

From: PacWestHomes@aol.com [<mailto:PacWestHomes@aol.com>]

Sent: Friday, September 12, 2014 4:13 PM

To: PDX Comp Plan

Cc: scarziloc@ci.portland.or.us

Subject: PSC Cpmprehensive Plan Testimony 3654 NE 158th and many others in this area

To Whom it may concern,

Be advised that I am in receipt of a number of notices regarding a proposed change in land use designation from Townhouse Multi Dwelling to Single Dwelling 5,000, which I assume refers to a planned minimum 5000 square foot lot size. I actually own 17 tqx lots within this area, and received that number of notices.

I am in a unique position to comment on this proposed change in that while my company was not the original developer of this site, we did have a hand in building out a good deal of the structures in place now and also were involved in changes to the original plan for the site which resulted in the SF homes that do exist there now.

AS you may not be aware, the site was originally platted and planned for a small condo site, which was built by others, about 50 or so duplex lots, built by others and about perhaps 45 row house lots, most of which were built by my company. The balance of the site had originally been planned to be built out in a number of small apartment or condo sites.

In about 2002 or so, my company was approached by a lender who had acquired the remainder of the vacant lots in a foreclosure. They struck a deal with us to acquire the entire remainder of the site, and we built it out over the next several years. In so doing, we build about 40 row houses, and the balance of the site was built out in duplexes and SF homes on 5000 lots.

The site as it exists today has perhaps 30 or so SF homes on it, and everything else is duplex, town home or condominium. There are no vacant lots or parcels and no opportunity for redevelopment anytime soon, unless something catastrophic like say a flood or a wildfire destroyed everything there. Not likely to happen.

For the life of me I cannot see the sense in rezoning this area to a zone that will provide for the reality that about 70% of the site is then occupied by what I assume would be non conforming uses or structures. It seems much more logical to zone it in such a manner that were the site to be fully razed, again not likely, that the zone would permit the replacement of what is already there.

Accordingly, I am opposed to this potential zoning designation and would vote against and testify against same at any and every opportunity for same. I encourage you to reconsider this proposed zoning designation, as I believe it to be not well thought out and to be going against what I assume would be the goal of both providing for at least existing density as built and also not to deliberately create a large number of non conforming structures.

I would be happy to discuss this matter more fully at any time if someone wishes to contact me regarding same.

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