

March 13, 2015

Dear Commissioners and Staff:

This letter pertains to the proposed rezone of SE Morrison/Belmont between Se 15<sup>th</sup>/19<sup>th</sup>.

The need to rezone the existing R1 and R2.5 is circumspect because the current zoning allows for affordable family housing and is compatible with the existing neighborhood zoning. Rezoning these properties to CS only creates a nightmare for the existing neighborhoods, by creating dense studio apartments. These apartments, with their transient tenants can fragment a neighborhood that is already fighting to save its neighborly feel. Remember that Buckman is the oldest eastside neighborhood. The Buckman Neighborhood Plan of 1991 has as one of its goal a need to save single family homes, this rezoning is not within the neighborhood plan.

The lack of a requirement for any commercial space means that the neighborhood suffers the impact with no gain in services.

Also the cities unconscionable parking requirements mean that the existing residential streets are flooded with cars in a chaotic mess. PBOT's own studies show that 65% of apartment dwellers own cars. They may only use them for recreation but they still need a place to park. I know that developers say it cost 40,000 dollars per space...please require more parking so they don't steal my 40,000 dollar space and put the money in their pocket.

Furthermore there is ample EX zoning in the CEID to build high rise apartments. If you need dense apartments build them there.

Finally this process is being driven by planning bureau managers and has not been promoted by the neighbors or the property owners. Having a zoning change of this magnitude with little direct discussion between the city and the neighborhood is wrong and against the values of a open and transparent society.

Thank you for your consideration,

Rick Johnson

1414 SE Oak Street

Portland, Oregon 97214