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Portland Planning and Sustainability Commission
1900 SW 4th Avenue, Suite 7100
Portland, OR 97201

July 12, 2016

RE: Zoning Map change request for Parcels R009602850 (aka 435 NE Stanton) and R009602870

Dear Commissioners;

I have lived in the Eliot neighborhood nearly 40 years and I was actively involved in the previous Eliot Neighborhood and Albina Plan processes that resulting in the current Comprehensive Plan and zoning for NNE Portland. I have seen firsthand how minor, last minute changes to proposed zoning can have devastating impacts on a neighborhood. Consequently, as Eliot Land Use Chair, I led our neighborhood's response to the current planning process.

Eliot has embraced the vision of the proposed Plan to concentrate density in centers and along corridors. In that spirit, Eliot reviewed all zoning within the "Upper Albina" area; Eliot's residential and historic core. We submitted a wholesale zoning change proposal as our initial comment on the proposed Plan. It changed zoning in our centers and corridors to encourage mixed use development, generally at higher densities that current zoning allows. It chance residential zoning to provide greater protection to Eliot's historic housing stock, including within the Eliot Historic Conservation District where the surviving remnants of the original City of Albina and Portland's historic Volga German and African American communities. Planning accepted most of our proposal, although the limited residential protections to the area bounded by the Eliot Historic Conservation District and increased development density outside those boundaries along our two corridors (MLK and Williams/Vancouver). The Eliot Neighborhood Association through its Board and Land Use Committee endorsed the Planning staff proposal and associated zoning.

The original Planning staff proposal changed these properties from R2 to R1. This was not done at the request of the property owner (me) or the Association, but I learned it was due to the "up" zoning of adjacent properties along MLK and to be consistent with existing development density on Stanton, which is medium density residential and mixed use, not low density residential. As both Land Use Chair and the property owner, I believe this makes good sense from a planning perspective. However, I write this letter in response to a change to the zoning initially proposed to the subject properties back to R2, although the Comp Plan still designates them for R1 development, or did a month ago.

These two parcels should be rezoned in the Comp Plan to R1 to provide an orderly transition from the CM zone and development on MLK, to be consistent with existing development density in this area of NE Stanton, and to facilitate development of "missing middle" housing.

This request is limited to these two parcels only. A neighbor living on Morris to the east of a vacant parcel just north of R009602870 has objected to the zone change proposed by Planning so as to prevent development of that vacant lot. However, development on the subject parcels will not directly affect this neighbor and his concerns should not outweigh City interest in increased density and a broader range of housing choice.

Respectfully submitted (via email);
Mike Warwick
535 NE Thompson St.

From: [Susan Ferguson](#)
To: [Planning and Sustainability Commission](#)
Cc: [Commissioner Fish](#); [Commissioner Fritz](#); [Hales, Mayor](#); [Commissioner Novick](#); [Commissioner Saltzman](#); ted@tedwheeler.com
Subject: [User Approved] Zoning testimony
Date: Tuesday, July 12, 2016 2:28:59 PM

To whom it may concern:

With the development of our new Comprehensive Plan, Portland has a unique opportunity to take the lead (as we did with our Bottle Bill) in embracing egalitarian zoning *throughout our City*. Through the support of racial and income diversity *in each and every ZIP code* in Portland, we will not only be living what Portlanders like to think of as our values, but we will be addressing one of the key drivers of inequality--educational parity for all children, regardless of family income.

I support the concept of middle housing as an alternative to McMansions and skinny houses as long as they are planned for and developed *in each and every neighborhood or ZIP code*. They can increase density, promote affordability and support diversity, while remaining in character with existing homes.

By promoting an equitable mix of income levels *in every ZIP code* we will be allowing kids, regardless of household income, to go to the same schools and to receive the same quality of education. It is not right that some schools can raise more money for playgrounds and other amenities, while poor schools (I.e. poor kids) do without. Having *all levels of housing in every ZIP code* has the added benefit of enriching the lives of the more privileged by introducing them to fellow citizens with different experiences and perspectives. Additionally, by having kids go to good schools, in their own neighborhoods, the City would be promoting a sense of community. "Community" is lost when we bus kids out of their neighborhoods in the hope that they will receive a better educational experience.

Again, I support middle housing as part of the solution to our housing, educational and racial crises. But it must be implemented *In every neighborhood* in Portland.

We Portlanders like to consider ourselves as "creative" and "out of the box" thinkers. Let's lead the way out of these current local and national crises by demonstrating our commitment to equality for all. Let's open our hearts and do the right thing for our kids, our neighborhoods, our City, our nation and our future.

Respectfully,

Susan Ferguson
6129 NE Sacramento Street
Portland OR 97213
503.284.0048

Sent from my iPhone

From: [PDX Comp Plan](#)
To: [Planning and Sustainability Commission](#)
Subject: FW: Zoning map changes--please forward
Date: Tuesday, July 12, 2016 1:59:50 PM

I asked her to submit this directly to PSC, but I am forwarding it nonetheless in case she misses the deadline.

-----Original Message-----

From: Jennifer Kapnek [<mailto:jennifer@jenniferkapnek.com>] On Behalf Of Jennifer Kapnek
Sent: Tuesday, July 12, 2016 1:37 PM
To: PDX Comp Plan <pdxcompplan@portlandoregon.gov>
Subject: Zoning map changes--please forward

Hello,

The Comprehensive Plan Designation for my property, 7401 N. Albina Ave, 97217, is proposed to change from Residential (R-1) to Mixed Use Dispersed. The zoning, however, is proposed to remain Residential (R-1).

Currently, the property has a grandfathered storefront, and for the past 10 years, it has been operative with a non-conforming use. I am requesting a commercial zoning to go with the commercial designation. I would very much like to eliminate the non-conforming status of the property.

Although I do not have plans to re develop the property at this time, I would most like a CM2 designation, which would allow for a structure of up to 45 feet. However, if the zoning were changed to CM1 I would be happy with that as well.

Sincerely,

Jennifer Kapnek
7401 N. Albina Ave
Portland OR 97217

(503) 957-9683

