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SELLWOOD MORELAND IMPROVEMENT LEAGUE  
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May 9, 2016

Portland Planning and Sustainability Commission  
Mixed Use Zones Testimony  
1900 SW 4th Ave., Suite 7100  
Portland OR 97201

Honorable Commissioners:

The purpose of this testimony is to inform the Commission that the Sellwood Moreland Improvement League (SMILE) endorses the proposed CM1 zoning in our low-rise commercial storefront areas. The proposed CM1 zoning is along SE 13<sup>th</sup> Avenue and near the intersection of SE Bybee and Milwaukie. In addition, the SMILE Board of Directors recommends that the northern boundary of the CM1 zone along SE 13th Avenue be located at Malden Street instead of Nehalem Street.

The commercial corridors in our neighborhood are predominately one and two story buildings. The proposed CM1 zoning would help preserve the low rise storefront character of these commercial districts. SMILE values the charm and walkability of our neighborhood which was recently recognized by *Sunset* magazine as one of the best city neighborhoods in the west. We believe that our low-rise commercial storefront areas are a key feature of our neighborhood and we fear that they will become undesirable monotonous 4-story tall canyons if CM2 zoning were retained over their entirety. We feel that the low-rise storefront development on SE 13th extends north to Malden Street and we recommend that the boundary be located there rather than Nehalem Street. Our neighborhood would retain a lot of capacity for growth because most of our commercial corridors would still be zoned CM2 and the CM1 zoning would allow increased density on almost all of the affected properties.

The CM1 zoning would be consistent with the policies of the Sellwood Moreland Community Plan. As our commercial corridors are built up in the coming years, two lower commercial cores will help 'preserve the historic character of neighborhood areas' and 'reinforce a distinctive sense of place by emphasizing neighborhood boundaries, connections, business districts, public open spaces, and focal points.'

This testimony was approved by the SMILE Board of Directors by a votes of 9-1 and 8-1 on April 20, 2016.

Sincerely,



Corinne Stefanick, President  
Sellwood-Moreland Improvement League