

Planning and Sustainability Commission  
Comprehensive Plan Update  
1900 SW 4th Ave  
Portland, OR 97201-5380

Subject: Comments on Proposed Change #330 in the Draft Comprehensive Plan

These comments are to supplement the oral testimony provided by Susan Schuster at the November 4, 2014 Public Hearing. We live at 1522 SE Clinton Street, and the residence we own would be directly impacted by proposed "Change 330". Change 330 would change our zoning from R-2 to Storefront Commercial. We would like to formally go on record as being opposed to this proposal.

As Susan expressed during her oral testimony, our primary concern with the proposed change to our zoning is the potential impact on affordable housing. One of the overarching goals in the Comprehensive Plan is to provide affordable housing for low and middle-income individuals and families. The area encompassed by Change #330 already fulfills that goal. Many of the houses in the area proposed for change are rented to college students, young singles, and lower income families. On the 1500 block of SE Clinton there are 3 retirees living on fixed incomes. There are 5 houses in the proposed rezoning area owned and managed by REACH Community Development specifically for low-income families. The 13 homes in the area proposed for zoning change provide housing for approximately 50 low to moderate-income individuals. To construct storefronts in the area in question would require tearing down houses. This would result in reduced and/or more expensive housing. A good example of newly constructed housing over commercial storefronts exists nearby on SE Division Street, where studio apartments rent for up to \$1,600 a month.

The following are additional reasons we oppose Change #330:

1. The stated purpose of the proposed change is to "Create a new mixed use area to meet neighborhood needs". As a long time residents of this neighborhood, we are perplexed as to what those needs might be. We currently can (and do) walk to virtually anything we need, including: a grocery store; natural food coop; convenience stores; hair salons; coffee shops; restaurants; taverns; music venues; opticians; and clothing stores to name a few. New shops are opening almost daily on SE Division St. Any needs not within walking distance are easily accessed by bicycle or mass transit. We do not need commercial rezoning for of our neighborhood to meet any of our needs.
2. The Storefront Commercial (CS) zone is "intended to preserve and enhance older commercial areas that have a storefront character". The area is predominately residential and there is not a "storefront character" to preserve. The area encompassed by proposed Change #330 is comprised of one remnant commercial building and 13 homes.
3. If there is a future need for commercial development, ample space zoned to allow such development already exists nearby. A large block of land that fronts SE Clinton Street from 12th Avenue to the middle of the 1400 block, extending south and east along the railroad right-of-way to 21<sup>st</sup> Avenue is zoned EG1. While EG1 designated primarily for industrially related uses, the Comprehensive Plan also states "Other commercial uses are also allowed to support a wide range of services and employment opportunities." That could include commercial storefronts.

4. The neighborhood is comprised of historic homes from the turn of the last century. Our house was built in 1885. The two houses next door to us date from 1898 and 1885 respectively. All 13 homes in Change #330 are of similar vintage (1885 – 1906). The proposed zoning change would encourage the destruction of these historic homes. This is a neighborhood of homes that is proposed for change, it is not vacant land! The City of Portland should zone to protect historic homes rather than to facilitate their destruction.
5. The neighborhood is trending residential and away from commercial. Numerous properties have been converted from commercial use into residences. An old storefront building at 1724 SE Clinton was recently converted into a home. Another former commercial property was converted to an apartment at 1501 SE Clinton. A large lumberyard adjacent to Change #330 closed a few years ago. This former commercial property was developed into the Tibbetts Village Condominiums, a complex of owner occupied townhomes. Additionally, 2 recent in-fills in the immediate vicinity are both single-family homes.
6. Commercial development would compound a parking shortage in the neighborhood. Commuters park in our neighborhood and catch buses into the city center. We also have vehicles parking in our neighborhood as a result of the recent commercial development on Division Street. When the new Clinton Street/12 Avenue Max station opens later this year, we will have additional commuters parking in our neighborhood, as TriMet is not providing any parking at the new station. Zoning for commercial development on Clinton Street will make an already crowded parking situation much worse.
7. SE Clinton Street is designated by the City of Portland as a Bicycle Boulevard/ Neighborhood Greenway. Greenways are intended to be "streets with low traffic volume and speed where bicycles, pedestrians and neighbors are given priority". Clinton Street has both the highest bicycle use and the highest traffic levels of any Portland neighborhood greenway, with up to 2400 cars per day according to a 2008 PBOT count. Since that count, the level of traffic on Clinton Street has increased dramatically in both volume and speed as a direct result of the recent construction and development associated with the Division Streetscape Project. Previous efforts by PBOT to slow traffic and discourage cut through traffic have been unsuccessful. (See #bikeloudpdx). Clinton Street is now heavily used to avoid the congestion on Division Street. Any additional commercial development on Clinton Street would further increase traffic and endanger an already compromised neighborhood greenway.

We commend the City's efforts to have an open and citizen involved planning process in the development of the Draft Comprehensive Plan. Unfortunately, we believe outreach was less than perfect. It would have been helpful if residents in our neighborhood were directly contacted early in the process, rather than when the draft was released. This would have provided opportunity for us to provide proactive input to the planning process. Unfortunately, a mailer informing us we would be affected was the first that anyone in our neighborhood knew about the proposed change. Most of our neighbors, some of whom lease their residences, received no notification what so ever. In visiting our neighbors living in the homes directly affected, they unanimously thought that proposed Change #330 was a poor idea and readily signed a petition to express their opposition. That petition is enclosed with this letter and is submitted as testimony.

For the reasons outlined above, it is important that proposed Change # 330 be reviewed prior to finalizing the Comprehensive Plan. We believe that an objective reexamination of this proposed change will reveal that it is not in the best interest of the residents of the neighborhood it is intended to benefit, will negatively impact affordable housing, and will further compromise a crowded neighborhood greenway.

Thank you for considering our concerns in this planning process. We are willing to discuss these issues with you further and can be reached at 541-733-3271 or the address below.



Steve Niles

Susan Schuster

1522 SE Clinton St.

Portland, OR 97202

cc: Mayor Charlie Hales  
Commissioner Dan Saltzman  
Commissioner Steve Novick

# Petition to [action]

Petition to delete Proposed Change #330 from the Draft 2035 Comprehensive Plan.

**Petition summary and background**  
 We, the undersigned residents of the SE Clinton Street neighborhood urge the City of Portland to modify the Draft Comprehensive Plan to eliminate Proposed Change #330. We request that the Map Designation remain Medium Density Multi-Dwelling and the zoning remain R-2.

Printed Name	Signature	Address	Comment	Date
Jordan Niles		1522 SE Clinton St. Portland, OR 97202	lets keep our neighborhood! hood our neighborhood!	10/5/14
STEVEN NILES		1522 SE CLINTON PORTLAND 97202	DO NOT CHANGE OUR ZONING	10/5/14
CHRISTINE Cimcinsky		1521 SE CLINTON ST PORTLAND, OR 97202	KEEP CLINTON SMALL!!!	10/15/14
Yoni LAOS		1527 SE Clinton Portland, OR 97202	NO BIG BUILDINGS! DON'T change ZONING	10/15/14
Molly Luba		1535 SE CLINTON PORTLAND, OREGON	Don't change zoning!!!	10/5/14
Ed MARCELL		1606 SE Clinton BDX, OR 97202	No change to zoning!	10/5/14
Rebecca Darling-Burke		2727 SE 16th Ave. Portland, OR 97202	No change to zoning!	10/5/14
Stephan Weiss		1537 SE Tappan St. Portland, OR 97214	NO Rezoning	10/5/14
Dawn M. Conner		1501 SE Tappan St PORTLAND OR 97202	KEEP OUR NEIGHBORHOOD NEIGHBORHOOD!	10/5/14
<del>MARK PINKER</del>		1508 SE Clinton Portland OR 97202	No coffee shop/restaurants here, please. Keep affordable	10/5/14
Victor Johnson		1506 SE Clinton St Portland, OR 97202	DIVISION IS CLOSE ENOUGH	10/5/14
BENJAMIN MCGINN				

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Printed Name	Signature	Address	Comment	Date
Robin Helms	<i>Robin Helms</i>	1506 SE Clinton St Portland, OR 97202	Enough businesses within walking distance as it R	10/5/14
Patrick Huyter	<i>P. Huyter</i>	1436 SE Clinton Portland, OR 97202	The last time I left a 2 mi. Radius of my house was camping	10/5/14
Holly Myers	<i>Holly Myers</i>	1420 SE Clinton Portland, OR 97202	Our old house is beautiful, IT needs to stay here!	10/5/14
Lynda Peel	<i>Lynda Peel</i>	1417 SE Clinton St PDX 97202	Family home w/ neighbors all around - residential community!	10/5/14
Tweelie Krals	<i>Tweelie Krals</i>	1431 SE Clinton St PDX 97202	don't need it here. Watson older home	10/5/14
Wanda Kay Faust	<i>Wanda Kay Faust</i>			
Dave Sharp	<i>Dave Sharp</i>	1433 SE Clinton Portland, OR 97202		
Julie Patten	<i>Julie Patten</i>	1515 S.E. CLINTON ST PORTLAND, OREGON 97202	BAD IDEA RUINS NEIGHBORHOOD	10/5/14
SUSAN SCHUBERT	<i>Susan Schubert</i>	1522 SE Clinton St 97202		10/5/14