

**From:** Julie Cash [mailto:Julie.Cash@oregonmetro.gov]  
**Sent:** Wednesday, May 04, 2016 1:17 PM  
**To:** Planning and Sustainability Commission <psc@portlandoregon.gov>  
**Cc:** Stockton, Marty <Marty.Stockton@portlandoregon.gov>  
**Subject:** Written testimony - Julie Cash

Dear Planning and Sustainability Commissioners,

My name is Julie Cash. I am the owner and have occupied the property located at 4432 SE 28th Avenue, Portland, Oregon 97202, for the last 31+ years. Currently the property has the following land use and zoning status:

Current comprehensive plan designation: General Commercial - CG  
Recommended comprehensive plan designation: Mixed Use - Dispersed  
Current zoning: Residential 2,000 - R2  
Requested zone: Commercial Employment - CE

I'm told by staff at the City of Portland's Bureau of Planning and Sustainability that my property falls into one of the mismatched areas on the map, where the zone may not be automatically be updated in the new plan.

I am writing today to ask the Planning and Sustainability Commission to rezone my property to Commercial Employment - CE. This is the long-range vision for the property and would match the adjacent zoning to both the south and the west of my property at the intersection of SE 28th Avenue and SE Holgate Blvd.

The reasons for my request are primarily quality of life issues that I have experienced as a longtime resident of the neighborhood:

- I no longer feel my single family home belongs in the very busy hub my corner has become.
- Southeast Holgate is a freight route that will only get busier.
- My intersection has three separate bus lines with frequent schedules.
- The Shell gas station (kitty corner from me) operates all night, is very noisy and with lights that are way too bright.
- Commercial garbage service to the three businesses I'm surrounded by (next door and across the street) happens almost daily early in the morning, the most disruptive times.
- The Bird and Bear restaurant immediately next door serves alcohol and has very busy outside table service late at night - my hedge is the only separator - they may as well be in my front yard.

- The restaurant has caused street parking nightmares, unnecessary late night noise in my front yard and both the restaurant staff and patrons use my property as their smoking lounge, leaving butts and garbage and smoke at my front door.
- There is a lot of street work and upgrades happening in my area and the two streets people are redirected to use are SE 28th Avenue and SE Holgate, resulting in an even greater increase of traffic on my street.
- The Orange line was just finished - for two years my street was highly impacted.

Additionally, within the commercial area from SE 26th Avenue to SE Holgate Blvd, there are three single-family houses that have commercial zoning already:

- 4443 SE 28TH PL
- 4442 SE 28TH PL
- 4452 SE 28TH PL

Yet, there are three remaining properties, including mine, that remain residentially zoned:

- 4434 SE 26TH AVE
- 4432 SE 28TH AVE (**my property**)
- 4435 SE 28TH PL

Please consider this discrepancy in your review of my request.

Thank you so much for your time and attention to my request. I am happy to answer any questions or appear in person if needed.

best,  
Julie Cash  
Metro Parks and Nature communications  
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