

March 11, 2015

To: Planning and Sustainability Commission

Good morning --

As owners of the properties at 6825 SW 45th Ave. [Bella Vista, Block 2, Lots 1-6] and 6737 SW 45th Ave. [Bella Vista, Block 1, Lots 8-10], Jan Behrs and Ron Fonger request to revise our original R2 zoning-change petition of January 11, 2015.

Talks with potential developers have shown the benefits of reducing the zoning to R1 or CN2, and we would like to request that PSC consider this change during the public review period for the proposed draft map of Portland's Comprehensive Plan Update.

The properties are better suited to multifamily development, rather than single-family homes, for many reasons, including:

--PBOT's requirement that no home driveways front on SW 45th Avenue means the properties will need alternate access, so more design flexibility is needed than is offered by R2 zoning.

--R1/CN2 zoning would allow for more sustainable and innovative housing, including possible solar power and single-building utility control.

--Denser zoning would support the preservation of more open, green space on the properties, as well as allow off-street parking.

--A stormwater easement and unvacated city street (SW Florida) create impediments to rowhouse development.

--Consistent with R1/CN2 zoning, SW 45th Avenue is a major traffic and transit corridor and intersects with SW Vermont Street, another major corridor on which both commercial and multifamily residential zoning already exists. Four bus stops serve the properties, which are across 45th Avenue from the SW Community Center at Gabriel Park.

--The proposed zone change also is consistent with city and state planning and housing-density goals, transportation goals, and administrative rules.

--Sidewalks are due to be installed along SW 45th Avenue and SW California Street as part of a LID that was approved by the city council in 2014 and includes these properties.

Thank you for your consideration of the proposed change,

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