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City of Portland
Planning and Sustainability Commission
1900 S W 4th Ave. Suite 7100
Portland, OR 97201

Opposition to Request for a Change in Comprehensive Plan Zoning
from R-20 to R 2000 for property on SW 61st Drive and SW Canyon Ct.
(nominally 6141 SW Canyon Ct.)

Dear Planning and Sustainability Commission:

This letter is in support of the many letters opposing a Comprehensive Plan zone change from R-20 residential to R-2000 apartments, row houses, townhouses, etc. for the property nominally 6141 S.W. Canyon Ct. Portland, Oregon. The current Comprehensive Plan and zoning would permit two residences on the property. The proposed change would permit up to 27 apartments, townhouses, row houses, etc.

The actual access to and from the property is from SW 61st Drive (not SW Canyon Ct.) There is a high concrete retaining wall between the property and SW Canyon Ct. which does not permit access from the property to SW Canyon Ct. Instead, the driveway from the property to public streets actually is to SW 61st Drive.

SW 61st Drive is a semi-rural, winding, residential street. All of the houses on that street comply with the R-20 zoning. At the driveway from the subject property to the street, there is a steep driveway which enters a steep section of SE 61st Drive. Just a few feet away from the subject property driveway where it enters SW 61st Drive, SW 61st Drive intersects SW Canyon Ct. at a very sharp angle, making it difficult to view oncoming Eastbound traffic from SW Canyon Ct. Also, in snow conditions (which occur frequently at that altitude), cars from SW 61st Drive frequently slide into the intersection into SW Canyon Ct. Having some 27 or more additional cars sliding down the steep driveway onto the steep approach to nearby SW Canyon Ct. will create a serious traffic hazard to SW 61st Drive and SW Canyon Court.

Also, as pointed out by several other letters, adding another 27 plus cars to the steep uphill portion of SW 61st Drive to access the only nearby grocery shopping at SW Barnes Rd. (Thriftway) will increase substantially the traffic in this quiet suburban neighborhood, increase the already long delays to access NW Burnside from SW Barnes Rd. or from SW. Skyline Rd.

I have lived next door to the subject property for 49 years. Each of my three sons were hit on their bikes by automobiles upon entering from my driveway to SW 61st Drive because of the

steep street of SW 61st Drive just a few feet uphill from the driveway from the subject property. Fortunately, the children were not seriously hurt and the destroyed bikes were replaceable. Adding another 27 residences on the subject property will create a very serious safety and traffic hazard. Mr. Nadir Rasoulli, the applicant, may have lived there for a few days or weeks but during the several years, that he has owned the property, he has rented out his house. There is a current proposal to change from the office campus (which is a few blocks West of the subject property) to a block or two West of the subject property. That will add substantially to the traffic on SW Canyon Ct. which intersects with SW 61st Drive at the corner of the subject property, increasing the hazard at that intersection.

I join the many neighbors in the Sylvan area who strongly oppose changing the Comprehensive Plan to create the substantial traffic hazard which will result from allowing the proposal and will make a detrimental change to the single family neighborhood on SW 61st Drive.

Sincerely,

Milton C. Lankton

Helena B. Lankton