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1908 SE 35th Place  
Portland, OR 97214  
1-25-14

Re: Powell/Chavez NC boundary

Planning and Sustainability Commission  
1900 SW 4th Ave.  
Portland, OR 97201

Dear Commissioners:

The Powell/Chavez Neighborhood Center boundaries are drawn in an appendix to the Staff Report for your Jan. 27 work session.

It would make sense to extend the northern boundary in the vicinity of Chavez and Franklin to include some R-1 and R2.5 properties, an R-5 property which is subject of testimony to change to R-1, as well as two properties in commercial use which need Designation and Zone changes. There is also one house that is between the commercial uses and the current boundary.

The properties to be added to the Neighborhood Center are:

3332-3344 SE Chavez. The western third of this parcel (zoned r-1) is within the boundaries. The eastern two thirds, developed with apartments, is not. Testimony asks that this eastern portion be rezoned/designated R-1. With that change, inclusion seems warranted.

3322 SE Chavez. Zoned R2.5, with rowhouses on the site being permitted now.

3235 SE Chavez. Current commercial use in 1910-era commercial structure. Subject of testimony to rezone commercial

3838 SE Franklin (corner of Chavez). Commercial structure and use, zoned residential and subject of testimony to change it.

3315 SE Chavez. Single family house, situated between 3838 Franklin and the current center boundary.

Thank you for looking at these small details. I presume this is a future task.

Sincerely.

Doug Klotz