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PLANNING BUREAU

November 4th, 2014

To the City of Portland, Oregon

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Regarding mixed use-urban center zoning in the Comprehensive Plan update.

In the West Clinton neighborhood there is an anomaly in the proposed application of the new mixed use-urban center zoning which should be corrected.

I received an August 19th notice that my rental at 1508 SE Clinton St would be rezoned to mixed use urban center. When I went to the internet map site, I was surprised to see the block occupied by both my rentals at 1506 and 1508 SE Clinton was subject to mixed use re-zoning. This is the block bound by SE 15th and 16th and by Clinton and Taggart Streets.

This block has 9 single family homes and a small apartment building. On the Southwest corner there are two small industrial buildings due to the jagged zoning which resulted from the proximity of the railroad. Some of the houses are rentals owned by REACH Community Development.

This area has spent years recovering from the Mount Hood Freeway Corridor and returning to a pleasant neighborhood of mostly single family homes with some townhouses and apartments. There is NO shortage of nearby commercial amenities, markets and restaurants.

I have to ask why of all the blocks was this one block selected for re-zoning. I did an infill project on this site years ago, moving a house slated for demolition onto my site. I like this neighborhood as it is, and do not want to be forced into getting in bed with a developer to build more boxes such as they are building on Division St. Or being left out of the dance and find my rentals boxed in by the blank walls of four story apartments.

Regardless of my parochial interests, I must say that this also looks like bad planning. It is spot zoning at its worst. If the city wants an un-needed urban center in the middle of this residential neighborhood, then it should be larger and focused on changing some of the industrial zoning. I understand the mixed use application to the major intersections. But this one block zoning is an error which I protest.

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