

From: David de la Rocha [mailto:fonical.pdx@gmail.com]
Sent: Tuesday, October 24, 2017 11:32 PM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Subject: Map Refinement Project Testimony

Please register this comment in the record for the public testimony at Portland Planning and Sustainability Commission scheduled for Tue 10/24/17.

I am writing in opposition to the unexpected upzoning from CM2 to CM3 of the L Roy Garden apartments site at 705 N Fremont as well as the single family home at 805 N Fremont. After a poorly executed process last year that resulted in those properties being upzoned in the Comp Plan from R2 to CM2, the surrounding neighbors in the Boise Neighborhood are tremendously surprised to discover that the city is considering increasing the scale of potential development from a maximum height of 45 feet to 65-75 feet (with bonuses).

While we accept the City's decision to change the zoning to CM2, we believe that CM3 is NOT compatible with the scale of the immediate neighbors in lots zoned as R2. Per the city's own planning guidelines, streets like N Fremont are best served by CM2 zoning as they it will be designated a neighborhood collector street in a residential area characterized by single family homes and middle housing.

I'd like to note that Boise Neighborhood is the ONLY one in Portland where the City allowed EX and RX zones adjacent to lots zoned to R2 and higher (please review development along the east side of N Williams between Fremont and Skidmore). In all other Portland neighborhoods, there is either a street separating those tall structures from homes built on residential lots, or middle housing medium density lots between them to act a buffer.

With the mistakes of past in mind - mistakes that have adversely affected only residents in Boise, I ask you not to do this again. Please limit the zoning to a scale that supports building middle housing without further injuring a neighborhood that has already endured its fair share of poor process.

Sincerely,

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