

October 27, 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: Clarification of specific requests re: Map Refinement Project
Association of Unit Owners of Rosegate Condominiums
4341-4353 NE Halsey St., Portland, OR 97213

Dear Commissioners and Bureau Staff:

We wish to clarify the specific requests made in our testimony letter dated 10/26/2017. The testimony pertains to proposed zoning changes described in the Draft of September 2017, Map Refinement Project, change #1800.

Clarification of Specific Requests

We support removing the current RX zone designation from the Association's property and the properties of our immediate neighbors at 4325 NE Halsey St. and 1511 NE 45th Ave. (corner of NE Halsey St. and NE 45th Ave.), and we support designating all three properties as RH with an FAR not exceeding 2:1.

We also request that the properties already zoned RH on the east side of NE 45th Ave. between NE Halsey St. and NE Broadway St., and a few other adjacent properties in that block, retain the RH zoning designation but be modified to incorporate an FAR not exceeding 2:1.

In this way, any new development on any of these parcels would not result in buildings that overshadow the neighboring buildings or negatively impact the consistency of development in this area. Also, it would encourage a logical and gradual transition of zoning designations from single-family to multi-family medium density to multi-family high density to commercial as one moves from the east and southeast toward the Hollywood Center along the NE Sandy Blvd. corridor.

Thank you for incorporating these clarifications into our previous requests by attaching this supplementary testimony to our testimony dated October 26, 2017.

Sincerely,

Howard M. Thurston, President, Board of Directors
Association of Unit Owners of Rosegate Condominiums
4341 NE Halsey St. #19
Portland, OR 97213