

Date: April 10, 2016

TO: City of Portland Planning and Sustainability Committee

FROM: Rich Virkelyst, 1125 NE 59<sup>th</sup> Ave, Portland Oregon

RE: **60<sup>th</sup> Avenue Station Proposed Comprehensive Plan Map Change**

My wife and I have owned our house at 1125 NE 59<sup>th</sup> for more than 25 years. Our house is about 95 years old. We are both extremely disappointed to see that the City is once again attempting to alter the neighborhood by cramming a zoning change down our throats. We don't understand why the City takes only certain areas around transit stations and for that matter...only certain transit stations into consideration when attempting a zoning change. With the millions funded by our tax dollars into Portland's Office of Equity, we don't see equity here.

When we purchased our house, nowhere in our title documents indicates that the zoning could change. We have endured the disastrous downturn in real estate with the Great Recession and finally this neighborhood is gaining steam. To allow R1 zoning on my street would be disastrous. There is barely enough parking as it is. Furthermore, the street width at 59<sup>th</sup> south of Wasco gets narrower. It drops to 23 feet wide from 29 ½ feet wide. People parking on the street next to a driveway and across the street from a driveway would not allow enough room for a car to exit a driveway and travel down the road. Knocking down old structures and putting up row houses is not the answer. Take a look at SE Portland in the David Douglas school district. It's atrocious. The level of Section 8 housing and subsidized lunches at the schools is an embarrassment for this City. You indicate that the change is being proposed to reduce residential density to ease David Douglas School District overcrowding. Hello? Why do you think you have overcrowding at David Douglas? It's because you have allowed zoning changes for a good chunk of that school district. What David Douglas needs is another high school. The same problem is going to happen with Madison if you allow these zoning changes. Portland needs to hold onto its established neighborhoods. Turning them into row house central is not the answer and is an insult to us, especially after paying property taxes for more than 25 years.

You need to ask yourselves, do these proposed zoning changes really make sense or are you just following orders. Why is SE Portland treated as a dumping ground for perceived "change"? Where is the equity?

I've also learned that if I want to make a change to my house such as an addition, add a garage, etc., I will have to go through another layer of bureaucracy since my house could become a "non-conforming" use. This will be fun explaining this to a new buyer when we want to sell someday. Also, I question how an appraiser will approach the non-conforming use when establishing a value for the improvements to the property. He has to use appropriate comparisons. Has this been properly vetted? Or could the value of my improvements turn to zero.

Mayor Hales seeks less density in Eastmoreland and he will probably win. Not us. We are just the small fry getting ready for our next beating by the City. I ask each and every one of you...will this proposal make this neighborhood a "better place"? The answer is a resounding NO. Drop the R1 proposal and go with R5.