

The City of Portland and to whom this may concern

I'm writing to discuss the current planned zoning changes for my property at 9811 SE Foster Rd. In review of both the current zoning and proposed zoning of my property and the surrounding properties, I am one of very new properties that is changing to a more restrictive status. In the 2035 Comprehensive map app (www.portlandmaps.com/bps/mapapp/maps.html#mapTheme=az) my property is the only lot in at least a 6 block radius that is being changed to EG1 (General Employment 1) which limits the property against mixed use or residential building. Currently zoned as EX - Central Employment, I am requesting that my lot get the same zoning as my neighbors to the West and North which is CM3 (Commercial Mixed Use).

At the moment this property is my primary residence and the structure on the property is a single family home. After reviewing information on Portlandoregon.gov, under the EG1 zoning that is being proposed, if something horrible were to happen to my house I would need to go under a conditional use review to get a house back on this lot. Under the CM3 zoning in the same situation, household living is allowed here and would be an easier process for both myself and the city of Portland BDS offices and personnel.

I work in the construction management industry and have a good understanding of the permit review process. Trying to obtain a residential permit in an area that is not zoned for household living will dramatically increase the likelihood of a hold up in the permit review. This delay will cost the city of Portland valuable time where there staff could be working on additional reviews. Also, these delays will have cost impacts that go along with the price of staffing within the building department. It will have negative impacts to myself as well having to take off of work to be at the permit office to plea my case. My house was built in the 1920's and will certainly need work requiring permits.

As stated earlier, I would truly appreciate being zoned along with the neighboring properties as CM3. Thank you for your consideration.

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