

From: Robert Kowalski [mailto:Robert@Clintonstpub.Com]
Sent: Monday, May 16, 2016 5:18 PM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Subject: Mixed Use Zones Testimony

Planning and Sustainability Commission
City of Portland Bureau of Planning and Sustainability
1900 SW 4th Ave, Suite 7100, Portland, OR 97201

Dear Commissioners,

We are writing you in reference to the proposed down-zoning of commercial properties on Woodstock Blvd. For the record, we would like to state that we are opposed to the mixed-use down-zoning proposal.

Since 2011, when we purchased the property located at 4625-4639 SE Woodstock Blvd, we have witnessed a resurgence in the vitality of the neighborhood. A number of new stores, and a few new buildings, have come to Woodstock energizing the district. We are proud to be a part of the enhancements occurring in the neighborhood not only as property owners, but as owner/operators of the Lutz Tavern located at 4639 SE Woodstock Blvd. We have on a number of occasions overheard the residents of the neighborhood express their enthusiasm around the changes and positive direction their Woodstock is taking. We are extremely concerned that placing additional zoning restrictions on our buildings will deter investment and stifle the neighborhood revitalization we have worked so hard to achieve.

On a personal note, our building has been selected to receive the harshest of zoning down-grades - CM1. We are located on the NW corner of 46th and Woodstock and are the only building selected for down-grade on the intersection. It feels very discriminatory to have our property rights reduced, and incur the resulting economic impact, while the properties located on all three corners adjacent to our property will have a CM2 zoning designation and maintain their current property rights. We would like our proposed zone changed to closer reflect our current property rights - CM2.

We understand the residents of Multnomah Village gathered a petition and spearheaded the proposed low-rise commercial storefront designation. Please remove Woodstock from the list of districts effected by the residents of Multnomah Village. We are not Multnomah Village, we are Woodstock.

Thank you for taking the time to read this testimony,

Robert Kowalski
Jayson Criswell
4639 SE Woodstock Blvd
Portland OR 97206
503-806-1593