

From: Danielle Dumont [mailto:dumontdm@hotmail.com]
Sent: Sunday, April 10, 2016 11:30 AM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Cc: Lum, Leslie <Leslie.Lum@portlandoregon.gov>
Subject: PSC Residential Zones Testimony

To members of the Portland Planning and Sustainability Commission:

I would like to provide feedback on the proposed zoning change from R5 to R2.5 for a two-block area in the Piedmont neighborhood. This area encompasses N Borthwick and N Kerby between N Rosa Parks and N Dekum. These two blocks are lovely residential houses bookended by Peninsula Park and the historic building of Rosemont Court. It seems an arbitrary designation to convert these well-maintained single family dwellings into attached residential housing of 2 to 8 units without parking.

My neighborhood representative who met with city staff to discuss the potential rezoning has been informed that the change from R5 to R2.5 also means that the neighbors would not be allowed to provide feedback and input to developers and new development in this zone. This is unacceptable when such large changes are possible that could affect the streetscape and quality of life on these quiet and pleasant residential blocks.

I suppose the city saw that the blocks immediately north of this area are already zoned R2.5 and simply drew a larger rectangle around the spot on the map to increase density. This again seems arbitrary. The blocks of N Borthwick and N Kerby surrounding Rosemont Court, immediately north of Dekum, were a special case for planned redevelopment of the St. Rose Industrial School and its 10 acres of orchards into senior apartments and affordable townhouses. This land did not already contain historic neighborhood homes. The logic that applied to the Rosemont development should not simply bleed over into an already established neighborhood now.

I am not against smartly planned zoning to address the issue of density in Portland. It makes sense that the zones on N Rosa Parks and N Albina, busier thoroughfares a block or two away, are zoned or rezoned for higher density. Additionally, the current R5 zoning on the N Borthwick and N Kerby blocks in question already allows for greater density than what is currently built. However, to begin to designate these interior neighborhood blocks for R2.5 higher density begins to destroy the balance of harmonious residential living.

I strongly urge you to reconsider the zoning change from R5 to R2.5 for the two blocks of N Borthwick and N Kerby between N Rosa Parks and N Dekum.

Thank you.

Danielle Dumont
6705 N Kerby Ave
Portland OR 97217