

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 15th, which is comprised of the Victorian quartet including the addresses 822 SE 15th, 1503 SE Belmont, 1509 SE Belmont and 1517 SE Belmont. It is a 10,000 square foot tax lot on the corner of 15th and Belmont with four detached single family dwellings.

I am a proponent of the proposed zoning changes along Belmont/Morrison between 15th and 19th, and have expressed those in prior testimony.

In this testimony, I am submitting some specific reasons why I'm strongly in favor of CM zoning *specifically for the 15th and Belmont parcel*:

1) Protected Structures/Future plans. I have zero interest, or the ability, in demolishing these structures. In addition, with the purchase in February '15 and cosmetic rehabilitation last summer while under lease-option contract, I have over \$1m vested into the property - much of which is into the buildings themselves. I'm 35 years old, and plan to own the property for the foreseeable future – improving and rehabilitating the buildings in conjunction with the SPHO. I have been in touch with Joy Sears at the SPHO in Salem on this topic dating back to last summer. The barrier to ever demolish a historic landmark is so high that I would not be able to even if I desired it. It would require a Type IV land use review in front of the City Council (which is a long process and expensive), and my understanding is that demolishing a historic landmark has been granted only once in the City's history. I only recently acquired the property (February 27, 2015) so am still sorting through a long term rehabilitation plan.

2) Since the structures are protected, there exists no downside to mixed used higher density zoning, and only upside. As a landmark, I do currently have the flexibility to use the land for commercial uses. However, in the event of an unplanned natural disaster, the FAR allocated by CM-type mixed use has far more flexibility and development potential than does R1, is more consistent with the rest of Belmont St zoning, and is in line with sustainable development goals along major transit corridors. In addition, absent of such a catastrophic event, the historic designation allows flexibility for the transfer of density to other nearby projects (within a 2 mile radius). So, granting this FAR density now can enable its use by a far greater reach of projects than its non-historic counterparts. Were the buildings to ever fail, I'd favor a higher density mixed use building that included ground level retail – which I believe a high growth inner SE neighborhood needs to balance all of the residential building growth. Provided structures make it another 100 years, I could see utilizing that FAR somewhere else, transferring it to another property owner, or just retaining it for the future owner of this property. Part of the reason this density transfer flexibility is allowed is to incentivize homeowners like myself to preserve the structures.

In summary, I hope the PSC will consider my request to have the 15th and Belmont parcel at 822 SE 15th Ave. changed from R1 to mixed use CM.

Best,

Matt Brischetto

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