

Comprehensive Plan Testimony - SE 50th Avenue and Mill street

My family and I moved to Portland a dozen years ago because it offered the livability that has made Portland famous. What is this livability? It is 1) small, affordable residential homes in inner neighborhoods close to downtown that offer 2) yards for gardening/food/nutrition/sustainability, recreation, privacy, and sunlight, 3) sidewalks for walking for recreation and to local stores, 4) quiet-enough streets for biking and walking 5) low level buildings to see Portland's hills and not live in shadow, 6) established neighborhoods where residents stay for decades and even generations and invest their life savings and hard work to support the schools, arts, City taxes, local stores and restaurants, etc. 7) neighborhoods where neighbors know each other, where babies flourish next to seniors, and where there are no gates. Suddenly ALL OF THIS IS BEING TAKEN AWAY FROM THE NEIGHBORS WHO HAVE MADE THIS NEIGHBORHOOD LIVABLE AND SPECIAL AND IS BEING GIVEN TO SK HOFF AND FAMILY TO FURTHER LINE THEIR ALREADY DOLLAR-STUFFED POCKETS.

SK Hoff is capitalizing on spot zoning. He is being allowed to take on CG building that was small and in scale with the neighborhood PLUS an adjacent R1 single-family home and turn it into a massive monstrosity of an apartment that will be 45-50' high, 84 400 and 500 square foot units with only 21 parking spots. This 84-unit MONSTROSITY will take away ALL of our livability: our R5 zoned house will be plunged into deep and impenetrable shadow from mid-morning to night. This will kill our large garden, our blueberry bushes, and apple and plum trees. Our nighttime moonlight will never again be seen, as it will be blocked and replaced by many apartment lights, TVs, monitors, etc. and nor will we see another sunset. This massive, out-of-scale apartment will eliminate our privacy and safety. Unknown apartment dwellers will be staring down into our yard and into the back of our house where we spend most of our time.

How can we safely raise our family? Our elementary-aged daughter will be stared at by numerous people we will never know. There will be mad traffic and a daily scramble for parking. With almost no parking, the apartment residents will park on SE 49th, SE 50th, and SE 51st, and likely further out. Currently Bus 14 is already full, oftentimes standing room only already at SE 50th and SE Lincoln. How many more busses will need to come? How many more cars? Already the traffic is at a standstill at busy times of day. We have invited two real estate agents to our property to assess the impact of an apartment size of this LARGE SCALE to find out if it will impact our investment. One realtor is with Old Portland PDX and the other with Urban Nest. Both realtors said our property will decrease in value by 25% - 30% if this apartment is built at the current size. Why is it okay to LOSE OUR INVESTMENT? Why can SK HOFF make millions off of our investment and we lose everything?! This monstrosity might be technically legal but it is not ethical. It is a taking pure and simple. There is no giving. The entire neighborhood wants SKHoff to negotiate, starting with 30' high maximum and more parking. We are not against appropriate development that sustains the neighborhood into which it comes. But this is NOT appropriate development. This is making a dollar killing without a single thought to the livability of two once special neighborhoods: Richmond and Mt. Tabor.

The SKHoff development is shameless. The City needs to either require spot zoning to be in line with what the neighborhood requests, or it needs to pose a moratorium to examine whether it is in the best interest of Portland to destroy two special neighborhoods. Lastly, the

SKHoff monstrosity is ONLY ONE OF FOUR new planned developments planned for the 3/10-mile of mostly residential stretch from SE50th & Hawthorne to SE 50th and Division. No one in the city is even looking at the compound effect of soooo many new residents, traffic, and noise in such a small residential area. STOP THE SKHOFF development until it is compatible with the neighborhood and adds rather than destroys. If Portland destroys what makes it livable, then it is nothing but a low-wage city.

Sincerely,

Kristen Pilgrim

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