

From: Bruce Nicholson [<mailto:bnicholson@bhhsnw.com>]
Sent: Wednesday, October 22, 2014 2:14 PM
To: PDX Comp Plan
Subject: PSC Comprehensive Plan Testimony

Gentlemen,

We wish to voice an objection to reclassifying the designation of our existing home property from Low Density Single-Dwelling (R10) to Limited Single-Dwelling (R20). This objection also applies to all of the existing homes in our area. This will effectively force our home to become a non-conforming use in the new R20 zone. It will severely reduce the value due to the limitations put on future remodeling or additions compared to the current conforming use. And it may require an additional burden and expense of periodic applications to continue the non-conforming use.

These homes are established residences with developed infrastructure of sewers, water and streets. Trying to reduce the density in this neighborhood will do little except allow the City to reclaim land without due compensation. Possibly applying this lower density to undeveloped areas could make sense but, not to established neighborhoods. And, if we understand the literature correctly, existing sub-standard lots could be built on anyway in most cases.

Examining health and safety issues one would see there is an increase in safety with the increase in density as proven by the Neighborhood Watch programs. Separated and isolated homes are less secure from burglary and vandalism. And we fail to see how this density reduction will reduce natural hazard risks. We think these issues are best addressed in the zoning overlays.

Sincerely,

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