

**From:** Kristin [mailto:kristinkaufman@gmail.com]  
**Sent:** Tuesday, May 10, 2016 4:24 PM  
**To:** Planning and Sustainability Commission <psc@portlandoregon.gov>  
**Subject:** PSC Mixed Use Zones Testimony - Sellwood / Moreland

Hello,

Sellwood was founded in 1883 with SE 13th at its center. SE Milwaukie has served Portland since the 1840s when settlers made their homes after their long journey on the Oregon Trail. These two streets make up the town center which has been cherished as a pedestrian centered community for over a hundred years.

I moved here over a year ago, because of this community, and the small town centers, and the normal sized older craftsman style homes. I bought my house here 100% due to these reasons. In the year that I've lived here, I am shocked at the amount of destruction and the amount of condos/1 bedroom boxes that are now being built - or 4 bedroom 3 bath homes that are poorly made, that replace 2 bedroom, 1 bath homes.

I would be afraid to purchase another home in Sellwood/Moreland, because you have no idea what is going to be built right next to your home and yard - it's possible to have no sun on your property, at all, due to a new development..it's scary - a condo development / 19 apartment building.

Also, where I came from in CA - my neighborhood of 1 story ranch style homes from the 40s and 50s - anyone who wanted to destroy/rebuild had to have the approval made by the neighborhood - and 1 story only.

I was shocked, as I stated above, that here in Portland, you can build anything you want.

Sellwood/Moreland is a distinct walkable community and in the future should continue to be a distinct walkable community as our city grows. It deserves a design overlay. This is a unique and historic center of town, not one that investors with no stake in the community should be blot with cookie cutter development unsuited to the neighborhood without acknowledging the architectural and communal living history of Sellwood Moreland. Other neighborhoods such as St. Johns, Kenton, Mississippi have a design overlay and SE 13th and Se Milwaukie have earned the same respect.

Regards,

Kristin Kaufman  
7655 SE 22nd Avenue  
Portland, OR 97202