

October 26, 2017

City of Portland Planning and Sustainability Commission
Bureau of Planning and Sustainability Map Refinement Project
1900 SW 4th Ave., Suite 7100
Portland, OR 97201

Subject: Additional comments on Map Refinement Project
4341-4353 NE Halsey St., Portland, OR 97213

Dear Commissioners and Bureau Staff:

We wish to respond further to the proposed zoning changes described in the Draft of September 2017, Map Refinement Project (change #1800). We have previously submitted written testimony, and we also attended the Commission Meeting yesterday evening in which oral public testimony was received.

Summary Statements

We represent the Association of Unit Owners of Rosegate Condominiums, 4341-4353 NE Halsey St., Portland, OR 97213. Our complex includes two buildings with a total of 20 residential units. These buildings were originally apartment buildings, and were converted to condominiums in 1999. Also, our development is situated along the north side of Halsey St. in a row of older, low rise, residential apartment buildings. All of these buildings, including ours, features an interior courtyard upon which individual unit front doors open, providing lovely entry points for residents into the busy neighborhood.

We believe that our condominium complex, and our low-rise apartment neighbors, demonstrates a variation on dense urban housing that is an important component part of the neighborhood housing mix. Further, we believe that a variety of family housing types is essential for the long-term sustainability of a densely populated urban neighborhood (single family, low-rise, medium-rise, and high-rise), all of which are currently represented in our immediate neighborhood. The size (2 story maximum) and arrangement of buildings on our property, and on the properties of our adjacent low-rise apartment neighbors, reflects an historically distinctive style of old Portland multi-family housing, and should therefore not be destined to have to coexist exclusively among dominating buildings on all sides.

Specific Requests

We support removing the current RX zone designation from the Association's property, believing, as does the Bureau, that the RX designation is appropriate to Central City and Gateway areas only. Based on previously received notices from the Bureau regarding the Map Refinement Project, the Association's property was proposed to be re-zoned to RH and, in a later proposal, to R1. We support the lowest possible residential zoning density. If RH is the final choice for zoning designation, we ask that the FAR be limited to 2:1.

MRP Testimony (4341-4353 NE Halsey St.)
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We were alarmed to hear at the public hearing that one commissioner and one other testifying attendee suggested a commercial designation (CM3). Never in all the previous correspondence did we have reason to believe that anything other than some form of residential designation was being considered.

Neighborhood Context

In recent years, we have witnessed the construction of a large medical office building directly across Halsey St. (6+ stories), the result of which has been to take away sunlight from our property for most of each winter day. To the west, a 3-story health club with parking structure was built a few years ago, and a popular specialty grocery store was relocated nearby. A new 6 story mixed use development is underway at 4224 NE Halsey St. The Portland Housing Authority operates the 14-story Hollywood East apartment building just north of our property, and there is another 8-story apartment building in the 4200-block of NE Halsey St. Taken together, in addition to being situated among neighboring buildings of very different scales, with the attendant diminished solar access and claustrophobic atmosphere, the traffic and parking in the neighborhood have become extremely difficult to maneuver.

Concluding Remarks

We understand and have accepted the growth, especially upward, of our neighborhood, and we are willing to live with the significantly increased traffic and parking loads, since many of us are able to utilize mass transit at the nearby Hollywood Transit Center. Others are avid bicycle commuters, and we routinely walk many places in the neighborhood. We understand that we live in a dense, urban neighborhood. However, we are also in a clear transition zone from single family residential neighborhoods east of our property to the commercial Hollywood district centered on NE Sandy Blvd. Also, to the north, the commercial district gives way to exclusively single family residential neighborhoods.

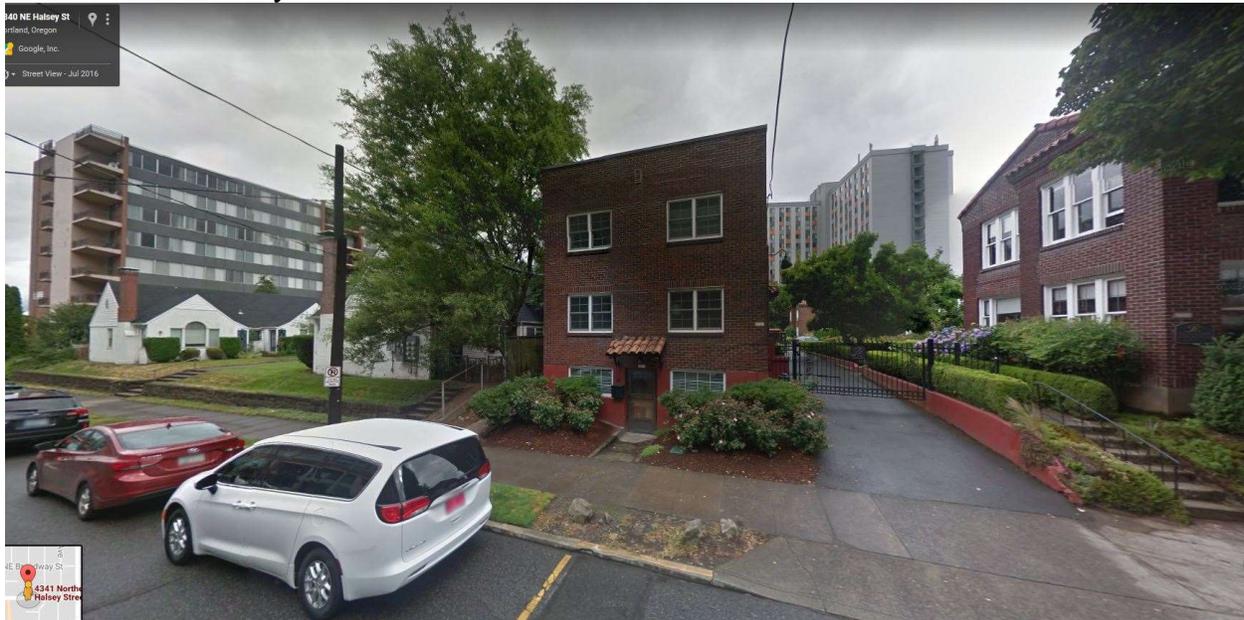
We believe that the area bounded approximately by I-84 to the south and NE Broadway St. to the north, and between NE 42nd St. and NE 46th St., has reached its maximum carrying capacity in terms of different building types and uses, traffic, and population density, and the zoning designation of our property and that of our neighbors should be carefully designed to protect this unique mix of urban development.

Thank you for considering our request.

Sincerely,

Howard M. Thurston, President, Board of Directors
Association of Unit Owners of Rosegate Condominiums

4341-4353 NE Halsey St



Apt. complex just west of Association property



Inner courtyard 4341-4353 NE Halsey St.



NE 45th Ave. at NE Halsey St. looking north

