



designation. Nothing in the notice referenced the Provisional Plan Amendment process nor did it propose that the zone that would correlate with these Plan Amendments. This has created a lot of angry e-mails and a huge credibility gap for both the neighborhood association and the city staff.

It is my hope that you will honor the Provisional Plan Map Amendments as you conduct your deliberations on the Zoning Map for these areas. With this action you will support the public review process on the Plan Map that has been conducted by RCPNA together with BPS, PBOT, and ONI by supporting, attached.

The LU & TC met on March 17<sup>th</sup> to discuss the proposed rezoning of these same affected properties to Comprehensive Plan Density. On behalf of RCPNA, the Committee used the Provisional Plan Amendments in recommending: "Leave the R-5 zoning the same with the exception where there are non-conforming and pre-existing densities higher than allowable in R-5 zone. Properties already developed to higher densities than allowed in the R5 zone should be up-zoned."<sup>1</sup>

Thank you for your time and consideration.

My Best,



Tamara DeRidder, AICP  
Chair, RCPNA  
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<sup>1</sup> The RCPNA Board will be reviewing this LU & TC recommendation at their meeting on April 5, 2016.



March 30, 2016 (Transmitted this day to the e-mails cited)

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Subject: Recommend Map Amendments to the 'Recommended Comprehensive Plan Update for Euclid Heights Subdivision and 60<sup>th</sup> Ave. Station Area

Honorable Mayor Hales and City Commissioners:

Thank you again for the opportunity to testify on the Recommended Comprehensive Plan Map. On March 1<sup>st</sup>, 2016, the RCPNA Board reaffirmed the Land Use & Transportation Committee's (LU & TC) recommendations from Feb. 18<sup>th</sup> that state:

1. Euclid Heights Subdivision is to be down-zoned from R2.5 to R5, except for two parcels zoned R2, as shown in Exhibit A; and
2. The 60<sup>th</sup> Ave. Station Area is to be redesigned with the relocation of the high density residential focus away from the toxic air next to I-84 and, instead, clustered along NE 60<sup>th</sup> Ave. with Dispersed Mixed Use for added vibrancy, as shown in Exhibit B/Option 2, with the following criteria:
  - a. The recommended changes are to the Recommended Comprehensive Plan Map only. The decision on changing the Zoning Map has not been considered at this time.
  - b. That heritage structures in this area receive support for preservation.

History.

At the City Council hearing on Jan. 7<sup>th</sup>, 2016, RCPNA recommended Provisional Amendments for each the Euclid Heights Subdivision and the 60<sup>th</sup> Ave. Station Area with the understanding that adequate public involvement had not yet been conducted. Mayor Charlie Hales generously agreed to sponsor these amendments on our behalf.

## Reasoning for the proposed amendments:

1. Euclid Heights Subdivision has remained zoned R5 over the past 35-years and contains homes built on 5,000+ sq. ft. lots. This subdivision is riddled with steep slopes that impact the buildable nature of these lots at a R2.5 Plan designation and should, instead, match the current R5 zoning of the site. In addition, retaining the R5 zone will encourage stabilization of property values.
2. The 60<sup>th</sup> Ave. Station Area land use designations had been established shortly after the Max Light Rail station was completed, in 1980. At that time planning did not consider the health consequences of clustering high density residential next to Interstate I-84. In addition, this part of the neighborhood has remained a hodge-podge of development as very few of the properties have up-zoned to the comprehensive plan densities. It is our goal to work with the residents and property owners in this area to design a 'red carpet' of uses leading to the access at the 60<sup>th</sup> Ave. Max Station while supporting the working class home owners that populate the majority of this area.

## Public Process.

Since January 7th, the LU & TC has conducted two public meetings on the Provisional Amendments together with PBOT's proposed traffic improvements for the area. The neighborhood generated and distributed 400 fliers for the first meeting on Jan. 21<sup>st</sup>. PBOT generated 800 fliers that were then distributed by both neighborhood and PBOT volunteers prior to the Feb. 18<sup>th</sup> Open House/Meeting.

The February Open House was set up with one option for Euclid Heights rezone and three rezone options for the 60<sup>th</sup> Ave. Station Area, which had been the result of the January discussion. Over 50 residents participated. Each of the participant were given three color dots to cast their vote, red=no, yellow = maybe, and green = yes. The Euclid Height's proposed rezone from R2.5 to R5 received unanimous support from the residents present.

The 60<sup>th</sup> Ave. Station area votes that were cast showed 90% voted "Yes"/green for option 2(Exhibit B), the "Maybe" was Option 3. (Note: Option 3 was the same as Option 2 without the additional mixed use along 60<sup>th</sup> Ave.) Over 95% of the "No" votes were cast for the existing land use design, Option 1.

One significant revelation was disclosed in these public discussions about the 60<sup>th</sup> Ave. Station Area. This Station Area is located in the 1<sup>st</sup> Addition of the Rose City Park Subdivision. There are a number of single dwelling homes that are over 100 years old and many that could be considered for the Historic Register. The neighborhood's recommendation for more moderate density will, hopefully, cause less loss of this historic character.

It is with deep gratitude that we are able to submit these recommendations. These efforts for change could not have been completed without the support of Mayor Charlie Hales, Eric Engstrom –BPS, Zed Wagoner- PBOT(Growing Transit Communities), Nan Stark – BPS, Brian Hoop – ONI, and Ronda Johnson – Central NE Neighbors along with a dozen or so volunteers and the good will of the participating neighbors in these areas.

Please let me know if you have any questions.

My best,

A handwritten signature in black ink, appearing to read "Tamara DeRidder". The signature is fluid and cursive, with a long horizontal stroke at the end.

Tamara DeRidder, AICP  
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Exhibits:

- A. Recommended Plan Map Amendment down-zoning Euclid Heights Subdivision from R2.5 to R5, except for two lots zoned R2.
- B. Recommended Plan Map Amendment for the Re-Design of the 60<sup>th</sup> Ave. Station Area – Option 2.

RCPNA - Rezoning Plan Map of Euclid Heights Subdivision from R2.5 to R5  
Except for 2 parcels zoned R2







