



**WOODSTOCK NEIGHBORHOOD ASSOCIATION**  
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Woodstock Community Center, 5905 SE 43rd Avenue, Portland, Oregon 97206

To: The Portland Planning and Sustainability Commission  
From: The Woodstock Neighborhood Association  
Re: Up-zoning on SE Henry Street east of SE 52<sup>nd</sup>

The Woodstock Neighborhood Association is in support of Arlene Williams' testimony against the up-zoning of R5 properties on SE Henry Street east of 52<sup>nd</sup> to R2.5. While the R2.5 zoning designation is generally a good transition between commercial corridors and single-family residential neighborhoods, we believe that in the case of SE Henry the change in designation would be detrimental. SE Henry is a 500 foot long dead-end street in that location, ending in a locked fence surrounding the rear of the Apostolic Faith Church, which faces SE Duke. Properties close to SE 52<sup>nd</sup> on this segment of SE Henry are zoned R2 and are developed with 17 apartment units in duplex buildings. The remaining R5 portion of the street is developed with 13 homes, including 3 flag lots.

All of the above is out of compliance with 33.634.110.B.2, which states: "Dead end streets in OS, R, C, and E zones. In OS, R, C, and E zones, dead end streets may be provided where through streets are not required. Dead end streets should generally not exceed 200 feet in length, and should generally not serve more than 18 dwelling units."

This would suggest that the 500 foot length of SE Henry is already at capacity for density, especially given that there is no emergency vehicles turn-around provided at the end of the dead end street.

The content of the above testimony was reviewed and voted by the Woodstock Neighborhood Association board on April 6, 2016.

Respectfully submitted,



Terry Griffiths  
Co-Chair, Woodstock Neighborhood Association Land Use Committee