

April 27, 2016

Good afternoon. My name is Elizabeth Moore. I reside in the Concordia Neighborhood. Our home is in the proposed rezoning area north of Killingsworth, south of Jarrett, between Alberta Park and 33rd Ave. We are in a single resident R.5 zoning however the Comprehensive Plan calls for conversion to R2.5 along the length of these blocks. It is a quiet area with the majority of homes, owner occupied.

I cannot accept the lot divisions of 25' x 100' as being the best alternative for our neighborhood. I believe that at this critical point in the planning for density in the Portland Area, we have an opportunity to address many issues with a different lot dimension. This change addresses many responses to the Residential Infill Project Survey. 50' x 50' lot splits.

50 x 50 Lots

Keeps the continuity of older viable housing in the neighborhood by utilizing back lots to alleyways.

Ends demolition of these homes for skinny lot development.

Owner has option of selling back lot for appropriate affordable housing.

Family able to stay in existing home and neighborhood with supporting revenue.

Expands home ownership opportunities in the form of smaller homes.

Develop alleyway access with walking and biking and infrequent auto access.

Addresses the identified transit route of Killingsworth with increased ridership on transit.

Consequences of 25 x 100

Loss of neighborhood identity, disrupts visible connection with neighbors/safety

Demolition of viable houses, setbacks and green space and mature trees.

Two expensive houses built does not meet any long range affordability goals.

Speculative investments have fueled production of cheap unworthy Portland houses.

The consequence of this building typology produce towers that artificially shades neighbors.

Increased heating costs for neighbors, loss of trees and visible connection with sidewalks.

Majority of existing homes do not have driveways. The interruption of our sidewalks for new driveways do not meet the character nor safety that this neighborhood enjoys presently.

I am not against density in our neighborhood however I do not want a R2.5 conversion if it means 25 x 100 lots. I will petition against this 25 x 100 lot split proposal. I do not want this type of home built on my street. I do not want my property taxes to rise. Ours is not a speculative venture. This is our home. Will the city of Portland allow development of large expensive homes on 25 x 100 foot lots or consider first its citizenry and engage in this alternative? In the evolution of our neighborhoods, we must invite opportunity of home ownership and retention of generational Portland families. This could be a start.

Thank you for listening. Elizabeth Moore, 5706 NE 25th Ave. 503.284.8404