

July 12, 2016
Comments from Dean Gisvold
Irvington Land Use Chair
To Planning and Sustainability Commission
Re: Composite Zoning Map

Corner lots at 15th and NE Brazee

The Composite Zoning Map before you today does NOT change the current R-5 zoning for these three 50 x 100 lots on the northeast corner of 15th and Brazee, which I, the nearby neighbors and the ICA applaud. But the adopted comp plan map designates the three lots as mixed use dispersed. As you know, mixed use dispersed allows mixed use, multi-dwelling, or commercial development.

Given the above description of the adopted comp plan map and the proposed current zoning map, I have two requests.

1. I understand that several southeast neighborhoods, facing the same situation, have asked the PSC to limit subsequent development to small commercial nodes similar in scale to what is there now. **If my understanding is accurate, the ICA would support this effort.** I understand that this topic will be discussed during the work session on Mixed Use.

2. You will remember that the neighbors and the ICA asked for the hours of operation restrictions to be applicable to areas up to 15,000 sq feet, which would include the 15th and Brazee area. I understand that this topic will be discussed by the Commission during the work session on the Mixed Use Project, but no testimony will be taken.

The neighborhood continues to ask the PSC to increase the threshold for the limitation on hours (no operations or deliveries from 11pm to 6 am) found in Section 33.130.100 B 2 c from 7,500 sq feet to 15,000 sq feet.

I previously supplied zoning maps and pictures showing only single family dwellings surrounding this commercial node.

Thanks for your consideration.

Dean Gisvold, ICA Board member and ICA land use chair
2225 NE 15th Ave, 97212, Irvington resident