

January 11, 2015

To: Planning and Sustainability Commission

Good morning --

During the public review period for the proposed draft map of Portland's Comprehensive Plan Update, the owners of properties at 6825 SW 45th Ave. [Bella Vista, Block 2, Lots 1-6] and 6737 SW 45th Ave. [Bella Vista, Block 1, Lots 8-10] request that PSC consider changing the current R7 zoning to R2. Southwest Florida Street, the western half of which has been vacated by St. Luke's Lutheran Church, is an unpaved stub that runs between the two addresses. R2 zoning is consistent with surrounding zoning, which includes commercial development and multifamily housing along SW Vermont Street, as well as the SW Community Center at Gabriel Park, directly across SW 45th Avenue from the properties.

The properties are better suited to multifamily development rather than single-family homes for many reasons, including:

--PBOT recommends against home driveways fronting on SW 45th Avenue, making single-family development moot.

--Square footage of both properties supports off-street parking spaces.

--Four bus stops for the #1 Vermont bus line serve the properties.

--SW 45th Avenue is a major traffic corridor and intersects with SW Vermont Street, another corridor on which both commercial and multifamily residential zoning already exists.

--R2 zoning fulfills the SW Community Plan's original late-1990s map of the properties, which shows condominiums stretching from the northern border of 6737 through the southern border of 6825, which is SW California Street.

--The proposed zone change is consistent with city and state planning and housing-density goals, transportation goals, and administrative rules.

--Sidewalks and stormwater planters are due to be installed along SW 45th Avenue and SW California Street in fall of 2015 as part of a LID that was approved by the city council in 2014 and includes these properties.

Thank you for your consideration of the proposed change,

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