

Dean Pottle
4714 NE Fremont
503-319-2517

6/8/16

Bureau of Planning and Sustainability

Hello! I have been living in my house since 2001 and specifically bought the house anticipating it would get zoned commercial to provide for my retirement. I have been an independent plumber for 30 years and I am now 65 years old.

I am also a homebrewer and have made my basement into a gathering place for friends and beer geeks 4 nights a week. My place, officially called "Dean's Scene," has become quite famous in the beer world. It has been featured on an international beer show, I have brewed with the commercial brewery across the street (Alameda Brewery) for a beer event and been written up in Willamette Week's Beer guide and bar guide all because of the unique nature of my gathering place.

I remodeled the back of my house and basement in 2007 to accommodate my friends and the project was totally permitted and approved by the city of Portland. Both the police and liquor commission have checked me out and approved of what I'm doing. So the logical next step would be to go commercial and open a real pub. I have plans turning commercial or not to enlarge my basement to provide access with a ADA ramp and a street entrance to enlarge my gathering place. I intend to build this basement addition completely to commercial code.

My neighbors are fine with my situation as by 10 PM nobody goes outside to hang out and we close all windows. I have been to PSC meetings in the past year to plead my case and will be at Tuesday meeting. The building next to my house was grand fathered in as commercial and I know that my house and house on the corner we're originally planned to go commercial on your new plan.

Please, I need to retire and have no other options to make a living. I have done this now for 15 years and with such positive publicity and fame for running the coolest and most comfortable gathering place I beg you to give me commercial zoning.

Yours truly
Dean Pottle

July 7th, 2016

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PLANNING & SUSTAINABILITY

2016 JUL 11 A 8:41

Petition for Zoning Change for 2 tax lots

- 1) 3430 NE 50th Ave., 97213
- 2) Vacant lot on 50th & NE Fremont St., 97213

Both parcels are designated as CM1 according to the 2035 Comprehensive Plan, and we are requesting that the zoning be changed on both parcels to CM1.

- 3) 5024 NE Fremont St., 97213

This parcel is currently zoned R-2 and we are requesting a zoning change to CM1, because we would like to develop all three properties as one project. If this parcel were to stay as currently R-2 zoned and developed into 2 units, it would require driveways on Fremont which already has a nearby bus stop, a crosswalk, and is a transit corridor. To access this property as currently zoned would be unsafe and not practical, due to the high volume of both vehicle and pedestrian traffic.

Thank you for your consideration of these matters.

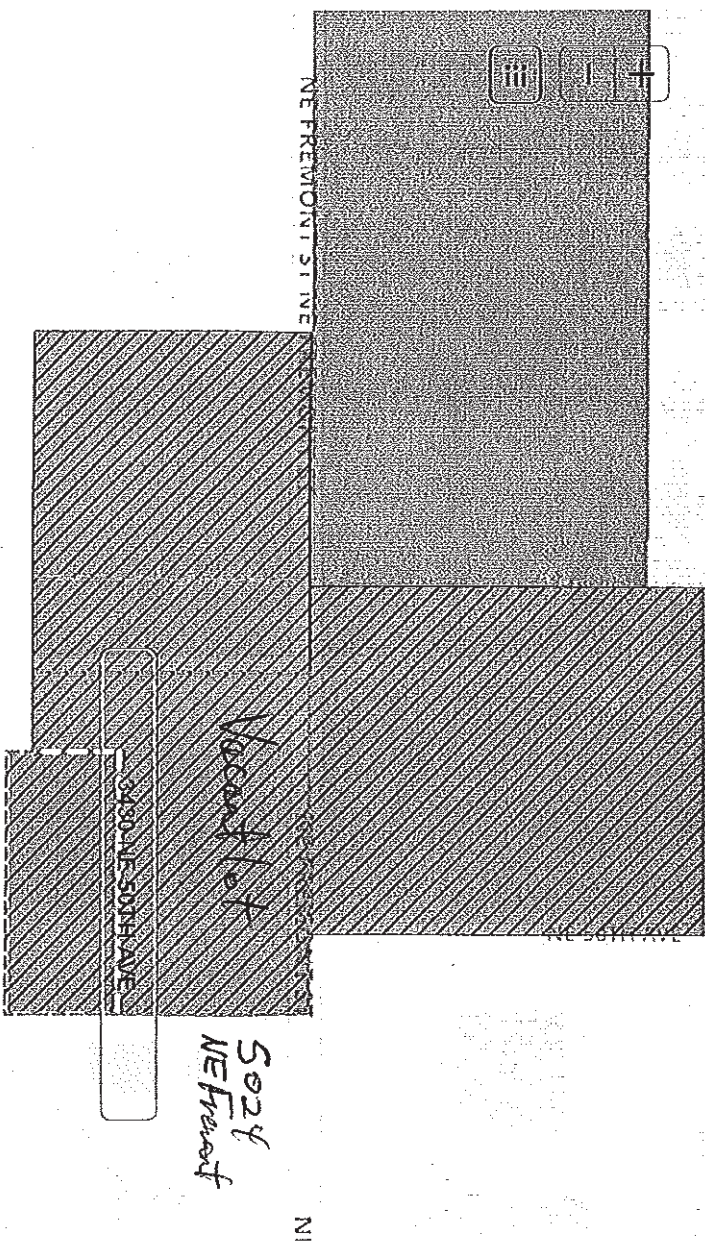
Sincerely,

Rick Peterson


Blair Peterson


Jason Peterson


Sara Peterson

3430 NE 50TH AVE

Map Proposal Comments

Proposed Change # 1470

Amendment # M39

Proposed Comprehensive Plan Designation Mixed Use - Neighborhood

Existing Comprehensive Plan Designation Low Density Multi-Dwelling

Proposed Commercial/Mixed Use

designations will eventually create a more continuous street frontage or full block of shops, restaurants, services, offices and/or residences to provide residents and others with a variety of desired goods and services within walking distance. Existing residential zoning may be retained in the near-term.

Mixed Use - Neighborhood

This designation promotes mixed-use development in neighborhood centers and

SO24
NE Transit

Date: July 7, 2016

RECEIVED
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2016 JUL 11 A 8:39

To: Portland Planning and Sustainability Commission

From: Dennis M. Harper, Architect DMH
221 NW 18th Avenue
Portland, OR 97209

Subject: PSC MISC. Zoning Update Testimony

Distribution: Portland Historic Landmarks Commission
John Bradley, Chairman, NWDA Planning Committee

Upon reviewing the Miscellaneous Zoning Amendments – Proposed Draft – June 2016, I was alarmed to find that a vast swath of Northwest Portland has been/will be zoned RH with FAR of 4:1. I am referring to the first two attachments, Maps 120-6 and 120-7, pages 75 and 77 of the referenced document. Almost ALL of the FAR 4:1 area occurs within the Historic Alphabet District. Please refer to the third attachment, Map 1 of Historic Alphabet District, and compare it to Maps 120-6 and 120-7. Basically most property east of NW 21st Avenue has RH zoning with FAR 4:1, while areas of the Historic Alphabet District west of NW 21st Avenue are spared this higher density designation.

The RH zoning with a maximum FAR of 4:1 is a threat to the future of the eastern half of the Historic Alphabet District. Property owners and developers will certainly be enticed to demolish smaller historic buildings in the Alphabet District in order to replace them with larger, taller buildings up to FAR 4:1. The PSC MISC. Zoning Update is strongly advised to reduce the FAR to 2:1 in all areas of the Historic Alphabet District in order to eliminate the owner/developer enticement to tear down and build bigger. A similar revision was advocated by the Irvington Community Association for the Irvington Historic District. Refer to pages 78 and 79 of the Miscellaneous Zoning Amendments.

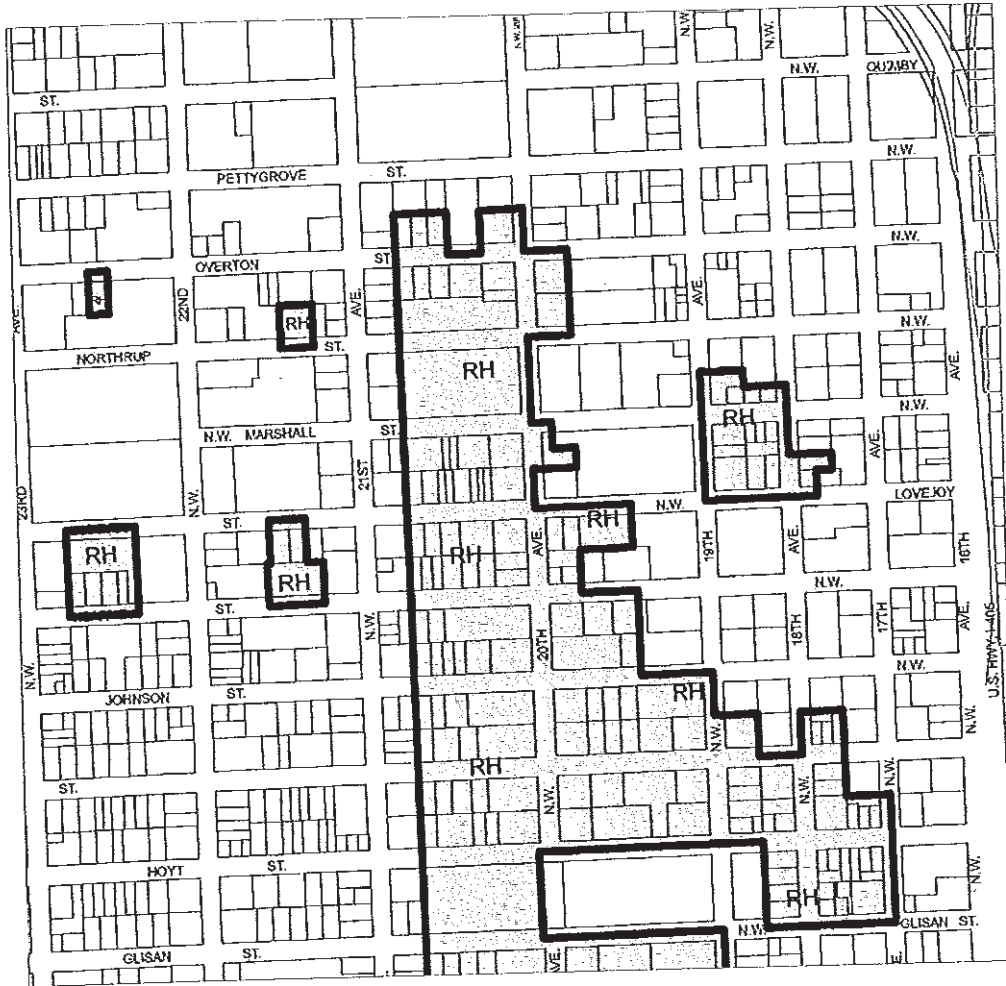
Furthermore, a maximum FAR of 2:1 would be a better fit for properties currently with no structures, such as parking lots. Tall, out of scale new buildings near such prominent older buildings as St. Mary's Catholic Cathedral, the NW Childrens' Theater, and Trinity Episcopal Cathedral would damage the character of the Historic Alphabet District.


If one assumes that the RH zoning with a maximum FAR of 4:1 is necessary to sustain an adequate supply of housing units in the city, then refer to page 120 of the Miscellaneous Zoning Amendments. The Commentary states that due to the large surplus of residential capacity in the city, the code provisions for No Net Loss of Housing and a Housing Pool are to be deleted. Under the proposed zoning amendments, a reduction of FAR to 2:1 in the Historic Alphabet District would not contend with a requirement to maintain residential capacity.

Proposed RH Areas with Maximum FAR of 4:1

Map 120-6

Map Revised Xxxxx X, 201X



- City Boundary
-  Boundary of Existing/Potential RH - Zoned Area

Quarter Section(s): 2927, 2928, 3027, 3028



From: [BPS Comprehensive Plan Testimony](#)
To: [Planning and Sustainability Commission](#)
Subject: FW: Comprehensive Plan Testimony
Date: Monday, July 11, 2016 8:58:11 AM

From: D. Ben Henzel [mailto:dbh@henzelpc.com]
Sent: Saturday, July 09, 2016 11:56 AM
To: BPS Comprehensive Plan Testimony <cputestimony@portlandoregon.gov>
Subject: Comprehensive Plan Testimony

Dear Planning Commission members –

I was notified some time ago that the property I own at 4606 SW Corbett Avenue would be rezoned as part of the Comprehensive Plan Map change. I was delighted because this property is currently zoned R-2 and is an island of residential nestled along I-5, but adjacent to commercial uses. It is difficult to find good tenants because of the busy roads (Corbett and I-5), not to mention the road noise.

I checked the Plan Map again and see this property was removed from the zone change. I can't understand this decision. Long term planning would indicate that a residential island along I-5 is not a sound decision. This property should be included in the plan change so that in the future it can be redeveloped to its fullest potential. Please reconsider your decision to leave this property out of the plan.

Thank you.

D. Ben Henzel
Henzel Law Offices
0224 SW Hamilton Street, Ste 300
Portland, OR 97239
Telephone: (503) 546-1588
Facsimile: (503) 546-1589
Email: DBH@Henzelpc.com
www.Henzelpc.com

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From: [Jack Hopkins](#)
To: [Planning and Sustainability Commission](#)
Subject: Mixed Use Zones Testimony
Date: Monday, July 11, 2016 1:19:21 PM
Attachments: [ATT00001.txt](#)

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>>

>> Greetings,

>>

>> I am writing today to encourage you to change the zoning on a piece of property that I lease to

>> Metropolitan Family Services at:

>> 1808 SE Belmont in Portland.

>>

>> This property has been R2.5 which does not reflect its current nonconforming commercial (office) use and does not encourage additional capital investment for the building. I think that the Planning staff did an excellent job with their recommendation of a zone change to CM2 in the current Proposed Draft of the Composite Zoning Map. With the adoption of the 2035 Comprehensive Plan Map, this property now has a Mixed Use-Urban Center comprehensive plan map designation. I respectfully request the CM2 zone to match the intent of the comprehensive plan map designation.

>>

>> It is time to replace the roof on this building, I would like to also spend additional money to improve the looks and feel of the building. The people who work at this office building love the neighborhood, good transit access and the off-street parking. It is also a convenient commute for people visiting their office.

>>

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MFS Metropolitan Family Service
Moving Lives Forward.
503.232.0007
www.metfamily.org

SE 18th Ave

COMMUNITY CENTER



From: [BPS Mailbox](#)
To: [Planning and Sustainability Commission](#)
Subject: FW: proposed mixed-use zoning changes
Date: Monday, July 11, 2016 9:12:00 AM

NaTasha Gaskin
City of Portland
Bureau of Planning and Sustainability
Ph: 503-823- 7802
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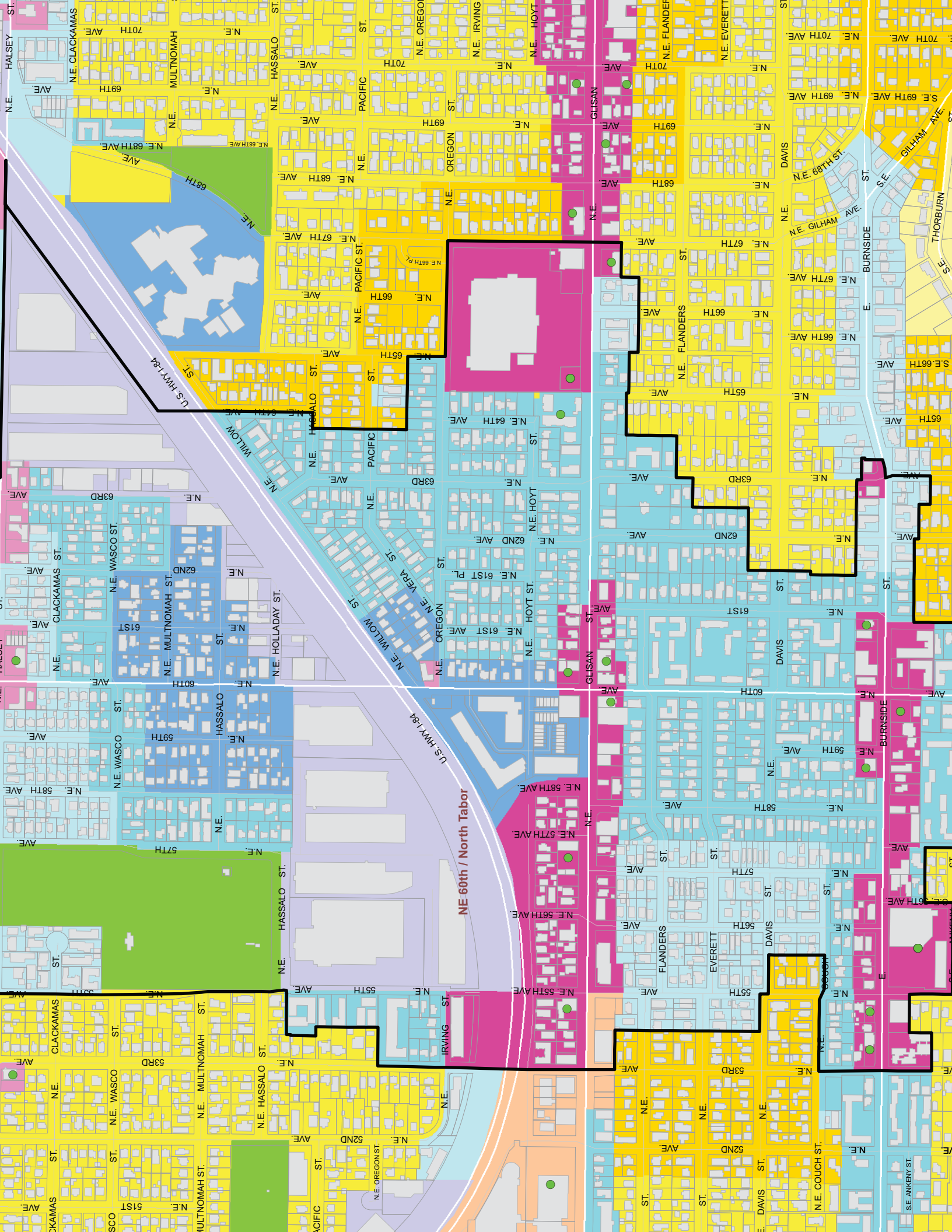
From: Jean Madden [mailto:jeanpmadden@msn.com]
Sent: Sunday, July 10, 2016 3:07 PM
To: BPS Mailbox <BPSMBX@portlandoregon.gov>
Subject: proposed mixed-use zoning changes

To whom it may concern:

I've heard that the planning commission is considering allowing 4-story (or even higher) mixed-use buildings on Fremont east of NE 46th Ave. Please don't allow zoning higher than CM-1 on Fremont between NE 46th and 57th. The bus service along Fremont is extremely meager, making it inconvenient for additional apartment residents in this area who don't own cars. Please , please, please.

Thank you

Jean Madden
3653 NE 47th Ave
Portland 97213



Hartinger, Kathryn

From: Ron W <r_1_w@yahoo.com>
Sent: Sunday, July 10, 2016 4:56 PM
To: Planning and Sustainability Commission
Cc: John Waalkes Jr; Gregg Waalkes
Subject: Composite Zoning Testimony
Attachments: 2515 SE Tacoma1.JPG; 2515 SE Tacoma2.JPG

Regarding;

Propose zone change from R-5a to R-2ad lot address:
2515 SE Tacoma St.
Portland, OR 97202
State ID. 1S1E24CB 800

I was raised at this location after my parents purchase it in 1950..They lived at this location until recently, passing away at the ages of 97 an 100. I have lived in the Portland area through these years therefore am familiar with residential and commercial changes in the neighborhood.

I agree a zone overlay change for the area is appropriate for the following reasons:

- 1) The new Max Line Station is within a couple blocks making it very convenient to commute by public mass transit.
- 2) A new Les Schwab is just across the street to the South from this address, closed on Sundays and after 6:00 pm the remaining days.
- 3) A new multi story apartment building has been built within blocks on SE 22nd. An indication of need for higher density living.
- 4) To the East of this address, separated by one residential lot, is a commercial building that is now part of a used car lot. It was originally a Piggly Wiggly grocery store that was closed on Sundays and after 6:00 pm the remaining days.
- 5) The proposed zone change area is a "pocket" with Les Schwab, the used car business, and Westmoreland Park on the three sides.. By the way, in this corner of Westmoreland Park is a lighted baseball field with bleachers, announcing booth, dugouts etc. for local family entertainment.

Therefore it seems appropriate to change the zoning for higher density use.

I have attached photos for reference... The small white house, built in 1915, is this address...It is worn out...

Ron Waalkes
2515 SE Tacoma St.
503-502-4845

From: [John Waalkes](#)
To: [Planning and Sustainability Commission](#)
Cc: [Ron Waalkes](#); [Gregg E-mail](#)
Subject: Fwd: Composite Zoning Testimony
Date: Sunday, July 10, 2016 5:56:20 PM

Sent from my iPad

> Regarding;

> Propose zone change from R-5a to R-2ad lot address:

> 2515 SE Tacoma St.

> Portland, OR 97202

> State ID. 1S1E24CB 800

>

>

> I was raised at this location after my parents purchased it in 1950..They lived at this location until recently, passing away at the ages of 97 and 100. I am familiar with residential and commercial changes in the neighborhood.

>

> I agree a zone overlay change for the area is appropriate for the following reasons:

>

> 1) The new Max Line Station is within easy walking distance, couple blocks making it very convenient to commute by public mass transit.

>

> 2) A new Les Schwab is just across the street to the South from this address, closed on Sundays and after 6:00 pm the remaining days.

>

> 3) A Several new multi story apartment buildings has been built within blocks on SE 22nd. An indication of need for higher density living.

>

> 4) To the East of this address, separated by one residential lot, is a commercial building that is now part of a used car lot. It was originally a Piggly Wiggly grocery store that was closed on Sundays and after 6:00 pm the remaining days.

>

> 5) The proposed zone change area is a "pocket" with Les Schwab, the used car business, and Westmoreland Park on the three sides.. By the way, in this corner of Westmoreland Park is a lighted baseball field with bleachers, announcing booth, dugouts etc. for local family entertainment. Residential offices or mixed commercial would be even better usage.

>

> Therefore it seems appropriate to change the zoning for higher density use.

>

> I have attached photos for reference... The small white house, built in 1918 is this address...It is worn out...

> John Waalkes. 2515 SE Tacoma St. Portland, Or 97202,

> Cell phone 907-441-8606

John Waalkes, 3103 w 36th ave, Anchorage, Alaska 99517
907-441-8606





To: Bureau of Planning and Sustainability
cc: Mary Stockton
Re: Residential Up-zoning of the North Tabor (60th) Neighborhood Center

The Board of the North Tabor Neighborhood would first like to thank the bureau of Planning and sustainability for granting our neighborhood center request. Second, **North Tabor is officially requesting be up-zoned to comprehensive residential zoning density (map attached) with the next zoning map.**

The North Tabor side of the 60th street Neighborhood Center has three bus lines, the 60th MAX station and nearly a complete sidewalk network. Though we are park poor, we have developed a long range vision for expanding our parkway access throughout the sidewalk gaps and greenway system. The TSP (Transportation Systems Plan), will build out a world class bicycle transportation system over the next 20 years to complement our other transportation networks. This supports a North Tabor that is an affordable, active transportation focused, healthy community.

The two map system Portland uses is complex and confusing. The routine granting of developer requests for comprehensive density means that the development potential is only available to those with the resources for a permit review. The Board of North Tabor feels this places the individual land owner at a disadvantage, and encourages gentrification. This is DIRECTLY leading to gentrification and displacement.

As such, having **Truth in Zoning** that has been in long range plans since 1980 will be a benefit to the entire community, including current residents of North Tabor. Portland is currently experiencing a housing crises, which requires us as a community to increase the housing supply. However, we do not want to sacrifice the livability and affordability of North Tabor as we grow. To stem gentrification and displacement while enhancing our quality of life the North Tabor Broad proposes that as part of this up-zoning we:

Establish design criteria in 2016: It is not development itself, but the type of development that is occurring which is most controversial. As the comprehensive plan will not be adopted until 2017, North Tabor would like to establish local design criteria in the interim.

Experiment with Collective Ownership as we grow: North Tabor previously endorsed the cooperative ownership of properties whereby additions could be built on without sub-division (Jan 2015). As the citywide in-fill and demolition committee recommendations move forward, combined with the loosening of ADU requirements passed by city council (Dec 2015), North Tabor feels this is the opportunity to develop creative ways to keep people in their homes while retaining affordability.

Maximize Greenspace: Any new development should focus on retaining the existing tree canopy and expanding it as we grow. Much of the North Tabor Neighborhood Center is in the Bird and Pollinator

habitat corridor. As such, new developments should maximize trees and Green-space. To facilitate the habitat corridor, an environmental overlay should be studied. This could include invasive species removal, tree canopy expansion or substandard tree replacement.

This was unanimously endorsed by the Board of the North Tabor Neighborhood association. We sincerely hope that the up-zoning is included in the next available map so the general public is clear on what types of development will be allowed over the next 20 years.

Thank you for taking our views into consideration,

Unanimously adopted Dec 16, 2015.

The Board of the North Tabor Neighborhood Association

Terry Dublinski-Milton, Transportation and Land Use Chair (contact for more information)

Keith Mossman, Chair

Michael Anderson, Secretary

Max Goldenkranz, Art's Chair

Beth Sanders

Devlyn Keith

Valerie Walker

Joel Meulenanans