

April 11, 2016

Portland Planning and Sustainability Commission
Residential Zones Testimony
1900 SW 4th Ave., Suite 7100
Portland, OR 97201

RE: OPPOSITION OF ZONE CHANGE

To Whom It May Concern:

I, along with Mike Biggi, currently own approximately 2.95 Acres located at 4338 SW 58th Ave and more particularly map and tax lots 1S1E07CD 4900, 5000, 5100 & 5200. We purchased the property in 2014 in anticipation of building our personal residences. We received notice of the proposed zoning changes sometime after we had closed on the purchase.

At that time, we had started the process of completing some lot-line adjustments and to work through an environmental review process concurrently in order to maintain 4 tax lots and to ultimately have 4 homes built on the property. With the lots averaging about a quarter of an acre per, we were not overly concerned with a zone change to 20,000 SF minimum lot sizes.

We are still working through this process with City Staff, though we assumed we would have had our approvals by the end of 2015 at the latest. We are very concerned about not having our approvals here shortly or worse, not obtaining them at all. After spending over \$70,000 in engineering/design fees, attorney and City Fees in order to hopefully receive and approval to obtain four building pads, this could negatively impact all of our work to date. Any new zoning may require us to go through new approvals or to modify or change house plans completely due to various setbacks, etc....possibly creating severe financial hardships.

Lastly, we strongly feel that placing a zoning change that reduces the property's potential redevelopment opportunity/density will, without question, substantially devalue it. We are currently zoned R10 and with the various environmental overlays, the property is already heavily restricted. We purchased the property as R10, and not as R20. For all of these reasons, we oppose the City's zoning change and cordially request that you allow our property to maintain its current R10 designation.

Sincerely,



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