

Dear Planning and Sustainability Commission,

I am the owner of 5216 SE 17<sup>th</sup> Ave. I am in support of map change #1658, which will retain the RH zoning for the properties directly east of my address at 5205 SE 19<sup>th</sup> Ave. and 5209 SE 19<sup>th</sup> Ave. My property will be rezoned from RH to R1 this coming January. I write to the Commission to request that my property, along with my neighbor to the north (5206-5208 SE 17<sup>th</sup> Ave.), remains within the RH zone for several reasons.

**Reason #1: Busy Street and Access to Public Transportation**

My house sits near the corner of the busy intersection of SE McLoughlin Blvd. and SE 17<sup>th</sup> Ave. SE 17<sup>th</sup> Ave. is a main service street for this neighborhood, and serves as a major road for public and private transportation. There is a bus stop on SE 17<sup>th</sup> Ave. (including the bus line #70 that runs along SE 17<sup>th</sup>, and including the bus line #19 that runs along SE Milwaukie) that is a little over 100 ft. from my doorstep, and there is a MAX station just over 0.3 miles from my doorstep at SE 17<sup>th</sup> and Holgate.

**Reason #2: Abutted by RH and Commercial Zones**

Looking at the layout in other parts of the City, the natural flow appears to be a flow from commercially zoned lots to high residential lots to single family lots. Not including the duplex located directly to the North of my property (5206 SE 17<sup>th</sup> Ave.), the lots to the north of me on either side of 17<sup>th</sup> or 18<sup>th</sup> Ave. are zoned CE, which permits a range of uses and allows a height of 45 ft. The two lots (5205 SE 19<sup>th</sup> Ave. and 5209 SE 19<sup>th</sup> Ave.) that abut my eastern property line are keeping their RH zoning, which allows a 65 ft. structure. Currently, there is an active permit in place on those lots to build a 59 unit 6 story building.

**Suggestion: Keep RH zoning on my property (5216 SE 17<sup>th</sup> Ave.) and property to the north (5206-5208 SE 17<sup>th</sup> Ave.)**

Similar to what is seen on the lots directly to the East of my property (i.e. the side abutting SE 18<sup>th</sup> Ave.), I suggest that my property and the property to my north keep their RH zoning. Not only would this provide the natural flow from commercial to high residential to single family residential that the City has shown a preference to in the past, but it would also match the eastern abutting properties that are keeping their RH zoning and thus would present a better overall pattern and layout for the neighborhood.

My goal one day would be to develop my property. I am very excited about the changes occurring in my SE neighborhood, and hope that with keeping my RH zoning I can add to the exciting changes of the neighborhood.

Thank you very much for your time and attention.

Sincerely,

 10/10/17

Ross Kelley