

May 17, 2016

ATTN:
Portland Planning and Sustainability Commission
psc@portlandoregon.gov
503-823-7700

RE: Proposed Mixed Use Zoning
Need protection for existing commercial properties in primarily residential neighborhood

To: Portland Planning and Sustainability Commissioners
Barry Manning

On behalf of the SWHRL Neighborhood Association Board, I would like to express a concern about the proposed Mixed Use zoning.

For primarily residential neighborhoods like SWHRL, which have little hope of being a “20-minute” neighborhood, it is crucial to us to preserve what few commercial amenities we have. We have only one property on the hill zoned for a grocery* (property owner looking for new grocery tenant since Strohecker’s grocery closed), one café, open only for lunch and dinner, and a scattering of other shops or services.

*NOTE: Commercial properties in SWHRL area to be CM1
Strohecker’s property, 2855 SW Patton Rd., has overlying land use conditions limiting use to a grocery.

Moreover, we have very limited transit – our one bus runs only during commuter hours, so that limits our ability to access stores and services in other neighborhoods. (Those commercial areas are at the bottom of our steep hill, so walking or biking back up – lugging purchases – is challenging indeed.) Our walkability score is very low. Perhaps the planners have not thought about some of the potential effects the new proposed Mixed Use zoning could have on such a community as ours.

Please consider adding into the new Mixed-Use zoning some kind of protection for commercial- and transit-poor neighborhoods such as ours that would protect an existing commercial property from conversion to residential / multi-dwelling only. We can’t afford to lose the few vital amenities we have!

Thank you for your consideration.

Best regards,
Nancy Seton, President/Land Use Chair,
Southwest Hills Residential League (SWHRL) Neighborhood Association
Phone: 503-224-3840