

Portland Planning and Sustainability Commission
1900 SW 4th Avenue, Suite 7100
Portland, OR 97201

July 12, 2016

RE: Zoning Map change request for Parcels R009602850 (aka 435 NE Stanton) and R009602870

Dear Commissioners;

I have lived in the Eliot neighborhood nearly 40 years and I was actively involved in the previous Eliot Neighborhood and Albina Plan processes that resulting in the current Comprehensive Plan and zoning for NNE Portland. I have seen firsthand how minor, last minute changes to proposed zoning can have devastating impacts on a neighborhood. Consequently, as Eliot Land Use Chair, I led our neighborhood's response to the current planning process.

Eliot has embraced the vision of the proposed Plan to concentrate density in centers and along corridors. In that spirit, Eliot reviewed all zoning within the "Upper Albina" area; Eliot's residential and historic core. We submitted a wholesale zoning change proposal as our initial comment on the proposed Plan. It changed zoning in our centers and corridors to encourage mixed use development, generally at higher densities that current zoning allows. It chance residential zoning to provide greater protection to Eliot's historic housing stock, including within the Eliot Historic Conservation District where the surviving remnants of the original City of Albina and Portland's historic Volga German and African American communities. Planning accepted most of our proposal, although the limited residential protections to the area bounded by the Eliot Historic Conservation District and increased development density outside those boundaries along our two corridors (MLK and Williams/Vancouver). The Eliot Neighborhood Association through its Board and Land Use Committee endorsed the Planning staff proposal and associated zoning.

The original Planning staff proposal changed these properties from R2 to R1. This was not done at the request of the property owner (me) or the Association, but I learned it was due to the "up" zoning of adjacent properties along MLK and to be consistent with existing development density on Stanton, which is medium density residential and mixed use, not low density residential. As both Land Use Chair and the property owner, I believe this makes good sense from a planning perspective. However, I write this letter in response to a change to the zoning initially proposed to the subject properties back to R2, although the Comp Plan still designates them for R1 development, or did a month ago.

These two parcels should be rezoned in the Comp Plan to R1 to provide an orderly transition from the CM zone and development on MLK, to be consistent with existing development density in this area of NE Stanton, and to facilitate development of "missing middle" housing.

This request is limited to these two parcels only. A neighbor living on Morris to the east of a vacant parcel just north of R009602870 has objected to the zone change proposed by Planning so as to prevent development of that vacant lot. However, development on the subject parcels will not directly affect this neighbor and his concerns should not outweigh City interest in increased density and a broader range of housing choice.

Respectfully submitted (via email);
Mike Warwick
535 NE Thompson St.