

Collins View Dec 2016 SWNI News Article
Submitted by Dave and Dixie Johnston, Collins View Land Use Committee

Open Letter to Mayor Charlie Hales, Commissioner Nick Fish, Commissioner Amanda Fritz, Commissioner Steve Novick, Commissioner Dan Saltzman

Re: Residential Infill Concept Recommendation

Mayor Hales and Commissioners:

Of particular concern are recommendations 4, 5, and 6 under "Housing Choice". These provisions would potentially turn single-family dwelling zones from R5 to R20 into the equivalent of High Density Residential through the use of an overlay. **This should not be approved, even as a concept**, without a full legislative process including public outreach and hearings.

Among our reasons: - Once City Council has approved this in concept it will be largely pre-decided.

- The present proposal has evolved to envision a much greater density than the recently approved Comprehensive Plan. That stated: "Apply zoning that would allow this within a quarter mile of designated centers ... and within the inner ring around the Central City" (amendment #P45).

1. As of October, it extended the "Cottage Cluster" concept to "Citywide".

2. At the City Council briefing on November 1, the staff seemed to also envision duplexes and triplexes in the R5-R7 zones citywide.

3. An R5 or R7 lot could have up to 4 housing units counting an ADU with each duplex unit and up to 6 on corner lots.

4. An R10 lot could have about 8-10 units with "cottages" and ADUs and an R20 lot could have twice as many.

- This is likely to invite redevelopment into small apartment-like or motel-like complexes with short-term rentals. Since there is no provision to divide the lots, there would be little likelihood of providing ownership opportunities for less affluent Portlanders.

- This would completely change the character of single dwelling neighborhoods.

- **It would be inconsistent with the Comprehensive Plan Zoning Designations** and the zone descriptions in Goal 10.1, paragraphs 3-7, Goal 10.3c regarding the method of making zoning changes, and Figure 10-1 regarding called zone changes.

- Amendment #P45 also contemplates using zoning (not overlays).

- The added housing capacity is not needed to accommodate growth expected over the life of the Comprehensive Plan according to the staff at the Nov. 1 briefing.

We urge you to make no decision on this part of the proposal until there is a full legislative process including Amendments to the Comprehensive Plan needed to change the Zoning Map designations and zoning.

Respectfully submitted on behalf of Collins View Neighborhood Association.