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City of Portland Bureau of Planning and Sustainability  
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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 those in favor of returning to the original MUZP Draft's CM2 zone assignment that were posted April 22 on the *MUZP MapApp* site by Michele Reeves on behalf of herself and an unidentified commercial property owner, whose remarks follow Ms. Reeves'.

I am 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 that BPS specifically decided to change from the initial CM2, which was automatically assigned to all existing CS zoned properties in the first MUZP Draft, after carefully considering with the reasons provided by the CNA LUTC at a meeting on August 18, 2015, is both appropriate and desirable for this corner.

**Why CM1**

The most important reason for keeping the CM1 designation for this quaint yet vibrant intersection is that its unique character of "vintage low-rise" 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 new CM1 definition was established to expressly protect and nurture. A few of the key applicable CM1 goals 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 to protect the existing low profile aspects of this "in between" commercial node ensure an essential pedestrian friendly "way-station" on the busy NE Killingsworth east-west corridor. As significantly different from the surrounding major Killingsworth intersections with the heavily travelled north-south cross-town routes of 42nd Ave., 33rd St., and 15th Ave. CM2 zoning is much more appropriate for those major intersections, whereas the CM1 assignment for the "30th & K" node is essential to ensure preservation of this distinctive intersection's role as a healthy and vital mixed use – residential interface at the very heart of the Concordia neighborhood.

Side note: the CM1 coverage for the 35 ft. / 3 story height limit is 85%, not 50% as the online posted commenters erroneously base much of their argument on.

I strongly recommend that this CM1 designation be retained -- and let's see how the area develops in the next few years. While it can always be upzoned to CM2 in the future if need be, downzoning would likely prove virtually impossible

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

Sincerely,

Ben Earle