

To: The City of Portland Planning Commission
From: Julie Handsaker

Re: Proposed zoning changes in the following areas:

- ✍ Blocks from SE 15th to SE 19th between SE Belmont and SE Morrison Streets
- ✍ The 1900 block between SE Alder and SE Washington Streets
- ✍ The area of SE 14th avenue and SE Stark Street

Please accept my submission of comments as public testimony concerning the proposed planning changes in the Buckman neighborhood.

Blocks SE 15th/19th avenues between SE Belmont and Morrison Streets. Proposed zoning change to CS:

These blocks currently have R1, R2.5, CM and CS zoning designations. The proposed implementation of CS zoning would not only serve to disturb and unsettle the present character and personality of the neighborhood, but create an undue hardship that will adversely impact the livability of current residents, many of whom are long-term (10 plus years) or native Portland residents.

The adverse affects of CS zoning will reduce setbacks to zero, thereby supporting demolition of the existing housing supply and create an environment of monolithic structures that encourage small high-rent studio units, thus displacing family orientated housing and further reducing affordable housing options. CS zoning will not encourage family housing, thereby creating an environment reducing the number of school age in-district children attending Buckman Elementary School. We need to support housing that encourages families to remain in Buckman and not infill developments that support high-rent units with a transitory tenant base demographics.

The 1900 block of SE Alder and Washington Streets. Proposed zoning change to R2.5 from R5:

The proposed change in zoning to R2.5 is not consistent with current use and could further destroy, in the future, the current character and personality of the neighborhood that has made it such a desirable area in which to reside. Therefore, I support preserving the current zoning of R5.

Conclusion:

There appears to be a growing hemorrhaging against the brisk rise of real estate demolition and the type of replacement infill developments and the manner in which it is being ushered. Residents, citywide, are becoming increasing astonished and rebellious at the current undesirable changes occurring, seemingly overnight, in their neighborhoods and which their local government progressively appears to be promoting. Managing growth and sustainability while promoting livability are not easy measures to obtain when confronted with diverse opinions how to achieve a community's long-term goals.

Sincerely,

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