

From: Norman Chun [<mailto:norman Chun@comcast.net>]
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To: PDX Comp Plan
Subject: PSC Comprehensive Plan Testimony

Regarding the proposed change from "Urban Commercial" to "Mixed Use-Civic Corridor" for SW Virginia Ave, it is hard to comment since there is no clear definition. If the definition of "Mixed Use-Civic Corridor" is not stated, how can a person compare the difference of the new designation to the existing one? Vague concepts are too open to different interpretations.

My comments are made with the understanding that I am anticipating what the new designation might allow. I would proposed that any change fit the present use and present street look and feel. I would oppose more commercial buildings on the street. If there are any new commercial building allowed, it should be limited to no more than two or three stories high since SW Virginia is primarily a residential neighborhood street. New or replacement buildings should fit the existing residential look of the neighborhood. Businesses should be limited to "small" storefront type businesses. No medium or heavy industries should be allowed. I would also oppose changing residential streets to more traffic, whether local or commercially used access. Once the new designations are clearly defined, it would be helpful to have the old and new designation definitions side by side with changes highlighted. More helpful comments can then be made when the differences are known.

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