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Sent: Tuesday, July 19, 2016 1:22 PM

To: Planning and Sustainability Commission <psc@portlandoregon.gov>

Cc: Cunningham, Bill <Bill.Cunningham@portlandoregon.gov>; Anderson, Susan <Susan.Anderson@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Fish, Nick <NickFish@portlandoregon.gov>; Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Novick, Steve <Steve.Novick@portlandoregon.gov>; fox12news@kptv.com; examiner@inseportland.com

Subject: Composite Zoning Proposal - SE Belmont Street - Historic Block

Please say "no" to up-zoning Historic Belmont Street and keep the CN1 three-story maximum.

It is becoming clear that actual, real, stood-the-test-of-time Portland is disappearing and being replaced by disposable, history-less strip-block planning that displaces the local working class in the service of the global real-estate speculation boom.

This up-zoning boom is antithetical to everything that makes Portland home to those who live here, and everything that attracts businesses and tourists to relocate here.

It is also dangerous to our already fragile economy.

Booms provide only short-term profits to a few at the top of the investment pyramid. Then they end. When this boom ends, it will not end like the 90s boom, leaving us with thoughtfully designed buildings that enhance the existing character of the city. It will leave Portland no longer Portland, in a bad economy, with no industry, and no working or service class. Just blocks of empty, hastily constructed mod cubes that will quickly become tenements that hurl bits of aluminum and particle-board siding on passers by.

In the mean time, all the long-time residents whose hard work has sustained the city will have been priced out by a city that sees their mom-and-pop businesses as a mere obstacle to a quick development buck.

Instead of destroying our city, we need to address the real causes of the housing shortage: mortgage banks holding derelict and foreclosed properties off market to boost their spreadsheets under regulatory scrutiny; affordable housing being knocked down and replaced 1:1 by poorly planned investments that must charge higher rents to pencil out; tax and regulatory structures that make it hard for working-class families to subdivide or add basement units to their single-family houses. Etc.

Portland residents are smart, and they have been telling you what is wrong. You just haven't been listening to them.

There is no evidence that Portland is under-zoned.

There is abundant worldwide evidence that speculatively planned modernist mass-housing

blocks quickly devolve into uninhabited blight.

Meanwhile, there is real evidence that Portland's long-term residents are experiencing economic hardship, and need industrial jobs and middle-income entrepreneurship opportunities, as well as retention of the homes they worked hard for.

Concentrate on building our economy, not knocking down our structures. Serve real Portland. We are this:



Not this:



Thank you,

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