

Gary Sorrels & Joseph Zipagang	1645 SE Harold Street	We support the zoning change from RH to R1 as was supported in our 2014 public process. Thank you, Gary Sorrels and Joseph Zipagang-Homeowners.	2016-03-07 18:55	2370	Portland	97202	Sellwood-Moreland Improvement League
Heather Patterson	3012 SE 51st Ave	I am concerned that this re-zoning will only open the door for contractors to tear down the historical homes in the neighborhood and put up more "skinny homes." Every couple of weeks I get a letter in the mail from "interested buyers" willing to buy my house as-is for cash. I can only guess that this interest is related to this potential zone change and the money to be made by tear downs and squeezing in new homes 2-3 per lot. As a home-owner with a child, I'm leery of the environmental ramifications of teardowns of historical homes in the area (e.g., lead, asbestos, etc). I'm also concerned what this will do to my property value since R5 homes are more sought after than the higher density residential zones.	2016-03-07 19:44	2371	Portland	97206	Richmond
Jacob Carroll	2233 SE 38th Avenue	I do not understand why the west side of 38th Avenue is being considered for R5 to a R2.5. This is a residential neighborhood that you are trying to double the size of, which could destroy the integrity of our block. Why are you putting homes more than a block away from Cesar Chavez into this category? I ask that you seriously reconsidered this zoning change and the impact it will have on our families and neighborhood. To be clear, I am against this zoning change.	2016-03-09 12:14	2372	Portland	97214	Richmond

CHRISTINA GRADT	2354 SE 43 ave	I have lived at this address for 23 years.Our street used to be a great place to raise children,not any more! All of us neighbors would get together monthly in the Summer time for bbq's and block parties. We have lost the feel of a neighbor. With all the foot and car traffic and parked cars, who wants to be in there front yards.I enjoying them! You once told us the development "43 division" patrons would all ride bikes. Guess what they mostly own two cars that sit for weeks at a time in front of my house. All night long I hear car doors slamming,which causes my dog to bark. YEAH!! Re-zonig such a huge area does nothing for our neighborhood, except bring more traffic and noise. I am very much against re-zoning my property, and I didn't move here to live next door to multiple houses next door to me.The city has done enough in our area to ruin livability. It needs to stop!!!!Why isn't Laurelhurst considered for re-zoning?????	2016-03-09 12:48	2373	Portland	97215	Richmond
Larry Holmes	4748 ne Multnomah St	Our family has been in this neighborhood for more than 65 years. It still retains the charm of old Portland that is disappearing all to quickly.It is our hope that this tiny area may remain with it's original R5 residential zone designation.	2016-03-12 10:26	2374	Portland	97213	Rose City Park
Jennifer Scott	3945 SE Grant Ct	To rezone portions of this block as R1 completely disrupts the existing character of this neighborhood. We already have parking issues due to our proximity to Richmond Elementary School and the fact that the houses on this block were built without driveways. The switch from R5 to R2.5 off 39th is already going to have huge impacts to this area, please don't cram an additional and more intense change just a few houses away. How can you consider decreasing density in East Moreland but radically alter Richmond?	2016-03-16 8:28	2378	Portland	97214	Richmond
Adam Herstein	3115 SE 52nd Av	I support higher density on 50th Avenue.	2016-03-17 14:33	2389	Portland	97206	Richmond

Scott Smith	1429 SE 52nd Avenue	Thank you for your consideration on this. This particular area, which is partly east of 50th Avenue, does not warrant a change to R2.5. The plan originally made sense when Hawthorne was straight at the intersection of 50th. But now that it jogs, and we've got minimal commercial beyond the jog in the road and that sign, it doesn't make sense to build a denser neighborhood east of 49th north of Hawthorne or east of 50th south of Hawthorne.  Thank you.	2016-03-20 10:01	2395	Portland	97215	Mt. Tabor
Andrew Augustin	1303 NE Euclid Avenue	We specifically bought in this area due to it's feeling and vibe of an established neighborhood. I'm hoping this new zoning is NOT approved. It will significantly change the feel of our nice quiet neighborhood.	2016-03-21 12:34	2404	Portland	97213	Rose City Park
Bob Kellett	2237 SE Pine	This is a great example of the "missing middle" type of courtyard housing that Portland needs. Happy to be a neighbor supporting a change to R1 zoning.	2016-03-23 14:54	2447	Portland	97214	Buckman
Bob Kellett	2237 SE Pine	Piccolo Park is a great example of a small scale park that serves a neighborhood well. It should be zoned OS.	2016-03-23 14:58	2448	Portland	97214	Hosford-Abernethy
Bob Kellett	2237 SE Pine	R1 is the appropriate zoning for this site. I live nearby and I approve.	2016-03-23 15:03	2449	Portland	97214	Buckman
Bob Kellett	2237 SE Pine	The existing apartments on the site fit into the neighborhood well. R1 is a good zone for this location.	2016-03-23 15:05	2450	Portland	97214	Buckman
Bob Kellett	2237 SE Pine	The house that currently exists at 1535 SE Alder is beautiful. It also happens to be 5,000 square feet with 7 bedrooms. It has been subdivided over the years so that it is 2 or 3 rental units. I generally support increased potential for density, but in this case I fear that R2.5 zoning could incentivize the demolition of the existing house and lead to a couple of new houses that end up decreasing the density on the site.	2016-03-23 15:09	2451	Portland	97214	Buckman
Bob Kellett	2237 SE Pine	This is a good location for R1 and matches the existing use on the site.	2016-03-23 15:11	2452	Portland	97214	Buckman

Bob Kellett	2237 SE Pine	The site currently functions like it is R1 but I'd hate to limit it in the future. The proximity to the Lone Fire open space and to amenities on 28th as well as Belmont makes me think it could be zoned for a higher capacity. This is true of the entire stretch between 26th and 30th on SE Stark.	2016-03-23 15:14	2453	Portland	97214	Sunnyside
Gabriele Hayden	1624 N Emerson St	R2 would allow for an appropriate amount of density in this very central and highly desirable location near transit, along a bike route, and near many high rises. This is the exact area where the kind of missing middle housing allowed by R2 rather than R2.5 would be appropriate. We need affordable housing in our city. Please leave it as R2!	2016-03-23 15:22	2456	Portland	97217	Eliot
Gabriele Hayden	1624 N Emerson St	R2 would allow for an appropriate amount of density in this very central and highly desirable location near transit, along a bike route, and near many high rises. This is the exact area where the kind of missing middle housing allowed by R2 rather than R2.5 would be appropriate. We need affordable housing in our city. Please leave it as R2!	2016-03-23 15:23	2457	Portland	97217	Eliot
Gabriele Hayden	1624 N Emerson St	R1 would allow for an appropriate amount of density in this very central and highly desirable location near transit, along a bike route, and near many high rises. This is the exact area where the kind of missing middle housing allowed by R1 rather than R2 would be appropriate. We need affordable housing in our city. Why are we down-zoning in this very central location? Please leave it as R1!	2016-03-23 15:24	2459	Portland	97217	Eliot
Gabriele Hayden	1624 N Emerson St	RH would allow for an appropriate amount of density in this very central and highly desirable location near transit, along a bike route, and near many high rises. This is the exact area where high rise rather than R1 would be appropriate. We need affordable housing in our city. Why are we down-zoning in this very central location? Is a rich person who lives here friends with a commissioner? This seems very inappropriate. Please leave it as RH!	2016-03-23 15:26	2460	Portland	97217	Eliot

Gabriele Hayden	1624 N Emerson St	RX would allow for an appropriate amount of density in this very central and highly desirable location near transit, along a bike route, and near many high rises. This is the exact area where high rise rather than R1 would be appropriate. We need affordable housing in our city. Why are we down-zoning in this very central location? Why are we caving to NIMBYism? Please leave it as RX!	2016-03-23 15:28	2462	Portland	97217	Eliot
Gabriele Hayden	1624 N Emerson St	R2 would allow for an appropriate amount of density in this very central and highly desirable location near transit, along a bike route, and near many high rises. This is the exact area where missing middle would be appropriate and desirable, allowing for duplexes rather than ugly skinny houses. We need affordable housing in our city. Why are we down-zoning in this very central location? The job of the city is to accommodate growth. If there is any moral justification at all for allowing a bunch of white people to get richer off the continual displacement of African Americans who because of systemic racism were not allowed to build equity for generations, it must be that we are allowing the kind of density that will keep it at least somewhat affordable. Please leave it as R2!	2016-03-23 15:32	2466	Portland	97217	Eliot
Gabriele Hayden	1624 N Emerson St	Yes! This is a great place to increase density. Please consider R2 instead of R2.5	2016-03-23 15:35	2468	Portland	97217	Overlook
Gabriele Hayden	1624 N Emerson St	Yes! This is a great place to increase density. Please consider R2 instead of R2.5	2016-03-23 15:35	2469	Portland	97217	Overlook
Gabriele Hayden	1624 N Emerson St	Yes! This is a great place to increase density. I live in Overlook and this is an area that will soon get more retail, has great transit, etc. Please consider R2 instead of R2.5	2016-03-23 15:36	2470	Portland	97217	Overlook
Gabriele Hayden	1624 N Emerson St	Yes! This is a great place to increase density. I live in Overlook and this is an area that will soon get more retail, has great transit, etc. Please consider R2 instead of R2.5	2016-03-23 15:36	2472	Portland	97217	Piedmont
Gabriele Hayden	1624 N Emerson St	Yes! This is a great place to increase density. I live in Overlook and this is an area that will soon get more retail, has great transit, etc. Please consider R1 instead of R2.5	2016-03-23 15:37	2473	Portland	97217	Concordia

Gabriele Hayden	1624 N Emerson St	Yes! This is a great place to increase density. I live in Overlook and this is an area that will soon get more retail, has great transit, etc. Please consider R1 instead of R2.5	2016-03-23 15:37	2475	Portland	97217	Concordia
Gabriele Hayden	1624 N Emerson St	Yes! This is a great place to increase density. I live in Overlook in an R5 single family home, but would seriously consider buying a rowhouse in this area instead because it's so wonderfully central. So please consider zoning this R1 instead to allow missing middle housing. This is the perfect location for R1 missing middle housing.	2016-03-23 15:40	2477	Portland	97217	Buckman
Gabriele Hayden	1624 N Emerson St	Yes! This is a great place to increase density. I own a single family home in Overlook, but would seriously consider buying a rowhouse in this area instead because it's so wonderfully central. So please consider zoning this R1 instead to allow missing middle housing. This is the perfect location for R1 that would increase livability, affordability, and city tax revenue all at once, without adding too much strain to city services.	2016-03-23 15:41	2479	Portland	97217	Richmond
Gabriele Hayden	1624 N Emerson St	Yes! This is a great place to increase density. I own a single family home in Overlook, but would seriously consider buying a rowhouse in this area instead because it's so wonderfully central. So please consider zoning this R1 instead to allow missing middle housing. This is the perfect location for R1 that would increase livability, affordability, and city tax revenue all at once, without adding too much strain to city services.	2016-03-23 15:42	2480	Portland	97217	Richmond
Gabriele Hayden	1624 N Emerson St	Yes! This is a great place to increase density. I own a single family home in Overlook, but would seriously consider buying a rowhouse in this area instead because it's so wonderfully central. So please consider zoning this R1 instead to allow missing middle housing. This is the perfect location for R1 that would increase livability, affordability, and city tax revenue all at once, without adding too much strain to city services.	2016-03-23 15:42	2481	Portland	97217	Sunnyside

Gabriele Hayden	1624 N Emerson St	Yes! This is a great place to increase density. I own a single family home in Overlook, but would seriously consider buying a rowhouse in this area instead because it's so wonderfully central. So please consider zoning this R1 instead to allow missing middle housing. This is the perfect location for R1 that would increase livability, affordability, and city tax revenue all at once, without adding too much strain to city services.	2016-03-23 15:42	2482	Portland	97217	Mt. Tabor
Gabriele Hayden	1624 N Emerson St	This is a great place to increase density, but why only R1? Cesar Chavez is a major street. Please consider zoning this RH instead. This is the perfect location for RH that would increase livability, affordability, and city tax revenue all at once, without adding too much strain to city services. This is the perfect place to put microhousing or small apartments for young car-free 20-somethings.	2016-03-23 15:45	2484	Portland	97217	Richmond
Gabriele Hayden	1624 N Emerson St	Please consider R1 instead of R2.5 for this whole area. Given the central location, R1 missing middle housing would be highly desirable here, and you'd get pretty upscale buildings.	2016-03-23 15:47	2485	Portland	97217	Richmond
Gabriele Hayden	1624 N Emerson St	Yes! perfect spot for R1	2016-03-23 15:47	2486	Portland	97217	Creston-Kenilworth
Gabriele Hayden	1624 N Emerson St	What possible justification is there for downzoning here? Please don't cave to nimbyism. I went to Reed and have walked and bicycled through this neighborhood for years. There is absolutely no reason to zone this area R7.	2016-03-23 15:49	2487	Portland	97217	Reed
Gabriele Hayden	1624 N Emerson St	R2 or R1 would be much better than R2.5 for all the area around this corridor, because it would allow for more missing middle housing. Please consider it!	2016-03-23 15:49	2489	Portland	97217	Woodstock
Gabriele Hayden	1624 N Emerson St	R1 seems excellent for this area right near Hollywood.	2016-03-23 15:51	2490	Portland	97217	Rose City Park
Gabriele Hayden	1624 N Emerson St	This is a great place for R1. Yes!	2016-03-23 15:51	2491	Portland	97217	North Tabor

Anina Bennett	5131 SE Hawthorne Blvd	I agree with the comment that this area, and in particular the area east of 49th/50th, does not warrant a change to R2.5. In addition to the reconfigured intersection at Hawthorne and 50th, which requires a left turn to reach this area, the larger neighborhood is already facing a heavy increase in traffic due to new and planned high-density developments on Hawthorne, 50th, and Division. Increasing density in this area would add to congestion and change the character of an historic single-family home neighborhood.	2016-03-25 11:40	2598	Portland	97215 Mt. Tabor
Tim Clark	1804 SE 38th Ave	I support this change to R2.5. My wife and I would like to continue living here after we retire, and the only practical way to afford that is to build a smaller home on our lot and rent out or sell our current home.	2016-03-26 18:50	2612	Portland	97214 Richmond



Rebecca Mode	506 NE Thompson	<p>Leaving my property zoned R2 will help create more "middle housing".</p> <p>Please opt out my property at 506 N.E. Thompson from the selective down zoning in the Eliot Conservation District. With my current zoning of R2 I will be able to create "middle housing" on the large empty side of my property. I can do this keeping my existing duplex and also a large backyard.</p> <p>With the proposed R2.5 I will not be able to afford to build anything and this land will stay empty.</p> <p>My block consists of several "middle housing" properties that will be non conforming with proposed R2.5 zoning.</p> <p>They are not documented correctly on Portland Maps currently. They are as follows:</p> <p>532-536 N.E. Thompson st.( 1 triplex and one side unit on 6,250 s.f.</p> <p>544 N.E. Thompson ( 1 triplex on 4,125 s.f.</p> <p>431-437 N.E. Thompson (2 homes and 1 duplex on 8,334 s.f.</p> <p>These properties as well as mine at 506 N.E. Thompson should remain zoned R2.</p> <p>These properties do fit nicely in our neighborhood and leaving my property R2 would allow me to add housing that will also fit nicely into our neighborhood.</p> <p>If my property is down zoned to R2.5 it will qualify for compensation under Measure 49 ORS 195.300</p> <p>Please save time and money of mine and the tax</p>	2016-03-27 23:11	16495	Portland	97212	Eliot
Keri O'Connell Bennett	6634 N Kerby Ave	I testify that I do not agree with, or approve of this rezoning, I do not want my house and land rezoned.	2016-03-30 12:52	16589	Portland	97217	Piedmont
Tammy Stephens	913 NE 63rd Ave	I feeling going from a R5 to a R1 zone is too drastic of a change. The current houses will be dwarfed by 4 story multi-unit dwellings. A R2.5 change is more acceptable.	2016-03-31 9:33	16595	Portland	97213	North Tabor

Gene Dieringer / Dieringer's Properties, Inc.	10505 SE 44th Ave	451-457 NE 126th has existing and identical development as the two tax lots immediately to the west. Each tax lot is currently constructed with identical 4-plexes. The zoning for 12508-12514 NE Glisan, immediately adjacent to this lot has NOT been proposed to change, yet 12500-12514 NE Glisan is proposed with a zone change. We believe that these proposed changes are in error and inconsistent for the stated reasons and the fact that downzoning is not proposed across all 3 tax lots. Down-zoning should not be recommended for any of these narrow and very deep lots. Downzoning would make our property non-conforming and would also diminish our existing property rights which would be damaging to us as the property owners. Additionally, These properties face Glisan, a main transit corridor, a location ideal for higher density and not R-5.	2016-04-01 12:34	16707	Milwaukie 97222 Hazelwood
Gene Dieringer / Dieringer's Propertie, Inc.	10505 SE 44th Ave	Dieringer's Properties, Inc. owns this tax lot and the two tax lots immediately to the east. 12500-12506 NE Glisan has existing and identical development as the two tax lots immediately to the east. Each tax lot is currently constructed with identical 4-plexes. The zoning for 12508-12514 NE Glisan, immediately adjacent to this lot, has NOT been proposed to change, yet 451-457 NE 126th is proposed with a zone change. We believe that these proposed changes are in error and inconsistent for the stated reasons and the fact that downzoning is not proposed across all 3 tax lots. Down-zoning should not be recommended for any of these narrow and very deep lots. Downzoning would make our property non-conforming and would also diminish our existing property rights which would be damaging to us as the property owners. Additionally, These properties face Glisan St, a heavily used main transit corridor, a location ideal for higher density and not R-5.	2016-04-01 12:39	16708	Milwaukie 97222 Hazelwood

James Gillen

10040 SW 25th  
Ave

To whom it may concern,

2016-04-04 6:58

16713

Portland 97219 Marshall Park

We are very concerned about the proposal to change our land use designation and zoning from R20 to R10. We have counted on the ability to develop the back of our lot in the near future for our retirement funding and the proposed change would present an economic hardship and effective taking of our property rights.

Additionally, there have been land divisions (flagged lots) on identical 30000 square foot lots immediately to the north and south of ours, including a recent land division and construction on the property directly south (this lot is included in your map to be changed to R20, too, but it's already been split into several R10 lots).

The lot to the north, which has more problematic topography and drainage issues, was divided into a flag lot and both it and the lot to the south have been able to access sewer and other city services without difficulty, so again we don't understand why our lot would be singled out for restrictions.

We appreciate a quick response to our request so we can avoid retaining an attorney to defend our rights.

Sincerely,

Tamara DeRidder 1707 NE 52nd Subject: RCPNA PSC Testimony - Residential Zoning Map to consider Provisional Plan Map Amendments for Euclid Heights and 60th Ave. Sta. Area 2016-03-31 16741 97213 Rose City Park

Hi Julie,  
Attached is a cover letter to the PSC regarding the Provisional Plan Amendments that had been granted RCPNA for consideration by the City Council on Jan. 7th in regards to the Recommended Comprehensive Plan Update. It also includes our LU & TC recommendations on behalf of RCPNA regarding the proposed up-zone of these same areas to Plan designation.

We successfully attracted over fifty residents to participate in the discussion and decisions regarding the rezoning of Euclid Heights Subdivision and the 60th Ave. Sta. Area.

Please accept this cover letter along with the letter to the City Council, with Exhibits, as our RCPNA testimony on the Residential and Open Space Zoning Map.

Let me know if you need anything else.

My best,

Tamara

Andrew Augustin 1303 NE Euclid  
Avenue

Good morning,

2016-03-21

16742

97213 Rose City Park

I am writing to express my concerns with this new proposal, and that I am adamantly AGAINST this new zoning idea.

The reason that we bought our home, was the charm of the neighborhood and the fact that the neighborhood is "original" and has not been redeveloped. Converting our area into an R2.5 would destroy not only the look of the neighborhood, but the overall feeling as well.

With Providence right down the street on 47th, we already have employees parking on the street as overflow parking which makes it difficult for the residents to park our own cars from time to time. We have a neighborhood of long term residents who cherish the current original vibe of our area.

Again, I am against any zoning changes.

Thank you,  
Andrew Augustin

Lynn Shirey

1321 NE Euclid  
Ave

Hello,

2016-03-10

16743

97213 Rose City Park

My husband and I are residents of 1321 NE Euclid Ave, Portland, 97213. From attending Rose City Park Neighborhood Association Meeting, it's my understanding that zoning change was to ensure that all of Euclid Height be R5.

Euclid Heights needs to be R5. It a unique Portland neighbor and the character would be destroyed if this zoning change takes place. This is a well established neighborhood with houses built in the 1920s. Allowing split lots and changing the density will also cause exacerbate growing parking and congestion problems.

We urge the city planners to help preserve Portland neighborhoods including our own where we have lived and paid taxes for over a decade.

Thank you for listening and taking our concerns as Portland citizens into consideration.

Sincerely,

Lynn and Daniel Shirey

Rachel Wynn Hill	9515 N. Lombard Street	<p>Hello,</p> <p>My name is Rachel Wynn Hill.</p> <p>My address is 9515 N. Lombard Street, Portland, OR 97213</p> <p>I oppose the zoning change on my property from R1 to R2.5. I disagree with this zoning change along the corridor of Lombard from Catlin, north to Bruce.</p> <p>This is a small scale commercial street with a mix of residential and commercial establishments. This proposed zoning is incongruous with the current street's land use. It is also incongruous with the transportation plan proposal (St Johns Truck Strategy, Phase 2) to increase truck traffic on this street. What will result is a hodge podge of lots developed by savvy developers getting in their permits before the change, existing residential homes that will become less desirable as single family homes because of the truck route, and thus often going to lower rent rentals. It does not encourage a more appropriate urban land use which would ENCOURAGE a more urban and dense street, not decrease it. Truck traffic does not coincide with low density/single family residential zones.</p> <p>Additionally, for those of us who live on it, it a lose/lose. We get the increased traffic, yet the</p>	2016-03-24	16745	97213 St. Johns
Mark and Irma Gunderson	5611 SW Brugger St	<p>To Whom it May Concern,</p> <p>Attached please find our testimony letter for our property located at 5611 SW Brugger St., Portland OR 97219. Another copy to follow under US Postal Service cover.</p> <p>We would appreciate hearing back as soon as possible regarding this matter.</p> <p>Respectfully, Mark and Irma Gunderson</p>	2016-03-11	16746	97219 Ashcreek

Lynn Averbeck for  
Robert and Mary  
Demuth

3170 SW  
Fairmount Blvd

Dear Mayor Hales and Commissioners,

2016-03-11

16747

97219 Hillsdale

It appears that our testimony submitted in December was either lost, ignored or disregarded. After receiving electronic confirmation of our emailed testimony (see below) we assumed that our concerns would be very seriously considered. Through mailed notices sent recently (March 7, 2016), we see that our concerns have not been addressed and are not even documented on the "mapapp". The online map says "no comments received".

We are therefore resubmitting the testimony we submitted in December, and we ask that you provide a personal response to our concerns as described in the attached letter dated December 3, 2015.

We once again request and expect that these two properties 1S1E16BA, 4500 and 4600 be left under their current R-10 designation and not downzoned to R-20, for the reasons we explain in the attached letter.

Respectfully,  
Lynn Averbeck for Robert and Mary Demuth



Vivian Solomon	2112 SW Luradel St	2016-03-28	16748	97219 Marshall Park
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I am testifying in favor of the proposed zoning map changes that may affect the permissible use of my property at 2112 SW Luradel St., changing the base zone from R10 to R20. My neighborhood is near Maricara Park, and not too far from Marshall Park. There is an environmental overlay zone in my backyard and my neighbors' backyards. There are at least two people on my street who participate in the Audubon Backyard Habitat program. The proposed zone change fits in with the Audubon program in preserving green spaces for birds and other animals. This is a positive goal, and one that I support.

Vivian Solomon

Kathleen Martin	1350 SW Maplecrest Dr	RE: 1350 SW Maplecrest Dr., Portland, OR 97219 State ID#: 1S1E28CA 1400 current base is R10 the Proposed base zone for this property is R20	2016-01-01	16749	97219 Marshall Park
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My name is Kathleen Martin and my husband, John Martin and I are owners of this property and currently reside here. We have been the owners and residents of this property since October 1999. I disagree with changing the zoning on this property. Though we do not have current plans to divide our lot, I do not agree with the city changing our zoning such that we will not be able to divide this property. We are in the City of Portland and very close to downtown and we are surrounded by smaller and smaller lots. Our property is 0.50 of an acre which is quite large by city standards these days, it is also a lot to maintain - should we decide to divide and make changes to the property it should be up to us not to the city. Some new homes have been built on divided lots on or just off of Maplecrest drive - all very nice and raise the value to this properties. Currently where we are on Maplecrest we are surround by and our own current house is quite modest small ranch homes on large lots - some of the homes have not been well maintained which reduces that value of all of our homes - and by limited these properties of R20 could restrict high valued improvements to the neighborhood.

Aesha Lorenz Al-Saeed	5920 SW Patton Road	Greetings, thank you for this forum.	2016-04-04	16750	97221 Bridlemile
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I am Aesha Lorenz Al-Saeed here to give a statement about our property at 5920 SW Patton Road, 97221. My grandfather Max Lorenz of Lorenz Brothers Construction purchased it from Shaver Transportation about 70 years ago as a rental income property. At that time it was approximately 5 acres I believe. In the 70's my father sold half of it, leaving the remainder as one parcel. Several of my offspring are interested in living there. At one time I agreed with the rest of the family that it would ruin the natural environment to develop it. However every year I see that there are more people requiring housing in Portland. Prayer led me to reconsider more density of development. Instead of one home, and adding a few more, it could actually be possible to build 5 or 6 additional homes besides renewing the original if we make use of the concrete foundations of several outbuildings already on the property, which are slightly on the end of the environmental zone. Tearing out the existing foundations is more invasive and environmentally destructive.

I would like to clarify that we have never experienced erosion or landslides on our property. Water runoff goes down to the creek and we use natural methods of pulling non native ivy and mechanically pushing blackberries. I am interested in maintaining as much as possible of the natural vegetation for stability of of the earth

Anne R Whiting 6320 SE 63rd Ave Hi,

2016-03-08

16751

97206 Brentwood-  
Darlington

I am writing to formally oppose the zone change of my property from a zone R2.5 to R5 for the following reasons:

1. I am a Portland native - born and raised in Woodstock neighborhood. I don't like that so many people are moving to Portland and I can hardly afford to stay. My mortgage is the same or less than rentals (which are exorbitant). This proposal will decrease the value of my home when I sell it, and I'll be priced out of Portland. This is my home. Yes, Californians will be able to buy my house and knock it down and put two gawdawful, skinny houses up on my lot. Yes, it would make my skin crawl. But I might not have any other choice. I'm a single woman, almost 30, with no reproductive system (thanks, cancer!), I'm not getting married and I will only have one income for the rest of my life. It's horrifying and my reality. Out-of-state money and its ugly houses might be the only thing that allow me to stay.

2. The reasons listed on the notice do not make sense to me. I'm not located in the David Douglas School District and if overcrowding of the David Douglas School District is a concern, then the proposal is not making it any easier for people to leave the district and move to a neighborhood zoned as Portland Public Schools (such as mine).

Cameron Denney 707 SE 46th

Dear City Staff:

2016-03-08

16752

97215 Sunnyside

I live on SE 46th Avenue between Stark and Belmont and own my home. My house is new infill (2013) and has a 2500 square foot lot, which appears to match the new zoning proposal.

I am philosophically in favor of increased density in the central city -- we must preserve our farmland and wild places near the city for the well being of human beings as well as other species. However, we must also preserve quality of life for those of us living in the increasingly dense neighborhoods.

I am in favor of the zoning change on my block with the caveat that something needs to be done about the aggressive commuter parking in our neighborhood. It is increasingly difficult for neighbors to park on the street near their homes due to commuter parking, particularly since during weekdays parking is only allowed on one side of the street. I feel that if the city wishes to further increase the housing density, the city should also grant neighborhood parking permits and limits on commuter parking in front of our homes -- otherwise there will be nowhere for my new neighbors to park their vehicles.

I know that philosophically, the City would like more people riding bikes and taking mass transit -  
- I agree that this is an admirable goal (I

Robert A.  
Rounseville

2220 SE Spruce  
Ave

Dear Commissioners,

2016-03-08

16753

97214 Richmond

I fully support the proposed base zone of R2.5 for my property at 3103 SE 52nd Ave. The reasons are as follows:

As everyone is well aware of, Portland is growing at a rapid rate and it is becoming increasingly difficult to find housing to rent or purchase closer in. The rents are incredibly high and there is much competition to even get into a home. I read that in the next couple of decades, there is expected to be a huge population increase in Portland. How will we accommodate that influx?

The Comprehensive Plan states that it wants to focus growth on centers and corridors. 52nd Ave between Hawthorne and the Woodstock neighborhood to the South is a major corridor.

The SE 52nd Ave corridor between Woodward and Powell is zoned R2.5 on the East side of the street. The other side (West) of the street has a zoning of R5 with a Comp plan designation of R2.5. There are also two houses diagonally to the West of me that have a zoning of R2.5. This is a two home R2.5 zoned island in the middle of a R5 zone making for an incongruous plan.

There are already major developments in the SE 50th and SE 52nd areas with construction of commercial buildings. Also, with the soon to be

Anne Snedecor	5308 SE Tolman Street	Anne Snedecor 5308 SE Tolman Street Portland, Oregon 97206	2016-03-12	16754	97206 Woodstock
<p>I am at the understanding that you are proposing to change my lot (address listed above) from an R5 zone to an R2.5. I would like it if you did not do that to our lot or our surrounding neighbor's lots.</p> <p>This is a quiet street with limited off street parking. If you were to allow multiple dwellings on these lots it would increase the noise and the congestion. It would also erode the livability of this street and these lots.</p> <p>We and our neighbors purchased these homes on this street because of the quietness and the size of the lots, allowing us to have a decent size home for families and to allow some personal outside space for gardening, safe environment for children to play, a backyard for a dog and for BBQs for friends and family.</p> <p>By allowing multiple dwellings to be built on these lots, the new homes would lose the family size home and surrounding green space. Making the new homes less desirable by individuals who would want to purchase and live here for a period of time (more then 3 years). These new dwellings would become rentals and there would be no sense of ownership or pride to the lots and it would become a transient type of street - losing it's sense of neighborhood charm.</p>					
Dan Hoyt	4327 SE Ash Street	I don't understand why the city did not look Generally I favor zone changes that allow more density as the new plan proses. I believe decades of planning are bearing fruit now. Let's hold the line on the UGB and take every opportunity to remind people that as cities grow the car becomes less a convenience/necessity and more a nuisance as the community makes room for people and the urban amenities they enjoy.	2016-03-12	16755	97215

Mark Berreman	4350 SE 42nd ave	<p>Hello,          March 15, 2016          My name is Mark Berreman, I live at 4350 SE 42nd avenue in Portland Oregon 97206.</p>	2016-03-15	16756	97206 Creston-Kenilworth
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I oppose changing zoning from R5 to R2.5 within 2 blocks of SE 42nd avenue between SE Powell Blvd and SE Holgate Blvd.

When I purchased my home I did not envision a crowded neighborhood since most properties are zoned R5, a primary reason I bought in this neighborhood. I sought my current home due to decent lots sizes so that I may enjoy a normal density neighborhood with easy available on street parking and good traffic patterns in my area.

With the proposed zoning change the density would eliminate easy on street parking availability, increase traffic and make the neighborhood busier, more crowded and certainly more unsafe.

A few years ago the city eliminated 50% of the parking on the street to put in a bike lane... this made parking availability the bare minimum for homes in this area

Currently, on street parking is only available on the East side of SE 42nd avenue in our area due to a bike lane... I fear any more changes to zoning will overwhelm parking, causing very cramped quarters and reduced visibility among other problems.

I believe that further increasing density will make



Katie Petersen

2621 se 48th ave

To Whom it may concern,

2016-03-15

16757

97206 Richmond

I'm writing to voice my concern with the rate at which Portland's neighborhoods are being changed (and it's not for the better). We are seeing classic homes demolished, only to be replaced with multiple units that lack any sort of character, and that stick out like a sore thumb in our neighborhoods.

The city loves to say that they're doing this to create affordable housing for our citizens, but what they're actually doing is crowding schools, streets, and neighborhoods to the brim (there is nothing affordable about the homes they're building). I live off of 48th and SE Division. Since I've moved to this house (I grew up in Portland in another part of SE) two MASSIVE condo complex have gone in, with another (future home of the Green Zebra) on the way. NO parking has been added, forcing over crowding of our streets. Division street is alway backed up for blocks, which in turn funnels traffic down our side streets. Drivers use this as a "short cut" and end up speeding down our street, where many kids are usually playing. It is beyond dangerous.

I'm SO sick of watching the Portland I grew up in be handed over to big development companies. It's like the City leaders have no regard for what actually makes (or MADE) Portland unique. We are supposed to be trying to hold on to that, not

Dave Gill	3621 SE 38th Ave	To Whom it may concern,	2016-03-16	16758	97206 Creston-Kenilworth
		33.130 of the zoning code clearly states:			
		7.The zone's development standards promote attractive development, an open and pleasant street appearance, and compatibility with adjacent residential areas. Development is intended to be aesthetically pleasing for motorists, transit users, pedestrians, and the businesses themselves.			
		A FIVE story 30 unit apartment complex is being slated for the CG area right next door to my house, at 3621 SE 38th Ave.			
		As there are NO 5 story structures, nor any Apartment buildings-of any kind-- directly on Powell street, it is my contention that there is NO way that this proposal, in any way shape or form can be compatible with our "ADJACENT residential areas"			
		As you can see. thats my house there...the picture is an "artists" rendering...but this is what a FIVE story apartment right next to my house might look like.			
		Its also a little like this:			
Casey Cotton	1614 SE 40th Ave	I am opposed to the proposed zoning change from R5 - R2.5. The inclusion of this stretch of 40th Ave seems arbitrary and has the potential to disrupt the unique architecture and traffic/parking situation in this one of a kind portland neighborhood,	2016-04-06 7:58	16759	Portland 97214 Richmond

Scott Patterson	4925 SW Humphrey Park Road	<p>We are the property owners to the adjoining parcel. I don't see that this piece of land is separate from the adjoining OS designation other than for the encursion to the centerline of the existing ROW. I do not see where the outlined section is any sort of separate parcel that the indicated boundary represents. The parcel we own is challenging enough to develop and although preliminary plans don't indicate extending beyond the centerline of the ROW due to the nature of the existing slopes, but we are concerned that abandoning half the ROW (which from what I can tell is the limits of this proposal) would create additional hardships for accessing our property as grading in the ROW would be very different than offsite grading on an OS designated parcel. We request that the ROW be maintained as dedicated. Once completed, we would not object to abandoning any remaining ROW. The current parcel boundary for City of Portland owned R324033 somehow has both the OS and R7 designation. We do not object to removing reference to the R7 zoning for the existing boundaries of this parcel.</p> <p>We request that no changes be made to the existing ROW as doing so serves no purpose other than limiting development (access) on our parcel. There is no separate parcel as indicated on the plan map with any potential for development assuming the city were even to sell or subdivide the actual parcel R324033</p>	2016-04-06 11:56	16762	Portland 97223 Forest Park
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James Gillen	10040 SW 25th Ave	To whom it may concern,	2016-04-06 12:49	16764	Portland	97219 Marshall Park
		<p>We are very concerned about the proposal to change our land use designation and zoning from R20 to R10. We have counted on the ability to develop the back of our lot in the near future for our retirement funding and the proposed change would present an economic hardship and effective taking of our property rights.</p> <p>Additionally, there have been land divisions (flagged lots) on identical 30000 square foot lots immediately to the north and south of ours, including a recent land division and construction on the property directly south (this lot is included in your map to be changed to R20, too, but it's already been split into several R10 lots).</p> <p>The lot to the north, which has more problematic topography and drainage issues, was divided into a flag lot and both it and the lot to the south have been able to access sewer and other city services without difficulty, so again we don't understand why our lot would be singled out for restrictions.</p> <p>We appreciate a quick response to our request so we can avoid retaining an attorney to defend our rights.</p> <p>Sincerely, James &amp; Lynea Gillen</p>				
ole ersson	4237 se 37th ave	<p>This change reflects existing and historic conditions as this parcel is a 32 unit multifamily apartment building constructed legally in 1959. Not sure why it was ever zoned R2.5 which is a single family zoning.</p>	2016-04-06 16:58	16808	portland	97202 Creston-Kenilworth

Clint Lundmark	232 NE Graham	<p>Eliot Neighborhood has taken many hits over the last 100 years in the name of "Urban Renewal." Expansion of Emanuel Hospital and building the I-5 freeway in the name of public good eliminated over 1000 homes in the area. Some of that land is develop-able but remains vacant 40 years later. The historic housing stock is continually at risk of being demolished. Once it's gone it is gone forever. This zoning change is still higher density than what actually exists on most of the single family home lots. The proposed change does a lot to encourage retaining the homes instead or replacing, but still allows for increased density. Don't let a short term housing crisis dictate the best long term plan for this neighborhood. Eliot Neighborhood already is contributing more than most neighborhoods with nearly 500 housing units online within the last year or scheduled to be finished in 2016. Several hundred more units are proposed within the next 2 years. The neighborhood population could easily double within a 5 year time period. The Eliot Neighborhood proposal is trading a very slight decrease in density where our single family homes exist in exchange for increased density and more appropriate zoning along our corridors – MLK, Williams, and Vancouver. From a planning perspective the R2.5 zone is still a density increase from what currently exists, but it also encourages protecting historic resources. It is a great change that will protect what is left of Eliot Neighborhood. Please do not let individual's</p>	2016-04-07 14:50	16828	Portland	97212 Eliot
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Clint Lundmark	232 NE Graham	<p>Eliot Neighborhood has taken many hits over the last 100 years in the name of "Urban Renewal." Expansion of Emanuel Hospital and building the I-5 freeway in the name of public good eliminated over 1000 homes in the area. Some of that land is develop-able but remains vacant 40 years later. The historic housing stock is continually at risk of being demolished. Once it's gone it is gone forever. This zoning change is still higher density than what actually exists on most of the single family home lots. The proposed change does a lot to encourage retaining the homes instead or replacing, but still allows for increased density. Don't let a short term housing crisis dictate the best long term plan for this neighborhood. Eliot Neighborhood already is contributing more than most neighborhoods with nearly 500 housing units online within the last year or scheduled to be finished in 2016. Several hundred more units are proposed within the next 2 years. The neighborhood population could easily double within a 5 year time period. The Eliot Neighborhood proposal is trading a very slight decrease in density where our single family homes exist in exchange for increased density and more appropriate zoning along our corridors – MLK, Williams, and Vancouver. From a planning perspective the R2.5 zone is still a density increase from what currently exists, but it also encourages protecting historic resources. It is a great change that will protect what is left of Eliot Neighborhood. Please do not let individual's</p>	2016-04-07 14:53	16829	Portland	97212 Eliot
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Clint Lundmark	232 NE Graham	<p>Eliot Neighborhood has taken many hits over the last 100 years in the name of "Urban Renewal." Expansion of Emanuel Hospital and building the I-5 freeway in the name of public good eliminated over 1000 homes in the area. Some of that land is develop-able but remains vacant 40 years later. The historic housing stock is continually at risk of being demolished. Once it's gone it is gone forever. This zoning change is still higher density than what actually exists on most of the single family home lots. The proposed change does a lot to encourage retaining the homes instead of replacing, but still allows for increased density. Don't let a short term housing crisis dictate the best long term plan for this neighborhood. Eliot Neighborhood already is contributing more than most neighborhoods with nearly 500 housing units online within the last year or scheduled to be finished in 2016. Several hundred more units are proposed within the next 2 years. The neighborhood population could easily double within a 5 year time period. The Eliot Neighborhood proposal is trading a very slight decrease in density where our single family homes exist in exchange for increased density and more appropriate zoning along our corridors – MLK, Williams, and Vancouver. From a planning perspective the R2.5 zone is still a density increase from what currently exists, but it also encourages protecting historic resources. It is a great change that will protect what is left of Eliot Neighborhood. Further, it better aligns with</p>	2016-04-07 14:57	16830	Portland	97212 Eliot
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Rebecca Mode	506 NE Thompson	<p>I am writing once again to request my property at 506 N.E. Thompson street be opted out of the Eliot Neighborhoods selective down zoning. I request for my property to retain it's current R2 zoning.</p> <p>The reasons are as follows:</p> <p>With R 2 zoning I can build "Middle Housing" next to my existing duplex on the empty front half of my 9,375 s.f. lot. I can do this leaving my existing duplex intact and still retain a large backyard. With R2.5 zoning I will be required to do a lot division which averages between \$15,000 to \$35,000 dollars. My lot division will trigger tax reassessment which will raise my taxes \$8,000 or more a year without building anything. These additional fees associated with R2.5 zoning will put the financial reality of building out of reach for my family. Even if we were able to absorb these additional costs we could only build a single family home. Since I have an existing duplex( that my family has lived in the past 16 years) I must split off 5,000 S.F. in R2.5 zoning. This would leave 4,375 s.f. where only a single family home can be built.</p> <p>There are several "Middle Housing" properties already on our block. These properties fit in nicely with the existing homes. These properties</p>	2016-04-08 21:52	16844	Portland	97212 Eliot
Doug Klotz	1908 SE 35th Pl	<p>I support changing zoning in this outlined area from R-5 to R-2.5 in conformance with the 1981 Comp Plan. This will help create a transition from the commercial zoning to the single-family zoning. It will provide the zoning that can support more Missing Middle housing in the future, and enable more people to live within walking distance of shopping and transit.</p>	2016-04-09 11:56	16851	Portland	97214 Richmond



Doug Klotz	1908 SE 35th PI	I support changing the zoning from R-5 to R-2.5 in compliance with the 1981 Comp Plan. This will help create a transition from the commercial and higher intensity transit streets and corridors. This will help enable more people to live within walking distance of stores and transit.	2016-04-09 11:58	16852	Portland	97214	Richmond
Doug Klotz	1908 SE 35th PI	I support the rezoning from R-5 to R-2.5 in this area, along the north side of Hawthorne. It will enable more people to live near shopping and transit and create a buffer between commercial buildings and single-family areas. It can also facilitate Missing Middle housing in the future.	2016-04-09 11:59	16853	Portland	97214	Mt. Tabor
Doug Klotz	1908 SE 35th PI	I support the zone changes here. This area is near two bus lines and a growing shopping area at 50th and Division. This change will enable more people to live within walking distance of these feature, and could facilitate Missing Middle housing in the future.	2016-04-09 12:01	16854	Portland	97214	Richmond
Doug Klotz	1908 SE 35th PI	I agree that the lots along Chavez should be upzoned, at least to R-1. This is a major transit corridor. With each new project the sidewalk will be widened and buffered by trees from the traffic lanes. This will be helpful when the Multifamily zones rewrite occurs in the future.	2016-04-09 12:03	16855	Portland	97214	Richmond
Doug Klotz	1908 SE 35th PI	I support the R-2.5 zoning proposed, to increase the availability of housing near the transit service on Powell, as well as near shopping.	2016-04-09 12:04	16856	Portland	97214	Richmond
Doug Klotz	1908 SE 35th PI	I support this change, which is in line with the development now on the ground.	2016-04-09 12:05	16857	Portland	97214	Richmond
Doug Klotz	1908 SE 35th PI	I support the change from R-5 to R-2.5 in compliance with the Comp Plan designation. This area is seeing increased commercial uses and has good transit service, so is a logical candidate for this proposal.	2016-04-09 12:07	16858	Portland	97214	Richmond
Doug Klotz	1908 SE 35th PI	I oppose this change. This area should be R-2.	2016-04-09 12:09	16859	Portland	97214	Eliot
Doug Klotz	1908 SE 35th PI	I oppose this change. The area should remain R-2.	2016-04-09 12:10	16860	Portland	97214	Eliot
Doug Klotz	1908 SE 35th PI	I oppose this change. This area should remain R-2.	2016-04-09 12:10	16861	Portland	97214	Eliot

Doug Klotz	1908 SE 35th Pl	I support this change, which acknowledges the development that is already in place, and will support future Missing Middle housing types which fit in with the neighborhood.	2016-04-09 12:12	16862	Portland	97214	Buckman
Doug Klotz	1908 SE 35th Pl	I support upzoning this area to acknowledge the apartment buildings that are existing on it.	2016-04-09 12:40	16863	Portland	97214	Richmond
Doug Klotz	1908 SE 35th Pl	This change is justified by the apartments already on the site.	2016-04-09 12:41	16864	Portland	97214	Richmond
Danielle Dumont	6705 N Kerby Ave	I would like to provide feedback on the proposed zoning change from R5 to R2.5 for a two-block area in the Piedmont neighborhood. This area encompasses N Borthwick and N Kerby between N Rosa Parks and N Dekum. These two blocks are lovely residential houses bookended by Peninsula Park and the historic building of Rosemont Court. It seems an arbitrary designation to convert these well-maintained single family dwellings into attached residential housing of 2 to 8 units without parking.	2016-04-10 11:21	16865	Portland	97217	Piedmont

My neighborhood representative who met with city staff to discuss the potential rezoning has been informed that the change from R5 to R2.5 also means that the neighbors would not be allowed to provide feedback and input to developers and new development in this zone. This is unacceptable when such large changes are possible that could affect the streetscape and quality of life on these quiet and pleasant residential blocks.

I suppose the city saw that the blocks immediately north of this area are already zoned R2.5 and simply drew a larger rectangle around the spot on the map to increase density. This again seems arbitrary. The blocks of N Borthwick and N Kerby surrounding Rosemont Court, immediately north of Dekum, were a special case for planned redevelopment of the St. Rose Industrial School and its 10 acres of orchards

Doug Klotz	1908 SE 35th PI	I support changing the zoning from R-5 to R-2.5 in this segment, east of 50th. This area is near services and transit on Powell, and close to the growing node of business at 50th and Division, in addition to being on the Clinton Greenway.	2016-04-11 6:58	16869	Portland	97214	Richmond
Doug Klotz	1908 SE 35th PI	I support the change proposed here, which acknowledges the development that is here already and will allow the Missing Middle infill that this neighborhood could accommodate.	2016-04-11 7:01	16870	Portland	97214	Sunnyside
Doug Klotz	1908 SE 35th PI	I support the upzoning here, to provide more housing units in a close-in neighborhood.	2016-04-11 7:02	16871	Portland	97214	Brooklyn Action Corps
Doug Klotz	1908 SE 35th PI	I support the upzoning here, to provide more housing units in a close-in neighborhood.	2016-04-11 7:02	16872	Portland	97214	Brooklyn Action Corps
Doug Klotz	1908 SE 35th PI	I support this upzoning, acknowledging the pattern in the neighborhood.	2016-04-11 7:03	16873	Portland	97214	Brooklyn Action Corps
Doug Klotz	1908 SE 35th PI	I support this modest change to increase the housing possibilities near the Clinton Max station.	2016-04-11 7:05	16874	Portland	97214	Hosford-Abernethy
Doug Klotz	1908 SE 35th PI	I support this change, which acknowledges the prevailing pattern, and allows for more Missing Middle housing within the neighborhood.	2016-04-11 7:06	16875	Portland	97214	Sunnyside
Doug Klotz	1908 SE 35th PI	I support this change, to add to housing capacity in this area.	2016-04-11 7:07	16876	Portland	97214	Mt. Tabor
Doug Klotz	1908 SE 35th PI	I support this change, and would support a change to R-1 as well, which would seem to be more in line with the density that already exists here.	2016-04-11 7:08	16877	Portland	97214	Mt. Tabor
Doug Klotz	1908 SE 35th PI	I support this change.	2016-04-11 7:09	16878	Portland	97214	Mt. Tabor
Doug Klotz	1908 SE 35th PI	I support this change, to provide more consistent zoning along Chavez.	2016-04-11 7:11	16879	Portland	97214	Sunnyside
Doug Klotz	1908 SE 35th PI	I support this change, to provide more consistent zoning along Chavez.	2016-04-11 7:12	16880	Portland	97214	Sunnyside
Doug Klotz	1908 SE 35th PI	I support this change, to provide consistent zoning along Chavez.	2016-04-11 7:12	16881	Portland	97214	Sunnyside
Doug Klotz	1908 SE 35th PI	I support this change, to provide more consistent zoning for these lots, and higher density at an important node.	2016-04-11 7:13	16882	Portland	97214	Sunnyside
Doug Klotz	1908 SE 35th PI	I support this change, as it is more consistent with the existing development, and appropriate near the Chavez/Belmont node.	2016-04-11 7:14	16883	Portland	97214	Sunnyside
Doug Klotz	1908 SE 35th PI	I support this change, as more consistent with existing development.	2016-04-11 7:14	16884	Portland	97214	Sunnyside

Doug Klotz	1908 SE 35th Pl	I support this change as consistent with existing development.	2016-04-11 7:15	16885	Portland	97214	Sunnyside
Paul Janssen	4540 SW Nevada Street	I OPPOSE this upzoning change to this degree, from R7 to R1. This is to extreme of a change, does not fit the rest of the surrounding streets or neighborhood. Traffic is a high concern in the specific location as is bike and pedestrian safety.	2016-04-11 21:18	16896	Portland	97219	Maplewood
Steven and Laurie Simpson	33 NE Monroe Street	Laurie (my wife) and I request to retain our property as it's current R2 zoning. Thank you. 4/11/2016 We do not agree with the proposed zoning change to R2.5. Steven Simpson	2016-04-11 23:18	16899	Portland	97212	Eliot