

From: Jennifer Rabin [mailto:coronamatic@gmail.com]
Sent: Tuesday, April 12, 2016 10:06 AM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Subject: PSC Residential Zones Testimony

To The Portland Planning and Sustainability Commission,

I have owned my house in the Richmond neighborhood for twelve years. I work from home, and so chose the location for its beauty and quietude.

Within the last seven years, three condo complexes have been built within a block of my house, each one taking between twelve and eighteen months to erect. What that has meant for me is that for four out of the last seven years, I have woken up to construction sounds six days a week. The whine of chop saws, the semi automatic fire of nail guns, and the shouting of men in hard hats have punctuated my days, persisting into the evenings. This has dramatically reduced the quality of my life and of my work.

In addition, the neighborhood has become unrecognizable. Hundred-year-old bungalows, along with the trees that have shaded them, have been razed to put up either single enormous houses or two shotgun houses, neither of which honor the character of this area.

I believe in Portland's plan for affordable housing and I believe that higher density solutions should be incorporated into all neighborhoods, including mine. I recognize the fact that I live near a major transportation corridor. I am not rejecting outright the proposed zoning change from R5 to R2.5, I simply am asking two things:

1. Please give the residents of my neighborhood a bit of time to recover from and to adjust to all of this change. Please give us a handful of years when we can wake up to the sounds of bird chatter instead of hammering.
2. Consider taking that time to overhaul the zoning code to include plans for middle housing, so that affordable and higher density solutions can add to the character of the neighborhood we so love, instead of detracting from it.

I want to feel at home in my own city and the recent development boom has caused me to feel like a stranger here. I hope you will consider ways to accomplish your housing goals while protecting the current residents' quality of life.

Thank you for your consideration.

Warmly,

Jennifer Rabin
4314 SE Windsor Ct.
Portland, OR 97206
503.227.1406