

RE: Change of zoning request from R20 to Multi Family 2000 on Tax ID No: R326896, 6141 SW Canyon Ct

Dear Ms. Frederiksen

My wife and I live at 1321 SW 61st Dr, about 1/4 mile up the road from this property. We turn right off of Canyon Court, a busy frontage road serving a large apartment complex at the end to get to our house on 61st. We turn left off 61st on to Canyon Court to get to the Sylvan interchange. This is always a little anxiety provoking due to difficulty seeing around a high retaining wall below this property.

We have lived in our house for 28 years and raised two children there. Needless to say, we are sentimental about the house, the property, the area and the nature of our neighborhood.

We have been very lucky that development of more density and type has been limited by the zoning and by 10 acres of environmental protected land to our west. The existing number of homes has allowed us, over the years to form strong relationships and friendships with our neighbors and our kids have grown up together with theirs. It has also allowed us to form groups in the past to counter changes in the neighborhood that were viewed as adverse or to establish good neighbor agreements with developers.

It goes without saying that neighborhoods always resist change and seek to protect their nature. Routine reasons used are traffic, danger, road use, inappropriate use of the property or change in character or simply ugliness. I will not reiterate these other than to indicate they are there. (It's a little tough to argue on the basis of aesthetics, given the property is next to a water tank and electric power station with a beautiful view of the freeway 200 feet below).

The owners of the property bought the existing house to remodel and sell. This was on the market for a long time and did not sell at the price they were asking. One of their sales incentives was that two more houses could be built on the property under the current zoning. Obviously they are now trying a different tack to recouping their investment.

However, the change they request is not one to build 2-3 more single family homes, but to build an apartment complex. We respect their right to ask, but find that degree of change much too drastic. Were they to request a more modest change for 3-4 single family homes, this would I am almost certain be acceptable to the neighbors.

I appreciate your considering this letter in your decision regarding this zoning change.

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