

October 24, 2017

Portland Planning and Sustainability Commission
psc@portlandoregon.gov

RE: 10006, 10010, 10060 SE Ankeny property
Zoning change request from EG to CM3

Commissioners:

I was recently informed of a request to change the zoning in the Central Gateway area of the Gateway URA. The zoning was recently changed to EG and as a property owner in Central Gateway I strongly supported the change. There are very few areas in Gateway where there could be a concentration of employment, especially light industrial that could add more living wage jobs. ***I do not support the current request being made by Cascadia Behavioral Health.***

As a past Gateway URAC member that participated in so many discussions of the vision for Gateway I cannot support changing the zoning to CM3 for several reasons:

- The zoning was just changed with recent zoning adjustments as part of the Comprehensive Plan process and as recommended by the Bureau of Planning and Sustainability staff.
- Gateway has a significant amount of area already zoned commercial or residential that is already suitable where this project could be located or it could be located on another site in East Portland.
- A similar project with a clinic is scheduled to be built on 122nd and Burnside which is just over one mile away, thus this would put two projects focusing on similar populations very close together.
- This would be another tax exempt project within the Gateway URA, again not providing anything to the tax base or TIF generation. Central Gateway was zoned EG to add to the tax base and to increase living wage jobs in Gateway.
- This project like the one on 122nd is very close to a David Douglas school and we need to consider the issues that might arise from that close proximity.
- At this time the blight in the area does not make it welcoming for any kind of housing.

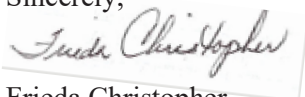
I am not against the affordable housing project, but believe it could be placed on property that is already zoned appropriately. As part of the Housing Bond Stakeholder Advisory Group I endorsed careful placement of affordable housing developments.

As a member of the community I take a holistic approach to affordable housing, so I look at the impact on the broader area as well as the needs of the boarder community. It is important not to just approve all affordable housing developments because of the need, but to also look at what future impact the development will have on the area and is it the appropriate area for it to be placed. I come with extensive knowledge of the area as a property owner in Central Gateway; a past member of the Gateway URA Public Advisory Committee; a member of the Housing Bond Stakeholder Advisory Group; a member of the David Douglas School Board; and Co-Chair of EPAP Housing Subcommittee. This allows me to look at placement of affordable housing as it affects the whole community.

I implore you to keep the zoning in Central Gateway as EG. East Portland needs the manufacturing and living wage jobs, that falls in line with the EG zoning. There is scarce land area in this part of East Portland that is both close to transit and the juncture of two freeways and is attractive for creating a concentration of living wage jobs. I feel the change from EG to CM3 should be vetted the same as the change from EX to EG with time for public testimony.

I appreciate your consideration of this matter.

Sincerely,



Frieda Christopher
Community Member