

January 25, 2014~~5~~

Dear PSC members:

This letter registers the deep concern of NE Holland Court residents about proposed zoning change #297 to rezone the Broadmoor Golf Course. This proposed rezoning would convert a section of the golf course from Open Space to General Industrial 2.

This zone change would enable construction of new industrial facilities directly abutting our residential neighborhood.

As the attached letter from one of our residents attests, we are concerned about the potential for negative environmental impacts brought by new industrial construction in a groundwater upwelling area that feeds and lies upland from the Buffalo Slough. We do understand the City's desire to provide industrial sites along Columbia Boulevard, and we support using land efficiently inside the urban growth boundary (UGB) to protect farmland outside the UGB.

But we ask you to understand that we and our neighbors built or purchased our homes (some of us more than 30 years ago) in an established residential area next to a golf course which was built in 1931 and zoned Open Space. Nobody anticipated that this beautiful open space would be converted to industrial uses – especially in such an environmentally sensitive area. Current environmental protection zoning (P) protects the slough itself. Environmental conservation zone (C) overlay protects the riparian area on either side of the slough. We purchased our homes specifically because of these existing environmental zoning provisions and open space location next to a golf course.

We ask that you reconsider any industrial zoning in this special area. If, instead, you determine that you must rezone a portion of the golf course on Columbia Boulevard, then we ask that you protect those portions of the golf course that are already protected by and lie within an Environmental Conservation Zone. (For reference, see attached map and link to current zoning of the area):
<http://www.portlandonline.com/shared/cfm/image.cfm?id=55727>

To accomplish this, you would move the proposed industrial line further south of Holland Court to correspond with the existing Conservation (C) zone line. Additionally, we request that the proposed industrial line be buffered or set back significantly on its western end, to prevent industry from directly adjoining our residential property lines.

This would mean a minor reduction in the size of the proposed industrial site, but it would solve two big problems for those of us who have made substantial emotional and financial investments in our homes and our neighborhood.

- First, Buffalo Slough would continue to have the same environmental protection designation the City once deemed very important and that currently exists today.
- Second, we and our residential neighbors would be spared at least some of the unavoidable adverse impacts that would result from new industrial development along the property lines of our homes. These negative impacts include increased noise, truck traffic at night, industrial lighting, machinery operations, etc.




The city would then be ensuring that Buffalo Slough is protected at its existing level. And residents could continue to invest in our homes and properties without fear of living directly next to incompatible industrial development. We do not think this is too much to ask and appreciate your consideration.

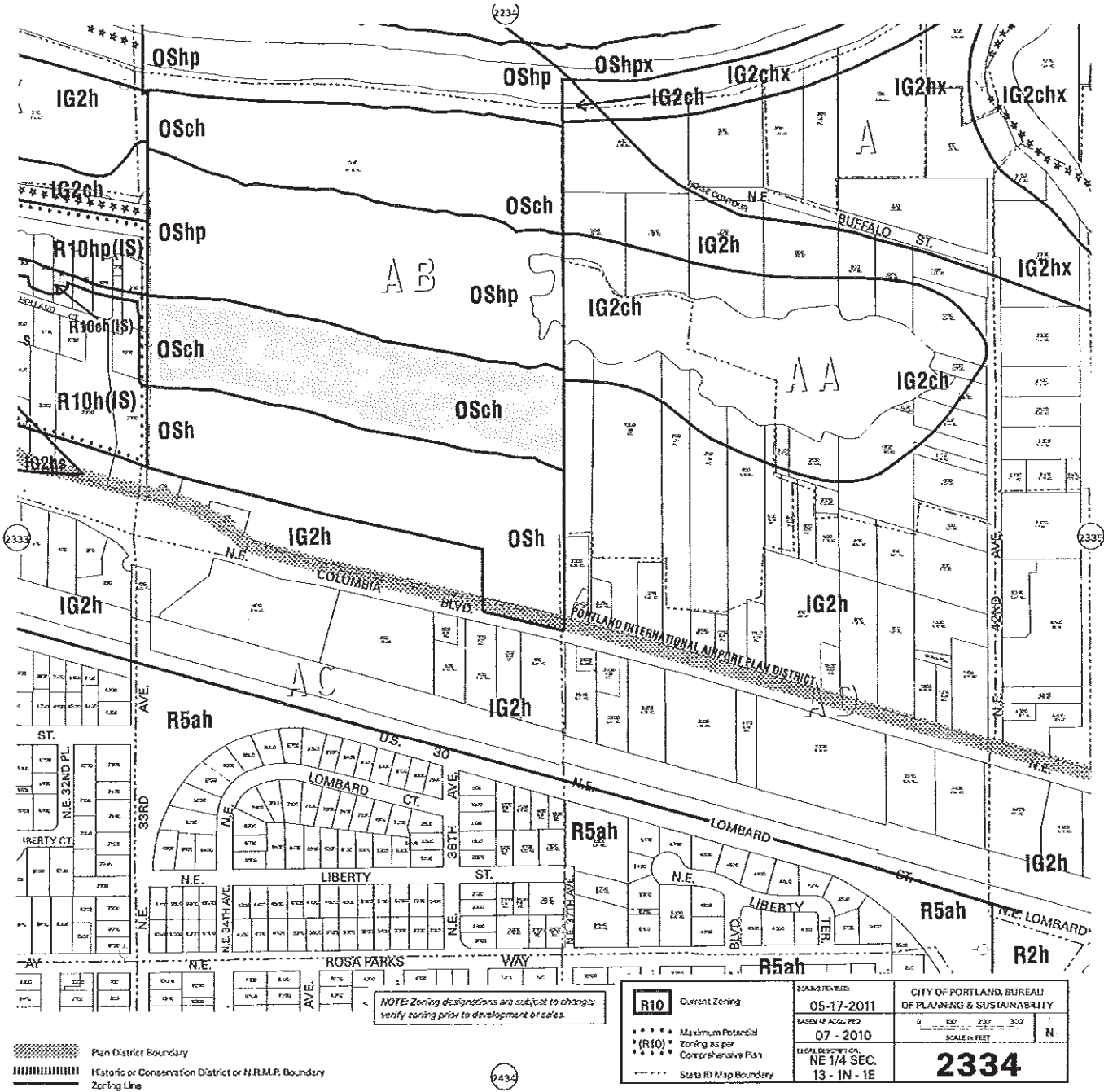
With hope and urgency:

Buffalo Slough/NE Holland Court/Residents' Letter


NE Holland Court Residents

NAME	ADDRESS
Karen Isley Karen Isley	3231 NE HOLLAND CT PORTLAND OR 97211
Dan Isley Dan Isley	3231 NE HOLLAND CT PORTLAND OR 97211
Hunter DeMars Hunter DeMars	3231 NE HOLLAND CT PORTLAND OR 97211
Anna DeMars Anna DeMars	3231 NE HOLLAND CT PORTLAND OR 97211
Bruce Campbell Bruce Campbell	3261 NE HOLLAND CT Portland OR 97211
Brian Hoivis Brian Hoivis	3147 NE Holland Ct. Portland, OR 97211
Art Huff Art Huff	3147 NE Holland Ct. Portland OR 97211
GABRIELLE GORFIERI Gabrielle Gorfieri	3130 NE HOLLAND PORTLAND OR 97211
Travis Clow Travis Clow	3101 NE Holland Ct. Portland OR 97211
Melissa Dyer Melissa Dyer	3101 NE Holland Ct. Portland, OR 97211

NAME	ADDRESS
 Emily Meyer	3208 NE Holland Ct Portland, OR 97211
Ardis Ward	7300 NE 33 RD DR PORTLAND, OR 97211 (334 ^E Holland Ct)
Nancy Henry 	3261 NE Holland Ct Portland, OR 97211
MIRANDA CAMPBELL 	3261 NE HOLLAND COURT PDX, OR 97211



Re: Proposed Change # 297

 Current conservation overlay

Please do not extend a new industrial zone into this conservation overlay zone, south & upland of the Buffalo Slough -