

My name is Dr. Duane Bietz. I have lived in the West End for 10 years but have been a Portland resident for 39___ years. For 29 years in a historic Landmark on Mt Tabor, The Jacobs Wilson House

I want to thank Staff for incorporating a change in the north south division of the West End and the zoning that goes with that, moving the RX/CX line from Salmon to Taylor. That makes the decision consistent with the existing uses. North of Taylor is an area mostly of small businesses and public buildings such as our Central Library which is east of 11th. (Vol1 p35 1.WE.1)

However, west of 11th and north of Taylor is mixed use, residential. Therefore, I do not endorse the change from RX to CX in the northwest corner of the West End, north of Taylor and west of 11th avenue. The area holds many historic resource buildings as is clearly noted on the map in (Vol5 page 222). In addition, many of these buildings currently offer housing for moderate or low income people. I am attaching a map showing that the West End is one of the most dense neighborhoods for affordable housing in the Central City. Although I understand that the differences between RX and CX are being modified, maintaining the emphasis on residential in this area will be important in meeting the draft Plan's goal of 6800 households in the West End by 2035.

It will also reinforce this area as one that can help meet the affordable housing "no net loss" goal. (Vol1 p43 Policy 2.10b) RX validates current residential uses of these historic resources and will likely help preserve them.

It will not preclude some flexibility, however, allowing nonresidential uses including retail on ground floors nor will it force a change in use for a building currently being used for nonresidential purposes should rehabilitation be done. Retaining the CX zoning east of 11th reflects the office and small businesses that are thriving there now. Therefore, I do not believe it is logical to change RX to CX west of 11th and north of Taylor given the city's goals of increasing residential density. Maintaining the residential contribution of these historically designated properties is beneficial for all concerned.

Thank you.

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Map 3-6: West End historic resources.

