

July 20, 2016

City of Portland
Bureau of Planning
1900 SW 4th AVE
Portland OREGON 97201

RE : Central City/ Central EASTSIDE / Southeast 12th AVENUE
BORDERLINE between ZONES / Buckman neighborhood

To Planning Commission
From Mary E Roberts
Michael J. Beglan
121 Southeast 12 AVE
Portland OR 97214

The following letter pertains to our property as listed above AND the additional historic era residential properties facing SE 12 AVENUE in the Buckman neighborhood.

According to your Central EASTSIDE Plan proposal 12 AVENUE is the borderline between the SE Employment Zone -EX1 overlay and the existing R1/CG residential neighborhood that lies east of 12th AVE. There are currently 18 historic era properties (some are converted to multiple apartments, some remain single family structures) that grace 12th AVENUE. All of these structures provide not only compact and dense living accommodations, but also provide historical integrity to the street and neighborhood. The proposed zone allows mixed-use development as well as a plan for streetscapes that are pedestrian friendly and attractive.

The proposed height and FAR changes in the EX zone (shown purple in overlay) which would allow greater than 50' height construction and allow **building on the property lines** (neither of which are allowed in R1 zones). These proposed changes would DEGRADE the current existing historic properties by decreasing their RMV, negatively impact inhabitants' privacy, as well as allow construction that would not be aesthetically or architecturally compatible with the features of Buckman neighborhood. As a property owners on SE 12th AVENUE, we formally object proposed changes: building on property lines and greater than 50' height proposals.

On 12th AVENUE block between Ankeny and Ash Streets there are 8 residential properties all of which are historic era architecture residences. One larger building on corner of Ash and 12th has an official historic designation. The homogeneity of this façade must be preserved. Starkly different facades on different sides of the corridor will NOT enhance its appeal.

Furthermore, there is a discrepancy on this borderline/corridor. Land use for properties on 12th AVENUE south of Belmont street are NOT being changed to EX1 under the proposal and retain their R1 Zoning with 45' height restrictions. If it makes sense to have 45' height on the southern portion of 12th AVENUE, it certainly makes sense to have the same on the northern end. For the sake of compatibility and consistency, amend your proposal to enforce these lower height restrictions all along.

Accommodation MUST be made in your overlay plan to account for these properties/structures and to integrate and transition more effectively between the two zones.