

From: Mary Ann Schwab [mailto:e33maschwab@gmail.com]

Sent: Tuesday, July 19, 2016 4:51 PM

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

Subject: Proposed Mixed-Use Commercial zoning overlay along transit corridors on inner-southeast narrow streets.

Dear Portland Planning and Sustainability Commissioners:

My take-away reading Middle Housing in Portland, WHO, WHAT, WHEN, AND WHY?

Did you know? Although it may not be readily apparent, middle housing is not new to Portland. In fact, this type of housing is prevalent in several of Portland's historic neighborhoods. **However, in most cases, the zoning code doesn't allow middle housing to be built in areas for single dwellings today.**

Furthermore, project startup July 2015 - Jan 2016 to the Legislative Process public Hearings Fall 2017. Yet, the time line to review the Mixed Use Commercial has been challenging for ONI Neighborhood Coalitions, and their Community Volunteers.

What troubles me? Thanks to SB 5133 Inclusionary Housing MFI 80%, Developers "by right" are able to play a game of monopoly — purchase an entire block between North or South of SE Belmont within that quarter mile. Peacock Lane is but the tip of the ice-berg, as is the historic commercial center at SE 34th and Belmont. Sharing this article on Peacock Lane!! It's not looking good for 522 SE Peacock lane. Hales needs to stop this nonsense and he needs to go he has done more than enough damage to Portland.

<http://www.antiquehomestyle.com/primary-sources/american-builder/peacock-lane.htm>

Did I fail to mention the Design Commission now work behind closed doors to immediate neighbors as well as their Neighborhood Association Lane Use and Transportation Committee representative(s)? About the time Buckman Community Association questioned Catholic Charities Trell Anderson what happened to 32-34 on-site parking spaces.

Again, "by right" the parking spaces vanished due to increased construction costs by a million.

This is a serious socioeconomic equity issue, when Developers are able to hire Land Use Attorneys, and the immediate property owners and their Neighbor Associations lack resources to take the case to LUBA. Adding insult to injury, the Developer's are able to site legal fees a business expense deduction on their income taxes.

I'm thinking, so why would Portland BDS Planners bend to please the Housing Industry Lobbyists and gold rush LLC Developers in their quest to process blueprints prior to Comp Plan 2035 effective date, 2018? Planners acknowledge the single-family zones have worked well since post WW11 building booms 1953 to 2016. So why are they now attempting to destroy our neighborhoods by allowing SB 5133 inclusionary housing Developers to destroy the existing bungalows character and charm? Did I fail to mention the currently property owners are able to add an ADU in garages to accommodate AirBnB visitors, or rent to college students, parent so the main house can be leased or their adult children living it it?

So if it ain't broke — hands off — please don't mess with the current single-family dwellings today, **by approving the quarter-mile overlay along transit corridors within the inner-southeast neighborhoods. To do so, will be approving Developer's "by-right" to insult the character and charm of historic in several of Portland's historic neighborhoods.** Yes, starting with the Sunnyside Neighborhood established in 1888 along the trolley line — ending at SE 39th and Belmont — next to a dairy farm. Proud Past — Bright Future depends on PSC paying attention to neighborhood representatives and property owners over Commissioner Dan Saltzman's hand-selected Developers serving in the RIPSAC, who will benefit financially by the in-fill-middle policy they created. And the quarter-mile Mixed-Use Commercial overlay, BPS recently designed will provide a loophole for SB 5133 inclusionary housing "by right".

Quarter mile circling over Sunnyside from SE Stark Street to SE Hawthorne will destroy the character and charm. Metro's finding indicate there is plenty of land for housing.

Neighborhood Associations in District Area

- Ardenwald-Johnson Creek Neighborhood Association
- Brentwood-Darlington Neighborhood Association
- Brooklyn Action Corps
- Buckman Community Association
- Creston-Kenilworth Neighborhood Association
- Eastmoreland Neighborhood Association
- Foster-Powell Neighborhood Association
- Hosford-Abernethy Neighborhood District (HAND)
- Kerns Neighborhood Association
- Laurelhurst Neighborhood Association
- Montavilla Neighborhood Association
- Mt Scott-Arleta Neighborhood Association
- Mt Tabor Neighborhood Association
- North Tabor Neighborhood Association
- Reed Neighborhood Association
- Richmond Neighborhood Association
- Sellwood-Moreland Improvement League (SMILE)
- South Tabor Neighborhood Association
- Sunnyside Neighborhood Association
- Woodstock Neighborhood Association

Respectfully yours,

Mary Ann Schwab, Community Advocate
605 SE 38th Avenue
Portland, OR 97214-3203
(503) 236-3522