

May 9, 2016

Portland Planning and Sustainability Commission
Re: Mixed-Use Zones Testimony

Dear Commissioners,

As a commercial property owner on Woodstock Blvd., I'm upset by the City's proposal to down-zone my property at 4410-4416 SE Woodstock Blvd. I have been a community leader in Woodstock for three decades. In that time, I have worked within the community to shape and improve the Woodstock business district. I am testifying to oppose my property's zone change from CS to CM1 and to oppose this in Woodstock's business district. The Woodstock properties District should have the CM2 zoning and be treated the same as the other properties with current CS zoning. I also ask that Woodstock be exempt from this proposal and receive no further consideration.

Woodstock does not fit the criteria of "low-rise commercial." The building stock is not high quality or historic. The blocks that were selected are not continuous. In fact, one of the three blocks has a 44' New Seasons that was built in 2015. That block is the middle segment of the proposed down-zoned blocks and breaks up the 400' or 2 block "shoulder to shoulder" criteria used. This disqualifies Woodstock. Also, the public right-of-way is 80 feet. A lesser 70 foot criteria is used for CM3, but yet a down-zone to CM1 is the proposed for my property?

I do not think this proposal accomplishes its goals. You cannot preserve historic character through zoning. This amounts to a faux "historic" designation. It's the City creating a "sense" that down-grading building rights by 10 feet will somehow rubber stamp a future historic preservation. It's actually "doing something" that will do nothing.

What the down-zones will do is strip property owners of their rights by down-grading a "crosswalk" or "lateral" zone change. Even with the "lateral" change from CS to CM2, owners are already losing rights, but a deeper down-grade to CM1 damages rights and value.

Everything about this proposal points to inequitable broad stroked planning without thoughtful consideration for the neighborhood or how it works. This proposal goes in the opposite direction of Portland's 2035 Comp Plan vision. It does not address growth. It does not address density. In fact, in a business district nine blocks long, it is punitive.

In Woodstock we talk to each other. The Woodstock Stakeholder Group, Neighborhood and Business Associations work together with one goal. A goal is for a cohesive, successful, vital and livable neighborhood in which everyone thrives.

While another neighborhood found it necessary to gather thousands of signatures, we communicated with each other. We have a vision for our business district. Woodstock finds middle ground and solutions. This last month has been no different. With the new zoning map changes that caught us all by surprise, we found a way to gather information, discuss and agree to one voice. That voice says that what other neighborhoods want is not what Woodstock wants.

The Woodstock Stakeholders, Business and Neighborhood Associations have all written testimony supporting commercial property owners and opposing this plan. As a district, we've asked for consistent zoning, straightening of the gap-toothed business district and opportunities for commercial and economic growth. With this united neighborhood opposition, I am hoping the commission will see that Woodstock shouldn't have been included in the first place.

The City has told me that if I'm unsuccessful in reversing this decision that I will have the ability to apply for a zone change once this is all over. This will cost me tens of thousands of dollars to "buy back" the rights I have today. This is not only unfair, it is punitive.

Interestingly, included in my concerns is that on the back side of our property at 4410-4416, we have a strip lot that is 15' X 100' that has been zoned R5 as it was cut off the back residential lot to prevent land locking the commercial building in the 1940's. This split-zone is slated to be zoned to match the rest of our property. The map app shows this at CM1, which is the same as the proposed down-zone. It is my concern that after the anticipated reversal of this down-zone, that the strip lot be consistent with the CM2 zoning and will create another split zone.

Please end this fight with a reversal of this proposal, restore our zoning to CM2 and do not leave any commercial properties between SE 40th and 45th or my split zone behind.

Respectfully,

Angie Even

Mailing Address:
4410 SE Woodstock Blvd. #250
Portland, Oregon 97206



Woodstock Community Center, 5905 SE 43rd Avenue, Portland, Oregon 97206

To: The Portland Planning and Sustainability Commission
From: The Woodstock Neighborhood Association
Re: Low-rise Commercial Storefront designation at SE Woodstock Blvd.

With this letter, the Woodstock Neighborhood Association wishes to speak against the proposed low-rise commercial storefront designation of a portion of the Woodstock Commercial corridor.

The March 2016 Proposed Draft of the Mixed Use Zones Project (MUZ) introduced new mapping and Zoning Code regulations intended to continue the scale and characteristics of older main street areas where low-rise Streetcar Era storefront buildings are predominant. The Proposed Draft identifies some properties along Woodstock Blvd., between SE 44th Ave and SE 47th Ave to be rezoned Commercial Mixed Use 1 (CM1).

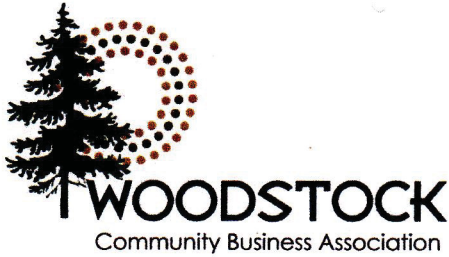
The Woodstock Neighborhood Association and its Land Use Committee believe that the CM1 designation does not meet the intent and criteria of the Low-rise Commercial Storefront Areas as the properties included do not have contiguous concentration of low-rise Streetcar Era storefront buildings. In fact, the buildings included in these blocks are utilitarian commercial structures built in the 1940's or later. Interesting to note, the proposed CM1 designation includes a New Season store that opened in late 2015. While we appreciate the city effort to preserve areas of the city with buildings of established historic character, we believe this does not apply to the Woodstock Commercial Core. Furthermore, the 80' width of Woodstock Blvd Right of Way is about 20' wider than most of the other locations within the city where the CM1 designation is being proposed, making the height of buildings to width of right of way ratio less of a concern.

Most of the properties within the proposed CM1 designation are currently zoned CS. Table VI-1 Zone Conversion Table (p.316) in the MUZ Project Proposed Draft indicates that for Mixed Use Neighborhood Comprehensive Plan Designation (such as Woodstock Blvd.), the conversion of the current CS zone would correspond to CM2 in the new MUZ Project. We believe that the CM2 designation is more appropriate for the subject properties, more consistent with the current zoning entitlements as well as with previous drafts of the MUZ Project that have been circulated over the course of the Comp Plan Update process.

Representatives of the Woodstock Stakeholders Group (commercial property owners), made their case against the CM1 designation at the WNA general meeting on April 6, 2016. At that meeting, the WNA board voted in support of the Stakeholders Group and gave the mandate to the Land Use Committee co-chairs to draft a letter of support for the Stakeholders Group and against the proposed CM1 designation. At the April 20, 2016 meeting, the Woodstock Land Use committee further discussed the matter and a straw poll vote showed again support for the Stakeholders Group.

The content of the above testimony was reviewed once again by the Woodstock Neighborhood Association board on May 4, 2016.

Respectfully submitted,
Ben Bortolazzo and Terry Griffiths
Co-Chairs, Woodstock Neighborhood Association Land Use Committee



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May 2, 2016

RE: Testimony for proposed Mixed Use Zoning along Woodstock Blvd

Dear Planning Commission:

At the recent April meeting of the Woodstock Community Business Association meeting, the Woodstock Stakeholders Group, a formally organized group made up of commercial property owners in the Woodstock community, made a presentation regarding the current proposed Mixed Use Zoning map. The Woodstock Stakeholders shared their concerns about the "down-zoning" of several properties in the core of the business district and the negative effect they believe it would have on their existing property rights.

The Woodstock Business Association formally supports of the Woodstock Stakeholders' position on this matter. We felt that a rezoning of properties to CM1 in the core of the business district would not be appropriate or in the best interest of the Woodstock Community.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Norberg". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Woodstock Community Business Association
Eric Norberg, WCBA Secretary