

PSC

1900 S.W. Fourth Avenue

Suite 7100

Portland Oregon 97201

Re: PSC Mixed Use Zones Testimony

Dear Members of the PSC,

This testimony applies to the triangular shaped vacant 2.57 acres located at the west end of Hayden Island with property ID R323354 Map 1N1E28 100. Specifically, this is the last privately owned property at the west end of Hayden Island Drive and is adjacent to the large Multnomah County ownership that was considered for the industrial terminal. The property generally has at its northerly boundary the Columbia River, the southerly boundary the elevated railroad bridge, and the easterly boundary the private Schooner Creek ownership zoned IG2.

Currently, the property has three (3) zones which are portrayed on the attached exhibit. The southerly zone encompasses about one-third of the property along Hayden Island Drive and is RF Residential Farm and Forest. This is the same zone designation as the Multnomah County terminal land had before it was recently changed to industrial. The northerly zone encompasses about two-thirds of the property adjacent to the Columbia River and is R2 Residential 2000. The very most easterly corner has a miniscule area under the guidelines of General Industrial 2 and is zoned IG2. This small area abuts the neighbor zone of IG2 that is currently Schooner Creek.

The property, for the following reasons, needs to be **ZONED IG2** which is the same as the surrounding properties and needs to have a **COMPREHENSIVE PLAN CHANGE ALLOWING IG2 ZONING**.

1. The location between the railroad bridge and the existing industrial properties certainly does not lend itself to a residential use.
2. The existing zones were basically "remnant" zones from the past. These zones make no sense as to the reasonable ultimate use of the property and a predictable development.
3. The property is better zoned compatible to its neighbors which is IG2.
4. The conversion of this unique property to IG2 Industrial adds needed industrial property to the City of Portland's industrial land inventory.

In conclusion, the PSC is reviewing the existing Comprehensive Plan and Zone for properties within the City to simplify and enhance development that are beneficial to long range strategies. One of the goals is to eliminate "split" zoning on City properties. This is a prime property needing a common sense Comprehensive Plan and Zone change eliminating the "split" zone and adding valuable industrial land for development.

Thank You on behalf of property owners SDP LLC and Steve Stanich 4915 NE Fremont Street Portland Oregon tele: 503-544-1633

WENDEN HAYDEN IS DR

PORTLAND, OR 97217

ZONING & DISTRICTS

Zoning



Base

155-157th Avenue
155-157th Ave
50-100

Overlay

155-157th Avenue
155-157th Ave
50-100

Comp Plan

IS - Industrial Sanctuary
155-157th Avenue
50-100

Comp Plan Overlay

n/a

Historic District

n/a

Conservation District

n/a

Plan District

n/a

Natural Resource

n/a

Management District

n/a

Quarter Section

n/a

Historical Resource

n/a

Urban Renewal Area

n/a

Business District

Name

Columbia Corridor

Address

PO Box 55651
Portland, OR 97238

Website

http://www.portland.gov

Development Areas

Community Opportunity	1
Map Scale	No
Shoreline and B-Community Zone	No
Street Parking	No
Statewide Zone	No