

**Eliot Neighborhood Association Comments on Zoning Changes
January 28, 2015**

Submitted by Allan Rudwick, Land Use Chair

Dear members of the Planning and Sustainability Commission:

The Eliot Neighborhood Association would like to submit some additional comments on the proposed zoning inside our boundaries. We already discussed these issues with Nan Stark at length on January 26th, this is the written form.

More Mixed use on Williams

On the east side of N Williams, south of Russell street, there are a number of blocks with the R1 zoning that have no current residential uses on them and would be more appropriately in the CM1 zone that is being created in the Comp Plan. This accomplish several goals.

- a) Match the zoning on the other side of the street and help create a commercial corridor feel
- b) Recognize the existing uses on the parcels
- c) Allow mixed use along the Williams corridor while buffering the historic neighborhood (and conservation district) that sits behind these lots.

Re-zone Land Banked parcels owned by Legacy Emanuel Hospital

Emanuel hospital sits at the corner of N Stanton and N Gantenbein, a full half mile away from the corner of N Williams and N Russell Street. They own several oversized blocks that have remained vacant since urban renewal removed all of the buildings on them in the 1960s. 50 years later, the hospital claims that they have “ideas” of what they want to do with the land but no concrete ideas. The lots are between N Williams and N Vancouver, between Russell Street and a fresh community investment at Dawson Park. This land should be re-zoned from Institutional to CM2 or CM3 as they are a great opportunity to help absorb the growth from the neighborhood center at N Fremont and N Williams and ease pressure on the single family neighborhoods from being demolition. Perhaps the Portland Development Commission should take/buy the land from Legacy Emanuel in order to facilitate the redevelopment of these lots in a reasonable amount of time.

Change the Zoning of houses facing NE Fremont to R2.5

There have been comments on our proposed rezoning of the lots on the south side of NE Fremont between N Williams and NE MLK, Jr Blvd. We continue to support changing the zoning to R2.5 to maintain the residential character of Eliot. The lots north of Fremont are already zoned R2.5 so having one block of R2 does not make sense. It has come to our understanding that one property owner with a double lot near the corner of N Williams wants to keep their zoning, if you feel the need to accommodate them, perhaps just keeping that lot and the one lot to the west – the first two residential lots in from the corner – as zoned R2. Those lots are 40 and 52 NE Fremont.