



## **Powellhurst-Gilbert Neighborhood Association**

East Portland Neighborhood Office, 1017 NE 117<sup>th</sup> Avenue, Portland, OR 97220

March 9, 2015

Dear Andre Baugh and other PSC Commissioners,

Thank you for your work to consider downzoning in our Powellhurst-Gilbert Neighborhood. In reviewing your February 25<sup>th</sup> memo we, as the Powellhurst-Gilbert Neighborhood Association Board, disagree with level of downzoning that you are proposing in the area east of 136<sup>th</sup> Street, identified in blue on the map on page 33. We strongly encourage you to downzone this area to R5, or at least more than the suggested R2.5 outlined in the memo. In the mid 1990's this area was zoned R1 and R2a, but we have found these higher densities not to work with the limited connectivity and structure of our neighborhood. We believe the single-family residences built after 1995 along 136<sup>th</sup> south of Ellis are an example of a better match for housing in this area.

We just received a pre-application notice for new development around 137<sup>th</sup>, and the map of that proposal and the other adjacent parcels that have already been developed show poor design, with the primary thought being how to fit as many homes into as little space as possible. The structure of these developments is awkward; they are difficult to navigate, find space to park, and even something as simple as the logistics of trash and recycling are a cumbersome at best. Please see the attached map for an aerial view; or drive through 137<sup>th</sup> to take a look for yourself! We are especially concerned that by the time downzoning process finally occurs, this area will have been "developed". Can one put a hold on development until decisions have been made?

This whole area still lacks major connectivity to employment and commercial areas, especially access to healthy food. For families without a car, there is no easy bus access to the nearest grocery store at 122<sup>nd</sup> and Powell. While we look forward to transit improvements associated with the TSP, we do not agree with your analysis "C" on page 15 in that we feel that future investment might only bring us closer to the base level of infrastructure enjoyed by most of the rest of the city. This area has much less connectivity than many places that you are considering downzoning in inner East Portland, and the simple equity of where high density and lower income housing is built in the city should trump simply retaining neighborhood "character".

Thank you for being concerned about the capacity of the David Douglas School District. While the DDSDD analysis is not yet completed, we believe that it is more cost-effective long-term to serve a greater percentage of students in existing facilities in other parts of the city than build new here.

Thanks for your continued consideration of downzoning our neighborhood. Come and visit!

Sincerely,

Richard Dickinson  
Chair, Powellhurst-Gilbert Neighborhood Association

# Notice of a Pre-Application Conference

**Time and Date:** March 12, 2015 at 8:30 AM

**Location:** 1900 SW 4th Avenue, 4th Floor, Room 4a

**File Number:** EA 15-115891

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## Proposal and Property Information

**Location:** 5342 SE 136TH AVE

**Proposal:** Pre-Application Conference to discuss a proposed 16-lot land division. A private street is proposed to serve 5 attached-dwelling lots. The plan shows SE 137th Avenue being extended through the site to serve 10 attached-dwelling lots. The existing house fronting SE 136th Ave will remain.

**Land Use Reviews Expected:** Type III Land Division

**Site Zoning:** R2 a – Multi-Dwelling Residential 2,000 zone with the “a” Alternative Design Density overlay zone. The site is within the Johnson Creek Basin Plan District

**Tax Account Number(s):** R201308, R625019

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## Contacts

**Applicant:** Danielle Isenhardt, EMERIO DESIGN \*DANELLE ISENHART, (503) 880-4979

**Conference Coordinator:** Sheila Frugoli, 503-823-7817

**Neighborhood Association:** Powellhurst-Gilbert, contact Mark White at 503-761-0222.

**District Coalition:** East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.

**Business District:** Midway, contact Bill Dayton at 503-252-2017.

**Neighborhood within 1,000 feet:**

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## General Information About Pre-Application Conferences

### What is a Pre-Application Conference?

A Pre-Application Conference is a meeting that the Bureau of Development Services has with a person who is interested in doing a development project in the City of Portland. City Bureaus send their representatives to this meeting to give information to the person about what each bureau will require.

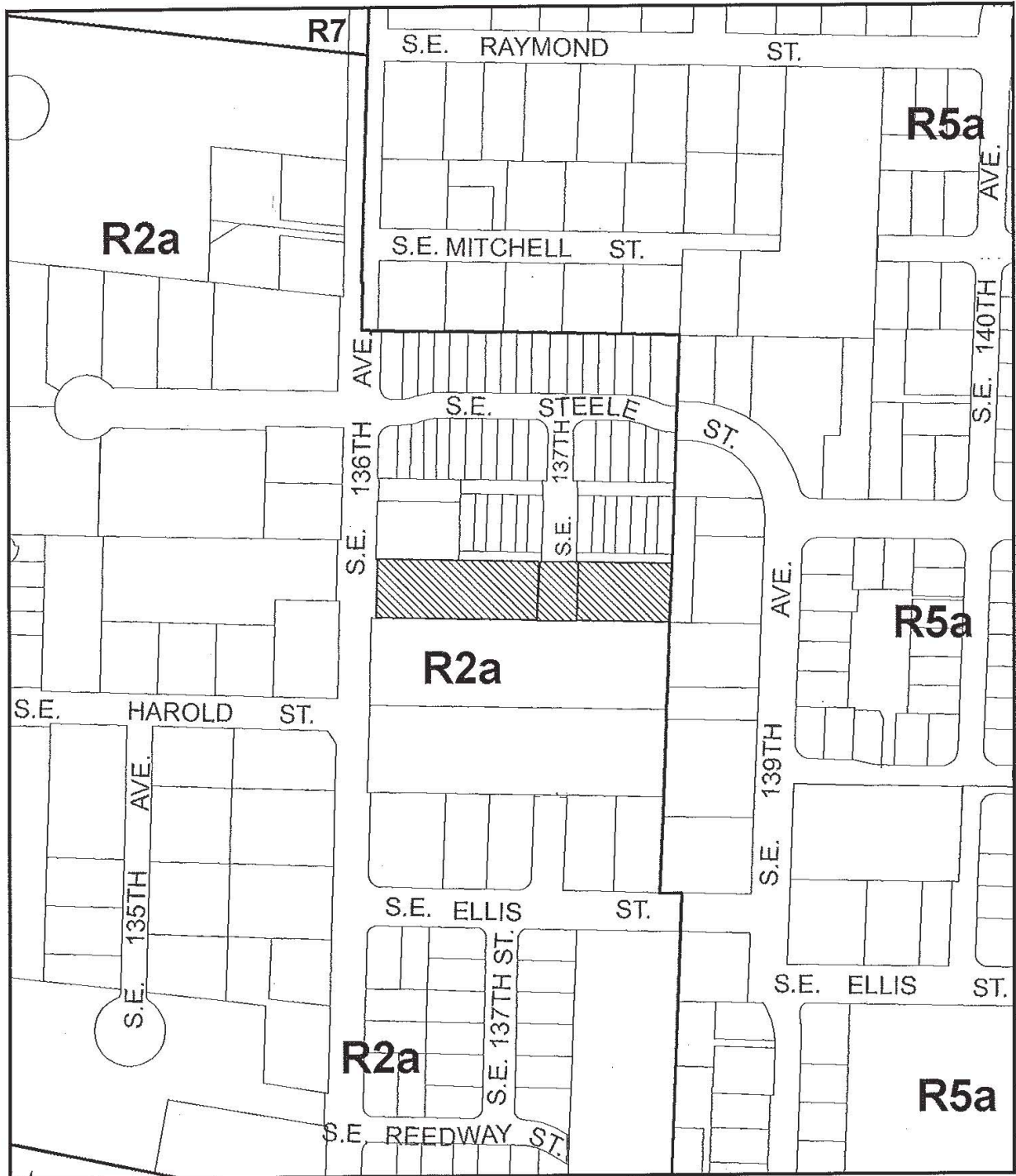
### What is the purpose of the Pre-Application Conference?

The purpose of the conference is to provide information to the applicant to help them prepare a complete project proposal. Interested parties may attend, but the purpose is to provide information to the applicant.

### When is a Pre-Application Conference required?

A Pre-Application Conference is required prior to submittal of all Type III and Type IV Land Use Reviews.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



# ZONING

 Site



This site lies within the:  
JOHNSON CREEK BASIN PLAN DISTRICT

File No. EA 15-115891 PC  
 1/4 Section 3544  
 Scale 1 inch = 200 feet  
 State Id 1S2E14AC 2400  
 Exhibit B (Jan 26, 2015)