

From: Jennifer Pate Scott [mailto:jennypate@gmail.com]
Sent: Tuesday, April 12, 2016 3:34 PM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Subject: Comp plan residential zoning testimony

Dear Planning and Sustainability Commission,

I have lived at 3945 SE Grant Court for 10 years, during which time the Richmond neighborhood has been altered by residential development.

I urge you to delay rezoning of properties on Cezar Chavez Ave and portions of the side streets between Sherman and Harrison from R5 to R1 due to limited street parking, traffic from Richmond Elementary and because of the information provided to the public about the parking required for this zoning was inaccurate and incomplete.

The majority of homes on Grant Court between 39th and 41st lack driveways so residents park on the street. Richmond Elementary School is located at 41st and Grant Ct. Richmond is a magnet school without a neighborhood option, meaning that most of the students are driven to school. During morning drop off and afternoon pick up times, parents drive circles around the blocks near the school looking for places to park. The streets do not feel safe during this time. More development without parking means more cars parked on the street, more drivers and less safe streets.

Most residents are unaware of the potential impact that R1 development will have on their neighborhood because the public information on the map app was incorrect for months. In BPS's map app, each residence proposed to be rezoned to R1 stated there was 1 parking space required for each unit. When I asked Sara Wright of BPS about this at an information session on 3/28, she agreed that the information was misleading since this parking requirement is often waived along transit corridors like Cezar Chavez. On 4/5, Sarah called to tell me that the parking information in map app was changed to reflect the transit corridor exception. This change was made just one week before today's public hearing on the plan. For months, the public has been looking at information that lead them to believe there was 1 parking space required per R1 zoned along 39th. The planning commission is likely not hearing from a number of residents with concerns about the proposed changes in Richmond because they were misled about the impact that this zoning will have.

Residents who live to proposed R1 zoning have not been informed about the zoning changes since we each got information about our homes specifically. Sara Wright told me that BPS is relying on Neighborhood Associations to share this information, but that has not happened in Richmond. As you can see in the attached hand out from a Richmond Neighborhood Association meeting and Nextdoor post from Richmond's neighborhood land use chair, he states that most proposed changes are from R5 to R2.5 and doesn't mentioned any R1. Residents in Richmond have not been adequately informed about this proposed development and as such, have not been given the opportunity to voice their concerns.

Please postpone the R1 rezoning in the Richmond neighborhood until people have been informed about the development and the parking impacts. Richmond has absorbed more medium and high density development over the past few years than the rest of the City. Residents should be provided with complete and accurate information about development before we are faced with more.

Thank you,

Jennifer Scott

3945 SE Grant Ct

I am a City employee, but this testimony represents my views as a Richmond resident.