



Southwest Hills Residential League

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To: Portland Planning and Sustainability Commission

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**Comprehensive Plan Testimony from Southwest Hills Residential League (SWHRL)
Neighborhood Association on Proposed Zoning Changes in 2035 Comprehensive Plan**

<http://www.portlandoregon.gov/bps/article/497267>

**Re. Strohecker's Proposed Change #644 – From existing Neighborhood Commercial (CN2)
New proposed: Commercial Mixed Use Dispersed (CM1)**

This property is located at 2855 SW Patton Road, Portland 97201, historically referred to as Strohecker's Market.

Our SWHRL Board was not unanimous in our thinking on the Stroheckers property, except for agreeing that we don't want to lose the commercial component of the site – currently the only grocery on the hill. We would oppose development that would raze the grocery store to install multi-residential only, which could have been permitted under the new proposed Mixed-Use CM1, if the current restrictive land use conditions of approval didn't override the new zoning. The Board also sees the need for improved infrastructure for all modes of transport to alleviate congestion and encourage use of transit, walking and biking.

The SWHRL neighborhood has very few commercial amenities within its boundaries – this one multi-service grocery on the hill, one restaurant, a gas station and a few other small shops. Since our transit service is limited to weekday commuter hours, it is especially important to preserve the few commercial areas we have. For many of those without a car, it is not feasible to shop in Hillsdale, Raleigh Hills or Zupans at the bottom of the hill and then to lug the groceries 1-2 miles back up very steep hills. Perhaps what we need is a "Food Security Overlay"!

Some Board members and residents would welcome the addition of a few more amenities - well-designed commercial or mixed-use development for the neighborhood in general, where

the site could accommodate it, though we have very little commercially zoned land, so it would be minimal. And some Board members don't believe this particular site can support an influx of new residents and cars that would aggravate the congestion in this part of Portland Heights.

Another SWHRL Board member and I met with a group of neighbors from the area around Stroheckers, and we found a strong, unanimous consensus, not just from the assembled group, but from at least 69 others who submitted comments on this issue to PSC. That is, this property should continue as a grocery as stipulated in the current land use conditions of approval (Ordinance No. 155609 adopted Feb 16, 1984), which override the underlying zoning.

We understand from BPS that this ordinance would continue to override a new Mixed-Use Zoning designation. Ref. the 3/4/15 email from Joan Frederiksen, West District Liaison, who conferred with the City Attorney and BPS staff who write the code. They concurred that current conditions continue to apply with a change from one comparable zone to another. Joan writes: "Staff has reviewed the existing zoning and proposed zoning language. We believe that the zones are comparable. However, in order to assure that there is absolutely no confusion or unintended negation of the existing conditions of approval, staff intends to do a zoning code amendment to this section to clarify/state that comparable also means "commercial to commercial or commercial mixed use."

While the grocery with its multiple services is an important asset to the neighborhood and probably adds to property values, there is not capacity there to add housing, with its additional impact on traffic and parking. Any additional height would overwhelm the neighboring homes, since the wall of the store is very close to the sidewalk and street already. It would not fit in with the surrounding low density properties. These neighbors strongly feel additional development here would detract from the livability of their neighborhood.

This comment from the Stroheckers neighbors summarizes their concerns well:

"We are all neighborhood residents/owners with homes in close proximity to this property. Whereas we value having a neighborhood grocery store near us along with its ancillary services (pharmacy, liquor store, postal service), we are strongly opposed to additional commercial development that would add more traffic and parking stress to our residential neighborhood. The through street, SW Patton Rd, that borders this property, is routinely gridlocked due to commuter traffic that has increased in recent years and safety for drivers and pedestrians is compromised on a daily basis. Entrance and egress for Strohecker's is already dangerous because the 2-way left turn lane into the parking lot forces cars to use the same lane from opposite directions simultaneously. The adjacent crosswalk is routinely ignored by speeding vehicles and often blocked by delivery vehicles.

We ask that the 1984 Ordinance No. 155609 allowing Strohecker's to expand to its current size remain intact for any future use of this property so that we can maintain the livability and safety of our residential neighborhood."

Change nos. 467, 490 – Change from Residential to Open Space on several properties

The SWHRL Board supports all the proposed changes from Residential R10 zoning to Open Space in the SWHRL neighborhood. These steep wooded slopes are perfect for preservation as open space, and should not be developed. There are several such properties with the same change no. 490 – below SW Edgewood, SW Fairmount, and then no. 467 at the intersection of SW Talbot and SW Fairmount. I also wish some of the steep ravines / wetlands below Fairmount on the south and west sides could also be rezoned to Open Space or purchased by the city to be preserved from development. There are two currently for sale there that I'm thinking of - 3216 and 3258 SW Fairmount Blvd.

Respectfully,

Nancy Seton

President, Land Use Chair, SWHRL Neighborhood Assn.