

From: Jan VanStavern and Joe Rozewski
Homeowners, 2636 SE Division St.
Portland, OR 97202

To: Planning and Sustainability Commission

1900 SW 4th Avenue, Suite 7100
Portland, OR 97201-5380

cc: Marty Stockton, Southeast District Liaison
attached: supporting graphics

RE: Comments on the City's Comprehensive Plan Update

Dear Commissioners:

We are providing this letter to comment on the proposed updates to the Portland Comprehensive Plan currently under your consideration. Please enter this letter into the official record in this matter.

We own the property located at 2636 SE Division Street, where we have resided for the past nine years. The property where our single-family residential home sits is currently zoned Medium Density Residential (R1) and is within a Main Street Corridor (m) overlay zone. That zoning implements the R1 Comprehensive Plan designation currently applicable to our property. Other properties on Division Street adjacent to and across the street from our house are similarly zoned. The western-most properties on our block, however, and all the properties adjacent to the intersection of SE Division Street and SE 26th Avenue, are zoned Mixed Commercial (MC) under the current Mixed Use-Urban Center designation of the Comprehensive Plan.

We write to request that the Proposed Draft of the Comprehensive Plan ("Draft Plan") be modified to apply the Urban Commercial Comprehensive Plan designation to our property. In its current form, the Draft Plan would already change the Mixed Use-Urban Center designations to our west to the Urban Commercial designation. That new designation would also apply to the R1 property immediately to our west.

We fully support the changes the Draft Plan that would apply to our block, but we do not think it makes sense to make our property the only property on the block face not part of the Urban Commercial designation. Our property is relatively narrow with respect to our frontage on Division Street. If our property is omitted from the new Urban Commercial designation, it will create a more isolated parcel that offers no transition between our single-family home and any mixed-use development that would be allowed on the rest of our block.

Applying the Urban Commercial designation to our property would create more opportunity for a future mixed-use development to find the optimum orientation on our block, rather than being artificially hemmed in by the presence of our property's more-limited zoning

designations. Although split-zoned developments are possible, they simply do not allow the variety of options that a larger, homogenous zone would allow. Further, incorporating our property into the new designation would create the opportunity to activate two corners of our block rather than just one, which promotes the strong emphasis on design and street level activity the City hopes to achieve through the Urban Commercial designation.

Attached to this letter are two figures depicting our property in relation to adjacent properties. The first figure shows the current zoning and the second figure shows the changes currently being proposed in the Draft Plan. We believe these figures illustrate how natural it should be to include our property in the Urban Commercial designation being proposed for the rest of our block face.

We have shared our proposal with the Hosford-Abernathy Neighborhood District Association and received support from our neighbors regarding this requested modification to the Draft Plan. Along with others, we have watched with interest as our neighborhood has undergone great change—even in the relatively short time that we have owned our house. While we recognize that most of that change has occurred on its own, we support the City's efforts to create a more defined vision that will guide that change as it continues to occur. We believe our proposed modification to the Draft Plan will result in a more enduring vision that does not unnecessarily limit what should be possible along our block. We hope you will include these modifications when you approve the final version of the Comprehensive Plan Update.

Sincerely,

Jan VanStavern and Joseph Rozewski

FIGURE 1 (current zoning)

PortlandMaps

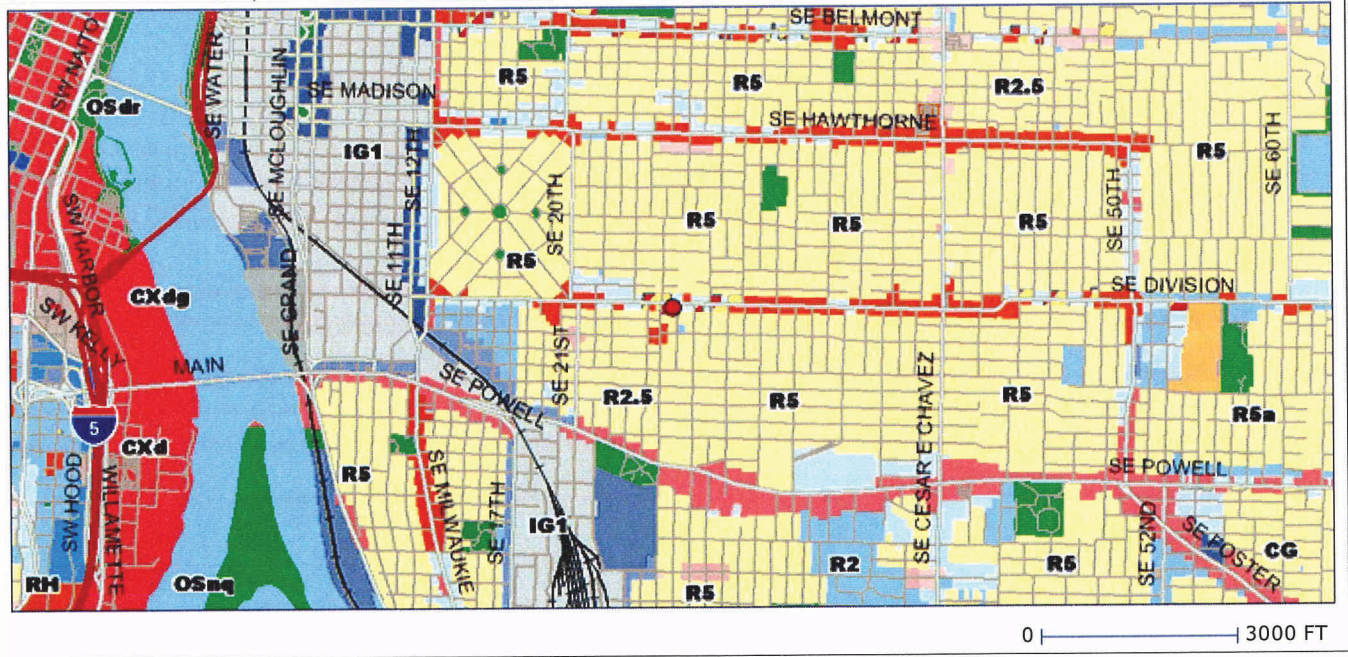
2636 SE DIVISION ST - HOSFORD-ABERNETHY - PORTLAND

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Zoning



Zone	R1 (Medium Density Res. 1,000)	Plan District	
Overlay	m	NRMP District	
Comp Plan	R1	Historical Resource Type	
Comp Plan Overlay		Historic District	
Zoning Map	3333	Conservation District	
Urban Renewal Area		Wellhead Protection Area	No



**2035 Comprehensive Plan
Proposed Draft Map App**

- Land Use
- Combined Proposed Changes
- Centers and Corridors
 - Mixed Use – Dispersed
 - Mixed Use – Neighborhood
 - Mixed Use – Civic Corridor
 - Mixed Use – Urban Center
- Jobs
- Risks and Service Gaps
- Neighborhoods, Parks and Open Space

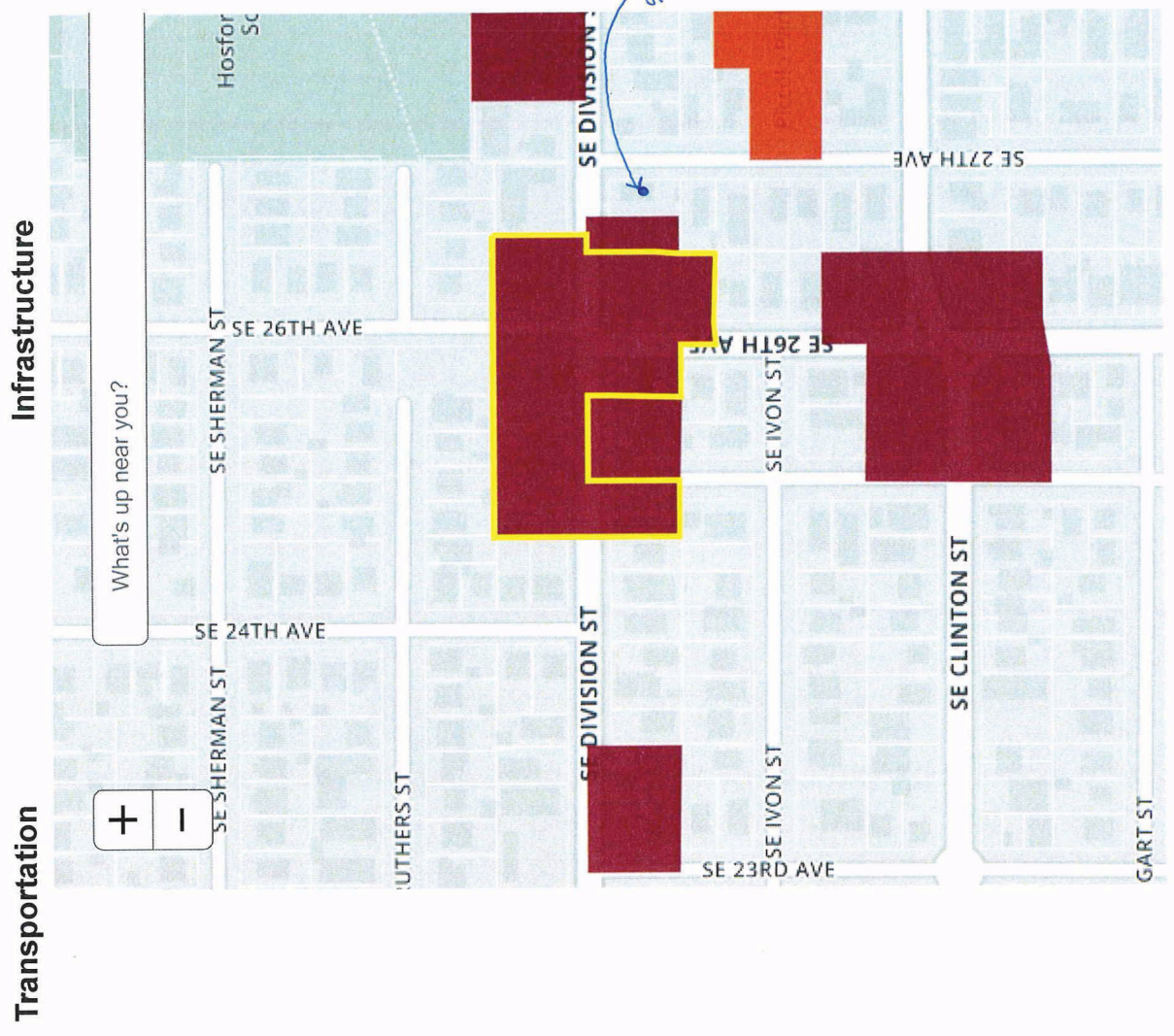


FIGURE 2 (current proposal)