

**From:** David Kingston [mailto:dave.kingston@gmail.com]  
**Sent:** Tuesday, May 17, 2016 1:42 PM  
**To:** Planning and Sustainability Commission <psc@portlandoregon.gov>  
**Cc:** Stockton, Marty <Marty.Stockton@portlandoregon.gov>  
**Subject:** Testimony - Mixed Use Zones Project

May 17, 2016

Members of the Planning and Sustainability Commission,

My name is David Kingston and I am the owner occupant at 4434 SE 26<sup>th</sup> ave, in SE Portland.

As part of the Mixed Use Zones project, I am writing to urge the planning and sustainability to rezone my property as well as the ones at 4432 SE 28TH AVE, and 4435 SE 28TH PL **in accordance with their current/new comprehensive plan designation of Mixed-Use Dispersed.**

Specifically, in order to allow for the growth anticipated for the Portland Metro Area and City of Portland while respecting the urban growth boundary, **these properties should be zoned CE** – which is a mixed use commercial employment zone.

These properties are in a location that should be encouraging more infill. Specifically they are:

- • Near transit, such as the recently completed Orange line, and the #17 bus line
- • Easy biking distance to the downtown core and the inner east side neighborhoods
- • Close to major employment centers such as OHSU
- • Near major educational centers such as Reed College, OHSU, NCM and more

Rezoning these properties is **in character with the surrounding uses** as they are nearly surrounded by Commercial uses and multi-family housing.

Rezoning these properties to match the comprehensive plan designation also **helps to fulfill the long term growth vision for the City of Portland** of neighborhood commercial centers and main street corridors while preserving the charm of historic Portland.

Rezoning as CE provides a myriad of **advantages** for the citizens of Portland, whether it be bike and transit friendly housing for students, **broadening the housing opportunities** to city residents, or small-scale neighborhood services. This aligns with the decisions to rezone the abutting properties as CE.

Lastly, as owner occupied properties, there **is no risk of displacement** of those occupants, which can help prevent any exacerbation of the housing emergency that Portland faces. If anything, the rezoning **can help mitigate that housing crisis** in a small way and prevent the underutilization of this space.

The level of activity in the neighborhood has already increased significantly from when the last comprehensive plan update was developed, and will undoubtedly continue to increase in the following years. Taking this action now can help ensure that the Planning and Sustainability Commission continues its great work of setting the stage for a well-planned and sustainable Portland, for the residents of this neighborhood and the city as a whole.

Thank you,  
David Kingston  
Owner-occupant at 4434 SE 26<sup>th</sup> ave, Portland, OR 97202