

2-15-15

Planning and Sustainability Commission
1900 SW 4th Ave.
Portland, 97201
Dear Chair Baugh and Commissioners:

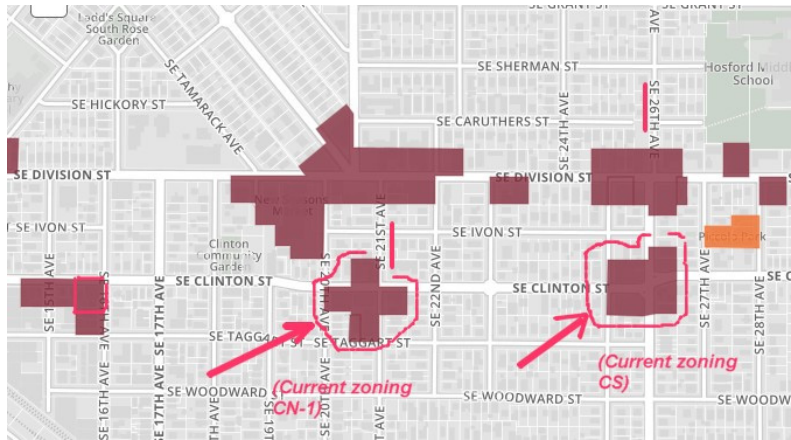
Recently, the Hosford-Abernethy and Richmond neighborhood associations have written to you, urging that three areas on SE Clinton be Comp Plan designated as Mixed Use-Dispersed. While the 16th and Clinton location does seem to merit the "Dispersed" label, that is not the case at the other two, 21st and 26th.

At SE 21st and Clinton (currently zoned CN-1) there have been several new multi-story buildings built recently, a few of which seem near the 30' height limit. The Commercial Zoning in this cluster is just 2 lots away from being contiguous with the CS zoning on Division Street. The intersection carries several thousand bicycles a day, as well as autos. This intersection functions as an extension of the Division retail area. Indeed, the business association is called the "Division Clinton Business Association" (DCBA).

The SE 26th and Clinton node (currently zoned CS), in addition to the 2-story Clinton Street Theater structure, has several other two-story structures, and a vibrant night life at the several restaurants there. It has the same heavy bike traffic as 21st. Again, this Commercial zoning is only 3 lots away from being contiguous with the CS zoning on Division, and functions as part of the Division strip.

A provision allowing density transfer from the Clinton Street Theater building could be added to encourage preservation of that historic structure, said to be the oldest operating movie theater on the West Coast. Keeping the current CS-style zoning would likely give that option more value and enable the preservation of the building.

These two intersections function as part of the Inner Ring of neighborhoods in SE Portland, and are rightly part of an Urban Center. The Comp Plan designation for these two corners should be Mixed Use-Urban Center. Changing the designations from Mixed Use-Urban Center to Mixed Use-Dispersed would mean significant down-zoning, especially at 26th and Clinton.



If Mixed Use-Urban Center is thought to be inappropriate, at the least the MIXed Use-Neighborhood Center designation should be used at these two intersections. Thank you for your attention to these details.

I am writing as a private citizen.

Sincerely,

Doug Klotz
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