

From: jl croner [mailto:jlcroner@gmail.com]
Sent: Monday, April 11, 2016 4:34 PM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Subject: PSC Residential Zones Testimony

To: The Portland Planning and Sustainability Commission
From: J Laurence Croner, 44 SE 71st Avenue, Portland, OR, 97215
Re: Proposed Zoning Changes for State ID# 1N2E32CD

Please consider my objection to the proposed zoning change from R5 to R2.5 for the North Tabor neighborhood where we live. My wife and I bought an old bungalow last year that we are fixing up. The proposed change only applies to our side of this block and both sides of the block behind us. The proposed change is too narrow and poses an unreasonable risk of diminished quality of life and property value for homeowners like us.

I've received a great deal of helpful information from BPS staff, but my concerns have not been alleviated. I have studied the *Residential and Open Space Zoning Update* and other maps and materials provided. I appreciate the massive project you have undertaken and the huge responsibilities you must shoulder, especially in areas like ours where existing zoning does not match the 1980 Comprehensive Plan.

However, the proposed zoning change for our home and area is intrinsically unfair. By singling out this small pocket of homes, you make our neighborhood a target for developers. You are putting a bullseye on these mostly older homes for demolition and potential redevelopment as row houses.

Some redevelopment is of course unavoidable in a city growing as dynamically as Portland. But the pain of that growth should not be poured into small pockets of older homes.

I've been told in one email: "BPS staff generally anticipate that any development at the R2.5 level would be gradual." But all it takes is one sale to a developer of one of the lots on either side of us and then there's nothing gradual about it. When you're fixing up a house and planning to live there for a long time, learning that a developer plans to put row houses next to you (even worse, just up the slope from you, blotting out your view) would be urgent and disturbing. And that's how it would feel no matter how long it takes the developer to get his permits lined up. This is also a neighborhood with many beautiful old trees and it would be a shame to see them come down to accommodate tall duplexes or skinny houses as we've seen in other parts of town.

I'm pleased to have learned that some of the lots behind us are too small to allow for duplexes or row houses. And I now understand why houses across the street from us were exempted from the proposed zoning change because of the greater slope on those properties. Special thanks to Marty Stockton and Tabitha Boschetti for their prompt responses and constructive communication.

Still I ask you to reconsider the proposed zoning change for this area where we live. The methodology used to come up with the proposal may be sound, but the result is just not right.

Thanks for listening,
J Laurence Croner