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VIA EMAIL

Joan.Frederiksen@portlandoregon.gov and psc@portlandoregon.gov

Re: Proposed rezoning of 6141 SW Canyon Court to an R2000

Dear Ms. Frederiksen:

It has come to my attention that a proposal for rezoning the property located at 6141 SW Canyon court (the “subject property”) from an existing R20 to a multi-family 2000 designation has been received by the City of Portland.

The Subject Proposal.

According to the City of Portland’s Planning and Sustainability, Multi-Dwelling Residential Zones code, a multi-family 2000 designation “allows approximately 21.8 dwelling units per acre. Density may be as high as 32 units per acre if amenity bonus provisions are used.” The subject property contains approximately 1.28 acres. The addition of an estimated 27 units to 61st Drive would be devastating.

SW 61st Drive Cannot Accommodate Increased Pedestrian and Motor Vehicle Traffic.

SW 61st 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 61st 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 61st 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.

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.

An Additional Proposal.

Another apartment development on Canyon Court is pending approval. A Type II Proposal for a 4-building, 266 dwelling units property was filed on February 20, 2014 (Case File Number LU 14-241892 AD). If approved, the strain on Canyon Court and SW 61st Drive will be excessive.

In summary, it is clear that a multi-family zoning designation for the subject property is quite simply a poor fit for this neighborhood.

Very truly yours,

Jill Souede