

From: Sam Noble [mailto:samuelnoble@gmail.com]
Sent: Tuesday, October 24, 2017 11:29 AM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Subject: Map Refinement Testimony

Portland Planning and Sustainability Commission,

I write in support of the proposed R5->CM1 zone change at 511 SE 60th Ave.

My house is two blocks from the property and I will be able to see any new development from my window.

I want to share several observations:

First, this site has been a commercial property for quite some time. During its tenure, it has drawn its "customers" via automobile. Any change in ground-floor use is likely to draw more pedestrian use than the current tenant, which primarily serves people who show up in cars. The automobile-impact of the existing tenant is well understood and accepted by the neighborhood.

Second, this site is adjacent to existing commercial use across Stark St. to the North and across SE 60th to the West.

Third, there is precious-little commercial zoning within a quarter mile of my house -- this is one of the few sites with potential to develop into walking-distance services that I would like to see develop on Mt Tabor.

Fourth, the CM1 height limit is not appreciably different from what is allowed by the surrounding R5 zoning. Any development on this site (residential or otherwise) is going to change the visible profile of the corner.

Based on the condition of the building and the needs of the current tenant, I think it's extremely likely that this site will redevelop very soon. The City's proposal is significantly better than the 7 detached houses that existing zoning would force for this property.

Thank you,

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