

Please see the attached letter/testimony about zoning for our property at 2624 SE Division St.

thank you
bryan

bryan scott
503.679.7949

Attn: Portland City Planners, City Council and Mayor Hales

Our property was one of many residential properties proposed to change to commercial zoning within the new comprehensive plan. It was also like most residential properties, left with its current zoning designation for now (in our case, R1).

I fully understand the reasoning behind leaving these properties residential because each should be considered on a case by case basis with the neighbors and neighborhood in mind, and with a focused eye on whether infrastructure on the street and in the neighborhood can handle the zoning change now, or should wait for a future phase.

I'm simply writing to describe why our particular case should be considered for immediate zoning change rather than only being part of a long range plan.

Our address is 2624 SE Division St. This probably doesn't mean anything to you, but to everyone in our neighborhood or anyone we give directions to we are "the house that sits in the shadow of Big Rust".

We sit 5' away from one of the condo buildings that has built to the full extent of the allowable height and we live in the shadows that this building casts much of our day...certainly not our intent when we bought this tiny home back in 2008. When we live there we spend more time watching people park and listening to the phone calls of those grabbing coffee from the bakery next door than we do chatting with neighbors as they water their lawn (we have no neighbors and they have no lawn). Living here has been difficult to say the least. We have also struggled to rent the house to others because of the "looming giant" and ever-present eyes looking down on the house and back yard from the glass walls above. Privacy (as you'll see in the photos attached) is simply impossible.

The neighbors on our opposite side couldn't take it anymore and moved their family to a more family friendly street last year, but they also sold their home to developers who presumably plan to do the same thing. This will leave us literally sitting in the middle of two giants as the "UP house" with balloons hanging from the roof hoping to escape. Their home is also currently scripted as residential, but as developers I'm sure they can afford to push the designation change now, as we cannot. There is no question in terms of surroundings and neighborhood that our home is better suited immediately to commercial storefront than to residential.

Outside of our current living environment... I also know and understand that much of the reason for waiting to convert residential zoned lots to commercial zoning was to look case by case at the strength of surrounding infrastructure and whether the zoning change can be handled by existing infrastructure in the neighborhood. In our case, the city (and us its taxpayers) just spent millions of dollars and 2 years ripping up Division Street, disrupting traffic flow and livability (I'm sure you're familiar as you've gotten plenty of calls about that over the last few years) in order to enhance the systems to allow now for the long range plan of the Division corridor.

The Division Street Plan (2013-2015) was carried out by the Department of Transportation and Environmental Services with the express intent of:

- Building curb extensions for bus landing
- Adding new crosswalks and streetlights
- Improving signalization
- Installing public art
- Repaving Division from SE 10th to Cesar E Chavez.
- Managing stormwater runoff from streets and improve watershed health
- Replacing aging sewer lines and manholes to relieve sewer backups and increase sewer system reliability
- Increasing safety, access, and visibility for pedestrians, bicyclists, and transit users
- Improving traffic operations through the corridor and provide on-street parking
- Stimulating the local economy
- Increasing neighborhood attractiveness

Our neighborhood's infrastructure (street, sewers, stormwater control, sidewalks, curb extensions, crosswalks, public transportation and even public art) are already years ahead of our case by case zoning designation and it clearly makes the most sense for 2624 SE Division St to change in zoning to commercial now to fit the surrounds and the infrastructure that exist today, and not in a long range plan.

Please help us by changing our zoning to match the environment and infrastructure we are already living within so that this lot can be used in a way that is more fitting to its surrounds!

Thank you for your time and consideration.
Bryan and Jen Scott





one of these things does not belong



shadow cast from "big rust" falls over our house



in darkness even on the sunniest portland day...



view from the front yard



impossible to get privacy in our back yard (fishbowl)



our windows all look out at sewer/exhaust and the parking lot behind it