

James R. Harries-PE
10500 SW 25th Ave
Portland, OR 97219
503-246-5574
jim@slhdesign.com

May 2, 2017

Oregon Dept of Land Conservation and Development
Attn: Periodic Review Specialist
Dept of Land Conservation and Development
635 Capitol St. NE, Suite 150
Salem, OR 97301

Dear Sirs:
Re: City of Portland 2035 Comprehensive Plan

I am in receipt of the Notice of Adoption for the above plan. Unfortunately our requests for correction of an error in the previous plan were completely ignored. Our lots at 10500 SW 25th Ave and 10614 SW 25th Ave, Portland Oregon were up-zoned from R-10 to R-20, making development impossible in the previous SW Neighborhood Plan, again without notice and after promise that nothing would change when we inquired.

This past year I appeared at two hearings with the City Council, and wrote two letters requesting that the zoning be returned to R-10, same as adjacent properties. We were never contacted, all requests were ignored, and the SW Neighborhood Plan error was not corrected.

Please consider that In 1992, I received approval by the City to subdivide, adding a second lot, but did not pursue at that time. In 2006, when my neighbors and I later asked to re-open and further subdivide lot 94 as well as lot 93, we were informed that a comprehensive plan revision had removed overlays including our R-10 designation. We were then advised that re-zoning would be difficult, expensive, and likely unsuccessful.

Please rectify this oversight and restore the R-10 zoning designation. Adjacent and nearby properties are either R-10 or R-7. Our local and statewide land use goals call for increasing density within city limits. There are no distinguishing geological features or plants that would preclude development. There are a few second growth fir trees in a conservation zone that can be retained. The remaining property has garden space, wild blackberries, ivy, holly, unproductive fruit trees, and obnoxious grasses.

Sincerely

James R Harries

cc: Susan Anderson Bureau of
Planning and Sustainability