



A Non-Profit for a Better Woodstock Community

May 5, 2016

Portland Planning and Sustainability Commission
Re: Mixed Use Zones Testimony - Woodstock

Dear Commissioners,

Woodstock Stakeholders Group, Inc. is a public benefit nonprofit corporation organized under the laws of Oregon. We have been organized for six years and a non-profit since 2015 and **are comprised of commercial property owners in the Woodstock Business District.** We promote the beautification, enhancement and maintenance of the Woodstock Business District to create and promote a business community which is livable, attractive, safe, socially diverse, thriving, and vital to the community it serves.

The Woodstock Stakeholder Group strongly opposes the down zoning recently proposed by the City for seven (7) properties in the Woodstock business district. These properties are currently zoned CS. The "crosswalk" or most equitable "lateral rezoning" for CS zoning should be to the new CM2 zone. Zone changes less than equivalent to this crosswalk is an unwelcomed down-zone in the Woodstock business district. We ask that this proposal for Woodstock be reversed and that Woodstock be exempted from further consideration as a Low-rise Commercial Storefront Area.

We feel strongly that the testimony that led to this decision was one-sided and did not include the voice of the Woodstock community or the commercial property owners.

This has resulted in the commercial property owners having to defend and fight for most of the rights they currently enjoy. To compound the burden, if the property owners fall in their effort to have this City decision reversed by testimony, legislatively, or by legal action, we have been told by the city that an option would be to apply for an up-zone to re-establish our current crosswalk zoning rights of CM2. This would negate the goal of this proposal, while taxing time, resources and thousands of dollars.

The Woodstock Stakeholders have the support of the Woodstock Neighborhood and Business Associations in opposition to this last minute change to the zoning map. Woodstock is unique and as a cohesive neighborhood, we reject the assumption that what other neighborhoods might think is best for them, is best for us.

Woodstock does not have buildings of the same quality, character or historic context. We are a small business district making these down-zones a significant burden and percentage of our district.



A Non-Profit for a Better Woodstock Community

Page 2.

Woodstock Blvd's right-of-way spans eighty (80) feet. Eighty feet exceeds the benchmark for CM3 zoning. We find CM3 is inappropriate for Woodstock and argue that CM2 is very appropriate using this standard. Woodstock also has zero-vacancy in the affected commercial core and suffers significant consumer leakage. There is demand for additional retail and residential space. This proposal counteracts the goal for Woodstock to become a "20 minute neighborhood," while thwarting its economic growth and vitality.

We believe these proposals damage the property values by reducing and depriving existing property rights currently held by each of the property owners. Losing density, height, and FAR does not create additional housing choices, attract investment or enable businesses to thrive. Instead, opportunities for growth and creative vision will be stripped away with inappropriate zoning that is less dense and less developed in the very center of our business district. This moves Woodstock backward and further away from a more progressive Portland vision demonstrated in the 2035 Comprehensive Plan.

The proposed down-zoning does not accomplish or address the criteria of historic or main street preservation. Restricting building height, FAR and uses for a handful of properties by using zoning to achieve preservation fails on many levels. It is unreasonable and irresponsible to suggest that zoning can or will preserve historic character of buildings in any neighborhood. This proposal discourages redevelopment and in Woodstock's case, encourages non-historic buildings in Woodstock's core to further decay and create a dying center with diminished character.

We question the City's criteria and lack of thoughtful review of Woodstock's character, composition and goals before making these late hour changes to the zoning. The criteria of preserving 400 feet of "historic main street" just does not fit Woodstock. This is clearly evident by the City's attempt to rezone the south side of the 4600 block which includes a brand new (2015) New Season's store built to current CS code.

We charge that the properties selected for down-zoning are a mismatch to the overall vision of Woodstock and amounts to spot-zoning without consideration of thoughtful, consistent and sensible zoning design. Properties proposed to be down-zoned to CM1 while neighboring properties retain most of their existing rights with a CM2 zone is disproportionate and inequitable.

In 2014, in response to the Portland Comp Plan, the Woodstock community united to create a vision for their business district. An intense neighborhood effort and charrette of professional planners, economists, architects and City staff met with commercial property owners, business owners, churches and residents.



A Non-Profit for a Better Woodstock Community

Page 3.

The community expressed desire for a more complete neighborhood with opportunities for local business owners to expand, to attract new business, and create a more vibrant commercial district. It was clear that Woodstock needs to grow if it wants to continue to thrive. The results of this charrette were given to the Planning Commission as testimony. It appears that this process has turned a deaf ear to Woodstock's work and vision with this most recent draft of proposed zoning changes as they appear to be in conflict with our community's vision and goals.

Woodstock is not just a line of buildings making up a business district. Woodstock is 57 commercial property owners of which 53 are local. We ask you to see that these proposals simply do not affect properties, they are affecting real people. These local property owners have invested and will continue to invest in Woodstock. These same individuals are proud of their community and want to advance the livability and economic vitality for the entire neighborhood.

We request that these seven properties affected by the recommended down-zone revert back to the originally proposed and entitled lateral rezoning from the current CS zoning to CM2

Block #1 - South Side (CS to CM2)

4404-4408 Don Hanna
4410-4416 Tim and Angie Even
4422-4430 Duane and Chad Cook

Block #2 - South Side (CS to CM2)

4500-4560 Bruce Arment (New Seasons)
4526-4528 Jay and Karen Eubanks

Block #3 - North Side (CS to CM2)

4607-4617 Laurie Flynn
4625-4639 Robert Kowalski and Jason Criswell



WOODSTOCK STAKEHOLDERS GROUP

A Non-Profit for a Better Woodstock Community

Page 4.

We anticipate that the Planning Commission will agree with our conclusions concerning the most recent recommendations for zone changes in our Woodstock business district. However, the City's most recent proposal also reflects several properties currently zoned CN2 to be rezoned CM1. While this is considered a lateral rezone, we feel that this would create additional "spot zoning" inconsistent with the vision of Woodstock.

Therefore, to protect the cohesiveness and vision in our business district, we also recommend that the following four properties in the core of our business district remain up-zoned from CN2 to CM2 as proposed in the prior zoning map draft so that they are not left behind to be an island (spot zoning) in the midst of CM2 zoning surrounding them.

Block #1 – North Side (CN2 to CM2)

4411 Gene Dieringer
4415-4427 Don Hanna

Block #2 - South Side (CN1 to CM2)

4004 Mark and Jess Desbrow
4012-4016 Melva Ball

Respectfully,

Angie Even
Woodstock Stakeholder Group, Chair

4410 SE Woodstock #250
Portland, Oregon 97206



Woodstock Community Center, 5905 SE 43rd Avenue, Portland, Oregon 97206

To: The Portland Planning and Sustainability Commission
From: The Woodstock Neighborhood Association
Re: Low-rise Commercial Storefront designation at SE Woodstock Blvd.

With this letter, the Woodstock Neighborhood Association wishes to speak against the proposed low-rise commercial storefront designation of a portion of the Woodstock Commercial corridor.

The March 2016 Proposed Draft of the Mixed Use Zones Project (MUZ) introduced new mapping and Zoning Code regulations intended to continue the scale and characteristics of older main street areas where low-rise Streetcar Era storefront buildings are predominant. The Proposed Draft identifies some properties along Woodstock Blvd., between SE 44th Ave and SE 47th Ave to be rezoned Commercial Mixed Use 1 (CM1).

The Woodstock Neighborhood Association and its Land Use Committee believe that the CM1 designation does not meet the intent and criteria of the Low-rise Commercial Storefront Areas as the properties included do not have contiguous concentration of low-rise Streetcar Era storefront buildings. In fact, the buildings included in these blocks are utilitarian commercial structures built in the 1940's or later. Interesting to note, the proposed CM1 designation includes a New Season store that opened in late 2015. While we appreciate the city effort to preserve areas of the city with buildings of established historic character, we believe this does not apply to the Woodstock Commercial Core. Furthermore, the 80' width of Woodstock Blvd Right of Way is about 20' wider than most of the other locations within the city where the CM1 designation is being proposed, making the height of buildings to width of right of way ratio less of a concern.

Most of the properties within the proposed CM1 designation are currently zoned CS. Table VI-1 Zone Conversion Table (p.316) in the MUZ Project Proposed Draft indicates that for Mixed Use Neighborhood Comprehensive Plan Designation (such as Woodstock Blvd.), the conversion of the current CS zone would correspond to CM2 in the new MUZ Project. We believe that the CM2 designation is more appropriate for the subject properties, more consistent with the current zoning entitlements as well as with previous drafts of the MUZ Project that have been circulated over the course of the Comp Plan Update process.

Representatives of the Woodstock Stakeholders Group (commercial property owners), made their case against the CM1 designation at the WNA general meeting on April 6, 2016. At that meeting, the WNA board voted in support of the Stakeholders Group and gave the mandate to the Land Use Committee co-chairs to draft a letter of support for the Stakeholders Group and against the proposed CM1 designation. At the April 20, 2016 meeting, the Woodstock Land Use committee further discussed the matter and a straw poll vote showed again support for the Stakeholders Group.

The content of the above testimony was reviewed once again by the Woodstock Neighborhood Association board on May 4, 2016.

Respectfully submitted,
Ben Bortolazzo and Terry Griffiths
Co-Chairs, Woodstock Neighborhood Association Land Use Committee



WOODSTOCK
Community Business Association

4207 SE Woodstock Blvd., PMB # 130
Portland, OR 97206
www.woodstockbiz.com

May 2, 2016

RE: Testimony for proposed Mixed Use Zoning along Woodstock Blvd

Dear Planning Commission:

At the recent April meeting of the Woodstock Community Business Association meeting, the Woodstock Stakeholders Group, a formally organized group made up of commercial property owners in the Woodstock community, made a presentation regarding the current proposed Mixed Use Zoning map. The Woodstock Stakeholders shared their concerns about the "down-zoning" of several properties in the core of the business district and the negative effect they believe it would have on their existing property rights.

The Woodstock Business Association formally supports of the Woodstock Stakeholders' position on this matter. We felt that a rezoning of properties to CM1 in the core of the business district would not be appropriate or in the best interest of the Woodstock Community.

Sincerely,

Woodstock Community Business Association
Eric Norberg, WCBA Secretary



WOODSTOCK STAKEHOLDERS GROUP

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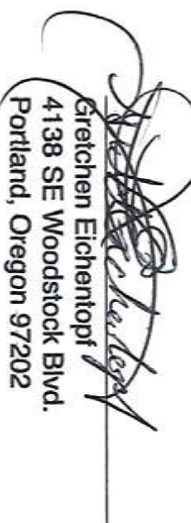
Page 5.

Signature Page


Eugene Dieringer

4411 SE Woodstock Blvd.
Portland, Oregon 97206

4138 SE Lambert Street (Residence)
Portland, Oregon 97202


Gretchen Eichentopf

4138 SE Woodstock Blvd.
Portland, Oregon 97202

4155 SE Evergreen
Portland, Oregon 97202


Tim Even

4410-4416 SE Woodstock Blvd.
Portland, Oregon 97206

see attached

Jess Desbrow

4004 SE Woodstock Blvd.
Portland, Oregon 97202

Signature will follow to attach.

Laurie Flynn

4607-4617 SE Woodstock
Portland, Oregon 97206

7858 SW 5th Avenue
Portland, Oregon 97219

This signature page is attached to the Woodstock Stakeholders letter dated May 5, 2016, addressed to the Portland Planning and Sustainability Commission in testimony against the City's recommendation to rezone several properties in the Woodstock Business District from CS to CM1.



X Jess Deshrows
Print Name:

Address of Property Owned on Woodstock:

4004 SE Woodstock Blvd
97202

Mailing Address:

35710 SE Woodward St.
97202

This signature page is attached to the Woodstock Stakeholders letter dated May 5, 2016, addressed to the Portland Planning and Sustainability Commission in testimony against the City's recommendation to rezone several properties in the Woodstock Business District from CS to CM1.

X MARK DESBROW

Print Name:

Mark Desbrow

Address of Property Owned on Woodstock:

4004 SE Woodstock Blvd
Portland, OR 97202

Mailing Address:

3576 SE Woodward St.
Portland, OR 97202

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X 
Print Name: Donald Hanna

Address of Property Owned on Woodstock:

- 4404-08 SE Woodstock
- 4415-27 SE Woodstock
- 5112 SE Woodstock
- 5105 SE Woodstock
- 6028 SE 51st
- 6014 SE 51st
- 5119 SE Martins

Mailing Address:

10001 SE Sunnyside Rd, Ste 200
Clackamas, OR 97015

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X KEON LIM
Print Name:

Keon Lim

Address of Property Owned on Woodstock:

*4324-4336 SE Woodstock Blvd.
Portland, OR 97206*

Mailing Address:

*12350 SW Clintaview Dr.
Tigard, OR 97224*

This signature page is attached to the Woodstock Stakeholders letter dated May 5, 2016, addressed to the Portland Planning and Sustainability Commission in testimony against the City's recommendation to rezone several properties in the Woodstock Business District from CS to CMI.



Print Name:

Ralph N Eubanks

Address of Property Owned on Woodstock:
4528 Se Woodstock Blvd.
Portland Or 97206

Mailing Address:
16515 NE 207th Ave.
Brush Prairie Wa 98606

Planning and Sustainability Commission

City of Portland Bureau of Planning and Sustainability

1900 SW 4th Ave, Suite 7100, Portland, OR 97201

Re: Woodstock Mixed-Use Zone Testimony

The Mixed-Use Zoning project has recently proposed a map change that includes down-zoning commercial properties currently zoned CS in the core of Woodstock's business district from current CS zone to CM1 (a lateral move to the new Mixed Use Zone would be CM2).

As a Woodstock community member, I ask that the Planning Commission recommend reversal of this decision and exempt Woodstock in this down-zoning plan. A zone change less than the most equivalent to current zoning diminishes property rights of the local commercial property owners and limits opportunities for Woodstock's growth and vitality.

The Woodstock community has worked together to create a vision for our neighborhood. I wish to voice that this decision was not based on our vision and is not in line with Portland's "20 minute neighborhood" goals.

Therefore, I ask that current level of zoning be restored to the proposed map prior to these latest revisions and that there is consistent zoning in the core of the Woodstock Business District.

Please add this to the record.

Thank you,



Name: ERIN BEAUCHAMP

Address: 4528 SE WOODSTOCK
PDX, OR, 97202

Planning and Sustainability Commission

City of Portland Bureau of Planning and Sustainability

1900 SW 4th Ave, Suite 7100, Portland, OR 97201

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Thank you,


Name: Ben Berkovitz Portland Fish Market
Address: 4404 SE Woodstock

Planning and Sustainability Commission

City of Portland Bureau of Planning and Sustainability

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Thank you,

Name:

Maile Bowers

Address:

6315 SE 43rd Ave, PDK, OR 97206

Planning and Sustainability Commission

City of Portland Bureau of Planning and Sustainability

1900 SW 4th Ave, Suite 7100, Portland, OR 97201

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Thank you,



Name: Michelle Mada, Managing Broker, John L Scott
Near Estate

Address: 4111 SE Woodstock Blvd
Portland OR 97202

Planning and Sustainability Commission

City of Portland Bureau of Planning and Sustainability

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Please add this to the record.

Thank you,

Name: *Edwin G. Eichenkopf* owner *Oto's*
Address: *4155 SE Evergreen* *Sausage Kitchen*
Portland, Oregon *97262*

Planning and Sustainability Commission

City of Portland Bureau of Planning and Sustainability

1900 SW 4th Ave, Suite 7100, Portland, OR 97201

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Please add this to the record.

Thank you,



Name: *Gretchen L. Eichenkopf* owner *Otto's Sausage Kitchen*

Address: *4135 SE Evergreen St
Portland, OR 97202*

Planning and Sustainability Commission

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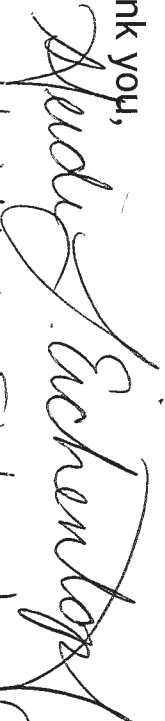
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Please add this to the record.

Thank you,



Name: Heidi L. Eichenkopf, daughter

Address: 4445 SE Mason Hill Dr.
Milwaukie, OR 97222

Future business owner of
Otto's Sausage Kitchen.

Planning and Sustainability Commission

City of Portland Bureau of Planning and Sustainability

1900 SW 4th Ave, Suite 7100, Portland, OR 97201

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Please add this to the record.

Thank you,



Name: Bereka Eichenlopf, daughter of owner

Address: 18860 Shenandoah drive
Oregon City, Oregon 97045

Future business owner of

Otto's Sausage Kitchen

Planning and Sustainability Commission

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Thank you,

Christie E Eichenkopf

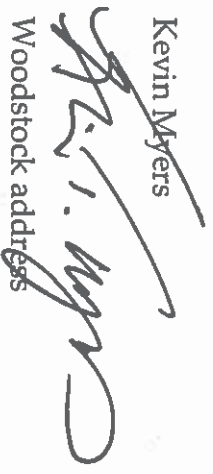
Name: *Christie E Eichenkopf, daughter of owner*

Address: *4909 SE 42nd
Portland, Or 97206*

Future business owner of Otto's Sausage Kitchen

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Kevin Myers

A handwritten signature in black ink, appearing to read "Kevin Myers", written over a horizontal line.

Woodstock address

5827 SE 43rd Ave
Portland, Oregon 97206

Mailing Address

Same