

Mike Faden

33 NE San Rafael St, Portland, OR 97212
Office: (503) 284 6315

November 9, 2014

To: City of Portland
Bureau of Planning and Sustainability
1900 SW 4th Avenue, Suite 7100
Portland, OR 97201-5380

Subject: Comments re 2035 Comprehensive Plan

I am commenting as an Eliot resident and member of the Eliot Neighborhood Association Land Use and Transportation Committee.

The zoning proposed for Eliot in the Draft 2035 Comprehensive Plan is an important step toward preserving the historic character of the neighborhood and its housing. I believe that the R2.5 zoning within the historic conservation district, in particular, will help preserve its character and livability.

To protect Eliot's historic character, it is essential that the rezoning to R2.5 be applied to ALL residential properties within the conservation district. If exceptions are made for specific demands or property owners, the effect will be to undermine this goal and enable development that destroys the historic character of the neighborhood.

In the Draft, any loss of density from the zone change to R.25 is more than offset by the MU zoning along commercial corridors and in the Williams/Fremont neighborhood center. The areas currently designated for MU zoning are adequate to accommodate current mixed use development patterns and allow step-downs to adjacent residential areas. Expansion of those zones/properties at the request of individual property owners is unnecessary and undermines the residential preservation objective in the Draft.

Sincerely,

Mike Faden

A handwritten signature in blue ink, appearing to read "Mike Faden", is written over the typed name. The signature is fluid and cursive, with a long horizontal stroke at the end.