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To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Subject: PSC Mixed Use Zones Testimony

Testimony regarding the Mixed Use Development Project Proposal
Submitted by
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Sellwood was founded in 1883 and became the home of those who worked the mill and streetcar workers. It was a modest little town with modest and lovely homes, its center was bustling with neighborhood business and there was communal pride in the brick buildings that housed the bank, the grocer, and so forth, business even trickled to the downstairs of lovely Victorian homes while their owners resided upstairs. Generations would stroll its boulevard on sunny days, parents bought penny candy for their children here who would later buy nickle candy for their own and so on and so forth through time. The center of Sellwood is one cherished by the community, and the old buildings who have stood a hundred years are as much a pride to its residents today as a hundred years ago.

They say architecture is destiny. It tells us where we are from and where we are going. That is why it is so important that all the street zoning for SE 13th from SE Harney to SE Malden be CM1. This historic center deserves the respect to grow as the pedestrian friendly center it has always been in its heart. Indeed one of the flagship buildings marked on Mixed Use Zone website as a staring example of responsible development in the CM1 style is the Sellwood library building, one we all take pride to have on our street. The Sellwood area already has a significant amount of CM2 zoning along Tacoma and other sections of the neighborhood, but 13th is a special place with a special history and a special relationship with the individuals who love its shared heritage.

This is another reason SE 13th deserves a design overlay. This is a unique and historic center of town, not one that outside investors with no stake in the community should be able to do quick and cheap without acknowledging the architectural and communal living history of Sellwood. Other neighborhoods such as St. Johns, Kenton, Mississippi and others have these protections and SE 13th deserves the same respect.

The CM1 designation has been placed on large swathes of NW Portland and along N Interstate and N Williams. Surely SE 13th, a community center with a long history of being a walkable neighborhood should be appreciated with the proper designation of CM1, a bustling pedestrian centered street where residents of the surrounding neighborhood come together as they have for generations.

Thank you,
Jennafer Furniss