

Planning and Sustainability Commissioners:

I am submitting this addendum to my earlier testimony on the proposed zoning changes for the Belmont/Morrison Corridor in the 2035 Portland Comp Plan. I am the new homeowner at 822 SE 15<sup>th</sup>, which is comprised of the Victorian quartet including the addresses 822 SE 15<sup>th</sup>, 1503 SE Belmont, 1509 SE Belmont and 1517 SE Belmont. It is a 10,000 square foot tax lot on the corner of 15<sup>th</sup> and Belmont with four detached single family dwellings.

I am a proponent of the proposed zoning changes along Belmont/Morrison between 15<sup>th</sup> and 19<sup>th</sup>.

In addition to the reasons previously submitted which are 1) Long-term density planning 2) Property use flexibility 3) Local environment compatibility, I would like to voice the additional considerations:

4) **Sensible Design.** With the population expected to surpass 3 million in Portland by 2035, long term density planning is necessary. Opponents of the proposed changes worry that development will force out existing residents, and single family homeowners worry about parking problems. The current design does a good job of balancing the need for increased density to accommodate the population growth while addressing the concerns of existing residents – by leaving a majority of the land unchanged, and upzoning primarily along major corridors – where it makes most sense. This seems far more equitable for the public than upzoning only in concentric rings close-in to the city, and reduces the risk that large sections of homes on now residential streets would ever get demolished. Furthermore, affordable housing development incentives through the Portland Housing Bureau balance the need to put infrastructure and services in place while being compassionate towards existing low-income residents.

5) **Planning for Natural Disaster/Unplanned Demolition.** Much of the discussion around development deals with the ramifications to existing structures. However, in the event of an earthquake, major fire or any other circumstance that would demolish the existing structures, it is far more sensible to have the land zoned appropriately. If the four Victorian homes on 15<sup>th</sup> and Belmont I just purchased were to collapse ten years from now, it would seem illogical and far from the public's best interest to build four new single family dwellings on a 10,000 square foot lot on one of the City's major corridors, 15 blocks from the river. The land would be far better utilized to house twenty or thirty smaller scale living units along with some retail services for the neighborhood.

As mentioned in my prior testimony, while I think it is in the public's best interest to have the entire corridor upzoned as proposed, if that is not possible, I'd still be in favor of upzoning my individual parcel. Located three blocks from the Central Eastside Urban Renewal area, it is the only parcel along the interior of the Belmont/Morrison corridor between 12<sup>th</sup> and the first half of 15<sup>th</sup> block not currently zoned CM or CS. It sits adjacent to a coffee shop and across the street from a four story apartment building, both zoned CM. As such, making this change would appear to have minimal disruption to Buckman residents who favor status quo zoning – especially since the Victorian structures are protected historic landmarks.

Best,

Matt Brischetto

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