

From: Andrine de la Rocha [mailto:andrine23@gmail.com]
Sent: Monday, October 23, 2017 11:39 PM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Subject: Map Refinement Project Testimony

Please register this comment in the record for the public testimony at Portland Planning and Sustainability Commission scheduled for Tue 10/24/17.

I am writing in opposition to the unexpected upzoning of the L Roy Garden apartments site ([705 N Fremont](#)) to CM3, a commercial zoning that allows heights up to 65 feet. The City council, over neighborhood objections, had earlier voted to upzone the property to CM2, with a max height of 45 feet.

The Boise Neighborhood Association opposes this change in zoning and I agree with their opinion. In a residential block abutting R2 zoning, it is entirely out of character with the neighborhood, and will negatively impact the surrounding historic homes, effectively blocking all sunlight to the north. There are no other commercial buildings on this side of Fremont at this location and it makes no sense at all to up-zone these lots when there has not even been any movement to develop them at the CM2 zoning level, which was implemented only last year.

I have a hard time imagining that any designs could be approved due to the already impossible traffic issues at Mississippi and Fremont, as demonstrated by the study done when the development there was proposed. This type of unnecessary up-zoning is detrimental to the livability and safety of our neighborhood, due to traffic concerns across the street from an elementary school. Let the zoning remain as it is, or return it to R2 as fits the rest of the block.

Sincerely,

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