

From: Eric Schnell [mailto:eric8schnell@gmail.com]
Sent: Sunday, October 8, 2017 7:37 PM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Subject: Code Reconciliation Testimony

Dear PSC,

I am writing to urge to to vote AGAINST the upzoning that has been proposed for Marquam Hill in this Code Reconciliation draft.

Specifically, the original Comp Plan revision had included a CM1 zone for the area just next to the OHSU campus, which is the appropriate zone and consistent with long-held neighborhood priorities and current zoning levels. The current zoning (CM) has been available for years, so there has not been a lack of potential options for commercial development.

The proposed CM2 upzoning would allow commercial parking lot construction, and there has been some indication that at least some developers are considering such uses in pursuit of profit. Given the huge demand for parking, this is not surprising, but it would come at the expense of all neighborhood residents as well as commuters, as the already-horrendous traffic congestion would continue to worsen.

Per the city's Marquam Hill plan, the city should be working to REDUCE commuter traffic on the hill. This is why our neighborhood (Homestead) has long supported quality residential development as well as local commercial development (e.g., grocery, restaurants, etc) in an attempt to make the neighborhood more appealing and thus a great place for Marquam Hill employees and students to live.

As it is, the commuter traffic drives people away due to its negative impact on safety and livability. In the past, outside investors have bought properties on the hill, and paved their entire front and back yards to illegally sell parking... which ended up further degrading the neighborhood. These operations were cited by the city, and shut down, as they were not allowed uses.

Please vote against this proposed up-zoning and thus try to preserve Homestead's livability as an appealing place for people to live and work.

Thank you for your consideration,
Eric Schnell
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