



October 30, 2014

Portland Planning and Sustainability Commission
Comprehensive Plan Update
1900 SW 4th Ave, Suite 7100
Portland, OR 97201

Re: 1819 W/NW Everett St. Lot Designation

Dear Members of the Planning and Sustainability Commission,

We write to ask you to change the designation from RHd to Mixed Use Urban Center on one of two lots owned by a group of neighborhoods and part of the Northwest Neighborhood Cultural Center (NNCC). We request this change now while you are making changes to zoning throughout the city under the rewrite of the Comprehensive Plan. The NNCC Board unanimously voted to ask that both lots have the same designation and continue to serve as a place where community members can gather.

The NNCC property consists of two lots in Northwest Portland owned by a group of neighborhoods and managed by the NNCC Board of Directors. The building is leased to the Northwest Children's Theater which keeps the space open to the community through its performances and classes and other performing arts events and organizations who share the space. The building is also used free of charge to host many neighborhood events including meetings, debates and social gatherings.

The building was acquired by residents of the neighborhoods through series of potlucks and fundraisers when it was put up for sale in 1976. Today, the building is paid off and is a hub of community activity. At some point, the lot which is used for surface area parking was designated as high density residential. The surface area lot is grandfathered in and can continue to be used as a parking lot; however, it is the goal of the NNCC board to someday expand its operations on this lot by creating more community space. The additional space will be needed as increased density in the neighborhood continues and brings with it a higher demand for community gathering spaces.

Since the Northwest Cultural Center building is protected by the national historic register, our options for expanding our community space for classes, events and gatherings is limited to the lot which is designated RHd and serves a surface

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area lot. We ask you to change its designation to match that of the building which you propose to change from EXd to Mixed Use Urban Center. We support this change in designation and would greatly appreciate your changing the parking lot designation at this time as well.

NNCC board members, Bing Sheldon and Elizabeth Aaby, will testify to this effect at the hearing on November 4, 2014, and will be happy to provide additional information if needed.

Sincerely,

Ike Bay
President
NNCC Board
1819 NW Everett St.
Portland, OR 97209