

December 2nd, 2014

To: Portland Planning and Sustainability Commission
1900 SW 4th Ave, Portland, OR 97201-5380

From: Undersigned members of the Ainsworth Street Collective

Re: 2035 Comprehensive Plan/Mixed Use Zones Project in regard to 6040 NE 42nd Ave

We appreciate this opportunity to provide our collective perspective and input on an important property in our neighborhood. We understand the importance of our input as part of the 2035 Comprehensive Plan formulation and its associated Mixed Use Zones Project and look forward to working with City to ensure that our neighborhood remains a healthy, vibrant, and desirable place to live. Please accept these comments as they pertain to potential rezoning for 6040 NE 42nd Ave.

This 14,400 sq. ft. property is located at the southeast corner of NE 42nd Ave and Ainsworth St. It is contained within the Neighborhood Prosperity Initiative boundary for 42nd Ave and serves as a benchmark property due to its location at the west entrance to our neighborhood. The site is currently vacant as a result of recent demolition that has occurred there. A conditional non-conforming use permit was previously in effect for the property, though this non-conforming use will no longer be relevant to the future use of the property, which is currently on the market for sale. The property is currently zoned R2h. The current draft Comprehensive Plan tentatively proposes to rezone this property as Mixed Use Neighborhood with a Neighborhood Commercial 1 (CN1) overlay.

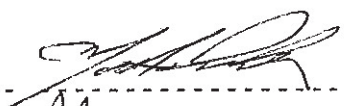
Adjacent properties are residential though land use, particularly to the south towards and beyond Killingsworth St., becomes increasingly commercial. It is important to us that, if the property is to be available for mixed use development, our neighborhood benefits in terms of use, design, and footprint compatibility. We are proud and fortunate to live in a neighborhood with large lot sizes, neighborhood farms, walkable spaces, and an ample overstory of mature trees that provide a semi-rural feel within the city itself. We do not necessarily oppose development of this site for mixed-use and agree that within the current zoning framework, CN1 provides a scale-appropriate overlay intended to respect the residential context of our neighborhood while potentially offering small-scale commercial/retail services desirable to nearby residents. We believe that as part of the Mixed Use Zones Project, micro-zoning for this property may further improve upon the intended or allowed uses of this site.


We have spent time during a number of neighborhood meetings discussing what types of uses may be desirable for this site. While recognizing that the City cannot necessarily choose exactly what kind of business may eventually occupy the property, we offer ideas for your consideration in hopes that it informs future zoning that may result from the Mixed Use Zones Project. Desired uses expressed by our neighbors have included; a café/bakery, garden/plant nursery, food establishment, local produce market, community building/space, affordable tenant-owned living spaces, and/or some combination of such. Pure residential use of the site may also be supported, although we would not support an apartment complex or a large townhouse structure. Allowable height for development is a concern for us as the homes adjacent to the property are single or two-story structures, therefore we wish to keep the property at a minimum height level for compatibility purposes.

Furthermore, we are also intrigued with new ideas regarding the potential for a commercial land trust to occupy the site. We believe that commercial land trusts generally provide a creative and newly developing approach to integrating the needs and desires of residents with the commercial, retail, and/or affordable housing options within their neighborhood. We would be open to exploring options in this regard.


Thank you for the opportunity to comment on this important property at such an important time for Portland's larger planning effort and more specifically the future of 42nd Ave. We make ourselves available to speak to additional issues surrounding this site at anytime.


Sincerely

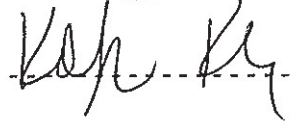
 Matt Skroch 4230 NE Ainsworth St

 Neill Seigel 4229 NE Ainsworth St

Patricia Conway Patricia Conway 4267 NE Ainsworth St.

 JAMES BRUNKOW 4267 NE AINSWORTH ST.

 Sara Armstrong 4315 NE Ainsworth St.

 Kelsey Ryan 4315 NE Ainsworth St.

Ann Lagasse Anne Lagasse 5159 NE Ainsworth St.

Jaime Arb Haessig Jaime Arb Haessig 4634 NE Ainsworth St.

Paul Haessig Paul Haessig 4634 NE Ainsworth St

Merle A Sanders Merle A Sanders 4325 NE Holman St

MARCIA E. TATE 6110 NE 53rd Pl

WALT QUADE WALT QUADE 6110 NE 53rd PL

Jessamyn Lovett Griffins, 4479 NE Ainsworth St

Daniel M Griffin 4479 NE Ainsworth St

Gloria J. Roberts Gloria J. Roberts 6128 NE 45th, #C, Pdx 97218

Georgia Fehr GEORGIA FEHR 4535 NE Simpson

Stan M. Coules Stan M. Coules 4549 NE Simpson St 97218

Kate Morris 5240 NE Ainsworth 97218

Terese Kelly Terese Kelly 5324 NE Ainsworth 97218

Wesley Kemper Jr Wesley Kemper 5324 NE Ainsworth 97218

Megan Stephens Megan Stephens 5411 NE Ainsworth St. Pdx OR 97218

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5935 NE 45th ave Portland

Cassandra Scheffman 4230 NE Ainsworth St 97218

Ainsworth Street Collective letter, continued

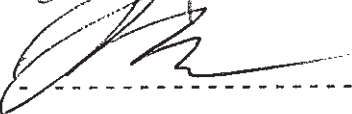
Kathy J. Oliver Kathy Oliver 4323 NE Ainsworth St

Eldon Haines ELDON HAINES 4343-B NE Ainsworth St

Linda Rose LINDA ROSE 4343-B NE Ainsworth St.

Ann Rad  4634 NE Simpson St 97218

Emily Pearce Emily Pearce 4634 NE Simpson St - 97218

 Rex Rolfe 4609 NE Simpson 97218

 Gabe Kmetz 4480 NE Ainsworth 97218

Christie Kmetz CHRISTIE KMETZ 4480 NE Ainsworth St
97218

Joan Bowers JOAN BOWERS 6120 NE 45th - 97218

Nick Bowers NICK BOWERS 6120 NE 45th 97218

Susan L. Nelson Susan L. Nelson 6116 NE 46th Ave 97218


Alan Cowan ALAN COWAN 4444 NE Ainsworth St 97218

Kathryn Hansman-Spice KATHRYN HANSMAN-SPICE 6106 NE 42nd Ave 97218

Byron Spice BYRON SPICE 6106 NE 42nd Ave 97218

Susan J. Gardiner Susan Gardiner 5900 NE Ainsworth St

Bill Gardiner Bill Gardiner 5900 NE Ainsworth St

 CARL LARSON 5614 NE SIMPSON
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Mary Wilson MARY WILSON 5644 NE SIMPSON ST
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Shireen Shireen Press 5732 ne simpson 97218

Ainsworth Street Collective letter, continued

Christy Covington Christy Covington 4802 NE Holman

Curtis Falck CURTIS FALBO 4802 NE Holman

Marcus Thomas Marcus Thomas 5959 NE 57th Ave.

Lynore Bijan LYNORE BIJAN 5621 NE 48th Ave.

Betty Durham Betty Durham 5959 NE 57th Ave 97218

B. D. Ben Dawning 6146 NE 46th Ave.

Connie McCloud Connie McCloud 6128 NE 46th Ave

Alex McCloud Alex McCloud 6128 NE 46th Ave

Chris Quinn CHRIS QUINN 6227 NE 45th Ave

Timothy Mitchell TIMOTHY MITCHELL 2/9/16 NE Simpson St

Mariah Linden MARIAH Linden 4403 NE Ainsworth St

Brian Erickson Brian Erickson 4403 NE Ainsworth St

Markus Stoffel Markus Stoffel 4316 NE Ainsworth St.

Sally Wilson-Rolle Sally Wilson-Rolle 4620 NE Ainsworth St. 97218

Keith Relle Keith Relle 4620 NE Ainsworth St.

Shani Bender Shani Bender 4506 NE Simpson St.

Redney Bender Redney Bender 4506 NE SIMPSON ST

LISA Gambel LISA GAMBEE 4460 NE AINSWORTH ST.

John L. Gambel JOHN GAMBEE 4460 NE AINSWORTH

From: Julie & Robert Granger julebert@g2online.org
Subject: letter signature
Date: December 2, 2014 at 1:18 AM
To: Cassandra cassrs@live.com

Greetings Cassandra and Matt

Thank you for composing the letter to the Comp Plan at BPS on behalf of the neighborhood. Both Bob and I would sign it, however, we are not in Portland at the moment. The earliest we could actually sign would be December 16th. If the letter is sent prior to that please feel free to add a copy of this email to represent our two signatures. We fully support what you have communicated in your letter.

Thanks

Julie and Bob Granger
5946 NE45th Avenue, Unit A
Portland, Oregon 97218