

To Whom It May Concern:

I am the homeowner at 2717 SE 15th Ave., which includes the four detached craftsman homes inclusive of 2717 SE 15th, 1420 SE Clinton, 1430 SE Clinton, and 1436 SE Clinton. It is a 10,000 square foot lot comprising about 25% of the proposed “L-shaped” rezoning to CM along Clinton St.

After review of the proposed zoning changes, I am in full support of the revisions to mixed use CM zoning. My reasons are as follows:

- 1) **General Public Enhancement.** Having moved into the neighborhood in late 2013, I’ve noted the need for enhanced commercial services within walking distance for the Clinton/Powell triangle. It is currently largely residential or industrial, but becoming a more sought after place to live given the proximity to the new MAX line and rehabilitation of the Central Eastside. A resident in these homes currently has to get in the car or ride a bike to access a convenience store, hardware store, pharmacy or many other basic day-to-day services. Clinton St. is, and will become, an enhanced thoroughfare for bike commuters who take the MAX, so having some commercial services along the path will enhance the area – whether I am living there or someone else is.
- 2) **Zone change “makes sense”.** The proposed L-shape borders a large triangle of commercial/industrial use, so incorporating less substantial CM1-type development there will fit the flow of the neighborhood and minimize disruption of residential feel. One of the parcels (the Clinton St. Apts on 16th and Clinton) already is mixed use commercial. It is also the last stop for services before the heavier industrial begins on 12th – 14th leading up to the MAX stop.
- 3) **Flexibility for the Future Use.** I recently acquired this property, and plan to own it for the foreseeable future. As a 10,000 sqft symmetrical lot located three blocks from a MAX stop, 15 blocks from the river, and bordered on both sides by industrial Exd land, the site itself has potential for commercial development that could be accretive to the neighborhood without being dilutive to the neighborhood preservation. While I have begun exploring a variety of options – including keeping status quo, converting each house to a duplex, building another structure on the vacant section of the lot, even relocating the structures in favor of new development on the land – I do not have a concrete vision/plan yet and obtaining the CM status will allow the greatest flexibility for future use – whether next year or 20 years from now.

While in favor of converting the entire L-shape to CM for reason #1 and reason #2, if I’m in the minority viewpoint, I would still be supportive of changing my individual tax lot to CM for reason #3. As I am located adjacent to commercial/industrial buildings on both sides, it would likely not detract from other neighbors residential experience to extend the non-residential uses that already exist on my block to encapsulate my corner. This would at least provide the flexibility down the road to consider commercial use. I’m trying to be long term thinking in my approach.

Thanks,

Matt Brischetto

2717 SE 15th

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Neighbor to West



View from my front porch, across the street. Plumbing business.



View from across street,
NE corner.
Surrounded both sides
by commercial.



Neighbor to South