

From: adawson@juno.com [mailto:adawson@juno.com]
Sent: Wednesday, May 18, 2016 10:29 PM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Subject: Zoning--Hosford-Abernethy, near 21st and Powell

To the Planning and Sustainability Commission:

Re: Hosford-Abernethy, near SE 21st and Powell.

We are writing to request that our existing zoning of R2.5 not be changed to R1. Our property, 3106 SE 19th Ave, is zoned R2.5. We feel this is the appropriate designation. The proposed zoning identified in the Residential and Open Space Zoning Map is R1.

The justification for this is proximity to amenities and services. Yes, this area is within ¼ mile of the SE17th/Rhine Station on the Max Orange Line, but, just barely and the effort required to cross Powell Boulevard makes it uncommon that the Rhine Station is the station used by those in this neighborhood. Further, there are a number of other properties within this ¼ mile proximity that would remain zoned R2.5.

The next justification given is infrastructure availability. Again, most of the other properties within the area have the same availability and retain their R2.5 zoning. Further, I believe that some of the properties on this block, those facing SE 20th Avenue, actually do not have sufficient infrastructure to support R1 zoning.

Again, stating that this area is adjacent to an employment area, is nothing different from the many properties around us zoned R2.5.

Under additional factors considered, is given the fact that to the north and the west there are apartments (R1). It should be noted, though, that this immediate area, as built up, is very stable. The **mix** of single dwelling units with multiple dwelling units is part of the reason for that.

Further, these smaller, single dwelling units are suitable for raising families within the city, unlike R1 zoning. There are few families whose ideal is to raise children without yards and have little if any place for grandparents to garden.

One of the goals of the Comprehensive Plan Update is to allow the continuation of the residential scale and characteristics of Portland's residential neighborhoods. Maintaining the R2.5 zoning of our property allows such a continuation and is in keeping with the goal of affordable middle housing.

The Hosford-Abernethy Neighborhood Action Plan desires to encourage the improvement and maintenance of residential properties, especially those that are non-owner occupied (Objective 2.1) and protect the fragile residential area within which our property lies. We feel that the R2.5 zone does this better than an R1 zone would. This very specific area has a higher percentage of non-owner occupied homes than the citywide average.

We have spoken with our neighbors and there is agreement that R2.5 zoning suits this stable block much better than R1 zoning would.

Again, we request that our zoning remain R2.5

Thank you for your consideration of this matter.

Truly,
Angel Dawson & Louis Hodes
3106 SE 19th Ave
Portland OR 97202