

Daniel Root & Julie Kim
SW 61st Drive
Portland, 97221

To Whom It May Concern:

We are writing to express our concerns regarding the potential rezoning of the property at 6141 SW Canyon Ct. to an R2000

My wife and I strongly oppose rezoning this property to a multifamily zoning code.

Currently the property is accessed on 61st Drive, and would likely be that way in the future. 61st Drive is a small rural feeling street that has many curves and twists, and does not support a high volume of traffic. The code change would likely allow the doubling or even a greater increase in the population of people who will be accessing the road, and the traffic would be a challenge. No sidewalks are present on the street, and 61st Drive is the most likely pathway that residents would use to get to the nearest grocery store (the QFC on Barnes Road). Without sidewalks, and a higher car volume, any pedestrian traffic is greatly at risk for injury or death. The road is typically a fairly quiet road that is enjoyed by pedestrians as well as cyclists, and the increase in density will place that at risk.

Already, we are commonly picking up trash that is discarded from cars that are using our road as a drive through access to Burnside. I have grave concerns that the litter from those who do not share the common values of rural feel and protection of the environment will only increase. Since we have lived at our address (1521 SW 61st Drive), about once per year a car winds up off the road in an accident situation either across from our property or on our property. In one recent event, I was narrowly missed by a speeding car. These have always been young people who do not live on our road. Given that multifamily housing will likely bring more young people using that road, and increase the risk of further events.

Additionally, the current owners of that property destroyed a Riparian zone by taking down a large grouping of well-established trees without permits and were eventually caught by the city for doing so. I personally felt that the move to take down the trees created an eyesore for a neighborhood that prides itself on the trees and the conservation zones that are within it. Building apartments where they once stood would only make things worse. While we support the concept of efficient use of urban space, this area is simply not that sort of an area. It is true that dense living and apartments are present at the end of SW Canyon, but they are distinctly limited to that area, and the rural feel of our street is protected.

Beyond the direct impact of destroying the rural feel of The Street of 61st Drive by placing a multi-family housing structure, we have significant concerns about the ability to of the current access points to support more density in general. Any access to this new development will be through either SW Canyon Ct or through 61st drive. We have already highlighted my concerns of 61st, but the increase traffic volume through the limited access at Montgomery and SW Canyon Ct as they go by the nearby school is a challenge. During peak traffic times that include coming and going to school, busses and parents dropping of their children make for difficult access in

and out of the area. Additionally, SW Canyon CT has a tendency to freeze, and given the inclines, is commonly poorly navigable in the winter frosts.

In summary, allowance of this zoning change will not only significantly and negatively impact the overall feel of our quiet neighborhood, but it will also likely lead to greater environmental stress, and create traffic flow and safety concerns that are not tenable. For this reason, We feel that he application to rezone the property at 6141 SW Canyon Ct should be denied.

Sincerely,

Dan Root & Julie Kim.

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