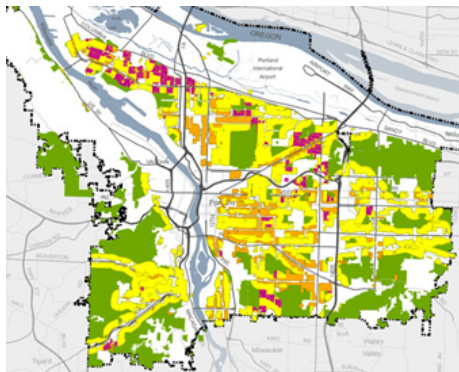


From: Teresa Ann Ellis [mailto:teresaann.ellis@gmail.com]
Sent: Tuesday, July 19, 2016 4:27 PM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Cc: Teresa Ann Ellis <teresaann.ellis@gmail.com>
Subject: Residential Infill Proposal

[A copy of this letter was sent to Morgan Tracy and Julia Gisler, at the Residential Infill Project]

When I first read about the proposed zoning changes, in the online survey, they seemed like reasonable proposals that would affect a few high-traffic areas. ADU's provide housing, and the house-size limits are a good idea, but they could be tweaked to fit different neighborhoods. However, I'm concerned after seeing the Maps section, where it's clear that an overwhelmingly-large proportion of the city would be affected, as shown below in a copy of the interactive map that results from selecting options for all four proposed changes (see note "*" at end of letter).



The survey states that the "new Comprehensive Plan encourages relatively smaller and more affordable housing near Centers and Corridors and within Inner Ring neighborhoods." These changes could unleash a frenzy of demolition and development that would irreparably destroy the city's "livability" while preparing conditions for an epidemic of foreclosures in the next economic downturn. Neighborhoods would be changed beyond recognition without any assurance that the supply of affordable housing would increase. There has to be a better set of rules to promote affordability—the current proposals leave too many loopholes that provide opportunities for a quick-buck at the expense of livable neighborhoods.

I specifically oppose the expansion of "Centers and Corridors" to include all areas within a quarter-mile of them, and the proposal for "Cottage cluster development", since those together cover almost all the city. In addition to specific concerns about "infill," the whole project is premature, if not unfeasible, because there is no equivalent attention to the infrastructure that is needed to accommodate the large predicted increase in population. Infrastructure includes "public facility systems [that] provide water, sewer, transportation;" access to "public services [that] include ... public

transportation and police, fire, and emergency response; in addition, services such as access to broadband technology, electricity and natural gas, and comprehensive waste, recycling, and composting services are essential for households and businesses.” [quotes are from page GP-1, 2035 Comprehensive Plan, June 2016].

Sincerely yours,

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* People who read the maps quickly might not notice that the use of colors changes on the interactive maps. The basic map includes a KEY to the map’s colors, but some colors on the interactive maps indicate different categories than they do in the KEY. The color yellow, which is keyed as “Single-dwelling Residential” on the basic map, indicates “Centers and Corridors” on the interactive map for that potential change, and green, keyed as “Open Space” on the basic map, indicates “Cottage cluster development” on the interactive map.

Two proposed changes, “Centers and Corridors” and “Cottage cluster development,” affect almost the entire map of the city, with most of the unaffected areas being non-residential categories such as Industrial/Employment, or Open Space (parks, etc.). What does this mean? It seems to mean that, in most areas of the city, the proposed changes could allow someone to replace a single-family house with multiple units. According to the survey, areas “near Centers and Corridors” could “allow duplexes on all lots and triplexes on corner lots” [underline added]. And, for any lot over 10,000 square feet, “cottage clusters” would be allowed, and the review process for them would be “reduced.” The remaining category for proposed conversion to multiple housing units is the now-invisible “narrow lots,” which were doubled or tripled in the past as one lot with one house. Again, these four categories together cover almost the entire residential area of the city, overlapping in many neighborhoods (e.g., see Sunnyside).