

From: Tate [mailto:robert.h.tate@gmail.com]
Sent: Wednesday, April 06, 2016 7:30 PM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Subject: PSC Mixed Use Zones Testimony - State ID # 1N1E28CC 90028

Dear Sir or Madam,

I received today your April 4, 2016 Notice of Proposed Zoning Changes, and want to register my disagreement and objection to the proposed 'new' base zone for our property at 2341 NW Quimby Street Unit 28, in the NW 23rd district of Portland.

I do understand the simplification and standardization merits of your proposal, but take issue with your proposed CM2 re-classification of the Quimby Street District west of NW 23rd Street, and extending to Wallace Park and beyond. Except for Stepping Stones cafe, and the nearby Kia Cafe, this area is consistently residential primarily with single family homes, and the townhouse complex in which our property is situated. There are other higher density multi-family options and commercial operations on Raleigh Street, along NW 23rd and east on Quimby Street — but this neighborhood is residential and should remain at the lowest 'development' level allowed by commercial zoning.

The CM1 designation is much more suitable for this location, as described by your definition of Commercial Mixed Use 1: "... small scale commercial mixed use zone is intended for sites in smaller mixed use nodes within lower density residential areas, as well as on neighborhood corridors, and at the edges of neighborhood centers, town centers and regional centers". This is precisely what this neighborhood has been, is today and should remain.

We will oppose the redesignation of this property to Commercial Mixed Use 2 (CM2) at every opportunity.

Sincerely,

Robert (Bob) H. Tate for

TATE ROBERT H TR & TATE ANN-MARIE TR (Owners)
2341 NW Quimby Street
Portland OR 97210

(513) 368-2257