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March 12, 2015

**VIA EMAIL**

[Matt.Wickstrom@portlandoregon.gov](mailto:Matt.Wickstrom@portlandoregon.gov) and [psc@portlandoregon.gov](mailto:psc@portlandoregon.gov)

**Re: Proposed Redevelopment of 6400 SW Canyon Court**

Dear Mr. Wickstrom:

It has come to my attention that a proposal for redevelopment of the property located at 6400 SW Canyon Court (the “subject property”) has been filed with the City of Portland.

**The Subject Proposal.**

According to the Type II proposal, the applicant plans to place four apartment buildings comprised of 266 dwelling units and 311 parking spaces on the subject property.

**SW 61<sup>st</sup> Drive, SW Canyon Court, and the Surrounding Neighborhoods Cannot Accommodate Increased Pedestrian and Motor Vehicle Traffic.**

SW 61<sup>st</sup> Drive is a small, winding, tree-lined road with little room for the current traffic it somehow accommodates. The road has neither sidewalks nor anything that could be called something close to a shoulder. This means that all pedestrian traffic is directly on the road. In addition, SW 61<sup>st</sup> Drive provides a “shortcut” access point to Burnside Street heading downtown and Barnes Road heading the opposite direction. **Make no mistake: increased traffic on SW 61<sup>st</sup> Drive with the addition of the apartments will result in serious if not fatal human injury.** It is already a dangerous road for pedestrians with its tight twists and turns resulting in blind corners.

The entrance from Skyline Boulevard to SW Canyon Court winds directly in front of East-West Sylvan Middle School. A blind, nearly 90-degree corner with a crosswalk cutting across it is between the Skyline and the proposed property. Cars often drive too fast around that corner, nearly striking middle school students attempting to cross the street. The increase of 311 cars to this road would be ridiculous.

**Conflicts with Current Neighborhood.**

The current neighborhood has a rural, community feel. My husband and I moved into the neighborhood because of its natural, forested environment. The addition of a few houses to this area would not ruin this; however, multi-family housing units are not consistent with the intent of the neighborhood. The destruction of this area would be a devastating loss for the City.

**Insufficient Public Transportation.**

It is easy to see by looking at a TriMet map that this area has none of the proper infrastructure to support the addition of large densities of people. This means that more cars than might usually be associated with such developments will be accompanying any new occupants.

**Current Multi-Family Housing.**

Canyon Court already offers multi-family housing units. The Commons at Sylvan Highlands has 287 units ranging from studios to 2 bedrooms. Additionally, condos at the edge of Canyon Court offer even more housing options. Multi-family housing abounds on Barnes Road and the surrounding area, with better public transportation. The proposal for the subject property serves no need other than capital gain for the current owners.

The proposal for the subject property would nearly double the housing already offered by the Commons at Sylvan Highlands. The strain on this rural area tucked behind Mt. Calvary Cemetery would be severe. In summary, it is clear that the granting of the redevelopment proposal for the subject property would be a huge mistake.

Very truly yours,

Jill Souede