

PSC Residential Zones Testimony
April 12 2015

I am testifying in opposition of the proposed zoning changes which will change the single family zoning to multifamily zoning in the area immediately east of Lone Fir Cemetery between 26th and 30th, Stark and Belmont. These changes are referred to as #930 and #931

Amendment # S 21 proposes to allow the zoning to remain unchanged in the area immediately to the west of Lone Fir Cemetery I would like the area covered by Amendment # S 21 to be extended to include the area of my concern immediately to the east of Lone Fir Cemetery between 26th and 30th, Stark and Belmont.

The zoning changes proposed in #930 and #931 effect a 4 by 4 block area, half in the Sunnyside neighborhood and half in Buckman. The comments I have heard from the planning staff in support of the zoning change, are that the area has an existing mix of housing types, and that there is a potential for affordable housing in the area.

I think the residents of the area are being treated unfairly by the way these justifications are being implemented.

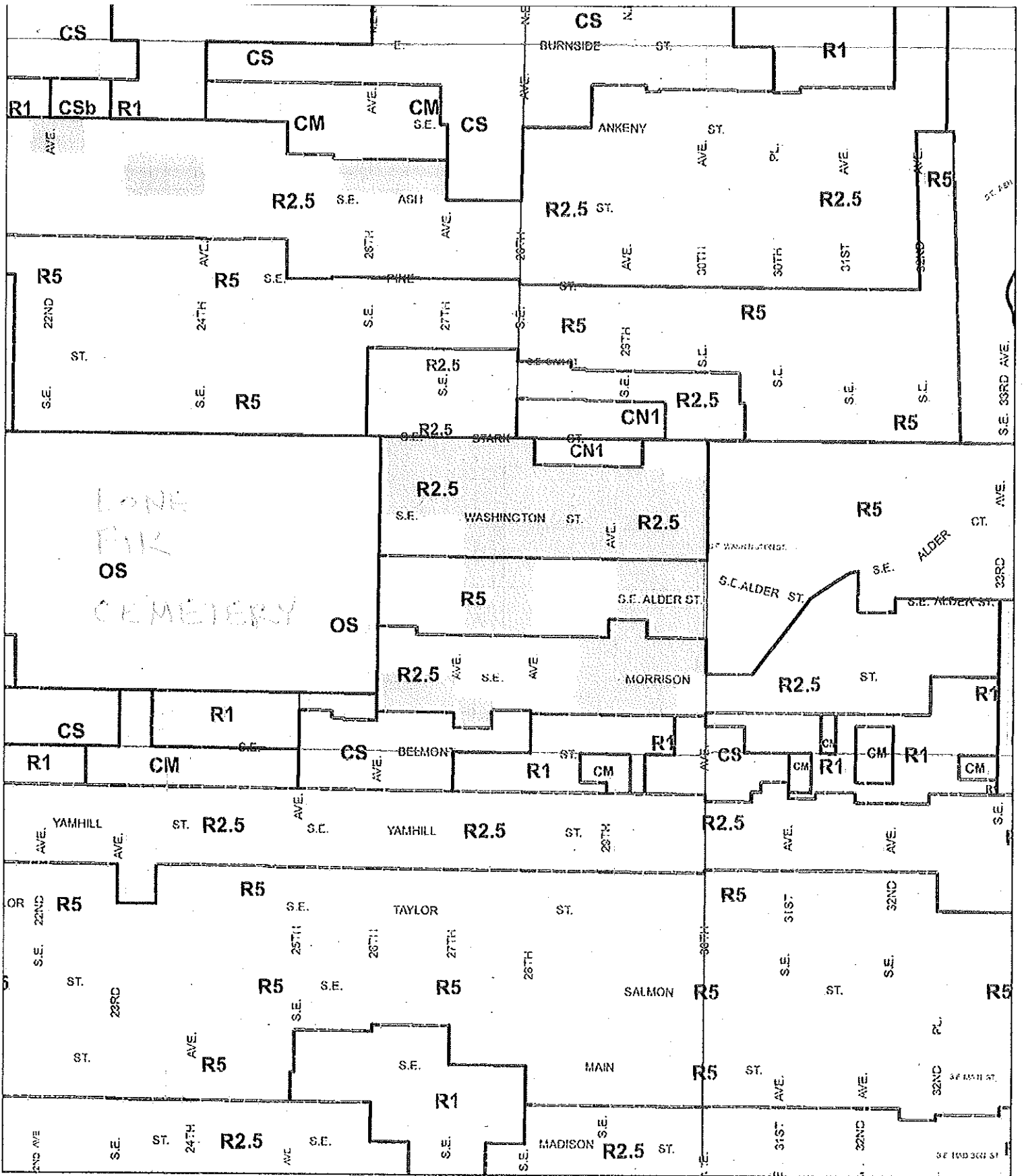
The issues of a mix of housing types and a need for affordable housing are found throughout Buckman, Sunnyside, and Kerns. To pick one small 4 by 4 block area for a zoning change based on that reasoning is unfair and will cause significant harm to the current residents of our area, who have invested a large part of their life savings in homes that are zoned single family with the understanding that the buildings that will be built around them will be a scale that is in keeping with the existing single family zoning. The proposed changes will allow currently conforming single family homes to have four story apartment buildings constructed immediately adjacent. The scale of the buildings that will be allowed outright in the proposed zoning do not belong in an area with historic single family residences.

If the principals upon which this zoning change was proposed are valid, they should be discussed and implemented in a neighborhood, or city wide change in zoning standards, not by picking on a few households.

Please remove the proposed zoning changes from the proposed Comprehensive Plan by adding the ~~areas~~^{04/23/15} in #930 and #931 to Amendment #S 21 or via another appropriate amendment.

Thank you for your consideration.

Laurie Kovack
736 SE 28th Avenue
Portland OR 97214



**Map C
Proposed Changes**

Proposed Multi-Dwelling 2,000 Existing Zone Designations

Proposed Multi-Dwelling 1,000

#930 and #931



Office of Planning and Development



City of Des Moines





April 6, 2015

Current zoning R5 and R2.5 are single family Proposed R1 R2 is multi family

2035 Comprehensive Plan – Council Amendments

	Change: Reconsider down-designations in the vicinity of SE 17th and Insley. Restore High Density Multi-Dwelling.	BPS Recommendation: No Change. Support PSC recommendation because intended LRT stop was never built. LRT stop is about ½ mile away.
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Amendment #S21 	Location: Buckman Change #348 (R5 area between 14 th , Morrison, 20 th , Stark)	Related testimony (for or against): Buckman NA, various individuals
	Multiple Taxlots (See Map)	
	Requested by: Saltzman, Fritz	Service Considerations: None
	Change: Remove recommended Single-Dwelling 2,500 and restore Single-Dwelling 5,000.	BPS Recommendation: No change. The existing development in the area is predominantly built to the R2.5 density.

Amendment #S22 	Location: 1910 SE Stark and Vicinity - Buckman Change #928	Related testimony (for or against): Buckman NA, various individuals
	R167885, R167886, R167887	
	Requested by: Saltzman, Fritz	Service Considerations: None
	Change: Remove recommended Multi-Dwelling 2,000 and restore Single-Dwelling 5,000.	BPS Recommendation: No change. The existing development is multi-dwelling. Opportunity for affordable housing.

Amendment #N24	Location: South end of Westmoreland Park near SE Nehalem and 23rd	Related testimony (for or against): Property owner
	Requested by: Novick	Service Considerations: McLoughlin and Tacoma are both expected to be over capacity in this area in 2035 during PM peak. Substandard streets and stormwater constraints in the area. Mitigating factor is close proximity to Milwaukie LRT – Tacoma Station, and access to Springwater Corridor trail.
	Change: From Single-Dwelling 5,000 to Multi-Dwelling 2,000	BPS Recommendation: Support

Amendment #B42	Location: 715 SE 62nd Ave R114528	Related testimony (for or against): Property owner
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