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Doug Klotz
1908 SE 35th Place
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July 12, 2016

Katherine Schultz, Chair
Portland Planning and Sustainability Commission
1900 SW Fourth Ave.
Portland, OR 97201

Re: Composite Zoning Map

Dear Ms. Schultz and Commissioners:

Here are my thoughts on the **Composite Zoning Map**:

1. Areas where CM-1 should be changed to CM-2. (Formerly areas of Low-Rise Commercial)

It is my understanding that this is a “zoning” issue, and thus open for testimony at this time. The following areas, which are now listed as CM-1 on the Composite Zoning Map, should be changed to CM-2 to reflect their location in the heart of Neighborhood Centers, to allow greater residential and commercial density where it is needed the most.

- A. NE Alberta (NE 17th to 19th)
- B. Roseway area (NE Sandy from NE 67th to 70th, and Fremont and NE Sandy, from NE 71st to 73rd, as well as properties just north of Sandy on NE 73rd)
- C. Parkrose (NE Sandy from NE 105th to 108th)
- D. Kerns (NE 28th from Burnside to Davis)
- E. SE Belmont (SE Belmont from SE 33rd to approx. 36th, and SE Yamhill from SE 34th to 35th.)
- F. SE Hawthorne (SE Hawthorne from SE 35th Ave. to SE 38th, and SE Clay from SE 37th to 38th)
- G. SE Division (SE Division from SE 35th Ave. to SE 38th)
- H. SE Foster (SE Foster from SE 63rd to approx 68th)
- I. SE Woodstock (SE Woodstock from SE 44th to 47th, including one property on SE Martins St.)
- J. Montavilla (SE Stark from SE 78th to approx 82nd)
- K. Sellwood (SE 13th from SE Harney to Nehalem)
- L. Moreland (SE Milwaukie from Claybourne to Rural, SE 16th from Glenwood to Rural, and SE Bybee from approx. 15th to 17th)
- M. Multnomah Village (SW Capitol Hwy from SE 34th to 37th, SW Troy from 34th to 37th, Multnomah Blvd. from 36th to 37th)

2. Other areas where zone should be changed from CM-1 to CM-2

NE 28th from Davis to Everett, both sides. This would be a one block gap in the CM-2 zoning along 28th. There are 3 residences and 4 commercial or mixed use buildings here. It makes sense to zone this block CM-2 for continuity with the rest of the 28th corridor, rather than CM-1.

SE Milwaukie Ave. from Center to Holgate, and SE Holgate from SE 12th to Milwaukie. Since no zoning is being changed right at the 17th and Holgate Max Station, Milwaukie Ave. is the closest opportunity for Transit-Oriented Development, to maximize the public investment in the Max line. I realize that the neighborhood supported CM-1, but think CM-2 is more appropriate here.

3. Upzoning from R-5 to R-2.5 in compliance with Comp. Plan Designation

I support the upzoning of R-5 to R-2.5 wherever it is proposed. This change will help add needed density near Centers and Corridors. A lot of this occurs near SE Division, Hawthorne, Cesar Chavez Blvd. and Powell Blvd., and is in ideal locations for new growth.

4. Upzoning from R-5 to R-1 in compliance with Comp. Plan Designation

I support the upzoning of R-5 to R-1 wherever it is proposed. This will confirm the multifamily zoning along Corridors such as SE Cesar Chavez, where it makes the most sense.

5. More Appropriate zoning in Upzoned Areas near Hawthorne and Chavez node:

I support an increase in proposed zoning, to encourage higher density near this important transit node and in the Hawthorne Neighborhood Center. While CM-2 is the goal, I think even CM-1 would be an improvement over what is proposed.

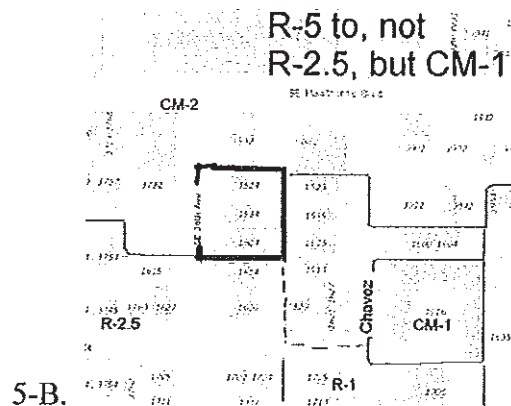
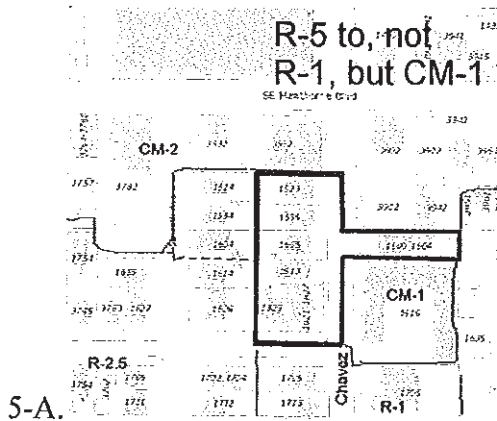
5-A. Area with MU-UC and R-5 Zoning which are being upzoned to R-1. These lots, on Chavez south of Hawthorne, were Designated NC, and will be MU-UC. R-1 zoning is proposed. To facilitate more density near the Chavez/Hawthorne node, they should be zoned at least CM-1, which matches the old NC designation, rather than the residential-only R-1 designation. CM-1 also matches the adjacent large properties on Chavez.

1523-1727 SE Chavez, and 3829 SE Market, as well as 1600-1604 SE Chavez.

5-B Area with MU-UC and R-5 Zoning which area being upzoned to R-2.5

These lots on the east side of 38th Ave. south of Hawthorne, were also NC, and will be MU-UC. They are currently R-5 and are being upzoned to R-2.5. Instead, they should be zoned at least CM-1, the closest equivalent to the NC designation they formerly had, to help add to the density at the Chavez/Hawthorne node. (I also support zoning the parking lot of the Wells Fargo Bank at 3782 Hawthorne as CM-2, as proposed)

1524 to 1604 SE 38th Ave.



Summary:

I understand the staff philosophy of incremental change, but would argue that leaving some properties with a lower classification for the 20 years until the next update, will actually result in new development that is underbuilt for these important nodes and corridors. I believe now is the time to adopt the denser zones, to guide fast-moving development pressures to the result desired.

Thank you.

Sincerely,

Doug Klotz

