

May 5, 2016

Portland Planning & Sustainability Commission
1900 SW 4th Ave. Suite 7100
Portland, OR 97201

Re: Residential and Open Space Zoning

Dear Planning Commissioners:

The Maplewood Neighborhood Association (MaNA) met on May 3, 2016, to discuss the zoning changes proposed as part of the Comprehensive Plan 2016. There are two zoning changes that are the subject of this letter. One is the proposed zoning change for property located at 6825 SW 45th Avenue from R7 to R1 as designated in the Residential Zoning Map. The other is Amendment #25 that proposes to change the zoning from R7 to R1 on property located at 4545 SW California.

The meeting was attended by XX neighbors who are all voting members as well as the developer/owner of 6925 SW 45th and some of his consultants. After an hour of discussion, the members of the MaNA voted 10 to 7 to oppose the proposed zoning changes on both of these properties. There were many reasons for this opposition. The biggest concern was the increase in traffic that would result from a multi-unit structure to be built. There was also concern about having adequate parking for all the residents and their guests. Parking is already a problem at the Southwest Community Center, located across the street, and thus there would be no other area for overflow parking for the apartments. Other issues included: removal of trees and other environmental impacts, safety of pedestrians crossing 45th, the lack of adequate infrastructure to accommodate so many additional cars and residents, and the allowable height that would be out of scale with the rest of the neighborhood. Additional comments from residents included a sense that large multi-family apartments don't fit the character of the neighborhood and that moving from R7 to R1 would be a big change. We should note that Maplewood is almost entirely zoned R7 or R10 except for two small Commercial zones and one property zoned R2.

Conversely, there were a number of neighbors that were more supportive of the zoning changes. Some of them felt that a multi-family dwelling was preferable to more McMansions. In addition, they thought that these two sites were the best locations for multi-family units in the neighborhood because of the commercial zoning to the north and northeast, the availability of a bus line and existing apartments in the vicinity.

Respectfully,

Maplewood Neighborhood Association

Cc: Joan Fredericksen

Commented [B1]: Not sure that this should be in the letter. Let me know what you think.