

**From:** Doug X [mailto:dougurb@gmail.com]  
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**To:** Planning and Sustainability Commission <psc@portlandoregon.gov>  
**Subject:** PSC Mixed Use Zones Testimony

Doug Klotz  
1908 SE 35th Place  
Portland, OR 97214  
April 15, 2016

To Planning and Sustainability Commission  
Chair Schultz, and Commissioners:

Here are my comments on just one of the 13 proposed Low Rise Commercial Storefront areas throughout the city, slated for downzoning from CM-2 to CM-1 in the Mixed Use Zones Project draft.

## **Comments on Mixed Use zones Hawthorne Low Rise Commercial area**

The Low-rise Commercial Storefront “downzonings” are a bad idea in all 13 sites throughout the city, reducing housing capacity in the very place where the most housing should be built, in the heart of services, shopping and transit access. But, I will lay out as an example, why this downzoning is not a good idea nor is it needed, along Hawthorne Blvd. between 35<sup>th</sup> and 38<sup>th</sup> Ave. The downzone area is outlined in blue on this modified city map.

### **1. Key redevelopment sites are thwarted from reaching full potential.**

Two spots stand out as likely redevelopment sites within the 35<sup>th</sup> to 38<sup>th</sup>. One is that large parking lot, and the building associated with it, at 3557 SE Hawthorne. This 23,500 sq.ft. site contains one building, with new exterior walls and one back wall from 1910. It is not a streetcar era building any more. 120 units could be built here in CM-2, but not in CM-1. (A smaller site across 36th has a 1957 building that does not fit the “streetcar” district, and the apartment house east of it, while old, does not contribute to the Storefront character.)



The other site is a row of plain storefronts, built 1948-1956, stretching from 38th west on the north side. While they are "storefronts", these do not have the detailing to fit the era, and could be replaced by a much larger, mixed use building, with storefronts at the same scale, but with 3 floors of needed housing above.



**2. Significant Streetcar Era Historic buildings are already protected from removal.**

The 1927 Bagdad Theater is on the National Register, but not part of the district. However, within the district, four buildings are on the National Register of Historic Places:

The 1929 Douglas Building:



The 1909 Henry Sensel Building:



The 1911 Frances Building



and the one-story 1929 Charles Piper Building.



Because they are all on the National Register (not just the City of Portland inventory), the downzoning will give less protection than these buildings already have with the national listing and associated federal law. But the downzoning will be detrimental to many other sites in this area.

### 3. The district is not continuous Streetcar Era Storefronts

This map shows the properties that were built after WW II, in **black**, and the properties that are not storefront buildings, in **blue**.



I realize that 3557 Hawthorne is listed as 1910, but having seen the last rebuild, the only intact wall from that date is the west side party wall. The rest is a remodel from about 1998. The adjoining parking lot is obviously not a storefront.

Of the three properties east of 36<sup>th</sup>, north side, they are: "too new, not a storefront, and too new".

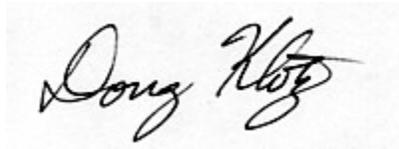
The four properties west of 38<sup>th</sup>, north side, are all post-WW II storefronts.

The properties on Clay St are older houses, not storefronts.

So as far as intact 400' long sections, the south side from 35th Ave. to 37th and half a block east, qualifies, but no north side block face meets the conditions described.

Again, though, with the historic protections in place, and opportunities for more housing on several sites, this example shows that even well-known "vintage" districts are not necessarily appropriate for this Low-Rise Commercial Storefront downzoning scheme. There are opportunities to get needed density in this area without destroying any pre-war buildings, and which could actually enhance the district with needed residential vitality. The proposed downzoning is not needed and would be detrimental to many Comp Plan goals

Thank you.

A handwritten signature in black ink that reads "Doug Klotz". The signature is written in a cursive, flowing style with a large initial "D" and "K".

Doug Klotz