

From: Susan Nielsen [mailto:sunielsen100@gmail.com]

Sent: Thursday, March 31, 2016 11:46 AM

To: Planning and Sustainability Commission <psc@portlandoregon.gov>

Cc: Stockton, Marty <Marty.Stockton@portlandoregon.gov>; Nettekoven, Linda <linda@lnettekoven.com>; Scarlett, Director <Director.Scarlett@portlandoregon.gov>

Subject: PSC Residential Zones Testimony: opposition to upzoning on Clay St. in SE Portland

Dear Director Scarlett, Mr. Stockton and members of the planning commission & staff,

I am writing to express my strong opposition to the city's proposal to increase the zoning in inner SE Portland.

We live on the 2800 block of Clay Street, one block south of Hawthorne. We are zoned R5, and the proposal is to upzone us to R2.5. We do understand that property owners can already petition for uses allowed under R2.5 (duplexes, etc). Likewise, we assume that property owners at R2.5 zoning could then petition for even higher density.

I believe this zoning change would have a negative impact on our property values and neighborhood. It would do nothing to solve the city's affordable housing problem, while adding a new risk factor for our street that would compromise our re-sale value.

We live adjacent to the Safeway on Hawthorne and have lived there for 15 years.. We worked with the developer and HAND on the Safeway redevelopment to maximize the positive impact and mitigate community problems. **We love our neighborhood and work hard to deal with existing challenges. Please don't add a new one by trying to encourage more tear-downs through overly aggressive zoning.**

Thank you for your consideration.

With respect,
Susan Nielsen
2800 block, Clay St.
State ID number 1S1E01CB 600