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Sent: Monday, April 11, 2016 11:43 PM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Cc: Alenna Merrihew <alennam@hotmail.com>
Subject: PSC Residential Zones Testimony

Good Day.

I, and my family, including our two elementary school-aged sons, own and reside in the home at 1616 SE 34th Avenue in Portland.

I'm writing to provide comment in opposition to the proposal to change our block, and residential stretches in the surrounding area, from R5 to R2.5 & R1 zoning.

It is our opinion that the population density of the neighborhood already exceeds what the infrastructure can safely manage. I'm specifically referring to the mixed-use traffic of SE 34th Avenue between SE Belmont and SE Division (which is a bike route), and the increasingly congested traffic on SE César Chavez between SE Hawthorne and SE Division, and SE Powell.

We recognize that these zoning changes would bring the areas in question into conformity with the comprehensive plan, but we believe the challenges to the neighborhood created by the comprehensive plan -- including recent high-density construction along SE Division -- have yet to be solved, and will be worse before they improve. To further increase the housing density of this area will compound the problems, which specifically include frequent bumper-to-bumper, stop-and-go traffic along Belmont, Hawthorne, César Chavez, Division and Powell, hazardous cycling conditions due to cars using SE 34th as a shortcut alternative to César Chavez, and already-impossible parking within a few blocks of these popular shopping areas.

In the eight years we have lived in and frequented this neighborhood, with our children bicycling to their nearby school, we have noted a significant change in the neighborhood's traffic patterns and congestion. These changes have impacted the character of the neighborhood for the worse, and with increased population density we would expect to see this trend continue.

Our recommendation and request is to please pause increasing the population density of this neighborhood until the full impact of recent development on Division, Belmont and Hawthorne can be fully understood and addressed. The changes being considered now threaten to grow the population of this neighborhood faster than it's prepared for, which would ultimately diminish its value to existing residents, prospective newcomers and the city.

Thank you for your consideration.

-- Jason Love

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