

From: Jon Ross [mailto:jonmontgomeryross@gmail.com]
Sent: Tuesday, October 24, 2017 11:22 AM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Subject: Map Refinement Project Testimony

Dear Commissioners,

We are writing to add our voices in opposition to rezoning 705 and 815 N. Fremont to CM3. As close neighbors, we are very concerned about the impacts this could have on our street, which is already struggling to accommodate new density. We do not oppose increased density as a goal, and we fully support and desire the economic diversity brought by mixed-income housing. However we feel that this particular change is completely out of scale with the surrounding neighborhood. A six to seven story building at the south end of a block of single family houses will cast a deep, dark shadow over our lives and endanger our efforts to contribute to city livability with gardens and trees. Developing these lots to their full footprint is already going to significantly diminish our sense of open space and our urban canopy, but a building on this scale will make it even worse by shadowing our trees and plants. We worry too about the psychological impact of these shadows on neighbors who suffer seasonal affective disorder.

We are also concerned that our alleyways, which have been a vital key to surviving new density, will be endangered by a project of this scale. Recent smaller scale development on our block seriously clogged our alley during building and significantly degraded it in the process. This alley is used vigorously by businesses along Mississippi as well as neighbors who park their cars behind their houses, freeing up parking on the already crowded streets in front. What would this scale of development do to our alley and our local parking?

Finally, we are disappointed by the lack of transparency in the process that has brought this proposed change before you. The notice we received in the mail (which we understood was not circulated beyond a handful of directly impacted addresses - and failed to reach some of these) was not at all specific about the location or scope of the change being proposed. One had to have access to the internet and then be a savvy and persistent inquirer of the Map App in order to determine what the change consisted of and the location it would affect. Shouldn't a change of this scale be proposed in a manner that includes more neighbors, including elders and others who don't use the internet?

Thank you for your time and consideration.

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