

RECEIVED
PLANNING & SUSTAINABILITY

April 11, 2016

2016 MAY 13 A 9 17

Portland Planning and Sustainability Commission
Mixed Use Zones Testimony
1900 SW 4th Ave, Suite 7100
Portland, OR 97201
pcs@portlandoregon.gov

Subject Address: 8000 - 8002 SE Thirteenth Ave.

Owners: Chrisman Family Trust, Richard & Heather Chrisman, trustees

Current Zoning: CS

Proposed Zoning: CM1

Subject: **Protest of Proposed Zoning Change of CS Properties in Sellwood/Westmoreland to CM1**


Our position: Zoning, if changed, to be CM2

We are the property owners on record of 8000 - 8002 SE Thirteenth Ave Portland, OR. This property is located at the corner of Thirteenth and Nehalem. Immediate neighbors include: Grand Central Bakery, 2 major banks (On-Point and Key Bank), Starbucks, Ugly Mug, Columbia Sport Outlet, and many other commercial entities.

On October 13th, 2015 we received a Notice of Proposed Zoning change that indicated that our zoning would change from Urban Commercial (CS) to "Mixed use-neighborhood". When we looked online at Zone Conversion Table, it showed a CS zoned property in a Mixed Use Neighborhood moving to CM2. As this was a logical progression we had no cause to dispute this change.

On Thursday April 6, 2016, however, we received a new notice indicating a change from CS to CM1. This makes no sense. The summary of Proposed Mixed Use Zones provided with the Notice, including a grid diagram and zoning code descriptions, all support our property changing from CS to CM2 and, based on city of Portland data, over 98% of current CS zoned properties are moving to CM2 or CM3. It is unreasonable that an area that currently supports strong commercial retail uses and has no direct impact on residential properties, be down-zoned from CS to CM1. Our position is that the appropriate zoning for current CS zoned properties in Sellwood/Westmoreland be CM2.

Regards,



Heather H. Chrisman, trustee