

435 NE Stanton and adjacent vacant lot to the east – Request for support of proposed rezone to R1.

The Eliot Neighborhood Association proposed wholesale downzoning to R 2.5 protect the Eliot Historic Conservation District from inappropriate infill (4 plexes versus duplexes). Adjustments were made after this proposal was submitted to parcels OUTSIDE the Conservation District, presumably to compensate for the reduced density within it. The association Land Use Committee wishes to retain the current R2 zoning on these parcels for consistency with its initial proposal, despite the fact they it is not contesting changes staff made to that proposal for other parcels. I wish to retain the R1 zone as staff proposed.

These two parcels were upzoned from their current R2 to R1 in that process. I own both parcels (through an LLC). Although I did not request this change, I strongly endorse it for the following reasons:

- The property to the west fronts MLK. It is currently a non-conforming commercial use and will be rezoned for Mixed Use. Since MLK is a civic corridor and this area is within those parcels are expected to be rezoned to be comparable to EX density, or allow buildings up to 6 stories high.
- The property across the street (south of the parcel) was developed for Mixed Use including high density residential development to the east past these parcels. In other words, these parcels already front residential development consistent with R1 density.
- The adjacent residential properties to the west are a single family residence, and two parcels developed as part of the Mixed Use development across the street to densities comparable to R1.
- The adjacent single family residence is in probate and expected to sell to a developer.
- The draft Mixed Use zones require “transitions” adjacent to residential parcels that scale with the R zone classification. An R1 zone is more compatible with EX scale development than the R2 zone.
- The Comp Plan expects the Williams/Fremont Neighborhood Center population to increase 250%. Increased density on these parcels is consistent with that goal.
- The 435 parcel includes some large trees that could be preserved if both parcels were combined under an R1 zone as that would provide more flexibility to site housing where it would not interfere with the trees.

In summary,

- none of the nearby properties along Stanton street will be impacted by a zone change,
- R1 level of development is consistent with development on surrounding parcels along Stanton,
- R1 level of development is consistent with population targets for this neighborhood center, and
- the property is outside the historic conservation district and un/underdeveloped.

Thank you

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