

# *Richmond Neighborhood Association*

*c/o Southeast Uplift  
3534 SE Main  
Portland, OR 97214  
Phone: 503/232-0010*



<http://richmondpx.org/>      [RNAnewsletter@gmail.com](mailto:RNAnewsletter@gmail.com)    [richmondna@yahoo.com](mailto:richmondna@yahoo.com)

December 20, 2014

Planning and Sustainability Commission\_    (Sent via email: [psc@portlandoregon.gov](mailto:psc@portlandoregon.gov))  
1900 SW Fourth Avenue, Suite 7100  
Portland, OR 97201

Re:     Request to Change Comp Plan Designation from Commercial to R 2.5 or R 5 for SE Caruthers St (south side), from 38th Pl. to Cesar Chavez Blvd

Dear Planning and Sustainability Commission:

At the Richmond Neighborhood Association's (RNA) regular monthly meeting on December 8, 2014, the RNA voted to request that the Long Range Comprehensive Plan Designation for properties south of and fronting SE Caruthers between SE 35th Pl. to 38th Ave. and on both sides of SE 38th Ave. south of SE Caruthers be changed from a Commercial designation to Residential, either R 5 or R 2.5.

Michael O'Connell, a resident on this stretch of Caruthers, presented the issue to the Board, requesting a Comp Plan change for SE Caruthers from 35th Pl to 38th Ave, including the property fronting Cesar Chavez Blvd. He presented a petition in favor of changing the designation to R 5 signed by most of the residents in the subject area, except for the owners of the properties on Chavez (but one property owner on Chavez did sign the petition). Currently, these properties have a Comp Plan designation of "Urban Commercial", which will be renamed "Mixed Use – Urban Center". This area is zoned R 5 and has single family residences.

The Board voted to support the request to change the Comp Plan designation on Caruthers St. and SE 38th Ave, but not the properties fronting Chavez Blvd. All of the properties on Caruthers and SE 38th Ave are single family residences; most are currently zoned R 5. This area of Caruthers (which is one block north of Division), from 35<sup>th</sup> Pl to 38<sup>th</sup>, is the only portion of Caruthers that has a Comp Plan designation of Commercial. Allowing commercial development to occur on Caruthers would not be well suited for this street; such development should be isolated to Division St.

The Board did not support the request by O'Connell to redesignate the properties fronting SE Cesar Chavez Blvd. since not all the affected property owners were contacted and several board members felt that commercial development should be located on Chavez (as well as Division).

Sincerely,

A handwritten signature in black ink, appearing to read 'Allen Field'.

Allen Field  
Chair, Richmond Neighborhood Association

cc:     Marty Stockton, BPS Southeast District Liaison