

<b>cName</b>	<b>cAddress</b>	<b>cEmail</b>	<b>cComment</b>	<b>Comment_ID</b>	<b>cZip</b>
Merrilee Spence	4219 SE Reedway	merrileewna@comcast.net	The proposed rezoning of properties currently CN2 to either CM1 or CM2 is creating substantially more density than currently exists and will significantly reduce parking availability at the same time. With many unimproved streets in this area, this will create more problems than it will solve. The currently designated areas for CM1 appear random. We really thought we would get more consistency in our zoning patterns but it looks as though things will be less consistent and rational than they are now. I would rather see more consistent zoning of properties with those that currently may be more densely developed being considered "nonconforming" rather than establishing haphazard zoning patterns the reflect current structures. NO INCREASED DENSITY OF ANY KIND - MIXED USE OR RESIDENTIAL - SHOULD BE PROPOSED FOR WOODSTOCK UNTIL A PLAN IS IN PLACE TO ADDRESS (AND REMEDY) OUR HIGH PERCENTAGE OF UNIMPROVED STREETS.	2411	97206
Bob Kellett	2237 SE Pine	kellett.bob@gmail.com	The CM1 zoning is appropriate. Would love to see it extended all the way to 26th on the south side of Stark.	2454	97214
Bob Kellett	2237 SE Pine	kellett.bob@gmail.com	This site has a ton of redevelopment potential. It would be a shame to limit it to CM1 when it could be better served by CM2 like the neighboring properties to the west and south.	2464	97214
Michael Geffel	5225 SE Francis St	themichaelgeffel@gmail.com	I purchased my property specifically because of the commercial zoning and strongly support the proposed changes. Portland is in the midst of a housing crisis and we need the city to densify. I feel this plan is actually quite conservative giving the demand. I'm glad that Foster Rd has been given more freedom to grow up based on its diagonal orientation and am optimistic about the future of the neighborhood.	2496	97206
Joseph Elkhall	13909-13923 SE Stark St	josephelkhal@yahoo.com	Thank you for receiving my information and considering this property for the new mixed use civic corridor designation. I will be attending the Thursday April 14, meeting at 6:00 pm to submit my information to you. Please schedule me for a five minute spot. Thank you.	2534	97233
Lily Nguyen	1775 Sunburst Terrace NW	tiger6200@comcast.net	I agree to change the property to all commercial.	16590	97304

Robin Scholetzky	2744 SE 34th Avenue	rscholetzky@gmail.com	<p>As a residential property owner in close proximity to this site, I would like to raise the following concerns associated with the site and the mixed use zones project: I understand the City's interest in removing sites from a non confirming situation, so I can agree with changing the comprehensive plan map designation from its current R2.5 to CM1. However, I am opposed to changing the zoning map from its current R2.5 to CM1 for the following reasons: Neighborhood commercial uses in other nearby locations. There are many opportunities along SE Clinton and SE Division for neighborhood serving commercial. SE Division offers ample neighborhood serving commercial opportunities located one block north. It is expected that these opportunities for neighborhood serving commercial will continue to grow as a result of additional map amendments as a result of the Comprehensive Plan process. Additional commercial/office sites are not warranted in the neighborhood. Surrounded on all sides by single family dwellings. The site is not part of a node of commercial uses, but is surrounded on all sides by residential uses, including a residential property which contains frontage on both SE Clinton and SE 34th. There is no mirroring neighborhood commercial across the street in any direction. Small site size. The site is very small (3,150) square feet. Properties at the neighborhood commercial node at 26th and Clinton range in size from 7,000 to 5,000. A larger site size provides ample opportunity for landscaping, building setbacks, screening and other mitigating site features when providing commercial uses. This site, at barely over 3,000 square feet is setting up a situation for future development needing to request modifications or Adjustments as part of future development. Street character, Although this site is along a strong bicycle corridor of SE</p>	16710	97202
Adam Herstein	3115 SE 52nd Ave	aherstein@gmail.com	<p>I support higher densities in the Foster-Powell-52nd triangle. There is a lot of underutilized space and empty lots, thus much potential to create a vibrant walkable urban center. I live nearby and would love this area to densify and provide amenities to nearby residents.</p>	16711	97206

Vince Huffstutter	7741 SW Capitol Hgwy	vinshel@comcast.net	Business's all over the city are experiencing customer complaints about parking and it is directly related to the .36 parking space per unit of these mixed use buildings with multiple rental units or condos on top of retail. They are not providing enough parking so they fill up the street parking causing business's to struggle. The city can't force use of the light rail especially where the light rail is many times far from these units.  Sincerely, Vince Huffstutter, Manager Huffco LLC & Huffco Multnomah LLC 7741 SW Capitol Hgwy Portland, Or. 97219	16714	97219
William Leigh	PO Box 364	bill@leighproperties.com	Why is the two block area I own property at 18th and Alberta being treated differently?	16765	98666

John Koenig

1816 NE Alberta

john@waterclosetmedia.com

My wife and I own 2 side by side properties on alberta where we operate 2 neighborhood stores. We're not developers and are good stewards of the neighborhood and have been since 2000. We're finding our investments and our future opportunity limited by your zoning our small block as CM1, whereas the rest of Alberta is CM2. If the goal is to set aside some history and maintain that history on the street, there are several blocks with the same history and those owners may benefit from their greater opportunities in the future, while we are being singled out. And a note that much of 17th and Alberta has already been developed (the North side). .It's frustrating to build an business, have an asset you hope to pass on to your kid, or preserve, be limited in our use. Its not fair and is a taking of a future opportunity that just cherry picks from a street with shared history and other owners. As someone else asked, why our block? Which really means, why the entire south side of 17-19th which is the segment of the plan that it effects the most? Again, we're small business owners, we've build our business, had the foresight to take a bit and invest in our properties as part of our future retirement, and now finding we can't do what 95% of the rest of the Alberta Street area from MLK to 33rd would be allowed to do with their assets in the future. It's not fair.. We should all be treated in similar fashion and not singled out. I don't believe your plan considers the small business owners with hope to have options with their investments. Please reconsider.

16781

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16782

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Don Forrest	3800 SE 21st Ave.	don.forrest@kroger.com	<p>Dear Commission Members: I am the Division Real Estate Manager for Fred Meyer Stores, Inc. I write this letter in response to the City's proposed zoning for the Portland Fred Meyer grocery stores and fuel stations shown on the table below.</p> <p>We request that the stores now zoned CG be zoned CE, as the most similar auto-accommodating zone, except for our Stadium store on NW 20th Place which was recently remodeled into a more urban footprint. We also request that the other existing stores in the CS, CX, and EX zones also be zoned CE to avoid nonconformity with the transit and pedestrian oriented purpose statement of the proposed CM2 and CM3 zones, which would impede auto-dependent store upgrades and re-developments.</p> <p>The list shows that not all of our stores are being comparably zoned "to the most similar new zone," or to zones that recognize nonconforming situations for our exiting grocery supermarkets that incorporate drive-through facilities in their store operations. For the six (6) Fred Meyer stores zoned CG, the "most similar" zone would be the new CE zone, which would be the current auto-accommodating CG zone converted to the new auto-accommodating CE zones as "most similar". We request that all stores now zoned CG be zoned CE, except for the "Stadium" store at NW 20th Place.</p> <p>The new zoning also needs to recognize the auto-accommodating nature of our existing store developments as existing nonconforming situations, which are inconsistent with the purpose of the pedestrian or transit oriented mixed use zones. For that reason, we request that the other stores</p>	16785	97202
John Koenig	1816 NE alberta	john@waterclosetmedia.com	<p>As I see it, your goal in the planning is to Dis-incentive owners of properties in a small section of Alberta from having opportunities that 95% of the rest of the street has at their disposal, without regard to the history, the background, the investment, and the hope that we've built into our businesses. It really limits our opportunity and is an unfair taking of our asset opportunity. If the city would consider that in their proposal as it impact is greater than lines on a map.</p>	16786	97211

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Tom Gihiring

research@commongroundwa.o  
rg

Barry:

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I will be out of town at the time of the Commission public hearing, so I'll just make a couple of comments regarding the Performance Bonus Options.

1. From what I can tell from the proposed draft, not much has changed from the original concept report. It still appears that developers would have the possibility to opt out of the housing option by choosing two of the (now) four other public benefit features. Perhaps there is a rule that precludes choosing more than one feature, but I haven't seen evidence of that. If housing is the top priority, then it seems fair that other benefit features ought not add up to the maximum bonused FAR.

2. I see no reference to a regular update of the calculation of cash bonus value per sq. ft. of floor space achieved, as we once discussed. This would seem to be an important step, particularly in light of the new Inclusionary Zoning law that passed in the state legislature. An in lieu fee is also included as an option, and I would expect that the finance-based incentives will be structured along similar lines as the bonus option under the MUZ ordinance. Operating two BMR set-aside housing programs simultaneously, we surely wouldn't want to lose track of what the incentives given to developers are worth.

These comments are preliminary, as it appears that final rules are still to be added into the final. Nevertheless, please let me know if I have misconstrued the draft language. We at Common Ground-ORWA want to support the City's efforts to leverage affordable housing by sharing the benefits of

Bobbie Sue McCollum 301 SE 83rd Ave.

bobbiesuemc@gmail.com

To Whom It May Concern:

16799

97216

Since I bought my home at 301 SE 83rd Avenue, I have been aware that someday there may be a several story building just beyond my back fence line. In fact, I even believe it is every neighborhood's duty to absorb some of the high-density housing.

However, it is also important to maintain the integrity of existing neighborhoods. This is what the buffer zone does. Do NOT remove the buffer zone. Now you are asking to build taller buildings even closer to existing homes. NO!

Commercial Mixed Use with a buffer zone is perfect. It allows for growth and development while maintaining the integrity of the existing neighborhood.

Also know that our backyard is not for sale. I will be just like that old man in UP. The only way I am moving or selling any of my property is if my house floats away attached to a rainbow of helium balloons. Seriously.

Concerned Citizen,  
Bobbi Sue McCollum  
301 SE 83rd Ave., Portland OR 97216

Joanne Cicrich	12707 N.E. Rose Parkway	jicrich@yahoo.com	I have lived in Argay Terrace since 2001, I moved here to get away from the kids and crime in Laurelhurst neighborhood as the old people were dying and young families were moving into the large homes. I moved to Argay as it was a closed neighborhood as the streets don't go through and there are no stores or businesses in here. Traffic in is only the people who live here and their visitors. Crime has increased greatly. Theft from cars, homes, gardens. You should not put an apartment complex at K-Mart property with 300 apartments and then build more apartments on ne 148th. Both Argay Terrace and Summerplace are single family home neighborhoods. If people on ne 148th want to go north, they can go down to Sandy blvd. or else go up to Halsey. You can catch the I 205 north or south or else the 84 west from there. People will drive Rose Parkway or Fremont like the freeway if you open up our streets. Sincerely joanne cicrich 12707 N.E. Rose Parkway Portland, Oregon 97230	16800	97230
Ray Holmgren	4608 NE 102nd Av	rayholmgren@aol.com	The property at 4608 ne 102nd has box outline within the property out line. What is the reason?	16801	97220
ole ersson	4237 se 37th ave	ole.ersson@gmail.com	This parcel is close to downtown, the SW Hills, and the Homestead neighborhood of Marquam Hill. All these areas have severe housing shortages due to the paucity of undeveloped buildable land. It is also located on two major thoroughfares (SW Broadway Drive and Sam Jackson Park Road, the gateways to the large residential areas above it). The residential zoning adjacent to the proposed change, and most of the lots between here and downtown, is also higher density, typically R1. For these reasons, it would make more sense that the residential portion of this lot be zoned to higher density, such as R1. Due to the conservation overlay in this area, any structures built here will be adjacent to SW Broadway Drive or SW Sam Jackson Park Road, leaving the interior areas largely undeveloped and retaining the park like feel of this area, regardless of the density of new structures within the developable area.	16809	97202



Merrilee Spence	4219 SE Reedway	merrileewna@comcast.net	Why is this property proposed to be CM2? It is currently CN2, which means it should be CM1. I think some behind the scenes shenanigans have taken place. This is VERY DISAPPOINTING.	16831	97206
Merrilee Spence	4219 SE Reedway	merrileewna@comcast.net	Why is this property designated to be zoned CM2? It is currently CN2, so it's new designation should be CM1. We do not need the increased density here since we do not have the infrastructure to support it and there are no plans to address our high incidence of unimproved streets.	16832	97206
Merrilee Spence	4219 SE Reedway	merrileewna@comcast.net	Why is this property designated to be CM2? It is currently CN2 so it should be designated CM1 in the new scheme. We do not need the additional density since we do not have appropriate infrastructure to support it - I believe we have the highest incidence on unimproved streets in the city.	16833	97206
Merrilee Spence	4219 SE Reedway	merrileewna@comcast.net	Why is this property designated to be CM2? It is currently zoned CN2, which means it should be designated CM1 in the new system. We do not need and cannot handle the increased density CM2 will allow.	16834	97206
Loren Crawford	4768 SE Milwaukie Ave	lncrawford@gmail.com	The proposed zone CE for my property does not take into account that currently there is a retail/apartment building built next door with 48 units and 2,000 sq ft plus of retail. Also this is an area served by frequent transit (Max, Bus, Spring water corridor).  There are many near by apartment buildings on Milwaukie Ave and this is an area that will grow up and connect Brooklyn and Westmoreland.  A zone that includes mixed retail and residential would be more appropriate. I suggest CM2.	16842	97202
Hollis Elliott	8065 S E 13th av	hollisrelliott@gmail.com	Thank you and I look forward to your reply. Height limits for future housing over existing building	16843	97202

Robert (Bob) H. Tate	2341 NW Quimby Street Unit 28	robert.h.tate@gmail.com	<p>Dear Sir or Madam,</p> <p>I received today your April 4, 2016 Notice of Proposed Zoning Changes, and want to register my disagreement and objection to the proposed 'new' base zone for our property at 2341 NW Quimby Street Unit 28, in the NW 23rd district of Portland.</p> <p>I do understand the simplification and standardization merits of your proposal, but take issue with your proposed CM2 reclassification of the Quimby Street District west of NW 23rd Street, and extending to Wallace Park and beyond. Except for Stepping Stones cafe, and the nearby Kia Cafe, this area is consistently residential primarily with single family homes, and the townhouse complex in which our property is situated. There are other higher density multi-family options and commercial operations on Raleigh Street, along NW 23rd and east on Quimby Street — but this neighborhood is residential and should remain at the lowest 'development' level allowed by commercial zoning.</p> <p>The CM1 designation is much more suitable for this location, as described by your definition of Commercial Mixed Use 1: . . . small scale commercial mixed use zone is intended for sites in smaller mixed use nodes within lower density residential areas, as well as on neighborhood corridors, and at the edges of neighborhood centers, town centers and regional centers". This is precisely what this neighborhood has been, is today and should remain.</p> <p>We will oppose the redesignation of this property to Commercial Mixed Use 2 (CM2) at every opportunity.</p> <p>Sincerely,</p> <p>Robert (Bob) H. Tate for TATE ROBERT H TR &amp; TATE ANN-MARIE TR (Owners) 2341 NW Quimby Street</p>	16895	97210
Nancy Cox	1905 SE 54th Ave	starkpazyamor@gmail.com	<p>This is a lovely, iconic multi-unit residential building. While it is zoned storefront commercial, I suggest bringing the scale down a notch to the same as the buildings east of 50th, in order to minimize redevelopment pressure. The neighborhood needs the mix of old to preserve the original character of Hawthorne.</p>	16905	97215

Jeffrey Weitz

819 SE Morrison St. Ste 110

Our position: Zoning, if changed, to be CM2. We are the property owners on record of 8071 and 8075-8085 SE 13th Avenue, Portland, OR. This property is located at the northwest corner of SE 13th Avenue and SE Tacoma Street in Sellwood. Immediate neighbors include: New Seasons Market, 2 major banks (On-Point Credit Union, who is in the building, and Key Bank), Starbucks, Columbia Sport Outlet, Grand Central Bakery, and many other commercial entities. 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 the 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 descriptions, all support our property changing from CS to CM2 and, based on city of Portland data, over 98% of current CS zoned properties are moving to CM2 or CM3. It is unreasonable that an area that currently supports strong commercial retail uses and has no direct impact on residential properties, be down-zoned from CS to CM1. Our position is that the appropriate zoning for current CS zoned properties in Sellwood/Westmoreland be CM2.

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97214

Heather Chrisman 8000 SE 13th Ave.

Our position: Zoning, if changed, to be CM2. We are the property owners on record of 8000-8002 SE 13th Avenue, Portland, OR. This property is located on the corner of Thirteenth and Nehalem. Immediate neighbors include: New Seasons Market, 2 major banks (On-Point Credit Union, who is in the building, and Key Bank), Starbucks, Ugly Mug, Columbia Sport Outlet, Grand Central Bakery, and many other commercial entities. 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 the 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 descriptions, all support our property changing from CS to CM2 and, based on city of Portland data, over 98% of current CS zoned properties are moving to CM2 or CM3. It is unreasonable that an area that currently supports strong commercial retail uses and has no direct impact on residential properties, be down-zoned from CS to CM1. Our position is that the appropriate zoning for current CS zoned properties in Sellwood/Westmoreland be CM2.

17225

97202

Dean Gisvold	1100 SW Sixth Avenue	deang@mcewengisvold.com	Bill,	17226	97204
			<p>Below please find the comments of the Irvington Community Association regarding the draft report (Report) issued by the Mixed Use Zoning Project (Project).</p>		
			<p>Our comments were first raised during the comment period on the 2035 Comp Plan, but were not made part of the amendment package submitted recently by the City Council, its staff, and BPS. However, the three issues identified below have been treated in the Project and the Report, and are the focus of these comments. We asked that you enter them into the record; if you cannot do that, please advise as to the proper method. Thanks for answering my several questions and being available to discuss issues. I appreciate it very much.</p>		
			<p>Corner lot at 15th and NE Brazee</p>		
			<p>For nearby residents, this is a significant change in zoning. The 2035 comp plan amends the R-5 zoning that has applied for decades to the 15,000 square foot property at the northeast corner of NE 15th and NE Brazee (the Property). All surrounding property retains the R-5 zoning designation, which predominates throughout most of the Irvington Historic District. The Comp Plan amendment makes this 15,000 sq foot property CM 1, which is a new mixed use zone designation. This means that the Property becomes a commercial zone and the Property loses its nonconforming status. Similar amendments are being made elsewhere in the City as part of the Comp Plan process, since the City does not like nonconforming uses.</p>		
Christopher Coiner	8510 NE Brazee st.	chriscoiner@gmail.com	<p>I feel that this zoning and use needs to reflect the neighborhood and the potential of the neighborhood corridor to the north. That would include not allowing a big box store with a focus on car commuter to be developed here. What we need is more focus on transit and pedestrian traffic that would match the neighborhood and benefit those living in the neighborhood and students going to school at Madison High School. A focus on ground floor retail with living space above would go a long way toward driving this change.</p>	17249	97220

Heather Jackson	8255 NE Thompson St	htappy@gmail.com	As a resident of Madison South, I'm fearful of the impact a large retail center with a big parking lot will have on this area. Considering it's proximity to the Neighborhood Center between Siskiyou and Beech. However, a smaller scale retail center with grocery, local businesses, etc. that is pedestrian friendly would be perfect for this area. Thank you for considering my comments!	17250	97220
Kelley Fitzpatrick	3601 NE 81st	kdfitzp@spiritone.co	I recently became aware that a local developer is looking possibilities for developing the old landfill area on 82nd across from Madison HS. It sounds like the first stages are for consideration of a large business with up to 500 parking spaces. I would strongly push for more thoughtful development that will build community in our neighborhood. In the 12 years I've lived in Roseway, I see more people walking and biking. We need more businesses to encourage more of that, not businesses bringing more car traffic to our area. I'd like to see smaller retail with affordable housing above. I want changes that bring people out of their houses and interacting with neighbors---of all ages---on a daily basis! Thank you!	17251	97213
Jim Choi	16323 SE Stark St. Suite 3	jimchoilaw@hotmail.com	Dear Counsel Clerk,  I am writing on half of the onwer of the property located at 16955 SE Division Street, Portland, Oregon 97236. This site has had a business on it for in excess of 40 years via grandfather clause. They were interested in changing the zoning to commercial and wanted to know how they would accomplish this. Thank you.  Jim Choi Attorney at Law  16323 SE Stark St. Suite 3 Portland, OR 97233 503-255-1074	17252	97233
Doug Circosta	5833 SW Macadam	doug@jcaoregon.com	Currently the Macadam Plan District has a 2:1 FAR and a maximum height of 45' with an average height of 35'. The plan district does not seem to permit the owner to take advantage of the potential possibilities of the CM2 zone. Macadam is identified by the City as a significant corridor geared toward higher density. What will be done in relation to the Macadam Plan District limitations to allow higher densities to be achieved.	17255	97239

Deb Reitenour	3217 ne 74th	Deborah8@pdx.edu	As a nearby homeowner I hope that this space could be an anchor for a pedestrian friendly development. LOCAL small stores and affordable housing would be great. This neighborhood fought off a Walmart about ten years ago and a similar development would still not be welcome here.	17294	97213
John LaManna	3321 NE 74th Ave	jplamanna@gmail.com	The surrounding neighborhoods here have fast-rising home prices and the flood of recent homebuyers have higher incomes and higher expectations of the retail amenities. We want to see this area develop in a manner similar to N. Williams, Alberta, Division, Hawthorne and other cultural centers. That means attracting unique Portland businesses - restaurants, retail, bakeries, cafes, and service businesses. The best way to anchor a high-quality cultural center is with a high-quality grocery such as New Seasons, Whole Foods or Market of Choice. We currently don't have a high quality grocer nearby and this would serve the demands of residents all around this area. NE 82nd Avenue has great potential to be a bustling cultural center that serves the needs of both high-income and lower-income residents. Currently, there are almost all low-quality and unattractive businesses like convenience stores, dive bars, and uninviting restaurants. Most homeowners in this area drive west to Hollywood or Beaumont to dine out or grocery shop. As a bike commuter, I never venture onto 82nd because there's no safe cycling route and no good businesses to visit anyway. This entire corridor leading to the 82nd Ave Max Station could and deserves to be accessible by bikes and pedestrians. It would increase public transit usage by nearby homeowners and increase the economic output of this corridor.	17300	97213



Carla Grant	3215 NE 84th Ave	carladamaris@spiritone.com	NEIGHBORHOOD development is what is needed for this area. There are many pedestrians who brave crossing 82nd without sufficient space. High school students gather at the corners and bus stop several times a day. Children (and mom's with strollers) cross 82nd to play at Glenhaven. (You should come see it for yourself during one of our summer concerts in the park.) For too long now the businesses in this neighborhood do not reflect the residents. Cars with Washington plates park outside the whore houses. Derelict buildings abound. I would like to see development that reflects the people who actually live here. For me, that is small, local businesses that have great pedestrian access. A big box store with a giant parking lot would be a detriment to our neighborhood. Here's some ideas of what I'd like there: a nice cooperative grocery store, cafes with outdoor seating, trees with walking paths, a dog park, an outdoor store to service lumberyard and skate park kids, any small locally owned shop... The thing is this neighborhood is already vibrant with families, pedestrians and cyclists. It would be nice to have the businesses and architecture embrace that. We're counting on you. Let this one be a testament to how sustainable and livable Portland really is.	17302	97220
Heather Loos	8916 NE Hancock	hloos21@gmail.com	This is such a wonderful up and coming neighborhood. I would love to see a local grocery store in this development, New Seasons, Trader Joes, etc. A large box store isn't what is need or wanted in this area. Something that helps this area become more pedestrian friendly and walkabout would be amazing. Thank you.	17305	97202
Joshua Lute	300 N Valley Dr.	jlute@dutchbros.com	This property should be designated CE, not CM2. We have an existing drive-through coffee location on this site and would be unable to upgrade or improve the site if the zoning were to change to a designation that prohibits drive-thrus, like CM2. Please leave this in CE as this is more characteristic of the surrounding businesses and area.	17306	97526
Lauren Schmitt	3229 NE 70th Avenue	laurenschmitt@gmail.com	I support the change from GC to CM1 along Sandy and the Main Street Overlay Zone in the heart of Roseway.	17307	97213

Lauren Schmitt	3229 NE 70th Avenue	laurenschmitt@gmail.com	Please change the zoning along the NE 82nd frontage of this lot to one of the CM categories from the IG zoning which was a relic of the site being a landfill. If the IG zoning cannot be changed, continue the Centers Main Street Overlay zone across this land in recognition of the tremendous bus ridership on 82nd Avenue	17308	97213
Lauren Schmitt	3229 NE 70th Avenue	laurenschmitt@gmail.com	I support the change to CM2. The GC zoning has been a blight on this area. I also support the Main Street Overlay zone, including minimum floor area requirements.	17309	97213
Elisabeth	4555 NE 99th Ave	Lissychum@gmail.com	I live in a nearby neighborhood (Parkrose) and I am in full support of having a high quality grocer (I.e. New seasons, trader joes, etc) and nice affordable housing in this development. The neighborhoods just east of 82nd are changing fast and one key component that is missing is good local shops and restaurants. Help us make our neighborhood even better!	17310	97220
Benjamin Kerensa	351 NE 78th Avenue	bkerensa@gmail.com	Please keep in mind risk for displacement and gentrification in any changes made.	17328	97213
Benjamin Kerensa	351 NE 78th Avenue	bkerensa@gmail.com	Please keep in mind risk for displacement and gentrification in any changes made.	17329	97213
Benjamin Kerensa	351 NE 78th Avenue	bkerensa@gmail.com	Please keep in mind risk for displacement and gentrification in any changes made.	17330	97213
Benjamin Kerensa	351 NE 78th Avenue	bkerensa@gmail.com	Please keep in mind risk for displacement and gentrification in any changes made.	17331	97213
Kim Bosley	3115 NE Fremont Dr.	bosleykb@gmail.com	This is such a wonderful neighborhood, it needs a business front that illustrates the families and pedestrians that represent it! I would love to see a local grocery store in this area...New Seasons, Trader Joes, Green Zebra type stores. A big box type store (Walmart etc) isn't what is needed or wanted in this area. Dharma Rain has put a great deal of effort into making that land beautiful and welcoming...we need business development to be respectful of this and continue to develop this neighborhood in this direction. Thank you.	17335	97220
Kim Bosley	3115 NE Fremont Dr.	bosleykb@gmail.com	This is such a wonderful neighborhood, it needs a business front that illustrates the families and pedestrians that represent it! I would love to see a local grocery store in this area...New Seasons, Trader Joes, Green Zebra type stores. A big box type store (Walmart etc) isn't what is needed or wanted in this area. Dharma Rain has put a great deal of effort into making that land beautiful and welcoming...we need business development to be respectful of this and continue to develop this neighborhood in this direction. Thank you.	17336	97220

Carol Gossett	2533 NE Clackamas Street gossett.carol@gmail.com	<p>By way of this email, I present my support of the City of Portland recommendations within the Comprehensive Plan 2035 MUZ Project. The Sullivan's Gulch neighborhood will be positively impacted by these recommendations and as a resident in this community I understand that if the City of Portland is to accommodate the growth projected and its lovely residential neighborhoods sustained, growth must occur along our commercial corridors, such as NE Broadway/Weidler, now designated a Civic Corridor within the plan.</p> <p>Recently, Sullivan's Gulch was reported to be the "hottest" neighborhood in the city in an Oregonian article. This designation comes from an understanding that our community and our city are changing and the success of our neighborhood system relies on understanding change and considering potential options that did not exist in the past. We cannot perpetuate old ideas, it is time for fresh, creative planning and community solutions.</p> <p>I believe our neighborhood makes thoughtful and well informed decisions that are respectful of the small, single family sector of the area while addressing the change and excitement of an evolving marketplace and growth potential along our corridors.</p> <p>Thank you for recording my support of the MUZ Project recommendations.</p>	17377	97232
Xiao Li Deng	13727 SE Sierra drive homedengs@yahoo.com	<p>Hello, my name: Xiao Li Deng. My mailing address: 13727 SE Sierra drive Clackamas OR 97015. The house I am testifying about the proposed changes at: 2335 SE 162nd Ave Portland OR 97233. opposite my house, there is a huge commercial center. My house is very close to Divison street. On the south side of my house. they are all businesses. my house was built in 1935, the house next to mine toward north built in 1930. houses are very old. Beside, 162 ne street is a very busy street. It is more suitable for commercial than residencial. Sooner or later, I need to tear down my house to build something for commercial. For fully utilising the land, I would apply for a CM2 or a CE medium-scale Zone. I thanks you all the decision-makers for your help and time.</p> <p>Xiao Li Deng 971-404-5288</p>	17378	97015

Kimberly Botter	3426 NE 88th Ave	mkbotter@msn.com	<p>I am quite excited to see this area recently added to be a Neighborhood Center. I support this mixed use CM 2 designation (vs. previous GC) and the Neighborhood Center overlay and I see it as a positive and necessary step to improving this section of Portland. We have a number of buildings (and vacant lots/ land) that have just been a blight to Madison South and Roseway neighborhoods and having mixed use designation along with Neighborhood Center overlay will encourage investment in this area. I would love to see more pedestrian friendly development along this stretch of Madison South, improvements to 82nd Avenue for all modes of transportation, and the type of development that builds a sense of community rather than just a car-centric thoroughfare, with sex shops, prostitution, blight and a negative reputation with no benefit to the community. Getting residents out using the street with places to go will create positive change and make a more livable, safe and prosperous community.</p>	17379	97220
Kristen Kibler	3440 NE Cadet	kristenkibler@gmail.com	<p>The Neighborhood Center - Main Street Overlay is a good idea for this area. This area has been unable to develop at all, as is. Many lots sit vacant or derelict. Neighborhood scaled services that promote positive activity happening along 82nd Ave will help everybody.</p>	17382	97220

Kristl Bridge, ttee  
Albert B. Knudsen  
Living Trust

8012 SE 13th Avenue

info@homesteadsupplyco.com

Subject Address: 8012 SE 13th Avenue, Portland  
Owners: Kristl Bridge, ttee Albert B. Knudsen Living Trust  
Current Zoning: CS  
Proposed Zoning: CM1

17383

97202

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

Keith Dieringer	7315 SE 152nd Ave.	<p>Notice of proposed zoning map change.          At Barbara Welch Rd          State ID #1S2E24BD 1100          1S2E24BD 2700          Base Zone to Proposed          R10-R20          Please do your research and stop pushing this thru! I was told this change was not true however according to your paperwork this is? I hold the City of Portland and State liable for any decreased value of these properties from the understanding without proper community owners involvement. Asset value changed from certified bank appraisals for subjected lots. Sincerely, Keith Dieringer</p>	17390	97236	
Keith Dieringer	7315 SE 152nd Ave.	<p>Notice of proposed zoning map change.          At Barbara Welch Rd          State ID #1S2E24BD 1100          1S2E24BD 2700          Base Zone to Proposed          R10-R20          Please do your research and stop pushing this thru! I was told this change was not true however according to your paperwork this is? I hold the City of Portland and State liable for any decreased value of these properties from the understanding without proper community owners involvement. Asset value changed from certified bank appraisals for subjected lots. Sincerely, Keith Dieringer</p>	17391	97236	
Keith Dieringer	7315 SE 152nd Ave.	<p>Subject: Proposed Zoning Changes          Site Address: 5851 SE Foster Rd.          State ID #: 1S2E07DD 18200          Base zone from: CG to proposed CE.          If these changes reduce value or impair current use in any way, I hold the city of Portland and State law accountable. I am still at question why the city refuses to communicate with it's other departments and get owners of properties involved before the decisions they make.          Sincerely, Keith Dieringer</p>	17392	97236	
Christopher Coiner	8510 NE Brazee st	chriscoiner@gmail.com	<p>Example: Community water community vote!          This neighborhood needs and wants a pedestrian oriented focus that is true to the Portland vision of a walkable city. The zoning for this corridor needs to reflect that change. NE 82nd is very different other places that are car friendly. We would like this neighborhood to reflect the people living in it.</p>	17394	97220

Christopher Coiner	8510 NE Brazee st	chriscoiner@gmail.com	I strongly support the proposed change and ask that there be some focus on kind of properties already here. There are many businesses with a nefarious character that do not reflect this community. We've asked the for the city's help with little. The city should include some incentives for businesses that help those living here.	17396	97220
Hillary Barbour	3830 NE 80th Avenue	hillary_barbour@hotmail.com	I support moving towards a more pedestrian oriented, smaller scale, neighborhood friendly environment. The neighborhoods can/will support these businesses, demographics are changing, and we are eager for businesses that offer family friendly goods and services (a grocery store/retail as opposed to strip clubs, adult video, fast food, and cheap commercial crap).	17402	97213
Hillary Barbour	3830 NE 80th Avenue	hillary_barbour@hotmail.com	I support moving towards a more pedestrian oriented, smaller scale, neighborhood friendly environment. The neighborhoods can/will support these businesses, demographics are changing, and we are eager for businesses that offer family friendly goods and services (a grocery store/retail as opposed to strip clubs, adult video, fast food, and cheap commercial crap).	17403	97213
Michael Botter	3426 NE 88 Ave	mkbotter@msn.com	This neighborhood is ripe for a destination to walk to such as a small grocery store and/or a coffee shop. We are trying to build on our strengths, our neighbors, to practice Asset Based Community Development (ABCD) to build a place we are proud of and not have businesses we are ashamed to walk by with our kids.	17405	97220
Michael Botter	3426 NE 88 Ave	mkbotter@msn.com	This neighborhood looks forward to a destination to walk to such as a small grocery store and/or a coffee shop. We are trying to practice Asset Based Community Development (ABCD) and build on our strengths, our neighbors.	17406	97220
Michael Botter	3426 NE 88 Ave	mkbotter@msn.com	null	17407	97220
Jaymes Walker	2225 NE 80th Ave	jaymeswalker@yahoo.com	I am concerned that the homes on the east side of NE 81st Ave will be overwhelmed by the proposal of 4 story buildings next to them....thus reducing their value and potential willingness for owners to maintain them in decent order.	17408	97213
Carla Grant	3215 NE 84th Ave	carladamaris@spiritone.com	I heartily agree with the proposal to make this corridor a mixed use zone. I would extend it, however, to include the bus stop at 82nd and Russel. High school students gather there daily. I am appalled at the conditions of traffic coming up that hill from the south and lack of space allowed for pedestrians. There's a derelict building behind and no curb.	17409	97220

Doug Klotz	1908 SE 35th Pl	dougurb@gmail.com	Regarding the Fred Meyer at 3805 SE Hawthorne. This should be zoned CM-2 as proposed. Rather than rezone to an "auto-accommodating" zone, instead, Fred Meyer should follow the direction they chose for the Stadium Store on W. Burnside, and likewise remodel it to a "more urban form". This is the heart of the Belmont/Hawthorne/Division Neighborhood Center, and should develop in a pedestrian-oriented manner. Off-street parking is still allowed, as it is at Stadium, but not new drive-throughs, as has been the case on Hawthorne since 1991 or earlier.	17410	97214
Steve Szigethy	1817 SE Insley St	zigsongs@gmail.com	Honorable PSC members:  I think downzoning the two major focal points in Sellwood-Moreland (Milwaukie/Bybee and 13th/Tacoma) to CM1 is a bad idea that runs counter to the basic principles of a town center. I believe these locations should feature the neighborhood's most intense, vibrant land uses, including 45'/48' building height maximums. It's especially odd when, under the staff proposal, areas to the north and south would retain 45' heights while the focal points would step down to 35'. While I understand the intent to try and preserve the old streetcar-era buildings by reducing market forces on them, this downzoning would also reduce the possibility of having vibrant development occur on less sacred sites such as the dull US Bank building and its adjacent parking lot. Please apply a CM2 designation at Milwaukie/Bybee and 13th/Tacoma to reinforce these locations' roles as Sellwood-Moreland's main focal points of activity.  Sincerely,  Steve Szigethy SMILE Board Member-At-Large	17431	97202
Nick Christensen	9853 SE Ellis St	mojavenc@gmail.com	Eastport Plaza shouldn't just be commercial. A residential component could help fill space and fill our city's housing needs. Let's allow full mixed-use here.	17453	97266
Nick Christensen	9853 SE Ellis St	mojavenc@gmail.com	Shouldn't this be higher intensity?	17455	97266
Nick Christensen	9853 SE Ellis St	mojavenc@gmail.com	Shouldn't this be higher intensity?	17456	97266
Nick Christensen	9853 SE Ellis St	mojavenc@gmail.com	This should be CM2 or CM3.	17457	97266



Ted Stonecliffe	4041 SW Vacuna St	tstonecliffe@yahoo.com	I agree that this area of Capitol Hwy could be redeveloped with a mixed-use development as proposed. I would like to see a road diet for Capitol Hwy and 49th Avenue once light rail is built on Barbur Blvd. Wider sidewalks and more marked crosswalks are needed along Capitol and 49th to protect bicycles and pedestrians going to Markham Elementary and PCC.	17520	97219
Steve Szigethy	1817 SE Insley St	zigsongs@gmail.com	Honorable PSC members: Please consider expanding mixed-use zoning (either CE or CM2) to include the full block between Holgate, Pardee, Milwaukie and 17th. This would potentially spur some retail development to help activate the 17th/Holgate MAX station area and provide some much needed services and amenities for south Brooklyn and north Westmoreland. Prior to MAX right-of-way acquisition, this corner featured a restaurant, deli, convenience store and other commercial establishments. It would be great to get these uses back - and then some.	17695	97202
Steve Szigethy	1817 SE Insley St	zigsongs@gmail.com	Sincerely, Steve Szigethy Honorable PSC members: Please consider expanding this proposed CM1 zone across the street to include the lightly-used parking lot at the northwest corner of SE Milwaukie Ave and Ellis St. The northern part of Westmoreland is in desperate need of retail, especially food & beverage, as the area builds up with more than 100 new apartment units. Sincerely, Steve Szigethy	17698	97202

Don Good

112 SE 157th ave

don@wolfpacktrack.com

I think, The proposed change 1349 should be moved up to CM2 from CM1. This block of properties have been working together to be developed all together for the last year, which would give more options. The properties that have been working together for the last year as follows R217945, R217942, R217943, R217944. This is Almost 2 acres on Burnside. This Area is next to R217947 that already is CM2. This block of properties is also close to the same size of proposed 103 on SE 148th and Burnside which is proposed CM2. The proposed change 1349 has many advantages to go to CM2. 1. Advantage is that The city would be able to go forward with plans on putting a street through on the south side of properties R217943 and R217945 which will give more flow for the traffic. This would be buy it shelf, a big plus for the area. 2. More units with some commercial use which will be used by Light Rail. This means less traffic when Light Rail is used. another big Plus. 3. The proposed change at 1349 moving to CM2 is also on Burnside and light Rail which is a major corridor. I believe there will be some more jobs in this area if this is moved to CM2 which will help the local area also.

Thank you for your consideration  
Don Good

17757

97233

Mark Leece

3100 SE 21st Ave

mleece1@gmail.com

Our residence is located across SE 21st Ave from Peoples Food Co-op (3029 SE 21st, Portland, OR), an isolated commercial site, which for 45 years has operated a retail grocery on a non-conforming residential parcel which is likely being rezoned as CM1. As a neighbor of this site and under current non-conforming use provisions - we currently are afforded protections against noise, redevelopment, and increased impacts that they stand to lose under the new rules and which are inconsistent with the intent of the planning goal described above. To address this inconsistency, I request consideration that code section 33.130.100 B 2 c be expanded to accommodate the following issues consistent with Goal 10.1 part 13.

17855

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1.Loss of Neighborhood Commercial Resources: With commercial zoning, it would be possible to redevelop these sites for high-density residential use with no commercial elements at all. This is in contrasted to the stated reason for making these isolated non-conforming use sites commercial is to retain commercial use on these sites so they can continue providing services to the surrounding residential areas. The zoning rules need to require that, at a minimum, the ground floor must remain in commercial use should the site be redeveloped. An alternative might be to specify that should these sites be developed as entirely residential, the permitted density would be that of the highest density adjacent residential zone. Without one of these proposals, we fear development pressure might cause the loss of the commercial function that is critical to maintaining a livable community.

Mark Leece

3100 SE 21st Ave

mleece1@gmail.com

This is testimony regarding treatment of small (less than 7500 sq. ft.) isolated Commercial Mixed Use 1 (CM1) zoned parcels contemplated under the Mixed Use Zones Project. City code section 33.130.100 B 2 c, adds a limitation to the CM1 zone for sites less than 7,500 sq. ft. that abut properties that are in a single family zone, and are operating as Retail Sales and Service, limiting hours of operation to 6AM - 11PM. Additional specific limitations for small isolated commercial zoned parcels in primarily residential areas need to be codified to make the Mixed Use Zones Project consistent with the intent of the proposed 2035 Comprehensive Plan update.

17856

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Section II of the Mixed Use Zones Project Proposed Draft (March 2016) describes the relationship of this project to the comprehensive plan. Specifically, Goal 10.1 (Land Use Designation) part 13 expresses the intent of a CM1 land use designation as follows:

13. Mixed Use — Dispersed. This designation allows mixed use, multi-dwelling, or commercial development that is small in scale, has little impact, and provides services for the nearby residential areas. Development will be similar in scale to nearby residential development to promote compatibility with the surrounding area. This designation is intended for areas where urban public services are available or planned. Areas within this designation are generally small nodes rather than large areas or corridors. The corresponding zones are Commercial Mixed Use 1 (CM1) and Commercial Employment (CE).

The intent of this element of Goal 10.1 is clear:

Mark Leece

3100 SE 21st Ave

mleece1@gmail.com

This is testimony regarding treatment of small (less than 7500 sq. ft.) isolated Commercial Mixed Use 1 (CM1) zoned parcels contemplated under the Mixed Use Zones Project. City code section 33.130.100 B 2 c, adds a limitation to the CM1 zone for sites less than 7,500 sq. ft. that abut properties that are in a single family zone, and are operating as Retail Sales and Service, limiting hours of operation to 6AM - 11PM. Additional specific limitations for small isolated commercial zoned parcels in primarily residential areas need to be codified to make the Mixed Use Zones Project consistent with the intent of the proposed 2035 Comprehensive Plan update.

17857

97202

Section II of the Mixed Use Zones Project Proposed Draft (March 2016) describes the relationship of this project to the comprehensive plan. Specifically, Goal 10.1 (Land Use Designation) part 13 expresses the intent of a CM1 land use designation as follows:

13. Mixed Use — Dispersed. This designation allows mixed use, multi-dwelling, or commercial development that is small in scale, has little impact, and provides services for the nearby residential areas. Development will be similar in scale to nearby residential development to promote compatibility with the surrounding area. This designation is intended for areas where urban public services are available or planned. Areas within this designation are generally small nodes rather than large areas or corridors. The corresponding zones are Commercial Mixed Use 1 (CM1) and Commercial Employment (CE).

The intent of this element of Goal 10.1 is clear:

Mark Leece	3100 SE 21st Ave	mleece1@gmail.com	<p>This is testimony regarding treatment of small (less than 7500 sq. ft.) isolated Commercial Mixed Use 1 (CM1) zoned parcels contemplated under the Mixed Use Zones Project. City code section 33.130.100 B 2 c, adds a limitation to the CM1 zone for sites less than 7,500 sq. ft. that about properties that are in a single family zone, and are operating as Retail Sales and Service, limiting hours of operation to 6AM - 11PM. Additional specific limitations for small isolated commercial zoned parcels in primarily residential areas need to be codified to make the Mixed Use Zones Project consistent with the intent of the proposed 2035 Comprehensive Plan update.</p> <p>Section II of the Mixed Use Zones Project Proposed Draft (March 2016) describes the relationship of this project to the comprehensive plan. Specifically, Goal 10.1 (Land Use Designation) part 13 expresses the intent of a CM1 land use designation as follows:</p> <p>13. Mixed Use — Dispersed. This designation allows mixed use, multi-dwelling, or commercial development that is small in scale, has little impact, and provides services for the nearby residential areas. Development will be similar in scale to nearby residential development to promote compatibility with the surrounding area. This designation is intended for areas where urban public services are available or planned. Areas within this designation are generally small nodes rather than large areas or corridors. The corresponding zones are Commercial Mixed Use 1 (CM1) and Commercial Employment (CE).</p>	17858	97202
Doug Klotz	1908 SE 35th Pl	dougurb@gmail.com	<p>The intent of this element of Goal 10.1 is clear: The South side of Powell from 11th west, has no drive-throughs and is poorly suited to any. It should be zoned CM-2 to help build a more urban environment here, at the edge of the Brooklyn Neighborhood, with a viable residential area that can benefit from activity on Powell besides car traffic.</p>	17859	97214

Doug Klotz	1908 SE 35th PI	dougurb@gmail.com	The South Side of Powell from Milwaukie to 17th is ripe for redevelopment, and that redevelopment should be more pedestrian-friendly, and relate to the planned urban neighborhood on the north side of Powell and take advantage of the proximity to the Orange Line Clinton station. There is the gas station, and perhaps it should stay CE, but the rest of the stretch should be CM-2 or even CM-3. Parcels here are large or deep enough to accommodate this.	17860	97214
Doug Klotz	1908 SE 35th PI	dougurb@gmail.com	This site, 3945-3975 SE Powell, can accommodate a large development. It and perhaps others around the Powell/Cesar Chavez intersection, should be zoned CM-3 rather than CM-2 to build a Neighborhood Center at this intersection well-served by transit, with a grocery store and other amenities.	17861	97214

bryan scott

2624 se division

brydanger@gmail.com

Our property was one of many residential properties proposed to change to commercial zoning within the new comprehensive plan. It was also like most residential properties, left with its current zoning designation for now (in our case, R1).

17904

97202

I fully understand the reasoning behind leaving these properties residential because each should be considered on a case by case basis with the neighbors and neighborhood in mind, and with a focused eye on whether infrastructure on the street and in the neighborhood can handle the zoning change now, or should wait for a future phase.

I'm simply writing to describe why our particular case should be considered for immediate zoning change rather than only being part of a long range plan.

Our address is 2624 SE Division St. This probably doesn't mean anything to you, but to everyone in our neighborhood or anyone we give directions to we are "the house that sits in the shadow of Big Rust".

We sit 5' away from one of the condo buildings that has built to the full extent of the allowable height and we live in the shadows that this building casts much of our day...certainly not our intent when we bought this tiny home back in 2008. When we live there we spend more time watching people park and listening to the phone calls of those grabbing coffee from the bakery next door than we do chatting with neighbors as they water their lawn (we have no neighbors and they have no lawn). Living here has been difficult to say the least. We have also struggled to rent the house to others because of the "looming giant" and ever-present eyes looking down on the house and back yard from the glass walls above. Privacy (as you'll see in the photos attached) is simply impossible.



Ben Bortolazzo

4812 SE 43rd Ave

benbwana@gmail.com

To: The Portland Planning and Sustainability Commission 17905  
From: The Woodstock Neighborhood Association  
Re: Low-rise Commercial Storefront designation at SE  
Woodstock Blvd.

97206

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

Ben Bortolazzo	4812 SE 43rd Ave	benbwna@gmail.com	To: The Portland Planning and Sustainability Commission From: The Woodstock Neighborhood Association Re: Low-rise Commercial Storefront designation at SE Woodstock Blvd.	17906	97206
			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.		
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Stephen Twelker	4418 NE 90th Ave.	stephent23@gmail.com	As a resident of this neighborhood, we could certainly use a good grocery store such as New Seasons here. I pray that we won't be plagued by a Walmart-ish big box.	17907	97220
Peter McGill	27929 se Haley road	pmcgill@mcgilltrees.com	As an owner/manager of commercial property on Woostock I find it wrong to change zoning after the property owners invested time in getting the present zoning in place Provide comments here.	17911	97009

Doug Klotz	1908 SE 35th Pl	dougurb@gmail.com	I support the zoning proposed for this site. Restrictions have been added to the proposal to address many issues mentioned here. Deliveries to this store don't seem to be an issue now, and there's no reason to expect them to be in the future. This store provides easy access to foods and beverages for those in the area, and those riding by on their way home.	17912	97214
Angie Even	4410-4416 SE Woodstock	justmeng@gmail.com	CM2 is the appropriate zoning for this property. The shopping center has the span and room to carry this zoning along with the wide streets. This proposed zone change to CM2 is the correct scale.	17913	97206
Tim Even	4410 - 4416 SE Woodstock	eventime2@gmail.com	This property is needed for further growth. It should have been zoned the same as the other buildings all along. I support CM2.	17914	97206
Angie Even	4410-4416 SE Woodstock	justmeng@gmail.com	This property should be CM2 to match the current CS zoning in the district.	17915	97206
Angie Even	4410-4416 SE Woodstock	justmeng@gmail.com	This property should be CM2 to match the current CS zoning in the district.	17916	97206

Nathan King	6901 N Buchanan Ave	nathanfking@msn.com	<p>Nathan King 6901 N Buchanan Ave Portland, OR 97203 nathanfking@msn.com 503.807.4011</p> <p>Hello, my name is Nathan King and this is my testimony to the Mixed Use Zones Project proposed draft from March 2016.</p> <p>The scope of this testimony includes existing zones CN1, CN2, CO1, and proposed zone CM1. These are the zones categorized and referenced in the proposal and in the remainder of this testimony as Small-scale Zones. All other zones, which are categorized and referenced in the proposal as Medium-scale or Large-scale Zones, are not included in the scope of this testimony.</p> <p>The consolidation of existing zones CN1, CN2, and CO1 into the single zone CM1 is viewed as an acceptable proposal. The existing small-scale zones appear to have a high amount of similarity so if the Commission has identified the consolidation of these zones as an improvement, then their proposal should be considered.</p> <p>The proposed characteristics of the new small-scale zone, CM1, are significantly different than the existing small-scale zones. For example, the proposed change in Floor Area Ratio is double the existing value and over three times the existing value when bonus allocations are permitted. Another drastic difference is an up to a 20% increase in building coverage. Due to these drastic differences, the proposed</p>	17917	97203
Donald Hanna	10001 SE Sunnyside Rd Ste 200	don@hannanetwork.com	<p>I am against the down zoning to CM1. CM2 would be closer to the existing zoning. The character of the street front does not warrant the CM1 designation. This down zoning in the Montavilla business district will diminish our property rights and limit the future opportunities for the businesses and neighborhoods around it.</p>	17920	97015

Mike Warwick

535 NE Thompson St.

Mike.warwick@pnl.gov

As a member of the MU PAC I largely support the Proposed Draft, with the following important exceptions: 17921

97212

- 1.The existing bonus allowances are too limited and restrictive and the proposed caps on non-affordable housing bonuses are inappropriate.
- 2.The benefits of public plazas and green space reach a far greater share of the population than affordable housing will. They should be reinstated, without caps.
- 3.Preservation of Portland's history and character through its buildings is essential if Portland is to remain "Portland." The historic preservation bonus should be greater and uncapped.
- 4.Bonuses have been gamed in the past. Reinstating and enhancing the public and green space, and historic bonuses as suggested above, should be accompanied by required approvals by either the local neighborhood association or relevant City bureau (Parks) or Commission (Landmarks).
- 5.The affordable housing bonus provision was proven to be ineffective during economic testing. Consequently, including it other than for political reasons is questionable.
- 6.The proposed "affordability" options for both housing and commercial space are much too bureaucratic to be effective. Allowance should be made for more innovative options as described below.

As this is the centenary of the birth of Jane Jacobs it only seems fitting to try and model her view of urbanism; namely, that cities are either living or dying, but even living cities can be killed off by poor plans, such as those of her nemesis, Robert Moses. I hold out more hope for this Plan, however, I will argue as Jane did more eloquently, even though cities must grow to survive, there are things that should be

Stanley W. Bohnstedt 15012 SE Stark St.

dr.bohnstedt@comcast.net

Dear PSC,

17922

97233

I am writing to express my strong support for your proposed zone changes that would effect my property located at 15012 SE Stark Street. The proposed CM2 medium-scale zone makes a lot of sense for a number of reasons. Perhaps one of the most important, is that Stark Street is is a transit corridor, and the new zoning will allow for a better and higher use of the effected properties along Stark. In addition, it is my hope that the new zoning will promote the redevelopment of the area. I would love to see Stark Street start looking like Williams Avenue north of Emanuel Hospital. That has been a truly remarkable transformation. I thought that the public outreach at the Midland Library was very well done. My wife and I appreciate the time Sara Wright took to explain the changes to us.

Sincerely,

Stanley W. Bohnstedt, DMD, PC  
15012 SE Stark Street  
Portland, OR 97233  
503-367-2434

Hugh Henderson

Re: Multnomah Village CS Zones

17923

97219

The Mixed-Use Zoning Project of the 2035 Comprehensive Plan's proposes to change the Commercial Storefront properties to Commercial Mixed Zone 2 (CM2). I request that the PSC change this designation to CM1 to limit building height to 35 feet (3 stories) in the business district of Multnomah Village with a D overlay.

With the exception of one 3-story building, Multnomah Village consists of predominantly 2-story buildings, many of which are historic. The Village has a design district overlay under the current Comprehensive Plan and this overlay states that new development must be consistent with the scale and character of the existing businesses. The new CM1 designation is a better fit for the historic Village, which appears to be the last remaining cluster of locally-owned businesses in the City.

Please add this to the record.

Thank you,

Hugh Henderson  
3226 SW Dolph CT,  
Portland, OR 97219

Don Hayner	2515 NE 16th ave	dhayner@comcast.net	<p>Dear Mr. Cunningham: I live in the Irvington district of Portland at 2515 NE 16th, directly behind the commercial property at the NE corner of 15th and Brazee st.. It has been brought to my attention that the city is revising the city zoning and has issued a Mixed Zone Project Report that would change the zoning of this property from R5 to CM-1 which means it loses non conforming restrictions it has retained for decades, of opening and closing times. As you know this is a residential neighborhood and our close proximity means we would not have a quiet residential neighborhood if this area becomes commercial with no night- time quiet hours. So please do your rezoning, but keep the required residential restrictions necessary to preserve our good quiet neighborhood.</p> <p>I understand you have made this change for areas that are under 7500 square feet. The plot I refer to is over 15,000 square feet so I would like you to raise the 7500 limit to include this property or leave it at the current R5 zone.</p> <p>sincerely yours  Don Hayner  503 287 8832  2515 NE 16th ave  Portland, OR 97212</p>	17924	97212
David Hallberg	1800 NE 17th, #2		<p>Greetings,  I am former resident of Lair Hill, and still have property interest in the neighborhood.  I oppose the reduction in FAR that is proposed for the conversion of CS to CM2 zone.  The reduction from 3:1 to 2.5:1 takes both value and potential utility from parcels in the effected zone.</p> <p>David Hallberg  1800 NE 17th, #2  Portland, Oregon 97212  503-358-3098</p>	17925	97212



Claire Coleman-Evans 6260 SW Hamilton Way eclair27@comcast.net

Re: Multnomah Village CS Zones

17926

97221

The Mixed-Use Zoning Project of the 2035 Comprehensive Plan's proposes to change the Commercial Storefront properties to Commercial Mixed Zone 2 (CM2). I request that the PSC change this designation to CM1 to limit building height to 35 feet (3 stories) in the business district of Multnomah Village with a D overlay.

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Thank you,

Claire Coleman-Evans

2

6260 SW Hamilton Way  
Portland Oregon 97221

Dr. John Chirgwin 26505 SE Rebman Road

To Whom It May Concern:

17927

97009

We are owners of adjacent properties (1048 and 1110 SE 122nd Ave, Portland, OR 97233) that are currently zoned R-3 but have been used as professional offices (medical/dental/real estate) since the 1960's.

Our immediate neighbors to the north (1034 SE 122nd Ave) and to the south (1130 SE 122nd Ave) are both commercial offices that are currently zoned CO-1, but the city is proposing a zoning change to CM-1.

Since all four properties share a common parking lot (to the east of our buildings, and share entrance of exits to the parking lot) and are office/commercial in usage, we would like to request that the proposed changes to CM-1 be considered for our properties as well as the adjacent properties.

Thank you for your consideration.

Sincerely,

Dr. John Chirgwin

Owner: 1048 SE 122nd Avenue  
Portland, OR 97233  
503-349-3275

Dr. Bradford J. Rhodes

Owner: 1110 SE 122nd Avenue  
Portland, OR 97233  
503-255-7095

Sarah Nowaczyk	2727 NORTH CENTRAL AVENUE, 5-N	sarah_nowaczyk@uhaul.com	<p>Dear Portland Planning and Sustainability Commission, AMERCO Real Estate Company (AREC), the parent company of U-Haul International, has prepared this testimony in regards to the proposed zoning changes to the properties located at:</p> <p>8816 W/SE Foster Road (State ID# 1S2E16CA 13700)        8816 SE Foster Road (State ID# 1S2E16CA 12800)        7345 NE Sandy Blvd (State ID# 1N2E20DC 13100)        6408 N Lombard Street (State ID# 1N1E07AC 7500)        4831 SE Powell Blvd (State ID# 1S2E07BD 11000)</p> <p>U-Haul Store Use Parameters by Zoning Designation</p> <p>The proposed rezoning will alter the base zone for these U-Haul Stores from General Commercial (GC) to the Commercial Mixed Use 2 (CM2) district. U-Haul has been serving your community since 1976 as a one-stop shop for moving and storage. The proposed rezoning would limit our ability to serve our community members. The status of being a grandfathered use in CM2 will limit the future redevelopment of these properties. In turn, affecting our ability to serve these areas as they transform into desired neighborhood centers.</p> <p>EXISTING USE: GC PROPOSED: CM2 DESIRED: CE</p> <p>Retail Sales and Service        (Truck and Trailer Rental)        Permitted Permitted Permitted        Exterior Storage Permitted Not Permitted Permitted        Self-Service Storage Permitted Not Permitted Permitted</p> <p>We would like to propose the alternative base zone of Commercial Employment (CE) for those properties due to the auto-oriented nature of our existing U-Haul stores. U-Haul is</p>	17928	85004
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Sarah Nowaczyk	2727 NORTH CENTRAL AVENUE, 5-N	sarah_nowaczyk@uhaul.com	Dear Portland Planning and Sustainability Commission, AMERCO Real Estate Company (AREC), the parent company of U-Haul International, has prepared this testimony in regards to the proposed zoning changes to the properties located at: 8816 W/SE Foster Road (State ID# 1S2E16CA 13700) 8816 SE Foster Road (State ID# 1S2E16CA 12800) 7345 NE Sandy Blvd (State ID# 1N2E20DC 13100) 6408 N Lombard Street (State ID# 1N1E07AC 7500) 4831 SE Powell Blvd (State ID# 1S2E07BD 11000) U-Haul Store Use Parameters by Zoning Designation The proposed rezoning will alter the base zone for these U-Haul Stores from General Commercial (GC) to the Commercial Mixed Use 2 (CM2) district. U-Haul has been serving your community since 1976 as a one-stop shop for moving and storage. The proposed rezoning would limit our ability to serve our community members. The status of being a grandfathered use in CM2 will limit the future redevelopment of these properties. In turn, affecting our ability to serve these areas as they transform into desired neighborhood centers. EXISTING USE: GC PROPOSED: CM2 DESIRED: CE Retail Sales and Service (Truck and Trailer Rental) Permitted Permitted Permitted Exterior Storage Permitted Not Permitted Permitted Self-Service Storage Permitted Not Permitted Permitted	17929	85004
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Michele E Reeves	715 NW Hoyt St #28502	michele@michelereeves.com	Please find letters of testimony against the downzone at NE 30th & NE Killingsworth, and the muddled mixed zone at NE 33rd & Killingsworth. Our position is essentially:	17933	97228
			1) 30th and Killingsworth is the only node that went from CS down to CM-1 on the ENTIRE stretch of Killingsworth for no discernible reason. This is a corridor, not a quaint neighborhood street.		
			2) Zoning part of the large Grocery anchored development on 33rd and Killingsworth CM-2 and part CM-1 makes little sense, especially given much of the adjacent zoning/uses.		
			3) CM-1 as a zone is completely out of scale with R2 and R2.5, which surrounds these two corners. These two residential zones allow 35 and 40 foot construction with density bonuses and 50% lot coverage. CM-1 allows only 35 feet with 50% lot coverage. In what school of design or commerce does it makes sense to have commercial nodes be smaller than surrounding residential density? Usually we want them to be a little taller and a little more dense. Particularly given our housing crisis, I would think we would be working on increasing density, not decreasing it.		
			4) Of the images used in the proposed code changes to show what CM-1 construction would look like, only one of them could actually be built under CM-1 standards.		
			5) Using CM-1 as a means of preserving buildings is heavy handed, often doesn't work, and has unintended consequences. 33rd and Killingsworth has almost no historic infrastructure to preserve, and 30th and Killingsworth has		
Eugene Dieringer	4138 SE Lambert St	gene@dieringerinc.com	Properties from 44th thru 47th should all reflect CM2 zoning to be consistent with the surrounding zoning, especially since they are in the core of the business district. CM1 zoning does not give any benefit to a community and business district that wants to grow and does not support the community's vision as shared in a community wide charrette that was given in earlier testimony to the City.	17934	97202



Eugene Dieringer	4138 SE Lambert St	gene@dieringerinc.com	This property and all properties from 44th thru 47th should all reflect CM2 zoning to be consistent with the surrounding zoning, especially since they are in the core of the business district. CM1 zoning does not give any benefit to a community and business district that wants to grow and does not support the community's vision as shared in a community wide charrette that was given in earlier testimony to the City.	17935	97202
Elisa Smith	5501 NE 30th		<p>Barry Manning Nan Stark Portland Bureau of Planning and Sustainability 1900 SW 4th Ave, #7100 Portland, OR 97201</p> <p>!</p> <p>Re: Improper Zone Assignment, Mixed Use Zones Project on NE Killingsworth St !</p> <p>Dear Nan and Barry:</p> <p>!</p> <p>Hello, I am a commercial property owner in NE Portland at 30th and Killingsworth and I am writing to testify against the proposed CM-1 Zoning designation at that intersection. I feel it is demonstrably inappropriate to zone this intersection at CM-1 for reasons that include the nature of the corridor, the nature of the surrounding zoning, and the nature of future growth. (For these same reasons, it is also inappropriate to take a portion of the development at 33rd and Killingsworth and zone it CM-2 and take another portion and assign it CM-1, which we will address herein, as well.) I am requesting a CM-2 designation for these locations, which more closely translates to the old CS zone, which is most appropriate for these commercial nodes.</p> <p>!</p> <p>Please find my arguments in detail below:</p> <p>!</p> <p>CS to CM-2. The majority of Killingsworth's commercial nodes are zoned CS, a few are</p>	17936	97228

Ron and Gail Jeidy 2928 NE Killingsworth

Barry Manning 17937 97212  
Nan Stark  
Portland Bureau of Planning and Sustainability  
1900 SW 4th Ave, #7100  
Portland, OR 97201

!  
Re: Improper Zone Assignment, Mixed Use Zones Project on  
NE Killingsworth St !

Dear Nan and Barry:

!

Hello, I am a commercial property owner in NE Portland at  
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!

Please find my arguments in detail below:

!

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Dayna McEarlean 5425 NE 30th

Barry Manning 17938 97212  
Nan Stark  
Portland Bureau of Planning and Sustainability  
1900 SW 4th Ave, #7100  
Portland, OR 97201  
!  
Re: Improper Zone Assignment, Mixed Use Zones Project on  
NE Killingsworth St !  
Dear Nan and Barry:  
!  
Hello, I am a commercial property owner in NE Portland at  
30th and Killingsworth and I am  
writing to testify against the proposed CM-1 Zoning  
designation at that intersection. I feel  
it is demonstrably inappropriate to zone this intersection at  
CM-1 for reasons that include  
the nature of the corridor, the nature of the surrounding  
zoning, and the nature of future  
growth. (For these same reasons, it is also inappropriate to  
take a portion of the  
development at 33rd and Killingsworth and zone it CM-2 and  
take another portion and  
assign it CM-1, which we will address herein, as well.)  
I am requesting a CM-2 designation for these locations,  
which more closely translates to  
the old CS zone, which is most appropriate for these  
commercial nodes.  
!  
Please find my arguments in detail below:  
!  
CS to CM-2. The majority of Killingsworth's commercial  
nodes are zoned CS, a few are

Earl Reeves

401 NW Flanders St. #610

April 10, 2016

17939

97209

Barry Manning

Nan Stark

Portland Bureau of Planning and Sustainability

1900 SW 4th Ave, #7100

Portland, OR 97201

!

Re: Improper Zone Assignment, Mixed Use Zones Project on  
NE Killingsworth St !

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commercial nodes.

!

Please find my arguments in detail below:

!

CS to CM-2. The majority of Killingsworth's commercial

Tim Even

4410 SE Woodstock #250

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Dear Planning Commissioners,

For the last month I have been aware that a change was made to the zoning map. That change is to my commercial property at 4410-4416 SE Woodstock Blvd. I have been engaged in the Comp Plan Process since its conception as I have worked with the neighborhood and the City regarding a split-zone at that address. The new surprising zone map change to down-grade my property is prejudicial and unfair. My property is currently zoned CS and the change to CM2 already impacts my rights. An additional down-grade to CM1 is a second hit. Woodstock is a small district. We cannot afford to lose opportunities in the core. The only thing I can see this accomplishing is current buildings further decaying while the rest of the district thrives around them causing the core to die. The buildings selected on Woodstock do not fit the criteria for historic preservation. They are not quality buildings and include New Seasons that was built in 2015. I believe the City failed to meet their criteria as this block alone takes up close to 30% of the properties picked. It is built to current CS code and is a mis-match to the proposed CM1 zoning. Woodstock Blvd. has a 80 foot right-of-way. A criteria used for higher zoning than even CM2. Yet, the City thinks these properties should be CM1. This is inequitable and makes no sense. Woodstock did not ask for this. Woodstock was not asked if they wanted this. I was not asked if

Chris Eykamp

2101 SE Tibbetts

chris@eykamp.com

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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

Joan Reid

1731 NE 25th Ave

joansbone@yahoo.com

PSC mixed Use Zones Testimony

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Area addressed:

Northside of NE Broadway between NE 7th and NE 27th

This mixed use zone area is included in Irvington Historical District. Some of the

buildings in this mixed use zone are listed as "contributing" to the historical district.

Design and size of buildings in an historical district is an important part of keeping

Portland unique and interesting.

As a residents/owners of 100 year old historically contributing building which is

directly adjacent to this zoning area, we are writing to advocate that this zoning area:

1. Not allow any bonus features in any new construction. The current proposed

zoning plan in this area apparently has been modified to disallow bonus features

in historical district and we support this modification.

2. Add a design overlay to this zone.

3. Apply height transitions and buffering (as in 33.130.210) to any mixed use

buildings next to residential historical district (to apply to both R-1 and R-2 zones

in historical district).

Thank you for your consideration of our concerns:

Members FE Bowman Irvington Condo Assoc.

Joan Reid (unit #1) (email: joansbone@yahoo.com)

Tyler Matta/Bianca Bartel (unit #2)

Janis Bailey (unit #3)

Ben Ross, Jade Frank (unit #4)

1731 NE 25th Ave

Jennafer Furniss 1534 SE Rex St.

Sellwood was founded in 1883 and became the home of those who worked the mill and streetcar workers. It was a modest little town with modest and lovely homes, its center was bustling with neighborhood business and there was communal pride in the brick buildings that housed the bank, the grocer, and so forth, business even trickled to the downstairs of lovely Victorian homes while their owners resided upstairs. Generations would stroll its boulevard on sunny days, parents bought penny candy for their children here who would later buy nickle candy for their own and so on and so forth through time. The center of Sellwood is one cherished by the community, and the old buildings who have stood a hundred years are as much a pride to its residents today as a hundred years ago. They say architecture is destiny. It tells us where we are from and where we are going. That is why it is so important that all the street zoning for SE 13th from SE Harney to SE Malden be CM1. This historic center deserves the respect to grow as the pedestrian friendly center it has always been in its heart. Indeed one of the flagship buildings marked on Mixed Use Zone website as a staring example of responsible development in the CM1 style is the Sellwood library building, one we all take pride to have on our street. The Sellwood area already has a significant amount of CM2 zoning along Tacoma and other sections of the neighborhood, but 13th is a special place with a special history and a special relationship with the individuals who love its shared heritage. This is another reason SE 13th deserves a design overlay.

17943 97202



Jennafer Furniss

1534 SE Rex St.

Southeast Milwaukee has served as a roadway for the citizens of Portland for over 150 years.

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It became a thoroughfare in the 1840s by settlers who arrived after the long journey along the Oregon Trail. A roadway so long ago etched in our past will prove important in the future of Portland, as so much of it is zoned commercially as well as it is next to SE 17th street which is mostly r2.5ad. This means there is a future of increased density along this narrow main street from our past. It is not near a freeway and already well known for congestion, so it is especially important that alternative transportation and pedestrian friendly buildings be essential while planning the zoning of this street. The street is rather narrow by modern standards and is in Westmoreland and Sellwood primarily dotted with local businesses, small apartment complexes and single family homes. There are some historical buildings of particular fondness at the intersection of Bybee and Milwaukie, that provide historical relevance and community center. The Proposed Mixed Use Zone places a design overlay over part of historic Westmoreland to respect its place at the heart of a residential community which has long enjoyed walking along its corridor. This design overlay is essential for SE Milwaukee to be a safe place for

Breah Pike-Salas	1745 SE Clatsop Street	pikesalalabreah@yahoo.com	I live next door to 1735 SE Clatsop Street, and according to the proposed comp plan changes my next door neighbor's property is changing from R2 to CM2. The current comp plan has the R2 as a buffer to the CS zone along SE 17th. By changing the zoning from R2 to CM2 - the buffer is removed and then my property, which is R2.5, is adjacent to a 4-5 story building. That means the maximum potential height next door to my house could be 60 feet- which will negatively impact privacy and (potentially) sunlight to my property. Please do not bring the CM2 zone so far into the residentially zoned neighborhood - this will destroy the character of our street which is smaller, slower paced, and family friendly. Please keep the CM2 zone along SE 17th Avenue which is currently a CS zone and already designed for mixed used.	17945	97202
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Rachel Ginocchio 1033 SE Lambert St.

Dear Mr. Manning,

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I live in the lovely Sellwood/Moreland neighborhood, and I am very concerned about the quantity and quality of recent construction and the proposed zoning changes. I have seen the livability and safety of our neighborhood erode over the past few years, and I want to try to change that. I am writing this letter to urge the city to:

- Keep the tallest buildings in the center of the busy intersections by restoring the CM2 designation at the corners of SE Bybee/Milwaukie and 13th/Tacoma.
- Reconsider the parking requirements for new construction. If developers are approved to build high in order to encourage density, please put in parking space requirements so that kids are safe and our local businesses can continue to thrive.
- Rethink low-income housing incentives so that everyone, regardless of income level, can enjoy the pleasures of our neighborhood.

When I looked around the planning and sustainability website, I continued to read that decisions were made 'with input from the community.' I don't know who is providing this input (our neighborhood association?) but it certainly does not represent the opinions of most Sellwood/Moreland families. I am writing to voice my dissent.

The city plans are ignoring what makes this neighborhood so special and unique. To find out more, PLEASE COME VISIT. I will personally take you on a tour and introduce you to my neighbors. You can also read Sunset magazine's description: [http://www.oregonlive.com/travel/index.ssf/2016/01/the\\_5\\_be](http://www.oregonlive.com/travel/index.ssf/2016/01/the_5_be)

Beverly Bookin

812 SW Washington Suite  
600Request: Change the Proposed Commercial Zoning  
Designation from CM1 to CM2 for the New Seasons Market,  
4500 SE Woodstock Boulevard

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Dear PSC Commissioners:

The Bookin Group LLC (TBG) represents Mr. Bruce Ament, owner of the New Seasons Market building at 4500 SE Woodstock Boulevard (1S2E18CC 300). Under the proposed Mixed-Use Zoning Project (MUZP), Mr. Ament's property is proposed to be re-zoned to Commercial Mixed-Use 1 (CM1) Zone, as is the case for most of the Woodstock Commercial Corridor. Mr. Ament requests that the PSC recommend that this designation be changed to CM2 and for his property.

Background. Completed in 2015, the Woodstock New Seasons Market is located on a 25,000-sf parcel at the corner of SE 45th Avenue stretching from the south side of SE Woodstock Boulevard to SE Harold Street. The building contains a total nearly 49,100 gross square feet, including 23,610 on the main floor and partial 2nd floor, and 25,480 gsf in the basement, primarily devoted to below-grade parking. The latter is accessible from a driveway the east side of the store via SE Harold Street. At its tallest point, in the northwest corner, the building rises 43'. A rendering of the building and site plan are contained in Figures 1 and 2, respectively.

The parcel currently is zoned Commercial Storefront (CS), with the exception of the strip along the east side of the warehouse where the garage driveway is located, which is zoned R5. The building was designed to comply with the

Julie Cash

4432 SE 28th Avenue

Julie.Cash@oregonmetro.gov

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

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Job Hall

1010 Grant Street

Planning and Sustainability Commission  
Sent via Email to the PSC  
Re: The Block of Land Within SW4th St, SW Sheridan St,  
5th St., and SW Caruthers St.

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Dear Commissioners:

I have been hired by the owners of the block described above to increase their proposed zoning from CM2 to CM3 to allow full development of the block. I have been retained by the owners of the Travel Lodge and have reached out to the remaining land owners in the block and have received positive feedback from the remaining land owners to join this petition for the land use change.

Presently the block is made up of the Travel Lodge and 5 homes that have primarily been turned into offices. The block is on the edge of the downtown free transit corridor for ease of getting to work without the need for a car. The land owners have agreed that the property should be developed into a 75' property with retail on the ground floor and housing above.

The owners of the property envision a residential makeup of rent controlled units, handicapped units and market priced units. The plan would provide much needed housing for the poor and disabled in walking distance to mass transit, while providing normal rental units to create a sustainable business venture. This project would also provide new places for people to live and work on the edge of downtown. The property has excellent access to mass transit, and the property owners feel a project of this type would help the city to create a healthy complete neighborhood.

This project would allow for multiple types of housing and retail on the street levels, and would reduce the need for

Ralph and Karen  
Eubanks

16515 NE 207th Ave.

Mixed Use Zones Testimony

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My family has lived in SE Portland for almost one hundred years. My grandfather and grandmother too the old Red Line street car to work. My grandfather worked as a carpenter and helped build houses in Lake Oswego. My grandmother cleaned the houses of the wealthy on the West Side. They could not afford to live in the same area where they worked.

60 years later, my wife and I took out a 2nd mortgage on our house and purchased a vacate building on Woodstock Blvd. and ran a furniture store there for 23 years. The street had almost no pedestrian traffic. The automobile was the major mode of travel to visit the various merchants and commercial buildings. Houses in the area were modestly priced and people working in the shops and businesses could afford to live in the area.

Now we fast-forward to today. Woodstock Blvd. has become a walking neighborhood. It is a small town within a city. You can walk to the hardware store to buy an nut and bolt to repair your widget, get a hair cut at a barber shop, or go wine tasting or have diner at a number of good restaurants without the use of an automobile. You can even have a 'pint' with friends at a brew pub and discuss why the city refuses to pave the dirt roads 2 blocks behind the business district so that it won't look and feel like a third world country. Many of our customers have proudly stated that they do not own a car. They say that public

Don Good

112 Se 157th ave

don@wolfpacktrack.com

I think, The proposed change 1349 should be moved up to CM2 from CM1. This block of properties have been working together to be developed all together for the last year, which would give more options. The properties that have been working together for the last year as follows R217945, R217942, R217943, R217944. This is Almost 2 acres on Burnside. This Area is next to R217947 that already is CM2. This block of properties is also close to the same size of proposed 103 on SE 148th and Burnside which is proposed CM2. The proposed change 1349 has many advantages to go to CM2. 1. Advantage is that The city would be able to go forward with plans on putting a street through on the south side of properties R217943 and R217945 which will give more flow for the traffic. This would be buy it shelf, a big plus for the area. 2. More units with some commercial use which will be used by Light Rail. This means less traffic when Light Rail is used. another big Plus. 3. The proposed change at 1349 moving to CM2 is also on Burnside and light Rail which is a major corridor. I believe there will be some more jobs in this area if this is moved to CM2 which will help the local area also.

Thank you for your consideration  
Don Good

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Brian Hochhalter

2133 SE 32nd Ave

bhoch@teleport.com

Dear City of Portland officials,

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As a resident of Portland, I would like to weigh in and add my testimony for the record.

Brian Hochhalter

2133 SE 32nd Ave, Portland, OR 97214

I support action related to the following:

1. Restore FAR Requirement for Mixed Use Buildings
2. Incorporate the Division Design Guidelines as proposed by the Division Design Initiative
3. Preserve some vintage low-rise commercial zones, some along old trolley lines.
4. Budget for Design Review & More Quadrant Design Commissions.
5. Southeast needs an area plan, a long time in the waiting

Thank you for your consideration.

Brian Hochhalter

Zach Holz

3150 SE Division St, Apt  
309

zach.a.holz@gmail.com

Hi there,

Thank you for allowing residents to provide some testimony/feedback about the new mixed use zones. I only have some brief comments.

First, I wanted to thank you for working to bring these regulations up to date, and out of the era of auto-oriented development! I am thankful to live in a city where we pay attention to the future of walkable, bikable and transit-oriented neighborhoods. I support nearly all of the changes being made in the MUZ Proposed Draft. I live in the Richmond neighborhood, in one of the new mixed use buildings on Division.

Even though I've lived all over in Portland during my 8 years here, I love my current building, and the ease in which I can get everything that I need within walking and biking distance, allowing me and my partner to live our dream of being a no-car household. I owe this luxury to the density of our urban corridors.

While I understand the concerns of some neighbors who are frightened by the pace of change in their area, I do not think that building scale restrictions, like the ones proposed on Division between 35th and 37th, or on Hawthorne between 35th and 38th, are a sound way to address the housing crisis we are in. Historical preservation is important, but not when it is used as a tool to block new people from moving to a neighborhood. One (and even two, sometimes) story buildings, unless they are of significant historical importance, do not belong on major

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Michele Houck

3529 SE 13th Ave

michele.houck@gmail.com

Looking for the law here to protect neighborhoods so we do not repeat mistakes like 17954

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Division street.

Cars are a reality for people. I propose simple basic developer ethics as guidelines: for every toilet built in a building there needs to be built in one real parking spot.

Developers must plant trees, manage greens pace (not build to the edge) improve roadways and pedestrian safety measures with respect to traffic.

No building without responsible thought to traffic, parking, pedestrians, sunlight etc.

It would also be smart to make development firms / individuals pay real tax rates to improve the school system / increase the tax base to build and improve PPS - anything else is SUPER irresponsible and short sighted.

I live in Brooklyn surrounded by red and pink in your Ap - I am a nervous about these plans.

Looking for good neighbors who make profit by doing good for the community.

Parking, School improvement, empathy and moral imperatives are non-negotiable.

Thank you for your time,

- Michele Houck

503-730-7457

Tony Jordan

4540 SE Yamhill St.

twjordan@gmail.com

Chair Shultz and Vice-Chair Baugh, Portland Shoupistas supports progressive parking policies and projects, including reducing parking demand, to achieve affordability, equity, and climate goals. Transportation and Parking Demand Management (TDM), along with mode share based parking maximums and market rate parking, are among the most powerful strategies for reducing parking demand and achieving City goals. Next week PSC will begin hearings on a new mixed use zone code, including transportation and parking demand management. Shortly thereafter you will host briefings on Central City 2035, with substantial parking and TDM proposals. Transportation and parking demand management can be especially important for meeting affordability and equity goals, because it reduces the need for car ownership and eliminates the shared expense of parking construction. Lower and moderate income workers most benefit from the low-cost transit passes and bicycling incentives often at the core of effective TDM plans. We were disappointed that the PSC delayed action on PBOT's Title 17 Transportation and Parking Demand Management (TDM) proposal. As you consider TDM requirements for Mixed Use Zone and Central City 2035, we'd appreciate your consideration of the following four principles.

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Doug Klotz

1908 SE 35th Place

To: Katherine Schultz, Chair,  
Planning and Sustainability Commission

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Comments on Pedestrian Issues in  
Mixed Use Zones Proposed Draft, March 2016

Chair Schultz and Commissioners:

I support the provisions in the Proposed Draft that emphasize the development of a pedestrian friendly city. The continued restrictions on new drive-through facilities in 33.130.260 will help reduce the deleterious effects these have on the pedestrian experience. Mapping previously CG-zoned areas to the CM-1, CM-2 and CM-3 zones will increase the pedestrian-friendly districts of the city.

Ground Floor Window heights

Likewise, I support the increase in requirements for Ground-Floor Windows in the Mixed Use Zones, from 25% to 40% of the ground floor wall area. Ground-floor Windows make a big difference for walking, giving pedestrians a view into stores and building lobbies, increasing interest and increasing personal safety by ensuring "eyes on the street" from those within the building.

I am concerned, however, that the requirement for a 4' high maximum for the bottom of windows is being removed from 33.130.230, C.. The main purpose of the regulation is to allow pedestrians to see into stores, and for those inside to be able to see people on the outside, and see activities in the street and call for help when it is needed, as well as provide

John Koenig

3206 NE 14th Ave

john@waterclosetmedia.com

I'm writing to express my concern that the proposed Mixed Use Zones Project for my family's small retail buildings and store fronts is unfair. My wife and I own two side by side properties on NE Alberta and 18th where we also operate our two neighborhood stores. We're not developers and are good stewards of the neighborhood and have been since 2000. We're finding our investments and our future opportunity limited by your zoning our small block and a half as CM1, whereas the rest of Alberta is CM2. If the goal is to set aside some history, and maintain that history on the street, there are several blocks with the same history on Alberta, and those owners may benefit from their greater opportunities in the future, while we are being singled out to save some 'history'. It's unfair.

When our neighborhood association director (Sara Wittenberg-Alberta Main Street) questioned Nan Stark, a City project planner from your Portland Planning, on the rationale for the zoning change for our small section on Alberta, she responded:

"We are looking at ways to dis-incentivize redevelopment of our early 20th century commercial development on main streets throughout the city – preservation tools to retain the character that these buildings bring to our neighborhood commercial districts. At this time, the proposal is to zone those areas (specific blocks that contain the oldest development) CM1.

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Cathy Leece

3100 SE 21st Ave

cathyleece@gmail.com

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Dear Members of the PSC,

The purpose of this letter is to provide testimony regarding treatment of small (less than 7500 sq. ft.) isolated Commercial Mixed Use 1 (CM1) zoned parcels contemplated under the Mixed Use Zones Project. City code section 33.130.100 B 2 c, adds a limitation to the CM1 zone for sites less than 7,500 sq. ft. that abut properties that are in a single family zone, and are operating as Retail Sales and Service, limiting hours of operation to 6AM - 11PM. Additional specific limitations for small isolated commercial zoned parcels in primarily residential areas need to be codified to make the Mixed Use Zones Project consistent with the intent of the proposed 2035 Comprehensive Plan update.

Section II of the Mixed Use Zones Project Proposed Draft (March 2016) describes the relationship of this project to the comprehensive plan. Specifically, Goal 10.1 (Land Use Designation) part 13 expresses the intent of a CM1 land use designation that I believe would be applicable to isolated commercially zoned parcels in residential neighborhoods as follows:

13. Mixed Use — Dispersed. This designation allows mixed use, multi-dwelling, or commercial development that is small in scale, has little impact, and provides services for the nearby residential areas. Development will be similar in scale to nearby residential development to promote compatibility with the surrounding area. This designation is intended for areas where urban public services are available or planned. Areas within this designation are

Mark Leece

3100 SE 21st Ave

17959

97202

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David Monnie	1146 SE Lambert St	dave@monnie.com	<p>I am writing this letter as a resident in the SMILE neighborhood association area, and would like to add my voice to the following concerns:</p> <ul style="list-style-type: none"> <li>- I would like to see the maximum height of commercial development along 13th Ave to be kept at 3 stories, keeping this neighborhood business corridor at CM1 zoning - not CM2.</li> <li>- I would like the design overlay to be applied to our commercial corridors.</li> </ul> <p>Thank you,  David Monnie  1146 SE Lambert St  Portland OR 97202  971-221-3947</p>	17960	97202
Daniel Pirofsky	2173 N.E. Multnomah Street	danielpirofsky@comcast.net	<p>Testimony on Mixed Use Zoning, May 7, 2016</p> <p>Daniel Pirofsky  2173 N.E. Multnomah Street, Portland, Oregon 97232  Proposed Change #797  Amendment #M63  Proposed Comprehensive Plan Designation: Multi - Dwelling 1,000  Existing Comprehensive Plan Designation: Attached Residential  Please change the land use designation to Multi - Dwelling 1,000 and zoning for this area to R1 to be consistent with Comprehensive Plan Council Amendment #M63, adopted by City Council on April 28, 2016, which changes its Land Use Designation From Mixed Use - Urban Center to Multi - Dwelling 1,000.  This change affects properties between 21st and 24th on the north side of Weidler, which are currently designated as Attached Residential and zoned as Residential 2,500 (R2.5). Properties affected: R193011 to R193017, R502819, and R193025 to R193029.  Thank you.  --  Daniel Pirofsky  danielpirofsky@comcast.net</p>	17961	97232

Daniel Pirofsky	2173 N.E. Multnomah Street danielpirofsky@comcast.net	<p>Testimony on Mixed Use Zoning, May 7, 2016</p> <p>Daniel Pirofsky          2173 N.E. Multnomah Street, Portland, Oregon 97232          Proposed Change #599          Proposed Base Zone: CM3          Existing Base Zone(s): Office Commercial 2 (CO2), High Density Residential (RH)          Please change the proposed zoning of Commercial Mixed Use 3 (CM3) for this site to High Density Residential (RH) to be consistent with Comprehensive Plan Council Amendment #M21, adopted by City Council on April 28, 2016, which changes its Land Use Designation From Mixed Use – Urban Center back to High Density Multi-Dwelling.          Since Amendment #M21 designates this entire site as High Density Multi-Dwelling, the existing Office Commercial (CO2) zoning on one lot in this area should be changed to High Density Residential (RH) to be consistent with the existing RH zoning on its adjacent lots.          Thank you.          --          Daniel Pirofsky          danielpirofsky@comcast.net</p>	17962	97232
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Ashley Roscoe

1824 SE 50th Avenue

May 5th, 2016

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97215

Planning and Sustainability Commission  
 Mixed Use Zones Testimony  
 1900 SW 4th Avenue, Suite 7100  
 Portland, OR 97201

Dear Planning and Sustainability Commission,  
 My name is Ashley Roscoe, I am the owner of Always-V-Dub. We have been serving the South East Portland community for 25 years with 17 years at our current location on SE 50th Avenue. I grew up in the upper Hawthorne neighborhood and have chosen continually to make an effort to be part of it. As our city continues to change and grow we at Always-V-Dub hope to be part of the evolution for years to come.  
 We founded our business in a building on SE 6th and Oak. As our business slowly took off, we looked to expand our offerings and we realized we would find a permanent home. When we bought the building at 1824 SE 50th Avenue in June of 1999 it was being used to warehouse CStore retail items. Prior to that it was a commercial industrial magnet facility (Magnetic Specialties) for many years.  
 We are a specialty auto parts and vehicle repair business focusing on air-cooled Volkswagens. By the unique nature of these vehicles and their increasing age, we would be considered very low volume in comparison to many other repair facilities within the City of Portland. We offer routine maintenance as well as major overhauls. Where many of our contemporaries have closed in

Bob Schatz	2118 SE Division Street	bob@allusaarchitecture.com	<p>Please see attached evidence with my testimony. This is a graphic example as to why design review should not be allowed in our permitting process. It is unfair, unpredictable and inconsistent. Please I beg you, stop making more design review overlays!</p> <p>I am an Architect with 26 years of permitting experience in Portland which adds up to over 1,200 projects that I have designed and permitted. Within this experience I have been through a design review process at least 50 times. With every single design review process I have been through, the owner of the property has ended up completely upset with how the permit went. They always felt like the city planners were never thinking of their own needs and always were considering the public concerns vs their own. Several of the owners wanted to sue the city of Portland but I point out the difficulty of that and they backed down. Is this how the city should treat their property owners? I would think not.</p> <p>Back to the example I have provided. As you can see in this attachment we have a new commercial building that is designed by an Architect (myself) and proposed to be built in an area which has been struggling to get a foothold in modern society as it is plagued with dirt roads, vacant lots, homeless and drug users. I was proposing to take a chance in this section of Gateway and build a very nice 4-story office building in hopes of it being an icon for better things to come. This design was denied by the city planning department. Due to that decision, and the 15 months of time in design review, the building was never built.</p>	17964	97202
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Katie Todd

3126 SE 22nd Ave

wheekatielee@gmail.com

Dear Members of the PSC,

17965

97202

The purpose of this letter is to provide testimony regarding treatment of small (less than 7500 sq. ft.) isolated Commercial Mixed Use 1 (CM1) zoned parcels contemplated under the Mixed Use Zones Project. City code section 33.130.100 B 2 c, adds a limitation to the CM1 zone for sites less than 7,500 sq. ft. that abut properties that are in a single family zone, and are operating as Retail Sales and Service, limiting hours of operation to 6AM - 11PM. Additional specific limitations for small isolated commercial zoned parcels in primarily residential areas need to be codified to make the Mixed Use Zones Project consistent with the intent of the proposed 2035 Comprehensive Plan update.

Section II of the Mixed Use Zones Project Proposed Draft (March 2016) describes the relationship of this project to the comprehensive plan. Specifically, Goal 10.1 (Land Use Designation) part 13 expresses the intent of a CM1 land use designation that I believe would be applicable to isolated commercially zoned parcels in residential neighborhoods as follows:

13. Mixed Use — Dispersed. This designation allows mixed use, multi-dwelling, or commercial development that is small in scale, has little impact, and provides services for the nearby residential areas. Development will be similar in scale to nearby residential development to promote compatibility with the surrounding area. This designation is intended for areas where urban public services are

Ben Bortolazzo and  
Terry Griffiths

5905 SE 43rd Avenue

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

17966

97206

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

Eugene Dieringer 4411 SE Woodstock

May 5,2016

17967

97206

To Portland Planning and Sustainability Commission RE:  
Mixed Use Zones Testimony

Dear Planning Commissioners,

The most recent zoning map reflects last minute zoning changes that came as a surprise to many. In the heart of the Woodstock Business District, properties currently zoned CS that should receive an unbiased and lateral change to the new CM2 zone were changed to CM1 which we consider a down-zone. Woodstock Business District should be exempt from these recent changes in proposed zoning recommendations as we don't believe that our community ever requested or wants to be included in these proposed changes.

Among other testimonies heard about Woodstock today, here are points we feel are important:

1.

The new CM2 zone is already considered to have fewer rights than the current CS zone. This recommended change to CM1 downgrades and reduces affected property owners' rights even further.

2.

It doesn't take a genius to realize that more restrictive rights has a negative impact on a property's value. Property owners are not being compensated by the City for what should be considered a "taking" (a "taking of rights") without due process or compensation. -.

3.

There is definitely an argument that this proposed change is not equitable to all properties in this effected area. Aside from the "taking" & reduction in value due to a down-zone, these properties (if zoned CM1), will be surrounded by CM2

Earnest and Sonya Hill 4946 N Vancouver Ave.

Dear Members of the PSC,

17968

97217

This testimony applies to the property at 4946 N Vancouver Ave. Portland, Oregon with property ID R308870 Map 1N1E22AC 1400. The owner of the property is Ernest and Sonya Hill.

Currently the property carry a Neighborhood Commercial 2 (CN2) commercial zone.

The new proposed Comprehensive Plan Designation is Mixed Use Neighborhood. This designation is acceptable to the property owner with the assumption that the new zone for the property becomes Commercial Mixed Use 2 (CM2).

The new comprehensive plan and zones proposed by the City will be in place for a long time. The City's progressive development attitude benefits the trend to live "close in" to take advantage of the resulting commercial amenities and transit. Project values, project loan criteria, and the market will be important to determine the development for new projects.

The specific 3080 Sq.Ft. property is at the southeast corner of N. Alberta Street and N. Vancouver Ave. Both these streets are significant traffic carrier that has experienced numerous developments lately. Many of the buildings nearby on Vancouver Avenue and MLK Ave. are 4-6 stories in height with high density. The abilities of the CM2 zone on this property allow for similar height and density as other properties in the area.

A letter from adjacent property owners Douglas McCabe



Douglas McCabe

4934 N. Vancouver Ave.

Dear Members of the PSC,

17969

97217

This testimony applies to the property at 4934 N Vancouver Ave. Portland, Oregon with property ID R308870 Map 1N1E22AC 1400. The owner of the property is Douglas McCabe.

Currently the property carry a Neighborhood Commercial 2 (CN2) commercial zone.

The new proposed Comprehensive Plan Designation is Mixed Use Neighborhood. This designation is acceptable to the property owner with the assumption that the new zone for the property becomes Commercial Mixed Use 2 (CM2).

The new comprehensive plan and zones proposed by the City will be in place for a long time. The City's progressive development attitude benefits the trend to live "close in" to take advantage of the resulting commercial amenities and transit. Project values, project loan criteria, and the market will be important to determine the development for new projects.

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A letter from adjacent property owners Ernest and Sonja Hill

Steve Stanich

4915 NE Fremont St.

Dear Members of the PSC,

17970

97213

This testimony applies to the property at 4915 NE Fremont Street in Portland Oregon with Property ID R111567 Map 1N 2E 19CD 2600. The owner of the property for many, many years is the Gladys and George LLC and their business Stanich's Restaurant continues by the family at this location to this day.

Currently, the property carries a Neighborhood Commercial 2 (CN2) commercial zone.

The new proposed Comprehensive Plan designation is Mixed Use Neighborhood. This designation is acceptable to the property owner with the assumption that the new zone for this property becomes COMMERCIAL MIXED USE 2 - CM2.

The reasons for these plan and zone requests are as follows:

1. This property has 100 feet of Street frontage on NE Fremont Street. NE Fremont Street is a well established commercial corridor in northeast Portland. This particular area of Fremont Street has numerous long standing residential and commercial development.
2. Lately, there has been a recent residential development nearby on Fremont Street of a four (4) story building in an existing CS zone. The CS zone allows for a 45 ft height limitation, which is similar to the new Zone CM2.
3. The specific property lends itself to the density and height criteria of the CM2 zone. The property is bordered southerly by Fremont Street, on the north by the open space of a cemetery, on the west by NE 49th Avenue, and on the east by Settlemier Jackets. Settlemier Jackets are also requesting a CM2 zone. There is very limited impact on any adjacent

Steve Stanich

4915 NE Fremont Street

Dear Members of the PSC,

17971

97213

This testimony applies to the property at 4929 NE Fremont Street in Portland Oregon with Property ID R111568 Map 1N 2E 19CD 2500. The owner of the property for many, many years is the Gladys and George LLC and their business Stanich's Restaurant continues by the family at this location to this day.

Currently, the property carries a Neighborhood Commercial 2 (CN2) commercial zone.

The new proposed Comprehensive Plan designation is Mixed Use Neighborhood. This designation is acceptable to the property owner with the assumption that the new zone for this property becomes COMMERCIAL MIXED USE 2 - CM2.

The reasons for these plan and zone requests are as follows:

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Cameron Brown	196 SE Spokane St #104	cambrown21@gmail.com	PSC,	17972	97202
			<p>This should not be downzoned to CM1, it should be CM2. There are many reasons for this. First off, it goes against the the Portland to Milwaukie LRT Station Area Best Practices Assessment and Recommendations List from 2009 because it is within 1/2 mile of the Bybee Light Rail Station. It is also inconsistent with the Portland Comprehensive Plan Policies, especially Policy 3.13 and 3.36. If the city is so worried about these neighborhood centers they should institute a design review for these areas and not downzone. Design Review could accomplish all of the goals that this downzoning is trying to accomplish and do it in a much fairer way than essentially taking people's property from them.</p>		
Angie Even	4410-4416 SE Woodstock	justmeng@gmail.com	<p>This zoning is inconsistent with neighboring commercial property and should be zones CM2 along with the rest of the district.</p>	17973	97206

Gerald Lindsay	3786 N Melrose Dr.	lindsay.eric@gmail.com	<p>To: The City of Portland Planning and Sustainability Commission</p> <p>We write to ask the commission to consider the CM3 zone for the addresses (please see below) along N Killingsworth between N Borthwick and N Mississippi. As property owners at the intersection of N Albina and N Killingsworth, we have a strong community and personal interest in zoning decisions. In general terms, we believe that the CM3 designation is the most appropriate of those available within the 2035 comprehensive plan. Our perspective is based upon 2 primary considerations. One, such designation best suits the needs of both the neighborhood and the adjacent Portland Community College-Cascade campus, as this intersection and the blocks extending along N Killingsworth serve not only as a Center Main Street for the neighborhood, but also as a sort of campus City Center. Two, the unique transit accessibility of the intersection of N Albina and Killingsworth clearly supports higher density development. Portland Community College-Cascade already exists as a vibrant hub of activity and acts as a major draw of citizens to this Center Main Street. As a home to well over 20,000 students and a campus development plan that has recently seen major additions, the college benefits greatly from local dense commercial opportunities and, we think, would benefit from more, denser housing opportunities. The CM3 zoning would strike the right balance between maximizing the ability of local properties ability to meet the needs of both the neighborhood and the student populations, while retaining the neighborhood center feel. While we think that a similar Center Main street would usually be best served by the CM2 zoning, the dual service as neighborhood and college Main Street, leads us to believe that a small section of higher</p>	17974	97227
Jennafer Furniss	1534 SE Rex St	Jennafermarie@gmail.com	<p>A beautiful mid century Duplex, this is ideal middle housing for this neighborhood. Much needed family housing that houses families, one with a young daughter who is adorable and their family hopes she grows up in this neighborhood. This should be zoned r2.5 realistically but at the very least should be CS1 as it is part of a low rise residential neighborhood and a step down from the commercial district.</p>	17975	97202

Jennafer Furniss	1534 SE Rex St	Jennafermarie@gmail.com	This is was originally an R5 lot and developed as such, it is in the middle of a residential neighborhood on a narrow street. This should be zoned R5, but at the very least R2.5 to provide future middle housing, CS2 is clearly inappropriate to be in the middle of a residential block on a narrow street.	17976	97202
Jennafer Furniss	1534 SE Rex St	Jennafermarie@gmail.com	This is a single family residence in the middle of a residential block on a narrow street. At most it should be zoned r2.5 to provide future middle housing. There is not as yet adequate support in transit to support commercial dipping so deep into these narrow residential neighborhoods. CS2 is far to large a building for such a narrow street in the middle of a residential neighborhood.	17977	97202
Jennafer Furniss	1534 SE Rex St	Jennafermarie@gmail.com	This is a single family home in the middle of a residential neighborhood on a narrow street. This is does not support CS2 development in the middle of a residential street. At best it should be r2.5 housing to support middle housing, triplex even, but not a four story building in the middle of a neighborhood. Even CS1 would be more acceptable, perhaps a fourplex, but CS2 is not supported here.	17978	97202
Jennafer Furniss	1534 SE Rex St	Jennafermarie@gmail.com	This is a single family home in the middle of a residential neighborhood on a narrow street. This is does not support CS2 development in the middle of a residential street. At best it should be r2.5 housing to support middle housing, triplex even, but not a four story building in the middle of a neighborhood. Even CS1 would be more acceptable, perhaps a fourplex, but CS2 is not supported here.	17979	97202
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Jennafer Furniss	1534 SE Rex St	Jennafermarie@gmail.com	This is a single family home in the middle of a residential neighborhood on a narrow street. This does not support CS2 development in the middle of a residential street. At best it should be r2.5 housing to support middle housing, triplex even, but not a four story building in the middle of a neighborhood. Even CS1 would be more acceptable, perhaps a fourplex, but CS2 is not supported here.	17981	97202
Jennafer Furniss	1534 SE Rex St	Jennafermarie@gmail.com	This is a wonderful triplex, great middle housing for families. This should be zoned r2.5 or CS1 to support this excellent use of land. It is in the middle of a residential neighborhood on a narrow street and CS2 is not supported here.	17982	97202
Jennafer Furniss	1534 SE Rex St	Jennafermarie@gmail.com	This is an ideal triplex, wonderful middle housing for families. This use should be supported with an r2.5 or CS1 designation, It is in the middle of a residential neighborhood on a narrow street on a narrow lot. It does not support CS2 designation.	17983	97202
Nathan King	6901 N Buchanan Ave	nathanfking@msn.com	Hello, my name is Nathan King. On May 9th I shared testimony expressing my concern for the changes proposed to small-scale zone CM1. Since sharing that testimony, I have had the opportunity to become more familiar with the details of the the Mixed Use Zones Project's proposal. Specifically, I believe I now have a more accurate understanding of the proposed changes to the FAR calculation. I now understand that in the proposal "All uses, including residential, are counted in floor area, which is a change from current practice which excludes residential from the calculation." If my understanding is correct, it is possible that the proposed characteristics of the new small-scale zone, CM1, much more closely reflect the same intent of the existing zones and therefore is much more likely to be viewed as acceptable. My apologies for any confusion my testimony may be causing.	17991	97203

Corinne Stefanick 8210 SE 13th Ave.

Honorable Commissioners,

17993

97202

The purpose of this testimony is to inform the Commission that the Sellwood Moreland Improvement League (SMILE) endorses the proposed CM1 zoning in our low-rise commercial storefront areas. The proposed CM1 zoning is along SE 13th Avenue and near the intersection of SE Bybee and Milwaukie. In addition, the SMILE Board of Directors recommends that the northern boundary of the CM1 zone along SE 13th Avenue be located at Malden Street instead of Nehalem Street.

The commercial corridors in our neighborhood are predominately one or two story buildings. The proposed CM1 zoning would help preserve the low rise storefront character of these commercial districts. SMILE values the charm and walkability of our neighborhood which was recently recognized by Sunset magazine as one of the best city neighborhoods in the west. We believe that our low-rise commercial storefront areas are a key feature of our neighborhood and we fear that they will become undesirable monotonous 4-story tall canyons if CM2 zoning were retained over their entirety. We feel that the low-rise storefront development on SE 13th extends north to Malden Street and we recommend that the boundary be located there rather than Nehalem Street. Our neighborhood would retain a lot of capacity for growth because most of our commercial corridors would still be zoned CM2 and the CM1 zoning would allow increased density on almost all the affected properties.

The CM1 zoning would be consistent with the policies of the



Mark Dane

12725 SW GLENHAVEN  
STREETMEMO: Proposed Zone Changes tied to the current  
Comprehensive Plan update

17995

97225

The owner of the following properties has requested that as part of the Comprehensive Plan Update, that the City permit his properties to be changed to zoning that is most similar the current zone:

7409-7411 SW Capitol Hwy, Portland, owned by Health Morton Properties, LLC

Current zoning Zoning Requested  
CS (Storefront Commercial) CM2

7970 & 7972 SE 13th Ave, & 7956 SE 13th Ave, Portland, owned by Morton Brothers, LLC

Current zoning Zoning Requested  
CS (Storefront Commercial) CM2

6637 SE Milwaukie Ave, Portland, owned by Claybourne Commons, LLC

Current zoning Zoning Requested  
CS (Storefront Commercial) CM2

In all cases the properties are currently zoned Store-front Commercial. It is anticipated that should the owner not make a specific request that the City might re-zone the property CM1. This will be a substantive change to the current development rights.

1) The current CS zoning permits a maximum height of 45 ft (Table 130-3) as will the CM2. The CM1 zoning would reduce that height to 35-ft (Table IV 1, page 33 MUZP).

2) The current FAR in the CS zoning is 3:1. The CM2

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2)The current FAR in the CS zoning is 3:1. The CM2

Elisa Edgington

5522 SE 54th Ave

The Mixed-Use Zoning project has recently proposed a map change that includes down-zoning commercial properties currently zoned CS in the core of Woodstock's business district from current CS zone to CM1 (a lateral move to the new Mixed Use Zone would be CM2).

18001

97206

As a Woodstock community member, I ask that the Planning Commission recommend reversal of this decision and exempt Woodstock in this downzoning plan. A zone change less than the most equivalent to current zoning diminishes property rights of the local commercial property owners and limits opportunities for Woodstock's growth and vitality.

The Woodstock community has worked together to create a vision for our neighborhood. I wish to voice that this decision was not based on our vision and is not in line with Portland's "20 minute neighborhood" goals.

Therefore, I ask that current level of zoning be restored to the proposed map prior to these latest revisions and that there is consistent zoning in the core of the Woodstock Business District.

Please add this to the record.

Thank you,

Name: Elisa Edgington

Address: 5522 SE 54th Ave, Portland 97206

Susan E. Pearce

3534 SE Main St.

chair@handpdx.org

Dear Members of the PSC,

18003

97293

The HosfordAbernethy

Neighborhood Association (HAND) wishes to testify about regulation

33.130.100 B 2 c, which adds a limitation to the CM1 zone for sites less than 7,500 sq. ft. that

abut properties that are in a single family zone, and are operating as Retail Sales and Service.

The proposed rule would limit hours of operation to 6AM 11PM.

We strongly support adding specific limitations for commercial sites in primarily residential

areas, and have requested such limitations be codified in previous testimony. However we

believe the current proposal is lacking in some fundamental ways. In HAND, we have three

sites that would be affected by these rules, all of which are currently zoned residential and have

nonconforming

commercial uses. Neighbors of these sites currently have protections against

noise, redevelopment, and increased impacts that they stand to lose under the new rules.

? Existing regulations limit daytime noise emitted from nonconforming

residential sites as

measured on the property line of the nearest residential receiver to 55dBA (nighttime

noise limits are lower) [City of Portland Charter Chapter 18.10.010], however if these

properties are granted commercial status, permissible noise levels will increase to

Eric Noberg

4207 SE Woodstock Blvd.

Dear Planning Commission:

18006

97206

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 the 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.

Larry and Nina  
Lindstrom

11550 SW Riverwood

Dear members of the PSC,

18029

97219

This written testimony applies to the two (2) properties in the City of Portland in Multnomah County that constitutes the existing Maplewood Retail Center located at the Southeast corner of SW Multnomah Boulevard and SW 45th Avenue. These two (2) properties are identified by State Tax ID 1S1E20CB2000 and 1S1E20CB 2100. The properties are owned by L&N Fourth, LLC - Larry and Nina Lindstrom.

Currently the properties are zoned CN2 and are proposed for new zone CM1. The property owners are not in agreement with the proposed zone of CM1 and request that the PSC zone the properties COMMERCIAL EMPLOYMENT (CE) for the following reasons:

- The CE zone is described as a medium-scale commercial zone and is intended for commercial sides OUTSIDE designated centers, especially along major streets and traffic routes. This describes the location of the properties well. The east-west Multnomah Boulevard is a major traffic carrier to southwest Portland neighborhood and even has it's identified I-5 exit to these communities. The intersection at 45th and Multnomah is really a 5-street "signalized" intersection with 45th Avenue providing access north and south to many long established residential and commercial locations. These streets are certainly major streets and traffic carriers.
- The existing 9670 sq.ft. retail structure, even though not located in what could be called a "commercial center" has a proven value to the nearby residents of the area as a vital source for their commercial needs. Most all the existing



Steve Stanich

4915 NE Fremont Street

Dear Members of the PSC,

18039

97213

This testimony applies to the triangular shaped vacant 2.57 acres located at the west end of Hayden Island with property ID R323354 Map 1N1E28 100. Specifically, this is the last privately owned property at the west end of Hayden Island Drive and is adjacent to the large Multnomah County ownership that was considered for the industrial terminal. The property generally has at its northerly boundary the Columbia River, the southerly boundary the elevated railroad bridge, and the easterly boundary the private Schooner Creek ownership zoned IG2.

Currently, the property has three (3) zones which are portrayed on the attached exhibit. The southerly zone encompasses about one-third of the property along Hayden Island Drive and is RF Residential Farm and Forest. This is the same zone designation as the Multnomah County terminal land had before it was recently changed to industrial. The northerly zone encompasses about two-thirds of the property adjacent to the Columbia River and is R2 Residential 2000. The very most easterly corner has a miniscule area under the guidelines of General Industrial 2 and is zoned IG2. This small area abuts the neighbor zone of IG2 that is currently Schooner Creek.

The property, for the following reasons, needs to be ZONED IG2 which is the same as the surrounding properties and needs to have a COMPREHENSIVE PLAN CHANGE ALLOWING IG2 ZONING.

1. The location between the railroad bridge and the existing industrial properties certainly does not lend itself to a

Darnell Jackie Strong 4931 N Williams  
and Luther Strong

Address of Properties: 4931 N. Williams; 4937 N. Williams; 18060  
4939 N. Williams; 4947 N. Williams; 20 N. Alberta; 114 N.  
Alberta (jointly these properties equal approximately 1 acre).

97217

Re: Document requesting Zone designation be revised to  
CM2 on properties owned by the mentioned parties.

Dear Committee members:

We the Strong brothers have been engaged in conversations  
with various members of PSC for several months. During the  
course of those conversations and related meetings we came  
to believe as our property had a good chance to be zoned as  
CM2. However in the recent draft of the comprehensive plan  
it appears that you have proposed a CM1 designation, to our  
surprise and disappointment.

The purpose of this document is multiple, first it is to ask the  
Planning and Sustainability Commission to consider zoning  
our property to (CM2) versus the proposed zoning of (CM1)  
as outlined in your tentative plan.

The second purpose is to present our reasons why we are  
requesting this zone change to happen and to have those  
reasons documented with your office. The following bullet  
points details the reasons we are making this request:  
- A review of your proposed draft summary reveals that the  
intent of the plan is to create zones of activity so that persons  
have the ability to walk or bike to get the things they need.  
Our properties have the unique position of being in the  
middle of the activity happening all around us. It is our belief  
that our property could be the center jewel in the middle of  
this activity.

Denise Hare 2536 SE 33rd Place dhare@reed.edu

I support designation of the blocks along Division St. from 18062  
35th to 38th Avenues to be preserved as vintage low-rise  
commercial areas. This is a great response to citizen input,  
helping to maintain the most attractive and desirable features  
of the commercial nodes, while still allowing for the  
development/density needed for future growth. The  
community appreciates that our voices are heard, and  
listened to, by the planning bureau. Thank you.

97202

David Mihm

1982 SE 30th Ave

davidmihm@davidmihm.com

I learned about the ongoing zoning revisions being proposed at the Richmond Neighborhood Association meeting last night. Doug Klotz of the RNA did an excellent job laying out the impact and implications of the proposed changes.

18102

97214

I was surprised and disappointed to see that there are still large swaths of red-colored areas along SE Powell between the Ross Island Bridge and 35th that this plan proposes to leave as "general commercial."

SE Powell is one of the widest/largest corridors in the entire inner eastside, soon to be served by a bus rapid transit system. It's one of the most natural places for large-scale residential building projects to happen outside the downtown core. And certainly is a more natural place for these kinds of projects than a number of locations where Mayor Hales' administration has already allowed them to occur (N. Williams is the most glaring example).

I had thought that Mayor Hales' embarrassingly-belated declaration of a housing emergency in Portland several months ago was designed to allow for all options to be on the table when it comes to zoning for more housing. Especially for more affordable housing, and especially for more affordable housing close to transit hubs.

This section of SE Powell seems like a perfect place for that to happen, and I strongly suggest it be considered more thoroughly to \*at least\* be zoned as Mixed-Use as part of this process.

Sincerely,

Ken Simon

711 Montana Ave. Suite C ksimon@kfsproperties.com

Dear Chair Schultz and Commission Members,

18219

97403

I am the managing general partner for Sandra Plaza No. 2. We are the owners of Foster Square located at 6730-6868 SE Foster Road; State ID # 1S2E17BA 11800.

Ours is a traditional shopping center with a commercial building set back from the street. Ample parking is provided on-site with four rows of parking in front of the commercial building. There is also a drive through coffee store in a pad building in front of the shopping center. The property has a landscape strip on the perimeter. There are bicycle racks and a bus stop for customers that do not use an automobile. There are visible pole signs that are important and beneficial for both retailers and consumers.

This type of traditional shopping center is fundamental, desirable and has high utility for retailers, service providers, drive through restaurants and area residents who are the customers of these establishments. The Center was developed to accommodate automobile parking for customers currently configured our shopping center is the highest and best use for the site.

We heartily and fervently oppose the proposed zoning change from CG to CM2. It would be a disaster. The macro effect would turn an already difficult area into a ghost town. The micro effect would be to devalue our property. As you state in your literature the proposed zone change does not require me to sell my property, however, effectively this proposed zone change is an eminent domain taking without compensation.

Bryan and Jen Scott 2624 SE Division St.

Our property was one of many residential properties proposed to change to commercial zoning within the new comprehensive plan. It was also like most residential properties, left with its current zoning designation for now (in our case, R1).

18237

97202

I fully understand the reasoning behind leaving these properties residential because each should be considered on a case by case basis with neighbors and neighborhood in mind, and with a focused eye on whether infrastructure on the street and in the neighborhood can handle the zoning change now, or should wait for a future phase.

I'm simply writing to describe why our particular case should be considered for immediate zoning change rather than only being part of a long range plan.

Our address is 2624 SE Division St. This probably doesn't mean anything to you, but to everyone in our neighborhood or anyone we give directions to we are "the house that sits in the shadow of Big Rust".

We sit 5' away from one of the condo buildings that has built to the full extent of the allowable height and we live in the shadows that this building casts much of our day...certainly not our intent when we brought this tiny home back in 2008. When we live there we spend more time watching people park and listening to the phone calls of those grabbing coffee from the bakery next door than we do chatting with neighbors as they water their lawn (we have no neighbors and they have no lawn). Living here has been difficult to say the least. We have also struggled to rent the house to others because

James Dotson

PO Box 90608

mcdot\_2000@yahoo.com

Dear Mr. Manning:

18238

97290

I am the Owner/Operator of several McDonald's restaurants and wish to comment on the proposed zoning for the McDonald's restaurants located within the City of Portland outside the Central City and Gateway Plan Districts. We submit this letter requesting that the proposed zoning for all of McDonald's existing restaurants subject to the mixed use zones project be CE, for the reasons stated below.

We are first concerned that the proposed mixed use zones greatly reduce our ability to maintain, modernize and development new drive-through facilities. As you could reasonably expect, a large portion of our business derives from the operation of the drive-through facility component of the restaurants, without which they could not profitably operate. The only proposed mixed use zone which does not expressly prohibit drive-through facilities in the new CE zone. For that reason alone, we hereby request that all existing McDonald's restaurants be zoned CE.

Even if the McDonald's stores are zoned CE, we are concerned that the existing CE zone is not truly auto-accommodating, as currently defined in Portland Zoning Code:

"Auto-Accommodating Development. Development which is designed with an emphasis on customers who use autos to travel to the site, rather than those which have an emphasis on pedestrian customers. This type of development usually has more than the minimum required number of parking spaces. The main entrance is oriented to the parking area. In many cases, the building will have parking between the street

James Dotson

PO Box 90608

Dear Mr. Manning:

18239

97290

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James Dotson

PO Box 90608

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James Dotson

PO Box 90608

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18241

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James Dotson

PO Box 90608

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18242

97290

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PO Box 90608

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Beth St. Amand

1345 SE Miller Street

Dear Honorable Commissioners:

18244

97202

I am writing to express my support for the proposed CM1 zoning in the Sellwood-SE 13th existing commercial storefront area and elsewhere. I applaud the work that was done with this proposal, as it honors the area's historical streetcar development yet allows for new growth to integrate into the neighborhood, and reflects conversations with residents. It also reflects a careful assessment of key qualities that makes CM1 a prudent choice in this area. Please also consider extending CM1 northward from SE Nehalem to SE Malden. The character of CM1 is more consistent than CM2 with this area: it is located within a lower density residential area and is not within a larger area zoned for multi-family development; there are numerous small lots developed as commercial uses; it would eliminate an awkward transition; and this parking-challenged corridor is located a mile from light rail. With limited ability to legislate quality, materials and context-sensitive design (such as building another 4-story tall concrete building vs. the brick differentiation that defines this area), applying CM1 would support development types that enhance this area's unique street experience. Our neighborhood still has growth capacity as most of the commercial corridors would still be zoned CM2. Currently, the commercial corridors in our neighborhood are predominately one and two-story buildings. The proposed CM1 zoning on 13th would help integrate the existing low-rise storefront character of this commercial district as it transitions to a 3-story model. As a

Amy Carpenter

5845 SE 22nd Ave

carpjam@comcast.net

Dear Planning and Sustainability Commission (PSC):  
 Sellwood Moreland needs a design overlay for SE 13th Avenue and SE Milwaukie Avenue to protect the heritage and future of these main streets in our community. These two streets and their surrounding areas make up the neighborhood's "town center", which has been cherished as a pedestrian centered community for over a hundred years. This is a unique and historic area, not one that investors with no stake in the community should be allowed to blot with cookie cutter development unsuited to the neighborhood. Many neighborhoods have design overlay protections, whereby a developer has to make sure the building fits the neighborhood. It is clear there is and will be a lot of development in Sellwood Moreland, more than planners expected. Area residents and its representative neighborhood organization, SMILE, deserve to be given significant say in discussing the design of new development so that we can keep this a distinctly pedestrian friendly, attractive and uncluttered community. Acknowledging our future growth potential, we would like to encourage thoughtful building rather than one day find ourselves amidst canyons of excessively tall unattractive apartment buildings that lack adequate parking. Please allow the existing residents a say in our future so that Sellwood Moreland can remain a livable, walkable, safe community for the families who live here, as well as the individuals hoping to move here.

18245

97202

Amy Conway

1525 SE Miller Street

aconway7833@yahoo.com

Hi ( sent prior email too soon!)

18246

97202

I am writing to voice my support for a "design overlay" for the Sellwood Moreland neighborhoods.

I grew up in an historic area back east where every aspect of the exteriors of homes/ businesses were scrutinized by the town's zoning committee.

Did I enjoy all the hoops we had to go through to change our house color, or to put on a small addition? No. But I knew it was an important step to keep the flavor of the town alive. I go back one time a year. Things have changed, and the population has grown. But this is for sure: I will not encounter out-of place (out of scale) apartment buildings, and the roots of the town are still very much intact. Please support zoning in Sellwood that would allow for more scrutiny of land use.

Thanks!

Amy Conway

Susan Cunningham 7506 SE 18th Avenue

Honorable Commissioners:

18247

97202

I am sending this testimony in support of adding the design overlay zone to the proposed Mixed Use Neighborhood Centers and specifically the Sellwood and Westmoreland areas in Proposed Draft Map IV-2 and IV-1. After attending many neighborhood meetings discussing the Comprehensive Plan and reading the final draft letter that was sent to you by the Sellwood Moreland Improvement League (SMILE) on May 9, 2016, I am in complete agreement with their assessment and support their recommendations in its entirety. My neighborhood will become more densely populated - but this must be accomplished in a collaborative, thoughtful way. To retain the neighborhood feel and charm so cherished and enjoyed by residents like me, and visitors alike, I encourage – no I implore you - to follow SMILE's recommendation and vote to include a design overlay zone into our Mixed Use Neighborhood Centers. It's the only defense our community/neighborhood would have to allow public discourse about design, scale, and site location BEFORE a building is permitted by the City and erected. PLEASE – support the SMILE testimony and recommendations in its entirety for the neighborhood it represents. Your agreement will insure the continued vitality and livability of Portland's long-established neighborhoods and particularly the Sellwood Westmoreland

Jennifer Dzienis

3720 NE Failing St.

I work at an architecture firm in the Central Eastside primarily on privately developed commercial and residential mixed use projects located in Portland's close in neighborhoods. I am also a resident of the Beaumont-Wilshire neighborhood in NE Portland. I have been following the Comprehensive Plan proposals with particular interest in the Central Eastside, Central City and MUZ projects. Given my profession and ownership of a residential property in a neighborhood actively fighting development, I have a firsthand view of the intersection that occurs with private development along Portland's corridors. I am very supportive of creating density in close in neighborhoods in order to meet the City's goals of housing, multi-modal transportation, and for the general sustainability of our City and long term health of our planet. I am also in general supportive of the MUZ's project objectives to respond to livability and affordability close to the centers and corridors. I do however have concerns about the recent draft of the MUZ proposal which seems to have compromised the overall sustainability and livability objectives with responses to concerns which seem expressed by a few residential neighborhoods, but have been applied across all the centers and corridors. Specifically, I think the following areas need to have clearer code language for effective implementation and more in depth assessment as to the impact that these changes will have on the number of actual housing

18248

97212



Ben Earle	5524 NE 30th Ave.	<p>Dear Planning &amp; Sustainability Commission Members,</p> <p>First, you should know that though I am submitting these comments as a private citizen, I have become active over the past year with a variety of both residential and mixed use land use related concerns at the neighborhood level and have been serving as Secretary of the Land Use &amp; Transportation Committee (LUTC) for the Concordia Neighborhood Association (CNA) since February 2015. I was also asked by DRAC Chair Maryhelen Kincaid and ReStore Oregon's then Sr. Field Programs Manager Brandon Spencer-Hartle – he has recently become the City of Portland's Historic Resources Program Manager – to be CNA's LUTC representative on the "Demo Tool Kit" Advisory Committee that developed guidelines to assist citizens and neighborhood associations in filing residential demolition delay extension applications. Also, while some of my comments are essentially my own, since I agree fully with them I have included a number sections without no or minimal change from those submitted separately by my colleague Garlynn Woodsong, who is Chair of the CNA LUTC and Co-Chair of the NECN LUC, with his permission.</p> <p>I want to begin my comments by saying while this draft of the Mixed Use Zones Project proposal does provide much good direction to ensure higher-quality buildings and neighborhood mixed use developments than we are currently seeing built in these important multi-zone transitional areas, there are a number of aspects that I respectfully ask you give serious consideration to modifying as follows.</p> <p>Penthouses (Drawing on Page 2)</p>	18249	97211	
Michelle Easby	1435 SE Flavel st	micheasby@icloud.com	<p>I am writing with hope that it is not too late to save the historical Sellwood-Westmoreland neighborhood. Developers are overwhelming the area with oversized structures that do not fit the character of this charming Portland neighborhood. I believe that there needs to be limits on the height of buildings so as not to overshadow the existing houses. This neighborhood is a special place and one that I am proud to call home. Thank you for your time.</p> <p>Sincerely, Michelle Easby</p>	18250	97202

Elizabeth Ereckson 1345 SE Bidwell st etenafisa@comcast.net

I have lived in Sellwood in the same house for 27 years. 18251

97202

My house was built in 1928 and has all the charm, character and soul of that era.

What appealed to me then, was the small town feeling, the alive community, the beautiful neighborhood, charming homes, magnificent trees and being able to walk safely in beautiful streets.

It is what appealed to me, and it is what I still want for Sellwood.

It is an historic area and was founded in 1883 with 13th street and Milwaukie avenue at its center.

It needs a design overlay like other neighborhood have such as St Johns, Kenton and Mississippi.

Let's not ruin the heritage it gives us by having too modern, cookie cutter development in our beloved neighborhood (like the black box next to Gastro pub on Milwaukie avenue).

It surely does deserve a design overlay before developers ruin the character of it and it loses its charm and history forever.

Thank you

Elizabeth Ereckson

Angie Even

4410 SE Woodstock Blvd.  
#250

As a commercial property owner on Woodstock Blvd., I'm 18252 97206  
upset by the City's proposal to downzone  
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

Laurie Flynn

7858 SW 5th Ave

Re: Proposed downsizing of our two properties located at 18254  
4607-4617 SE Woodstock Blvd  
7121-7137 NE Fremont

97219

To Portland Planning and Sustainability Commission,

>>>

>>> Both our two properties are targeted for the proposed downsizing to CM1 which will limit any future development but also most likely will impact our property values. Our properties have been in my family for a number of years. I'm am the third generation. My guess is many of the targeted properties in the 15 neighborhoods you selected are similar to our story.

>>>

>>> I am fortunate to be a member of the Woodstock Stakeholders Group. We were informed of these proposed changes quite by accident. We met with a few city representatives to explain the why behind this proposal.

Being

told these buildings were historic in nature...pre-street car I believe the word used. There is nothing historic about either of our properties..and I really question if anyone went to any of these neighborhood sites to really get an idea how it is going to really work. I am new to city planning...but I was very offended when I was told that this is politically motivated...so basically it has nothing to do with a thoughtful planning of our commercial neighborhoods..how short sighted and how short sighted not to understand how it impacts family's that own these properties and the family small businesses we rent to. To be told that if we can't convince you to reverse this plan of yours we can go and buy our rights back...shame on you!

Laurie Flynn

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Jennafer Furniss

1534 SE Rex St

jennafermarie@gmail.com

Sellwood was founded in 1883 with SE 13th at its center. SE 18256 Milwaukie has served Portland since the 1840s when settlers made their homes after their long journey on the Oregon Trail. These two streets make up the town center which has been cherished as a pedestrian centered community for over a hundred years. It is a distinct walkable community and in the future should continue to be a distinct walkable community as our city grows. It deserves a design overlay. This is a unique and historic center of town, not one that investors with no stake in the community should be blot with cookie cutter development unsuited to the neighborhood without acknowledging the architectural and communal living history of Sellwood Moreland. Other neighborhoods such as St. Johns, Kenton, Mississippi have a design overlay and SE 13th and Se Milwaukie have earned the same respect.

97202

Connie Levine	200 International Way	conniel@ggroup.com	<p>We are the property management company for properties located at 2330 NW Flanders; 467 and 475 NW 23rd; 2310 NW Glisan; 333 NW 23rd; 1403 and 1409 Weidler; 1615 NE 15th; 1444, 1445 and 1448 NE Weidler; 1439 NE Halsey; 1504, 1510, 1512, and 1520 NE Broadway; 1620 NE Grand Ave.; 510 NE Broadway; 2303 W. Burnside; 2307, 2315, 2320, 2323, 2329 NW Westover; and 3445 N Williams Ave., Portland, Oregon. On behalf of the owners of these properties, we object to the 2035 Comprehensive Plan Draft City Council Amendments dated March 18, 2016, Policy #P32, which proposes a new policy be added after Section 4.23 (Design and Development of Centers and Corridors) of the Comprehensive Plan. The proposed Amendment would prohibit drive through facilities in the Central City, and limit them in centers and corridors in order to “support a pedestrianoriented environment and reduce conflicts between automobiles and pedestrians and bicyclists.”</p> <p>The proposed Amendment will have a substantial financial impact on the properties affected, as well as the potential tax revenues generated therefrom. It would limit potential commercial uses. Drive through facilities are necessary for persons with children, people with disabilities, and elderly who rely on automobiles for convenience and safety. Conflicts between automobiles, pedestrians and bicycles can be</p>	18257	97477
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Connie Levine	200 International Way	conniel@ggroup.com	<p>We are the property management company for properties located at 2330 NW Flanders; 467 and 475 NW 23rd; 2310 NW Glisan; 333 NW 23rd; 1403 and 1409 Weidler; 1615 NE 15th; 1444, 1445 and 1448 NE Weidler; 1439 NE Halsey; 1504, 1510, 1512, and 1520 NE Broadway; 1620 NE Grand Ave.; 510 NE Broadway; 2303 W. Burnside; 2307, 2315, 2320, 2323, 2329 NW Westover; and 3445 N Williams Ave., Portland, Oregon. On behalf of the owners of these properties, we object to the 2035 Comprehensive Plan Draft City Council Amendments dated March 18, 2016, Policy #P32, which proposes a new policy be added after Section 4.23 (Design and Development of Centers and Corridors) of the Comprehensive Plan. The proposed Amendment would prohibit drive through facilities in the Central City, and limit them in centers and corridors in order to “support a pedestrianoriented environment and reduce conflicts between automobiles and pedestrians and bicyclists.”</p> <p>The proposed Amendment will have a substantial financial impact on the properties affected, as well as the potential tax revenues generated therefrom. It would limit potential commercial uses. Drive through facilities are necessary for persons with children, people with disabilities, and elderly who rely on automobiles for convenience and safety. Conflicts between automobiles, pedestrians and bicycles can be</p>	18259	97477
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Robert Hodgson	2443 NE 15th Ave	r_elan@comcast.net	<p>Dear Mr. Cunningham,</p> <p>We are writing to express our concern over the rezoning of the commercial property at NE 15th and Brazee. It is our understanding that the proposed changes would result in new rules, including hours during which businesses can operate. Our neighborhood worked long and hard to come up with a good neighbor agreement that works for all concerned and we have spent much time attempting to enforce the agreement and resolve other problems that have arisen. Rezoning this property will nullify much if not all we've worked for.</p> <p>We ask that the property retains its R-5 status and if that is not possible, to please amend the proposed rezoning so the current rules and limitations remain. We understand that this could be accomplished by simply amending Section 33.130.100 B 2 (c) to 15,000 sf.</p>	18271	97212
Barbara Hoffstetter	937 SE Marion St.	hoffstetter7297@gmail.com	<p>Hello,</p> <p>I'd like to add my voice to those who want Sellwood to be designated a Mixed Use Zone.</p> <p>Since I am in my late 60's, I moved to Sellwood because it is a walkable neighborhood and I felt that as I got older, I would want to live in a neighborhood that is possible to negotiate without a car. Although I own a car, sometimes days go by when I don't use it. I can walk to my bank, the post office, 2 food stores, the hardware store, the cleaners, many restaurants and food carts and a wide variety of specialty shops. It is even more convenient than I had anticipated. Please designate Sellwood as a Mixed Use Zone.</p>	18272	97202

Deborah and Bill  
Kalapsa

3951 N. Overlook Blvd.

openpalm@comcast.net

The population is increasing on N. Interstate Ave. and the bordering neighborhoods. We are seeing increased traffic and other livability challenges that come with residential density. We need public space, retail space to provide residents with services and support pedestrian use. We would ask that the new Mixed Use Zones project require commercial uses on the ground level of all new development on the N. Interstate Corridor to support these goals.

We will soon lose a long time neighborhood establishment, The Interstate Lanes Bowling Alley (6049 N. Interstate Ave.), to new development. Fairfield Residential will build 175 apartments with limited parking and no mixed use, commercial or public space on the ground floor. This is a great concern for the neighborhood. We will gain a new population of residents, while we lose a community gathering space. The developer is not required at this time to include any mixed use or any green space, or public use area in this building.

N. Interstate Ave. is a major connecting street, bringing people to the Moda Center, Kaiser Permanente, Providence Health Clinic; bringing tourists and visitors from the airport to downtown. With the MAX line and transit center located on N. Interstate Ave. and its central location close-in to downtown and easy access to I-5, it is a city corridor ready to support a variety of new businesses and community services. We ask for new Mixed Use Zones project to require

18273

97227

Beatrice & David Huth 1339 SE Knapp St.

Good Morning,  
My husband has lived in Sellwood since 1972; he has seen a lot of changes through the years; the children grow up and move into the neighborhood. Initially at Milwaukie and Knapp St the property was undeveloped and there were peacocks wandering about.

\* Then 3 condos were built.

\* Then 3 more condos were built facing Milwaukie and with businesses

\* The most recent addition was a long apartment complex with 10-12 apartments and no parking.

This last action seemed to tip the balance of parking in our location to where the 2 closest streets of Knapp and Rex are packed all the time with vehicles.

We don't even have the 70 units with 30 parking spots yet. I don't see where this is going and why it was allowed.

We see a lack of control over this latest round of development in the Sellwood-Moreland area with over 200 apartments/lofts/condos and only 30 parking places.

Why isn't anyone considering where they folks are going to park? When you do the math; and even if you give a liberal amount

of latitude to the possibility that 50% are going to walk or bike; then there are still 70 units with cars coming to the area and if you

did a drive around to those locations where will they go? My estimation is up the sidestreets; so our street will be filled and only

1 car will be able to pass at a time causing a lot of problems to even move around our own neighborhood.

18274

97202



Marshall Johnson	2133 SE 47th Ave.	<p>Mixed Use Zone Project team-  Our city is desirable—we have a great climate, wonderful neighborhoods, creative residents, and a history of taking bold action. Portland has been a leader, with over 30 years of vision demonstrating a commitment to maintaining the regional ecosystem as demonstrated through initiatives like the UGB, public transportation infrastructure, transit oriented development, and the comprehensive plan. Current market conditions are bringing a convergence to 30 years of planning and makes now an important time to continue to think big and embrace growth and change. The city should continue to provide infrastructure for market forces to compliment comprehensive planning goals. Dwellings in mixed used zones bring diversity into our neighborhoods. As our neighborhoods adapt and expand to meet changing community needs, I urge the Portland Planning and Sustainability Commission to consider the following elements in finalizing the Mixed Use Zones plan:</p> <ul style="list-style-type: none"> <li>· Expand upon past efforts by continuing to demonstrate Portland as a leader in building active, vibrant neighborhoods.</li> <li>· Make it practical for developers to add vibrant, mixed-use buildings to help meet the needs of the future. Encourage policies that create a framework for vibrant</li> </ul>	18275	97215
Linda and Jonathan Lee	1404 SE Miller St	<p>My husband and I are new residents to Sellwood. We searched for a long time to find our forever home and we choose Sellwood for many reasons but primarily for the small town, quaint and friendly feel of the neighborhoods. We deserve a Design Overlay to keep Sellwood as it is.  Thank you,  Linda and Jonathan Lee</p>	18276	97202

Lori Meuser 11426 SW Oak Creek Drive Meuser.lori@gmail.com

Proposed Rezoning of Property Located at 3621 and 3623 SE Hawthorne 18277 97219

The current zone of this site is CS. The proposed new zone is CM1. The Public Notice I received indicated that this proposal to revise zoning was "developed by City planners based on feedback from a project advisory committee." I was told by City staff that this committee was actually split specifically regarding the height restriction that's proposed and that there was not a clear majority supporting that particular restriction. The existing building at 3621 and 3623 SE Hawthorne and property are quite small and the potential for redevelopment under the current zone is reasonable. This is a single-story building 1,980 square feet in size and the lot consists of 3,330 square feet. The proposed new zoning substantially reduces the value and redevelopment potential of the site. The significant adverse impacts of the new zone include but are not limited to the following:

Current Zone-CS New Zone-CM1

Allows up to 4 stories Limits height to 3 stories

Retail Sales and Service-Limited Retail Sales and Service-Allowed

Vehicle Repair-Allowed Vehicle Repair-Not Allowed

Wholesale Sales-Allowed Wholesale Sales-Not Allowed

Height-45' (Update allows bonus of 5 stories) Height-35' Max., No Bonus Options

My understanding from staff is that neighbors object to 5 story buildings. If this is the case, then redefine how the height is measured and limit the height to 4 stories. It is not necessary to limit the height of a small section of Hawthorne to 3 stories to create a "main street". If 5 stories adversely impact nearby neighbors, then why would the City propose

Kristin Kaufman

7655 SE 22nd Avenue

kristinkaufman@gmail.com

Hello,

18278

97202

Sellwood was founded in 1883 with SE 13th at its center. SE Milwakiie has served Portland since the 1840s when settlers made their homes after their long journey on the Oregon Trail. These two streets make up the town center which has been cherished as a pedestrian centered community for over a hundred years.

I moved here over a year ago, because of this community, and the small town centers, and the normal sized older craftsman style homes. I bought my house here 100% due to these reasons.

In the year that I've lived here, I am shocked at the amount of destruction and the amount of condos/1 bedroom boxes that are now being built - or 4 bedroom 3 bath homes that are poorly made, that replace 2 bedroom, 1 bath homes. I would be afraid to purchase another home in Sellwood/Moreland, because you have no idea what is going to be built right next to your home and yard - it's possible to have no sun on your property, at all, due to a new development..it's scary - a condo development / 19 apartment building.

Also, where I came from in CA - my neighborhood of 1 story ranch style homes from the 40s and 50s - anyone who wanted to destroy/rebuild had to have the approval made by the neighborhood - and 1 story only.

I was shocked, as I stated above, that here in Portland, you can build anything you want. Sellwood/Moreland is a distinct walkable community and in

David Mihm

1982 SE 30th Ave

davidmihm@davidmihm.com

I learned about the ongoing zoning revisions being proposed at the Richmond Neighborhood Association meeting last night. Doug Klotz of the RNA did an excellent job laying out the impact and implications of the proposed changes. I was surprised and disappointed to see that there are still large swaths of red-colored areas along SE Powell between the Ross Island Bridge and 35th that this plan proposes to leave as "general commercial."

SE Powell is one of the widest/largest corridors in the entire inner eastside, soon to be served by a bus rapid transit system. It's one of the most natural places for large-scale residential building projects to happen outside the downtown core. And certainly is a more natural place for these kinds of projects than a number of locations where Mayor Hales' administration has already allowed them to occur (N. Williams is the most glaring example).

I had thought that Mayor Hales' embarrassingly-belated declaration of a housing emergency in Portland several months ago was designed to allow for all options to be on the table when it comes to zoning for more housing. Especially for more affordable housing, and especially for more affordable housing close to transit hubs. This section of SE Powell seems like a perfect place for that to happen, and I strongly suggest it be considered more thoroughly to \*at least\* be zoned as Mixed-Use as part of this process.

18279

97214

Patricia Miksa	8438 SE 21 Ave.	pmlooneybird@yahoo.com	<p>I have been a resident of the Sellwood-Moreland neighborhood since 1983. I understand that to prevent urban sprawl it is necessary to have infill housing and development, however the tendency of developers to erect buildings that do not fit with the historical motif of the neighborhood is disturbing. Residents and visitors of the Sellwood-Moreland neighborhood cherish the historic character of our commercial corridors (e.g SE 13th, 17th and Milwaukie Ave). They enjoy walking and biking to family owned businesses and appreciate learning about the changes of ownership and transformations of the one of a kind, unique buildings. It would be desirable if a design overlay would be drafted for this neighborhood to guide future development. When creative minds gather, they should be able provide mixed use zones that are a good fit with existing neighbors. Thank you for your attention.</p>	18280	97202
Blythe Olson	2719 SW Old Orchard Rd	blytheolson@gmail.com	<p>This property in the heart of our old residential neighborhood is subject to usage restrictions enacted into law in 1984 under Ordinance No. 155609. Any proposed development must comply with this ordinance or be negotiated in detail with adjacent property owners and neighbors to maintain the livability of our neighborhood.</p>	18331	97201
Woo Y. Choi	2323 NE 165th Drive		<p>Dear Planning and Sustainability Commission, I am the owner of hte property located at 16955 SE Division Street, Portland, Oregon 97236. The property has had a business on it for more than the previous 40 years via grand fatrher clause. I wanted to change the zoning to commercial. Any assistance is appreciated. Thank you.</p> <p>Very Truly Yours,</p> <p>Woo Y. Choi</p>	18363	97230

Doug Klotz

1908 SE 35th Place

dougurb@gmail.com

RE: Mixed Use Zones:

18370

97214

Remove the "Minimum 10' Setback on selected Civic Corridors" in 33.130.215 (B)

May 15, 2016

Portland Planning Commission

Chair Schultz and Commissioners:

As part of an effort to respond to the five Pattern Areas, the Mixed Use zones plan includes a requirements that storefront buildings be set back 10 feet behind the public sidewalk (behind the property line) on SW Barbur, SE/NE 122nd, SE Division east of I-205, and SE Stark east of I-205.

A century of planning thought has led to the conclusion that commercial buildings right at the back of the sidewalks, with Ground Floor Windows, create a more pleasant and interesting pedestrian environment. Portland's Zoning code has required this along all Transit Streets for decades.

Commercial buildings set back behind landscaping, as is often the case in suburban jurisdictions, do not contribute to street life

A sufficiently wide sidewalk (Increase that standard to 15' or so) on Civic Corridor-designated streets like SE 122nd, and SW Barbur, with wide street trees near the curb, and buildings built up to the back of the sidewalk, are first steps toward a good walking environment. Having the sidewalk abut commercial building frontages and having entrances off that sidewalk is key.

Setting the buildings back only increases the visual "size" of

Doug Klotz

1908 SE 35th Place

dougurb@gmail.com

To Planning and Sustainability Commission  
Chair Schultz, and Commissioners:

18373

97214

Here are my comments on just one of the 13 proposed Low  
Rise Commercial

Storefront areas throughout the city, slated for downzoning  
from CM-2 to CM-1 in the

Mixed Use Zones Project draft.

Comments on Mixed Use zones Hawthorne Low Rise  
Commercial area

The Low-rise Commercial Storefront “downzonings” are a  
bad idea in all 13 sites throughout  
the city, reducing housing capacity in the very place where  
the most housing should be built,  
in the heart of services, shopping and transit access. But, I  
will lay out as an example, why  
this downzoning is not a good idea nor is it needed, along  
Hawthorne Blvd. between 35th and  
38th Ave. The downzone area is outlined in blue on this  
modified city map.

1. Key redevelopment sites are thwarted from reaching full  
potential.

Two spots stand out as likely redevelopment sites within the  
35th to 38th . One is that large  
parking lot, and the building associated with it, at 3557 SE  
Hawthorne. This 23,5000 sq.ft.  
site contains one building, with new exterior walls and one  
back wall from 1910. It is not a  
streetcar era building any more. 120 units could be built here  
in CM-2, but not in CM-1. (A  
smaller site across 36th has a 1957 building that does not fit  
the “streetcar” district, and the  
apartment house east of it, while old, does not contribute to

Doug Klotz

1908 SE 35th Place

dougurb@gmail.com

Testimony on Mixed Use Zones

18374

97214

Low Rise Commercial Storefronts - Division St.

To: Planning and Sustainability Commission

Chair Schultz and Commissioners:

As I have noted, the idea of the Low Rise Commercial Storefront downzoning across the city is the wrong way to achieve so many other the Comp Plan goals, but chief among them is the desire to concentrate dwellings in and around Neighborhood Centers, so residents can walk, bike and use transit for many of their daily trips. This concept of Low Rise areas, is the opposite of this, "hollowing out" the core of the Centers.

In this letter, I will point out some flaws in even following the standards laid out for these areas, with SE Division Street, from 35th to 37th as the example. Here is the area, outlined in blue, where CM-2 zoning will be replaced with CM-1, and a four-story limit replaced with 3-story.

1. Streetcar era storefronts not continuous on north side of street.

The Emerson House Alzheimers facility, built in 2000, is not really storefront, and much too new. The small storefront east of it is from 2005, and also not Streetcar era.

This building covers much of the block between 35th Pl. and 37th.

A few houses are added to the area as well, and are not storefronts.

On this map, sites that are post-war are marked in blue, and those that are not storefronts are marked in black.



Peter K McGill

27929 SE Haley Road

p.mcgilltrees@gmail.com

As the owner / manager of a commercial property at 5128 SE 18375  
Woodstock I appreciate your  
considering our concerns about the proposed zone changes.

97709

Our area is unique and I believe  
the rezoning is not appropriate.

I think that leaving Woodstock out of the rezoning plans is  
the best thing to do.

Thank you

Peter K McGill

PKM Properties LLC

27929 SE Haley Road

Boring Oregon 97709

--

Pete McGill

William Neburka	4213 SE Raymond Street	bill@worksarchitecture.net	<p>I'd like to share some of my concerns regarding the current MUZ package. I've been tracking this package closely and have serious issues with the reduction of allowed FAR, building profile dictations and the overall feeling that we are embarking on a major regression of our city's progressive density goals. I've attempted to outline my concerns below:</p> <p>FAR changes:</p> <p>The compromises made as part of the MUZ process have essentially resulted in a direct down-zoning of the base zone allowances across most, if not all, of the C and EXd zones.</p> <p>Doing so results in a penalty for property values, taxable values and dis-incentivizes development.</p> <p>The attempts to "incentivize" increased FAR to get back to an allowed FAR that matches the allowed heights on the lots are poorly convinced and some of the incentives have actually been eliminated as the plan has progressed.</p> <p>The current plan is being developed during a development bubble and we all know that property investment and development is cyclical... those of us that remember what it was like only a few years ago – when our city was starving for development progress - know that a down-zoning and reduction in progressive density now, will have giant effects down the road.</p> <p>During the most recent downturn, we saw development come to a halt and we saw property values drop. This results in lower property taxes and the funds paid by development projects (SDC, school</p>	18378	97206
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Danny Ngo and Lan  
Anh Pham

2733 NE 57th Avenue

dannylananh@yahoo.com

Dear Commissioners:

18382

97213

We are Danny Ngo and Lan Anh Pham reside at property address 2733 NE 57th Avenue, Portland, OR 97213. We are writing this letter to ask for your consideration of changing our property current zoning (R5) to General Commercial (CG) zoning. Our property is surrounding with three commercial properties (please see illustration below), therefore, we think that we have a compelling reason to be zoned as General Commercial (CG). The General Commercial (CG) zoning will help us establish a small retail/services to serve our neighborhood. Please let us know if you need any further information to consider our request as you are working on finalized zoning project.

Ruth Adkins

919 NE 19th Ave., Suite A

Planning and Sustainability Commission 1900 SW 4th  
Avenue, Suite 7100 Portland, Oregon 97201

18385

97232

Dear Chair Baugh and Commissioners:

On behalf of Oregon Opportunity Network, the statewide association of nonprofit affordable housing and community development organizations, I write in support of the Mixed Use Zones (MUZ) Draft Proposal, and in particular the prioritization of affordable housing for the incentive/bonus program. We greatly appreciate that the previous draft was revised in recognition that affordable housing provides the greatest public benefit and should be given the highest priority.

As a proud member of Anti-Displacement PDX, Oregon Opportunity Network is excited to see the Comprehensive Plan move forward with strong equity and anti-displacement language – we thank you again for your leadership in ensuring that the plan includes, among other key provisions: Equitable access to housing Portland ensures equitable access to housing, making a special effort to remove disparities in housing access for people with disabilities, people of color, low-income households, diverse household types, and older adults.

The MUZ bonus program designed to optimize the public benefit of housing affordability is a crucial step forward toward meeting this goal, and we urge your support.

We were glad to see noted in the proposal that the Legislature's recent lifting of the statewide ban on Inclusionary Zoning adds a new (very welcome, and hard-won!) layer of complexity. As expert nonprofit housing providers, Oregon ON and its members stand ready to assist City bureaus in developing an aligned program including parameters for mandatory and voluntary incentives/bonuses.

Lidwien Rahman

PO Box 2252

Oregon Walks Comments on Mixed Use Zones Proposed 18387

97208

Draft, March 2016

Chair Schultz and Planning Commissioners:

Oregon Walks advocates for safe and convenient conditions for walking in

Oregon. We have reviewed the Proposed Draft Mixed Using Zoning and

strongly support the provisions that emphasize the development of pedestrian

friendly city by providing for a mix of land uses and development regulations in

centers and corridors that make it easy, safe, and comfortable to walk or use

transit to meet our daily needs.

The continued restrictions on new DriveThrough Facilities in section

33.130.260 will help reduce the negative effects that drivethroughs

have on

the pedestrian experience. Driveways generally create potential conflicts for

users of the sidewalk because they are the locations where automobiles cross

the pedestrian realm. Drivethroughs,

which generate significantly greater

volumes of cars, present a greater danger to pedestrians.

Likewise, Oregon Walks supports the increased requirements for

GroundFloor

Windows in the Mixed Use Zones, from 25% to 40% of the ground floor wall area. Groundfloor

windows make a big difference for

Shannon F. Page

7503 SE 20th Ave.

shannon@cloudone.com

Hello

18389

97202

As a resident of Oregon for most of my 49 years and as a single working Mom raising my daughter in West Moreland for the past 6 years, I have strong opinions regarding the design aesthetic of current and future development in our area. Sellwood Moreland's charming bungalow and other period style homes anchor our historical neighborhood with size, scale and detail that echo back to the eras when Portland was becoming itself. Both sets of my grandparents were immigrants (from Germany and Poland) and contributed to the rich tapestry of a Portland that, as I was growing up on the Oregon Coast, both enthralled and educated me about a proud history of neighborhoods that represented communities. I've lived in gated communities, neighborhoods with strict CCRs, at the beach and in the Gorge where "everything goes" and now our beloved Sellwood Moreland. I have been saddened to see that the combination of dense unit construction and new home building has often been accompanied by a questionable level of taste and contemporary design that stand out like sore thumbs in contrast to the established city scape. We clearly need a thoughtful set of rules and requirements to uphold our historical neighborhood's character.

Thank you.  
Shannon F. Page

James F. Peterson

2502 SW Multnomah Blvd

customwoodworking@msn.com

RE: 2035 Comprehensive Plan  
PSC Hearings Mixed Use Project

18390

97219

The Portland Planning and Sustainability Commission hearings on the 2035 Comprehensive Mixed Use Project needs to be postponed or the record needs to be left open at least 45 days until after the City Council adopts the 2035 Comprehensive Plan Policies and Mixed Use Project staff provides the citizens with the basic required information needed to analyze the effect of the project on their neighborhoods. Projections made over a year ago by the BPS staff on the changes the Mixed use Project would have on Multnomah Neighborhood showed a 28 % increase in capacity. The Mixed Use Project has significantly changed since the projections were made and the Multnomah Neighborhood Association has not received needed information to determine the effect of the Mixed Use Project will have on the neighborhood. Below is an email exchange showing that needed information will not be available until after City Council adopts the Comprehensive Plan Policies and it is unclear how the amendments will affect the Mixed Use Project

<http://www.portlandoregon.gov/bps/article/569929>. The hearings for the Comprehensive Plan have been put on a fast track, basic information is not being provided and there is not enough time for citizens, neighborhood associations and neighborhood coalitions to respond to plan for the long term future growth of the city. Provisions of Goal 1, Metro's citizen involvement polices, the existing Comprehensive Plan and the city code are not being followed.

Please add these to the record.

Thank you,

Noah Peterson

4050 SE 64th Ave

noah@noahpeterson.com

Hello,

18392

97206

>  
> These comments are regarding a mixed-use proposal for the  
> Foster-Powell neighborhood between 63rd and 68th.  
>  
> I own a home on 64th between and Boise and Center.  
>  
> I think limiting the height of the buildings on Foster is a mistake.  
> I think the height restrictions should be set for the maximum height  
> allowed. As Portland and the F-P neighborhood has been growing and  
> developing my home value has done nothing but increase. The  
> neighborhood has become safer, more desirable, and better neighbors  
> have been moving in. This is a close-in neighborhood. Part of the  
> attraction of this neighborhood is being a part of the city. I  
> am  
> thrilled to see all of the development on the East side. I think it's  
> long overdue. The multi-level mixed use buildings along Hawthorne,  
> Division, and Cesar Chavez look great, work great, and adds value to the neighborhoods.  
>  
> Furthermore, I'd rather see the city build up rather than sprawl out.  
> The further out we go the more roads, light rail, and bus



Breah Pike-Salas      1745 SE Clatsop Street      captaincork@gmail.com

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.

Breah

18396      97202

Doug Klotz

1908 SE 35th Place

Testimony on Mixed Use Zones Project Proposed Draft to  
PSC 18398

97214

To: Portland Planning and Sustainability Commission  
Chair Schultz and Commissioners:

Portland Neighbors for Sustainable Development is working to shape our city with land use and transportation policies that combat climate change, make housing available to all, and support alternative transportation. We laud the effort that went into the Mixed Use Zones project. We applaud the expansion of pedestrian-friendly, urban zoning, and the reduction in the amount of auto-dominated areas in the city. We appreciate the effort to improve Neighborhood Centers through the Main Street Centers Overlay.

We do have some concerns:

CM-2 FAR and Bonuses:

The primary innovation of the Mixed Use Zones project was to reduce the allowed capacity (in FAR) in the new CM-2 zone, compared with the CS and CM it will replace. Then, bonuses in FAR and in an additional partial fifth floor would be offered when developers provided Community Benefits such as Affordable Housing and Affordable Commercial Space. However, a city-commissioned market analysis from 18 months ago and done again more recently shows the bonus is not likely to be taken advantage of very often citywide, and probably never in East Portland. In addition, a key incentive was the fifth floor, which will not be available in many parts of the city where CM-2 is mapped, furthering the inequities in this bonus system.

Brian Posewitz	8508 SE 11th Ave.	brianposewitz@comcast.net	<p>Dear Planning and Sustainability Commission:  I live in Sellwood. I have reviewed the proposed MUZ overlay for Sellwood/Moreland and find it inappropriately provincial and stuck in the past. In particular, the neighborhood centers (loosely defined) around 13th/Tacoma and Bybee/Milwaukie should be at least CM3 and/or CM2. Nothing should be CM1, which is proposed for the core parts of these intersections.</p> <p>Sellwood/Moreland is a close-in neighborhood that can and should grow significantly taller and more dense if our wider metropolitan area grows as projected. This will help accommodate growth while minimizing regional sprawl. Moreover, it will enhance the livability of our neighborhood by facilitating (through economic incentive) the repair and replacement of the many old, run-down structures that still occupy our neighborhood centers (despite vast improvement in recent years). I see little to no risk that every building in these centers/corridors will be torn down and replaced with the same type and size of building to create the "four-story tall canyons" feared by the majority of the board of the neighborhood association board. The nice buildings will be preserved and the run-down ones will appropriately be replaced, creating a fresher, more diverse and more vibrant neighborhood.</p> <p>Thank you for considering my comments.</p> <p>Regards,  Brian Posewitz</p>	18399	97202
Kim Read	7925 SE 16th Ave	instantconfidante@yahoo.com	<p>Please protect the Sellwood-Moreland neighbor from unreasonable development. Sellwood-Moreland needs and deserves a design overlay similar to other historic and walkable neighborhoods. Thank you.</p> <p>Kim Read  7925 SE 16th Ave</p>	18403	97202

Bill Reedy	1732 SE Ellis St.	tikiclampett@gmail.com	<p>The Sellwood Moreland neighborhood needs a design overlay to protect the character of the neighborhood.</p> <p>I have no problem with development that is well-planned and thoughtful. Already, my neighborhood has been blighted with development that is neither.</p> <p>We need this type of protection to preserve our community.</p> <p>Thank you.</p> <p>Bill Reedy 1732 SE Ellis St. Portland OR 97202</p>	18405	97202
Rhonda Reedy	1732 SE Ellis St.	rreedy@ucla.edu	<p>The Sellwood Moreland neighborhood needs a design overlay to protect the character of the neighborhood.</p> <p>I have no problem with development that is well-planned and thoughtful. Already, my neighborhood has been blighted with development that is neither.</p> <p>We need this type of protection to preserve our community.</p> <p>Thank you.</p> <p>Rhonda Reedy 1732 SE Ellis St. Portland OR 97202</p>	18406	97202
Tanya Schaefer	7425 SE 18th Ave	tkschaefer@gmail.com	<p>Sellwood/Westmoreland deserves a design overlay given the increasing and rapid development in our neighborhood. Sellwood was founded in 1883 with SE 13th at its center. SE Milwakiie has served Portland since the 1840s when settlers made their homes after their long journey on the Oregon Trail. These two streets make up the town center which has been cherished as a pedestrian centered community for over a hundred years. It is a distinct walkable community, and we should preserve its walkability while planning for future development. This is a great, distinct neighborhood which merits being treated as such when working with developers.</p> <p>Thank you,</p> <p>Tanya Schaefer 7425 SE 18th Ave Portland, OR 97202</p>	18407	97202

Nanci M. Snyder

5915 SE 21st Avenue

carricou@comcast.net

I am submitting this testimony for the Westmoreland/Sellwood neighborhood recommending design overlay protection for our community. In particular, I would recommend SE Milwaukie and SE 13th Avenues for the overlay protection, as well as SE 17th Avenue and SE Bybee Blvd. These streets represent the core of our connected neighborhoods.

This protection is needed to retain the livability and historic character of the area. SE Milwaukie Avenue still retains its old streetcar rails under the pavement – alluding to the historical nature of the neighborhood.

Sadly, we are seeing ugly and huge multi-story apartment buildings – many without parking - sprouting up throughout our neighborhood that tower over the existing bungalows. These buildings are abominations. The developers appear to be out of control with no concern for the future of our community.

As a longtime resident of the Westmoreland neighborhood, I whole heartedly recommend a design overlay for our community. Other neighborhoods such as St. Johns, Kenton, Mississippi have a design overlay; I believe SE 13th and SE Milwaukie Avenues have earned the same respect.

I hope you take my testimony into consideration.

Respectfully submitted,  
Nanci M. Snyder, P.E.  
5915 SE 21st Avenue  
Portland Oregon 97202

18409

97202

Jane Stein

1622 SE Harney Street

jhs49@comcast.net

I am commenting on this issue because I am upset about how the sustainability crowd is sharpening their knives to destroy a quiet tight knit community in the Sellwood. The developers want to ruin the area with multi unit tall buildings that will be extremely out of place. Where is the design overlay? I object to condos and rental buildings looking out of place in the area and tall buildings blocking already established housing's sunlight as well .Additionally they will be creating overcrowding in the school system, lack of sufficient parking for all and increased traffic everywhere. They are under some kind of illusion that everyone is going to take public transit or bike to work. That is far from reality. SE Tacoma Street and SE17th Ave. are already packed with Clackamas County drivers as is and now the car owning tenants of new buildings will add more of a carbon footprint in the area with more cars and accelerating gasoline fumes. When I lived in a 3,000+ tenant apt. in Brooklyn NY EVERY apt. had an assigned parking space. Sellwood will become the location of parking wars as the builders are providing insufficient amounts of parking spaces or none at all. The

18412

97202

carrie strickland	800 NE 53rd Ave	Carrie@worksarchitecture.net	<p>I'd like to share some of my concerns regarding the current MUZ package. I've been tracking this package closely and have serious issues with the reduction of allowed FAR, building profile dictations and the overall feeling that we are embarking on a major regression of our city's progressive density goals. I've attempted to outline my concerns below:</p> <p>FAR changes:</p> <p>The compromises made as part of the MUZ process have essentially resulted in a direct down-zoning of the base zone allowances across most, if not all, of the C and EXd zones.</p> <p>Doing so results in a penalty for property values, taxable values and dis-incentivizes development.</p> <p>The attempts to "incentivize" increased FAR to get back to an allowed FAR that matches the allowed heights on the lots are poorly convinced and some of the incentives have actually been eliminated as the plan has progressed.</p> <p>The current plan is being developed during a development bubble and we all know that property investment and development is cyclical... those of us that remember what it was like only a few years ago – when our city was starving for development progress - know that a down-zoning and reduction in progressive density now, will have giant effects down the road.</p> <p>During the most recent downturn, we saw development come to a halt and we saw property values drop. This results in lower property taxes and the funds paid by development projects (SDC, school</p>	18415	97213
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Erin Telford

3830 SE 62nd Avenue

erinleben@gmail.com

I am a resident of the Foster-Powell neighborhood. I have lived here for over three years, and my husband has been here for over a decade. I have worked in the architectural field in Portland for many years.

In response to this email sent out by the Foster-Powell Neighborhood Association:

As discussed at Monday's Neighborhood Association meeting, there is a "low-rise commercial" proposal of Commercial Mixed Use 1 (CM1) on both the north and south sides of Foster Rd. between 63rd Ave. and 68th Ave. This designation will cap building height requirements to two stories as opposed to the previous CM2 designation, which allowed for up to 4 stories. This is to acknowledge the existing character of one to twostory "street car era" buildings.

I am very much AGAINST a low-rise commercial proposal. The city so desperately needs apartment units, and additional rental space. While some neighborhoods (Division as an example) have been overwhelmed by 4-story development, Foster-Powell is one neighborhood with the space, wide commercial streets and scale to actually benefit from the added building height. And as a rapidly gentrifying neighborhood, we have a chance to fit in more affordable housing and also help improve the neighborhood with new development and retail.

While I am all for the preservation of our historic building on the commercial strip on Foster

18416

97206



Mitchell J. Thomas  
and Julie M. Perko

2606 NE 16th Ave

mitch.thomas@gmail.com

To whom it may concern,  
My family and I live at 2606 NE 16th Ave, in Portland Oregon  
and have done so since the  
summer of 2000.

We are concerned about the proposed zoning changes in the  
PSC Mixed Use Zoning Report.

We would like to see Section 33.130.100 B2 (c) to be  
amended to 15,000 sq. ft as we feel this  
would preserve the historical intention and aesthetics of the  
property at 15th and Brazee and  
our surrounding neighborhood (Irvington). Furthermore, we  
feel the preservation of historical  
aspects of this property (its dimensions etc.) are in keeping  
with the intention of the Irvington  
Historic District which we supported and continue to support.  
If for some reason this amendment is not possible, as an  
alternative I would like to see the  
property at 15th and Brazee be eliminated from the Comp  
Plan map so that its zoning remains  
R-5, much like the adjoining property for the same reasons  
cited above.

Sincerely, Mitchell J. Thomas and Julie M. Perko

18419

97212

Christine & Anne Viola- 7663 SE 22nd Ave  
Krause

cnkrause@comcast.net

Hello

18422

97202

I would like to express strong support for a design overlay in the Sellwood-Moreland area in SE Portland. We fell in love with this area of Portland in large part because of the clear roots and history of Portland that it held and still displayed and lived every day. We have never felt so very connected to a neighborhood as we do here. It is literally like a main street in an old town. There is so much awareness and involvement from the community. Because it is so walkable, familiarity amongs neighbors is not just those to 1-2 houses up or down the block...it is many people for many blocks. We worked extremely hard to get into this area because we have children and this is a place where we feel that children can be safe walking and biking with parents or friends. That is priceless these days. Soon after buying our house, we began watching houses be torn down and another three times it size being erected. And then as we take our normal walk we have come across 2 (soon to be three) new apartment complexes that bring many more residents and seemingly no parking or consideration for impact in terms of our community. I then heard of buyers buying homes to turn into rentals or Air B & Bs. Within months of buying are house we got request from investors with offers to buy it from us. It felt empty as does much of the new planning. I previously lived in north Portland, where certainly some of the new development work had some gentrification effects that are tough to accept. Still, there was a consideration for the communities in which development was occurring. We deserve that input here too...we deserve the

Richard and Eileen  
Wallace

8716 SW 21st Avenue

Testimony: Regarding property located at: 6515-6519 SE Foster Boulevard, Portland, OR 97203, adjacent house located at 4536 SE 65th Ave, Portland, OR 97203, and nearby commercial property located at 6313-6317 SE Holgate Blvd, Portland, OR 97203 in regard to Portland's Comprehensive Plan

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I am requesting that the Commission re-designate my commercial property located at 6515-6519 SE Foster Boulevard, small single family house that sits directly behind this building at 4536 SE 65th Avenue, and nearby commercial property located at 6313-6317 SE Holgate Blvd from its current designation of CS – Commercial Storefront to Mixed Use – Civic Center (CM2). One year ago, I received an initial notice that indicated that the properties would be designated as CM2. Recently, in April of 2016, I received another notice that changed the designation on these same properties from CM2 to CM1. I am requesting that the Commission restore the zoning on these properties to the original designation of CM2.

The 6515-6519 SE Foster property has two ground floor commercial tenants including a vehicle repair shop that has been in this location for 30+ years and a small tavern that has been in operation for over 25 years. There are also two apartment units above the tavern. The 6313-6317 SE Holgate property has two ground floor tenants including a barber shop and a community shared office space.

My father purchased these properties in the early 1980's. I grew up maintaining the properties, having my cars repaired at the auto shop, and over the years becoming close with the tenants. Since my father passed away in 2004, I'm now a second generation caretaker of the buildings. Because of my family history and love of Portland, I am strongly committed

Deborah Wessell      7667 SE 21st Avenue      wessell@live.com

I'm writing to support the idea of a design overlay for Sellwood/Westmoreland, a unique Portland neighborhood that's currently attracting development and is bound to attract more in future. The nature of this development will be crucial to the future of the area.

18427

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Since the 1840s – almost two centuries! – SE Milwaukie near Bybee has been a walkable community center. And SE 13th has been the lifeline of Sellwood since 1883. These two neighborhood centers are charming and historic, providing exactly the qualities that draw people to SE Portland. Without a design overlay, they're in danger of being sliced up into soulless pieces by cookie cutter development that destroys those qualities.

St. Johns, Kenton and Mississippi, among other neighborhoods, enjoy the protection of a design overlay. Sellwood/Westmoreland deserve the same protection, before it's too late.

Thank you.

Deborah Wessell  
7667 SE 21st Avenue  
Portland OR 97202

Garlynn Woodsong

5267 NE 29th Ave

garlynn@gmail.com

Dear Planning &amp; Sustainability Commission Members, 18429

97211

First, I want to express that this Mixed Use Zones Project has resulted in a proposal that would seem to result in higher-quality buildings than we are currently seeing built in the zoned areas that will become the set of mixed-use zones. Second, I want to express that the Mixed Use Zoning project is inextricably intertwined with something else that sounds very similar, the concept of Missing Middle Housing. Now, Missing Middle Housing types are, by definition, those types that are neither the single-family homes directly abutting the mixed use zones, nor are these the types that are most likely to be constructed in the mixed use zones. The Missing Middle types are called that precisely because they are missing; because there is no zone tailor-made to accommodate them; and therefore, they are unlikely to be constructed in large numbers anywhere in the city under our existing zoning code. And yet, with this new Mixed Use Zoning code, it is exactly those Missing Middle types that we are likely to need more of. This Mixed Use Zoning project has resulted, effectively, in a down-zoning of our centers and corridors. It is reducing the capacity, both in terms of dwelling units and in floorspace of non-residential space, of our future city. This is precisely why we will need to figure out a way, as a city, to accommodate large numbers of new Missing Middle housing types in areas that are currently zoned for single-family homes.

Ben Bortolazzo and  
Terry Griffiths

5905 SE 43rd Ave

To: The Portland Planning and Sustainability Commission 18430  
From: The Woodstock Neighborhood Association 97206  
Re: Low-rise Commercial Storefront designation at SE  
Woodstock Blvd.

With this letter, the Woodstock Neighborhood Association wishes to speak against the proposed lowrise 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

Sherrie Wright

4410 SE WOODSTOCK  
BLVD

The Mixed-Use Zoning project has recently proposed a map change that includes down-zoning commercial properties currently zoned CS in the core of Woodstock's business district from current CS zone to CM1 (a lateral move to the new Mixed Use Zone would be CM2).

As a Woodstock community member, I ask that the Planning Commission recommend reversal of this decision and exempt Woodstock in this downzoning plan. A zone change less than the most equivalent to current zoning diminishes property rights of the local commercial property owners and limits opportunities for Woodstock's growth and vitality.

The Woodstock community has worked together to create a vision for our neighborhood. I wish to voice that this decision was not based on our vision and is not in line with Portland's "20 minute neighborhood" goals.

Therefore, I ask that current level of zoning be restored to the proposed map prior to these latest revisions and that there is consistent zoning in the core of the Woodstock Business District.

Please add this to the record.

Thank you,

Name: Sherrie Wright

18432

97206

Angela Zehava

1579 SE Nehalem St.

angela.zehava@stanfordalumni  
.org

To Whom It May Concern:

18433

97202

Sellwood is today a "hot" neighborhood. We are attracting a lot of attention from people looking to make money from developing our landscape and common space. Most of the people buying up property here do not live here, do not know our neighborhood, nor do they seem to care. We are seeing very ugly buildings going up (maximize profit, I guess) that not only do not blend with the neighborhood, they CLASH WITH EACH OTHER. We live here and we should not be subjected to the bad taste and carelessness of developers. These buildings will be here for the rest of my life and the lives of my children. We should be able to have a say AT LEAST on how these buildings look and function in OUR landscape.

Sellwood was founded in 1883 with SE 13th at its center. SE Milwakiie has served Portland since the 1840s when settlers made their homes after their long journey on the Oregon Trail. These two streets make up the town center which has been cherished as a pedestrian centered community for over a hundred years. It is a distinct walkable community and in the future should continue to be a distinct walkable community as our city grows. It deserves a design overlay. This is a unique and historic center of town, not one that investors with no stake in the community should be blot with cookie cutter development unsuited to the neighborhood without acknowledging the architectural and communal living



Karen LeGore	3433 SW Multnomah Blvd	<p>The Mixed Use Zones project of the 2035 Comprehensive Plan's proposes to change the Commercial storefront properties to Commercial Mixed Zone 2 (CM2). I request that the PSC change this designation to CM1 to limit building height to 35 feet (3 stories) in the business district of Multnomah Village with a D overlay.</p> <p>With the exception of one 3-story building, Multnomah Village consists of predominately 2-story buildings, many of which are historic. The Village has a design district overlay under the current Comprehensive Plan and this overlay states that new development must be consistent with the scale and character of the existing businesses. The new CM1 designation is a better fit for the historic village, which appears to be the last remaining cluster of locally-owned businesses in the City.</p>	18462	97219
Jim and Liz Davis	7910 SW 31st #104	<p>The Mixed Use Zones project of the 2035 Comprehensive Plan's proposes to change the Commercial storefront properties to Commercial Mixed Zone 2 (CM2). I request that the PSC change this designation to CM1 to limit building height to 35 feet (3 stories) in the business district of Multnomah Village with a D overlay.</p> <p>With the exception of one 3-story building, Multnomah Village consists of predominately 2-story buildings, many of which are historic. The Village has a design district overlay under the current Comprehensive Plan and this overlay states that new development must be consistent with the scale and character of the existing businesses. The new CM1 designation is a better fit for the historic village, which appears to be the last remaining cluster of locally-owned businesses in the City.</p>	18463	97219

Justin Fallon Dollard 1301 SE Morrison

jdollard@pps.net

Date: May 10, 20

18464

97214

To: The City of Portland Planning and Sustainability Commission

From: Sara King, Director Planning and Asset Management, Portland Public Schools

RE: PPS Request to Change Zoning for R150599 Near SE 14th and SE Morrison

Dear Commissioners,

Portland Public Schools (PPS) requests a legislative zoning change for its property (R150599) near SE 14th and SE Morrison from High-Density Residential (HR) to Commercial Mixed Use 3 (CM3) through the Mixed-Use Zones Project.

CM3 zoning will allow for redevelopment that better meets the intention of the Comprehensive Plan Update and better serves the neighborhood through a broad array of retail, service, and office uses that promote local employment and housing opportunities and minimizes impacts to the historic residential fabric of Inner Southeast Portland.

CM3 zoning will reduce size, mass, and density of future development otherwise allowed by right under RH zoning (please see development envelope analysis below).

CM3 zoning will support the highest and best use of the site based on PPS market analysis (available upon request).

Site Analysis: The 57,182 square feet site is located on a block which directly abuts the Central City Plan District, is well-served by mass transit, and well-positioned to support neighborhood preservation efforts by concentrating new development on a "civic" corridor. The site is surrounded predominately by Commercial

Doug Wacker

1520 NE Grand

Dear Chair Schultz and Members of the Commission:  
I am the Owner/Operator of the McDonald's restaurant, located at 12005 NE Center - 1520 NE Grand and 3110 NE Going (All in Portland). I understand that the City of Portland proposes to change the zoning of my location(s) such that a drive-through will no longer be permitted. I submit this letter requesting that the proposed zoning of my restaurant(s) be Commercial Employment (CE) to ensure that my existing drive-through remains conforming with the Portland Zoning Code.

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A large portion of our business derives from the operation of the drive-through facility component of the restaurants, without which they could potentially profitably operate. We are concerned that the proposed mixed use zones will greatly reduce our ability to maintain and modernize our drive-through facilities. As the only proposed mixed-use zone that does not prohibit drive-through facilities in the CE zone, we hereby request that our site(s) be zoned CE.

Even if McDonald's restaurants are zoned CE, we are also concerned that the existing CE zone is not truly auto-accommodating, as currently defined in Portland Zoning Code:

"Auto-Accommodating Development. Development which is designed with an emphasis on customers who use autos to travel to the site, rather than those which have an emphasis on pedestrian customers. [...] The main entrance is oriented to the parking area. In many cases, the building will have parking between the street and the building. Other typical characteristics are blank walls along much of the facade, more than one driveway, and a low percentage of the site

Valerie King	2828 SW Patton Rd.	v_j_king@yahoo.com	<p>I live directly across Patton Rd from the former Strohecker's grocery property at 2855 Patton Rd. We bought this house largely because it was a walkable neighborhood with a grocery store (one that incorporated a contract post office, dry cleaner pick up, deli, coffee bar, liquor store and good butcher counter). We feel that our ability to live a walking life has markedly diminished since Strohecker's closure in January 2016. We request that the Commission honor the existing 1984 Ordinance for the Strohecker's site. Any non-grocery store use of the property would decrease the value of our property and would not be helpful to the neighborhood which needs these types of services within walking distance. Since we have moved here Trimet service has gone to weekday business hours only and so having a grocery option on this hill is important to us and our neighbors. Thank you for your consideration, Valerie J. King</p>	18506	97201
Laurie Weisberg	2711 SW Patton Rd	laurierose6@gmail.com	<p>My preference I would be to see a small cafe, grocery and liquor store, pharmacy, post office with possibly nice townhouses or condos on top. Option 2: A community center with a little cafe or small grocery.</p>	18507	97201