

May 8, 2016

Portland Planning and Sustainability Commission
Mixed Use Zone Testimony

Dear Planning Commissioners,

For the last month I have been aware that a change was made to the zoning map. That change is to my commercial property at 4410-4416 SE Woodstock Blvd. I have been engaged in the Comp Plan Process since its conception as I have worked with the neighborhood and the City regarding a split-zone at that address.

The new surprising zone map change to down-grade my property is prejudicial and unfair. My property is currently zoned CS and the change to CM2 already impacts my rights. An additional down-grade to CM1 is a second hit.

Woodstock is a small district. We cannot afford to lose opportunities in the core. The only thing I can see this accomplishing is current buildings further decaying while the rest of the district thrives around them causing the core to die.

The buildings selected on Woodstock do not fit the criteria for historic preservation. They are not quality buildings and include New Seasons that was built in 2015. I believe the City failed to meet their criteria as this block alone takes up close to 30% of the properties picked. It is built to current CS code and is a mis-match to the proposed CM1 zoning.

Woodstock Blvd. has a 80 foot right-of-way. A criteria used for higher zoning than even CM2. Yet, the City thinks these properties should be CM1. This is inequitable and makes no sense.

Woodstock did not ask for this. Woodstock was not asked if they wanted this. I was not asked if I want this. The idea that one neighborhood in SW could force this onto 14 neighborhoods on the east side is wrong. If some of those 14 east side neighborhoods decide this is for them, great. It is not for Woodstock.

Woodstock has their own vision. We worked hard to have the City clean up the commercial district lines and inconsistencies. This new last minute proposal goes against Woodstock's vision and puts Woodstock in the back seat compared to the rest of the City's plans for the future. I ask today that this proposal be reversed on my property and that it and the Woodstock business district are exempted from further consideration.

Respectfully,

Tim Even

Effected Property: 4410-4416 SE Woodstock Blvd. (4416 Split-Zone)
4410 SE Woodstock #250
Portland, Oregon 97206

