

April 8th, 2016

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

Subject Address: 8113 SE 13th AVE

Owners: Aaron & Cynthia Brown

Current Zoning: CS

Proposed Zoning: CM1

Subject: **Protest of Proposed Zoning Change of CS Properties in Sellwood/Westmoreland to CM1**


Our position: Zoning, if changed, to be CM2

We are the property owners on record of 8113 SE 13th Ave Portland, OR which we purchased in 2006. At that time we had been looking for 4 years throughout Portland for property that had location and commercial zoning for investment. This property is located at the SW corner of SE 13th & Tacoma intersection. We are surrounded by commercial uses and our land is not adjacent to any single family residential property. Being at the primary intersection servicing the Sellwood Bridge and the Sellwood community we are at the heart of the Neighborhood Center. Immediate neighbors include: New Seasons, 2 major banks (On-Point and Key Bank), Starbucks, Columbia Sport Outlet, and many other commercial entities.

On October 13th, 2015 we received a Notice of Proposed Zoning change that indicated that our zoning would change from Urban Commercial (CS) to "Mixed use-neighborhood". When we looked online at Zone Conversion Table, it showed a CS zoned property in a Mixed Use Neighborhood moving to CM2. As this was a logical progression we had no cause to dispute this change.

On Thursday April 6, 2016, however, we received a new Notice indicating a change from CS to CM1. This makes no sense. The summary of Proposed Mixed Use Zones provided with the Notice, including a grid diagram and zoning code descriptions, all support our property changing from **CS to CM2** and, based on city of Portland data, over 98% of current CS zoned properties are moving to CM2 or CM3. It is unreasonable that an area that currently supports strong commercial retail uses and has no direct impact on residential properties, be down-zoned from CS to CM1. Our position is that the appropriate zoning for our property, as well as, current CS zoned properties in Sellwood/Westmoreland be zoned CM2.

Regards,



Aaron and Cynthia Brown, TTM
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