

My name is: Teresa L. Hutchinson.
My mailing address is: 1315 NE 59th Avenue, Portland, OR 97213
Mysti Maka mystimaka@yahoo.com

I have owned this home since 1990. I am against changing the Residential Zone to R1. I believe the Residential Zone should remain R5. If a change has to be made, then changing to R1 is too extreme.

The majority of the homes in this neighborhood were built in the 1920's and 1930's. The homes in this neighborhood are well kept, solid houses built with old growth wood with real oak floors and mahogany or fir trim and doors. Increasing the density will result in the senseless tearing down of these wonderful houses. Developers will slap up new structures and all the beautiful old growth wood will be tossed into landfills. If the City of Portland (City) does not want to save these wonderful homes, then the City should require developers to recycle all of the old house parts through the Rebuilding Center or similar enterprises.

Developers will slap up new high density structures without off street parking, claiming to the City that the tenants will not need cars. This has happened in other neighborhoods. However, tenants will need cars and they will park these cars on the streets in the neighborhood. Portland is not a city where a person can be without a car. MAX is not extensive enough to allow Portland to be a carless city. Also, the proximity of Mt Hood or the coast requires a car to enjoy these areas. Any increase in the housing density of a neighborhood must require that any new development has off street parking. Portland should require that the off street parking matches the number of adult tenants. Visitor spaces should be included in the off street parking requirement.

There are already parking issues in the neighborhood. There is no parking lot for the 60th MAX stop. MAX riders park their cars on neighborhood streets near the stop. If density is increased, then a parking lot should be added for MAX riders. When there is an event at Normandale Park, participants park their cars on the streets all around Normandale Park. If there is no available parking on the street in front of our homes, service people (plumbers, electricians, etc.) will have to park their vehicles in the middle of the street and block traffic flow. Higher density will increase parking problems.

The older infrastructure in this neighborhood is not equipped to handle a higher number of residents. Until the City can find the funds to update the infrastructure, the Residential Zone should not be increased to a higher density, especially such an extreme increase in density. Increasing property taxes to update the infrastructure for a higher density neighborhood would be unfair as we do not want to live in a higher density neighborhood. The density change R5 to R1 is very extreme and would be strain on the current infrastructure. Increasing the density will also overload the public school system in this area and increase the traffic through the area.

This neighborhood is family oriented with a nice park nearby for family activities. Increasing the density to such an extreme rate will ruin the quality of our neighborhood. No one wants to live next to an apartment complex or any other high density housing development. More residents in a small area will increase the already high crime rates in Northeast Portland.

The increase in density will benefit developers while decreasing the livability of our neighborhood.

Has the City conducted any studies to consider the impact on infrastructure, schools, parking, traffic, or any other issues?

Thank you for considering my testimony.