

October 24, 2017

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

Subject: Comments on Map Refinement Project, Zoning Changes

To Whom It May Concern:

We submit this letter in regards to the zoning refinement changes proposed as part of the Map Refinement Project, Proposed Draft dated September 2017. In particular, we would like to address the zoning changes listed for #1717 and #1800, which encompass addresses 4400 NE Broadway St., 4265-4353 NE Halsey St., and 1510-1614 NE 45th Ave.

First, we again offer our support of confining the RX zone to Central City and Gateway, and thus changing the zone for addresses listed in #1717 from RX. We also support the RH zone for addresses 4400 NE Broadway St. and 4265-4275 NE Halsey St.

We note that there are some addresses that appear in #1717 and #1800: those on the north side of the 4300 block of NE Halsey St (4325, 4341, and 4353) and 1511 NE 45th Ave. After speaking with the City on Monday, October 2, 2017, we understand that the errata provided with the September draft document will include removing these addresses from change #1717. We support their removal from #1717, and we support their inclusion in #1800, which calls for changing their zoning from RX to R1.

Furthermore, we support changing the zoning to R1 not only for the properties noted above but also the properties on the east side of the 1500 and 1600 blocks of NE 45th Ave (1510, 1524-1526, 1532, 1542, 1604, and 1614) as noted in change #1800. Zone R1 is the level of current use for all the addresses in this change number, and is the proper zoning for all of these properties. Change #1800 also creates a wise and gradual transition from the single-family use to the east and southeast to the more dense and commercial use as one gets closer to the Hollywood Transit Center and the heart of the commercial district along NE Sandy.

Lastly, we thank you for considering NE Halsey St traffic when examining these zoning refinements. The nearby I-84 exit ramp and the recent development south of Halsey has made Halsey crowded and difficult for ingress and egress. Therefore, these zoning changes reflect the necessity of moderating over-development that would exacerbate an already difficult situation.

Thank you for your time and consideration of our feedback.

Sincerely,

Sarah Spotts, Treasurer, Board of Directors
Association of Unit Owners of Rosegate Condominiums

4353 NE Halsey St #5, Portland OR 97213