

January 23, 2015

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

RE: Portland comprehensive Plan Map update, 9000 SE Clinton Street.

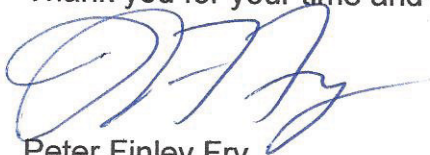
Portland Nursery is a family-owned garden center with two Southeast Portland locations, both approximately five acres. This past spring Portland Nursery employed over 100 people, primarily full time and predominantly Portland residents. This year we are number 24 on the list of Top 50 Independent Garden Centers.

We own Tax Lots, 3300, 3200, 3100, 3000 and 4200 across Clinton to the south. The property is close to a new MAX Light Rail and needs to be developed at a density that supports the growth of surrounding residential land and commercial services. **The current designation is Low Density Multi-Dwelling. We request that it be converted to High Density Multi-Dwelling.**

The property is well served by infrastructure with the regional rail system blocks away. A hospital, large community college, and regional shopping are also nearby. The lots are large and can sustain denser housing with substantial greenery and landscaping. The lots are in a single ownership that allows for a master plan form the entire site.

The City needs density to preserve the single-family neighborhoods from gentrification and destruction.

Thank you for your time and consideration,



Peter Finley Fry
attachment

DIVISION

RD. 2546 [90°] ST

AVE.

AVE.

92ND

S.E.

Portland Nursery
Clinton Street Housing

1123/15
846

High Density Multi-Dwelling

Adjusted lot line

201

CLINTON

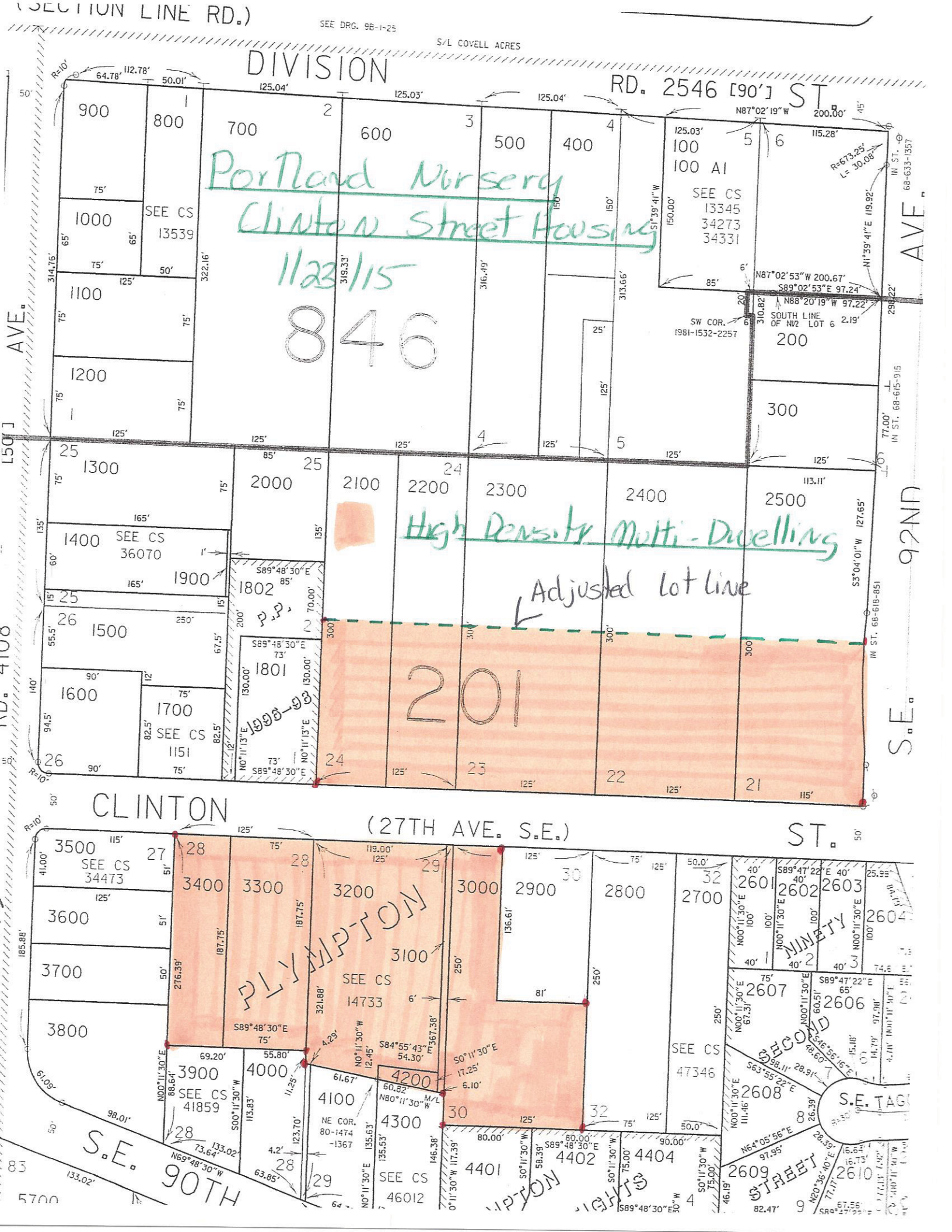
(27TH AVE. S.E.)

ST.

PLYMPTON

S.E. 90TH

MINERY
SECOND
STREET
S.E. TAG



January 22, 2014

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

RE: Portland Comprehensive Plan Map update, 9000 SE Division St.

Portland Nursery is a family-owned garden center with two Southeast Portland locations, both approximately five acres. This past spring Portland Nursery employed over 100 people, primarily full time and predominantly Portland residents. This year we are number 24 on the list of Top 50 Independent Garden Centers.

The commercial zoning at our Division location has worked well on most of the site.

We need the lots to the south 2100, 2200, 2300, 2400 and 2500 to be designated Mixed Use Civic Corridor to allow our nursery to be completed. We actually only need the northern halves of these properties. We would adjust the lot lines to allow the northern half of three blocks to be commercial and the southern half to be residential.

The result would be a stable nursery with high density housing on SE Clinton.

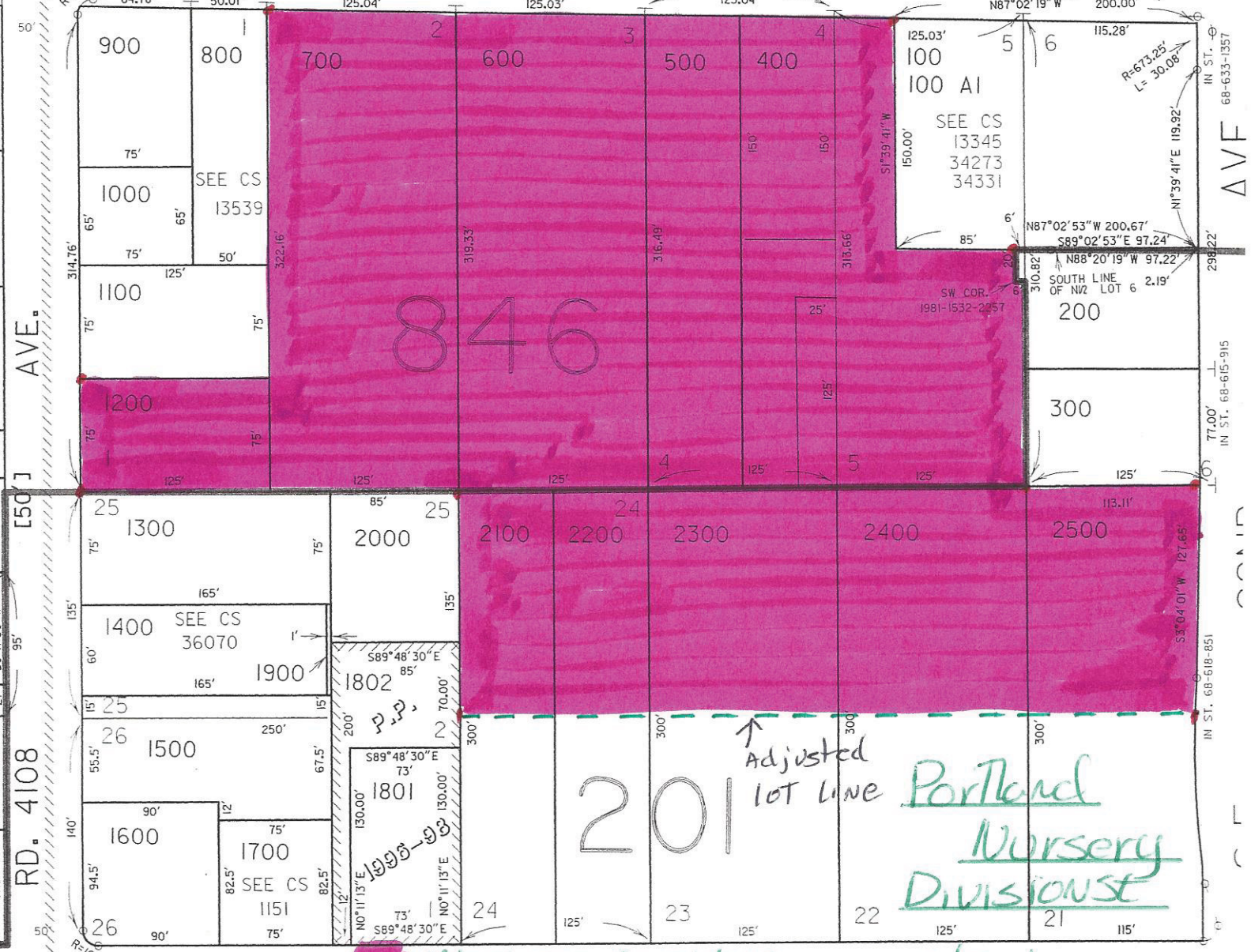
Sincerely,



Peter Finley Fry
attachment

DIVISION

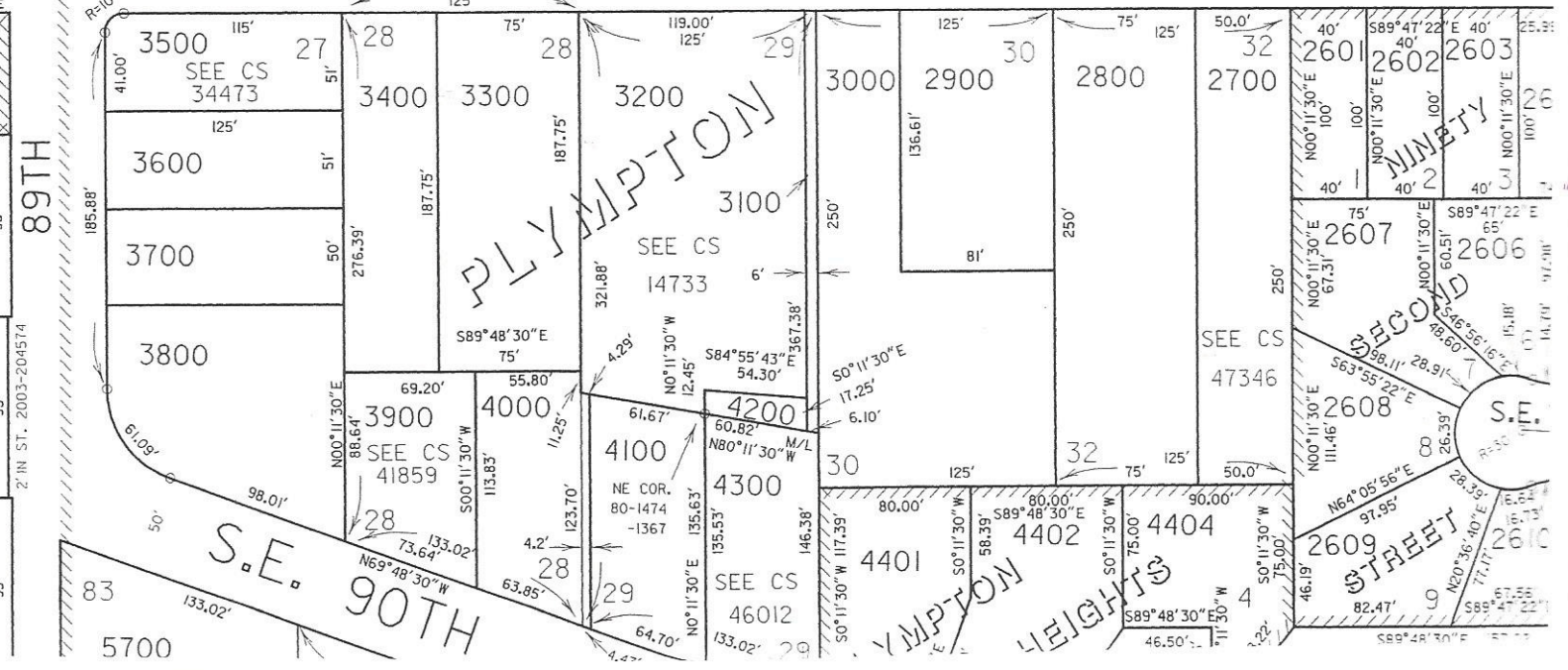
RD. 2546 [90'] ST.



CLINTON

(27TH AVE. S.E.)

1/23/15 ST.



January 23, 2015

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

RE: Portland comprehensive Plan Map update, 5050 SE Stark St.

Portland Nursery is a family-owned garden center with two Southeast Portland locations, both approximately five acres. This past spring Portland Nursery employed over 100 people, primarily full time and predominantly Portland residents. This year we are number 24 on the list of Top 50 Independent Garden Centers. The Stark Street property has operated as a nursery for almost one hundred years.

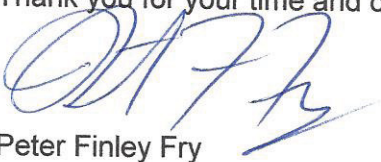
The fear that we will go away and that a big box commercial uses would replace us is unfounded because 1) We have been here for almost one hundred years; 2) No commercial use would locate with only a single street for access (all other commercial uses are either clustered in a row or located at an intersection; and 3) The City has plenty of ways to block unwanted development.

We are a successful commercial operation and an irreplaceable asset providing Horticultural Diversity to the City of Roses; our business cannot prosper with split zoning, **please make our property one designation, Mixed Use – Neighborhood.**

Split zoning is not an acceptable solution. We have found a variety of solution to mitigate the City's unfounded fear.

- .A) Create a zone like Institutional Residential (IR) for nurseries and golf courses where the zoning would automatically revert to a previous identified zoning pattern if the use ever went away.
- B) Limit FAR to .5 to 1.
- C) Establish a Plan District for Nurseries, golf courses and other very low impact commercial uses that would prohibit large box retail.
- D) Add an "L" (#) to the Neighborhood commercial zone that would prohibit structures over 20,000 square feet.

Thank you for your time and consideration,


Peter Finley Fry

attachment

