

Portland Planning and Sustainability Commission
Residential Zones Testimony
1900 SW 4th Ave Suite 7100
Portland, OR 97201

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We are submitting this letter as comment and testimony to the proposed changes in zoning for our property and neighborhood. We live at 1522 SE Clinton Street. We received a notice recently informing us that there is a proposal to change our zoning from R-2 to R-1. We also attended a Hosford-Abernathy Neighborhood Association meeting on April 6th, to listen to a presentation by a Bureau of Planning and Sustainability representative on the rezoning.

Listening to the presentation it was apparent that at a minimum, the BPS employee had little to no knowledge of our neighborhood. We can only assume that the presentation reflects an overall lack of knowledge by BPS as a whole. The gist of the presentation was that changing our zoning was a wonderful thing, and that it would bring about diversity in the neighborhood. Diversity being defined as social, racial, economic and gender. We were also told that it was our turn to absorb more density. If the City staff were to come and talk with us and meet the families in our neighborhood, they would realize we are already a very diverse neighborhood.

Our neighborhood is comprised of single family homes, both owner occupied and rented. It is a low to moderate income neighborhood and includes many retirees on fixed incomes. There are a number of Reach homes in the area proposed to be rezoned. These Reach homes are rented to low income families, single parents, people with disabilities and the elderly.

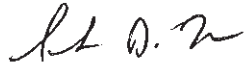
With our current R-2 zoning we have already experienced lot splitting and infill in our immediate vicinity. The neighborhood is currently built out and there are no empty lots for further infill construction. The infill homes built in our neighborhood have sold for in excess of \$700K. This zoning change is a proposal for gentrification and displacement. R-1 zoning would facilitate the tearing down of 100 year old homes and the building of tall apartments on individual lots that would tower over neighboring homes. The proposal to change our zoning to R-1 has the potential to destroy our neighborhood. We are not a Monopoly board game the city can socially engineer. We are homes, families, a community.

We have seen displacement in every neighborhood the City has re-engineered. Northwest Portland and the Pearl used to have affordable housing. The gentrification has continued on Alberta, Mississippi, Division Street. Signature of all these areas is that affordable housing is gone and low to moderate income people have been displaced. The City has recently declared that we are in a housing emergency. Displacing families in a low to moderate income neighborhood will only add to the problem.

We found it extremely interesting to read the March 14, 2016 article in the Oregonian about the new proposed zoning for the Eastmoreland neighborhood. It seems that in a wealthier neighborhood the proposal is to "downzone" from proposed higher density zoning to R-7, which would effectively stop further teardown and infills by requiring larger lot size. The most interesting part of the proposal is that this is Mayor Hales neighborhood. This whole situation reeks of economic discrimination and conflict of interest. We are sure LUBA would concur.

We respectfully ask that the zoning for our neighborhood remain R-2. The current zoning already permits increased density. There is no need to zone for a greater density as that will facilitate the destruction of turn of the century homes and displacement of low to moderate income families.

Thank you,



Steve Niles
Susan Schuster
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Portland, OR 97202

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We are writing to comment and submit this letter as testimony on the proposal to change zoning for a R-2 property to CM1, referred to as change 330 in the plan.

We live at 1522 SE Clinton St, immediately next door to this property. The property in consideration is 1532-1540 SE Clinton. This property is an apartment complex with commercial space on the first floor. The commercial space is currently occupied by medical offices, specifically a Naturopath and a massage and acupuncture clinic. Both of these current businesses are compatible with the neighborhood.

The property in question is completely surrounded by residences. The businesses currently operating in this building are allowed as non-conforming uses. This process exists to protect the quality of life for the residents in the neighborhood. Specifically considered are:

- a. The hours of operation;*
- b. Vehicle trips to the site and impact on surrounding on-street parking;*
- c. Noise, vibration, dust, odor, fumes, glare, and smoke;*
- d. Potential for increased litter; and*
- e. The amount, location, and nature of any outside displays, storage, or activities; and*

if there are proposed changes to the site:

- a. Building scale, placement, and facade;*
- b. Parking area placement;*
- c. Buffering and the potential loss of privacy to abutting residential uses; and*
- d. Lighting and signs*

While there may be some logic in "cleaning up" a nonconforming use by changing the zoning to mixed use commercial, doing so would remove the above listed quality of life protection for the surrounding residences. Under a CM1 zoning the current office space could be converted to retail with high traffic and longer hours. A restaurant and bar open until 2:00 could be permitted. This would have unacceptable impacts to our neighborhood. The Hosford-Abernathy Neighborhood Association has testified in opposition to this proposal.

We respectfully request that proposed change 330 be deleted for the Comprehensive Plan and that the property at 1532-1540 SE Clinton remain zoned R-2.

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