



Sylvan-Highlands Neighborhood Association

c/o Neighbors West-Northwest Coalition
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February 26, 2015

Ms. Joan Frederiksen
c/o Planning and Sustainability Commission
1900 SW 4th Avenue #7100
Portland, OR 97201

Via email to psc@portlandoregon.gov and joan.frederiksen@portlandoregon.gov

RE: zoning change request for 6141 SW Canyon Court (R326896)

Dear Planning and Sustainability Commission:

Sylvan-Highlands Neighborhood Association ("SHNA") urges the Commission to deny the proposed zoning change request for 6141 SW Canyon Court (the "Property") from R20 to Multi-Family 2,000. SHNA objects to the proposed zoning change for the following reasons:

Comprehensive Plan Conflicts. SHNA notes that the zoning change would allow over 20 more dwellings to be built on the Property beyond current zoning limits. If permitted, such a change would significantly increase local density and traffic without the benefit of any significant public planning or infrastructure improvements. A prime goal of the new Comprehensive Plan is development along corridors and centers. If permitted, this zoning change would allow unplanned development away from the existing local hub and neighborhood corridors and promote private vehicle use as the Property is far from public transit.

Minimal Public Transit. There is no public transit near the Property. The #58 bus stop at the Highway 26 westbound onramp at SW Skyline Boulevard is the closest transit connection. There are no local transit connections to the north, west and south. Other local transit connections are to the east (the #63 bus line and Washington Park MAX station).

Neighborhood Character Conflicts. Although the Property has a SW Canyon Court address, its only access is via SW 61st Avenue due to a 20' tall retaining wall along Canyon. All other nearby neighborhood dwellings (on 61st and nearby streets) are single family homes. Rezoning the Property from its existing single family home to an apartment complex conflicts with the current neighborhood character.

Increased Neighborhood Traffic. 61st is a small, winding neighborhood street that lacks normal improvements like sidewalks and storm drainage. If permitted, the zoning change would certainly increase cut through traffic on 61st, a street that can least afford it. The zoning change would also aggravate traffic at the bottlenecks of SW 58th Avenue at both SW Montgomery Street and Skyline. These two bottlenecks, about 200' apart (one small block) are greatly burdened by cut through traffic to and from northwest Portland and (much more) Washington County. Additionally, the 58th/Montgomery intersection is aggravated by traffic to and from East Sylvan Middle School during morning commute and mid-afternoon times.

Decreased Neighborhood Safety and Livability. For decades SHNA experienced safety and livability issues from excessive traffic and underdeveloped infrastructure. Due to topography, many SHNA streets are small and winding. Some were logging roads 100+ years ago that are paved today. People walk in streets like 61st because there usually isn't a shoulder (and no sidewalk) to use. Drivers normally speed through SHNA streets; commonly at twice the posted speed limits. For as long as SHNA experienced traffic safety issues, police enforcement has been lacking. Naturally, this creates safety and livability issues for pedestrians and cyclists. Permitting the zoning change would certainly worsen safety and livability around the Property and in the neighborhood.

Summary. This requested zoning change will probably benefit the Property owner financially and certainly harm the neighborhood. This is the wrong place for such a zoning change. **SHNA strongly urges the Commission to deny the requested zoning change.** Thank you

Sincerely,

Dave Malcolm
SHNA Director and Land Use Committee chair