

April 22, 2016

Portland Planning and Sustainability Commission
Mixed Use Zones Testimony
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
pcs@portlandoregon.gov

Subject Address: 8012 SE 13th Avenue, Portland

Owners: Kristl Bridge, ttee Albert B. Knudsen Living Trust

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 8012 SE 13th Ave Portland, OR. This property is located at on 13th Avenue between SE Spokane and SE Nehalem. Our immediate neighbor is the new 4 story project by Vic Remmers at 8020 SE 13th Avenue.

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 description, show the entire stretch of SE 13th Avenue north of SE Nehalem is to be zoned CM2. The only two blocks to the north of SE Tacoma to be zoned CM1 already have a 45' building under construction.

It is completely unreasonable to limit the size of our property to two stories while allowing a four story building currently under construction immediately to the south of our property. Any preservation of aesthetic has already been lost on this block. This proposed change does nothing more than devalue our property.

I ask that you please reconsider the decision to zone this area as CM1 and zone it CM2 to correspond to the rest of the neighborhood.

Regards,

Kristl Bridge, Owner

Portland Homestead Supply Co.
8012 SE 13th Avenue
Portland OR 97202