

Angie Even (17973)

Map App Address: 4410-4416 SE Woodstock

This zoning is inconsistent with neighboring commercial property and should be zones CM2 along with the rest of the district.

Gerald Lindsay (17974)

Map App Address: 3786 N Melrose Dr.

To: The City of Portland Planning and Sustainability Commission

We write to ask the commission to consider the CM3 zone for the addresses (please see below) along N Killingsworth between N Borthwick and N Mississippi. As property owners at the intersection of N Albina and N Killingsworth, we have a strong community and personal interest in zoning decisions. In general terms, we believe that the CM3 designation is the most appropriate of those available within the 2035 comprehensive plan. Our perspective is based upon 2 primary considerations. One, such designation best suits the needs of both the neighborhood and the adjacent Portland Community College-Cascade campus, as this intersection and the blocks extending along N Killingsworth serve not only as a Center Main Street for the neighborhood, but also as a sort of campus City Center. Two, the unique transit accessibility of the intersection of N Albina and Killingsworth clearly supports higher density development.

Portland Community College-Cascade already exists as a vibrant hub of activity and acts as a major draw of citizens to this Center Main Street. As a home to well over 20,000 students and a campus development plan that has recently seen major additions, the college benefits greatly from local dense commercial opportunities and, we think, would benefit from more, denser housing opportunities. The CM3 zoning would strike the right balance between maximizing the ability of local properties ability to meet the needs of both the neighborhood and the student populations, while retaining the neighborhood center feel. While we think that a similar Center Main street would usually be best served by the CM2 zoning, the dual service as neighborhood and college Main Street, leads us to believe that a small section of higher density would best serve the current and future local development needs.

Transit is an important consideration, particularly when considering any increase in density. With regards to the addresses at hand, they are served by two high frequency bus lines and are 5 city blocks from yellow line max stations. In addition, Interstate 5, N Interstate Ave., and Martin Luther King Jr. Blvd. are in close proximity. Few intersections on the East side can boast more robust transit connectivity. We think this fact serves to mitigate the potential parking impact of future increased density. Additionally, allowing for greater density proximate to PCC-Cascade dovetails well with that institution's Transit Demand Management Plan. This plan specifically calls for an increase in the number of students walking to campus. Dense mixed-use development placed adjacent to campus properties options could hardly better serve this goal.

Other considerations that inform our testimony are as follows. None of the addresses that we propose for CM3 zoning about current low-density usage or zoning. The Piedmont conservation district will serve to prevent losses of important structures that contribute to the historic character of this vibrant Main Street.

Thank you for your consideration,

Gerald and Anita Lindsay

Addresses: 831-839 N Killingsworth, 832-838 N Killingsworth, 820-828 N Killingsworth N Killingsworth, 825 N Killingsworth, 819-823 N Killingsworth, 811-815 N Killingsworth, 805 N Killingsworth, 800 N Killingsworth, 722-740 N Killingsworth, 720-740 N Killingsworth, 710-718 N Killingsworth, and 700-708 N Killingsworth

Jennafer Furniss (17975)

Map App Address: 1534 SE Rex St

A beautiful mid century Duplex, this is ideal middle housing for this neighborhood. Much needed family housing that houses families, one with a young daughter who is adorable and their family hopes she grows up in this neighborhood. This should be zoned r2.5 realistically but at the very least should be CS1 as it is part of a low rise residential neighborhood and a step down from the commercial district.

Jennafer Furniss (17976)

Map App Address: 1534 SE Rex St

This is was originally an R5 lot and developed as such, it is in the middle of a residential neighborhood on a narrow street. This should be zoned R5, but at the very least R2.5 to provide future middle housing, CS2 is clearly inappropriate to be in the middle of a residential block on a narrow street.

Jennafer Furniss (17977)

Map App Address: 1534 SE Rex St

This is a single family residence in the middle of a residential block on a narrow street. At most it should be zoned r2.5 to provide future middle housing. There is not as yet adequate support in transit to support commercial dipping so deep into these narrow residential neighborhoods. CS2 is far to large a building for such a narrow street in the middle of a residential neighborhood.

Jennafer Furniss (17978)

Map App Address: 1534 SE Rex St

This is a single family home in the middle of a residential neighborhood on a narrow street. This is does not support CS2 development in the middle of a residential street. At best it should be r2.5 housing to support middle housing, triplex even, but not a four story building in the middle of a neighborhood. Even CS1 would be more acceptable, perhaps a fourplex, but CS2 is not supported here.

Jennafer Furniss (17979)

Map App Address: 1534 SE Rex St

This is a single family home in the middle of a residential neighborhood on a narrow street. This is does not support CS2 development in the middle of a residential street. At best it should be r2.5 housing to support middle housing, triplex even, but not a four story building in the middle of a neighborhood. Even CS1 would be more acceptable, perhaps a fourplex, but CS2 is not supported here.

Jennafer Furniss (17980)

Map App Address: 1534 SE Rex St

This is a single family home in the middle of a residential neighborhood on a narrow street. This is does not support CS2 development in the middle of a residential street. At best it should be r2.5 housing to support middle housing, triplex even, but not a four story building in the middle of a neighborhood. Even CS1 would be more acceptable, perhaps a fourplex, but CS2 is not supported here.

Jennafer Furniss (17981)

Map App Address: 1534 SE Rex St

This is a single family home in the middle of a residential neighborhood on a narrow street. This does not support CS2 development in the middle of a residential street. At best it should be r2.5 housing to support middle housing, triplex even, but not a four story building in the middle of a neighborhood. Even CS1 would be more acceptable, perhaps a fourplex, but CS2 is not supported here.

Jennafer Furniss (17982)

Map App Address: 1534 SE Rex St

This is a wonderful triplex, great middle housing for families. This should be zoned r2.5 or CS1 to support this excellent use of land. It is in the middle of a residential neighborhood on a narrow street and CS2 is not supported here.

Jennafer Furniss (17983)

Map App Address: 1534 SE Rex St

This is an ideal triplex, wonderful middle housing for families. This use should be supported with an r2.5 or CS1 designation, It is in the middle of a residential neighborhood on a narrow street on a narrow lot. It does not support CS2 designation.

Nathan King (17991)

Map App Address: 6901 N Buchanan Ave

Hello, my name is Nathan King. On May 9th I shared testimony expressing my concern for the changes proposed to small-scale zone CM1. Since sharing that testimony, I have had the opportunity to become more familiar with the details of the the Mixed Use Zones Project's proposal. Specifically, I believe I now have a more accurate understanding of the proposed changes to the FAR calculation. I now understand that in the proposal "All uses, including residential, are counted in floor area, which is a change from current practice which excludes residential from the calculation." If my understanding is correct, it is possible that the proposed characteristics of the new small-scale zone, CM1, much more closely reflect the same intent of the existing zones and therefore is much more likely to be viewed as acceptable. My apologies for any confusion my testimony may be causing.

Denise Hare (18062)

Map App Address: 2536 SE 33rd Place

I support designation of the blocks along Division St. from 35th to 38th Avenues to be preserved as vintage low-rise commercial areas. This is a great response to citizen input, helping to maintain the most attractive and desirable features of the commercial nodes, while still allowing for the development/density needed for future growth. The community appreciates that our voices are heard, and listened to, by the planning bureau. Thank you.

David Mihm (18102)

Map App Address: 1982 SE 30th Ave

I learned about the ongoing zoning revisions being proposed at the Richmond Neighborhood Association meeting last night. Doug Klotz of the RNA did an excellent job laying out the impact and implications of the proposed changes.

I was surprised and disappointed to see that there are still large swaths of red-colored areas along SE Powell between the Ross Island Bridge and 35th that this plan proposes to leave as "general commercial."

SE Powell is one of the widest/largest corridors in the entire inner eastside, soon to be served by a bus rapid transit system. It's one of the most natural places for large-scale residential building projects to happen outside the downtown core. And certainly is a more natural place for these kinds of projects than a number of locations where Mayor Hales' administration has already allowed them to occur (N. Williams is the most glaring example).

I had thought that Mayor Hales' embarrassingly-belated declaration of a housing emergency in Portland several months ago was designed to allow for all options to be on the table when it comes to zoning for more housing. Especially for more affordable housing, and especially for more affordable housing close to transit hubs.

This section of SE Powell seems like a perfect place for that to happen, and I strongly suggest it be considered more thoroughly to **at least** be zoned as Mixed-Use as part of this process.

Sincerely,

David Mihm

Blythe Olson (18331)

Map App Address: 2719 SW Old Orchard Rd

This property in the heart of our old residential neighborhood is subject to usage restrictions enacted into law in 1984 under Ordinance No. 155609. Any proposed development must comply with this ordinance or be negotiated in detail with adjacent property owners and neighbors to maintain the livability of our neighborhood.