

May 10, 2016

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

Dear Honorable Commissioners:

I am writing to express my support for the proposed CM1 zoning in the Sellwood-SE 13th existing commercial storefront area and elsewhere. I applaud the work that was done with this proposal, as it honors the area's historical streetcar development yet allows for new growth to integrate into the neighborhood, and reflects conversations with residents. It also reflects a careful assessment of key qualities that makes CM1 a prudent choice in this area.

Please also consider extending CM1 northward from SE Nehalem to SE Malden. The character of CM1 is more consistent than CM2 with this area: it is located within a lower density residential area and is not within a larger area zoned for multi-family development; there are numerous small lots developed as commercial uses; it would eliminate an awkward transition; and this parking-challenged corridor is located a mile from light rail. With limited ability to legislate quality, materials and context-sensitive design (such as building another 4-story tall concrete building vs. the brick differentiation that defines this area), applying CM1 would support development types that enhance this area's unique street experience. Our neighborhood still has growth capacity as most of the commercial corridors would still be zoned CM2.

Currently, the commercial corridors in our neighborhood are predominately one and two-story buildings. The proposed CM1 zoning on 13<sup>th</sup> would help integrate the existing low-rise storefront character of this commercial district as it transitions to a 3-story model. As a long-time resident, I value the charm and walkability of our neighborhood, but also recognize that growth is coming. I believe CM1 allows for a compromise between development and those who live or work here everyday now and in the future, who must bear the burden or results of these difficult decisions for years to come: beginning from the zoning to how a private parcel actually gets developed (and over which we have no influence). Many residents don't track these processes when the die is cast because it is not their profession or their day job.

The CM1 zoning would be consistent with the policies of the Sellwood Moreland Community Plan. As our commercial corridors are built up, 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.'

On this last point, I would encourage you to explore creative solutions to stimulate and support historic commercial preservation. It would be wonderful to reward those community stewards who maintain, rehab and continue to operate these special pillars. These buildings define these commercial hubs and corridors as unique places to conduct a small business and provide jobs. A creative approach would make these properties a bonus, not a liability, and more valuable as an ongoing operation than a tear-down. It would also signal what we value as a community.

Thank you for your time and consideration; I hope you will support the CM1 proposal in this area.



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