

From: Brian Richardson [mailto:brianrichardson1978@gmail.com]
Sent: Tuesday, April 12, 2016 1:22 PM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Subject: PSC Residential Zones Testimony

- I am writing in opposition to the proposed zoning changes to my property and surrounding neighborhood (changes 930 and 931 on the map app). These proposals would change the existing R5 and R2.5 zoning in the area bordered by SE 26th Ave, SE 30th Ave, SE Belmont St, and SE Stark St to R2 and R1 zoning.
- My neighborhood has been singled out for this upzoning while nearby areas of Sunnyside, Buckman, and Kerns have not had any changes proposed, despite similar housing stock, existing density, and transportation options. Many single-family homes are planned for upzoning to R2 or R1.
- Upzoning this area goes against the goals of the comprehensive plan, which states that residential density increases should happen along centers and corridors. My neighborhood is neither a center nor a corridor. In fact, Stark St. is much more residential with fewer amenities than other major nearby streets like Burnside and Hawthorne.
- Please bring non-conforming apartment buildings into compliance on a property-to-property basis, rather than the blanket changes that also affect existing single-family homes.
- I understand the need for increased density and appreciate the work you are doing. Please consider more equitable approaches that don't single out my neighborhood unfairly. At the very least, please consider delaying these zoning changes for the results of the Residential Infill project and proposed changes that would allow more duplexes/ADUs/garden apartments.

Sincerely,

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