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Sent: Tuesday, October 27, 2015 4:36 PM

To: Planning and Sustainability Commission <psc@portlandoregon.gov>

Cc: Lum, Leslie <Leslie.Lum@portlandoregon.gov>; James Kuffner <kuffner@up.edu>; Kountz, Steve <Steve.Kountz@portlandoregon.gov>

Subject: PSC Employment Zones Testimony EG-2 McCormick-Baxter property (Fig 9)

Planning Commissioners:

The University Park Neighborhood Association's Board and Land Use Committee supports the proposed change to EG-2 for the McCormick-Baxter property that is currently zoned Industrial. We particularly support prohibiting housing in the EG zones. Such a use is prohibited by EPA/DEQ for this parcel of land since it is a Superfund site, so it would be wise to prohibit it outright in the zoning code as well.

This parcel is included in the University of Portland's approved Conditional Use Master Plan as an Institutional Use. While the University does not currently control this property, it was approved for a 0.15 FAR and athletic field use. The UPNA Board testified and unanimously supported these uses and conditions in the CUMP hearings. We ask that such conditions continue to be in force for this property.

The UPNA Board and Land Use Committee oppose maintaining the current Industrial zone.

UPNA would prefer that this property be Open Space, but understands that there has to be a balance between environmental, recreational and employment goals.

We also note that the BPS staff were unavailable to brief the University Park Neighborhood Association on this important zoning change at its meetings. However, UPNA Land Use Committee members did attend the PSC briefing last month so were able to explain the change at yesterday's General Meeting.

Directly north of the site is a small section of **CN2** zoning (Figure 9). The UPNA **opposes** this designation for the properties south of Willamette Blvd. These are residences and UPNA opposes this location and properties to be available for commercial use due to the high speed of auto traffic and dangerous curve at this location. We asked for this to be changed to Residential in previous comments, and will be doing so again at City Council and again at every opportunity before the Planning & Sustainability Commission. **We do not feel that the Bureau of Planning and Sustainability nor the Planning & Sustainability Commission has responded to or even considered our views on this issue.**

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