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To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Subject: Mixed Use Zones Testimony - CM2 zone

Hello PSC - I am looking at the specific uses allowed in the proposed CM2 zone, and know of a situation proposed in which the CM2 zone will immediately abut a single family zone (on SE 17th and Clatsop St.) In this scenario, the uses allowed in the CM2 zone should be reduced to only Office or School immediately adjacent to a residential zone. Otherwise, there could be a restaurant/bar adjacent to a single family house (loud due to music), or vehicle repair adjacent to a single family house (super loud and potential fumes), or manufacturing and production adjacent to a single family house (loud, fumes, and potential smells), etc.

As a rule for the bigger picture- CM2 zones should not be allowed to abut immediately adjacent to single family zones - but rather abut multi-family zones. And the multi-family zones abut single family zones. This allows for all uses to live adjacent to each other harmoniously.

Thank you for taking the time to work on such a difficult project. I'm happy to answer any questions you may have.

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