

April 12<sup>th</sup>, 2016

Portland Planning and Sustainability Commission  
Mixed Use Zones Testimony  
1900 SW 4<sup>th</sup> Ave, Suite 7100  
Portland, OR 97201  
[pcs@portlandoregon.gov](mailto:pcs@portlandoregon.gov)

Subject Address: 8071 and 8075-8085 SE 13<sup>th</sup> Avenue, Portland, OR 97202

Owners: 13<sup>th</sup> & TACOMA LLC

Current Zoning: CS

Proposed Zoning: CM1

Subject: **Protest of Proposed Zoning Change of CS Properties in Sellwood/Westmoreland to CM1**

**Our position: Zoning, if changed, to be CM2**

We are the property owners on record of 8071 and 8075-8085 SE 13<sup>th</sup> Avenue, Portland, OR. This property is located at the northwest corner of SE 13<sup>th</sup> Avenue and SE Tacoma Street in Sellwood. Immediate neighbors include: New Seasons Market, 2 major banks (On-Point Credit Union, who is in the building, and Key Bank), Starbucks, Columbia Sport Outlet, Grand Central Bakery, and many other commercial entities.

On October 13<sup>th</sup>, 2015 we received a Notice of Proposed Zoning change that indicated that our zoning would change from Urban Commercial (CS) to "Mixed use-neighborhood". When we looked online at Zone Conversion Table, it showed a CS zoned property in a Mixed Use Neighborhood moving to CM2. As this was a logical progression we had no cause to dispute this change.

On Thursday April 6, 2016, however, we received a new Notice indicating a change from CS to CM1. This makes no sense. The summary of Proposed Mixed Use Zones provided with the Notice, including a grid diagram and zoning code descriptions, all support our property changing from **CS to CM2** and, based on city of Portland data, over 98% of current CS zoned properties are moving to CM2 or CM3. It is unreasonable that an area that currently supports strong commercial retail uses and has no direct impact on residential properties, be down-zoned from CS to CM1. Our position is that the appropriate zoning for current CS zoned properties in Sellwood/Westmoreland be CM2.

Regards,



Jeffrey Weitz  
Managing Member, 13<sup>th</sup> & Tacoma LLC  
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