

From: Robert Rounseville [mailto:realproperties@gmail.com]
Sent: Tuesday, March 08, 2016 9:03 AM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Subject: PSC Residential ZonesTestimony

Dear Commissioners,

I fully support the proposed base zone of R2.5 for my property at 3103 SE 52nd Ave. The reasons are as follows:

As everyone is well aware of, Portland is growing at a rapid rate and it is becoming increasingly difficult to find housing to rent or purchase closer in. The rents are incredibly high and there is much competition to even get into a home. I read that in the next couple of decades, there is expected to be a huge population increase in Portland. How will we accommodate that influx?

The Comprehensive Plan states that it wants to focus growth on centers and corridors. 52nd Ave between Hawthorne and the Woodstock neighborhood to the South is a major corridor.

The SE 52nd Ave corridor between Woodward and Powell is zoned R2.5 on the East side of the street. The other side (West) of the street has a zoning of R5 with a Comp plan designation of R2.5. There are also two houses diagonally to the West of me that have a zoning of R2.5. This is a two home R2.5 zoned island in the middle of a R5 zone making for an incongruous plan.

There are already major developments in the SE 50th and SE 52nd areas with construction of commercial buildings. Also, with the soon to be started Foster Transportation and Streetscape Plan, the two corridors will become even busier as more people commute thru the area to visit other neighborhoods.

I would like to see the zoning on the West side of SE 52nd changed from R5 to R2.5 to reflect the Comp Plan, match the opposite (East) side of the street, and to enable and encourage sustainable housing growth in the neighborhood.

Sincerely,

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