

PSC Residential Zones Testimony-psc@portlandoregon.gov

Sandra Lefrancois, Property owner at 6214 NE Clackamas Street

Thank you for the opportunity to testify on the Proposed Zoning Map Change that affects how my property can be developed over time. As well as, how the change affects the surrounding area also under consideration (area around NE 60th between I-84 and Halsey).

I am aware of the Rose City Park Neighborhood Association's commendable efforts to engage neighbors who are affected by the change in providing feedback. I understand the association sent their testimony recommending amendments based on sound discussion with neighbors with assistance from the Bureau of Planning and Sustainability. I am also aware that my immediate neighbors including renters did not participate in this type of land use meeting and property owners may have found the simultaneous zoning and Comp Plan map notice confusing.

As a homeowner of 10 years, I witnessed the rate of growth and the unintended consequences of growth especially within the last 5 year in Portland. I am underscoring two major points below as to why I recommend the single family residential R5 zone which is the current use of my property. This is in conformance and fitting with the current density in this area under consideration. The current City Council recommendation of R2 from the R1Comp Plan Map designation is, in my view, an improvement but I strongly favor retaining the R5 zone and any current surrounding zone of R2 (i.e. duplex).

1. Retaining single family residences and lower density units will encourage stabilization of property value and rents in this area. This also can help to preserve neighborhood diversity and reduce the unintended consequences of new development trends and the involuntary displacement of renters in the area affected. There are very few areas left in Portland that are affordable to lower-middle income householders with diversity in age, income, and cultural background. There is also, in my view, a good mix of housing types in this area. I have already witnesses renters including immigrant and refugee tenants be displaced as properties across the street went on the market.

2. Livability and health impacts of increased density near I-84. More people will be at risks of health issues living in proximity to I-84 (studies indicate increased health risks due to living/working in proximity to highways where toxic pollutants are known to significantly affect air quality. In the last couple of years, I-84 is congested most hours of the day. The allowance for higher density development also can engender the loss of established trees and the decrease of open green space which is needed in areas by freeways. Land use changes should protect and promote community health and well-

being. A health impact assessment should be conducted for larger developments close to highways.

Comp Plan Update ***Policy 5.4. Land use and transportation***, continues existing *Comprehensive Plan policy and highlights the importance of an integrated approach to land use and transportation planning*. Please consider this while proposing higher density in an area served by two main but narrow busy streets (Halsey and 60th /MAX station). Transit oriented development should be encouraged only with careful consideration of planning opportunities and constraints specific to the area. The existing transportation conditions to access MAX and I-84 do not support more density. The entire area under consideration lacks the proper infrastructure for pedestrians (no sidewalks and unimproved streets).

Please consider using an equity lens before proposing this map and zoning change.

Sincerely,

Sandra Lefrancois, Property owner at 6214 NE Clackamas Street