

To: Planning and Sustainability Commission
psc@portlandoregon.gov

1900 SW Fourth Ave
Portland, Oregon 97201-5380

Re: Request PSC Hearings Extension

When we bought our house on SW 29th Ave I specifically asked our realtor to check the zoning because I enjoyed the affordable small houses sporting trees and wildlife habitat close in with dense housing nearby to support the businesses and transportation resources that come with moderate density. I was told that no duplexes or town houses could be built in our neighborhood. That was 5 years ago. Now, the ubiquitous land-hoarding Dreambuilders has taken one nice large lot with many trees including several old Doug Firs and has placed a huge house on half of it by dividing it into two small 5000 sq ft lots (they called it reverting to the original lot lines even though the small house had been occupying the whole lot for the history of the Village). They just sold the house to a nice young couple who loved the trees next door without telling them they planned to cut them all down and put two houses conjoined by a shared roof on 2500 sq feet each. This is weirdly not named a duplex even though it is just a less obvious one. they were appalled and felt very betrayed that they just bought that expensive house. This will be par for the course for dream builder and other developers who stalk older people and get their land, holding it for appreciation. Useful for profits, but not for those of us who like the wildlife, clean air, shade, and water filtration. I further strongly object that he was allowed to install useless sidewalks instead of leaving the tiny bit of land leftover open. The fee could have been applied to build sidewalks on the deadly stretch of 30th that goes to the buss stops on Beaverton Hillsdale Highway from Capitol Highway.

It is only fair that the Bureau of Planning and Sustainability is required to provide the definitions for the new mixed-use zoning and new campus institutional zoning designations in advance and that the Planning and Sustainability Commission either extend the hearings for the Comprehensive Plan or keep the hearings record open for at least 90 days following the release of these definitions. Without the definitions and the deadline extension, the citizens and Neighborhood Associations will not be able to evaluate the impact of the new zoning designations.

I would also like to request that you hold one hearing on the Comprehensive Plan in southwest Portland.

Please add this to the record.

Thank you,

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