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4/13/2016

To: Planning and sustainability Commission, concerning 10703 E. Burnside

I was stunned and saddened to receive your letter proposing to change the zoning on my property from R2 to R5 single Family residence. This would downgrade the usage of my lot, restrict the options to develop, and lower the value considerably.

At a time when the mayor, Charlie Hales has declared an emergency housing crisis, Amanda Fritz is pleading for more homeless camps, and Steve Novick wants more "middle housing" this rezoning seems preposterous. The properties in East Portland zoned high density and next to the max tracks are ideal for future expansion. Indeed that's exactly what the planners had in mind when these lots were originally rezoned high density. The only reason given for the rezoning is "to ease overcrowding at the David Douglas school district". It seems to me there are much better ways to deal with that problem than to eliminate the potential for dozens if not hundreds of new housing units on the east side.

One has to question the wisdom of using this zoning change as a weapon against school overcrowding. Is there any data available that this will work? Is the city going to rezone enough lots to even make any difference at all? It seems like hundreds of lots will have to be rezoned

to achieve this result. Finally, school crowding runs in cycles, several years down the road will we be closing schools?

On a personal level, I purchased my lot many years ago because of the zoning and potential for future development. I have maintained the property and paid the taxes as an investment for my future. This rezoning will devalue the property greatly, as no one will want to build a single family home on the Max tracks next to a three story, low income apartment complex, the ideal place for future low income housing.

In conclusion please reconsider this terrible and short sighted reaction to a problem that has other solutions. Portland's east side is already zoned as an ideal place for future housing, please do not destroy that potential.

James Wallace