

-----Original Message-----

From: Christopher Eykamp [mailto:chris@eykamp.com]

Sent: Monday, May 09, 2016 1:42 AM

To: Planning and Sustainability Commission <psc@portlandoregon.gov>

Subject: Testimony

Dear Members of the PSC,

I wish to testify about regulation 33.130.100 B 2 c, which adds a limitation to the CM1 zone for sites less than 7500 sq. ft. abutting single family zoned residential properties, which operate a Retail Sales and Service business.

Sites that fall into this category will be small businesses, usually within a single building, and will be mostly or completely surrounded by residential buildings. These sites provide valuable commercial services, but also pose distinct challenges based on their residential setting. They are intended to be small and low impact (per Goal 10.1.13). Therefore, special rules, especially those related to noise and nighttime activity (one of the most common points of residential-commercial conflict), are needed.

The currently proposed rule limits hours of operation to 6AM - 11PM, which is a good start, but is not sufficient for small commercial sites operating in residential areas.

Rules for noise emission (City of Portland Charter Chapter 18.10.010) are based on zoning. Most isolated commercial sites are currently zoned as residential; once rezoned to commercial they would fall into a different noise category, and could emit noise 5dBA louder noise than they currently do. I would ask that the zoning code specify that, for noise purposes, isolated commercial sites be treated as residential. In most cases, this will not result in a change of rules from how they are currently treated, and will help protect residents living nearby from uncomfortable levels of noise.

Another concern is that, due to their potential for high-density residential development, isolated commercial sites pose tempting targets for redevelopment in our current real estate market. I would ask that there be a requirement that if redeveloped, these sites retain a commercial element (for example, that the ground floor must remain 100% commercial) in order to ensure that the sites continue in active commercial use. An alternative course would be to allow residential redevelopment only to the level of the surrounding residentially zoned properties. That would lower the pressure for redevelopment, helping to preserve access to commercial services by the community.

Finally, these rules should apply to all commercial sites, not just those categorized as Retail Sales and Service. While it is true that retail services, restaurants, and bar uses are of greatest concern to neighbors, any business that has the potential for late night operation (with the coming and going of customers) would be of concern to adjacent residents.

Thank you,

Chris Eykamp
2101 SE Tibbetts