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PLANNING BUREAU

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Planning and Sustainability Commission (PSC)  
1900 S.W. 4<sup>th</sup> Ave., Suite 7100  
Portland, Oregon 97201

Ms. Fredrickson,

We are writing to express our displeasure with the request for a zoning change at 6141 S. W. Canyon Court from R20 to Multi Family 2000 and the development at 6400 S.W. Canyon Court, case file number LU 14-241892 AD, requesting a variance to allow building heights in excess of the stated limits. Both of these requests will have a significant impact on the quality of our neighborhood. Both of these proposed developments, with a concentrated high density of residents West of 61<sup>st</sup> on Canyon Court, will double the number of residents in the entire neighborhood known as Sylvan Highlands.

With regard to the request for a zone change at 6141 S.W. Canyon Court, a change to Multi Family 2000 could result in 27 additional residents, most likely being accommodated by constructing apartments. With ingress and egress onto 61<sup>st</sup> Avenue, as is now the case, this would put considerable pressure on a narrow road with no curbs or sidewalks. The intersection at 61<sup>st</sup> and Canyon Court would only become more congested and dangerous for drivers, cyclist and walkers. With an apartment complex on this narrow road, the neighborhood structure and character would be significantly changed.

As for the development request at 6400 S.W. Canyon Court, this would take density in a residential neighborhood to a new level. This proposal itself could add close to 500 additional residents, with parking for 240 cars, without easy access to public transportation, and the necessary infrastructure such as safer roads and sidewalks. This proposal would lead to an extraordinary increase in density in an otherwise sparsely populated neighborhood.

We hope the City of Portland will look closely at these proposals in light of decreasing the density within our city through down-zoning, especially in neighborhoods such as Sylvan Highlands.

Sincerely,



John R. Loacker



Carolynn D. Loacker