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To Whom It May Concern:

I'm writing you to express the support of the Montavilla Neighborhood Association Board of Directors for a zoning change to 536 NE 76th Avenue from R5 (Residential 5,000) to CS (Commercial Storefront).

This zoning change will match the directly adjacent CS zoning across the street and toward the intersection of Glisan Street to the southwest, south, and southeast. We recognize that this addition to the existing CS zone designation along this transit oriented corridor also allows increased residential dwelling units, which is important for future housing affordability in our growing region.

Our board, having reflected on the investment already made at this property and the importance of it being rezoned for the success of a minority owned neighborhood small business, give this rezoning our full support and implore the City of Portland to grant the change in zoning.

Sincerely,



Nick Mira

Land Use & Transportation Chair

Montavilla Neighborhood Association

Approved on November 14th, 2016 by a vote of the Montavilla Neighborhood Association Board of Directors.

CC: Bureau of Planning and Sustainability, Bureau of Development Services, Paul H. Roeger (Property Owner Designee)