

S·M·I·L·E

SELLWOOD MORELAND IMPROVEMENT LEAGUE
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October 18, 2017

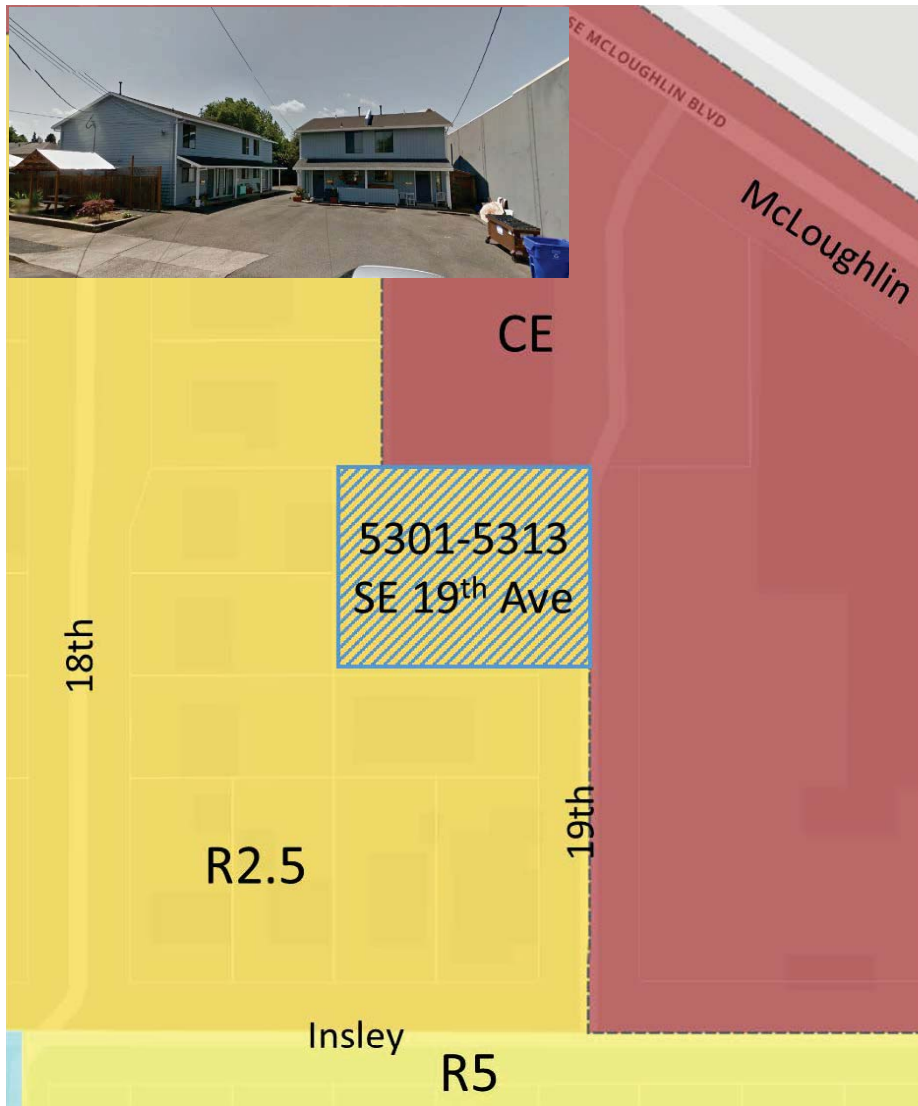
Portland Planning and Sustainability Commission
Map Refinement Project Testimony
1900 SW 4th Avenue, Suite 7100
Portland, OR 97201

Dear Commissioners:

In the Proposed Draft Report for the 2035 Comprehensive Plan Map Refinement Project, the Sellwood-Moreland Improvement League (SMILE) supports the proposed zoning map changes in our neighborhood with one exception described below. Changes proposed in this report based on proposals that are not yet under construction should continue to be evaluated by the City as this Project progresses. If a proposed development fails, the Comprehensive Plan zoning should be retained for that property. Other properties may have to be added. For example, in September we had neighborhood contact meetings for developments at 1631 SE Reedway Street and 1731 SE Insley Street (both 2 stories, 12 units) that did not have permit activity when the report was prepared.

To correct an error in the Comprehensive Plan map, we request that the property at 5301-5313 SE 19th Avenue be zoned R1. This and many other properties in north Westmoreland were upzoned in the 1980s in anticipation of a light rail station at Harrold Street. The Orange Line was built without that station so the 2035 Comprehensive Plan map downzoned some of these properties, including eliminating RH zoning which is incompatible with the neighborhood. This is a 10,143 square foot property. The Multnomah County Assessor and portlandmaps.com incorrectly state that there is a duplex on this lot, in reality there is a triplex and a duplex (see photo). The Comprehensive Plan map incorrectly changed the zoning on this property from RH to R2.5 which makes it nonconforming.

The Map Refinement Project proposes RH zoning on this property; we request that it be zoned R1. All other RH zoning in this area has been removed except where an RH-scale project has been or is being built or permitted. There is no permit activity for new construction on this property. The property has CE zoning on two sides and R2.5 on the other two sides so R1 is more compatible with adjacent properties than RH (see zoning map). There is also a significant amount of R1 zoning in north Westmoreland so it would be consistent with zoning in the area. The property would conform to R2 zoning, but there is no other R2 zoning in that area, so R1 is more compatible with the area than R2.



5301-5313 SE 19th Avenue has a duplex and triplex on a 10,143 square foot lot (inset photo from googlemaps.com). The 2035 Comprehensive Plan zoning shown above would zone it R2.5 which is nonconforming. The proposed Map Refinement Project zone would be RH. SMILE requests the property be zoned R1 to be more compatible with adjacent zoning.

These comments were approved by the SMILE Board of Directors on October 18, 2017. If you would like any clarifications on these comments, please contact our Land Use Committee Chair David Schoellhamer at chair.landuse.smile@gmail.com.

Sincerely,

Joel Leib
President, Sellwood-Moreland Improvement League