

From: Dave Cole [mailto:davecole00@gmail.com]
Sent: Friday, October 20, 2017 9:59 AM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Cc: David Cole <davecole00@gmail.com>
Subject: Map Refinement Project Testimony

(Forgive me if your received more than one email, I'm having trouble sending the petition as an attachment, hopefully this one makes it!)

--

Hello there,

I'm writing to present a petition circulated in our neighborhood, signed by 30 close-by neighbors, in opposition to the rezoning of 705 N Fremont St. and 815 N Fremont St. at N Albina Ave. from the currently approved CM2 zoning to CM3.

You can view the petition as a PDF here:

https://www.dropbox.com/s/8yamxk5st0b5p1u/MapRefinementPetition_Fremont-Albina_10-20-17.pdf?dl=0

Additionally, the file has been attached.

In addition, the Boise-Eliot Neighborhood Association voted unanimously in opposition to the proposed rezoning last month, you can view the minutes of the meeting here:

<https://static1.squarespace.com/static/50eb6553e4b050fcaaba03a0/t/59d161aee45a7c855f75b67f/1506894255353/92517+BNA+LUTC+Minutes.pdf>

We appreciate your consideration of the immediate neighborhoods opposition to this rezoning.

Thank you,
-David Cole
3548 N Albina Ave.

With regards to the 2035 Comprehensive Plan Map Refinement Project and the properties at 705 N Fremont St. and 815 N Fremont St. at N Albina Ave.:

Under the Comprehensive Plan originally approved by City Council, the properties above were scheduled to be rezoned as CM2 commercial, mixed-use. The property owners of these parcels have asked in a recent proposed refinement to the Comprehensive Plan to further up-zone these properties to CM3.

We, the signers of this petition are opposed to the proposed zoning change from CM2 to CM3 for these two properties. The rationale for the opposition is as follows:

- The properties in question share southern property lines with the houses at 3519 & 3521 N Albina Ave., 3509 N Borthwick Ave., and lies directly across a small east-west alley from 3538 N Albina Ave. The construction of a building allowed to reach 6 or 7 stories in height immediately to the south of these residences would effectively constitute a de-facto condemnation of these properties, towering over them and blocking out the sun permanently. This construction would be ruinous to the owners and families living in these residences, causing financial and psychological hardship.

- The city's own Mixed Use Zones Project document (<https://www.portlandoregon.gov/bps/article/509165>) describes the existing CM2 zoning as "intended to ... complement the scale of surrounding residentially zoned areas." Whereas CM3 zoning is intended to be larger than those allowed in residential zones. As these properties directly adjoin several residential properties, the scale of CM3 is altogether inappropriate for this location.

- Fremont street in this area may not be able to support the traffic generated by the four major construction projects already ongoing on the opposite side of the street. The safety impact of more construction near the Boise-Eliot school is directly in opposition to the Vision Zero plan the city is following.

- The property on 705 N Fremont currently contains L. Roy Gardens, a diverse low-income community which would almost certainly be displaced by development. This counters the city's own mission to provide inclusive mixed housing to its residents.

- Fremont street also currently serves as a buffer between the residentially zoned land to the north and the commercial property to the south, effectively stepping down to the residential heights. Allowing aggressively large zoning to jump the street and abut residential property would invalidate this function. Even CM2 in this case is a dramatic up-zoning for the north side of Fremont.

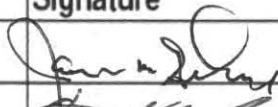
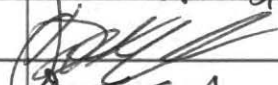



We, the residents of this neighborhood feel such aggressive zoning immediately adjacent to our homes constitutes a de-facto action of eminent domain on behalf of the city, and ask the City Council to prevent such aggressive and detrimental action.

Thank you for taking the time to consider these comments and supporting this petition asking that the zoning of the two properties on the northwest and northeast corners of N Fremont and N Albina not be zoned CM3.

Petition in Opposition to Changing the Zoning
of 705 N Fremont St. and 815 N Fremont St. from CM2 to CM3.

Name	Signature	Address	Email
1 Dawn Andres		3552 N. Albina	dawnandres@gmail.com
2 CASSY COLE		3548 N. Albina	74rally@gmail.com
3 DAVID COLE		3548 N ALBINA	dave@dave-cole.com
4 Jon Ross		3543 N. Albina	jonmountpwayross@gmail.com
5 LARISA ZIMMERMAN		3543 N ALBINA	DHBOY@HEVANET.COM
6 Lorraine Thornton		735 N Fremont	lorjimm2@aol.com
7 Jonaki Poole		3813 NE Waco	
8 KRISTIN SHIROMA		3515 N. Borthwick ^{ave}	shiromasueymil.com
9 Eric Wilborn		3515 N Borthwick Ave.	e_wilborn@yahoo.com
10 MARK BATHKORT		3525 N. Borthwick AVE	markmjic@gmail.com
11 Nicole Sanders		3522 N Borthwick	nicole.sanders@gmail.com
12 Aundrea Smith		3551 N Borthwick	smithaundrea70@gmail.com
13 Aundrea F. Smith		3551 N ALBINA	Aundrea F. Smith
14 Kim La Hill		3559 N. ALBINA	
15 RAY JACKSON		3624 N ALBINA	ray.jackson@gmail.com
16 NANSY FEDELEM		3673 N ALBINA	NFEDELEM@GMAIL.COM
17 Trevin Miller		3602 N. Albina	trager054@yahoo.com
18 Aaron FitzHugh		1039 N SHAVER	
19 Skyler Berner		18 NE Juy St	
20 Jonathan Hedstrom		4036 N Kerby Ave	
21 Kevin Freely		3538 N. Albina	KFreely@gmail.com
22 Emily Baratta		3611 N Albina	eabaratta@skyfbd.net
23 Aviva F Nash		3521 N. Albina	aviva@nashfamily.net
24 Mayela Alvarado		815 N Fremont St	mayela@rebuildingcenter.org
25 Brad Exline		3646 N Albina Ave	bexline@hotmail.com

Petition in Opposition to Changing the Zoning
of 705 N Fremont St. and 815 N Fremont St. from CM2 to CM3.

	Name	Signature	Address	Email
1	Jim Gilmore		3532 N. Missouri	jimgilmore@gmail.com
2	David Nash		3521 N. Albion	David@nashfamily.net
3	Timothy W. Green		3720 N. Michigan	timothygreen@gmail.com
4	Rita O'Brien		1008 N. Michigan	rita.obrien@gmail.com
5	Larry Moiola		3850 N. Mississippi 4512	Larrymoiola@yahoo.com
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				