Block 155, Lot 16 (3436 NE 48th Ave.) Property owners: Ramod & Kamala Chherti

Proposal:

In consideration of the comprehensive plan update, we are proposing a zoning change for the southeastern and southwestern corner lots at the intersection of NE Fremont and 48th street. The north side of this tee intersection is zoned CN2h. Our request is that the two 7,500 sq. ft. R2h lots that split the south side of the intersection be classified likewise with a mixed use designation.

Background Information:

Document 09-155613PR furnished by the City of Portland, Bureau of Development Services has established that the property at 4730 NE Fremont has maintained legal status for nonconforming use ever since the comprehensive plan of 1981 which changed the zoning from C2L to R2h. We recognize that the terms of nonconforming use have been exaggerated a bit throughout the years in regard to the property. From 1993 to 2009, Wall Beds of Oregon used the property as an office and showroom. After purchasing the property in 2009, we were charged commercial water and sewer rates from the start, so apparently the city considers this to be commercial property. Most recently Portlandcitymaps.com has listed the property as generic commercial use. We have remodeled the residence which we currently occupy and have converted the former show room, with a three car parking lot, into a family-run digital print shop.

Objective:

Legitimizing the loose ends for the terms of nonconforming use is not our only goal. We share the City's vision to integrate living and retail spaces. The Beaumont business district could be revitalized by creating a balance of mixed use on the south side of Fremont. Opening up the south side would bring more people to the street and would allow for a continuous flow of foot traffic. The intersection at 48th and Fremont is a prime node with a crosswalk and bus stop. Rezoning the south side from NE 45th to 50th would be ideal, but may be too aggressive for the area at this time.

Addendum:

Both property owners have presented this proposal to the Rose City Park Neighborhood Association's land use committee and they were in full support. Nan Stark who represents NE Portland's Bureau of Development and Sustainability has indicated her support stating that this is a reasonable request. Our next step is to present our proposal at the September general meeting of the Rose City Park Neighborhood Association.

Contact Information for the Field/Chherti-Comprehensive Plan Proposal 2014

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Ramod B. Chherti:
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Rose City Park Neighborhood Association

October 14, 2014 (Transmitted this day via e-mail to the following)

City of Portland
Bureau of Planning & Sustainability
Attn: Nan Stark, NE District Liaison (nan.stark@portlandoregon.gov)
1900 4th Avenue
Suite 7100
Portland, OR 97201

CC: Susan Anderson Susan.Anderson@PortlandOregon.gov,
Planning and Sustainability Commission psc@portlandoregon.gov,
Portland City Council Karla.Moore-Love@portlandoregon.gov
City Auditor, La Vonne Griffin-Valade, LaVonne@portlandoregon.gov
Deborah & John Field, owners, deblyfield@gmail.com

Subject: RCPNA Recommends Approval of Re-zone/Designation of 3437 NE 48th from R2h to CN2h/
2014 Map App: Multi-dwelling to Mixed Use-Dispersed

Dear Nan Stark,

On September 18th, 2014, the Land Use & Transportation Committee for Rose City Park Neighborhood Association completed its review and recommends the approval of the re-zone/designation change of property identified as Rose City Block 156, Lot 1, from R2 to CN2. Due to the time limitations in completing this review for the Planning and Sustainability Commission's hearing the LU & TC decision is deemed the final review for RCPNA.

At the LU & TC meeting the condition placed on this rezone stated that "the zone is to be no more intense than Neighborhood Commercial", as this is the least intensive commercial in the 1981 Comp. Plan Map designations. The reasoning behind this was that the Committee wanted to have the Commercial use to have the least impact possible on the abutting Residential uses to the north of the property.

The Comp. Plan Update Map App identifies Mixed Use – Dispersed as the least intensive Commercial designation. The designation of Mixed Use – Dispersed would meet the intent of the Committee's approval.

This property is located at 4730 NE Fremont and owned by Deborah & John Field. Situated on the southwest corner of NE Fremont and NE 48th Ave., this property is unique in that it contains both a residence and an active commercial business in separate buildings on the site. The commercial use,

Paperjam Press, is located on the western portion of the 7,500 sq. ft. lot and is considered a pre-existing non-conforming use in the R2h zone. The owners claim that their property was previously zoned for commercial and then was changed to residential use with the 1981 comprehensive plan update. The uses of the site has changed over time. But, the commercial use has remained active throughout the past 33 years. The owners of Paperjam Press wish to continue the current use of the site as a copy/publishing company.

The site continues to be charged commercial water rates. There is a short parking area on-site in front of the building with direct access off of Fremont for customers. The owners just want to have the property reclassified back to Commercial. It is located on the south side of Fremont across the street from Commercial property identified at CSh and CN2h. The proposed Comprehensive Plan Map identifies the northerly side of Fremont to be identified as Mixed Use - Neighborhood.

Attached is the application document that Deborah and John Field submitted to the LU & TC for their consideration. Also attached are draft minutes for the Aug. 21st and Sept. 18th, 2014 LU & TC meetings.

Please let us know if you have any questions or we can be of further assistance on this matter.

My best,



Tamara DeRidder, AICP
Co-Chair, LU & TC
Chairman, RCPNA
1707 NE 52nd Ave.
Portland, OR 97213
503-706-5804



Nate Carter, AIA
Co-Chair, LU & TC
Board, RCPNA
2432 NE 59th Avenue
Portland, OR 97213
971-344-1919

Exhibit B – Oct 14, 2014
RCPNA Recommendation
Of Approval for Rezone -Fields
Draft Meeting Notes
RCPNA Land Use & Transportation Committee
08/21/14

Attendees: Tamara DeRidder – Co Chair, Nate Carter- Co Chair, Terry Parker, Ed Gorman, Ted Hart, Deborah Field, John Field, Ramod Chhetri, Bill Winkler, and District Liaison Nan Stark.

Meeting Location: German-American Society, 5626 NE Alameda

After group self-introductions Tamara introduced the first topic – a request for two properties located on NE Fremont St. to be rezoned from the current Residential zone R2 to Commercial zone C2.

Comp. Plan Update Rezone/Designation Requests: The owners of Paperjam Press, Deborah and John Field, submitted a packet of information regarding their request, along with that of their neighbor Ramod Chhetri, for a rezone/designation of their properties from R2h to CN2h. Their properties are identified as 4730 NE Fremont and 3436 NE 48th, respectively, and are located on the southwest and southeast corners of the intersection of NE Fremont St. and NE 48th Ave.

Paperjam Press/ Deborah & John Field Property – Rose City Block 156, Lot 1; 4730 NE Fremont. This property is unique in that it contains both a residence and an active commercial business in separate buildings on the site. The commercial use, Paper Jam, is considered a pre-existing non-conforming use in the R2h zone. The owners claim that their property was previously zoned for commercial and then was changed to residential use with the 1981 comprehensive plan update. The uses of the site has changed over time. But, the commercial use has remained active throughout the past 33 years. The site continues to be charged commercial water rates. There is a short parking area on-site in front of the building with access off of Fremont for customers. The owners just want to have the property reclassified as Commercial. It is located on the south side of Fremont where the north side of this is an extension of the Commercial node that begins near NE 42nd Ave. The north side of the street in this area contains active commercial uses as the CN2h zone continues eastward to NE 50th where it changes to residential. The nearest Commercial zone located on the south side of Fremont stops at NE 45th Ave.

The owners of Paperjam Press wish to continue the current use of the site as a copy/publishing company.

Ramod Chhetri property – Rose City Block 155, Lot 16; 3436 NE 48th Ave. This property contains a single-dwelling residence with driveway access off of NE 48th Ave. There is no indication from the exterior that this property was ever used for previous commercial uses. The property owner, Ramod Chhetri, is also the owner of Himalayan Art & Handicraft currently located at 818 NW 23rd Ave. in downtown Portland where he holds a lease. He wishes to move this business to his Fremont property and expand his service to include classes on the site. He proposes to construct a commercial building on the east side of the site and continue to use the residence for primarily residential uses for his family.

Like the Paperjam Press property, the Chhetri property is located across the street from thriving commercial uses. He proposes that these two properties together could serve as bookends, forming a

Exhibit B – Oct 14, 2014
RCPNA Recommendation
Of Approval for Rezone -Fields

small commercial node, to support neighborhood oriented commercial uses. Each of the two properties contains 7,500 sq. ft.

Discussion then ensued regarding the square footage of space that could be used for a new commercial structure and how parking might work on the site. Some concern was raised regarding commercial traffic taking access to the site off of NE 48th.

With guidance by District Liaison Nan Stark, it was determined that the CN and C2 zoning were the options that would apply now. These zones will be transitioned into Mixed Use zones with the adoption of the Comprehensive Plan. Nan also clarified the process of consideration in changing the zone on these properties with the Comprehensive Plan Update. First review is by the neighborhood association. Second review is by her as the District Liaison for BPS. Her recommendation on these requested changes will then be presented to the Planning and Sustainability Commission.

The Committee was in general agreement that both of these properties should be supported for the CN, commercial use. (Note: No formal action was taken at this point since it was unclear if additional forms and material was needed for final consideration by the neighborhood association.)

Tamara was directed to contact Dean Pottle, owner of Dean's Scene, whose property abuts Paperjam Press to ask him if he would like RCPNA to consider rezoning his property to commercial.

Comp. Plan Update. District Liaison Nan Stark discussed the proposed changes that the Comp. Plan Update holds for the RCPNA area. She shared that there were no major changes. The changes shown currently in the Map App/Comp. Plan Maps include:

1. The New Deal changed to Commercial; located at SW corner of NE Halsey St. and 53rd Ave. Discussion regarding the benefits of keeping the site zone residential and having it as a pre-existing non-conforming commercial included: A) The site contains the grass lot just to the west of the structure. A commercial zone could then allow micro-housing to be developed at this site as a permitted use; B) Pre-existing non-conforming gives the neighborhood association a greater say in the uses that would be allowed at this site. The standards for these types of uses is that they cannot increase in intensity compared to the previous use.
Action: Unanimous vote to keep New Deal property as Residential.
2. Building Heights in Sandy Blvd. Civic Corridor. Discussion was raised that the neighborhood association has historically pushed for a 4-story height limit next to the Alameda ridge to preserve views. Nan suggested for the Committee to look at different Commercial zones and correlating heights. The Mixed Use zone that is being applied all along the Sandy Corridor will be made up of at least 3 types of mixed use commercial. She shared that these commercial types are to closely match the current zoning that is applied to the properties. **Action: It was agreed that the Committee needed to research the existing zones and better understand how the Mixed Use designation/zone will change the proposed building heights for this area.**

9:00 adjourn.

Drafted by T. DeRidder 10/08/14

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RCPNA Recommendation
Of Approval for Rezone -Fields
Field/Chhetri Presentation 08/21/2014

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Proposal:

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Field-Chhetri Proposal

To:

Rose City Neighborhood Association

Request:

We seek your approval for a change to "Mixed Use" at 48th & Fremont.

Background:

John and Deborah Field own the southwest corner property at 48th and Fremont. We have been in the printing and design business for 20 years and currently own Paperjam Press. We offer custom printing, cards, paper, fax & copy, and invitations.

Ramod and Kamala Chherti own the southeast corner property at 48th and Fremont. We moved to Portland several years ago and opened our store, Himalayan Art & Handicraft – which is currently located on NW 23rd Street. We import handicrafts from Nepal, India, and Tibet.

Objective:

We, Ramod and Kamala, are currently renting out our house but are finding it more and more difficult to find good tenants because of the noise generated from Fremont Street. We would like to move our business from NW 23rd to NE 48th Street to the ground floor and create apartments on the top floor. We feel that we can do more with our property if it is zoned to Mixed Use, and it would also be a benefit to the neighborhood.

We, Deborah and John, currently live and work on our property. We would like the opportunity to develop it by adding more retail storefront and living spaces. The addition of more storefront would help other small businesses on the street by creating more interest and more shoppers. And we feel it is a benefit to residents because we can offer them more places to shop nearby, so as to diminish the time spent driving to find goods and services. As local residents we bank, take our dog to the vet, fix our car, shop for clothes and gifts, workout at the gym, and dine in Beaumont Village. We have wonderful businesses on the street but we feel there is room for more variety.

Conclusion:

We want to add to the vitality of the business district by being able to develop our properties into more retail storefront and living spaces. The northern side of Fremont is storefront from 41st to 52nd. And the southern side of Fremont is storefront from 40st to 44th. Our properties face the retail zone at 48th and Fremont. Because we intersect with Fremont a natural node is created, and this node creates a great opportunity to add more retail storefront and/or living spaces to our neighborhood. We believe that allowing our properties to be zoned as Mixed Use is a positive outcome for all the businesses on the street because it will bring more interest and foot traffic. And it will be a benefit for the people who live in the area because it will give them more choices for services, shopping, and eating in the business district. The people of Portland understand and actively support local small businesses. We believe in promoting the development of small business and the concept of "shopping local" which adds to the economic stability of our neighborhoods.

MULLENWATH COUNTRY

1" = 100'

SEE MAP IN 2E 19CD

N.E.
49TH AVE.

FREMONT

(FREMONT)

S/2 BANKS ADD.

N.E.

16	8700	8600	16	7100	1
75.49'			75.63'		75.78'
15	8500	SEE CS 12828	7200	2	
14	8400		7300	3	
13	8300	156	7400	4	
12	8200		7500	5	
11	8100		7600	6	
10	8000		7700	7	
9	7900		7800	8	

AVE.

(48TH ST.)

16	7000	5500	5400	1
75.87'				76.16'
15	6900	5600	2	
14	6800	5700	3	
13	6700	5800	4	
12	6600	5900	5	
11	6500	6000	6	
10	6400	6100	7	
9	6300	6200	8	

AVE.

(49TH ST.)

16	5300	5200	3700	1
76.25'				76.54'
15	5100	3800	2	
14	5000	3900	3	
13	4900	4000	4	
12	4800	4100	5	
11	4700	4200	6	
10	4600	4300	7	
9	4500	4400	8	

AVE.

(50TH ST.)

16	3600	3500	3400	15
76.62'				33.31'
14	3300	3200	13	
12	3100	3000	11	
10	2900	2800	9	

N.E.

Klickitat 201

NE 47TH AVE

4703
Amalfi's
Italian
Restaurant

4727
Cha Cha Cha
&
Hodas
(restaurants)

4741
HR Block
&
Found On
Fremont

4759
Bridge
City
Mercantile

4765
Pips

4831
Alameda Brew Pub

NE 47TH AVE

4838 4842

3425

3415

3405

3395

3436

4714

4800

3424

3425

3414

3411

3404

3403

3394

3395

NE 48TH AVE

3436

4824

4832

3426

3425

3412

3415

3404

3403

3394

3395