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City of Portland Bureau of Planning and Sustainability
Attn: Mixed Use Zones Project
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Mixed Use Zones Project - Proposed Draft Comments

May 24th, 2016

Dear Planning & Sustainability Commission Members,

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 & 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.

These comments are in response to comments posted April 22 on the MUZP MapApp by Michele Reeves on behalf of herself and an unidentified commercial property owner, who also posted remarks following Ms. Reeves'.

I writing today to reiterate the importance of retaining the current planned CM1 designation for the "mini" commercial node at the intersection of NE 30th and Killingsworth.

Brief History

This CM1 designation came to be is that BPS specifically determined changing from the initial CM2, which was automatically assigned to all existing CS zoned properties in the first MUZP Draft, to CM1 was both appropriate and desirable for this corner after considering and agreeing with the reasons provided by the CNA LUTC at a meeting on August 18, 2015.

Why CM1

The most important reason for not changing the designation for this quaint yet vibrant intersection to CM2 is that its unique character of mixed retail, business, and residential use adjacent to a long-established classic Portland residential neighborhood, has grown organically and successfully and is exactly the type of location that the specific CM1 definition was established to both protect and nurture. A few of the key points are highlighted below:

Commercial Mixed-Use 1 (CM1): This **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. The zone is also appropriate for key areas within neighborhood centers that have low-rise storefront character and **where this scale is intended to be maintained**. This zone allows a mix of commercial and residential uses. Buildings in this zone are generally expected to be up to three stories. Development is intended to be pedestrian-oriented and **generally compatible with the scale of surrounding residentially zoned areas**.

This "singling out" designation is critical precisely because Killingsworth is a busy East-West corridor that this "in between" intersection with very particular type of alternate oriented North-South access via 30th to the surrounding well established residential community. This is a very different intersection than the more heavily travelled major ones at 42nd Ave., 33rd St., 15th Ave., and of course MLK Blvd., Williams & Vancouver, and Interstate.

It is also essential to ensure the 35 ft / 3 story height limit and 85% coverage (not 50% as the online posted commenters erroneously base much of their argument on).

I strongly recommend that this CM1 designation is retained and let's see how the area develops of the next few years -- It can always be upzoned to CM2 in the future but downzoning would be almost impossible.

Thank you for your important work for the future of our city and for your serious consideration of these comments.

Sincerely,

Ben Earle