

From: Christine Yun [mailto:cpypdx@gmail.com]

Sent: Monday, May 16, 2016 9:20 PM

To: Planning and Sustainability Commission <psc@portlandoregon.gov>

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Subject: PPS request to change zoning of 1.33 acres at 14th & Morrison

I understand that PPS has requested at the 11th hour for the zoning of this property to be changed from Rh to CM3.

While the argument they have presented for reducing the impacts of future development appears to be neighborhood-friendly, ideally this space needs to be reserved as open space in this rapidly densifying part of Portland. Inner SE is parks-deficient, and this parcel of property is adjacent to a proposed community center. The neighborhood has already lost the open space at St. Francis Park.

I also take issue with their representation of what could be built on the site. The height limit for Rh is 75 feet, which is not substantially taller than the height limit for CM3 at 65 feet. Their (mis) representation shows that a CM3 buildout is about half the height of the Rh buildout. In addition the housing bonus for CM3 would increase what would be allowed on the site substantially beyond what is currently allowed by RH. Again, their representation is misleading. Adjacent context is 1-story commercial and small storefronts. What they are proposing will not fit in with the neighborhood, and will put pressure on an area that is already seeing large-scale development just 2 blocks to the SW and 2 blocks to the NW.

Please deny this change. We need to think ahead and build in places for people to recreate as well as to live.

Sincerely,
Christine Yun
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