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Sent: Tuesday, October 24, 2017 12:06 AM
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.

As a Boise neighborhood resident, I strongly oppose the upzoning of the L. Roy Gardens apartments at 703 N Fremont to CM3. Despite the neighborhood's objections, the City already upzoned the area to CM2 last year.

The rest of the immediate area is R2 residential: the commercial zoning allowing 65 ft tall buildings, let alone the 45 ft max that was crowbarred into the neighborhood last year (and which so far no move has been made to implement), is completely out of character with the surrounding neighborhood and will impact the nearby historic homes substantially. The elementary school across the street and the already difficult traffic and congestion problems on Fremont both at Mississippi and as it flows to Vancouver and the freeway make the implementation of this zoning change detrimental to the community and potentially dangerous for the flow of both traffic and children.

I concur with the Boise Neighborhood Association's objections to this zoning change. My understanding is that the developer wishes to construct affordable housing on this site, which is a worthy, worthwhile, and necessary goal: however, I don't see why this goal cannot be accomplished without placing a huge building in the middle of a neighborhood in which it is so out of character.

Keep the CM2 zoning, or better yet return it to the R2 of its surrounding neighbors.

Sincerely,

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