

Chair Baugh and Planning Commissioners:

I support the current staff proposal for properties on the south side of Caruthers from SE 38th west to 37th, and a half-block beyond 37th to the deadend.

Most of these properties have for years been zoned R-5 and Comprehensive Plan designated UCb. The remaining two properties, on either side of 37th, have been zoned CSm and CSb with appropriate UC designations, and one has a recent mixed-use building that extends to Caruthers.

The expectation all along has been that eventually the remainder of this block face would accommodate expansions of the commercial zoning from Division to the south of them. The two commercial lots that now extend to Caruthers have already begun this change. This block is adjacent to the important node where Division St intersects with Cesar Chavez, which is a Civic Corridor. Both streets also have very good bus service.

Neighbors on this street circulated a petition asking for the Comp Plan designation to be changed from UCb to R2.5 for all these properties. While staff initially supported this, after further testimony and consideration, staff has modified their proposal.

In the new proposal, most of the properties will remain R-5 (MU-UC). The four lots at the end of the dead-end (3572, 3580, 3596 and 3606 Caruthers) will be changed to R-5 (R2.5). These lots, further away from the Chavez node, might be less needed for commercial.

One lot that is west of 37th, 3616 Caruthers, will remain R-5 (MU-UC). This property owner requested remaining with this designation. This lot is notched into the lot fronting on Division at 3505-3629 Division. It could be combined with that lot for redevelopment.

Keeping most of these properties with a Mixed Use designation will help facilitate the full-block zoning that works better in building livable mixed-use buildings, and helps increase capacity at the important Chavez/Division node.

I am speaking only for myself. Thank you.

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