

To Whom It May Concern:

I am currently in the process of purchasing 822 SE 15th Ave., which contains the four detached homes 822 SE 15th, 1503 SE Belmont, 1509 SE Belmont and 1517 SE Belmont St. I have had a lease option on the property for the past year, and will be completing the purchase at the end of February. I'm excited about the property and plan to own it for the long-term.

I am writing to voice my full support to the proposed zoning changes along the Belmont/Morrison corridor into mixed use land. My reasons are the following:

- 1) **Long-term density planning.** With the gentrification of the Central Eastside industrial area and the overall growth of the Portland Metro area, the central urban eastside location of this neighborhood will become increasingly populated over the next 20 years. There will be a greater demand more services and infrastructure to sustain a quality of life, and right now several gaps exist for day-to-day needs in an area that has largely been void of high density housing. With some exception, residents who live below 20th have to drive to access retail services further up Belmont or Hawthorne into the 30s streets. With the residential development occurring and planned for close-in Central Eastside, a local imbalance of living units and amenities/work spaces could prevail if land is not set aside for commercial, retail, and employment use. As the main thoroughfare, Belmont/Morrison is the obvious corridor to house these services while preserving a residential historic feel in adjacent streets.
- 2) **Flexibility.** I am in favor of mixed use zoning for this particular property due to the flexibility and improved utilization it will provide in the long term. As an example, a building on the corner of 12th and Belmont that is of the same era/design is currently used as a law office. The subject property I am purchasing on the corner of 15th and Belmont is currently on the National Historic register, and has the potential for alternative uses if granted under Historic Preservation Incentive Review. However, being granted an actual mixed use zone will allow non-residential use without being subject to this Incentive Review (or permit it at all if the property ever lost historic designation), it will expand the potential types of use under the CM umbrella, and most importantly, it will change the density limits from # units to FAR – which I could use to improve the utilization of the space, or transfer for other commercial development to improve the area amenities.
- 3) **Local Environment.** The Victorian quartet is adjacent to a coffee shop to the north, and across the street (to the west) from a large apartment building – both currently have CM zoning. Belmont St. is a traffic heavy corridor. It seems like this property is well positioned to have commercial zoning with minimal disruption to residential homeowner neighbors of the broader area. (See attached photos).

I understand that I may be in the minority of opinion relative to the Buckman neighborhood association for the proposed zoning changes. As a new property owner in this area, I've not been privy to all of their discussions on the topic. If the overwhelming decision is not to change the zoning for the entire corridor – which I think would be a mistake – I am still very interested in having a CM designation for my property on 15th and Belmont, for reason #2 and #3 stated above.

Matt Brischetto

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Across 15th St. (west).
Apartment complex.
Zoned CM



Adjacent property (north)
Zoned CM

Subject property