

# Report of Comp Plan Proposed Draft Testimony Database

Reporting Period - 10/8/2014 to 10/21/2014

District: All  
Category: All  
Comment Type: Map App

**Comment ID** 1188      **Commenter** Nanci Tangeman      **Date Received:** 10/8/2014  
**Organization:**      **District:** Northeast  
**Topic(s):** Tagged?

**Comment:** This says Change 660 is only to a comparable designation, yet the descriptions of Mixed Use - Urban Center (proposed CP designation) and Office Commercial (existing CP designation) are very different. This narrow corridor serves as a buffer between the commercial Hollywood District. Much of it is still residential and all of it backs on to single family homes on the north side. Its bike lane is busy with students and commuters and the library brings in a lot of foot traffic -- including many, many children traveling from the neighborhood on foot and bike. Office Commercial specifically says \"It is intended for low intensity development on small sites IN OR NEAR RESIDENTIAL AREAS...\" You don't get nearer than that! Although both list Office Commercial 1 (the existing zone and proposed zone) as corresponding zones, the Mixed Use - Urban Center designation includes \"very urban in character\" and includes businesses such as vehicle service, industrial and manufacturing. This zone is separate from the core Hollywood District for a reason. It should remain a transition area.

**Comment ID** 1189      **Commenter** Nanci Tangeman      **Date Received:** 10/8/2014  
**Organization:**      **District:** North  
**Topic(s):** Tagged?

**Comment:** This plan is so different from where the discussions seemed to be going last year! A total surprise to people following the talks. As \"the public\" seemed to state, over and over, we want this area protected! It should remain farm and forest and brownfield spaces should be developed instead. Once it is changed to industrial, we can never get it back.

**Comment ID** 1190      **Commenter** Linda Bauer      **Date Received:** 10/8/2014  
**Organization:**      **District:** East  
**Topic(s):** Tagged?

**Comment:** The proposed change is supported by the PVNA NA Plan page 8, 21, and 50. thank you!

**Comment ID** 1191 **Commenter** Doug Klotz **Date Received:** 10/8/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** The reduction in required on-site parking spaces allows more efficient use of land. More residential units can be built along a Transit Street like Division if there is not the need to build space-intensive parking, either in lots or structures. This in turn contributes to the non-auto customer base of the businesses, allowing them to locate more closely together (not separated by parking lots), making it easier to walk to shopping.

**Comment ID** 1192 **Commenter** Doug Klotz **Date Received:** 10/8/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** I see no reason to leave the Wells Fargo parking lot (west side of 38th, 150' south of Hawthorne) in R-5 zoning. Why not make it CS (or equivalent) now to reflect the current and likely future use. Expanding the depth of commercial zoning around the important hub of Hawthorne and Chavez makes sense. At the least, the existing commercial uses should be rezoned to Mixed Use from Residential.

**Comment ID** 1193 **Commenter** Doug Klotz **Date Received:** 10/8/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** I see no reason to leave the Wells Fargo parking lot (west side of 38th, 150' south of Hawthorne) in R-5 zoning. Why not make it CS (or equivalent) now to reflect the current and likely future use. Expanding the depth of commercial zoning around the important hub of Hawthorne and Chavez makes sense. At the least, the existing commercial uses should be rezoned to Mixed Use from Residential.

**Comment ID** 1194 **Commenter** Annette Stanhope **Date Received:** 10/12/2014  
**Organization:** **District:** East  
**Topic(s):** Tagged?

**Comment:** I noticed that any changes in Stormwater only came up to Prescott St. I live on Shaver street, and we have problems with flooding on the street and water running into peoples' crawl spaces and basements who live on the north side of Shaver. There needs to be an effort to redirect water on this street so that residents don't continue to have this problem. Some have been struggling with this for years.

**Comment ID** 1195 **Commenter** Mickey Lee **Date Received:** 10/12/2014

**Organization:**  
**Topic(s):**

**District:** Northeast  
Tagged?

**Comment:** We need a healthy grocery store in this area. A Whole Foods or New Seasons would be welcomed. The only option we have is Safeway and they are limited on what they offer as far as organic and local as well as other products in general. Safeway is not a store of Portland, Whole Foods and New Seasons are.

**Comment ID** 1196      **Commenter** Linda Bauer      **Date Received:** 10/9/2014  
**Organization:**      **District:** East  
**Topic(s):** Tagged?

**Comment:** Why is the map app description different than the Proposed TSP entry and the already adopted R

**Comment ID** 1197      **Commenter** Michael Molinaro      **Date Received:** 10/10/2014  
**Organization:**      **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** This terrible and presently vacant storefront should not be rewarded with with a spot zoning that suddenly makes it legal.

**Comment ID** 1198      **Commenter** Michael Molinaro      **Date Received:** 10/10/2014  
**Organization:**      **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** This now vacant storefront addition should not be rewarded with a spot zoning that makes it conforming. This grouping of houses is what adds character to the street.

**Comment ID** 1199      **Commenter** Steven Bingold      **Date Received:** 10/11/2014  
**Organization:**      **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** On the East side of 50th a four-story apartment building is being proposed. When built, this apartment building will have direct views into the backyards of homes on 51st Ave., which will detract from the privacy and livability of these homes. Another consequence is the drop in property values. Limitations need to be considered to lessen the impact of these types of developments on adjacent property owners

**Comment ID** 1200 **Commenter** Marcia Schneider **Date Received:** 10/11/2014  
**Organization:** **District:** East  
**Topic(s):** Tagged?  
**Comment:** Glad to see improvements planned, this stretch of Foster is very slow, in disrepair. Would be helpful to have bus transportation serving the neighborhood at least out to 136th as well.

**Comment ID** 1201 **Commenter** Annette Stanhope **Date Received:** 10/12/2014  
**Organization:** **District:** NoneEast  
**Topic(s):** Tagged?  
**Comment:** Shaver St. is a bus route and the road is really showing some wear. I'm surprised that an overhaul of Shaver--repaving, adding sidewalks and improved drainage-- isn't also part of the Comp Plan.

**Comment ID** 1228 **Commenter** Mary Beth Wagner **Date Received:** 10/13/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?  
**Comment:** How can this area, adjacent to Johnson Creek, handle a 2,000 unit apartment complex, as the letter you sent seems to imply? It would certainly not be acceptable to the wild life that enjoy the area.

**Comment ID** 1229 **Commenter** Belinda Marier **Date Received:** 10/13/2014  
**Organization:** **District:** East  
**Topic(s):** Tagged?  
**Comment:** The Serendipity Center, located at 14815 SE Division, fully supports the proposed comprehensive plan designation of Mixed Use- Civic Corridor and the tentative proposed zone of General Commercial (CG). The Serendipity Center is in the process of planning a large campus addition, including a possible job-training retail establishment at the corner of SE 148th and Division. The Mixed Use- Civic Corridor designation allows maximum flexibility for expansion of this regionally significant therapeutic school while enhancing the urban design of this outer SE neighborhood.

**Comment ID** 1230 **Commenter** Belinda Marier **Date Received:** 10/13/2014  
**Organization:** **District:** East  
**Topic(s):** Tagged?  
**Comment:** The Serendipity Center, located at 14815 SE Division, fully supports the proposed comprehensive plan designation of Mixed Use- Civic Corridor and the tentative proposed zone of General Commercial (CG). The Serendipity Center is in the process of planning a large campus addition, including a possible job-training retail establishment at the corner of SE 148th and Division. The Mixed Use- Civic Corridor designation allows maximum flexibility for expansion of this regionally

significant therapeutic school while enhancing the urban design of this outer SE neighborhood.

**Comment ID** 1231 **Commenter** Belinda Marier **Date Received:** 10/13/2014  
**Organization:** **District:** East  
**Topic(s):** Tagged?

**Comment:** The Serendipity Center, located at 14815 SE Division, fully supports the proposed comprehensive plan designation of Mixed Use- Civic Corridor and the tentative proposed zone of General Commercial (CG). The Serendipity Center is in the process of planning a large campus addition, including a possible job-training retail establishment at the corner of SE 148th and Division. The Mixed Use- Civic Corridor designation allows maximum flexibility for expansion of this regionally significant therapeutic school while enhancing the urban design of this outer SE neighborhood.

**Comment ID** 1232 **Commenter** Scott Yelton **Date Received:** 10/13/2014  
**Organization:** **District:** East  
**Topic(s):** Tagged?

**Comment:** I like the proposed zone change to Open Space. Can we (neighbors) get access to the whole of Kelly Butte from here? I would like to see nature trails, and \"natural play\" structures (like Westmoreland's new park based on nature play)

**Comment ID** 1233 **Commenter** Scott Yelton **Date Received:** 10/13/2014  
**Organization:** **District:** East  
**Topic(s):** Tagged?

**Comment:** Please add a safe bike lane to 112th, and then on Market. Can you protect it? Such as using a barrier in between traffic and bike lane? 112th and on to Market would be a fantastic thoroughfare for middle school students at Ron Russell to get to David Douglas High School. You could have a bike parade!

**Comment ID** 1234 **Commenter** Jill Erickson **Date Received:** 10/13/2014  
**Organization:** **District:** East  
**Topic(s):** Tagged?

**Comment:** A paved shoulder for bicycles and pedestrians on the east side of 148th Avenue between Fremont and Sacramento would increase safety for this major north south route with limited visibility, particularly under the freeway.

**Comment ID** 1235 **Commenter** Doug Klotz **Date Received:** 10/14/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?  
**Comment:** This group of lots makes sense for future enlargement of the commercial area at the important node of Division St and the Civic Corridor of SE Chavez. Allowing mixed use development to have some 200 foot deep sites is advantageous for getting more flexible development styles, and improving the mix of services available at this node.

**Comment ID** 1236 **Commenter** Scott Yelton **Date Received:** 10/13/2014  
**Organization:** **District:** East  
**Topic(s):** Comp Plan Map Designation Tagged?  
**Comment:** Yes to open space!

**Comment ID** 1237 **Commenter** Clint Lundmark **Date Received:** 10/14/2014  
**Organization:** **District:** Northeast  
**Topic(s):** Tagged?  
**Comment:** It is nice to see a slight adjustment to the density zoning in this area. It helps protect the remaining historic housing in the neighborhood as well as increase density. Those who have invested time, money and sweat restoring the older homes and making the neighborhood the great place that it is get some protection against money driven developers. It would be great to see the adjustment extend all the way up to Fremont between MLK and 7th.

**Comment ID** 1238 **Commenter** Brenna Bell **Date Received:** 10/14/2014  
**Organization:** **District:** West  
**Topic(s):** Tagged?  
**Comment:** This land is currently zoned R10, and the Comprehensive Plan proposes to change it to R20. I request that, instead, it be designated Residential Farm Forest (RF), as that is more in line with what the land is used for. It is a unique place, seven acres of gardens and orchard surrounded by Tryon Creek State Park. Three sides of the land are overlaid with a conservation easement that the City of Portland is part manager of. While it does not seem that there are substantial differences in uses between R20 and RF, re-zoning as RF recognizes, and could help preserve, the special character of this land. Also, my comment only applies to the property at 11640 SW Boones Ferry Road. The highlighted area on the map includes a neighboring property, that may have different needs.

**Comment ID** 1239 **Commenter** Bruce Campbell **Date Received:** 10/14/2014  
**Organization:** **District:** Northeast  
**Topic(s):** Tagged?

**Comment:** The 2035 Comprehensive Plan abounds with optimistic "can do" catch phrases; however, the plan lacks internal logic and contradicts itself in a fundamental way. In general, it makes grand pronouncements; in particular, it is a "devil-in-the-details document. How can concern for "climate change" be reconciled with Portland's shilling for corporate interests? Climate change will only be exacerbated by expanded industrial development. For example, the "proposed change 296" enables the Broadmoor Golf Course to be rezoned for industrial use. This has already happened to the Colwood, and the 2035 plan would propose to rezone other golf courses as well. This rezoning represents a land grab, a love letter to private interests, that violates the public trust and gives the lie to any desire to combat climate change. The "296" plan exemplifies the environmental defacement and degradation of invaluable Columbia Slough green spaces. Historically, industry has savaged the Columbia Slough with PCBs, mercury, arsenic, selenium, chlordane, and countless other carcinogenic compounds. Now industry is being rewarded with more land to despoil and poison. The alleged need to create 140,000 more jobs is a red herring designed to confuse and distract people from the essential land use issues impacting our planet. I live close to the Columbia Slough and have been awed by the diverse profusion of wildlife that flourishes here despite the industrial onslaught around them. Putting more industrial development on the Columbia Slough amounts to an act of environmental vandalism. If the City of Portland honestly wishes to thwart climate change, then policymakers need to rethink the thinking errors in the 2035 Comprehensive Plan.

**Comment ID** 1240 **Commenter** Doug Klotz **Date Received:** 10/14/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** The new 100-110 unit mixed-use building planned on the NE corner of 50th and Division is further evidence of Town Center-style development on this part of Division.

**Comment ID** 1241 **Commenter** Doug Klotz **Date Received:** 10/14/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** The Comp Plan designation of Mixed Use - Urban Center is entirely appropriate here. Especially at the Division/Chavez intersection, buildings over 4 stories are worth consideration.

**Comment ID** 1260 **Commenter** Steven Bingold **Date Received:** 10/15/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** The proposed use of this land should stop at 51st street and not jump over because there is a semi commercial use of one house.Future zoning should ensure

livability for the (primarily) single family residences that abut these \"corridors\". Minimum impact to the neighborhood should be a primary goal.

**Comment ID** 1261 **Commenter** Steven Bingold **Date Received:** 10/15/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** The proposed use of this land should stop at 51st street and not jump over because there is a semi commercial use of one house. Future zoning should ensure livability for the (primarily) single family residences that abut these \"corridors\". Minimum impact to the neighborhood should be a primary goal.

**Comment ID** 1262 **Commenter** Rick Kappler **Date Received:** 10/15/2014  
**Organization:** **District:** West  
**Topic(s):** Tagged?

**Comment:** This needs to be zoned to protect large lots with only single family homes. Nearby crash corner by Parr Lumber is in the Raleigh Hills neighborhood and does not need additional poor planning with more cars.

**Comment ID** 1263 **Commenter** Rick Kappler **Date Received:** 10/15/2014  
**Organization:** **District:** West  
**Topic(s):** Tagged?

**Comment:** This area needs to be rezoned to allow for a park to be added, stormwater facilities, and more trees.

**Comment ID** 1264 **Commenter** Rick Kappler **Date Received:** 10/15/2014  
**Organization:** **District:** West  
**Topic(s):** Tagged?

**Comment:** SW Shattuck Road needs less density in order to deal with the historic levels of traffic now on it.

**Comment ID** 1265 **Commenter** Rick Kappler **Date Received:** 10/15/2014  
**Organization:** **District:** West  
**Topic(s):** Tagged?



**Comment:** This needs to be removed of English Ivy and weeds.

**Comment ID** 1267 **Commenter** Sarah Frumkin **Date Received:** 10/15/2014  
**Organization:** **District:** East  
**Topic(s):** Tagged?

**Comment:** I support the reduction of density in East Portland that the Comprehensive Plan suggests. However, I urge you to make additional zoning changes to reduce density even further. I live and work in the David Douglas School District and have witnessed the impact of school overcrowding on our students and community. We lack the infrastructure (sidewalks, parks, community centers, connecting streets, crosswalks, etc) to support the density we currently have. We need to greatly slow this growth until the city can make improvements to infrastructure. My street, 118th between Division and Powell, is currently zoned R2.5a, even though neighboring streets are zoned R5. Our street has many historical houses on large lots and grand old-growth doug fir trees, which are threatened every time our neighbor's properties get in the hands of people who want to subdivide and develop. It threatens the character of the neighborhood and the value of our homes. I am unclear why our street is zoned differently from the streets to the east and west of us. Please consider rezoning our street as well.

**Comment ID** 1268 **Commenter** Sarah Frumkin **Date Received:** 10/15/2014  
**Organization:** **District:** East  
**Topic(s):** Tagged?

**Comment:** Yes! Kelly Butte seems like an untapped resource in East Portland. I would love to see better maintenance and development of infrastructure (natural play, hiking trails, disc golf?) in this park. Also, in general, we need more access to parks that are not attached to local schools. Many of the parks that are close to my house are part of David Douglas schools and are closed during the day due to school use. I need a place to take my preschool aged kids to play that is open during the day and has equipment geared towards little users. Something like Piccolo Park in inner SE or the new natural play area in Westmoreland. Also, it would be great to add a community center on the south side of East Portland (near Holgate? Powell?). Many of outer SE residents do not have access to cars and it would be great for our kids and adults to have easier access to a community center.

**Comment ID** 1282 **Commenter** joshua force **Date Received:** 10/15/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** I moved to this neighborhood within the last year after several years of living on the edge of Ladd's Addition. I have quickly come to LOVE Foster Powell. Less expensive rent! Pieper Cafe! Bar Carlo! Nayar Taqueria! Torta-landia! Red Castle Games! Solid transit connections! For artist creator people like myself it represents one of the last bastions of quirky cheap inner-ish DIY Portland. Comment: The gigantic sidewalks down here are almost so lovely for skateboards. Please smooth out or angle the gaps between sidewalk panels.

**Comment ID** 1296 **Commenter** Sarah Frumkin **Date Received:** 10/15/2014  
**Organization:** **District:** East  
**Topic(s):** Tagged?

**Comment:** Bike lanes on 112th would be helpful

**Comment ID** 1301 **Commenter** Roger Jones **Date Received:** 10/15/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** CS is ideal zone for this non-conforming use.

**Comment ID** 1302 **Commenter** Angel York **Date Received:** 10/15/2014  
**Organization:** **District:** North  
**Topic(s):** Tagged?

**Comment:** I support the following uses for the West Hayden Island Urban Services Area: Permanently protect and enhance at least 300 acres as a deep water marine ecosystem, to be managed primarily for the benefit of the regional ecosystem Permanently protect and enhance at least 500 acres as open space, to be managed primarily for the benefit of the regional ecosystem Address the quality of life and public health impacts, environmental mitigation measures, traffic impacts and needed transportation investments while prioritizing vision zero and active transportation and deprioritizing access for motor vehicles other than transit, and opportunities for low impact nature based recreational uses

**Comment ID** 1303 **Commenter** Anne Hamburg **Date Received:** 10/16/2014  
**Organization:** **District:** East  
**Topic(s):** Tagged?

**Comment:** Glad to see reducing density in this wonderful, flat, excellent gardening, school neighborhood. Kids need yards to play in. Some need a little space to breath and lessen stress, but still want to be in the city. There is an excellent bicycle through-way on Bush street that quickly connects to the I205 bike path and I believe soon there will be a north/south bike access on 130th. First time home buyers should be encouraged to buy here, with good loan terms despite their high college loan burden. Yeah Portland!

**Comment ID** 1370 **Commenter** Meg Merrick **Date Received:** 10/16/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** I strongly support the proposed rezoning of the neighborhood. The current R5 zone that allows for a minimum lot size of 3,000 sq ft and recognizes the underlying

lots of record for development, is undermining the character, integrity, and significant vegetative canopy that has developed here. The current definition of the R7 zone, which has a minimum lot size of 4,200 sq ft, should help protect the neighborhood's character as well as the significant canopy. I only wish that the R7 zone extended to Cesar Chavez Blvd especially north of Berkeley Park where the current development density is nearly unit per 7,000 sq ft.

**Comment ID** 1371 **Commenter** Tyler Bradford **Date Received:** 10/16/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** This corridor will need significant attention re: traffic management and safety improvements if the intended goal of more commercial development is to be reached. Currently the amount of automobiles traveling at excessive speeds makes any attempt at more accessible commercial development unlikely, at best.

**Comment ID** 1376 **Commenter** Matt Whorton **Date Received:** 10/16/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** It does not make sense to change the zoning here to R7 with the construction of the new light rail station nearby. The city should do more to promote higher density especially near light rail stops.

**Comment ID** 1377 **Commenter** Matt Whorton **Date Received:** 10/16/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** In general, more of Sellwood and Westmoreland should be zoned for comercial and multi-family dwellings - especially near the new light rail stations.

**Comment ID** 1381 **Commenter** Adron Hall **Date Received:** 10/17/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** I recently lived on the Division Corridor and traveled on the Clinton Corridor. I would bike down the bike boulevard or take the #4. Over the last year it's become extremely cumbersome to live in the area and I moved downtown to my current address. I'd however LIKE to move back into this area in the future, but the Clinton bike boulevard is now a through street (at least motorists behave like it is) while Division is limited access to cyclists (we're not very welcome on the street, and it generally makes doing business in the area very frustrating for someone who prefers to use only transit or bicycle (out of choice, I make more than enough money to buy a car but I won't). I also, years ago lived on 21st & Powell and moved form there because of the 21st Street being used as a north south between Division and Powell - people would speed through this area of town all the time, making it dangerous for children.Summary: I'd really like to see a diverter, starting here

preventing Division St traffic from turning here onto Clinton Street. I realize there needs to be a north south route but I'm not even a big fan of motorists tearing down the street here from Division to Powell (which they do regularly). So setting up some type of Diverter to control the routing of through traffic could turn this back into a respectable traffic flow and dramatically help the area in increasing its "town center" feel and function.

**Comment ID** 1382 **Commenter** Adron Hall **Date Received:** 10/17/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** This is another node that is great now. However it is another reason I left the neighborhood because the commute through this area on bike just got to be too frustrating. Traffic would pile up coming from Powell and from Division, sometimes diverted or just people cutting from 39th/Cesar Chavez through Clinton as a bypass from Division. In the process adding traffic that isn't stopping at the businesses and decreasing the safety and calmness of the street as a regular residential street. It made commuting and actually enjoying a cup of coffee out on some of the sidewalk tables less than enjoyable some days. On a calm Sunday with low traffic the ideal condition of the street with cyclists calmly riding up for coffee, a movie showing or such at Clinton St Theater or other activity is great. But the last 2 years has been annoying (and that's putting it kindly) to be able to enjoy the area with the rush hour traffic dragging on throughout the week. Summary: A diverter here is need desperately to make this NOT a cut through street for Powell to Division AND to prevent the through traffic using Clinton as an arterial instead of Division (or Powell).

**Comment ID** 1388 **Commenter** Chadwick Ferguson **Date Received:** 10/17/2014  
**Organization:** **District:** North  
**Topic(s):** Tagged?

**Comment:** We need this re-zoned to allow more storefronts providing residents with close access to services.

**Comment ID** 1394 **Commenter** Patrick Fuller **Date Received:** 10/17/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** It would be great to see some bike lanes (protected) put in on Harold to connect 82nd to the recently installed, and seemingly successful, 52nd Avenue bike lanes (Harold being an uninterrupted stretch that already has some bike traffic). Maybe find other ways to install some traffic calming measures in the neighborhood, what with 72nd, Foster, Harold and Woodstock so close to each other. It would nice, with the community center and potentially other businesses going in on 72nd (Mercado, etc.) to slow down the traffic in the area (72nd could definitely be improved). More like Clinton and 26th, less a suburban feel of cars quickly moving through the area to get to other destinations.

**Comment ID** 1395 **Commenter** john ayers **Date Received:** 10/17/2014  
**Organization:** **District:** Northeast  
**Topic(s):** Tagged?

**Comment:** The current zoning for my property is RH with an FAR of 4:1 based on map 33.120-6. The proposed change in zoning is considerable and may result in a significant valuation loss for this property.

**Comment ID** 1396      **Commenter** Anne Curley      **Date Received:** 10/17/2014  
**Organization:**      **District:** Southeast  
**Topic(s):**      Tagged?

**Comment:** I am in support of R7 zoning for this area. I purchased a home in this area because of the unique character of the neighborhood. I find the replacement of existing homes with homes that are disproportionate and out of character with the neighborhood discouraging as they destroy what I and so many of us who have chosen to live here value.

**Comment ID** 1398      **Commenter** Your name is required.      **Date Received:** 10/18/2014  
**Organization:**      **District:** Southeast  
**Topic(s):**      Tagged?

**Comment:** Having a Comp Plan designation of CU on these parcels is not a good idea. This is the only part of the entire stretch of Division from Chavez to 12th where commercial would be allowed off Division. These parcels need to match their current zoning of R-5 and be allowed to remain residential. Keep Division's growth on Division - don't allow the erosion of the neighborhood.

**Comment ID** 1399      **Commenter** Your name is required.      **Date Received:** 10/18/2014  
**Organization:**      **District:** Southeast  
**Topic(s):**      Tagged?

**Comment:** Having a Comp Plan designation of CU on these parcels is not a good idea. This is the only part of the entire stretch of Division from Chavez to 12th where commercial would be allowed off Division. These parcels need to match their current zoning of R-5 and be allowed to remain residential. Keep Division's growth on Division - don't allow the erosion of the neighborhood.

**Comment ID** 1400      **Commenter** Nancy Henry      **Date Received:** 10/18/2014  
**Organization:**      **District:** Northeast  
**Topic(s):**      Tagged?

**Comment:** I am extremely concerned about Proposed Change 297. This change will convert Open Space to Industrial use for a section of the Broadmoor Golf Course that features a steep downward slope to the Buffalo Canal section of the Columbia Slough. Building new impervious surfaces supporting unknown types of industry on a plot that directly abuts the Slough--a specific area that the City of Portland has designated as a special haven for wildlife and home to several "species of concern"--gives lie to the City's own environmental policies. Moreover the City's studies of the Buffalo Canal, in particular, have explicitly stated the need to restore natural habitat and water quality in this fragile, but regenerating section of the Slough. Improved wildlife habitat and water quality do not go hand in hand with new industry.

**Comment ID** 1404 **Commenter** Doug Klotz **Date Received:** 10/18/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** Like the parcels east of 37th, these 5 parcels are a logical location for extending the Division mixed-use development through the block. With the inclusion of the "b" overlay, there would be no access on Caruthers. With the existing commercial development on 3 corners of the 37th and Caruthers intersection, including a manufacturing operation, continuation of this 30-year Comp Plan acknowledgement of the future direction of this street seems to make sense. This will help create a more intense "node" on Division, approaching the Chavez/Division transit hub, and reinforcing the 35th Place to Chavez commercial area.

**Comment ID** 1407 **Commenter** Doug Klotz **Date Received:** 10/18/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** While I understand the "erosion" argument, there are 3 parcels abutting Caruthers at 37th that are already zoned commercial (not just Comp Plan). The one on the NE corner has a manufacturing use in it, I believe. The other corners are a mixed-use building and a parking lot. This designation will allow mixed-use parcels facing on Division to be developed the full depth of the block to support the logical node of the Division Chavez intersection, with it's excellent transit service. If the current "B" overlay is maintained, the developments will not have any access to Caruthers, so the street will not see retail activity. The 5 lots facing Chavez with the MU comp plan designation also play a part in this node development.

**Comment ID** 1408 **Commenter** Doug Klotz **Date Received:** 10/18/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** Changing this parcel to Mixed Use acknowledges the existing use, which is a parking lot for a rental truck outfit. Hopefully a more urban use will take advantage of the subsequent zoning and fully use the large parcel extending from Powell to Haig.

**Comment ID** 1409 **Commenter** Doug Klotz **Date Received:** 10/18/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** This parking lot already extends the commercial use deeper than the other Hawthorne developments, so this is a logical place to extend the MU -Urban Center designation clear to Madison. This comment applies to the parcel to the east (more of the parking lot) as well.

**Comment ID** 1410 **Commenter** Doug Klotz **Date Received:** 10/18/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** This parking lot already extends the commercial use deeper than the other Hawthorne developments, so this is a logical place to extend the MU -Urban Center designation clear to Madison.

**Comment ID** 1411 **Commenter** Doug Klotz **Date Received:** 10/19/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** This seems like a good place for the added density, given the existing uses that include a large apartment building and some commercial buildings.

**Comment ID** 1412 **Commenter** Doug Klotz **Date Received:** 10/19/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** Perhaps all the CM zones will shift to a MU zone that doesn't need the residential requirement. This one has the residential in the newly built apartment building.

**Comment ID** 1413 **Commenter** Doug Klotz **Date Received:** 10/19/2014  
**Organization:** **District:** Central CitySoutheast  
**Topic(s):** Tagged?

**Comment:** This is a good designation for these parcels. Consider adding MU Comp Plan and zoning to the small parcel on the NW corner of 14th and Morrison with a house and 1930s store in the front yard, as well as the larger (school district owned?) parcel that is behind the small house/store.

**Comment ID** 1414 **Commenter** Doug Klotz **Date Received:** 10/19/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** As a current battery shop, of course this should have Mixed Use zoning, and extend the section of MU west of it.

**Comment ID** 1415 **Commenter** Doug Klotz **Date Received:** 10/19/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** Certainly the well-preserved two-story building on the SW corner of 16th and Clinton is one of the finest examples of a \"storefront\" building in this neighborhood.

Yes, the houses west and south of it are also fine examples of turn-of-the-century houses. I see why the proposal extends as far as it does, to join to the commercial uses west of 15th and south of Taggart. At the least, the large mixed use building at 16th and Clinton should be designated MU-Urban Center. The houses are subject to debate on preserving affordable housing in the lower Clinton area.

**Comment ID** 1416 **Commenter** doug klotz **Date Received:** 10/19/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** The Comp Plan designation is right, but the CS-equivalent would be better suited to this intersection, which is, as noted, a busy bike route. Thus, it is a great place for more affordable small apartments above stores, which the CS-equivalent (MU-2?) would facilitate.

**Comment ID** 1417 **Commenter** Doug Klotz **Date Received:** 10/19/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** I agree that diverters to keep Clinton from being used as a cut-through alternative to Division, are necessary. That doesn't change the wisdom of the proposed Urban Center, and CS-equivalent zoning, with which I agree.

**Comment ID** 1418 **Commenter** Doug Klotz **Date Received:** 10/19/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** The CS zoning like has been on these parcels for 30 years, should remain. If 30 years of this zone has not resulted in taller buildings, perhaps it won't in the future either. However, if Brooklyn is to have the services it desires, like a grocery store, it needs more population, and taller buildings on Milwaukie are the least impactful way to get that. This zoning will allow that.

**Comment ID** 1419 **Commenter** Terry Parker **Date Received:** 10/19/2014  
**Organization:** **District:** Southeast  
**Topic(s):** Tagged?

**Comment:** Drop the concept of a streetcar on 82nd. It will only impede traffic flow. Use electric buses instead and add bus pullouts where possible so the buses don't obstruct other traffic. Buses stopping in motor vehicle travel lanes is counter productive to reducing emissions and reducing fuel/energy consumption.