

To: Bureau of Planning and Sustainability

From: Bill and Barbara Warner

Re: Portland's Comprehensive Plan Update

Properties at 11240, 11304, 11306, and 11328 SW Boones Fy Rd, Portland, OR

Date: 9-26-2014

We own these four contiguous properties having purchased them 40 -50 years ago. Our business is located on the 11304 property with a grandfathered conditional use. We accumulated these properties feeling that combined they would make for a nice future residential development to mitigate loss if our business facilities ever became unusable; and to fund our retirement, which we have approached. They have always been zoned R-10; but then about 15 years ago, the city of Portland impacted these properties with an environmental overlay restricting future development. And now your proposed Comprehensive Plan Update will further reduce the value and use of these properties by further restricting the number of buildable lots by changing from R-10 to R-20 zoning.

We trust you can appreciate our opposition to what you are proposing. Our plan has been to create a future residential development featuring smaller homes for the semi-retired and active retired, with the number of such homes dictated by the total square footage of the combined properties with R-10 classification, resulting in a large, shared common area. (There's a name and provision we understand for this type of residential planning.) Under the proposed R-20 zoning, only about half the number of such houses would be permitted.

What you are proposing seems to be opposite from what planners are predicting to be desirable for the future. Research shows a large segment of future homeowners (aging baby-boomers) will want smaller (not larger) homes. And they will especially want to be close to parks and natural areas to which they can walk. Our properties are ideal for such future residential development since they immediately adjoin Tryon Creek State Park. And are on a major bus line going to and from city center. Changing from R-10 to R-20 and reducing the number of future homes like this contradicts the logic of good future planning.

We hope you will agree and conclude that changing the zoning on these particular properties is not in the best interest of all concerned.

Bill and Barbara Warner

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