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Sent: Thursday, October 26, 2017 7:07 AM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Subject: Map Refinement Project Testimony

Below please find a written version of my oral testimony at the recent hearing. I was rushed to meet the strict two minute deadline and had to edit my remarks. The following is the completed version.

Hello, my name is Sabina Wohlfeiler and I live at 2125 NW 33rd Ave. In the early 1990's I and many other residents of Willamette Heights gave testimony before both the Planning Commission and the City Council regarding this buffer zone. Issues addressed then are still of concern today. I appreciate the complexity that accompanies citywide zoning changes, but I am here today to consider making the land between St. Helens Rd and Willamette Heights residences on NW 32, 33rd, and Vaughn an exception to your citywide removal of all buffer zones.

When a developer illegally removed the toe of the hillside to build a 24 hour truck stop, it began an extensive review. He sought a variance, and the neighborhood opposed it. The land was found to be geologically unstable. A letter from the developer's own soils engineer stated that at 7 and 11 feet, this land had a layer of silt, which turns to liquid during an earthquake. A now deceased neighborhood resident testified about a landslide that had occurred at the bottom of 33rd street during the 1950's, that closed St. Helens Road. The land was found to have three underground streams. This and other relevant information resulted in an environmental overlay. Development ceased.

If any of the existing protections are removed from this land, which would happen if you took away the buffer classification, it could serve as a green light for developers to once again, remove vegetation to make industrial use of this property. Changing the setback requirements from 20 ft to 10 ft could result in an industrial building being built right next to a Willamette Heights residence. City planners say that the steepness of the hillside and other safeguards will protect this land. Given past history, I'm not so confident.

Changing the zoning classification gives owners of property in the industrial "sanctuary" a distinct advantage over the needs of the Willamette Heights residents for clean air, noise abatement, and visual separation from industry. The industrial sanctuary was once Giles Lake, and the topsoil from the west hills was used to fill it in. Our residences are built upon what once were the banks of a lake!

I am asking you to retain the buffer designation on this land. The geological make-up of the land has not changed. In developer's language, I'm asking you for a variance. Please make an exception for this unique buffer. As the metropolitan area grows and we make changes to accommodate that growth, there are some circumstances where we need to protect the land and the quality of life here in Portland. I believe this is one of those circumstances.

Please honor the hard work of your predecessors in both the Planning Commission and the City Council who reached a workable solution to our problems in the early 1990's. We need not spend more time, energy, and money if we retain and even strengthen the buffer designation.

Thank you for listening and considering this request.