

From: Nora Mullane [mailto:irvingst1@comcast.net]  
Sent: Monday, April 25, 2016 8:42 AM  
To: Planning and Sustainability Commission <psc@portlandoregon.gov>  
Cc: Nora Mullane <irvingst1@comcast.net>  
Subject: PSC MIXED USE ZONES TESTIMONY

Greetings,

I have received notification of a proposed zone change at 3225 SW 1st.

The notification contains a significant error, in that it states there is no overlay zone at this property. Does this mean the Historic District has been abolished?

Further, we have received no notice regarding another property, 3215 SW 1st.

Does this mean that the zoning at 3215 will remain unchanged?

According to the notice, the proposed change will take .5 from the existing base FAR for 3225, (and possibly 3215) reducing the base from 3 to 2.5.

Under existing zoning (if indeed, 3215 and 3225 SW 1st are both effected) the properties could be developed with 27,000 square feet. The proposed zone would allow only 22,500 square feet.

This proposal takes both utility and value from the properties.

Because of the decrease in utility and value, I oppose the reduction in FAR.

Sincerely,  
Nora Mullane  
Owner, 3215 and 3225 SW 1st Avenue